



WHITTIER ELEMENTARY SCHOOL

CFA FINAL APPROVAL SUBMISSION
JULY 16, 2026



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OVERVIEW

01

ACKNOWLEDGMENTS

Project Team

Owner:

District of Columbia Public Schools
1200 First Street, NE
Washington, DC 20002

Department of General Services

1250 U Street, NW
3rd Floor
Washington, DC 20009

Contractor:

MCN Build
1214 28th Street NW
Washington, DC 20007

Architect:

HCM, Inc
1925 Ballenger Ave
Suite 525
Alexandria, VA 22314

**Historic / Modular Architectural
Consultant:**

R. McGhee & Associates
2031 Florida Ave, NW
3rd Floor
Washington, DC 20009

Landscape Architect:

Sage Studio, LLC
3340 Northhampton St NW
Washington, DC 20015

Civil Engineer:

Wiles Mensch
100 M St, SE
Suite 320
Washington, DC 20003

MEP Engineer:

CMTA
220 Lexington Green Circle
Suite 600
Lexington, KY 40503

Structural Engineer:

SK&A DC
1155 Connecticut Ave, NW
Suite 800
Washington, DC 20036

Food Service:

Nyikos Associates, Inc.
7146 Starmount Way
New Market, MD 21774

Acoustical:

Polysonics Acoustics & Technology Consulting
555 Hospital Drive
Warrenton, VA 20186

AV / IT:

Genesys Impact
1003 K St, NW
6th Floor
Washington, DC 20001

Sustainability Consultant:

Lorax, LLC
808 St. Paul Street
Baltimore, MD 21202



DISTRICT OF COLUMBIA
PUBLIC SCHOOLS



PROJECT OVERVIEW

The District of Columbia Publics School has undertaken a major facilities modernization initiative over the last decade. The modernization and renovation of Whittier Elementary School is a significant milestone in this work in Ward 4. This Pre-K through 5th grade neighborhood school had a 2023-2024 school year enrollment of 413 students and is on an upward trend with approximately 450 students in the current school year. The projected design capacity for the new project is 489 students and will accommodate growth in the elementary school-aged population in the neighborhood and anticipated higher attendance from within the school boundary.

To support the design team in our efforts, a school-based School Improvement Team (SIT) committee was formed during the conceptual design phase, and a small group made up of DC Public Schools Facility Planning and Design as well as DC Department of General Services, Capital Construction Service Division staff met to introduce the design-build team. Several meetings are scheduled throughout the design phases to review and make recommendations on behalf of Whittier ES. From these meetings, the Guiding Principles will be revised, and will continue to guide future phases of the project. These groups will continue to meet throughout the project to ensure effective stakeholder engagement, inform the community and gather the appropriate input.



PROJECT PARAMETERS

The pragmatic goal of the Renovation and Modernization of Whittier Elementary School is to provide capacity to meet current and future enrollment, to repair and replace failing infrastructure and to provide accessibility throughout. The larger goal is to create an innovative center for 21st Century learning and a community hub that inspires full engagement in the educational environment.

Whittier Elementary School is located in the Northwest quadrant of Washington, DC, on an approximately 1.83-acre site bounded by Sheridan Street to the north, 4th and 5th streets to the east and west, and an alley to the south. The site sits in a residential neighborhood and faces residential properties to the east, west, and south. To the north, across Sheridan Street, is Ida B. Wells Middle School, Coolidge High School and adjacent Takoma Recreation Center and play fields. Most of the site consists of impervious surfaces used for play, parking, and a service area, with a small strip of gardens and green space along Sheridan and 4th Streets. The parking lot and service area are accessed from the alley along the southern property line.

The various wings of the Whittier Elementary School comprise the only building on the block. The central, original portion dates from 1926 and faces Sheridan Street. An addition dating from 1961 was built on the east side of the site along 4th Street, with a bridge that connects the second floor of the addition to the first floor of the original building. This bridge serves as the only interior connection between the two structures. A dining hall addition was constructed in 2012 along the south-east portion of the original building. The combined gross square footage of the buildings is approximately 69,000 square feet.

The design requirement is to fully modernize Whittier Elementary to meet the current DCPS Educational Specifications. This modernization must also address vehicular and pedestrian safety concerns and play area deficiencies. Initial conversations with the Historic Preservation Office have indicated that the original 1920's school building has some historical significance and that it should be maintained, however



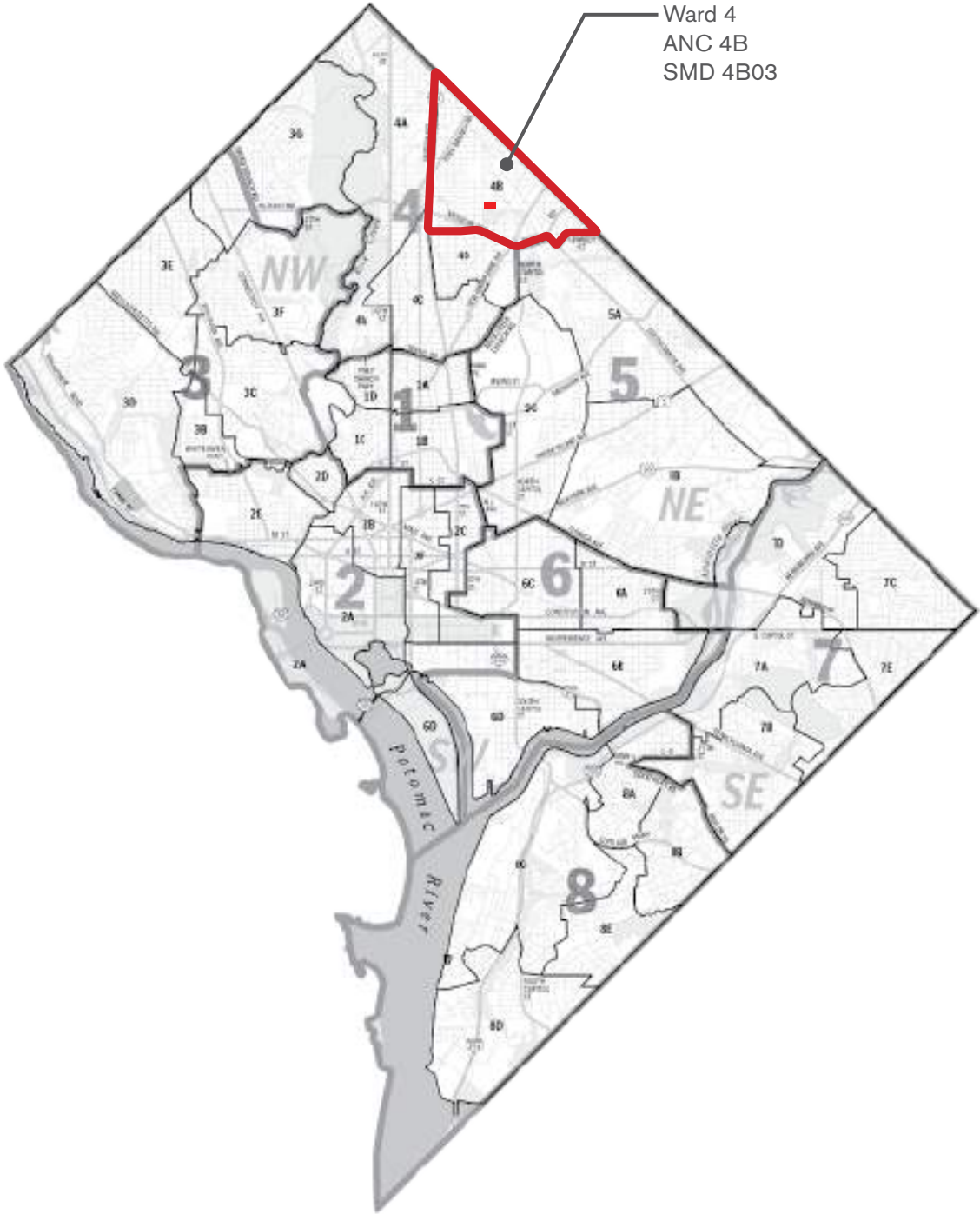
the 1960's wing and dining hall were considered non-contributing and could be demolished. The design shown in this report retains the original school building and razes the 1960's wing and 2012 dining addition. The team also reached out to the Historic Preservation Office to discuss the need for an Archaeological Survey, and they determined that no further investigation was needed.

The sustainability goal for Whittier Elementary School is a minimum LEED Gold level utilizing the LEED Version 4 rating system. The school is also required to be an onsite Net-Zero energy building meaning renewables needed to offset building energy use must be provided on site. In order to achieve this goal, the facility must achieve an Energy Use Intensity (EUI) of 20 kBtu/sf or less.

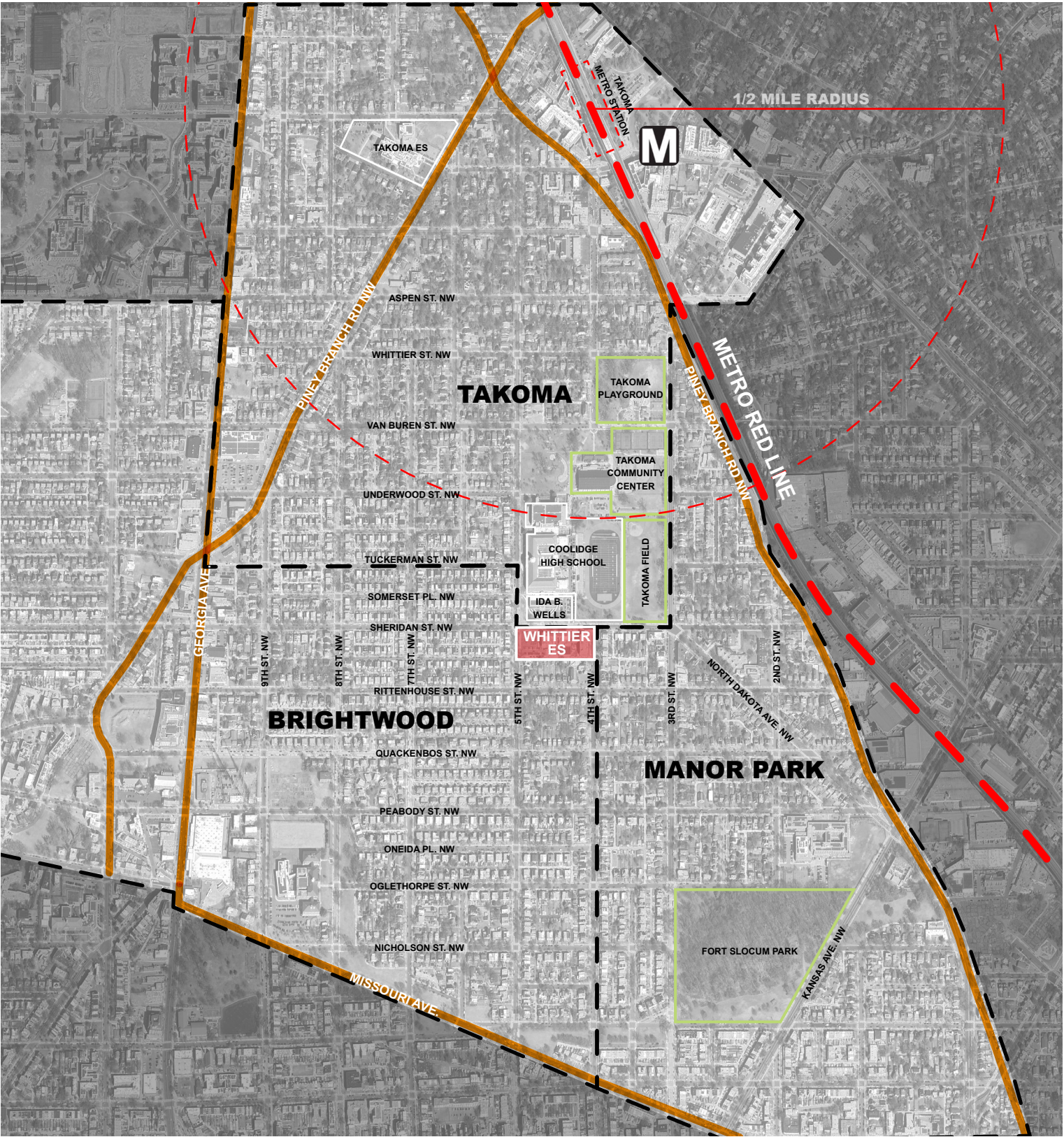
Whittier is being procured using a design-build delivery approach where the design team is working for the contractor, MCN, who is the prime on the project. The project is scheduled to be designed and permitted throughout year with demolition starting later in 2026 and occupancy planned for the start of the school year in August 2028. The project budget is \$81 million including contractor general conditions and design fees.

HCM is pleased to present the design for Whittier Elementary School Modernization to CFA for Final Approval. This design was forged by team analysis and collaboration between various stakeholders acting as representatives for the community. We look forward to continuing this collaboration through the design process.

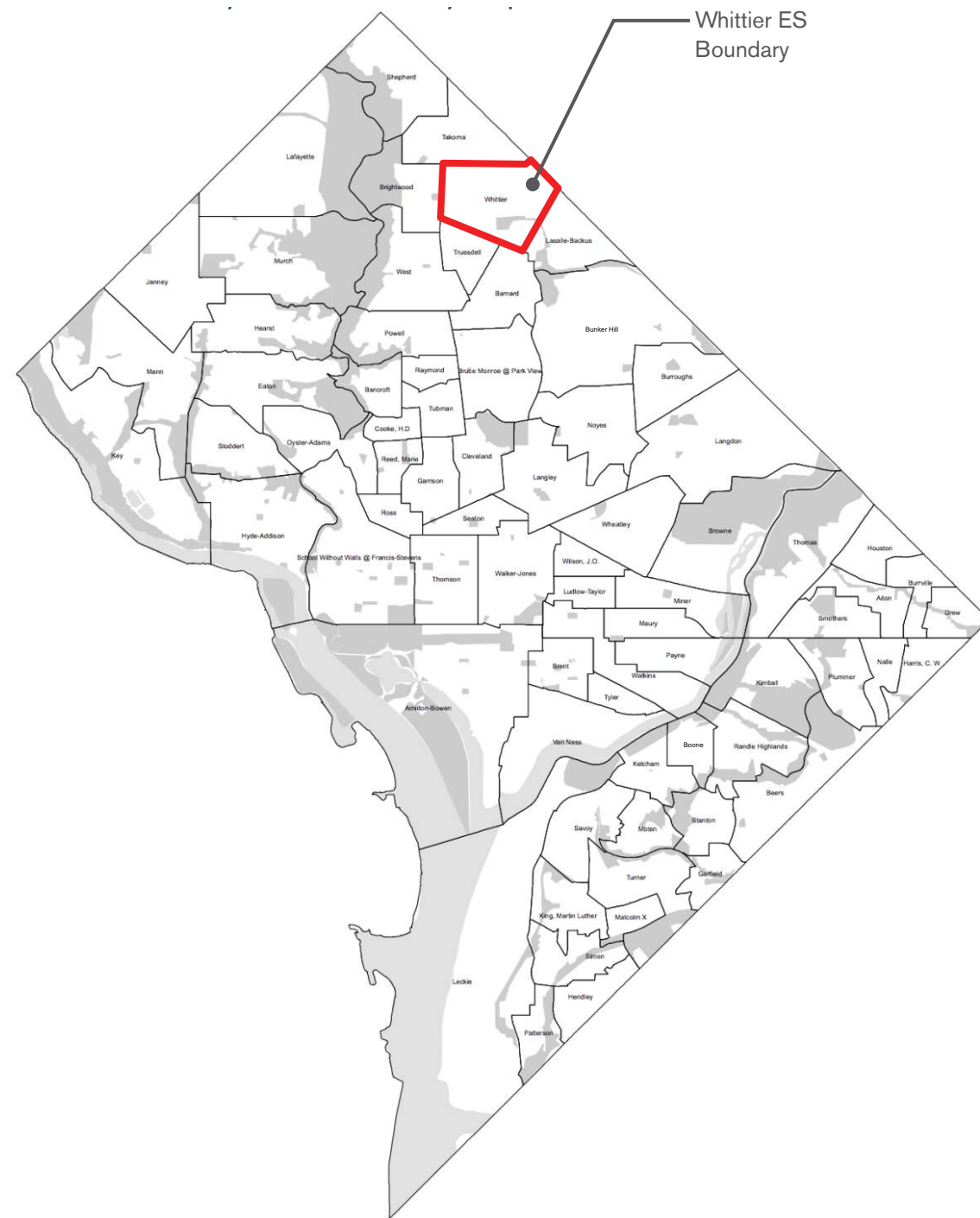
SITE LOCATION



District of Columbia Ward Map



Whittier ES Site Location Map



District of Columbia Elementary School Boundary Map

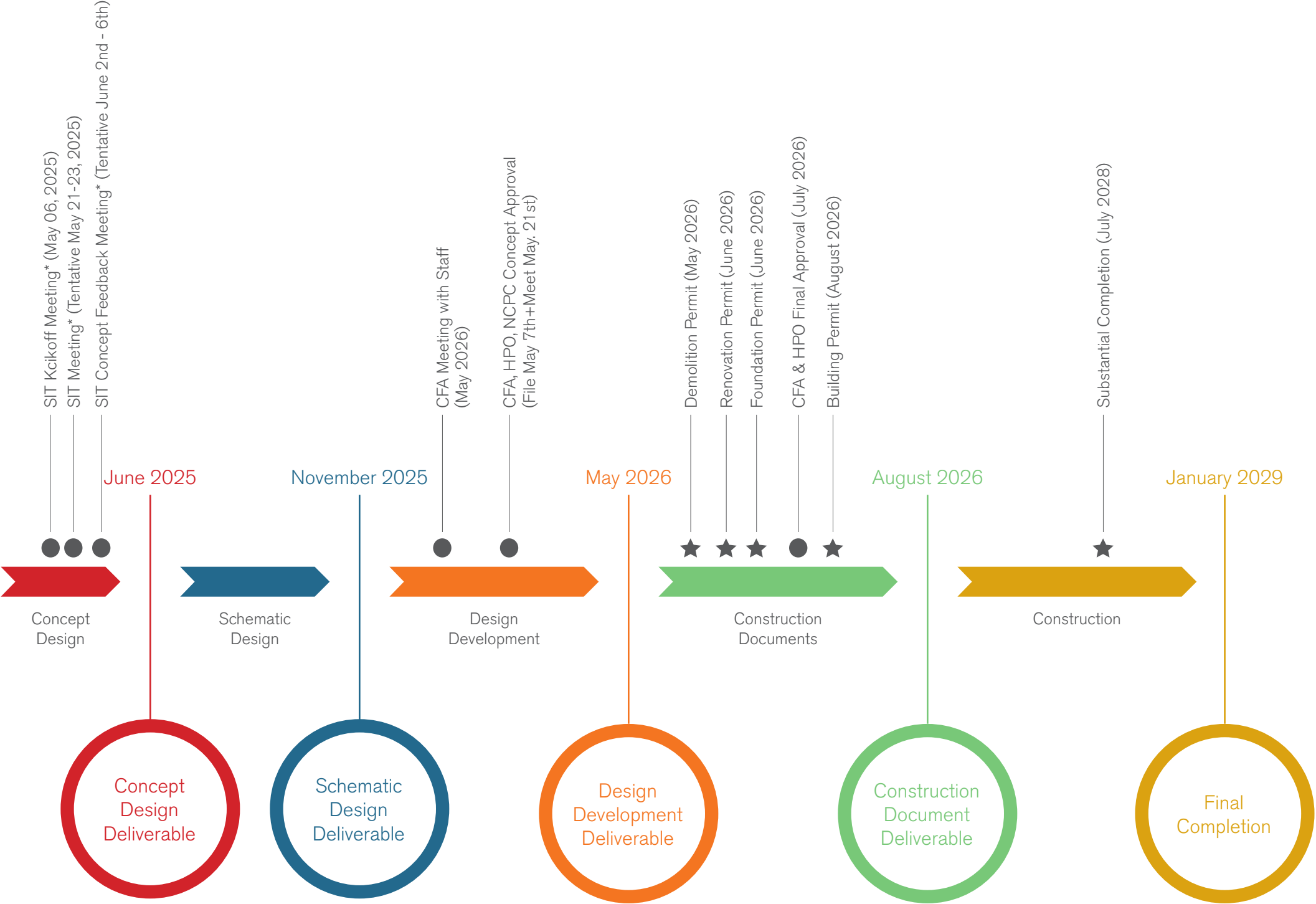


Whittier ES Boundary Map

PROJECT SCHEDULE & BUDGET

The diagram at right illustrates the proposed project schedule. With design development beginning in the fall of 2025 and occupancy in the summer of 2028, the schedule encompasses approximately 4 years. This schedule will allow for meaningful stakeholder engagement, comprehensive agency coordination and deliberate, thorough construction. The planned move of the Whittier school into swing space, in the summer of 2026, will allow for more in-depth site investigations.

