



# LORRAINE H. WHITLOCK ELEMENTARY

(FORMERLY AITON)

533 48TH PL NE, WASHINGTON, D.C.

COMMISSION OF FINE ARTS (CFA) CONCEPT REVIEW SUBMISSION

07 JULY 2022



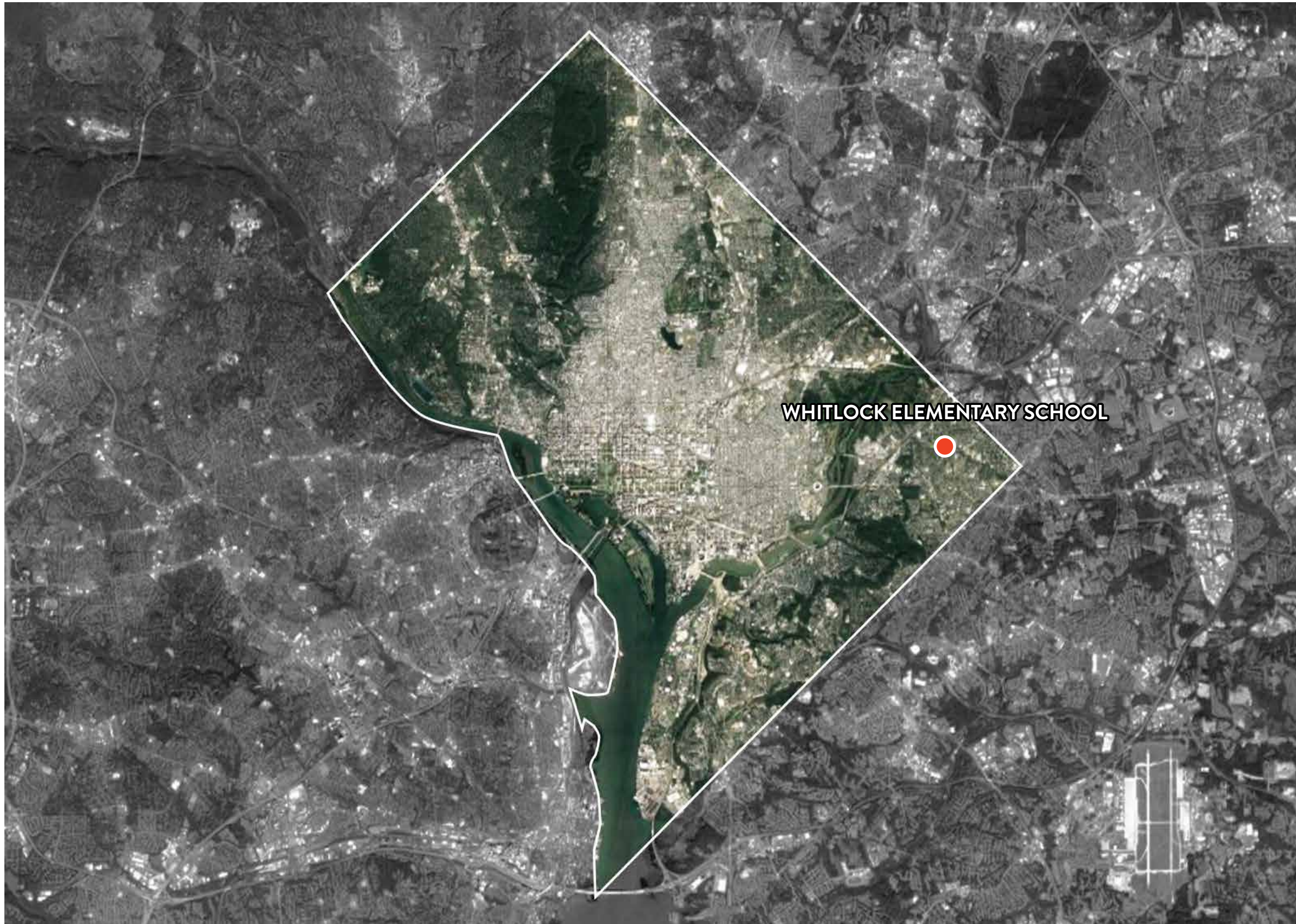
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- 01 OBSERVATIONS
- 02 DESIGN CONSIDERATIONS
- 03 SCHEMATIC DESIGN
- 04 LANDSCAPE



