SEATON
ELEMENTARY SCHOOL
MODERNIZATION

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



DGS DEPARTMENT OF GENERAL SERVICES BUILD MAINTAIN SUSTAIN

DISTRICT OF COLUMBIA PUBLIC SCHOOLS

U.S. Commission of Fine Art
Final Design Submission

November 19, 2026
filing Nov 05, 2026

GCS||SIGAL CGS

copyright © CGSArchitects 2026

Table of Contents

Site Analysis

01	Project Location & Overview
02	Existing Site Plan
03-04	Existing Exterior Photos
05-07	Neighborhood Context
08	Neighborhood Precedent

Proposed Design

09	Parti
10	Proposed Site Plan
11-15	Proposed Floor Plans
16	Material Palette
17-21	3D Views
22-25	Exterior Elevations
26-28	Excerpted Construction Details
29-32	Exterior Public Art Summary
33-36	Planting Concepts

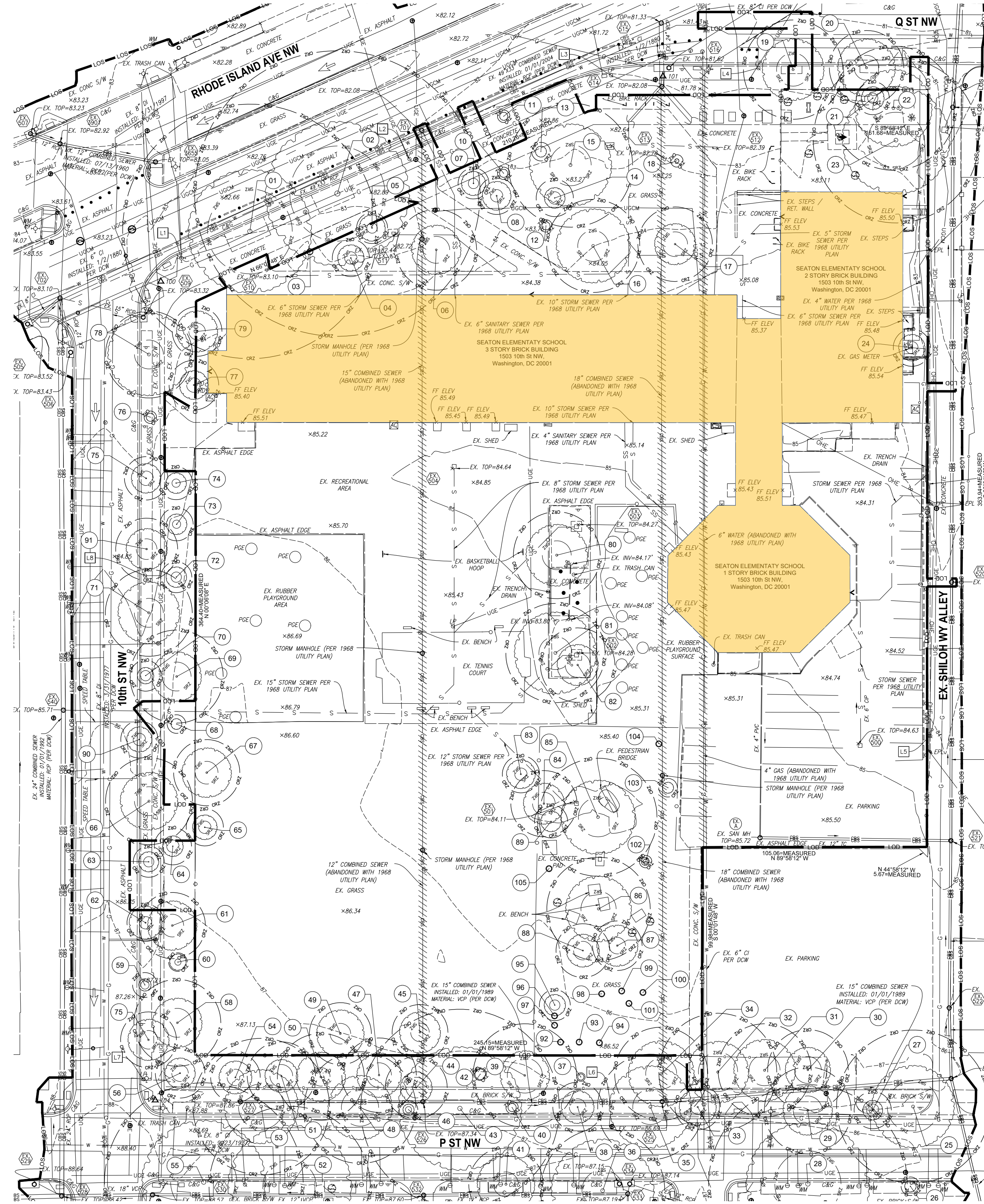
Appendix

37-41	Existing Floor Plans
42	Existing Exterior Elevations
43-45	Exterior Precedents

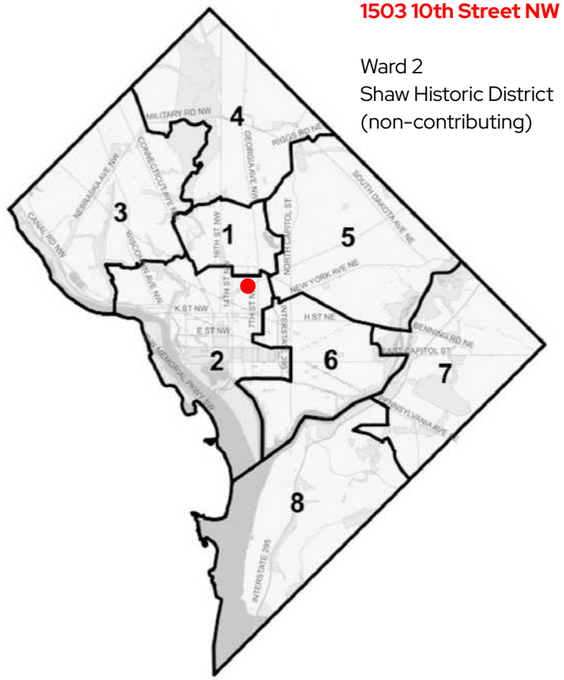
copyright © CGSArchitects 2026

Site Analysis

01 Project Location & Overview
02 Existing Site Plan
03-04 Existing Photographs
05-08 Neighborhood Precedents



copyright © CGSArchitects 2026



1503 10th Street NW

Ward 2
Shaw Historic District
(non-contributing)

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.

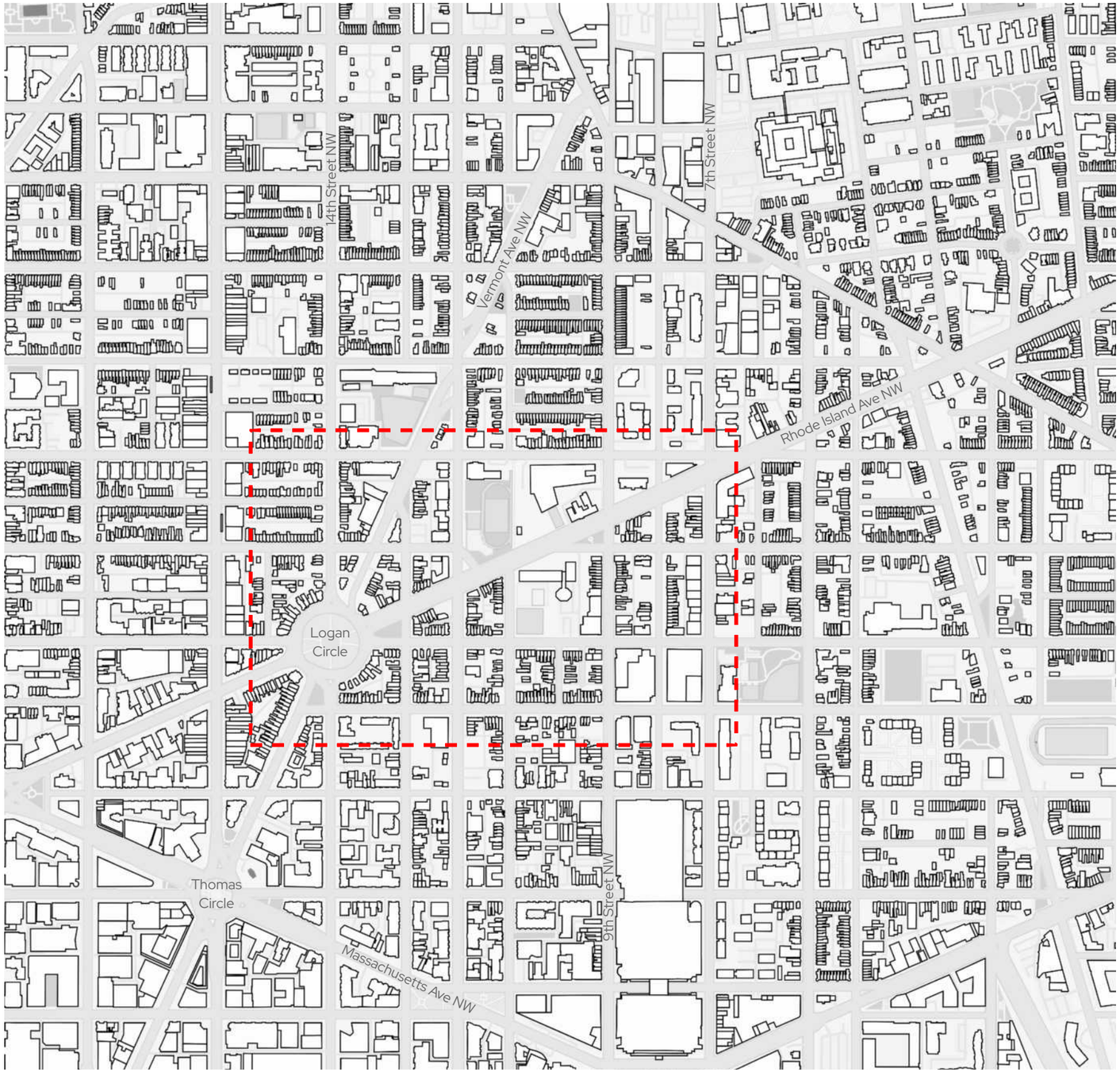




Photo of Existing Seaton Elementary

GCS||SIGAL
CGS
copyright © CGSArchitects 2026



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

SEATON ELEMENTARY SCHOOL MODERNIZATION

Existing Site Plan

November 03, 2026

printed on: Tuesday, November 3, 2026

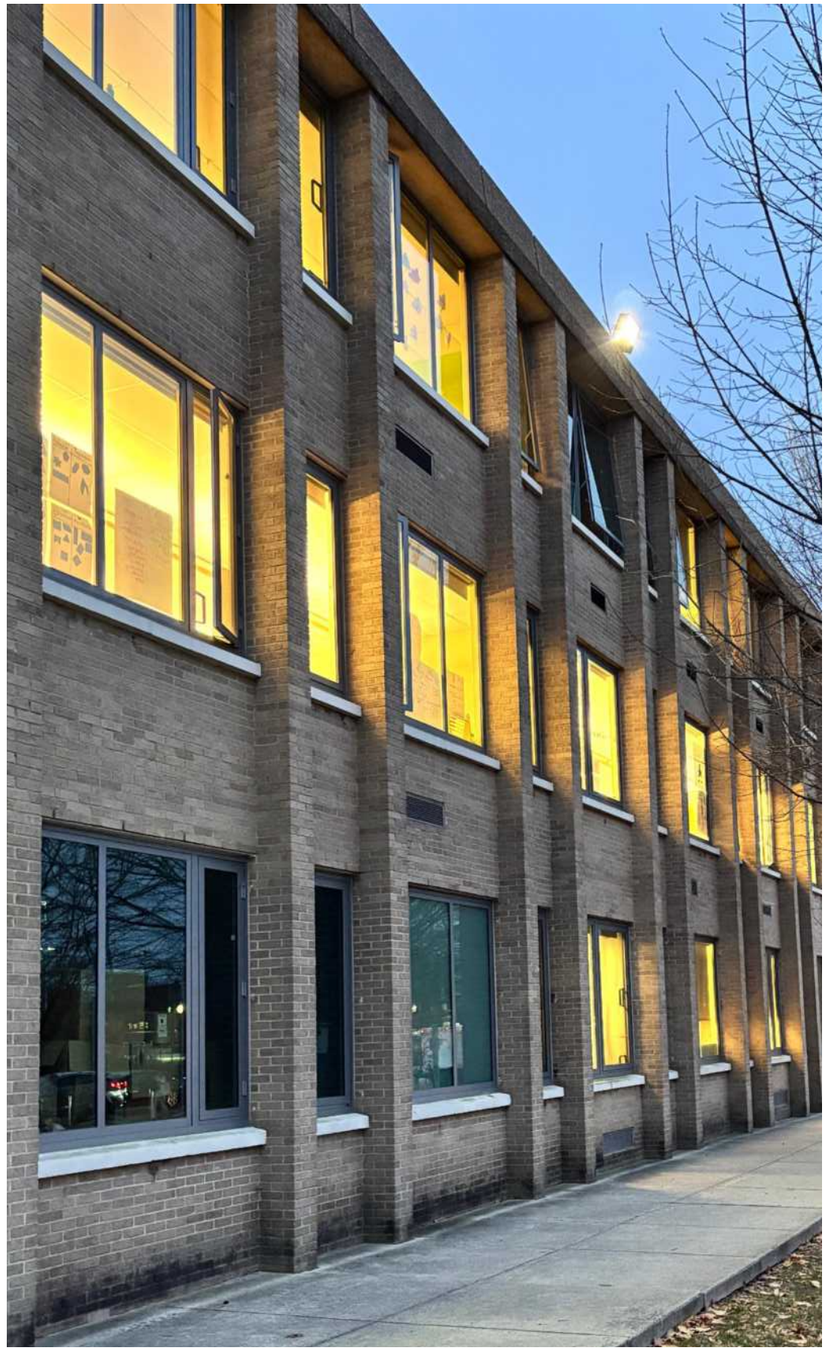
0 50' 100' 200'

02

GCS||SIGAL

CGS

copyright © CGSArchitects 2026



1. North Facade - Academic Wing



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



3. Existing Entry

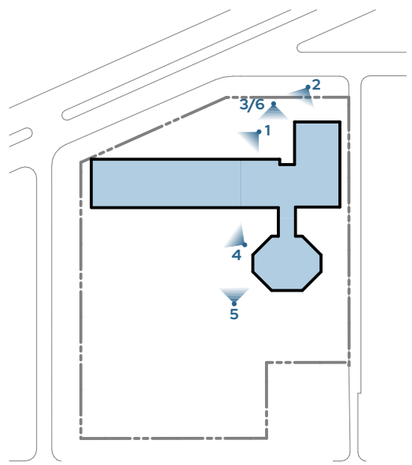


4. & 5. Academic Wing - South Elevation





6. Existing Entry



SEATON ELEMENTARY SCHOOL MODERNIZATION
Existing Exterior Photos
November 03, 2026
printed on: Tuesday, November 3, 2026

GCS||SIGAL

CGS

copyright © CGSArchitects 2026



1. Multipurpose Wing (from Flag Court)



2. Octagon Wing



3. Octagon Wing (from Playground)



4. Octagon Wing (from Parking)



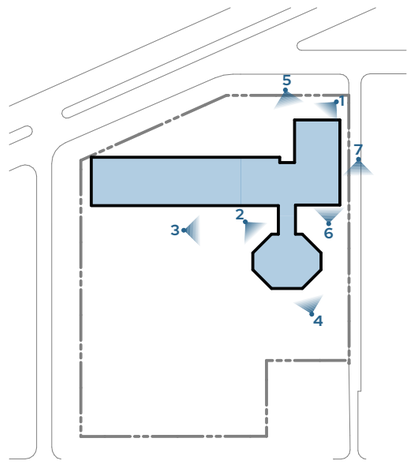
5. Multipurpose Wing (from Plaza)