Following the concept design submission, DCPS reviewed the schemes provided by HCM and selected the Neighborhood Hub concept, which places the entire addition on the east side of the site. The selection was made taking into account community feedback and the desire to have more outdoor space for play, community garden areas, and for the various festivals and events held by the school. DCPS also provided an updated program which was incorporated throughout the design process.



* Additional SIT Meetings to be scheduled throughout the duration of the project



SITE & CONTEXT

02

SITE ANALYSIS

Existing Site Plan

Site Area:

1.83 acres

Parking:

Existing: Approx. 20 spaces

Service/ Bus Drop Off Zone:

Service entrance is along the alley at the west side of the multipurpose room. The drop-off for special education students occurs at the corner of the alley and 4th street near the east side of the site.

Site Amenities:

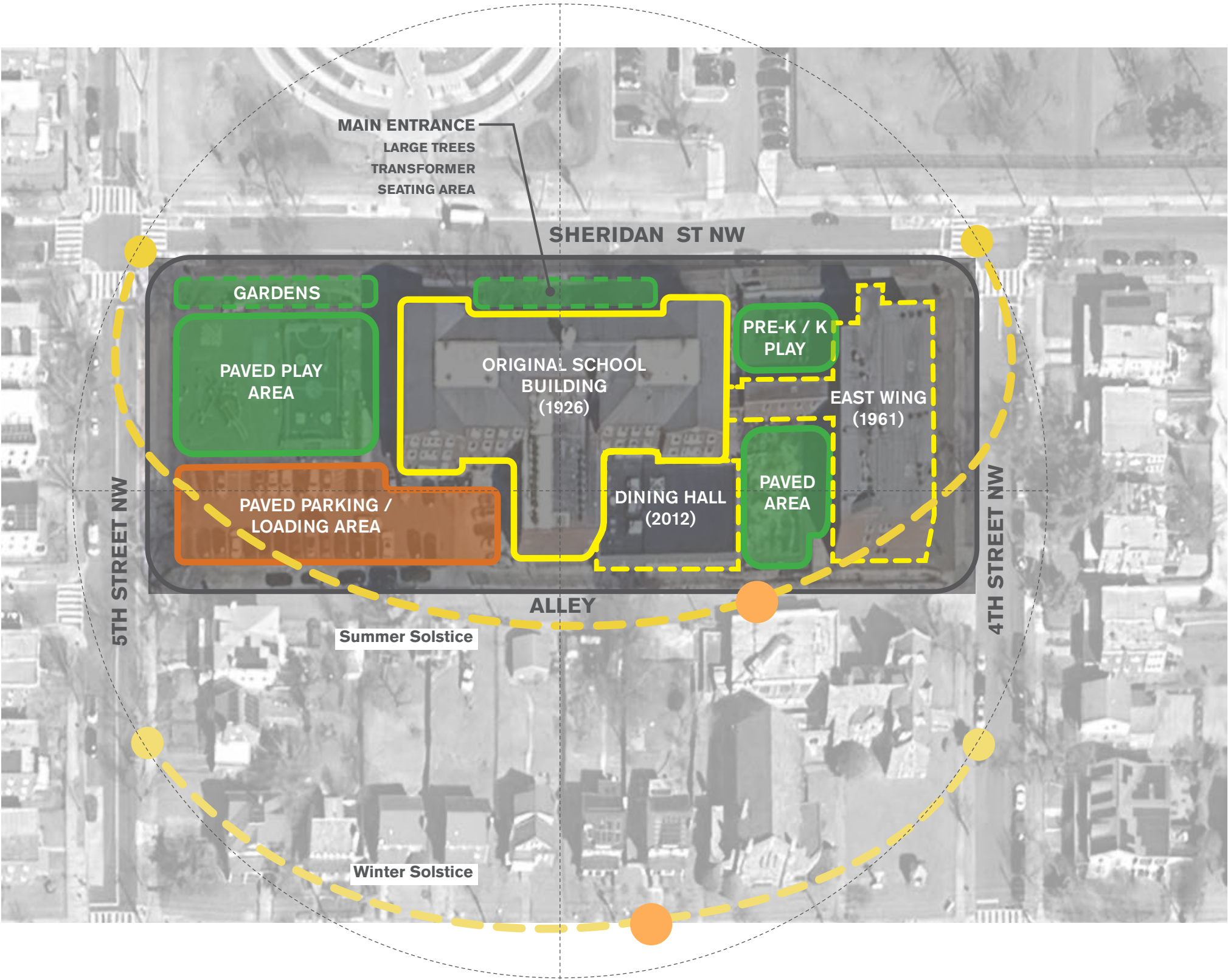
Pre-K / Kindergarten playgrounds. Paved play area next to parking lot. Food Prints gardens are located along the north-west portion of the site along Sheridan Street.

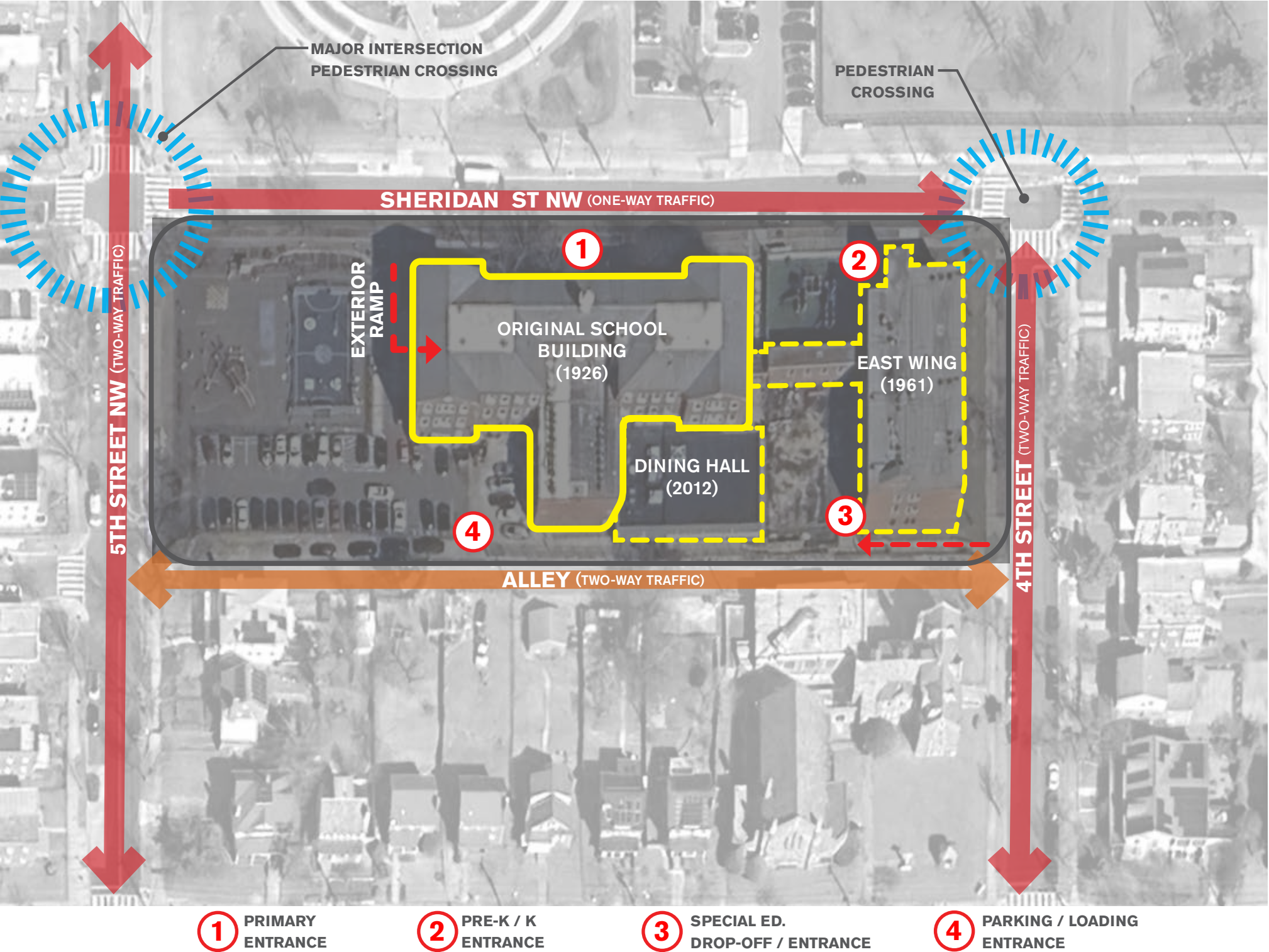
Site Grade/ Slope:

The west portion of the site is mostly level along Sheridan Street at the corner of 5th Street. As one moves east along Sheridan Street and reaches the east end of the original building, the topography drops roughly 12 feet as it reaches 4th Street.

Vegetation:

The landscaped areas are confined to the north side of the site along Sheridan Street and are mostly in front of the original school building. Trees are located along the site perimeter. Several larger trees are located at the front entrance.





Site Access/ Circulation:

Vehicular circulation occurs mainly along Sheridan Street which is a one-way street directing traffic to the east. There are two entrances for students along Sheridan Street. One is the main entrance of the original school building, the second is at the 1960's wing at the corner of Sheridan and 4th Street. There is a 3rd drop-off / entrance at the south side of the 1960's building, where 4th Street meets the Alley. Student are dropped off and assisted into the building. 4th and 5th streets are two-way streets that allow for parking along the curb. The parking lot of the school is accessed from the alley with an existing curb cut behind the west end of the original building. Deliveries also occur at this location.

Pedestrian circulation occurs mainly on the public sidewalks along the north, east, and west with multiple access walks to various "entry" points. . Most of the entry points are not handicap accessible except for an exterior ramp that is accessed from the playground and leads to the stair entrance at the west facade of the original building.

Initial correspondence with DDOT indicates that the new parking spaces located directly off the alley will be appropriate with safety measures in place. The proposed design maintains the existing curb cut along the alley.

ZONING ANALYSIS

Existing Site

PROJECT NAME:
Whittier Elementary School Modernization
DESCRIPTION: Renovation / Addition
ADDRESS: 6201 5th St NW, Washington, DC 20011
SQUARE AND LOT: 3268, Lot 0811
PROPERTY AREA: 1.83 Acres
WARD / ANC: Ward 4 / ANC 4B / SMD 4B03

ZONING: DCMR Title 11 Zoning Regulations

ZONE: R-2 (Residential Zone)

BUILDING CATEGORY: All Other Buildings and Structures
(Public Elementary School)

MAXIMUM HEIGHT : 60 FT
(Not including penthouse or rooftop structure 4904.1)

MAXIMUM NUMBER OF STORIES: No Limit (4904.1)

PENTHOUSE HEIGHT: 18.5 FT Maximum (4905.1)

LOT OCCUPANCY: 60% Maximum (4910.1)

DENSITY: 1.8 Maximum FAR (4902.1)
MINIMUM LOT SIZE AND DIMENSIONS:
120 FT & 9,000 SF min(4903.1)

FRONT SETBACK: Not Required (4906.1)

REAR SETBACK: Not Required (4907.2)

SIDE SETBACK: 1 sideyards at 8 FT min (4908.2 & 4908.4)

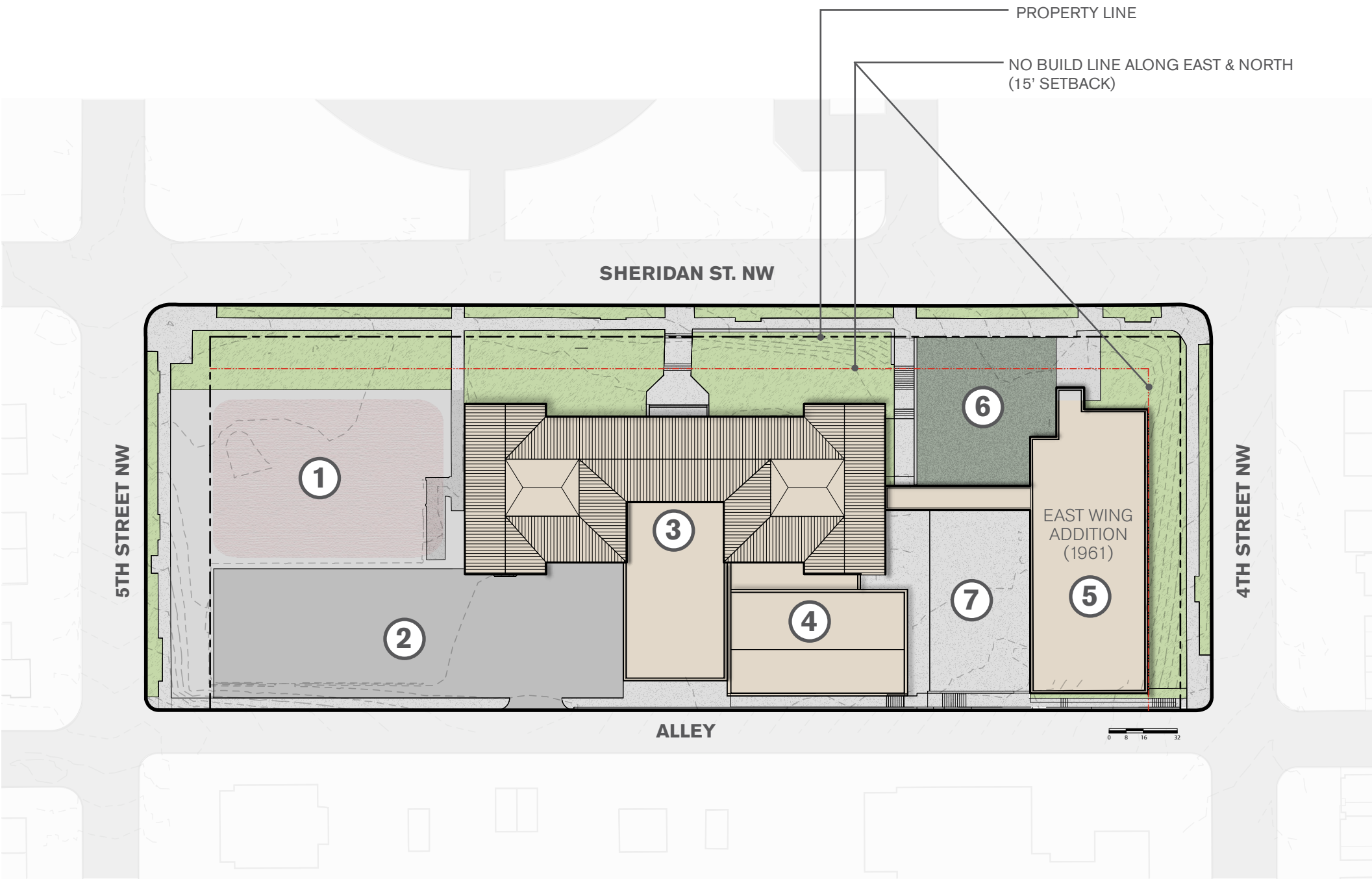
PERVIOUS SURFACE: 30% (4911.1)

GAR: Excluded (601.2)

VEHICULAR PARKING: 0.25 per 1,000 SF (C-701.5)
Can be reduced by 50% if C-702.1 - A,B,or C is applicable.

BICYCLE PARKING:
Long Term: 1 space for each 7,500 SF (C-802.1)
Short Term: 1 space for each 2,000 SF (C-802.1)

LOADING:
Min Loading Berths: 1 (C-901.1)
Min Service / Delivery Spaces: 1 (C-901.1)
*30,000 to 100,000 GSF floor area



① PAVED PLAY AREA

② PARKING / SERVICE
AND LOADING

③ ORIGINAL SCHOOL
BUILDING (1926)

④ DINING HALL
ADDITION (2012)

⑤ EAST WING
ADDITION (1961)

⑥ PRE-K / K
PLAY AREA

⑦ PAVED AREA





1. Corner of Sheridan St & 4th Street



2. Pre-k / K Play Area



3. Main Entrance along Sheridan St.



4. Alley from 5th St.



5. Alley / Dining Hall Addition



6. Alley from 4th St.



7. Paved Area / Special Education Entrance



Key Plan

EXISTING CONDITIONS

Context Photos



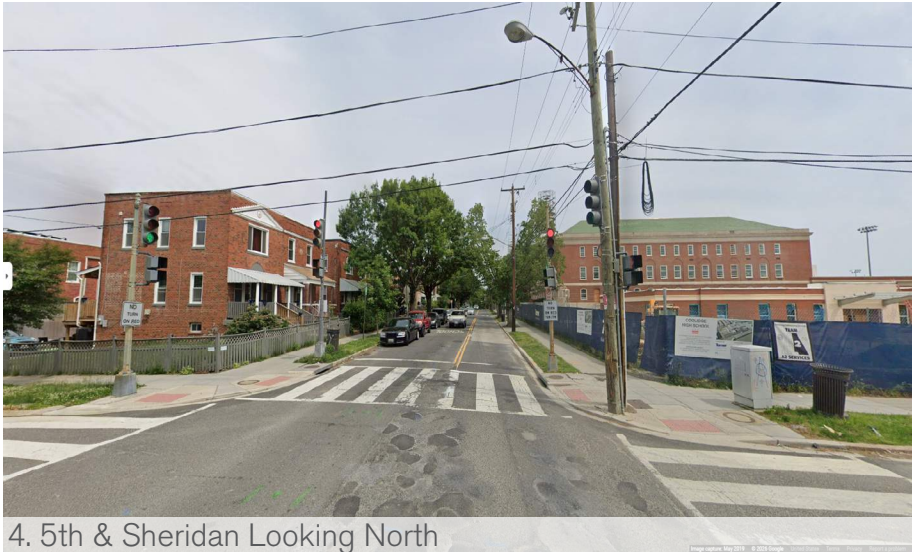
1. Corner of Sheridan St & 4th Street



2. 4th Street Looking North West



3. Alley / 4th Street Looking North East



4. 5th & Sheridan Looking North



5. 5th & Sheridan Looking South



6. Alley from 4th St.



Key Plan



EXISTING
CONDITIONS

03

EXISTING CONDITIONS

Original School Building (1926)

The original school building is a three-story masonry structure with a batten-seam metal roof and was built in 1926. It also has a boiler room in the basement and pipe tunnels which run underneath the first floor. This building is not a listed landmark by the DC Historic Preservation Office, however initial conversations with HPO indicate that this portion of the building is of historical significance and that appropriate preservation measures will be established during schematic design. The building houses most of the schools Administrative and Academic functions, as well as their multi-purpose room—currently located in the central wing and extends out of the south side of the building. This space functions as the school's Gymnasium and houses the stage for performances and school-wide gatherings. The stage is also used for storage when not required for performances.