# 1 OBSERVATIONS



# 1 OBSERVATIONS : SITE LOCATION





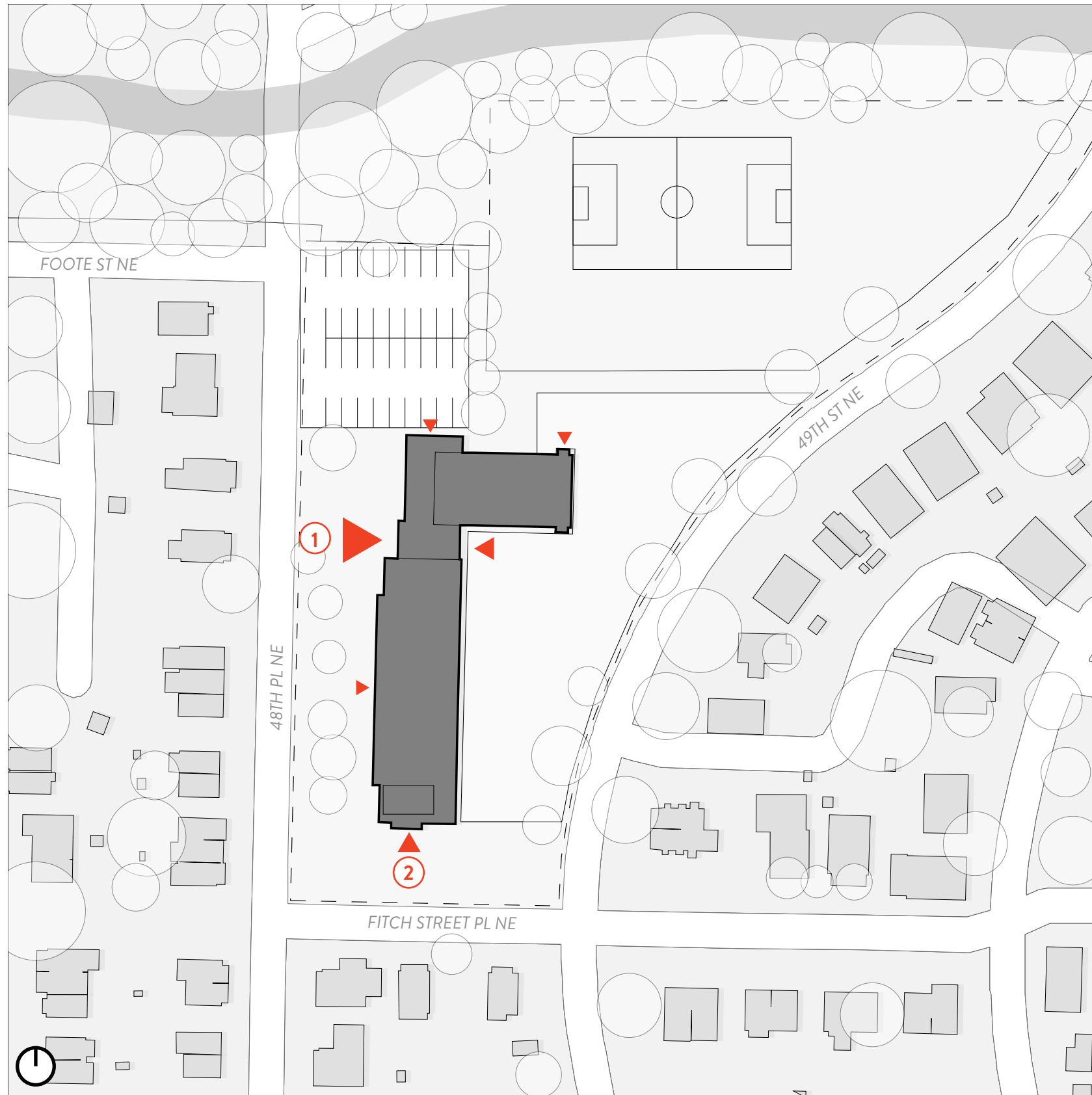


# 1 OBSERVATIONS : CONNECTIONS TO