6. Multipurpose Wing (from Parking)



7. Multipurpose Wing (from Alley)



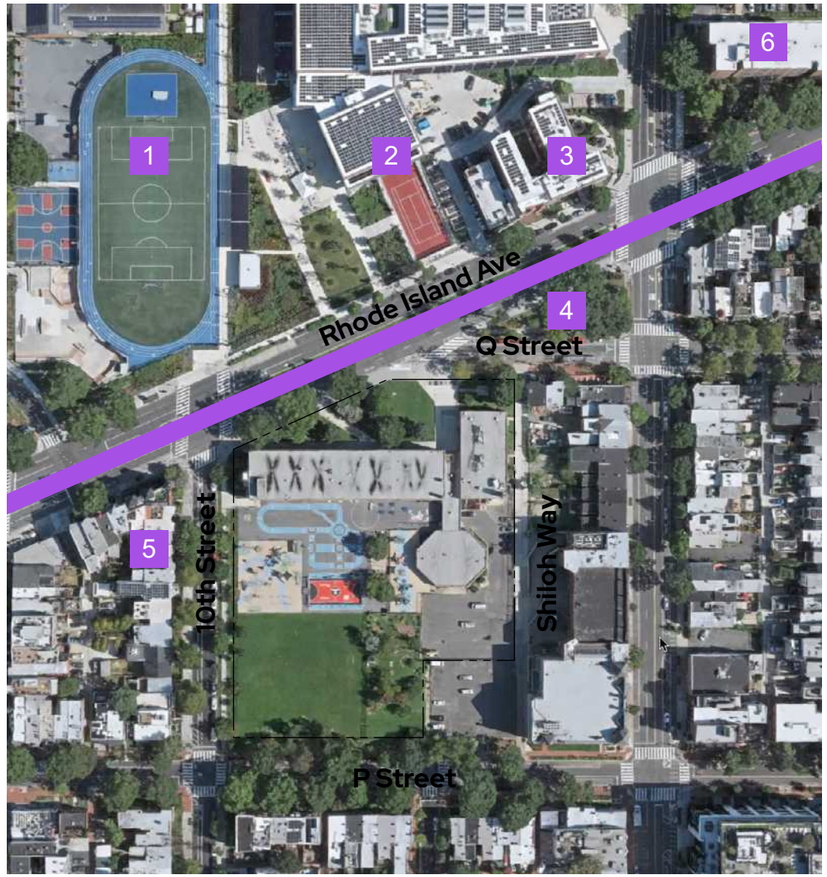
copyright © CGSArchitects 2026



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

copyright © CGSArchitects 2026



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

copyright © CGSArchitects 2026



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



7 10th Street (Site Looking West)



8 10th Street & Rhode Island



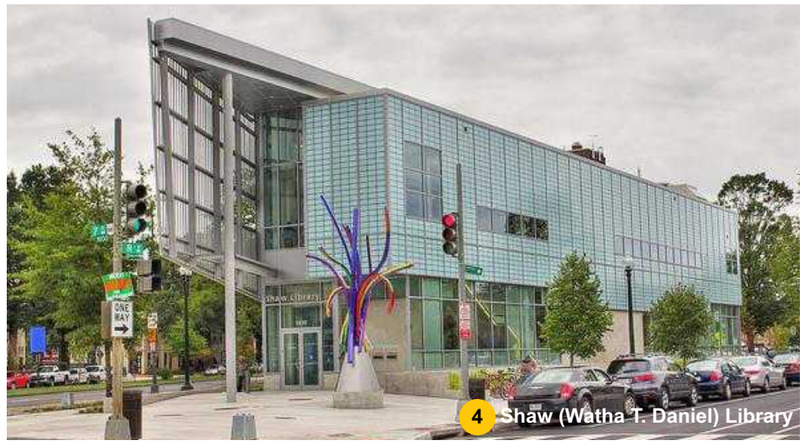
9 10th Street & Rhode Island

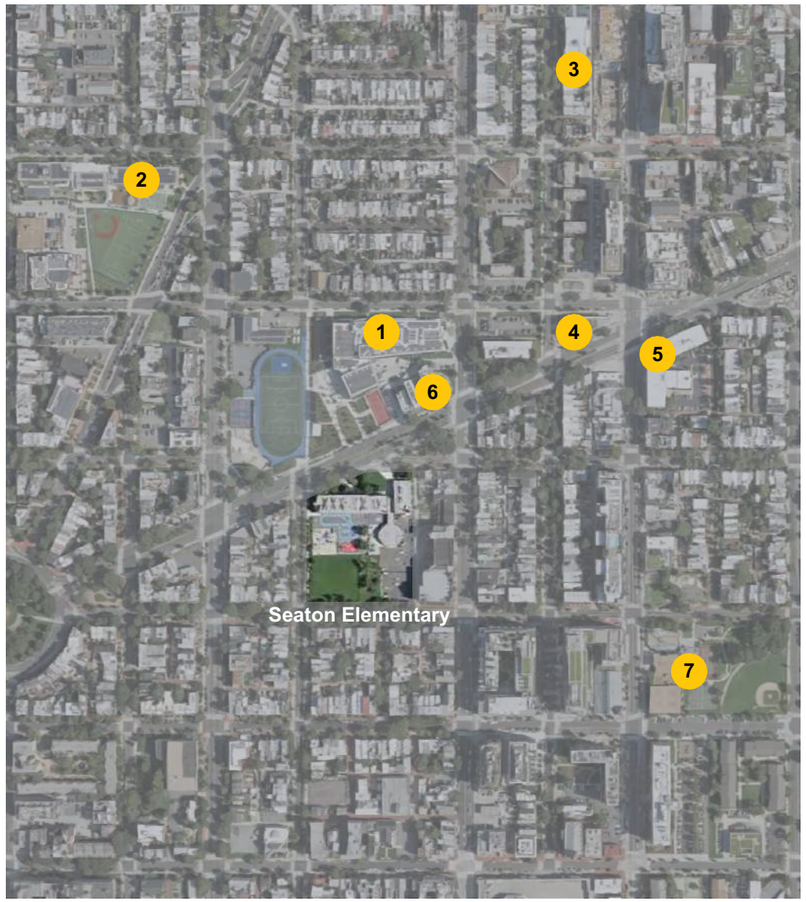
copyright © CGSArchitects 2026

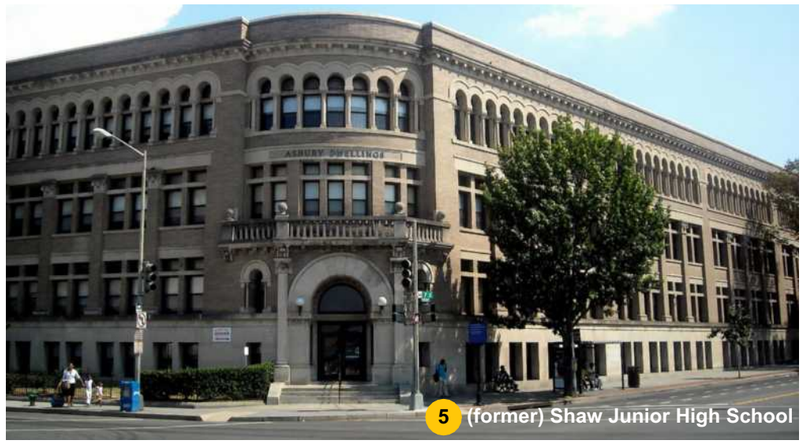
















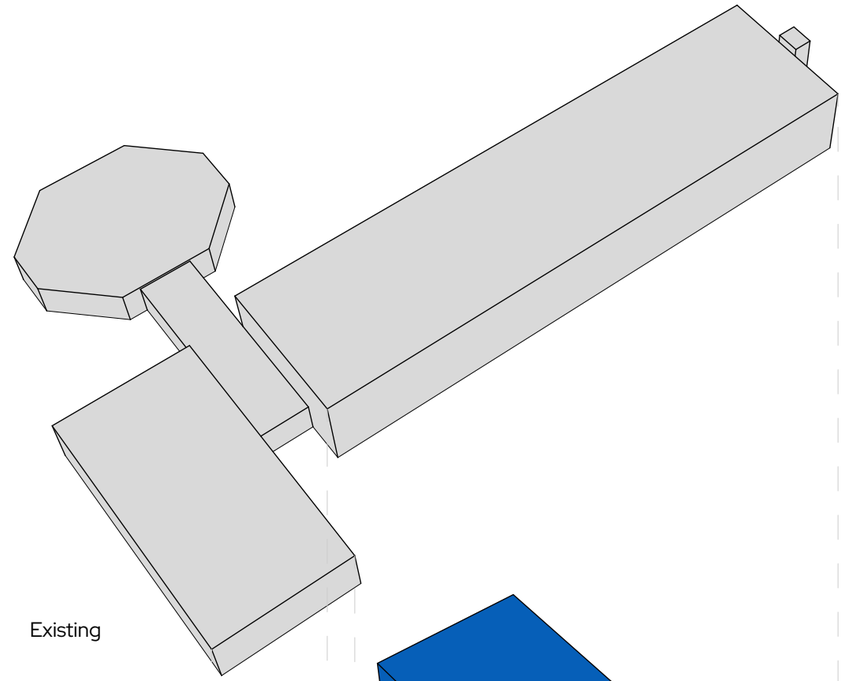
copyright © CGSArchitects 2026

Proposed Design

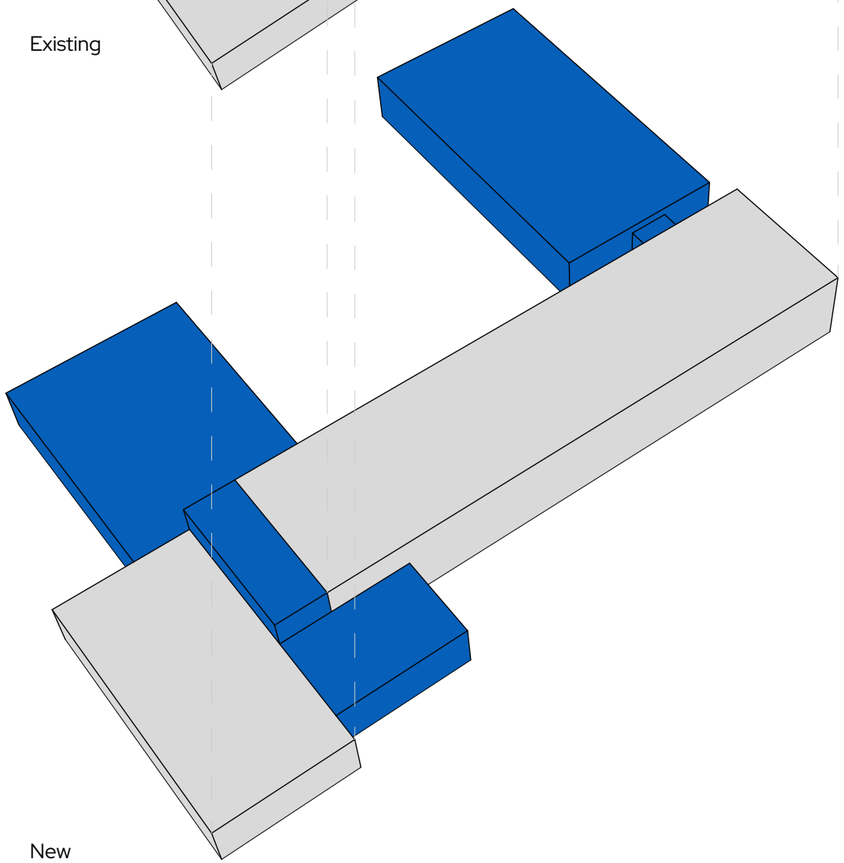
10 Design Parti
11 Site Plan
12-16 Floor Plans
17-19 Exterior Precedents
20-28 Elevations & Renderings



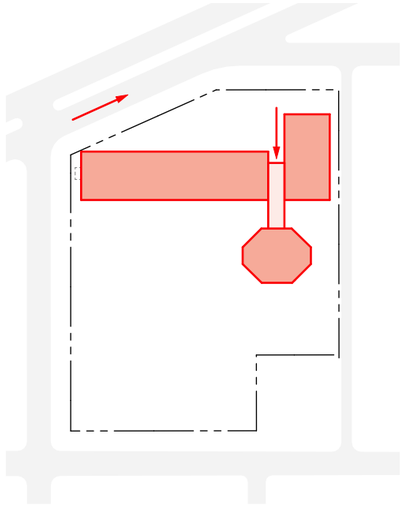
copyright © CGSArchitects 2026



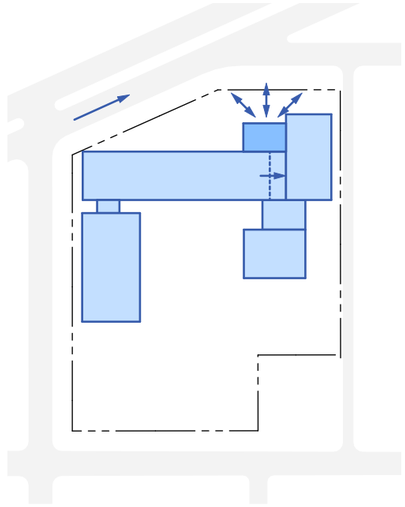
Existing



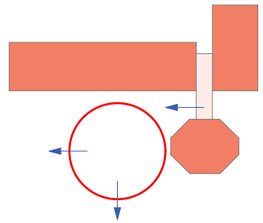
New



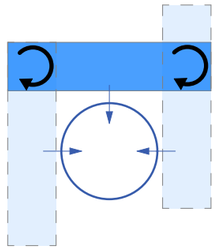
Existing Entry



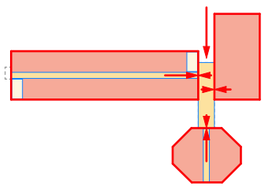
New Entry



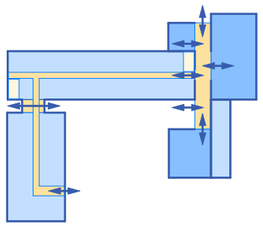
Existing Playground Relationship



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 for 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.

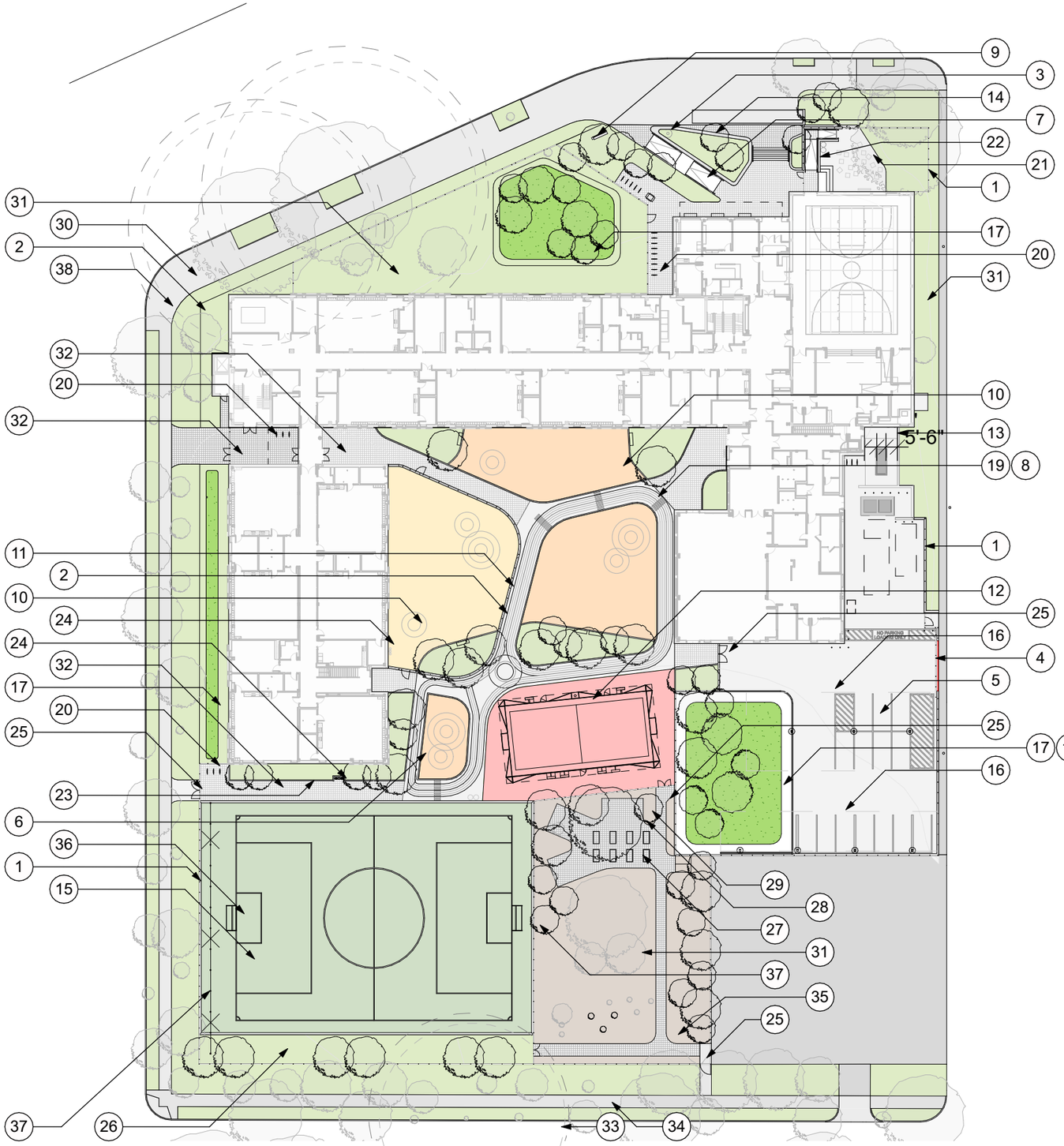
Hub

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.