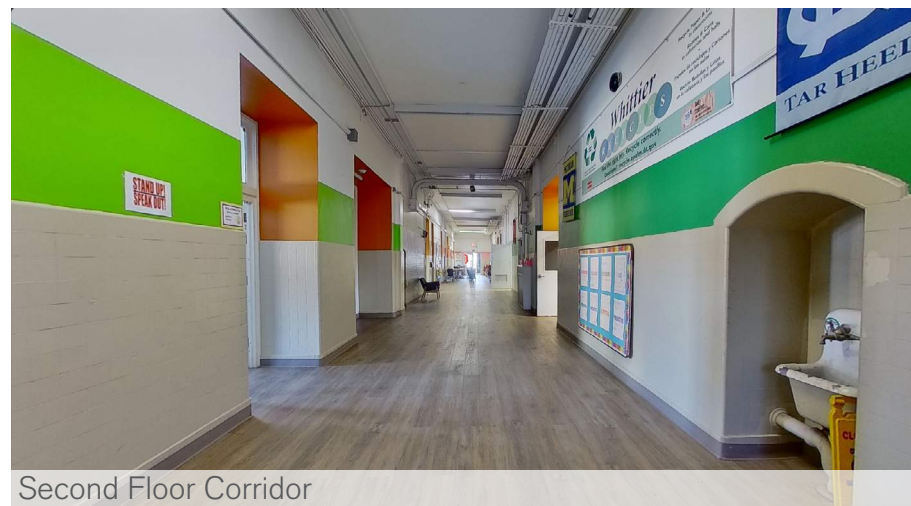


While some of the original character on the interior remains, over time, a number of finishes have been replaced and are showing signs of age. The flooring in the corridors has been either replaced or covered over with a wood-look LVT and numerous locations where unevenness in the substrate condition is being telegraphed through the final finish are apparent. The wood-look flooring was not carried into the classrooms, where a square-shaped vinyl tile was used, the color of which varies depending on the room. The condition of the

flooring in the classrooms is generally poor, with edges peeling up in some rooms and other rooms missing sections of tile completely. The multipurpose room has a wood floor, but it is not known if this is the existing floor or a replacement over time.



The original wainscot along the first-floor corridors appears to have been tiled over, in some cases more than once. Wall finishes are typically exposed brick which has been painted, although some areas received plaster over the masonry. All of the classroom doors have been replaced. Many of them have the original wood framed transoms intact but have been retrofitted with hollow-metal door frames. The preservation or replacement of these extant wood features has been and will continue to be discussed with HPO.



There have been several additional significant modifications made to the envelope and mechanical systems of the original school building. The windows were replaced in 2006, but while they do appear to have insulated glass there is no additional specification information available. Many of the windows were either originally designed or subsequently modified to accept a window air-conditioning unit. Additionally, many classrooms have smaller air handling units housed in former cloak rooms to condition the space. Exposed refrigerant piping, electrical and low voltage conduits are also present in much of the existing corridor spaces.

The batten seam roof was replaced in 2020 however it has been problematic for the school, and they are constantly repairing leaks inside of the classrooms on the third floor. Another area where roof leaks have been reported is in the existing multipurpose room; this will be further investigated by the design team.

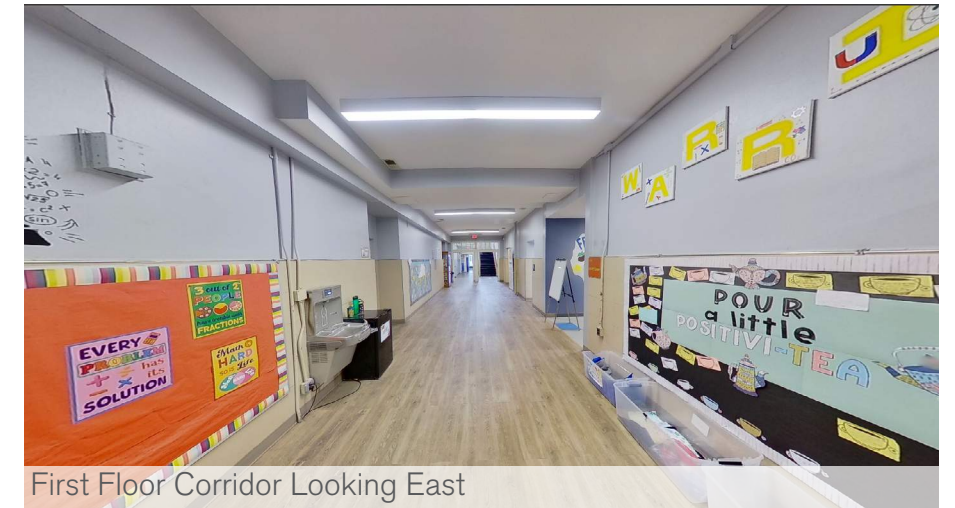
EXISTING CONDITIONS
Original School Building (1926)



Main Entrance



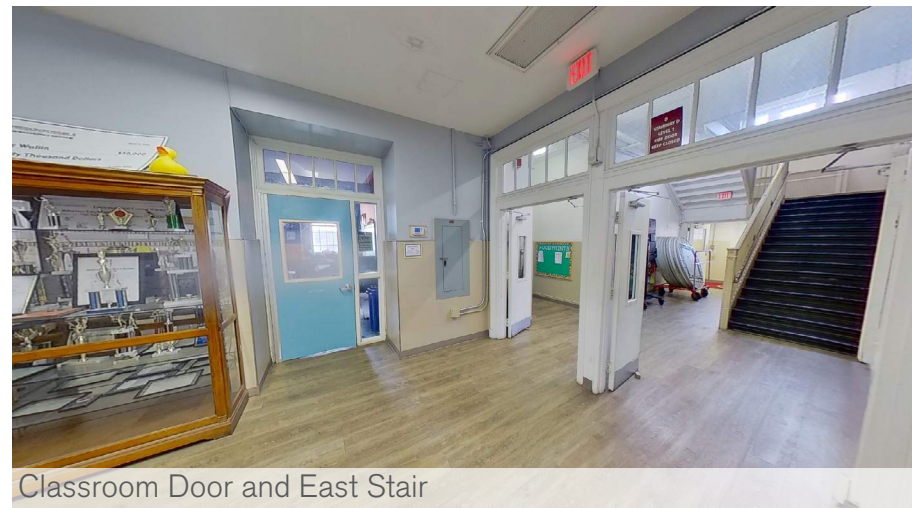
Main Entrance to Multi-Purpose Room



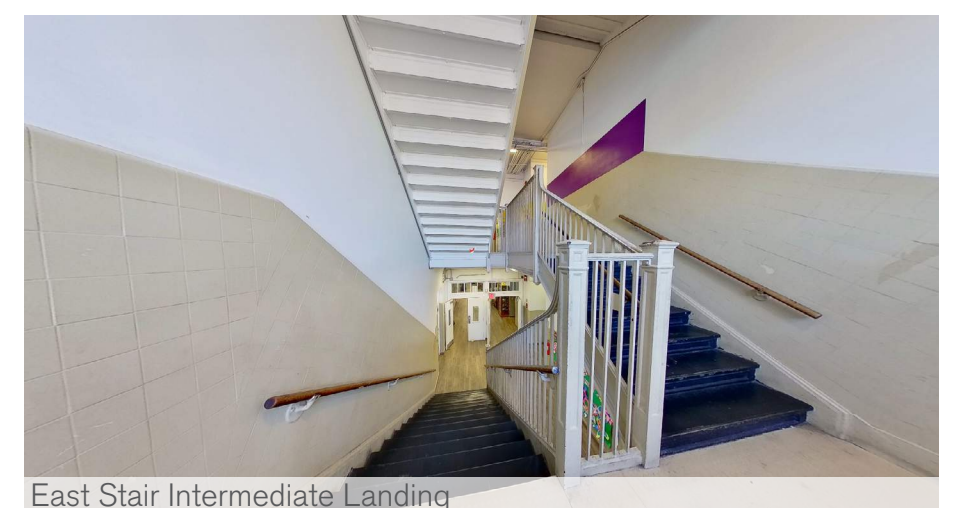
First Floor Corridor Looking East



Elevator (Added in 2021)



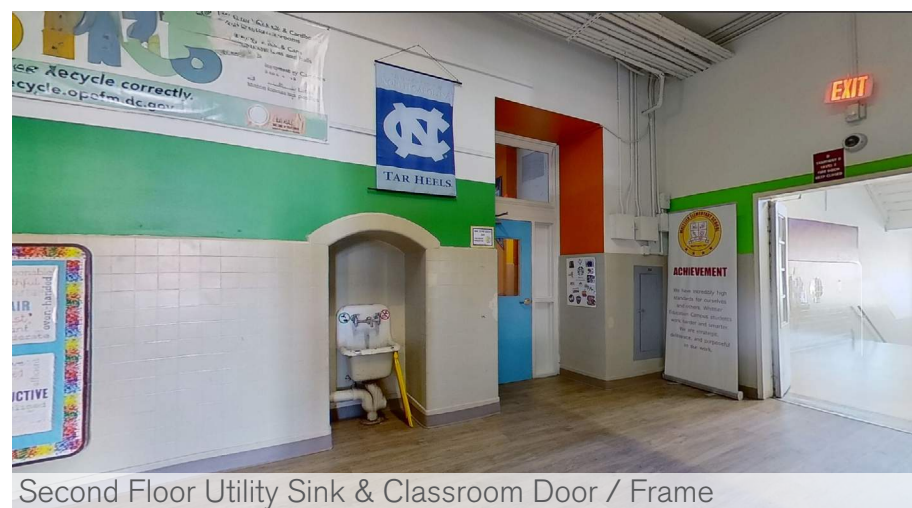
Classroom Door and East Stair



East Stair Intermediate Landing



Second Floor Classroom



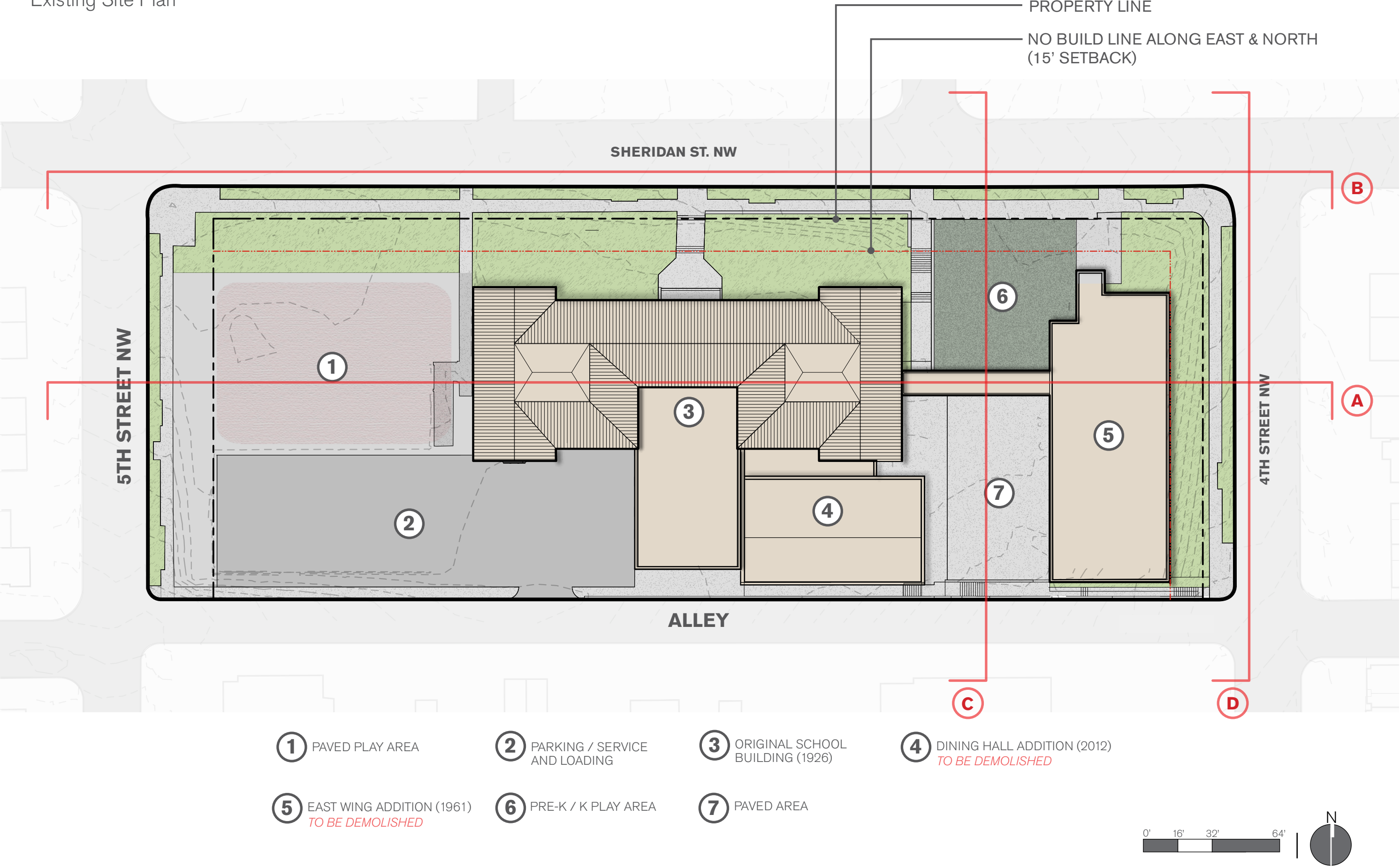
Second Floor Utility Sink & Classroom Door / Frame

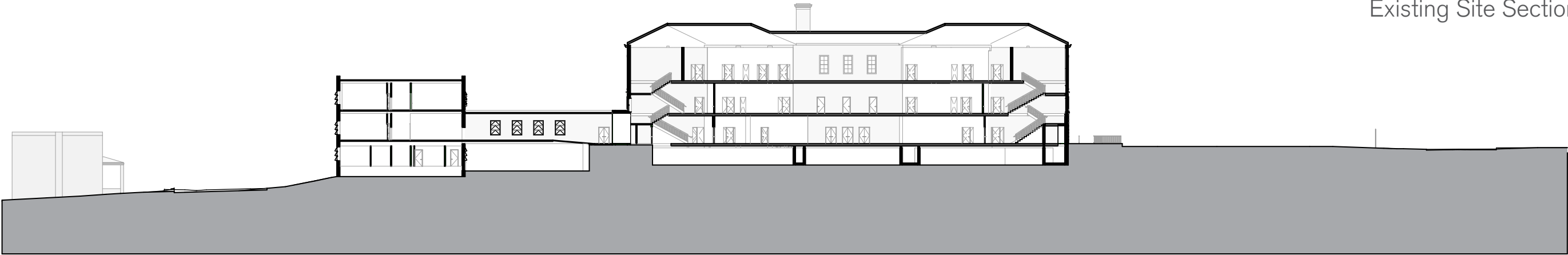


Broadcast Studio

EXISTING CONDITIONS

Existing Site Plan

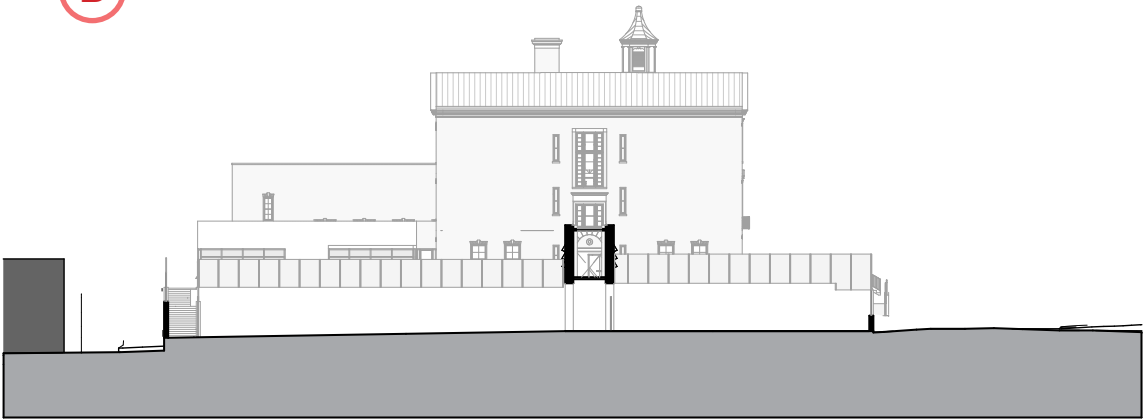




A



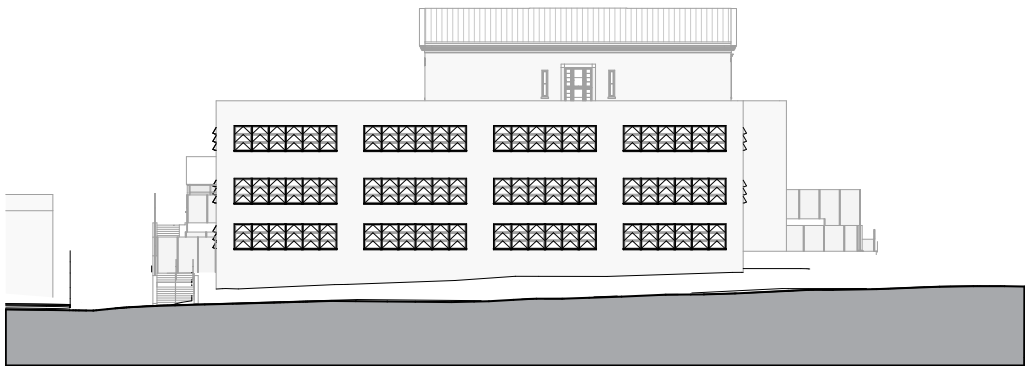
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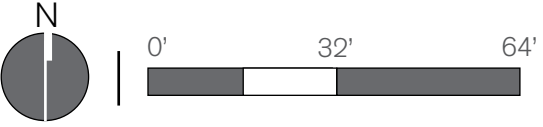
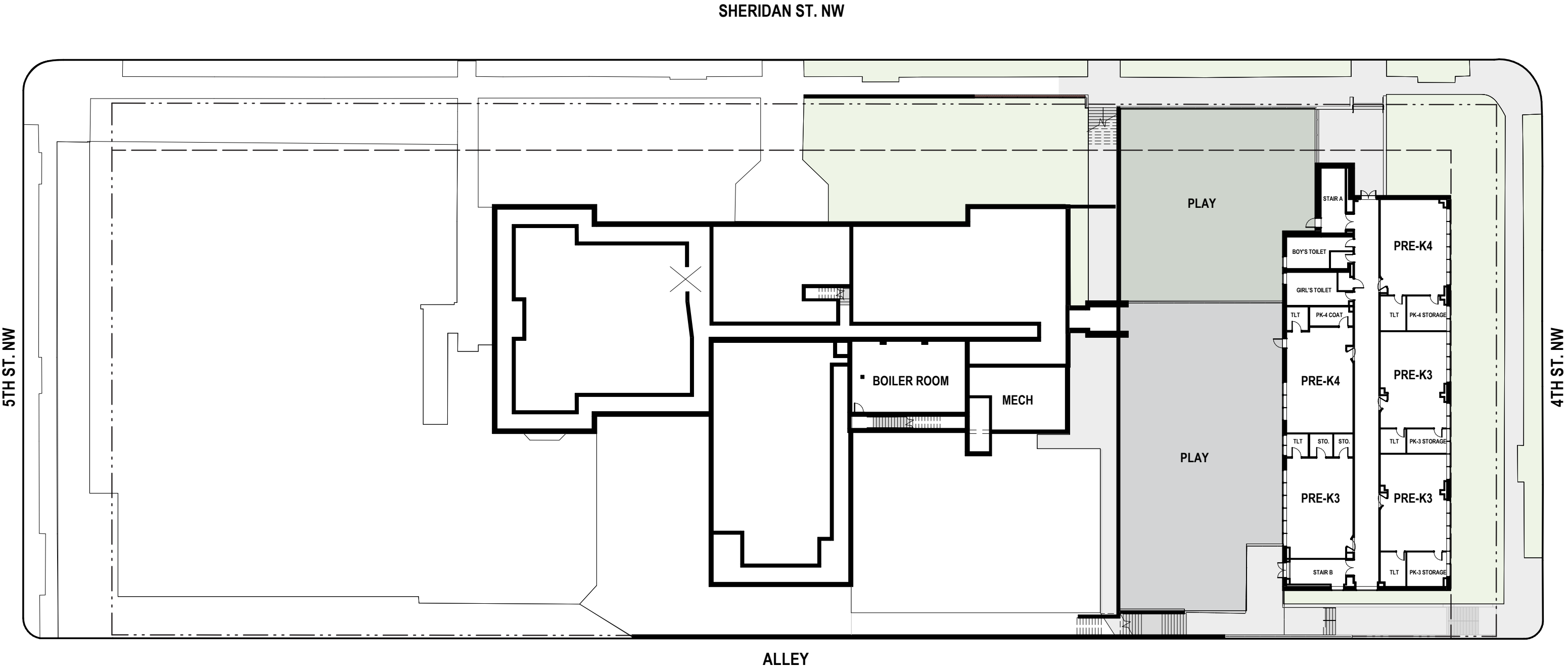
C