GREEN SPACE









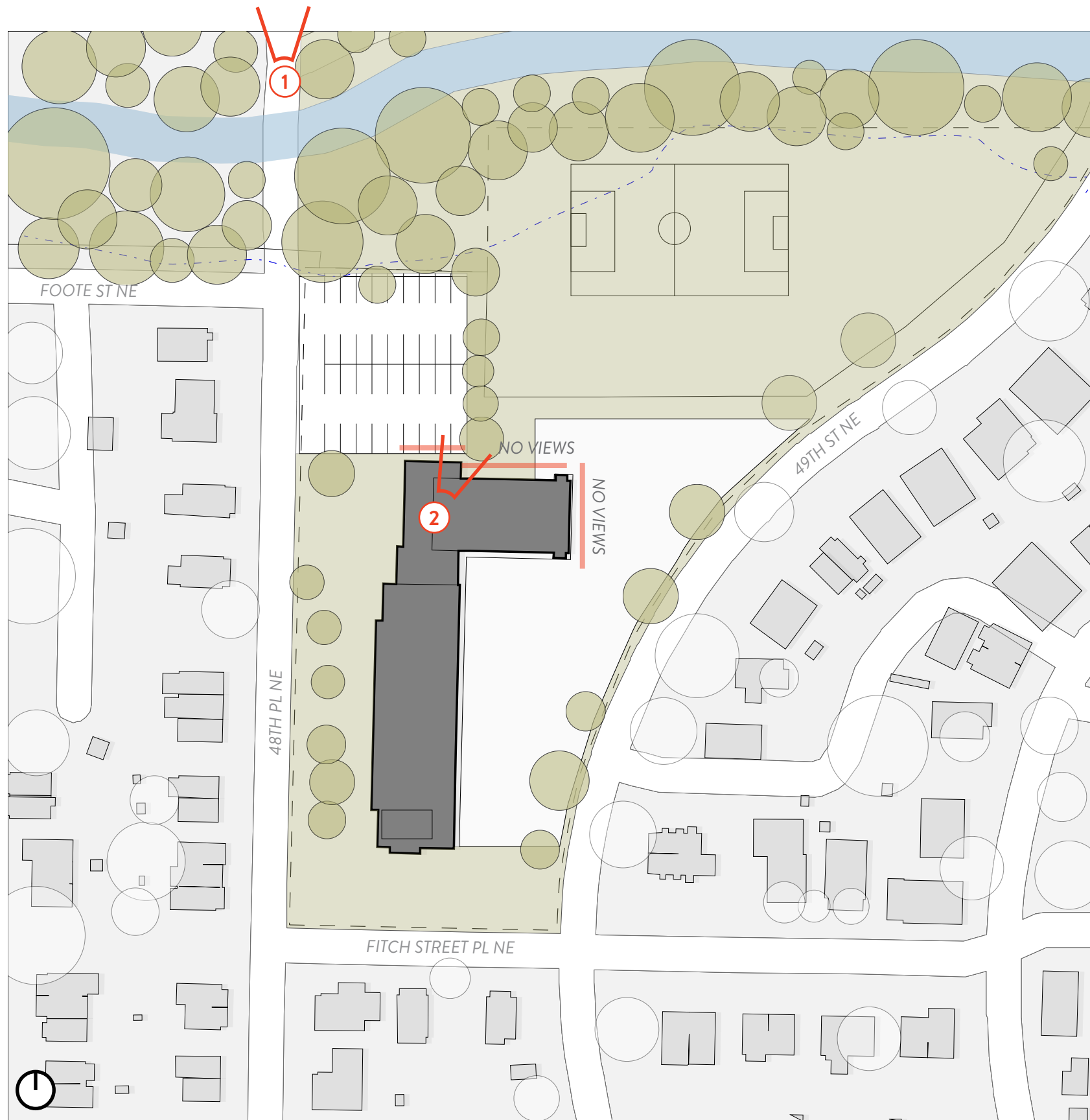
1. PRIMARY ENTRANCE | FROM 48TH STREET



2. SECONDARY ENTRANCE | FROM FITCH STREET