copyright © CGSArchitects 2026



Legend

1. 8' High, black steel picket fence
2. 4' High, black steel picket fence
3. Flagpole
4. 8' High manual steel sliding vehicular gate
5. Asphalt paving (vehicular)
6. 4" CIP Concrete curb
7. CIP Concrete ramp
8. Asphalt paving (pedestrian)
9. Digital school sign
10. PIP Safety surfacing with play equipment & mounds
11. 1' Wide concrete flush curb
12. Salvaged mini-pitch soccer enclosure (install by others)
13. Masonry generator & trash enclosure
14. 18" wide concrete planter with sitting wall
15. Synthetic turf field with under drainage
16. Line of PV canopy above
17. Stormwater facility plantings
18. CIP Concrete bioretention curb
19. Traffic garden painted acrylic over asphalt paving
20. DDOT compliant SS bike racks
21. Solid wood block stools
22. Outdoor whiteboard
23. Trash and recycling receptacles
24. Exterior water fountain w filler
25. Pedestrian gate with timeclock controlled access
26. Backless bench
27. Prefabricated metal shed on 8x10 concrete pad
28. Free standing yard hydrant
29. 3' X 6' X 1.5' Raised planting beds
30. Existing Concrete sidewalk
31. Protected / restored existing natural turf / garden area
32. Permeable paving
33. Area of heritage tree protection
34. Existing brick sidewalk, patch to match where disturbed
35. Stabilized aggregate path
36. Soccer goal
37. 12' High Soccer ball stop net and post system



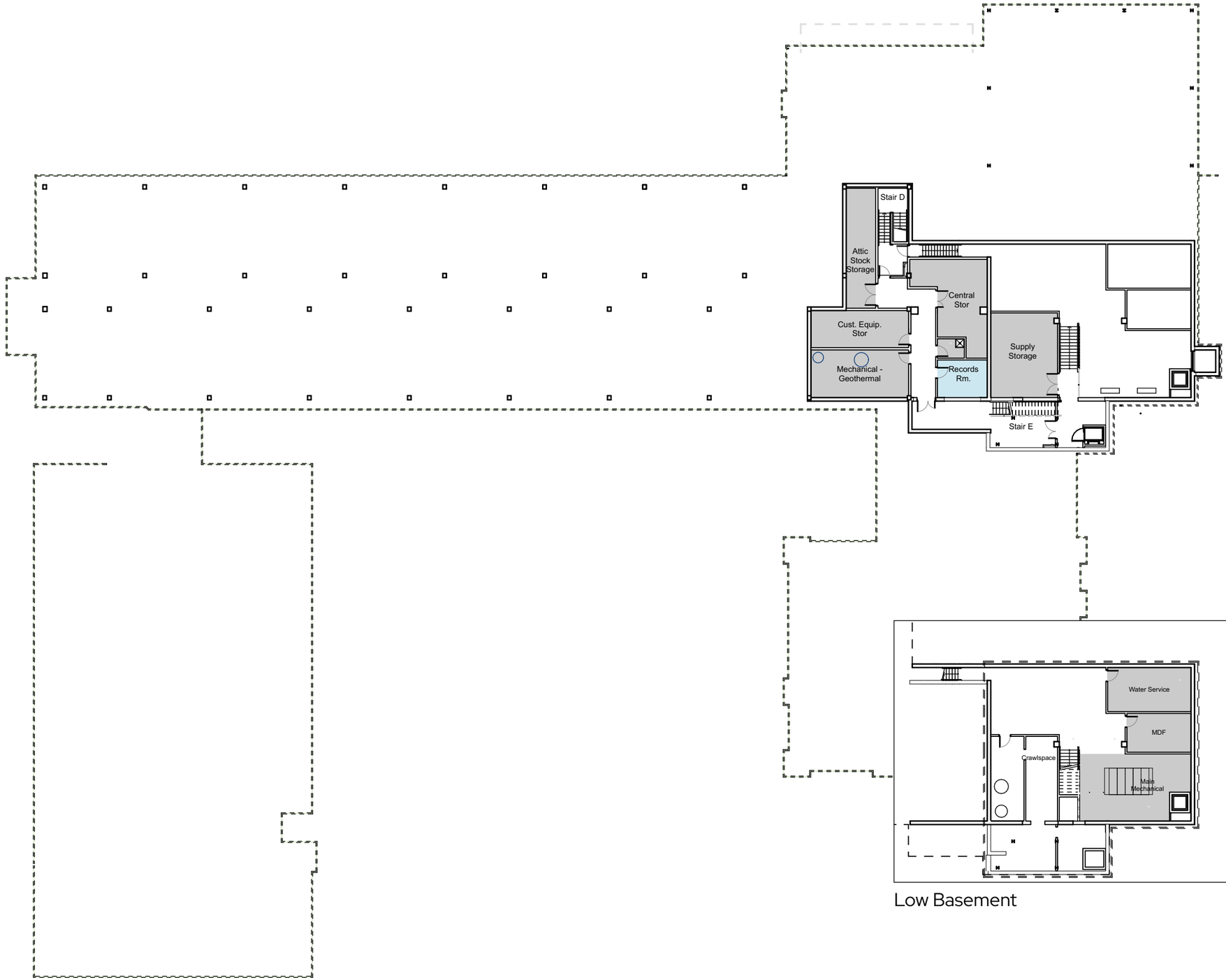
SEATON ELEMENTARY SCHOOL MODERNIZATION
Proposed Design - Site Plan
November 03, 2026
printed on: Tuesday, November 3, 2026

NOT TO SCALE

GCS||SIGAL

CGS

copyright © CGSArchitects 2026



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

Basement Floor Plan

November 03, 2026

printed on: Tuesday, November 3, 2026

0 30' 60'

11

GCS||SIGAL

CGS

copyright © CGSArchitects 2026



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

November 03, 2026

printed on: Tuesday, November 3, 2026

0 30' 60'

12

GCS||SIGAL

CGS

copyright © CGSArchitects 2026



LEGEND

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

SEATON ELEMENTARY SCHOOL MODERNIZATION

Second Floor Plan

November 03, 2026

printed on: Tuesday, November 3, 2026

0 30' 60'

13

GCS||SIGAL

CGS

copyright © CGSArchitects 2026



LEGEND

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

SEATON ELEMENTARY SCHOOL MODERNIZATION

Third Floor Plan

November 03, 2026

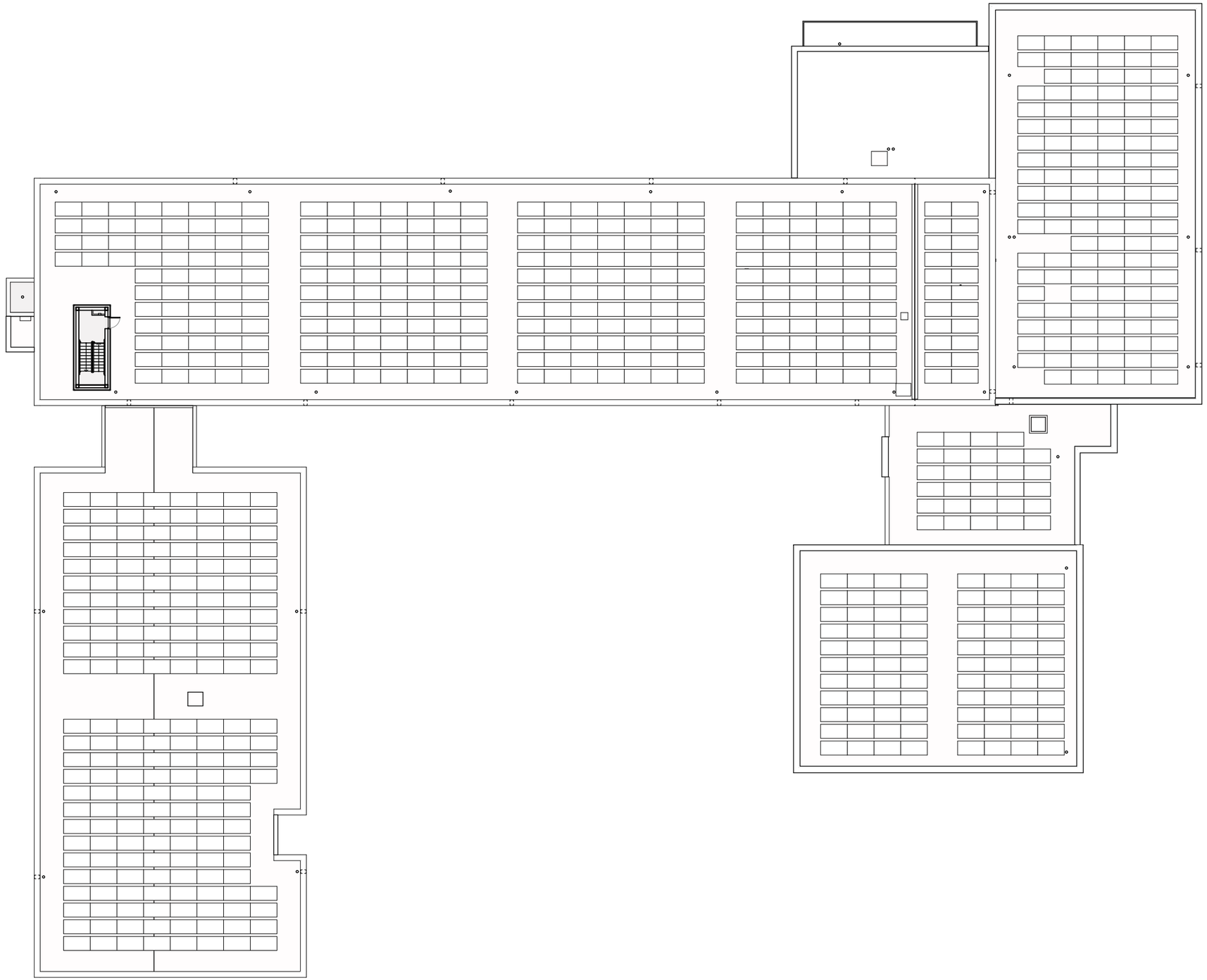
printed on: Tuesday, November 3, 2026

0 30' 60'

GCS||SIGAL

CGS

copyright © CGSArchitects 2026



LEGEND

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

SEATON ELEMENTARY SCHOOL MODERNIZATION

Roof Plan

November 03, 2026

printed on: Tuesday, November 3, 2026

0 30' 60'

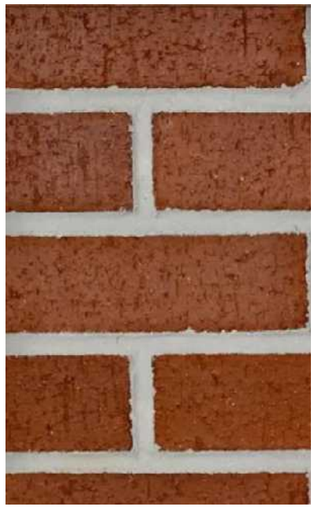
15

GCS||SIGAL

CGS

copyright © CGSArchitects 2026

Material Palette



Accent Brick (BR-2)
224 Red Wire-cut (Continental)



Concrete (CONC-1)
Natural Concrete

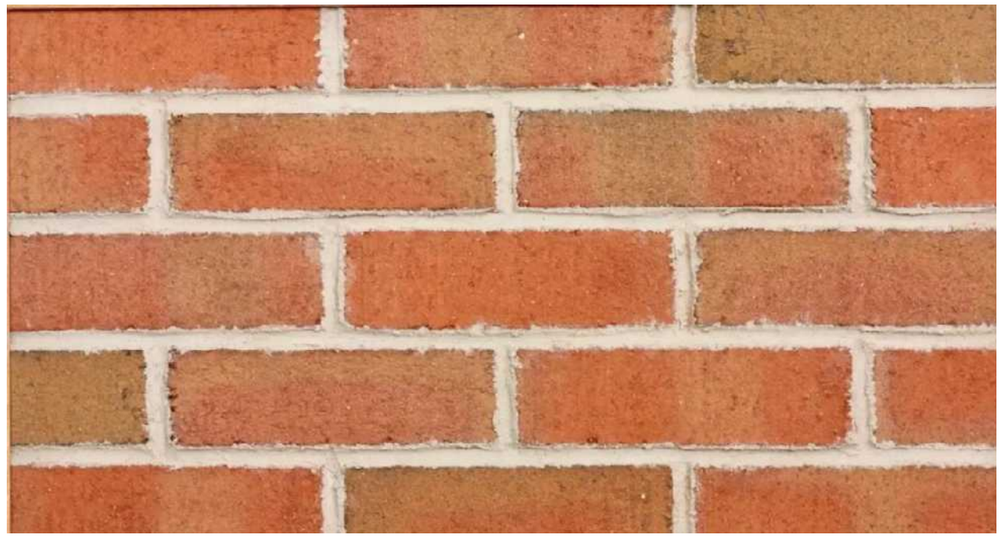


Cast Stone (CS-1)
Antique Buff - 306 (Arban)

Metal Panel (ACM-1)
Slate Grey (Reynobond)

Storefront (SF-1)
Stone Grey (Flouropon)

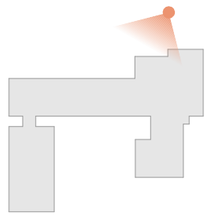




Main Exterior Brick (BR-1)
440 Red Flashed (Continental Brick)

copyright © CGSArchitects 2026



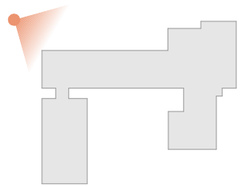


SEATON ELEMENTARY SCHOOL MODERNIZATION
Entry View
November 03, 2026
printed on: Tuesday, November 3, 2026

GCS||SIGAL CGS

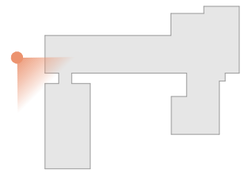
copyright © CGSArchitects 2026





copyright © CGSArchitects 2026





SEATON ELEMENTARY SCHOOL MODERNIZATION

10th Street Looking North

November 03, 2026

printed on: Tuesday, November 3, 2026

GCS||SIGAL

CGS

copyright © CGSArchitects 2026



SEATON ELEMENTARY SCHOOL MODERNIZATION

10th Street Looking North

November 03, 2026

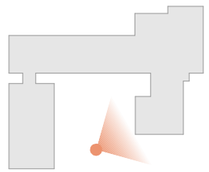
printed on: Tuesday, November 3, 2026

GCS||SIGAL

CGS

copyright © CGSArchitects 2026





copyright © CGSArchitects 2026



North Elevation



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

SEATON ELEMENTARY SCHOOL MODERNIZATION
Elevations
November 03, 2026
printed on: Tuesday, November 3, 2026

0 8' 16' 24'