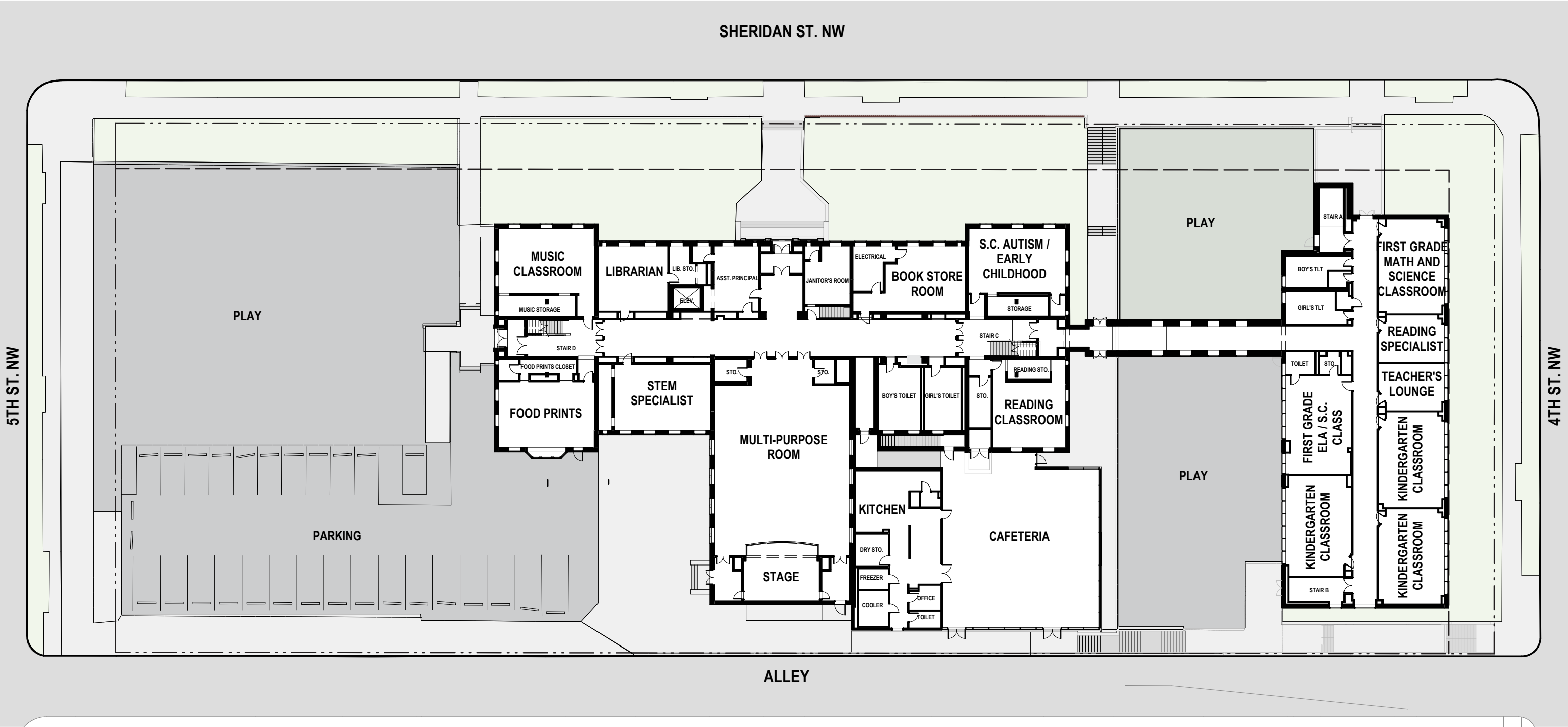
0' 50' 100'

D



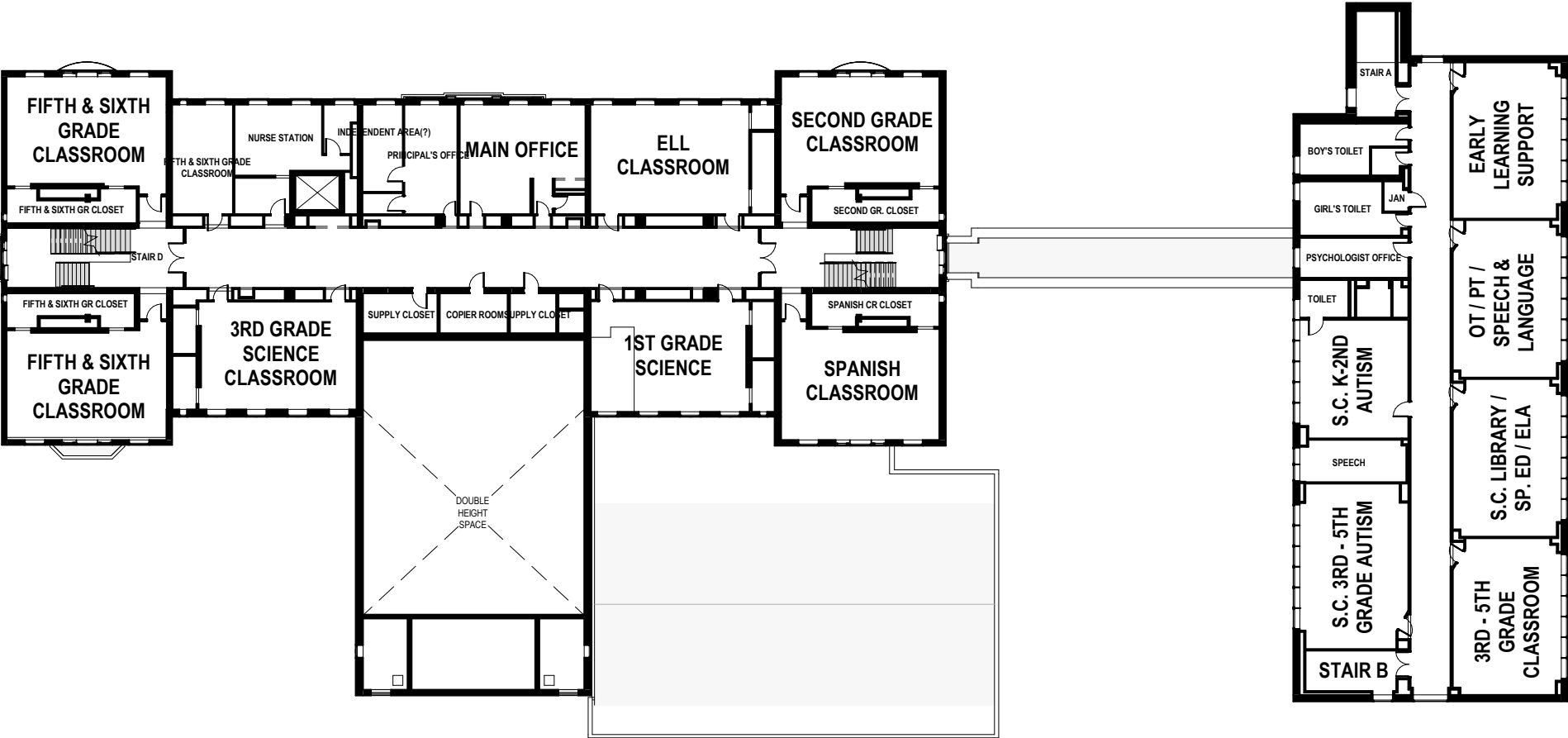
EXISTING CONDITIONS
Level 00

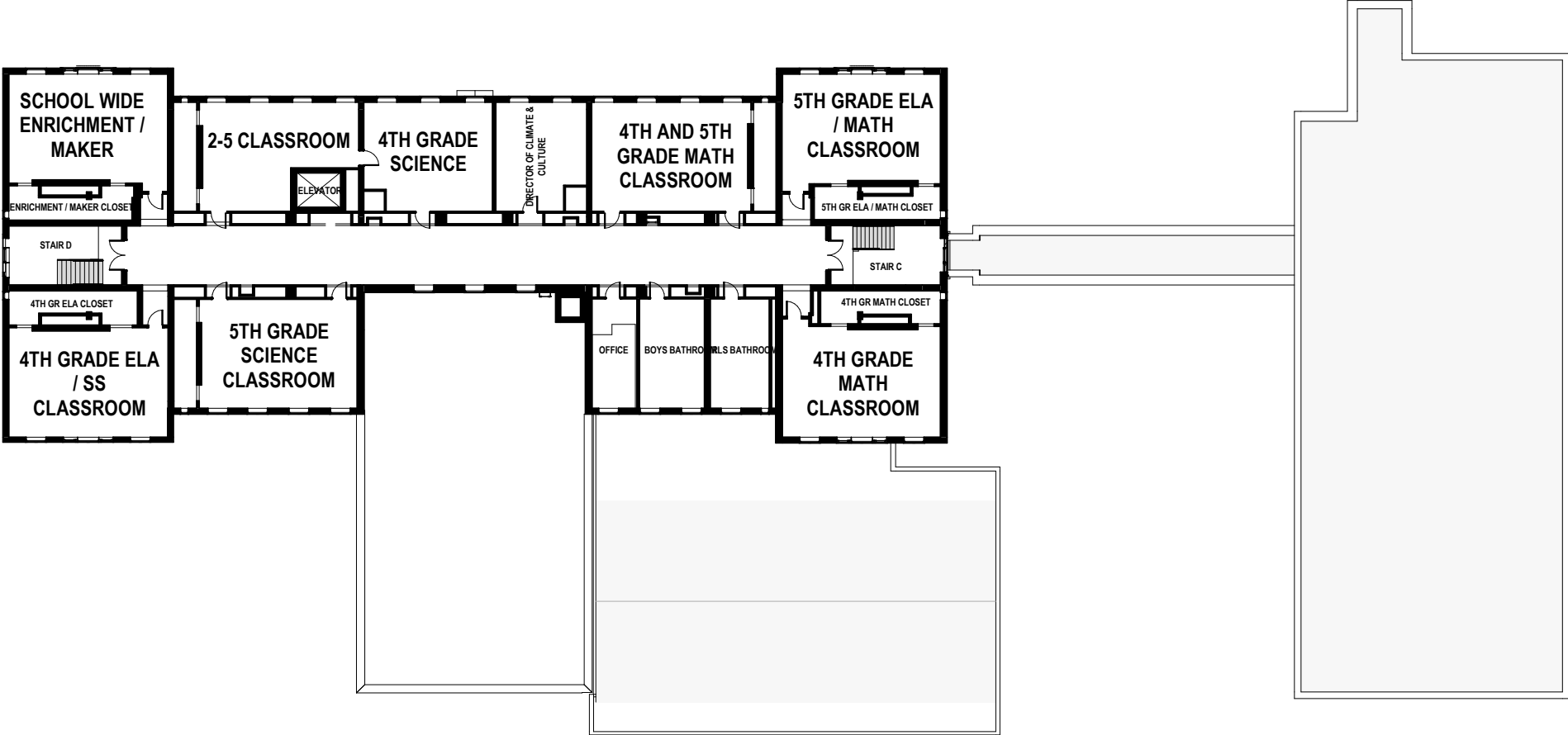




EXISTING CONDITIONS

Level 02



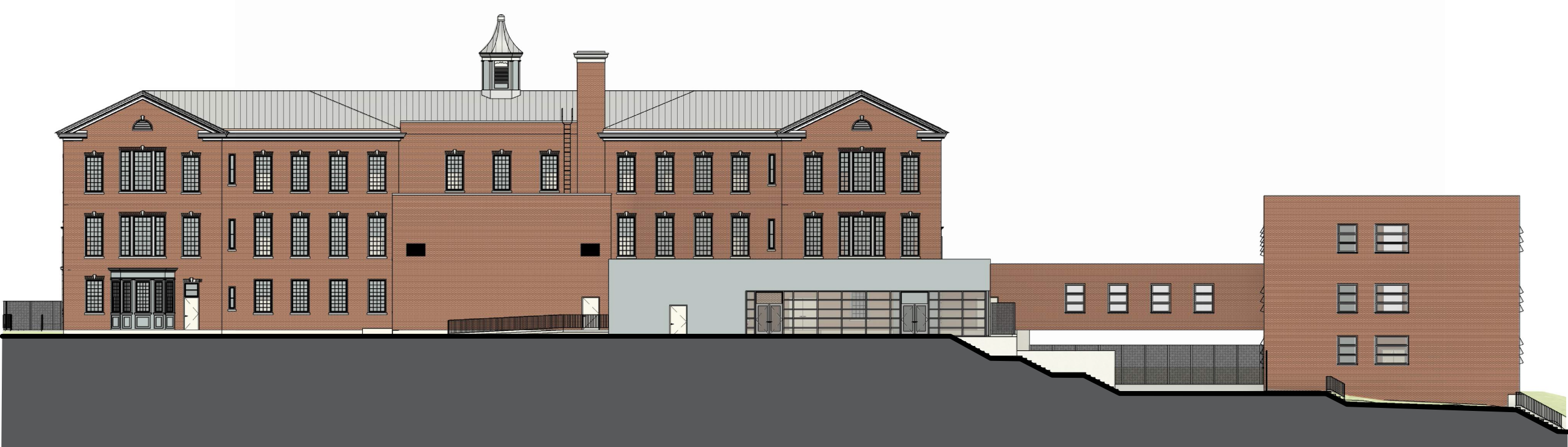


EXISTING CONDITIONS

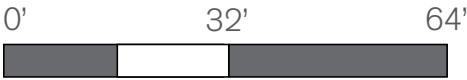
North & South Elevations



NORTH ELEVATION - EXISTING

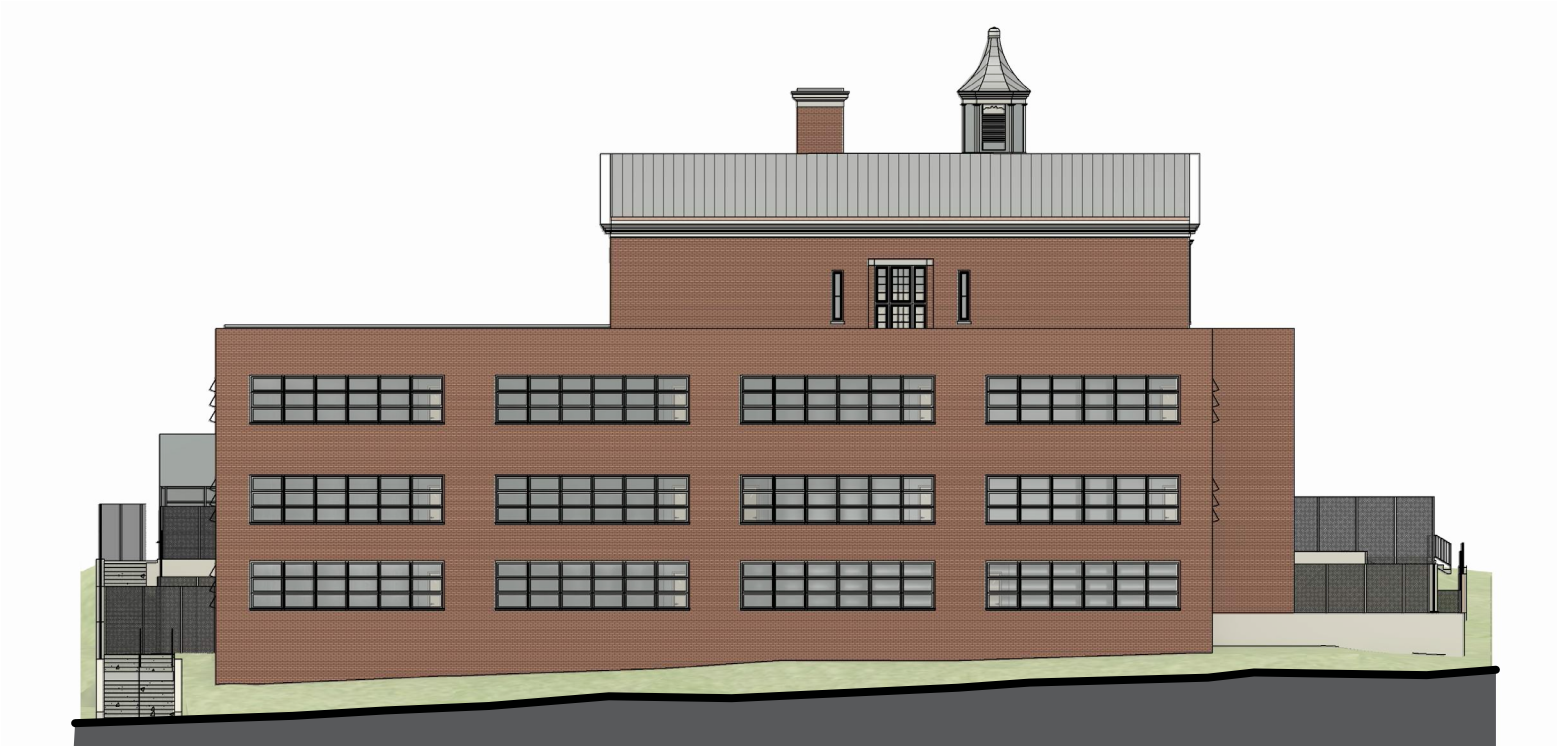


SOUTH ELEVATION - EXISTING

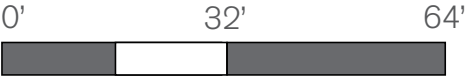




WEST ELEVATION - EXISTING



EAST ELEVATION - EXISTING



EXISTING CONDITIONS

Historic Fabric and Preservation

In consultation with the Historic Preservation Office (HPO), several historic elements on the exterior of the existing building have been identified as significant. The proposed design will preserve, restore and celebrate these instances as discussed, including at the prominent locations highlighted below.