# 1 OBSERVATIONS : ENTRANCES





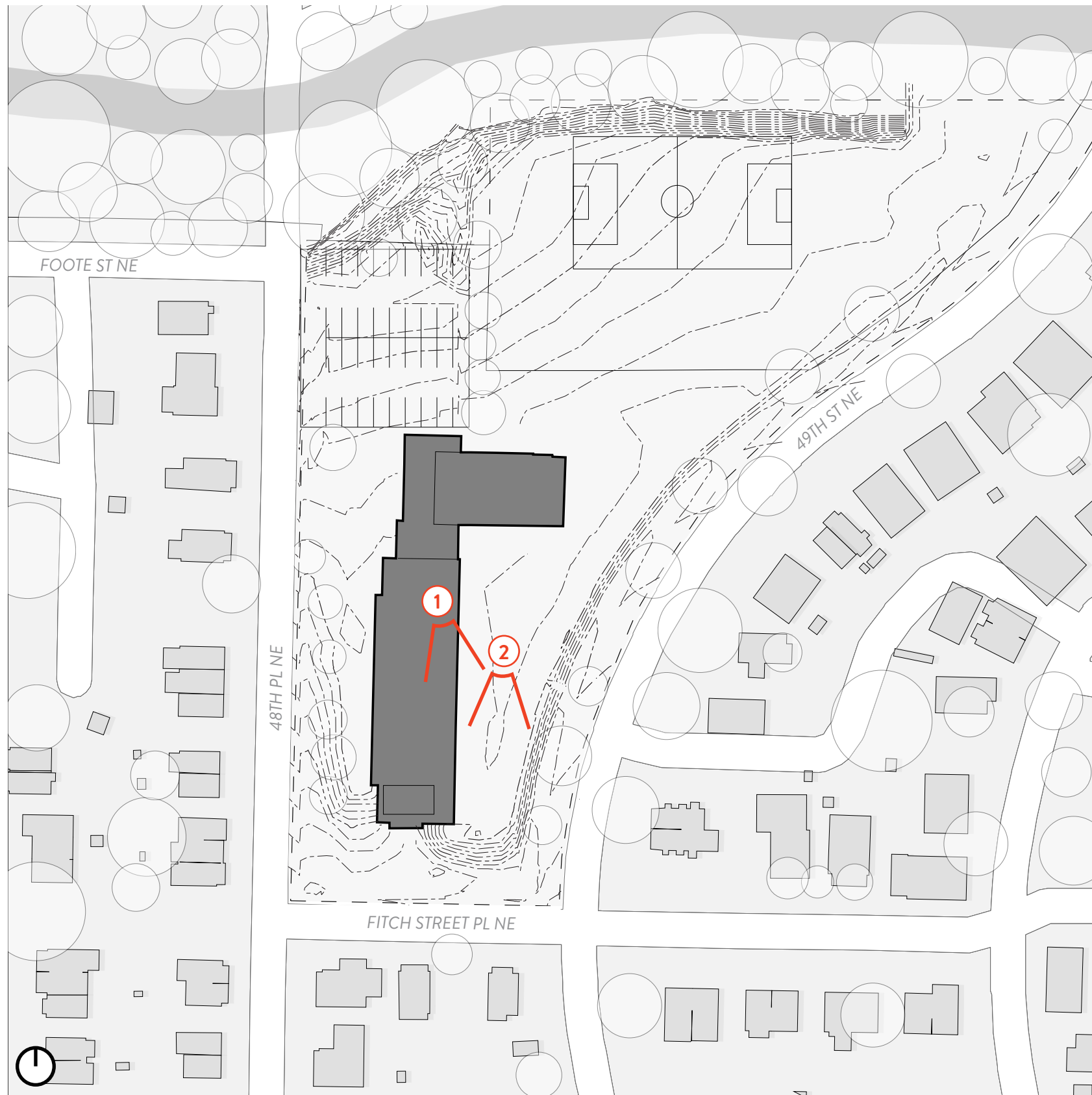
1. EXISTING ATHLETIC FIELD AND NORTH GREENWAY