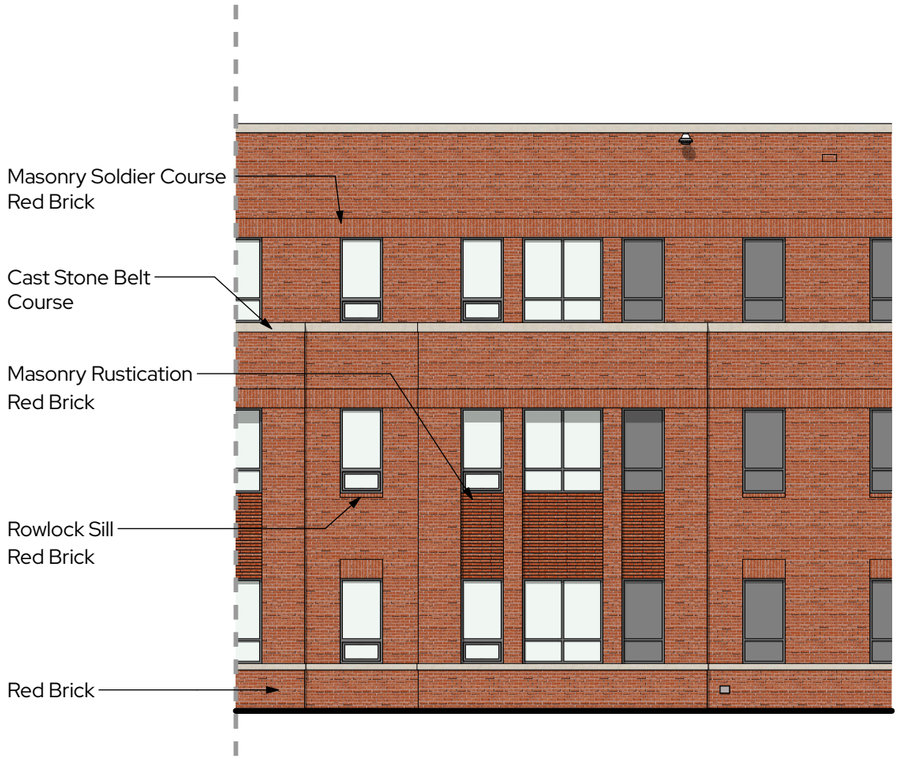
GCS||SIGAL

CGS

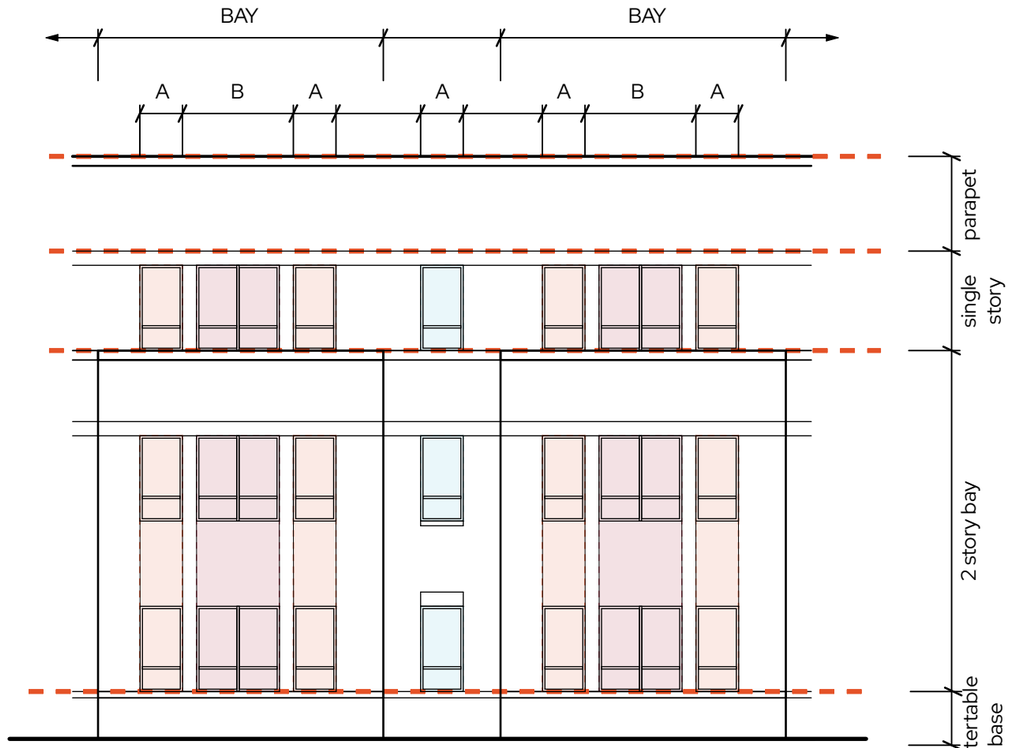
copyright © CGSArchitects 2026

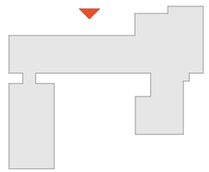


North Elevation



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





SEATON ELEMENTARY SCHOOL MODERNIZATION
Elevations
November 03, 2026
printed on: Tuesday, November 3, 2026

0 8' 16' 24'

GCS||SIGAL CGS

copyright © CGSArchitects 2026



South Elevation

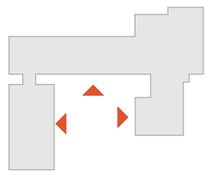




Partial East Elevation



Partial West Elevation



SEATON ELEMENTARY SCHOOL MODERNIZATION
Elevations
November 03, 2026
printed on: Tuesday, November 3, 2026