Paint TO BE REMOVED from Front Facade Cast Stone

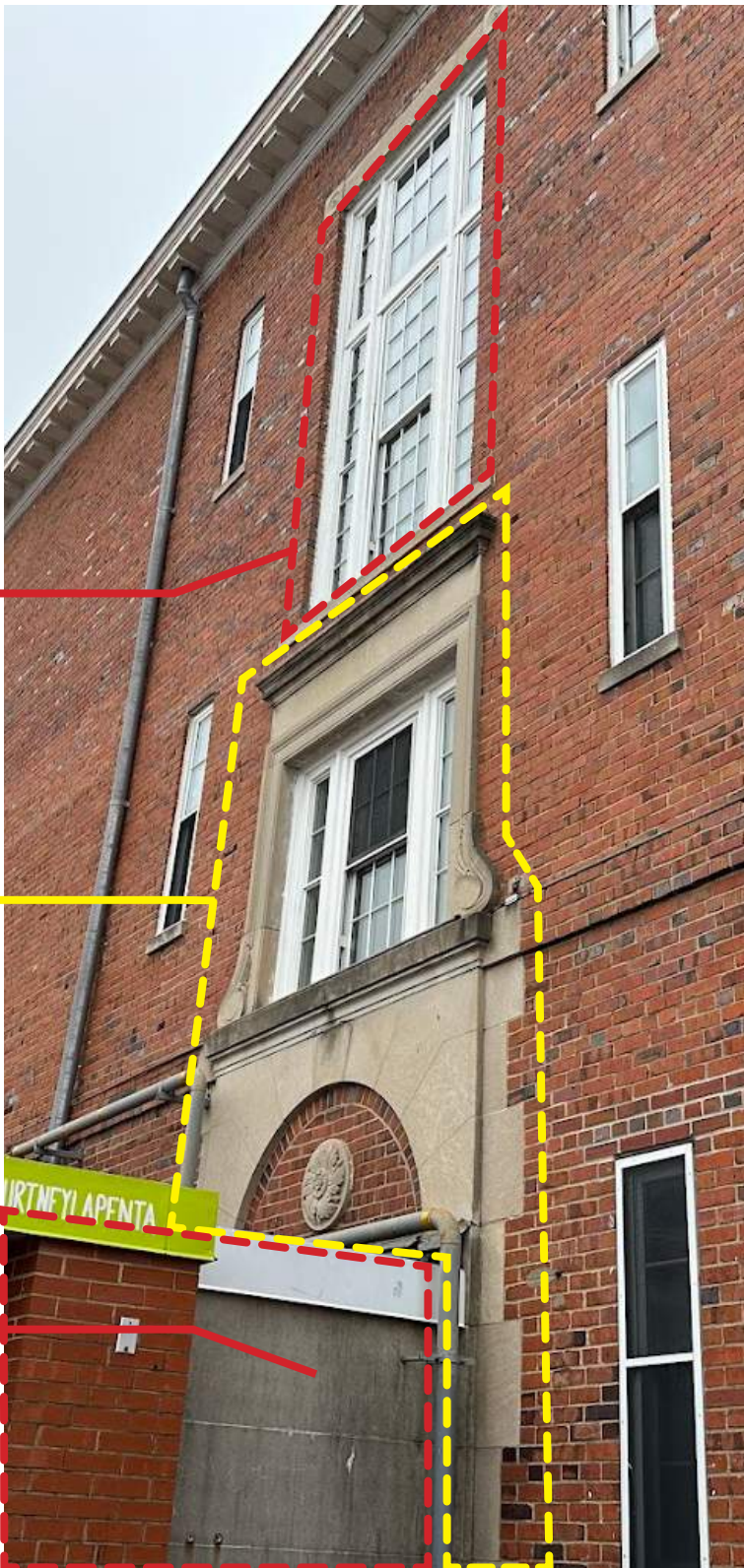


Historic Cast Stone on West Facade

REMOVE WINDOW FOR
CORRIDOR PASS-THROUGH

PRESERVE CAST STONE
AS A FOCAL POINT WITHIN
TWO-STORY ENTRY VOLUME

REMOVE 1960'S ADDITION
BRIDGE



Historic Cast Stone on East Facade



Historic School Building, ca. 1948, showing 12 over 12 lites in windows



Current Windows w/ 16 over 16 lites.

The proposed design will return to the 12 over 12 pattern from the historic photo.



PROPOSED DESIGN

04

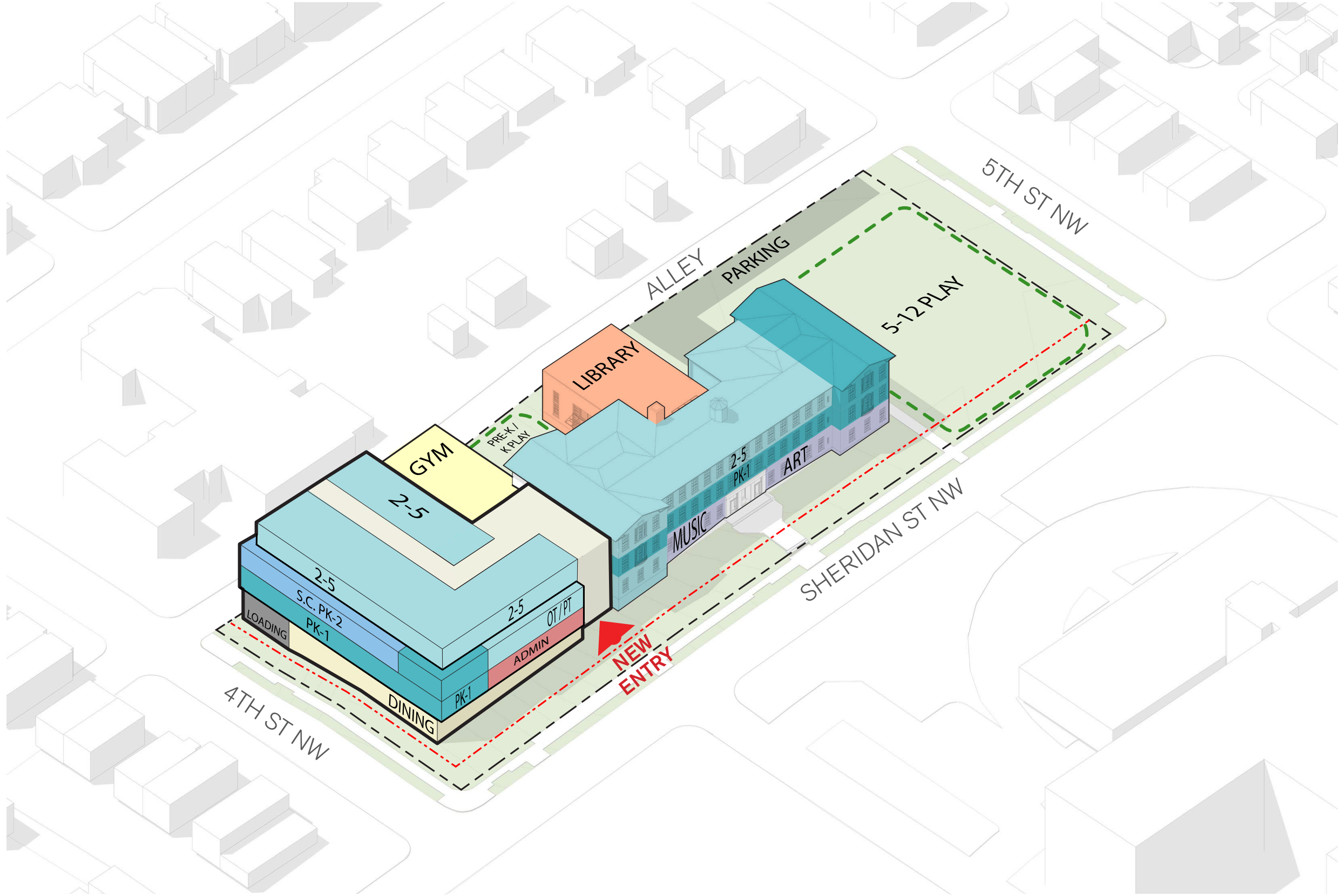
The Neighborhood Hub Concept utilizes the slope of the site, creating a new ground level as part of the addition on the east. The ground level provides a separate entrance for the dining area that is located on the exterior wall along Sheridan, within the secured outdoor learning area. This separate entrance also provides extracurricular access.

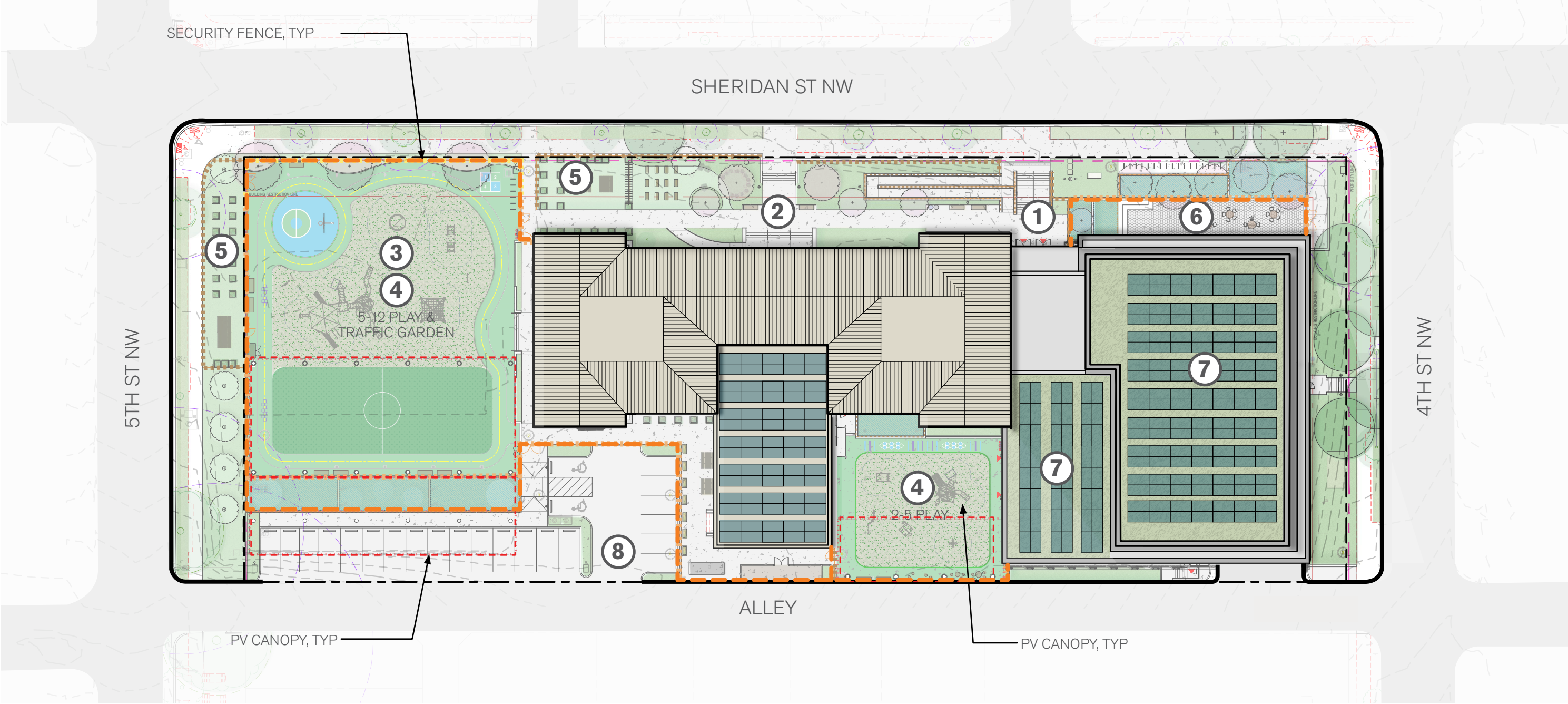
The second floor houses an OT/PT suite as well as clusters of kindergarten and self-contained classrooms in both the existing building and new addition. These classroom “neighborhoods” surround discovery commons spaces serving the entire level for shared collaboration. The third floor utilizes a similar layout with grades 2-5 classrooms extending into the addition. Classrooms are located along the south corridor for optimal daylighting and views.

The top diagram, titled "Existing v New Construction", shows a site plan with a grey solid outline for "Existing Buildings to Remain", a red dashed outline for "Existing Buildings to be Demolished", and a blue dashed outline for "New Construction". A black dashed line represents the "Property Line".

The bottom diagram, titled "Space Use Diagram", provides a detailed view of the site's functional layout. It includes a large green "play" area on the left, a central blue "instructional" area, a pink "hub" area, a green "play" area at the bottom center, an orange "shared use" area, and another blue "instructional" area on the right. A red dashed line indicates a boundary or transition. Green arrows show movement from the play areas towards the instructional and hub areas. Pink arrows show movement from the instructional areas towards the hub and shared use areas. A blue dashed line labeled "neighborhood" encircles the entire site. A red dashed line with a downward-pointing triangle is also shown.

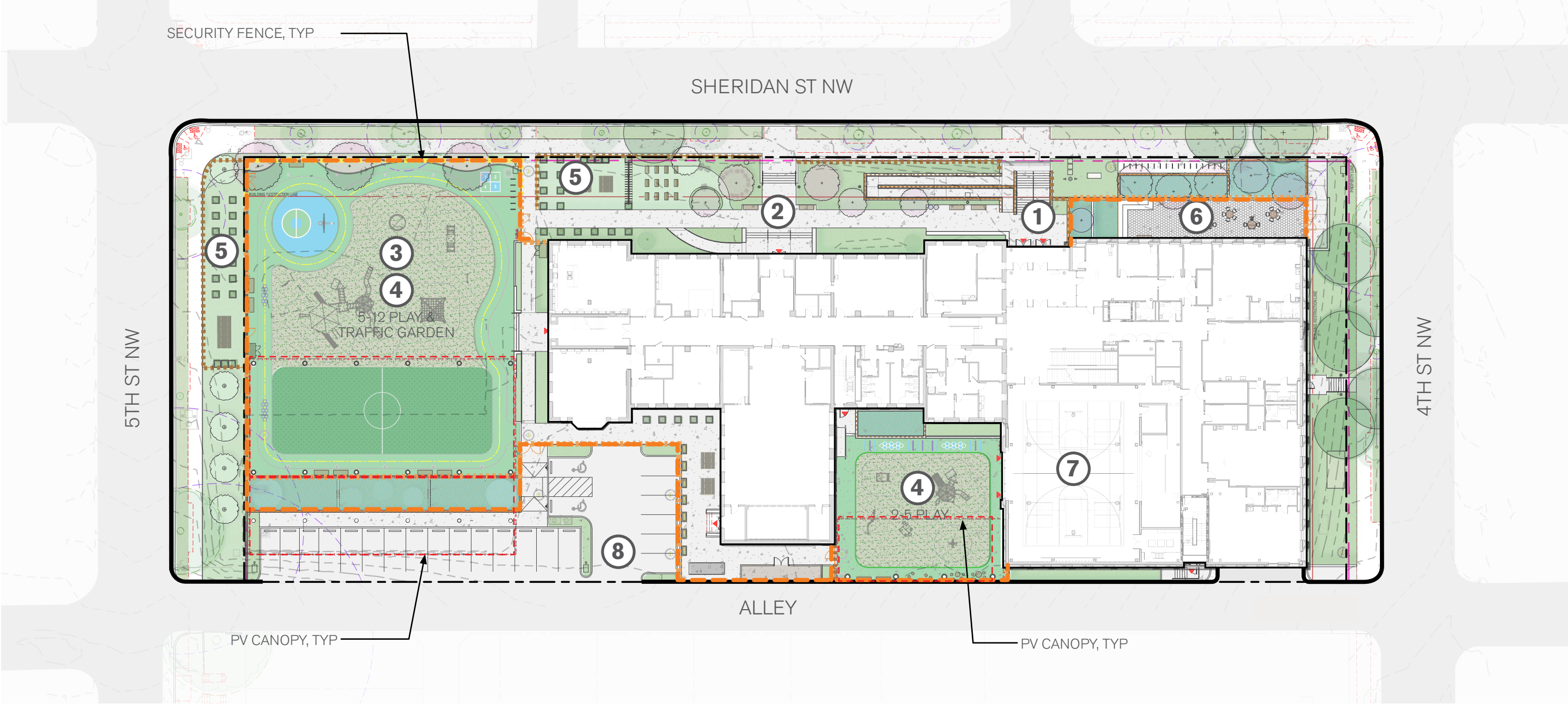
NEIGHBORHOOD HUB
Program Axonometric



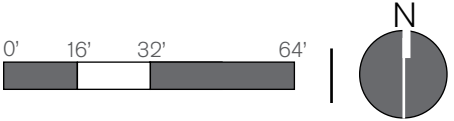


- ① MAIN ENTRANCE
- ② SECONDARY ENTRANCE
- ③ TRAFFIC GARDEN
- ④ PLAY AREA
- ⑤ LEARNING GARDEN
- ⑥ OUTDOOR CLASS / DINING
- ⑦ GREEN ROOF
- ⑧ PARKING
- FENCE LINE
- - - PV CANOPY

NEIGHBORHOOD HUB
Site / Roof Plan



- 1 MAIN ENTRANCE
 - 2 SECONDARY ENTRANCE
 - 3 TRAFFIC GARDEN
 - 4 PLAY AREA
 - 5 LEARNING GARDEN
 - 6 OUTDOOR CLASS / DINING
 - 7 GYMNASIUM
 - 8 PARKING
- FENCE LINE
- PV CANOPY