2. NORTH GREENWAY AND BIKE TRAIL

# 1 OBSERVATIONS : ACCESS TO GREEN





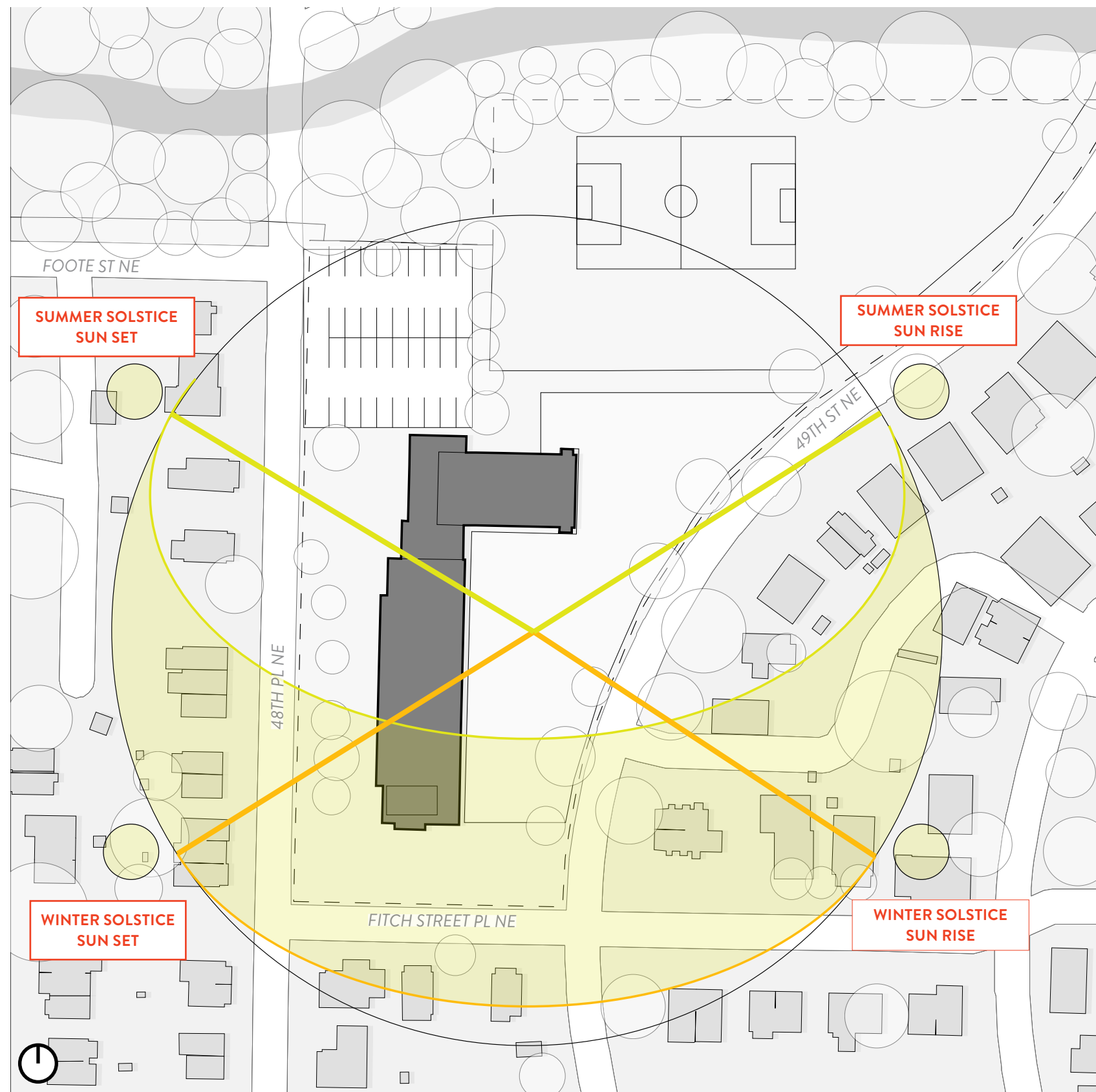
1. AERIAL VIEW



2. PEDESTRIAN VIEW