NOT TO SCALE

GCS||SIGAL

CGS

copyright © CGSArchitects 2026



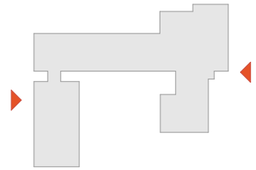
West Elevation



East Elevation







SEATON ELEMENTARY SCHOOL MODERNIZATION

Elevations

November 03, 2026

printed on: Tuesday, November 3, 2026

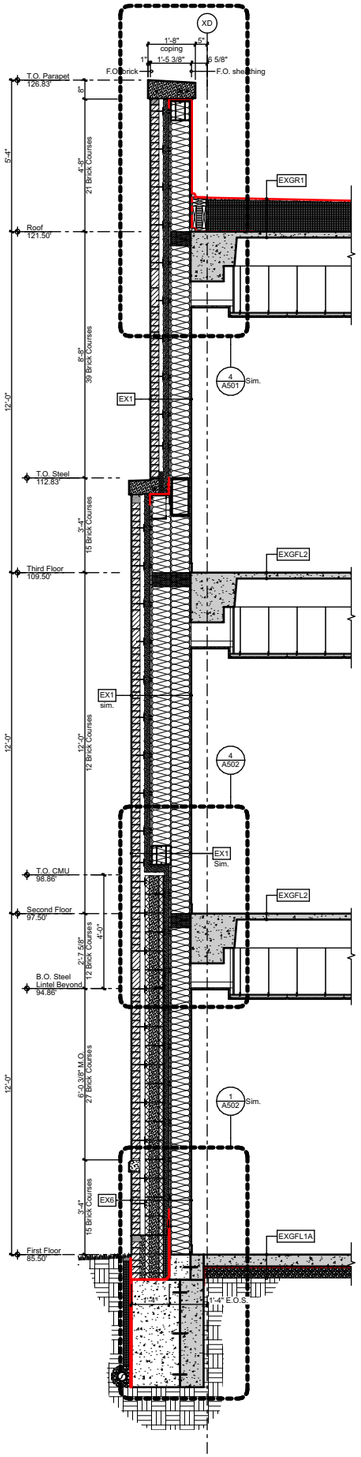
NOT TO SCALE

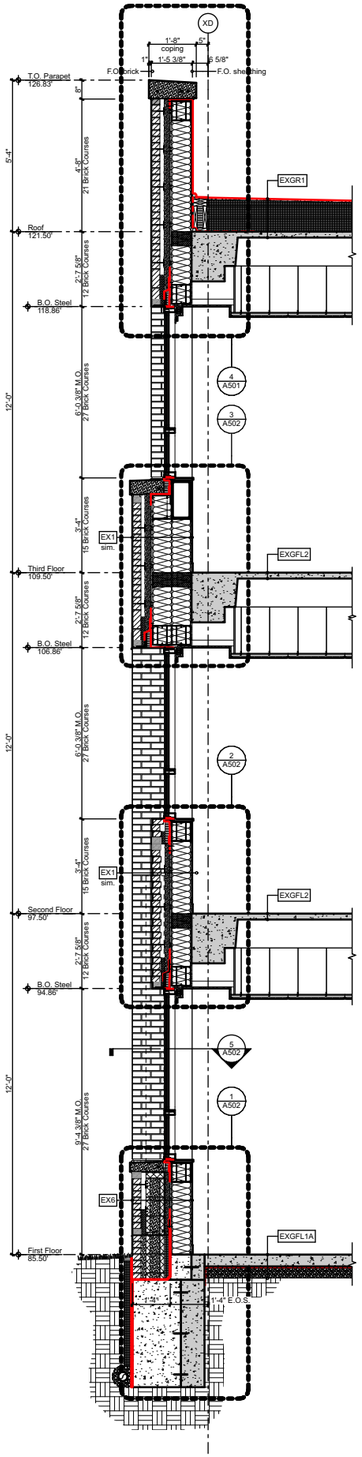
GCS||SIGAL

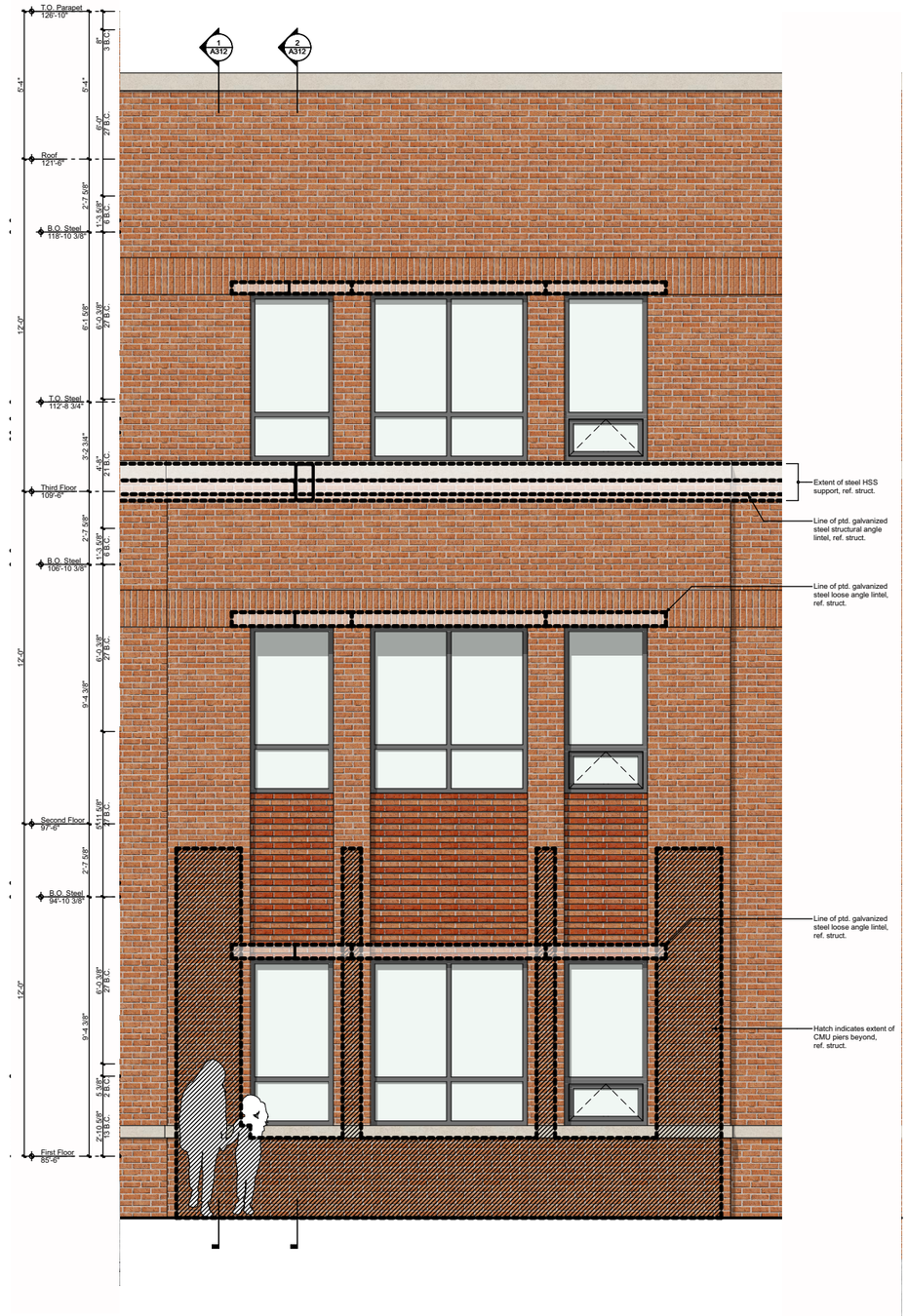
CGS

copyright © CGSArchitects 2026

Construction Details - Excerpt

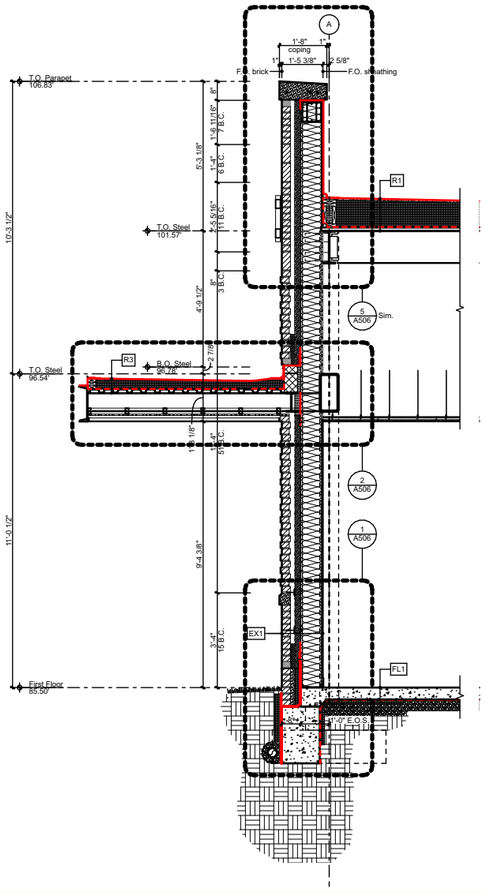


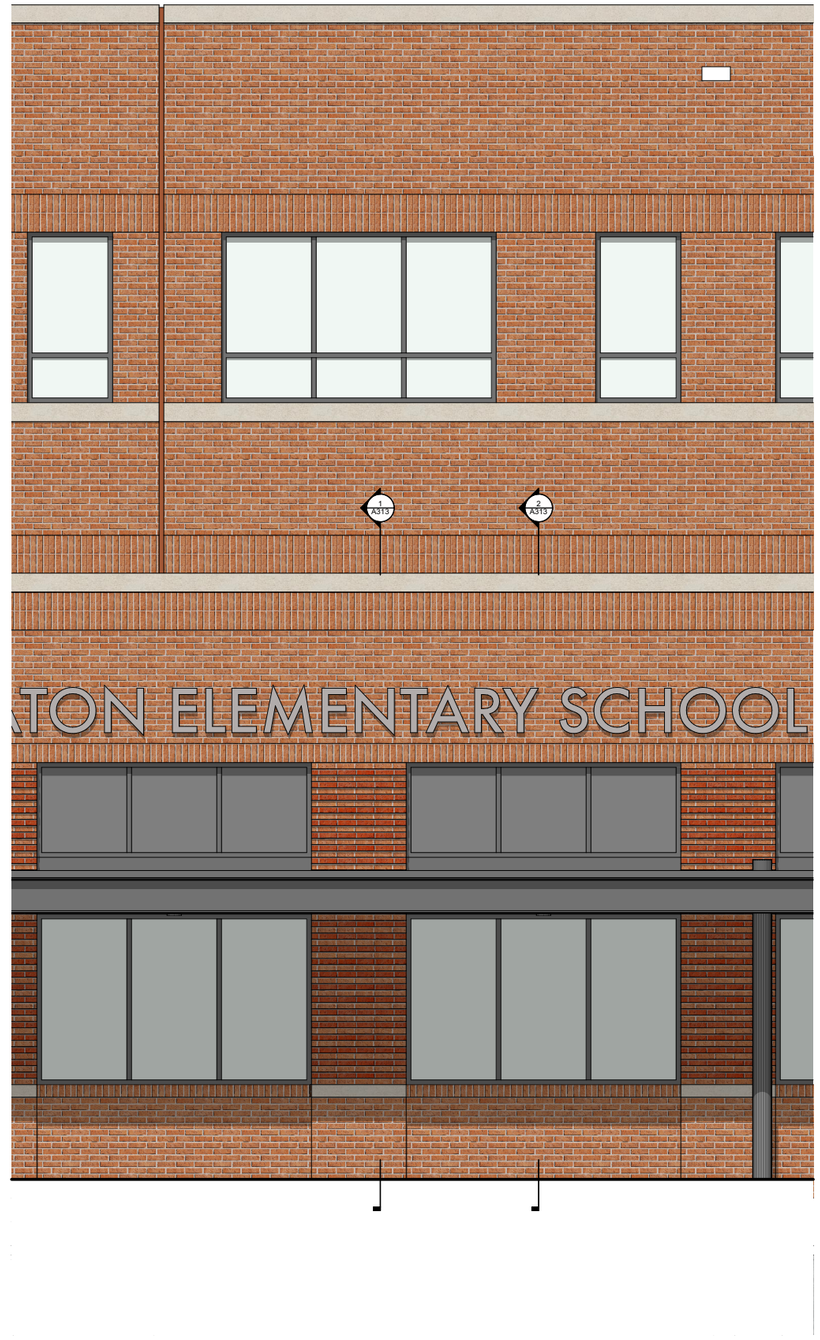




copyright © CGSArchitects 2026

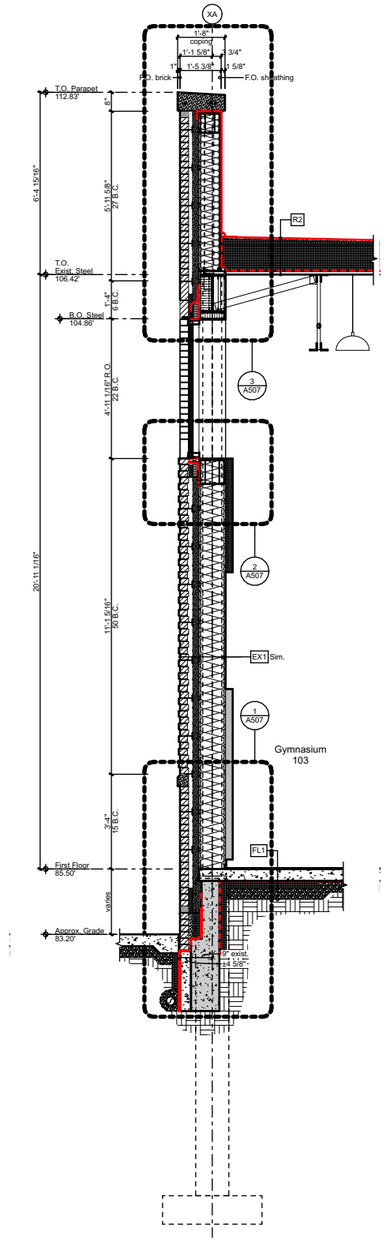
Construction Details - Excerpt

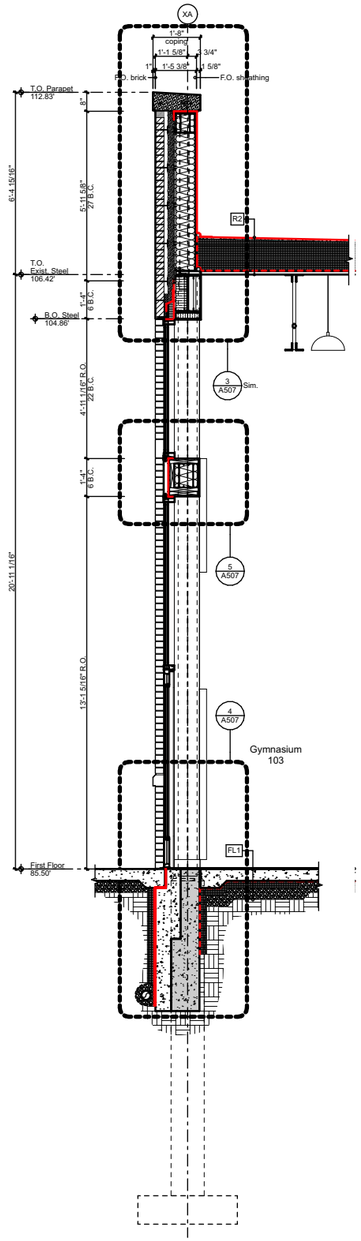




copyright © CGSArchitects 2026

Construction Details - Excerpt







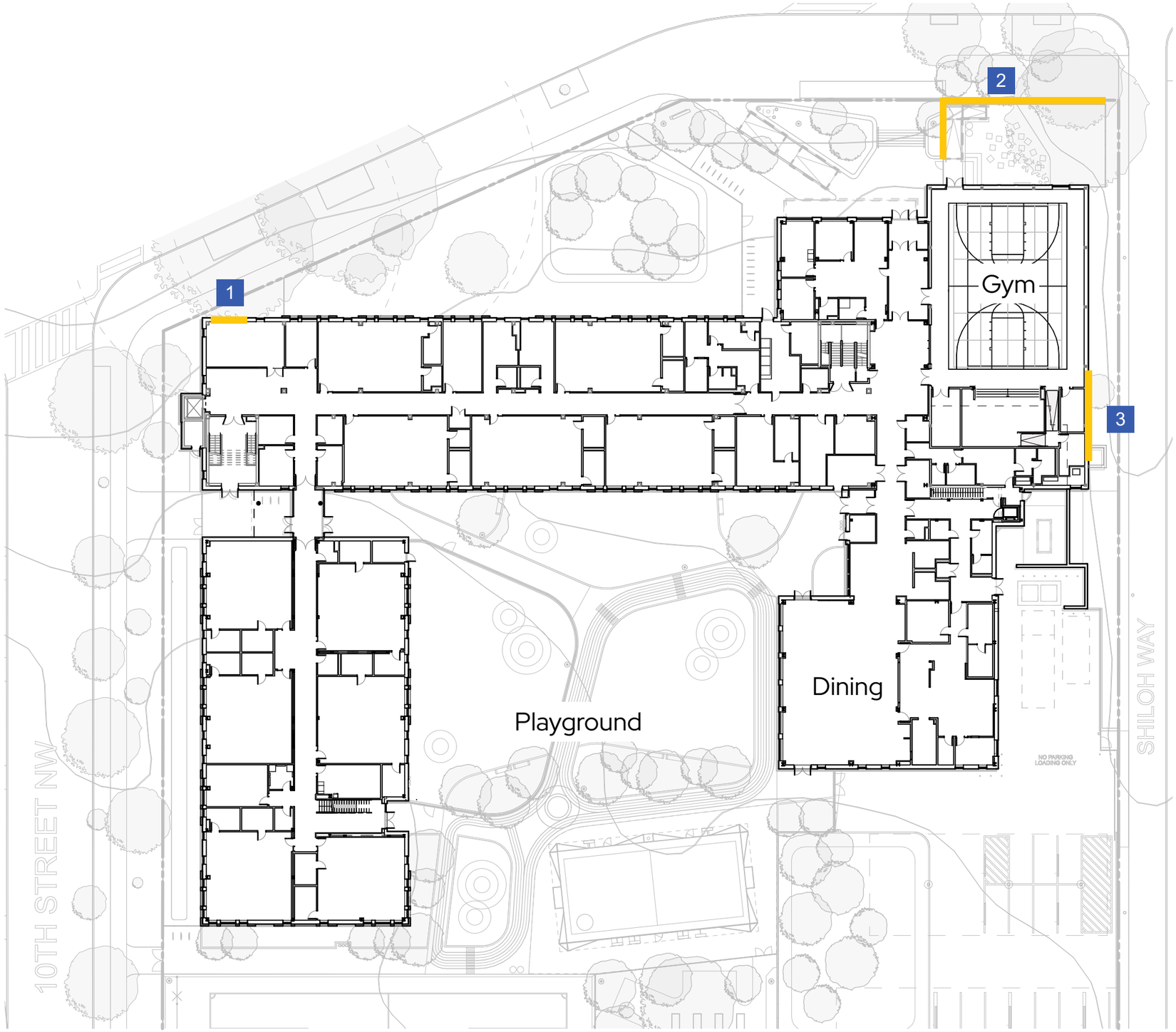
copyright © CGSArchitects 2026

Public Art

1 **10th & Rhode Island**
School and Community Identifier

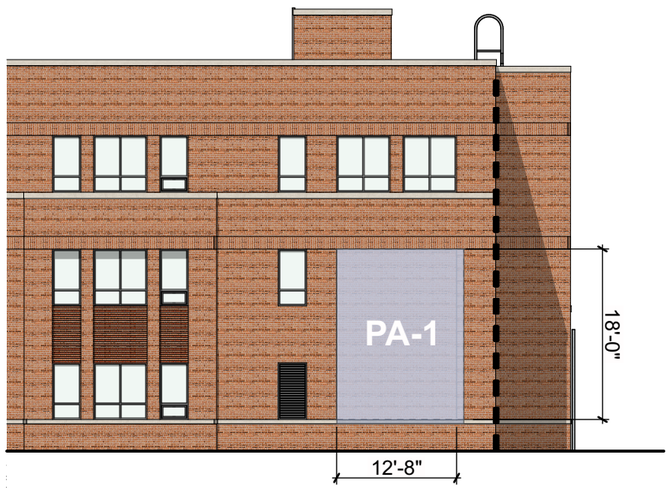
2 **Outdoor Classroom**
Screening with Organic Inspiration

3 **Shiloh Way**
Historic and Neighborhood Mural



copyright © CGSArchitects 2026

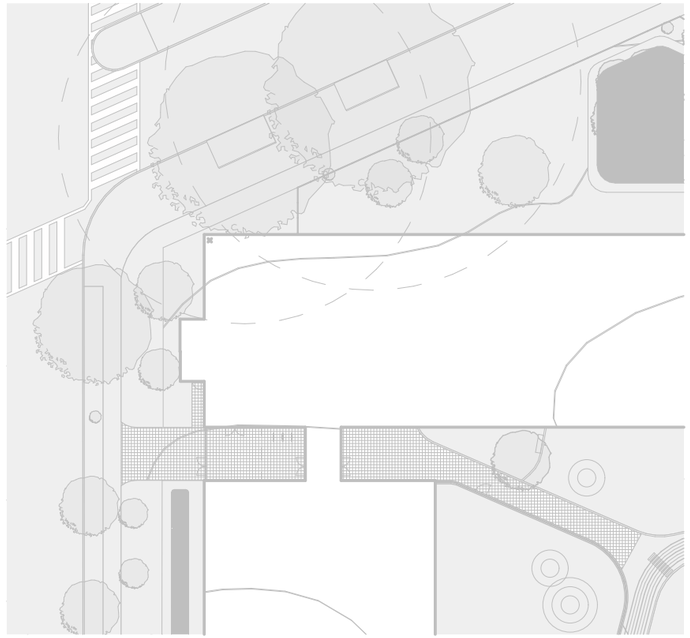
1 Exterior North-West Corner Niche / Community



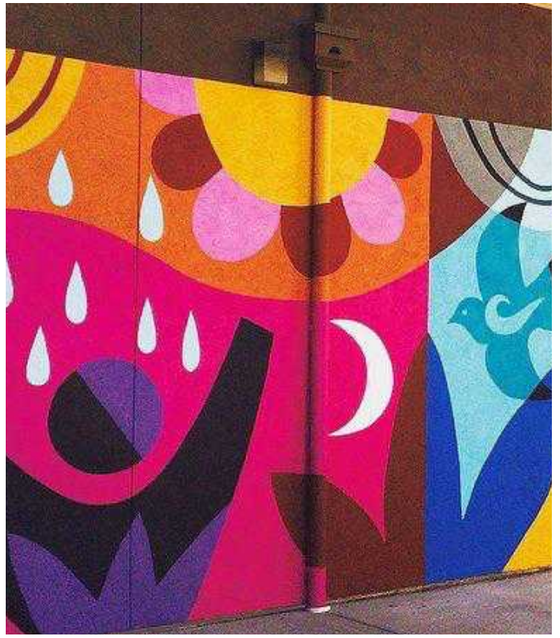
Commission Criteria

Media:	Applied Art 2D, metal cut out, or shallow sculpture
Requirements:	Weatherproof, durable materials. To be mounted on brick - a 1/2" brick recess to define the area of installation.
Context:	Due to the angle of Rhode Island Ave, this corner is the first visual interaction for many visitors. The art should reflect the schools 5 core values and welcome students.
Themes:	School spirit, children learning, growth, hope, welcoming all



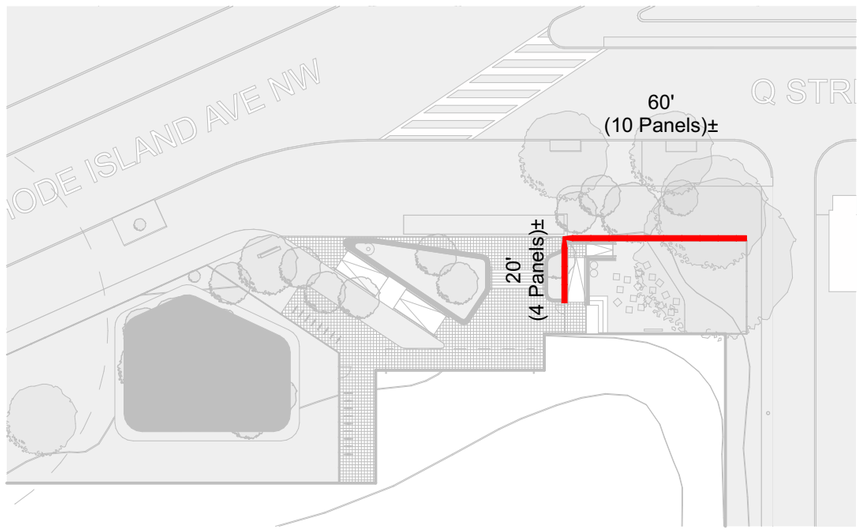






copyright © CGSArchitects 2026

2 Fence Integrated Art / Organic



Commission Criteria

Media:	Integrated Art Fence Panel screens
Requirements:	Metal or other durable / strong material that provides a visual screen for the Outdoor Classroom. Piece should not be solid to allow air circulation. Panel divisions, wind load and spacing to be coordinated with fence vendor.
Context:	Panels are intended to provide visual (and possibly acoustic) separation to an adjacent park and are to be integrated with DCPS standard picket fence. Panels may be interactive, but given the proximity to the entry, could play a way-finding role.
Themes:	Organic, Bees, Exploration, growth, hope, welcoming





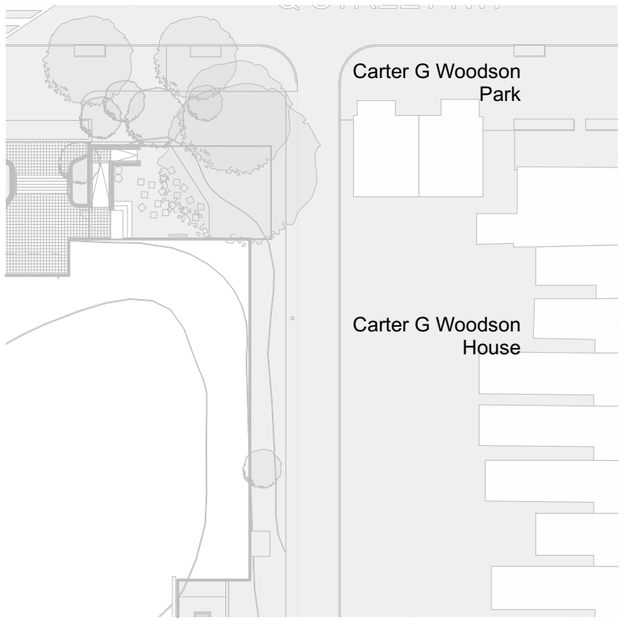


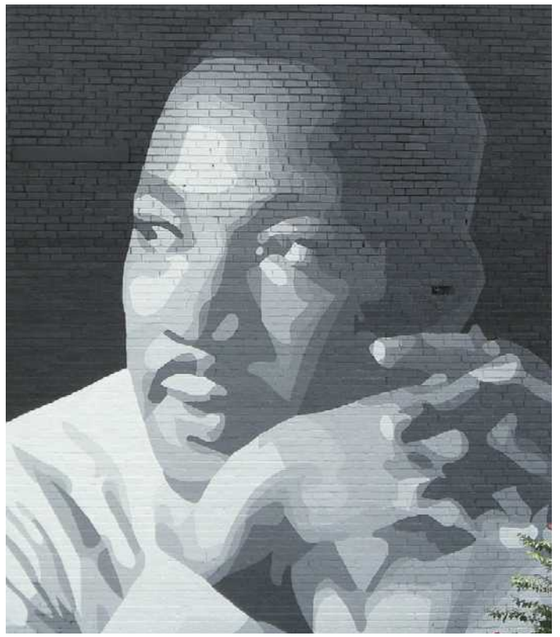


copyright © CGSArchitects 2026

3 Alley Graphics / History / Neighborhood











Commission Criteria

Media:	Applied Art 2D, metal cut-out. Collage or mural aesthetic.
Requirements:	Weatherproof, durable materials. To be mounted on brick - a 1/2" brick recess to define the area of installation.
Context:	The alley backs up to the Carter G. Woodson House, which is on the National historic Register. The original 1969 construction involved raising 2 blocks of townhomes in the historic shaw neighborhood.
Themes:	History. Carter G. Woodson, Shaw

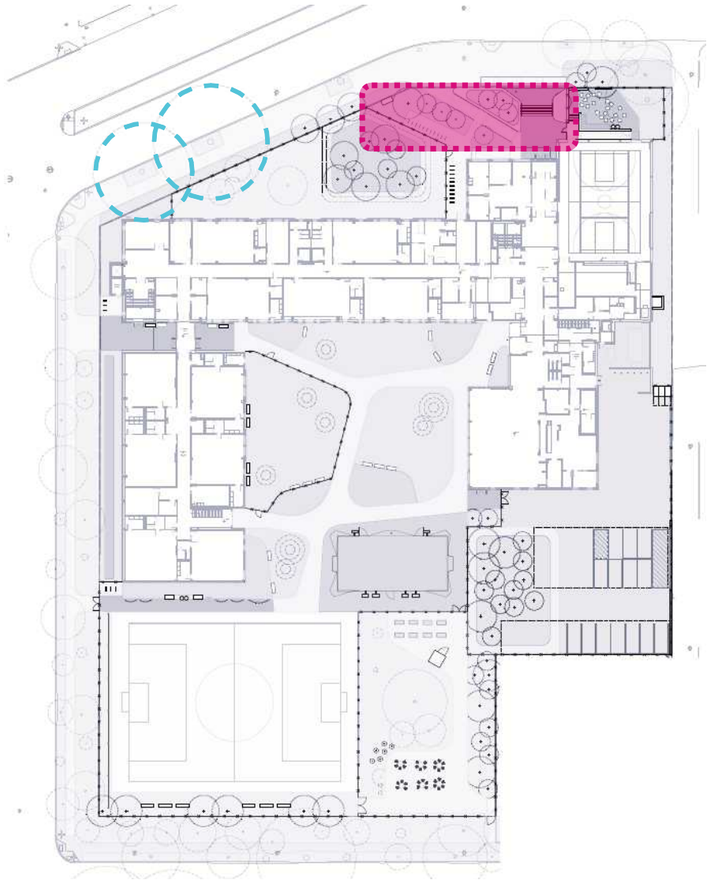


copyright © CGSArchitects 2026

Landscape - Main Entry Plantings

A welcoming arrival experience that uses durable, multi-season plantings with clean forms, open sightlines, and layered native canopy, understory, and shrub plantings that soften the school's facade while screening bike parking.