STREET TREE



Gleditsia triacanthos inermis / Honeylocust



Ulmus americana 'Jefferson' / Jefferson Elm



Amelanchier laevis / Allegheny Serviceberry



Magnolia virginiana / Sweetbay Magnolia



Prunus yedoensis / Yoshino Cherry

SHRUB



Cephalanthus occidentalis / Buttonbush



Fothergilla gardenii / Dwarf Fothergilla



Hydrangea 'Annabelle' / Annabelle Hydrangea



Ilex glabra / Inkberry



Itea virginica / Virginia Sweetspire

PERENNIAL / ORNAMENTAL GRASS



Amsonia hubrichtii / Bluestar



Asclepias tuberosa / Butterfly Weed



Aster 'October Skies' / Aromatic Aster

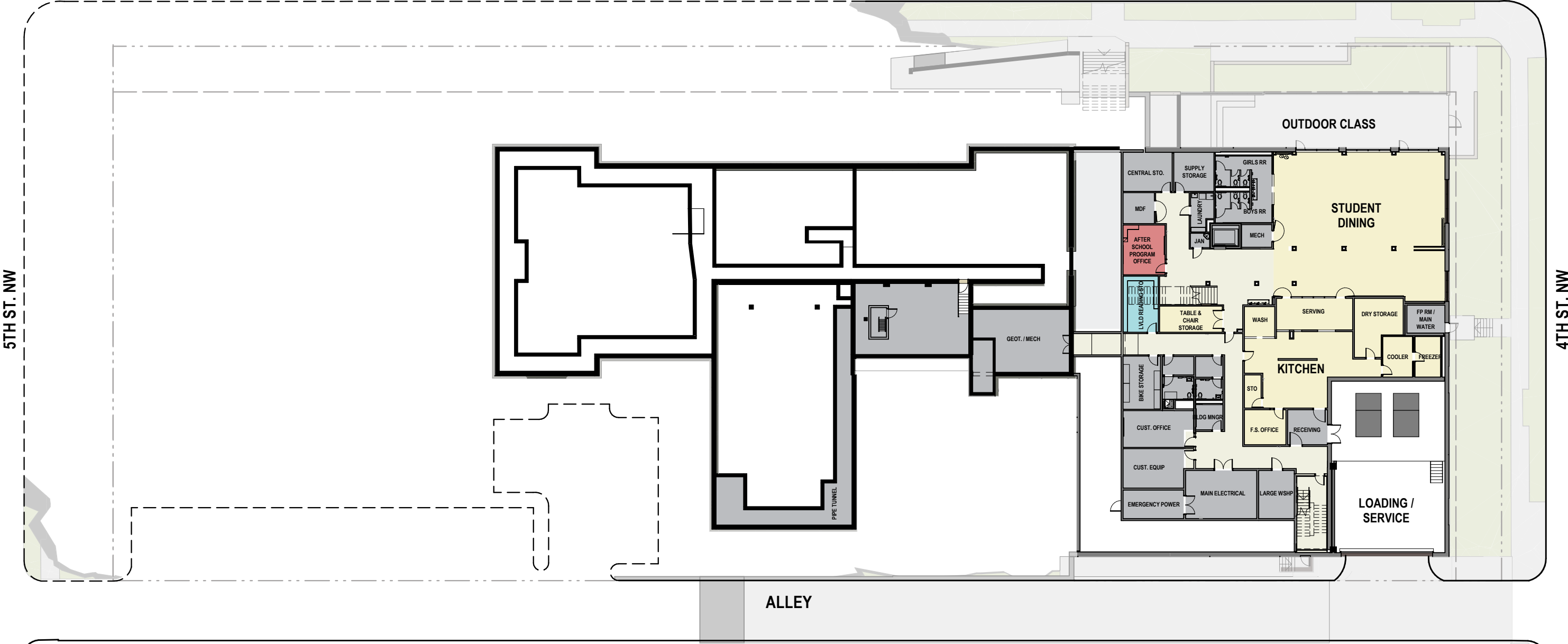


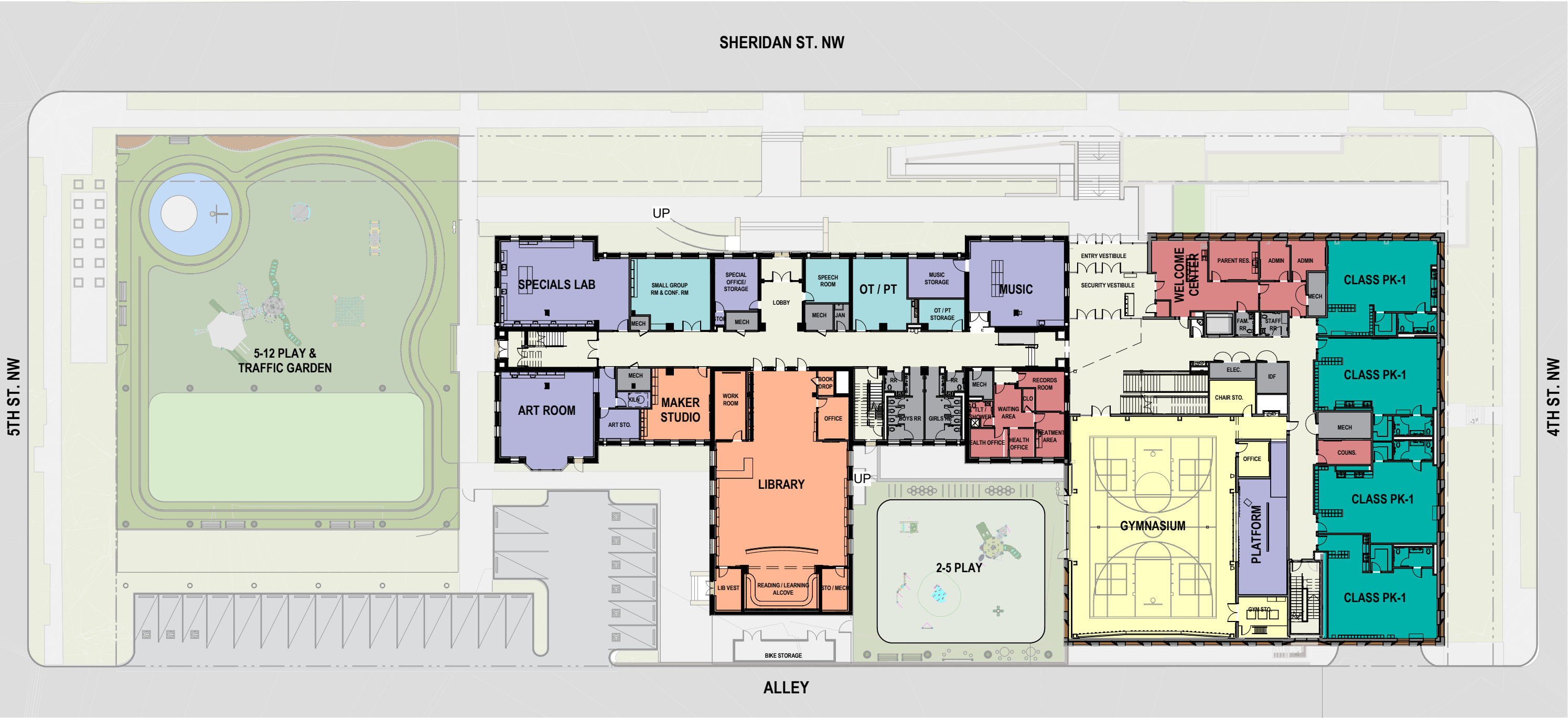
Carex stricta / Tussock Sedge

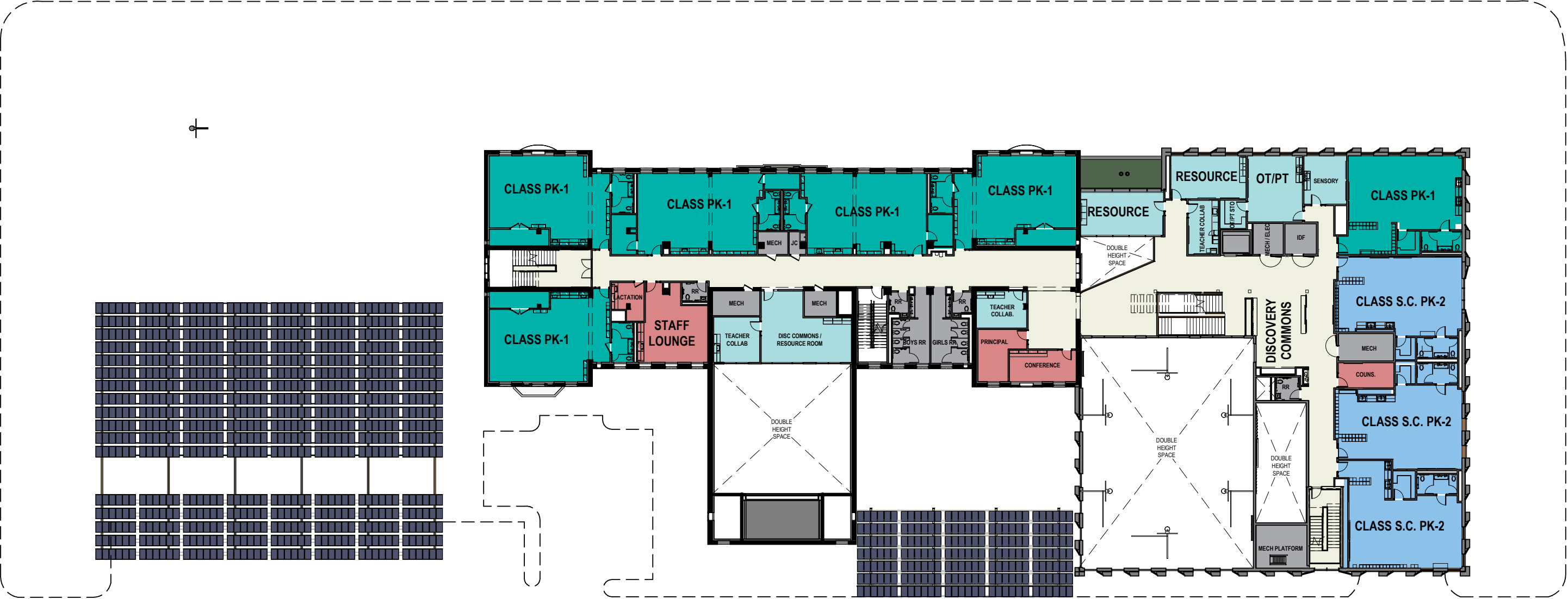


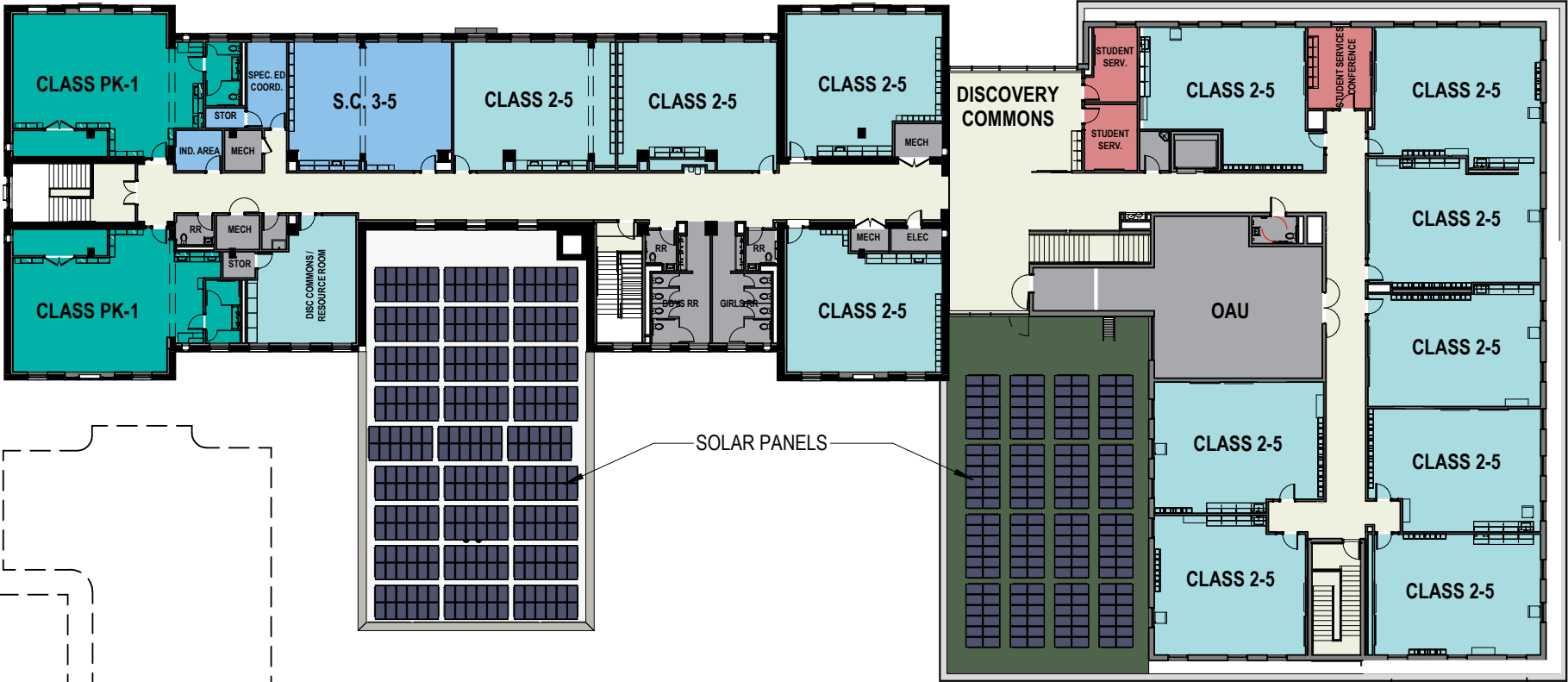
Rudbeckia fulgida / Black Eyed Susan

SHERIDAN ST. NW









NEIGHBORHOOD HUB

Renderings



INTERIOR - MAIN ENTRANCE LOBBY

*Interior finishes to be finalized

EXTERIOR DESIGN

Design Diagrams

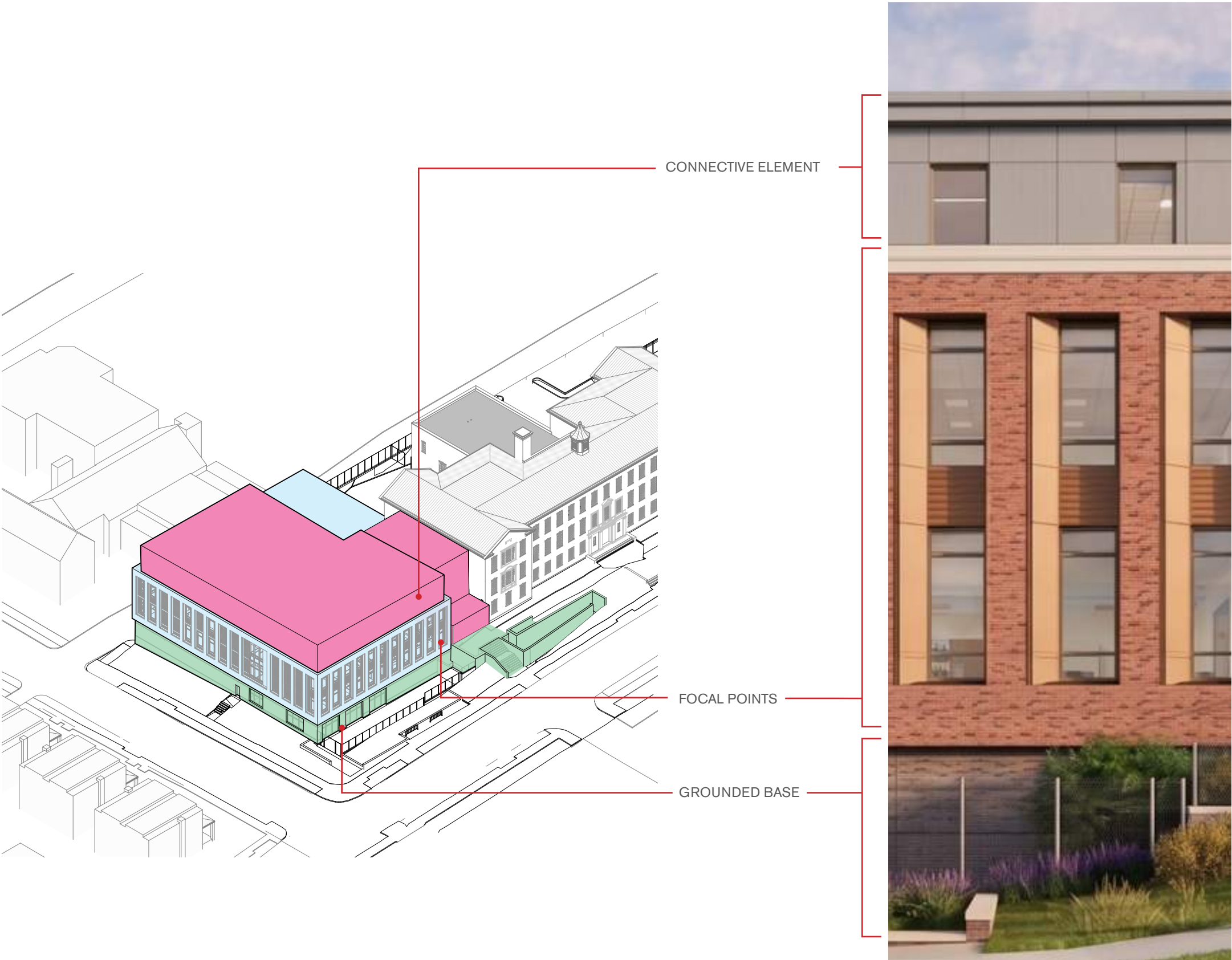
The exterior design character is an expression of program within the building, but also responds to the scale of the surrounding buildings and environmental factors. The team is exploring the use of mass timber structure in the building.

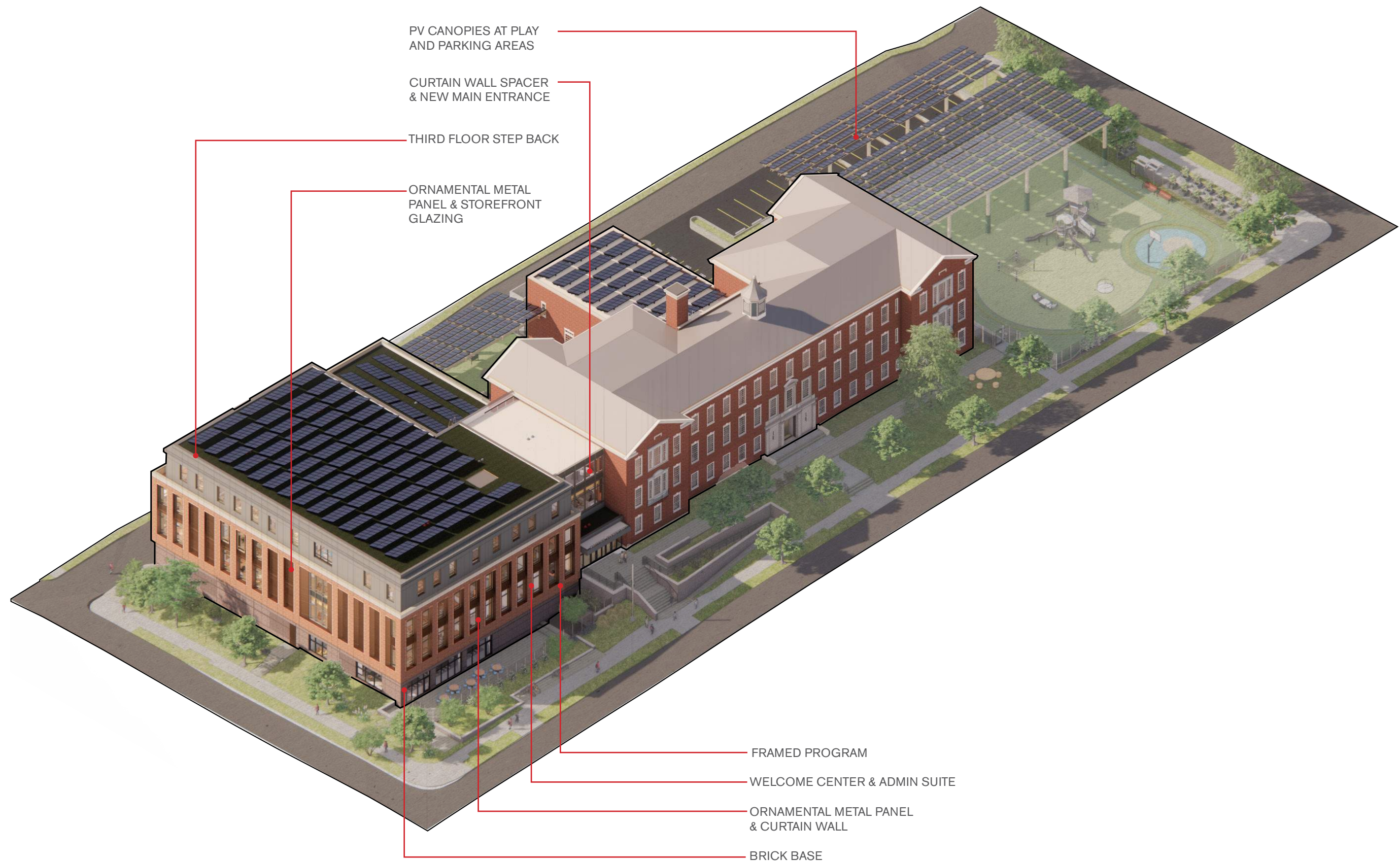
The addition sits on a brick base to help ground it to the site and historic school. On the north side, towards Sheridan street, glazed openings are used to open up the student dining area to an outdoor terrace that presents an opportunity for learning gardens and space for events held at the school.