# 1 OBSERVATIONS : EXISTING TOPOGRAPHY





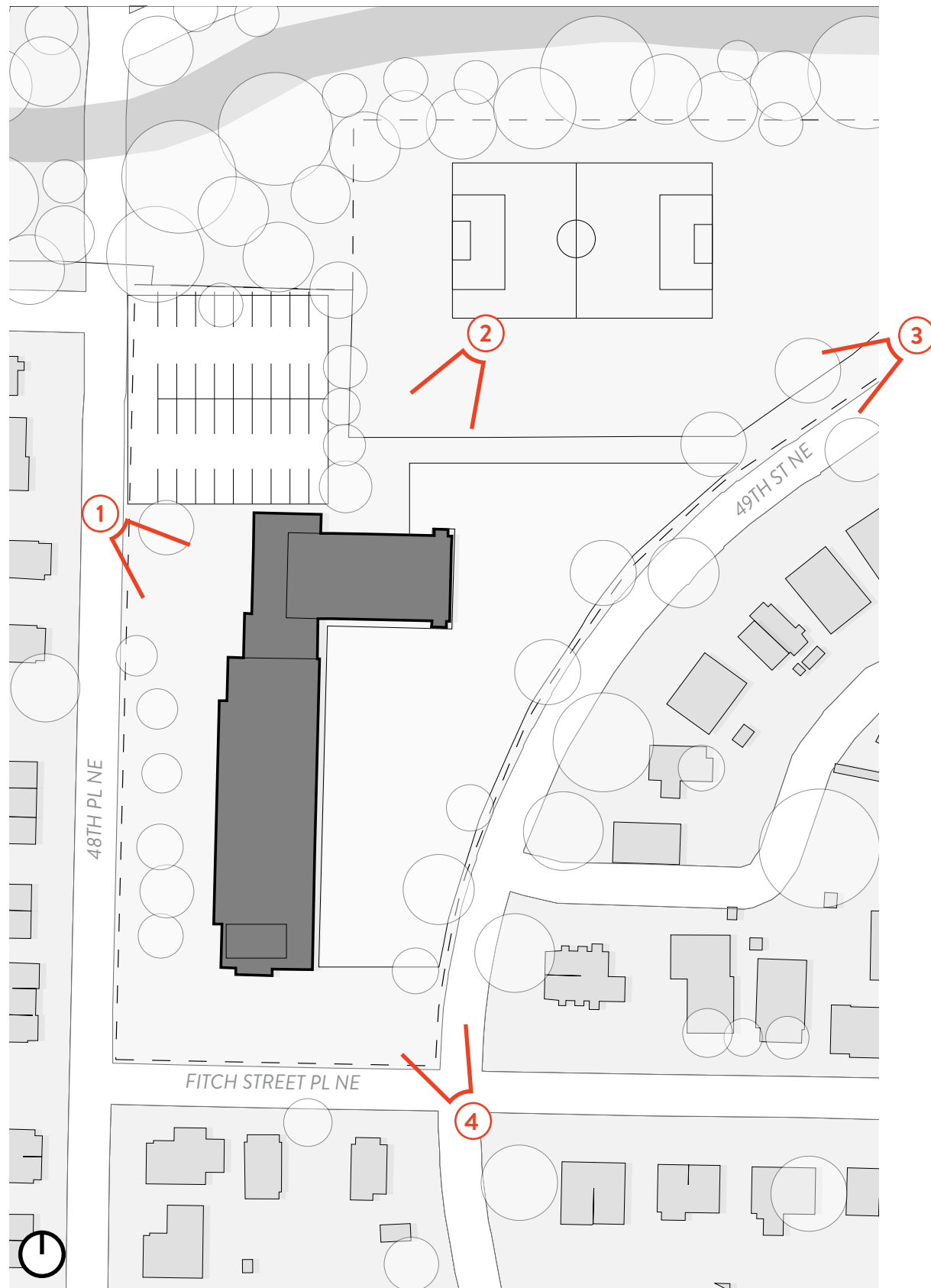
1. EAST FACADE : MORNING LIGHT



2. WEST FACADE : MORNING LIGHT

# 1 OBSERVATIONS : SOLAR ORIENTATION





1. PRIMARY ENTRANCE