The North-West corner of the site is also defined by (2) large Willow Oaks, which as heritage trees will be protected through the duration of the project.



TREES



Carpinus caroliniana -
American Hornbeam



Chionanthus virginicus -
White Fringetree

EXISTING



Quercus phellos
Willow Oak
Exist. 41" & 26" caliper Heritage trees

SHRUBS



Ilex glabra -
Dwarf Inkberry Holly



Fothergilla gardenii -
Dwarf Fothergilla

GROUNDCOVERS



Carex pensylvanica -
Pennsylvania Sedge



Aquilegia canadensis -
Red Columbine

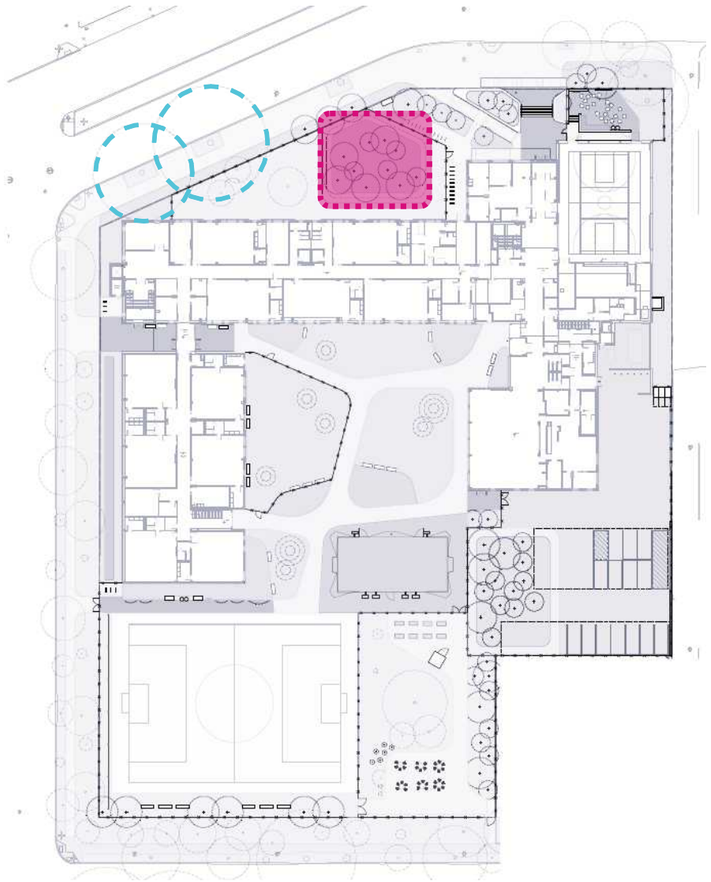


Geranium maculatum -
Wild Geranium

copyright © CGSArchitects 2026

Landscape - North Bioretention

A shade-tolerant stormwater garden that manages runoff while supporting native biodiversity through durable shrubs, hedges, ferns, and understory species adapted to fluctuating moisture and root competition.



TREES



Nyssa sylvatica-
Black Gum



Chionanthus virginicus -
White Fringetree

SHRUBS



Ilex verticillata -
Dwarf Winterberry Holly



Aronia arbutifolia -
Red Chokeberry



Viburnum acerifolium -
Mapleleaf Viburnum



Hamamelis virginiana -
Witch Hazel

GROUNDCOVERS



Maianthemum racemosum -
False Solomon's Seal



Carex crinita -
Fringed Sedge



Phlox divaricata -
Woodland Phlox



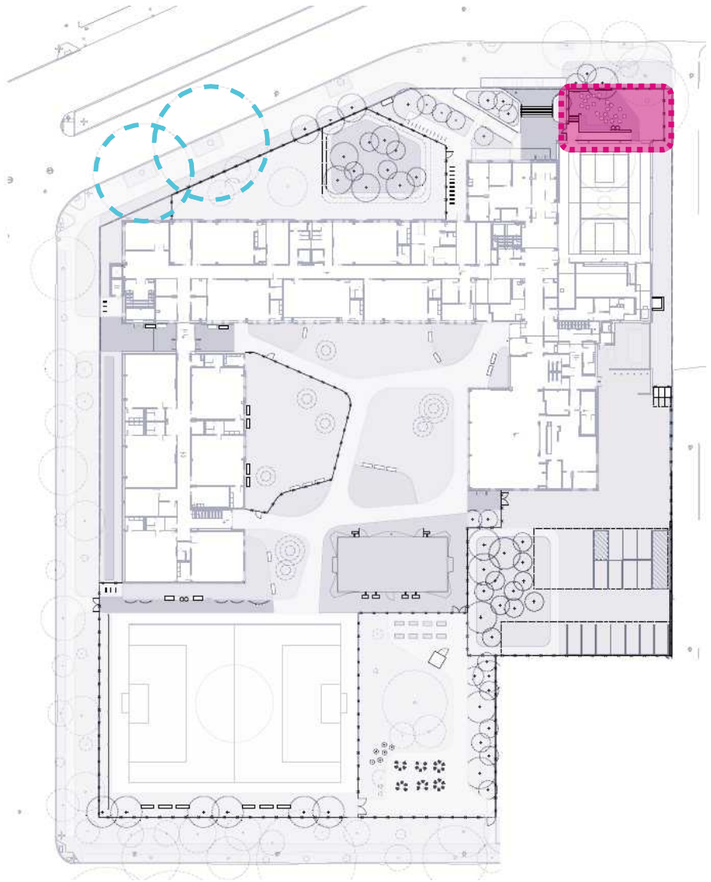
Carex pensylvanica -
Pennsylvania Sedge

copyright © CGSArchitects 2026

Landscape - Outdoor Classroom

The outdoor classroom is intended to be a resilient woodland learning environment beneath the existing mature linden tree, prioritizing shade-tolerant, non-toxic, durable species while providing seasonal interest, ecological value, and opportunities for nature-based education

To help screen the classroom from the public, a lush edge between the classroom and adjacent street, using layered trees, shrubs, grasses, and ferns to provide visual enclosure while maintaining safety and compatibility with the mature linden tree root zone.



Classroom Screening

GROUNDCOVERS



Carex pensylvanica -
Pennsylvania Sedge



Geranium maculatum -
Wild Geranium

SHRUBS



Ilex glabra -
Dwarf Inkberry Holly



Magnolia virginiana -
Sweetbay Magnolia

Outdoor Classroom

SHRUBS



Fothergilla gardenii -
Dwarf Fothergilla



Hydrangea arborescens -
Wild Hydrangea

GROUNDCOVERS



Heuchera americana -
American Alumroot



Carex pensylvanica -
Pennsylvania Sedge



Iris cristata -
Dwarf Crested Iris



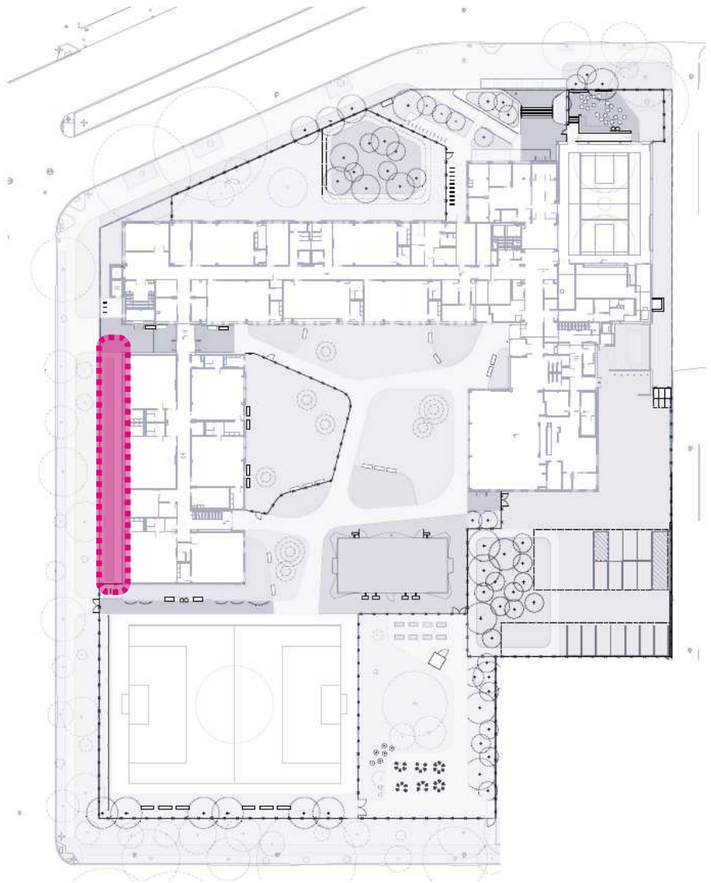
Tiarella cordifolia -
Foamflower

copyright © CGSArchitects 2026

Landscape - West / 10th Street

The west biorerention will be in the backdrop of robust public space plantings along 10th Street. A diverse ecotonal stormwater garden, utilizing a mix of native trees, shrubs, hedges, grasses, and flowering perennials that tolerate alternating wet and dry conditions while providing pollinator habitat, seasonal interest, and educational value.

In the Northwest corner, the design transforms a highly visible corner by using bold masses of native structurally strong grasses and shrubs to create a memorable four-season display against the school's brick facade.



North-West corner

GROUNDCOVERS



Echinacea purpurea -
Purple Coneflower



Panicum vigatum -
Switchgrass

SHRUBS



Hydrangea quercifolia -
Oakleaf Hydrangea

West Bioretention

SHRUBS



Itea virginica -
Virginia Sweetspire



Aronia melanocarpa -
Black Chokeberry



Cephalanthus occidentalis -
Buttonbush



Ilex verticillata -
Dwarf Winterberry Holly

GROUNDCOVERS

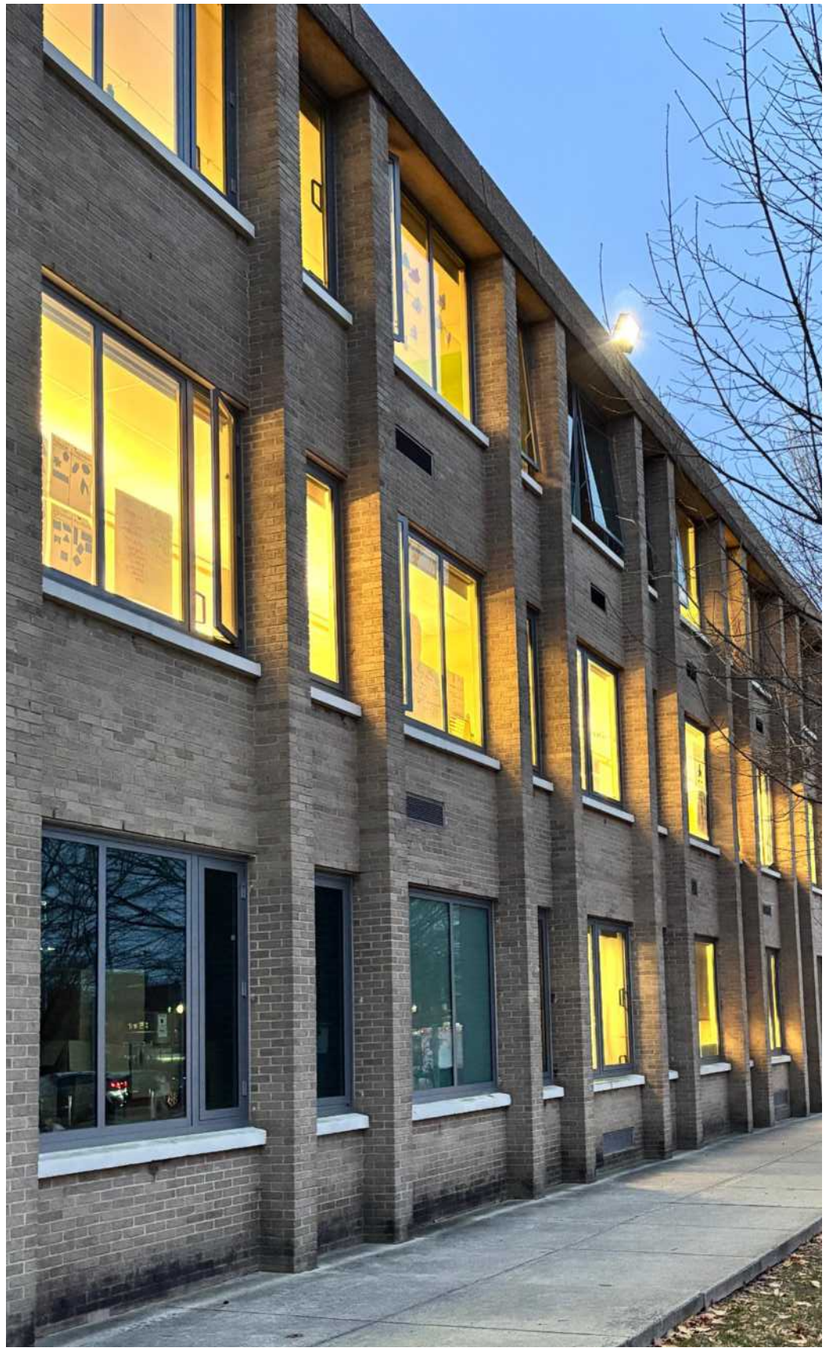


Carex pensylvanica -
Pennsylvania Sedge

copyright © CGSArchitects 2026

Appendix

37-41 Existing Floor Plans
42 Existing Exterior Elevations
43-45 Exterior Precedents