A new entrance is created between the existing school building and the addition which utilizes curtain wall glazing to create visual separation between the historic and the new. This spacer allows light to pass through the building and provides views to the surroundings.

The central brick massing is positioned as a focal point within the four-story facade, and is clad with decorative copper metal paneling at windows spaced at a regular rhythm. This warmth and relation to the historic context creates a strong civic character that allows the existing building to maintain its presence and the addition to serve as a revitalized extension of its architectural expression.

Along the east side, the facade optimizes glazing to shield classrooms from harsh eastern light. This serves as a passive design strategy to meet the project's net-zero goals by reducing solar heat gain. The third floor is stepped back on all sides and uses neutral toned metal panel to reduce the visual impact and scale along 4th street.



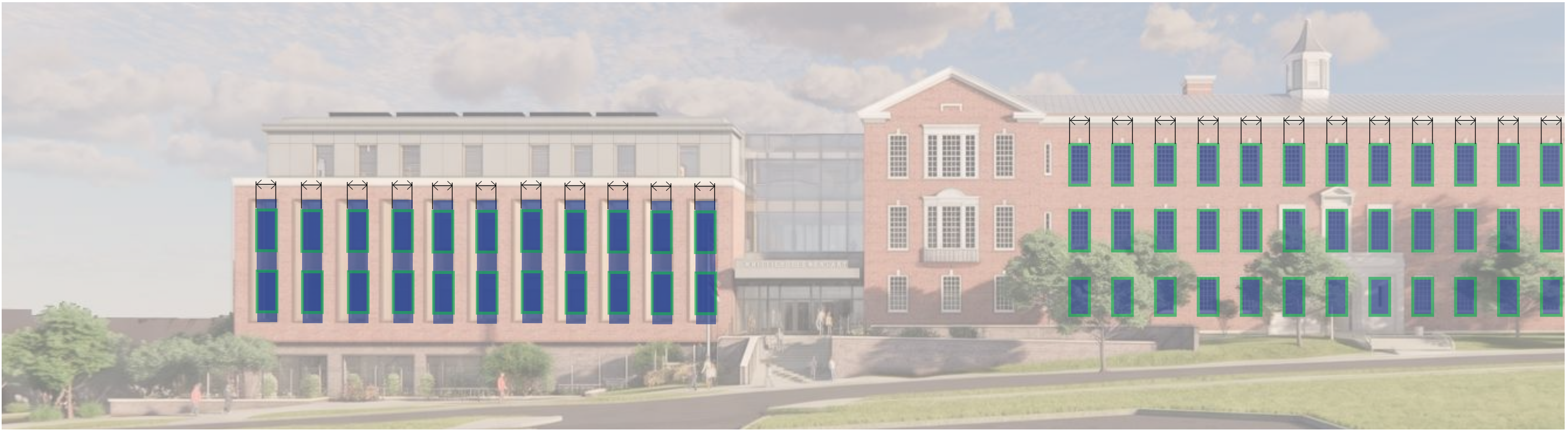


EXTERIOR DESIGN

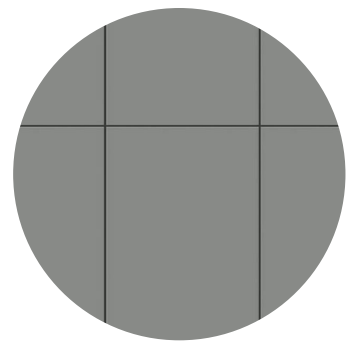
Facade Diagrams



CONTINUITY OF HISTORIC DATUM & FOCAL POINTS



CONTINUITY OF WINDOW DIMENSION



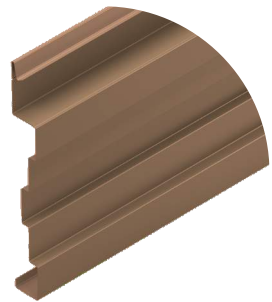
METAL PANEL
(MATTE FINISH)

CONNECTIVE ELEMENT



ORNAMENTAL
COPPER METAL PANEL

FOCAL POINTS



ORNAMENTAL
FORMED METAL PANEL



NEW BRICK

GROUNDING BASE

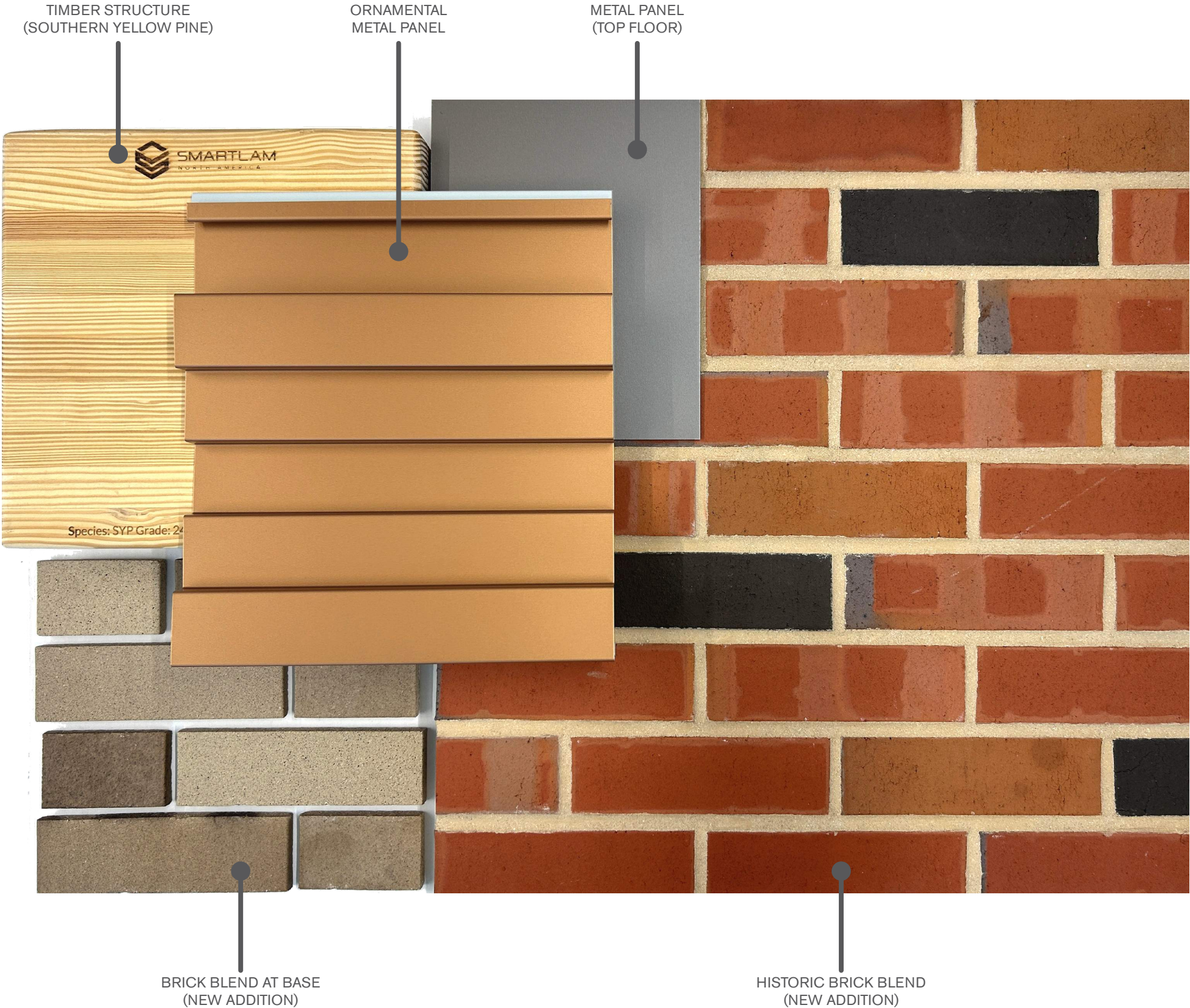


HISTORIC
BRICK



EXTERIOR DESIGN

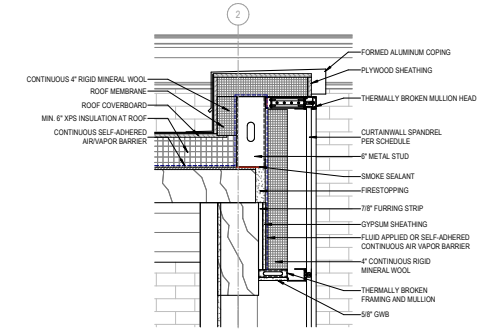
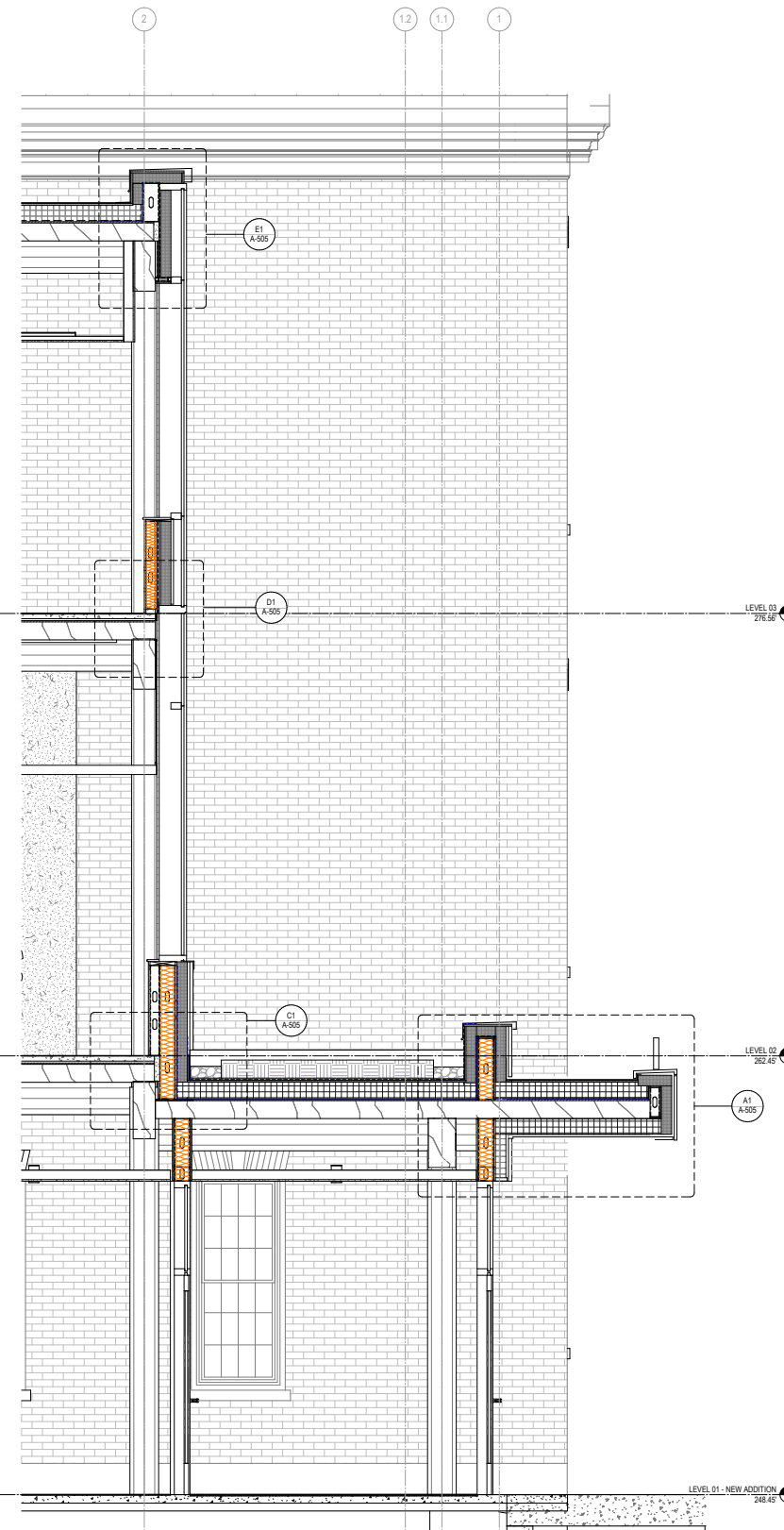
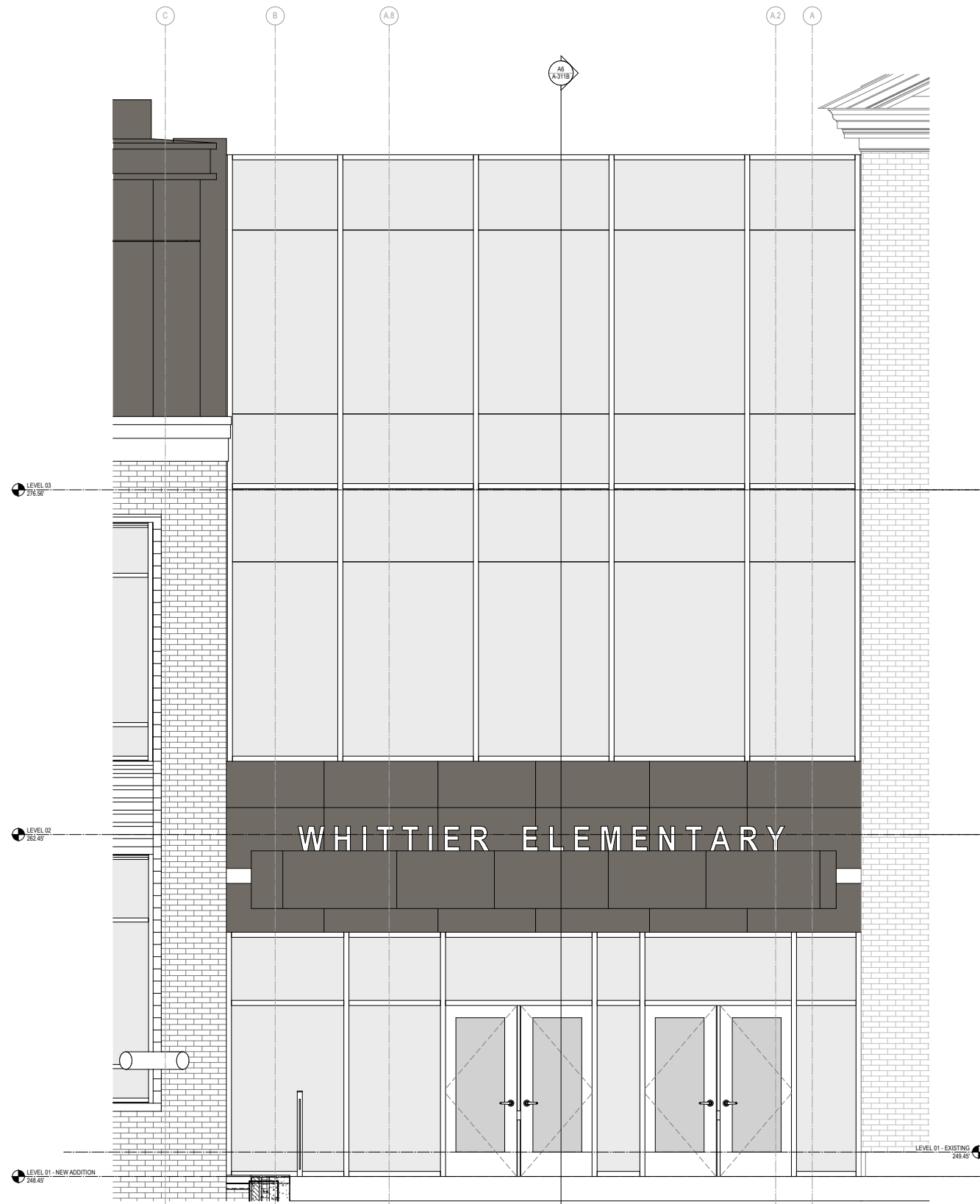
Material Palette



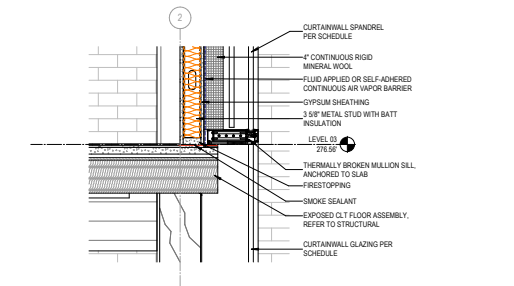
COMPARISON WITH HISTORIC BRICK

EXTERIOR DESIGN

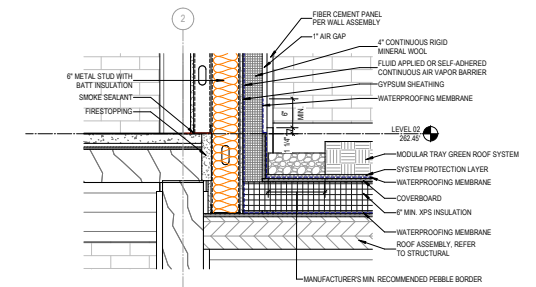
Wall Sections and Details - New Entry



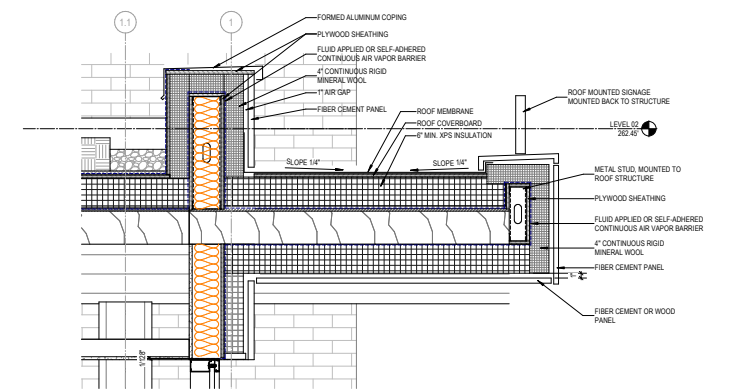
E1 TYP. PARAPET @ ENTRY VEST.
A-311B A-505 1" = 1'-0"



D1 TYP. CURTAIN WALL @ ENTRY VEST.
A-311B A-505 1" = 1'-0"