2. NORTH FACADE OF EXISTING MULTIPURPOSE



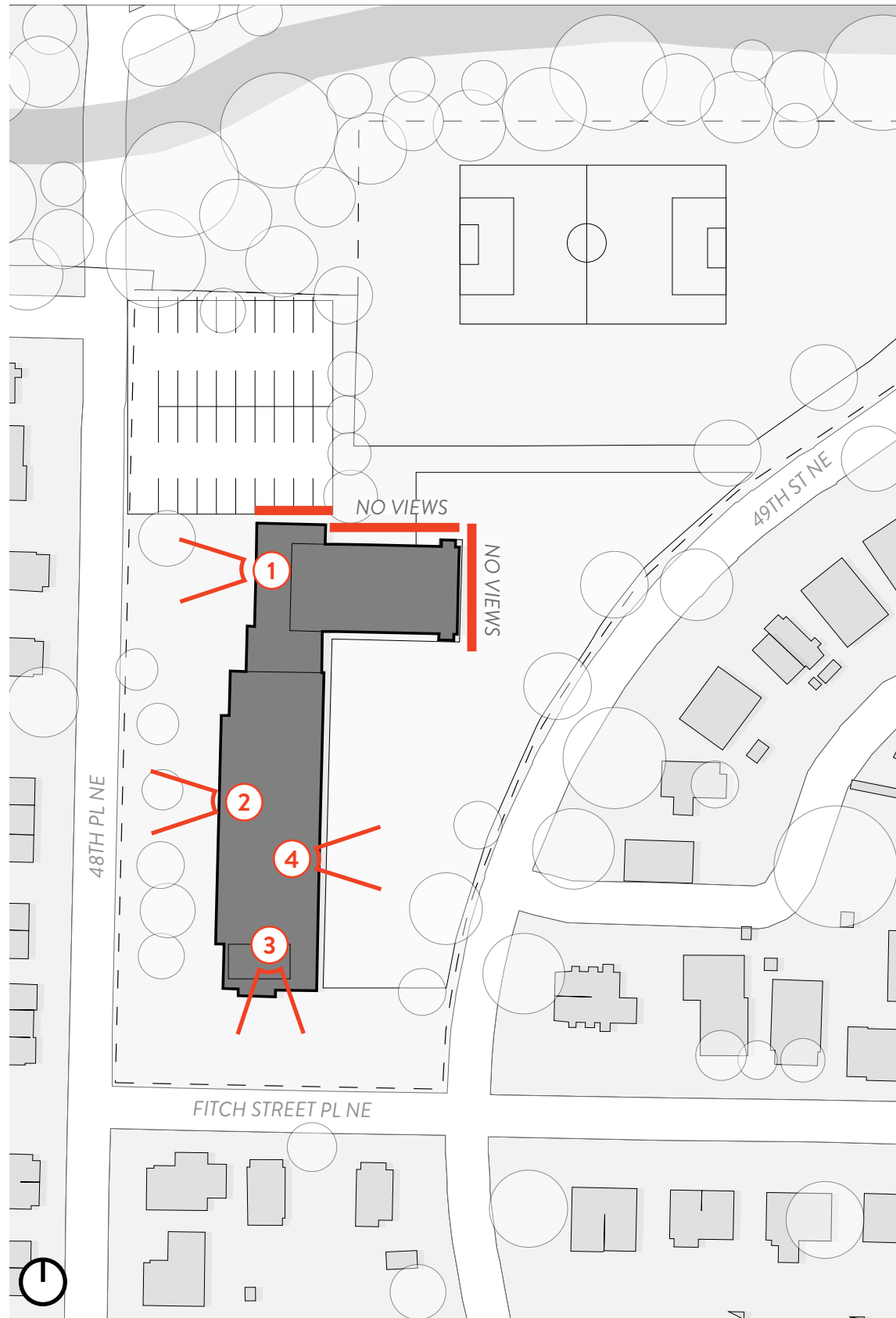
3. HEADING SOUTH ON 49TH STREET



4. HEADING NORTH ON 49TH STREET