copyright © CGSArchitects 2026



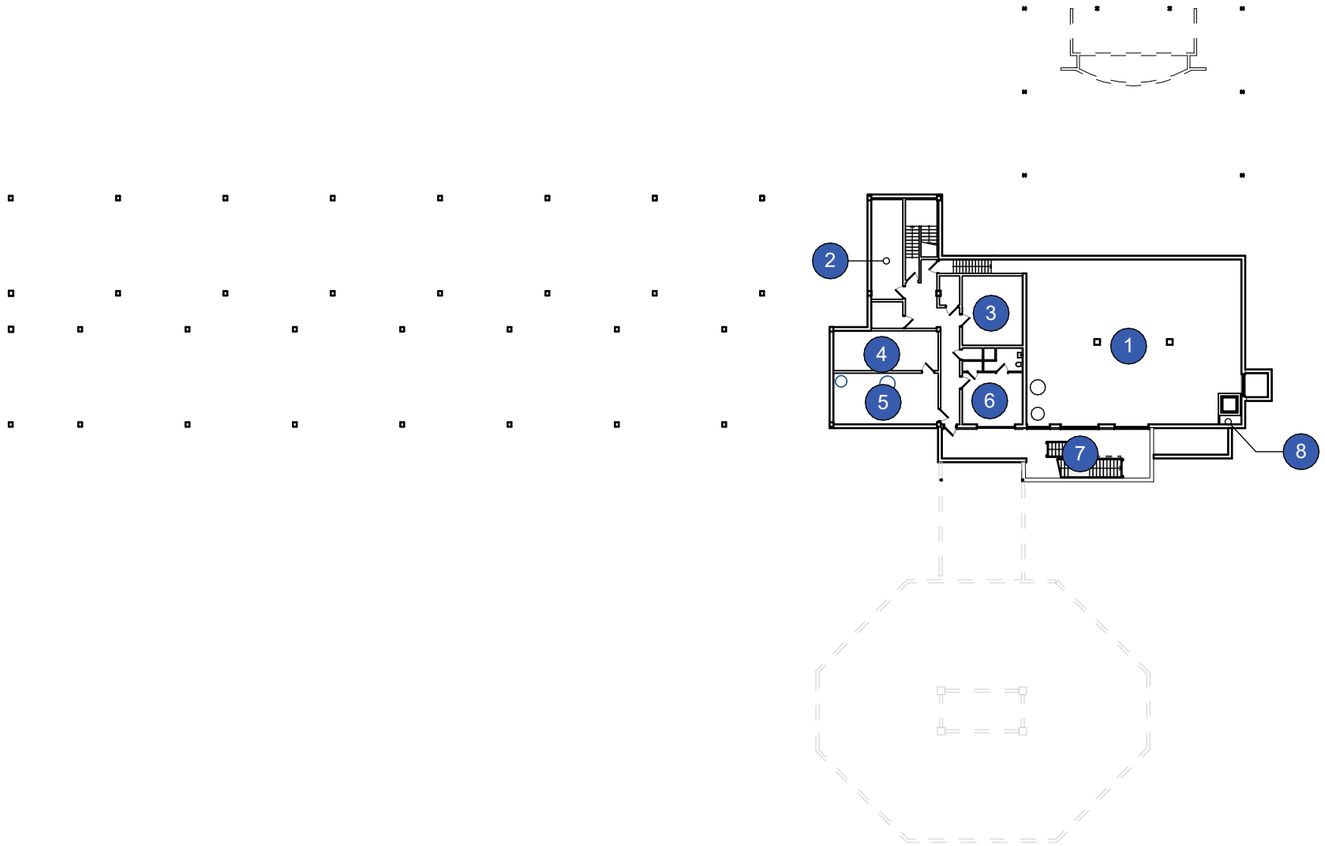
Basement Mechanical



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

SEATON ELEMENTARY SCHOOL MODERNIZATION
Existing Basement Plan
November 03, 2026
printed on: Tuesday, November 3, 2026

0 20' 40' 80'

GCS||SIGAL

CGS

copyright © CGSArchitects 2026



Entry Vestibule

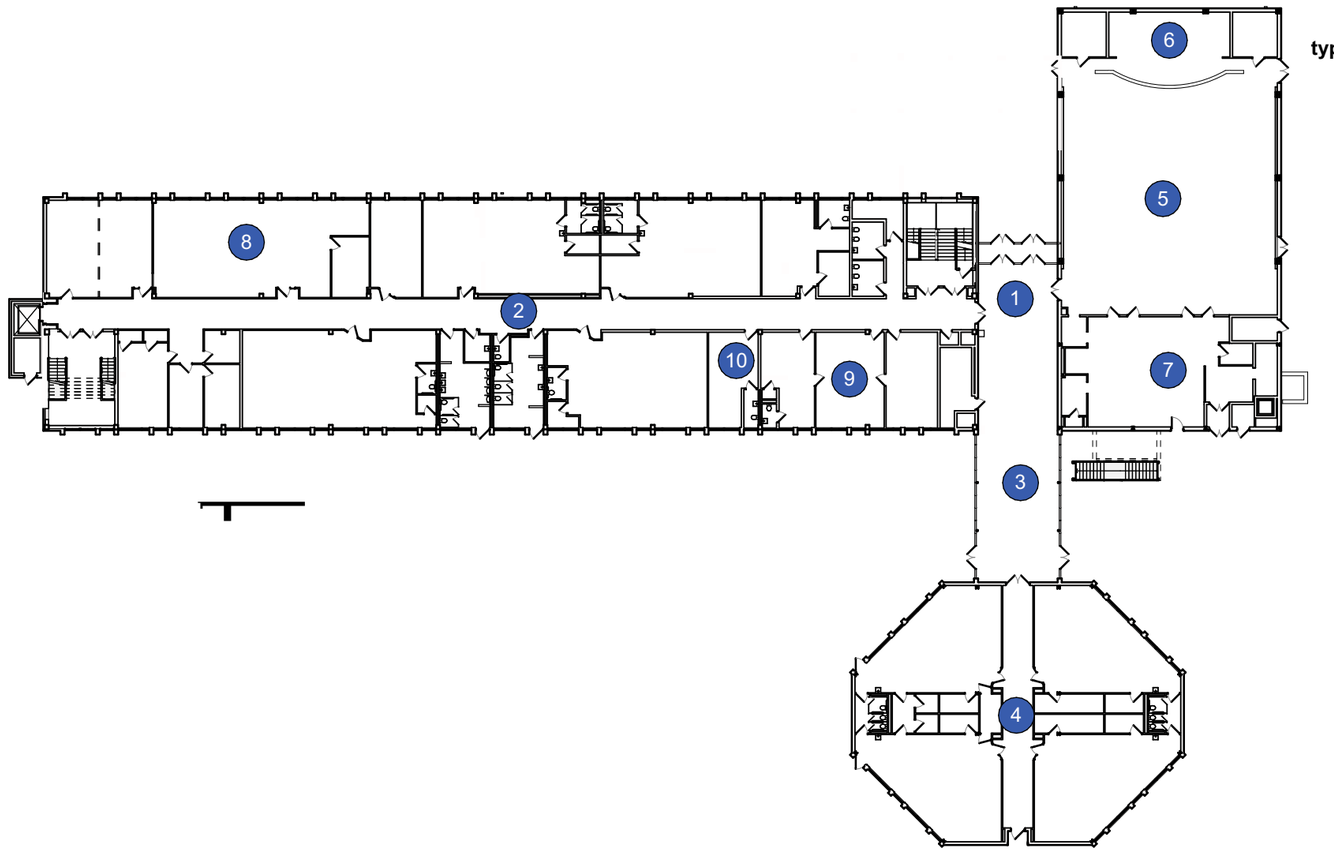


Octagon Wing (Early Education)



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

SEATON ELEMENTARY SCHOOL MODERNIZATION
Existing First Floor Plan
November 03, 2026
printed on: Tuesday, November 3, 2026

0 20' 40' 80'

GCS||SIGAL

CGS

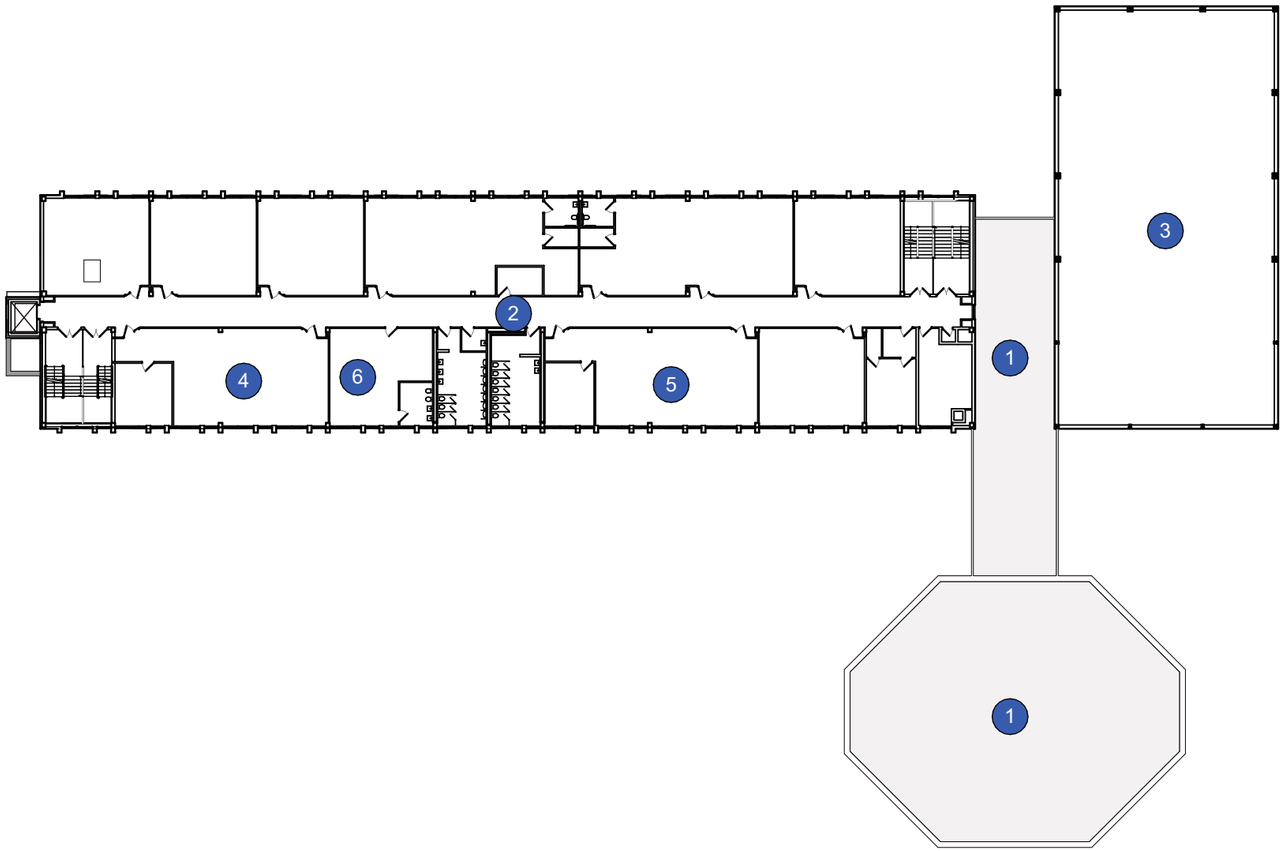
copyright © CGSArchitects 2026


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

SEATON ELEMENTARY SCHOOL MODERNIZATION
Existing Second Floor Plan
November 03, 2026
printed on: Tuesday, November 3, 2026

0 20' 40' 80'

GCS||SIGAL
CGS

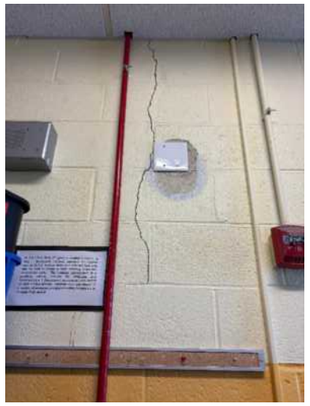
copyright © CGSArchitects 2026



Staff Lounge



Restroom

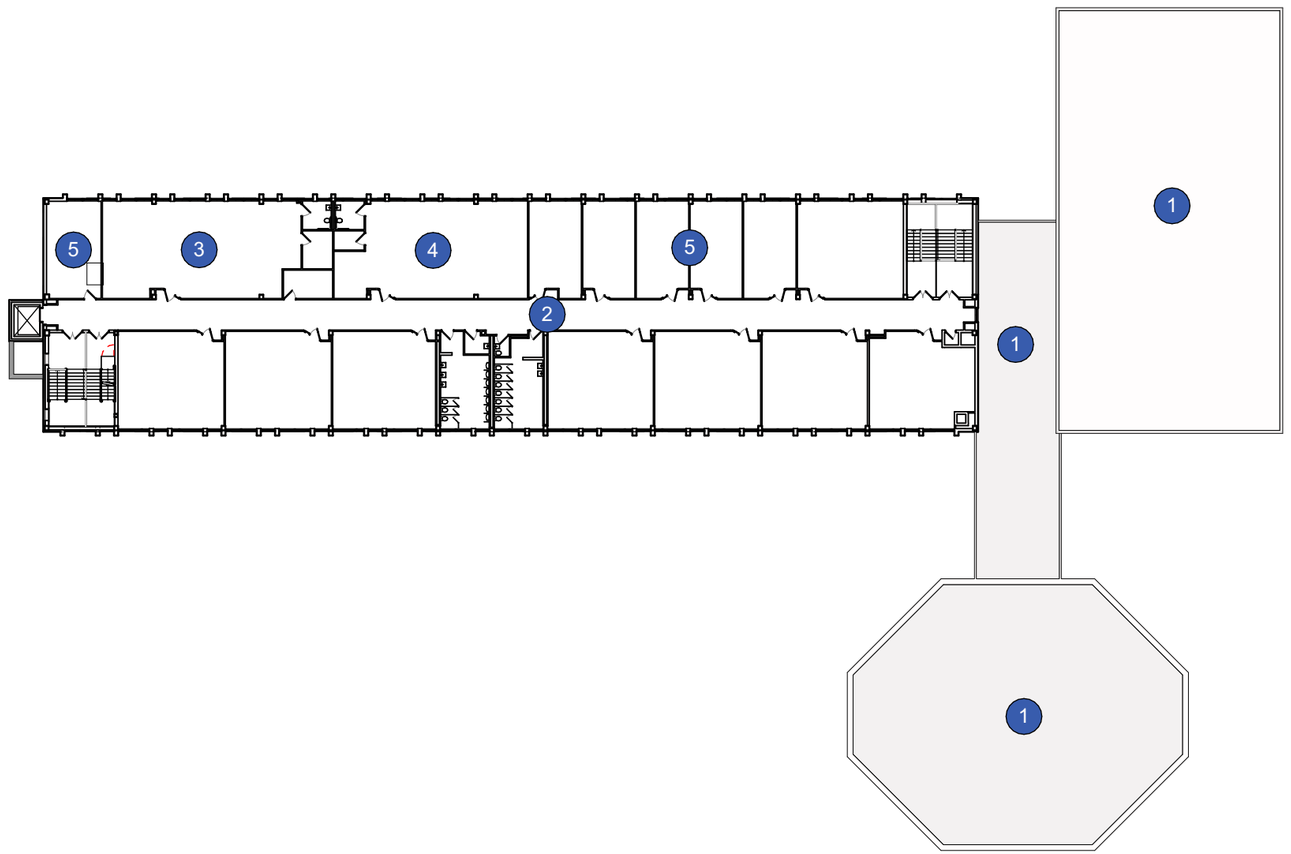


Deferred Maintenance



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

SEATON ELEMENTARY SCHOOL MODERNIZATION
Existing Third Floor Plan
November 03, 2026
printed on: Tuesday, November 3, 2026

40
0 20' 40' 80'