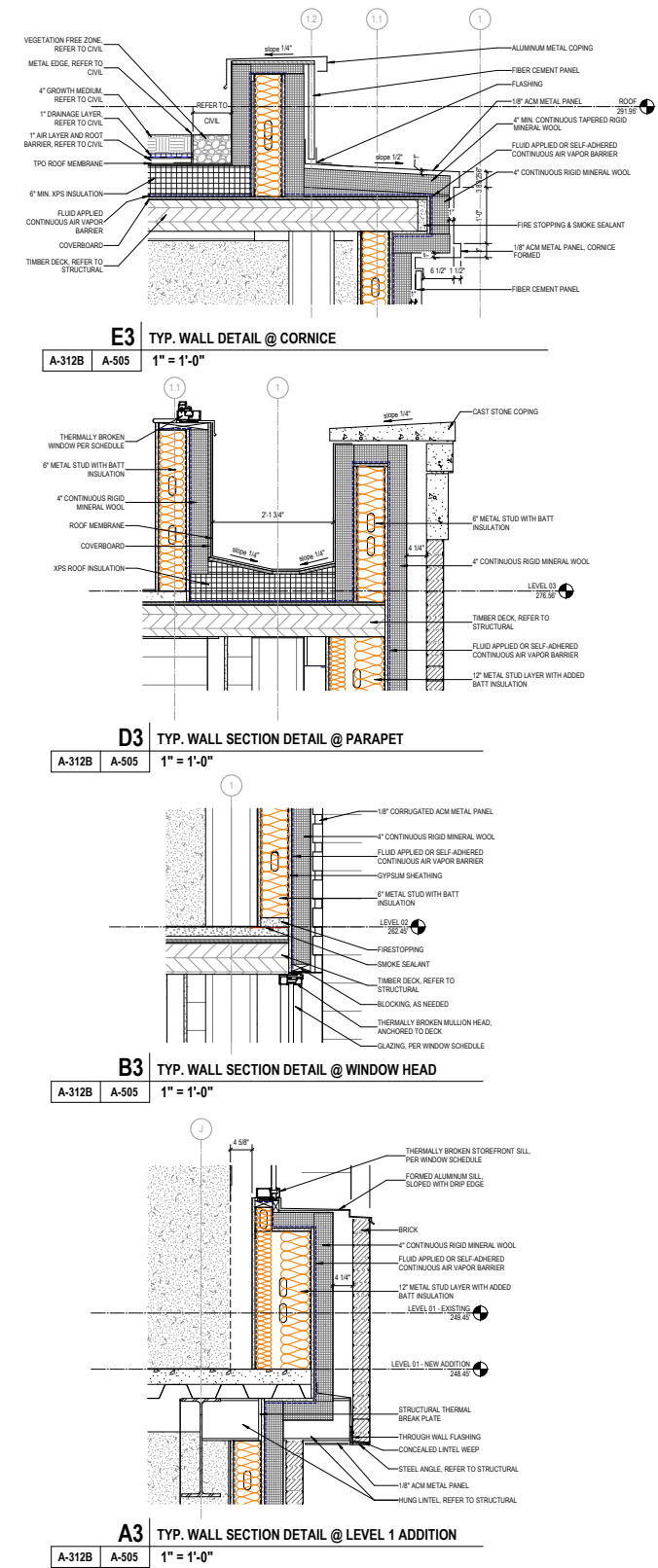
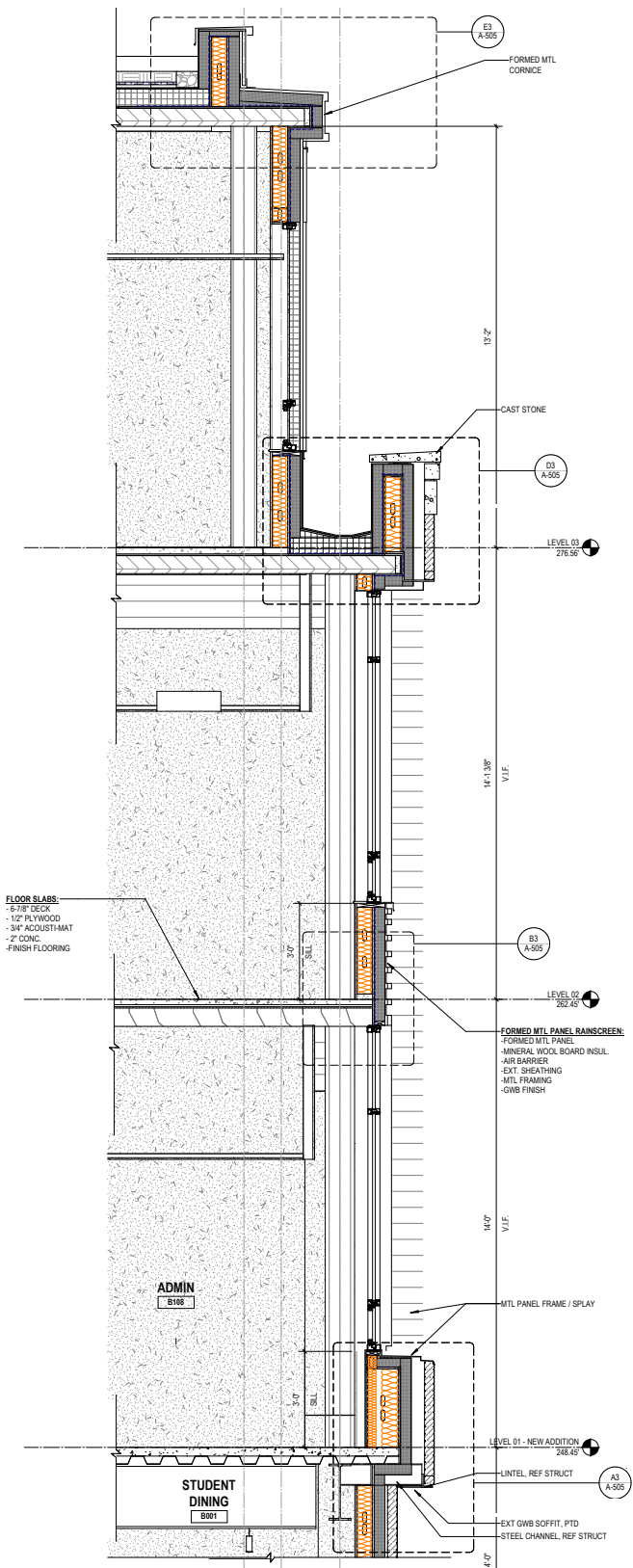
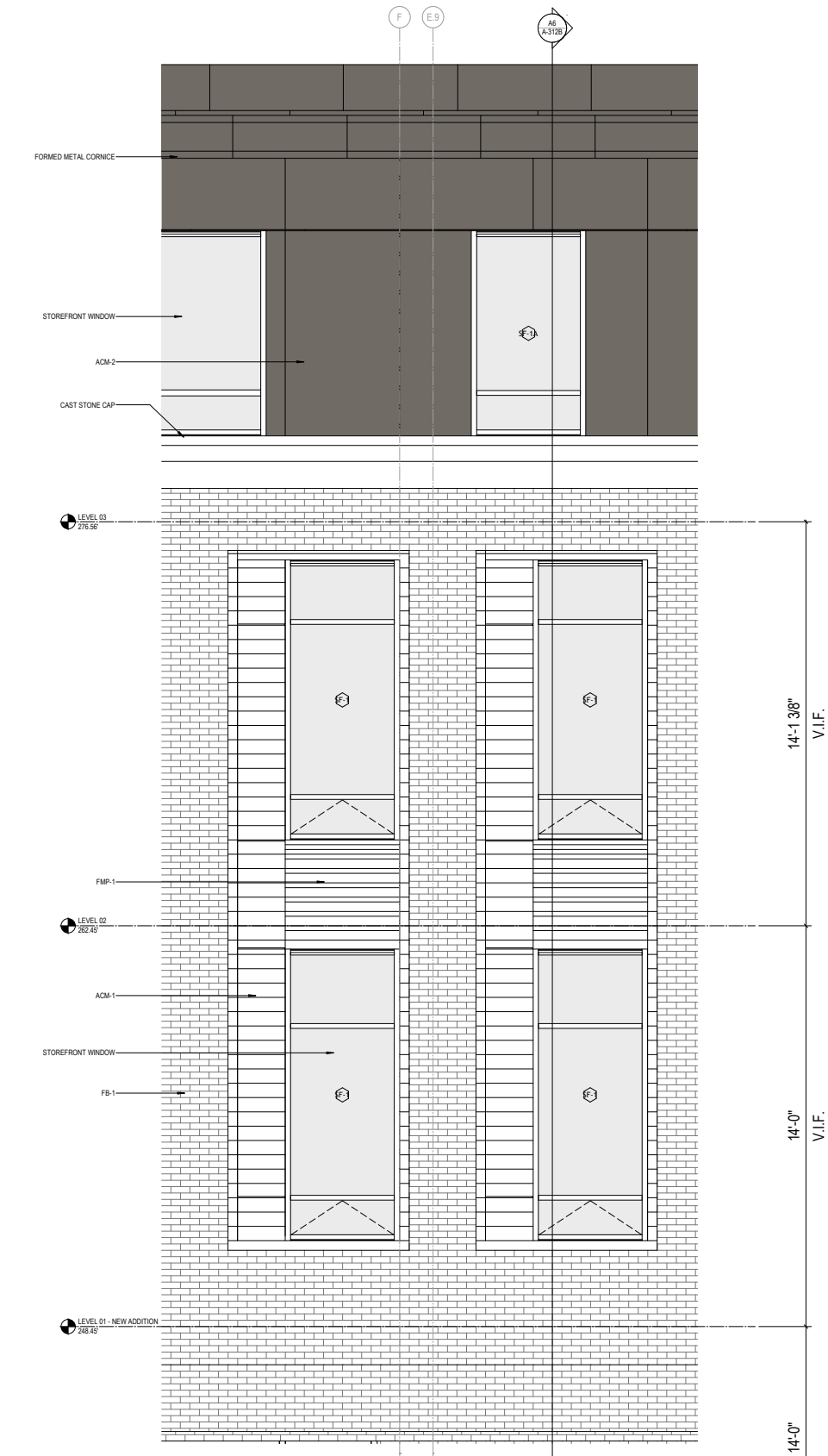
C1 WALL GREEN ROOF INTERSECTION @ ENTRY VEST
A-311B A-505 1" = 1'-0"



A1 CANOPY @ ENTRY VEST
A-311B A-505 1" = 1'-0"

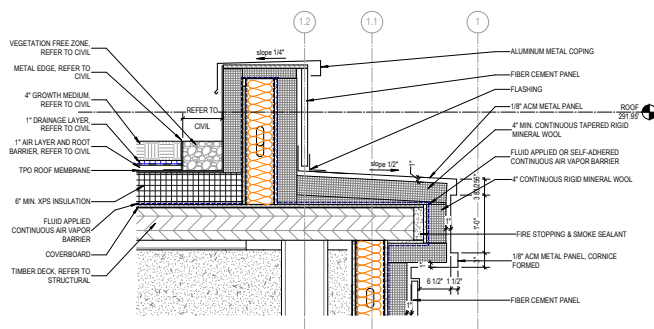
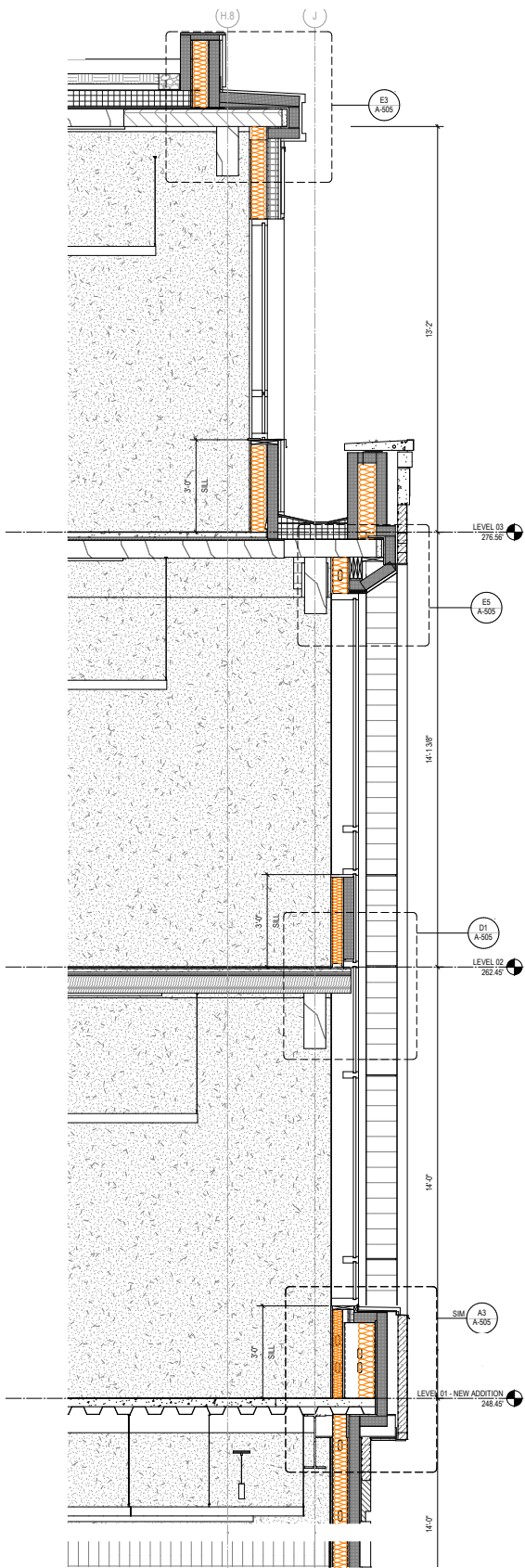
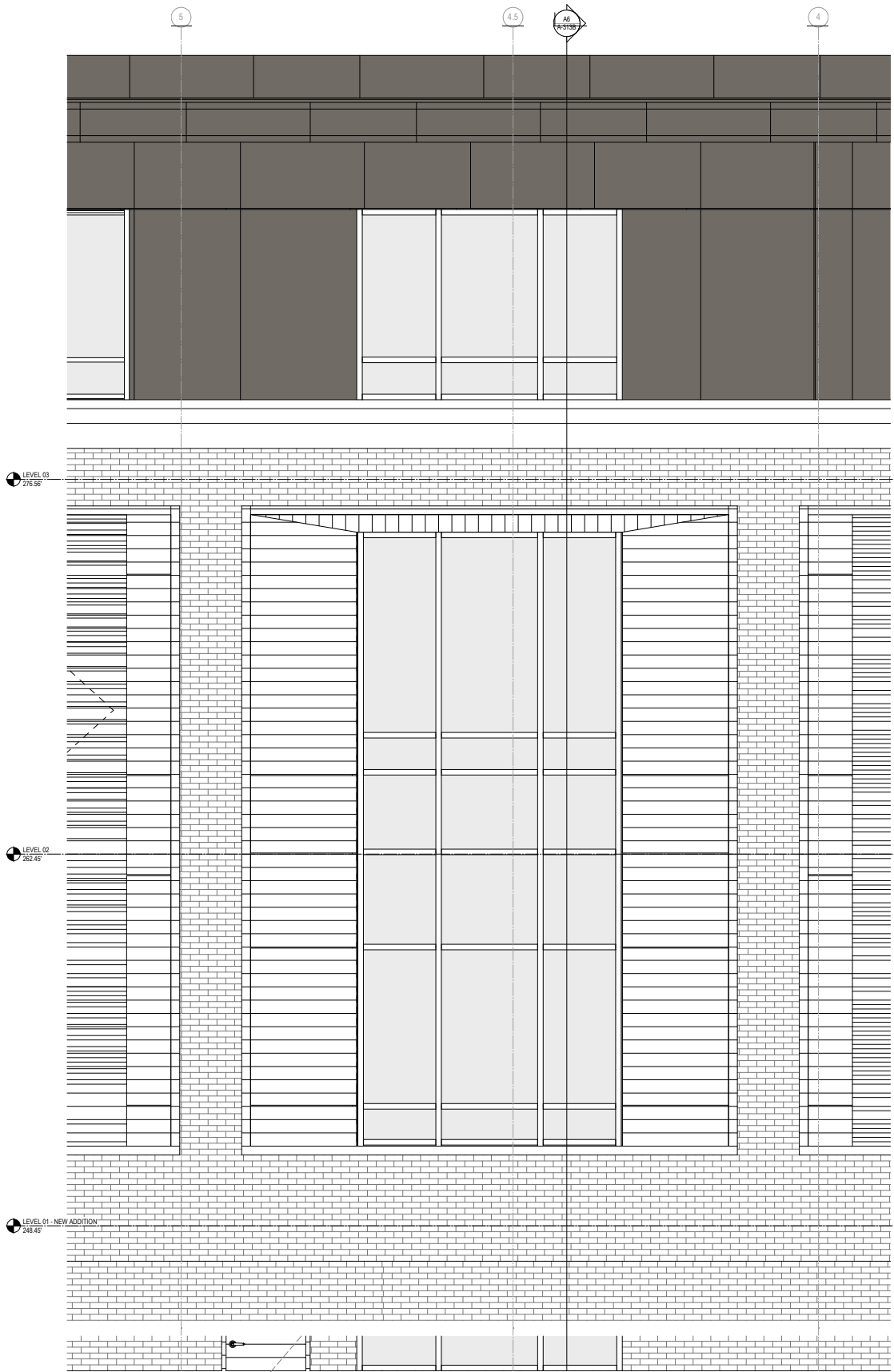
EXTERIOR DESIGN

Wall Sections and Details - Typical Wall Section

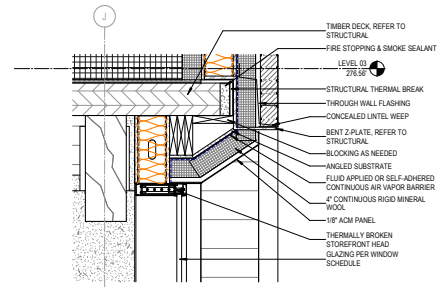


EXTERIOR DESIGN

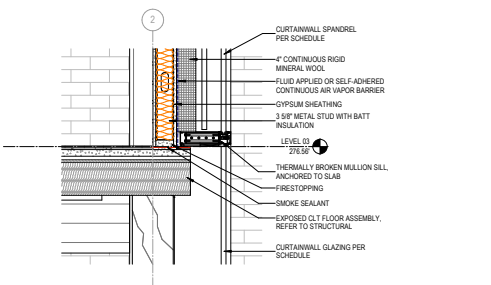
Wall Sections and Details - Glazed Accent



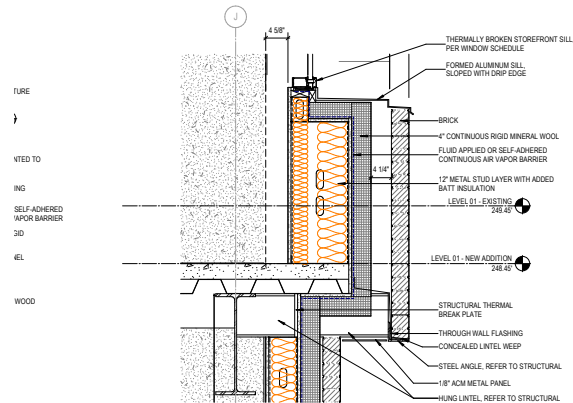
E3 TYP. WALL DETAIL @ CORNICE
A-312B A-505 1" = 1'-0"



E5 TYP. WALL SECTION DETAIL @ STOREFRONT LINTEL
A-313B A-505 1" = 1'-0"



D1 TYP. CURTAIN WALL @ ENTRY VEST.
A-311B A-505 1" = 1'-0"



A3 TYP. WALL SECTION DETAIL @ LEVEL 1 ADDITION
A-312B A-505 1" = 1'-0"

EXTERIOR DESIGN

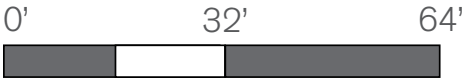
Proposed North & South Elevations



NORTH ELEVATION - PROPOSED



SOUTH ELEVATION - PROPOSED

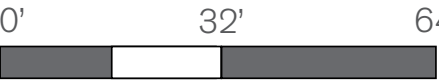




EAST ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



EXTERIOR DESIGN

Renderings



NORTH ELEVATION PERSPECTIVE



NORTH ELEVATION PERSPECTIVE - ADDITION

EXTERIOR DESIGN

Renderings



NEW ENTRANCE



NORTH-EAST CORNER

EXTERIOR DESIGN

Renderings



VIEW FROM HOUSES ALONG 4TH STREET



SOUTH-EAST CORNER



5-12 PLAY & TRAFFIC GARDEN