GCS||SIGAL

CGS

copyright © CGSArchitects 2026



Rooftop Units

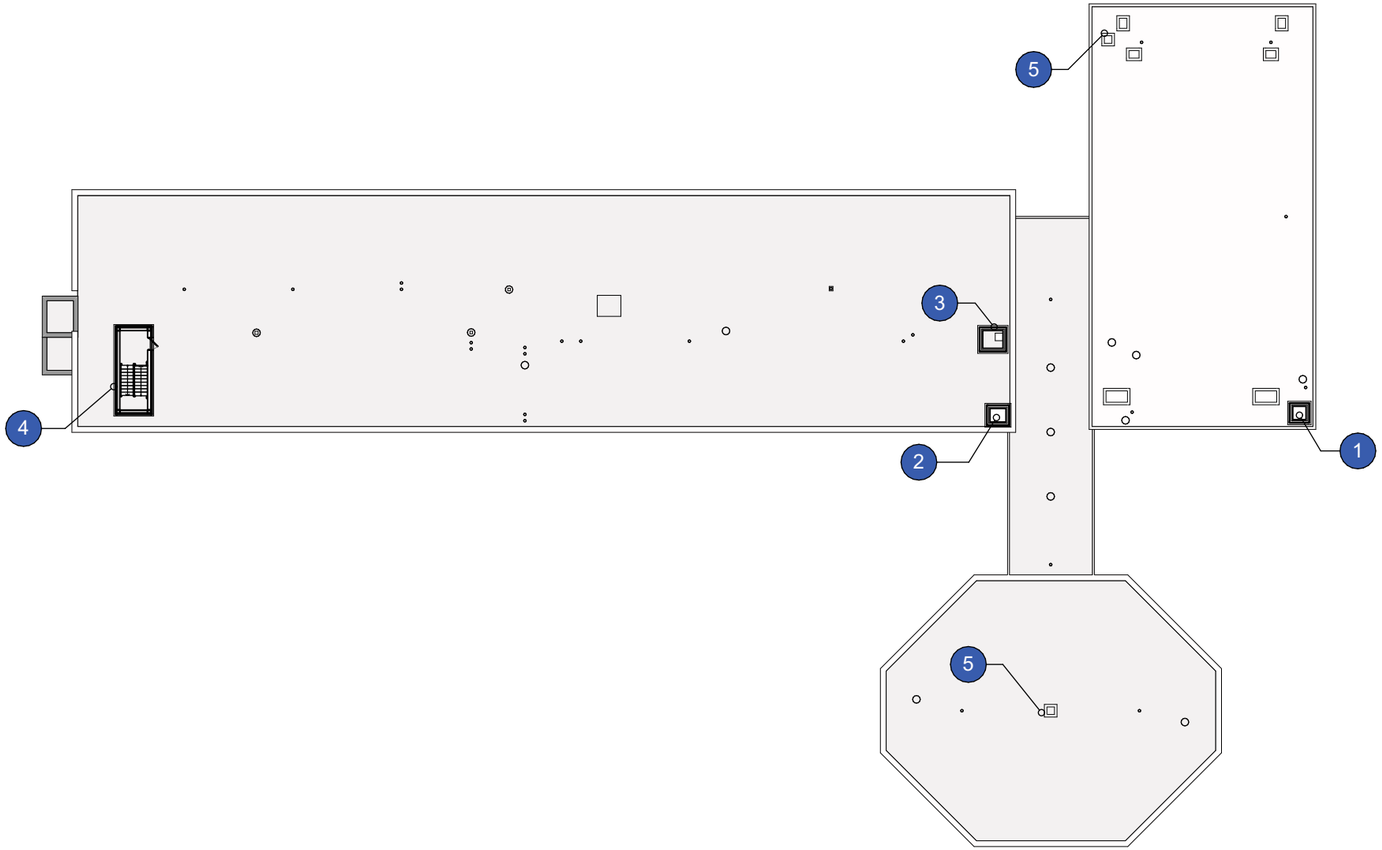


Octagon Roof



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

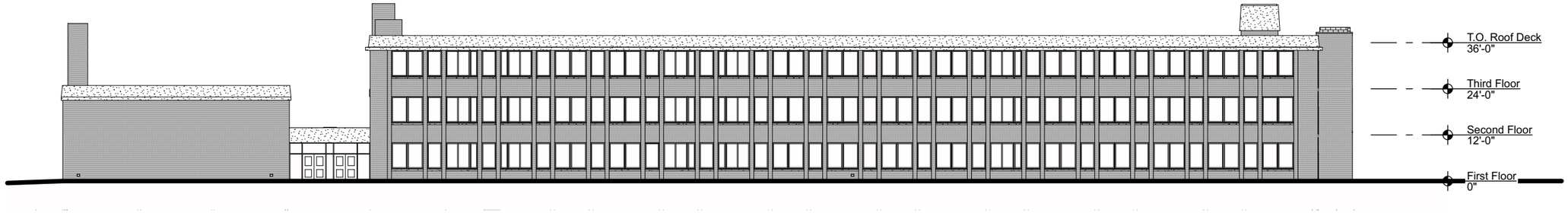
SEATON ELEMENTARY SCHOOL MODERNIZATION
Existing Roof Plan
November 03, 2026
printed on: Tuesday, November 3, 2026

0 20' 40' 80'

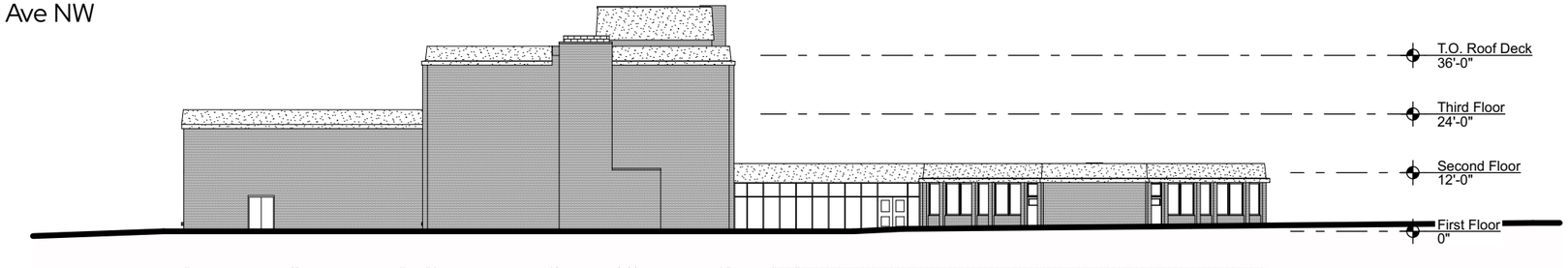
GCS||SIGAL

CGS

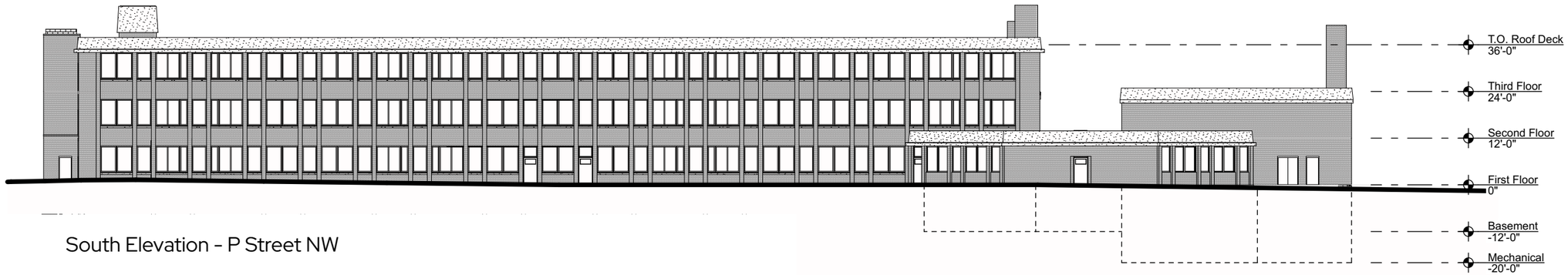
copyright © CGSArchitects 2026



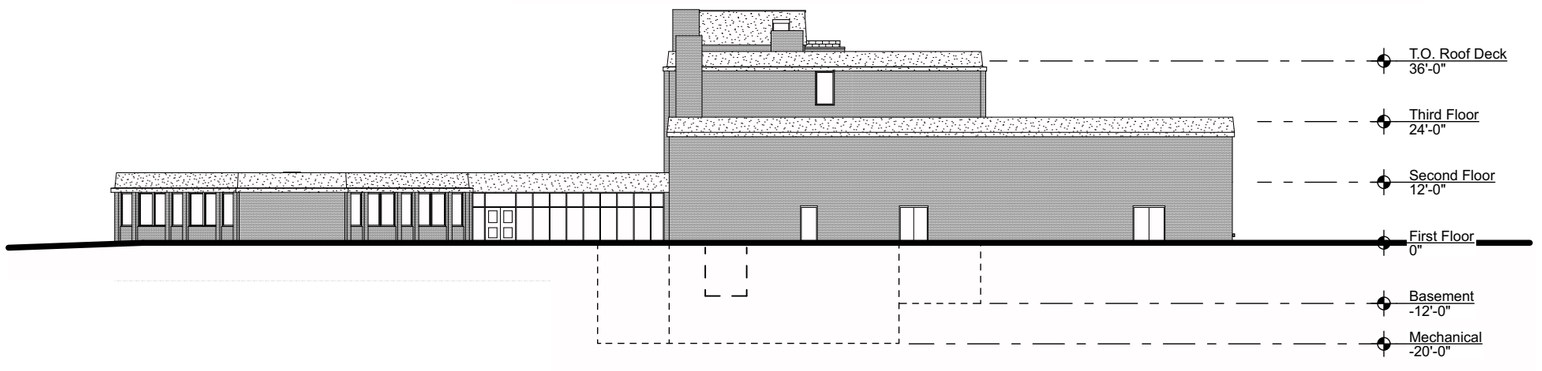
North Elevation - Rhode Island Ave NW



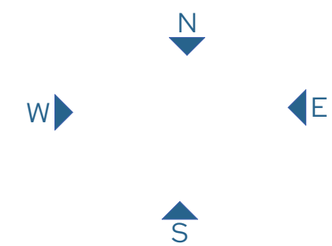
West Elevation - 10th Street NW



South Elevation - P Street NW



East Elevation - Alley



SEATON ELEMENTARY SCHOOL MODERNIZATION

Existing Exterior Elevations

November 03, 2026

printed on: Tuesday, November 3, 2026

42

0 30' 60'

GCS||SIGAL

CGS

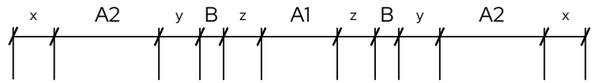
copyright © CGSArchitects 2026



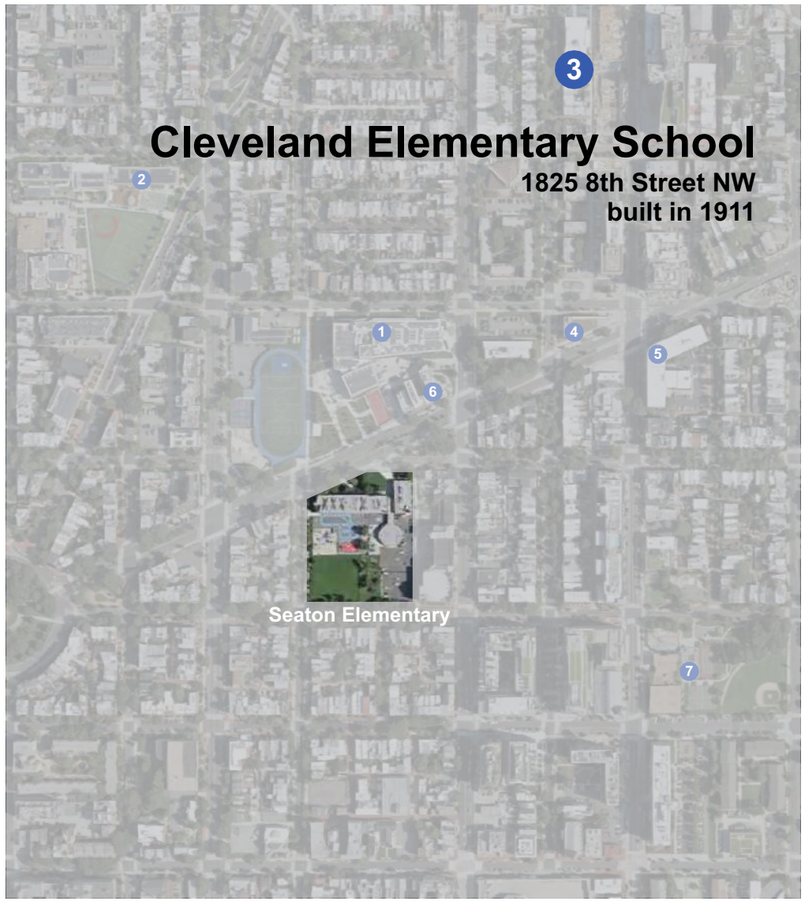












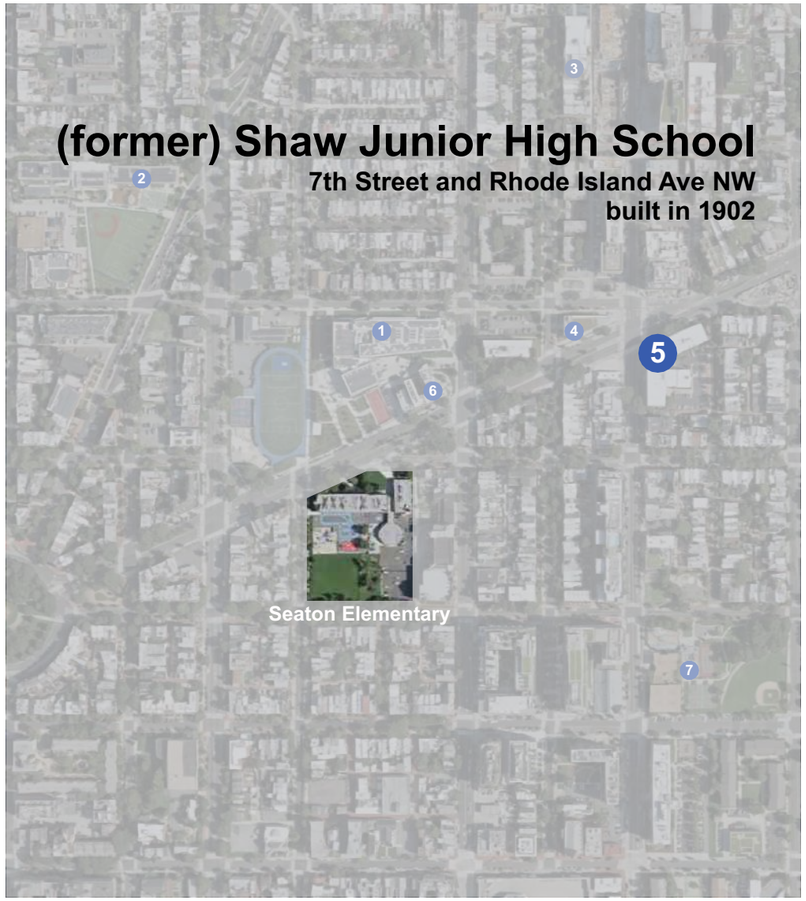
copyright © CGSArchitects 2026











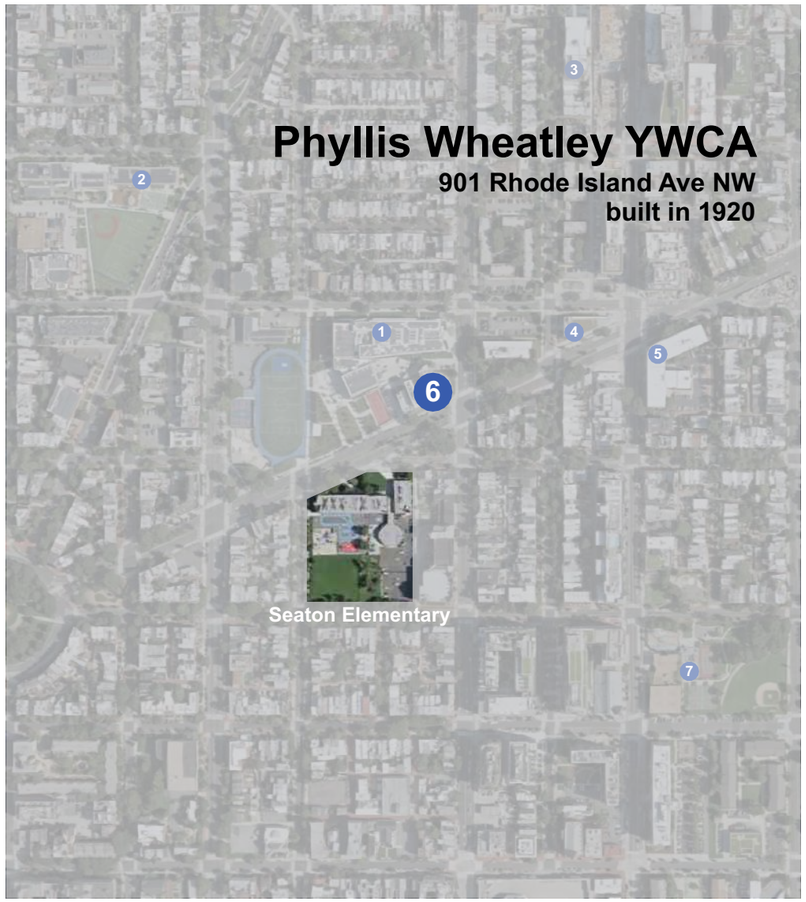
copyright © CGSArchitects 2026

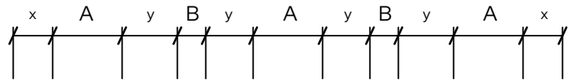














copyright © CGSArchitects 2026