# 1 OBSERVATIONS : VIEWS TOWARDS THE SITE





1. VIEW FROM PRIMARY ENTRANCE



2. FACING WEST / 48TH STREET

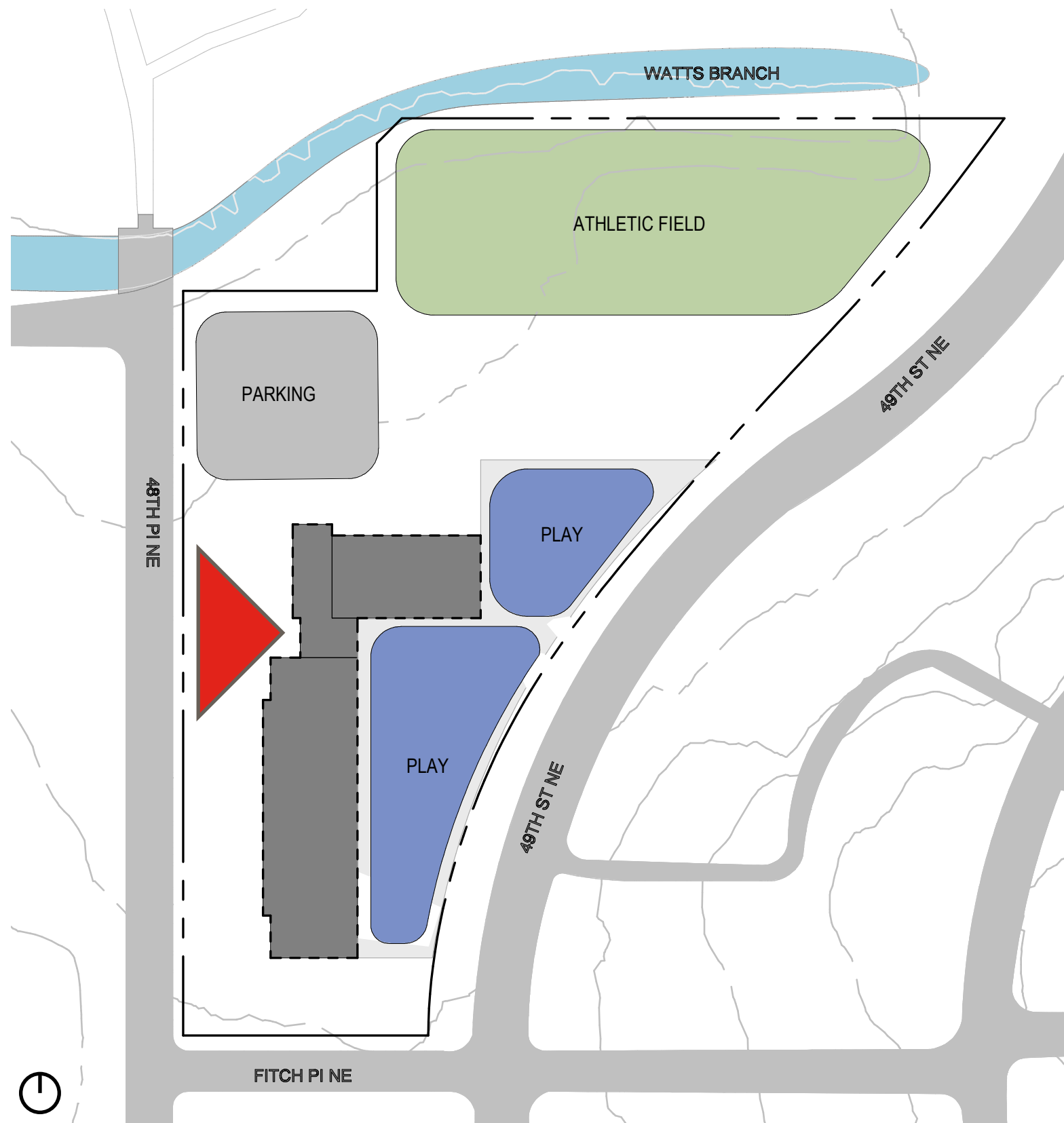


3. FACING SOUTH / FITCH STREET

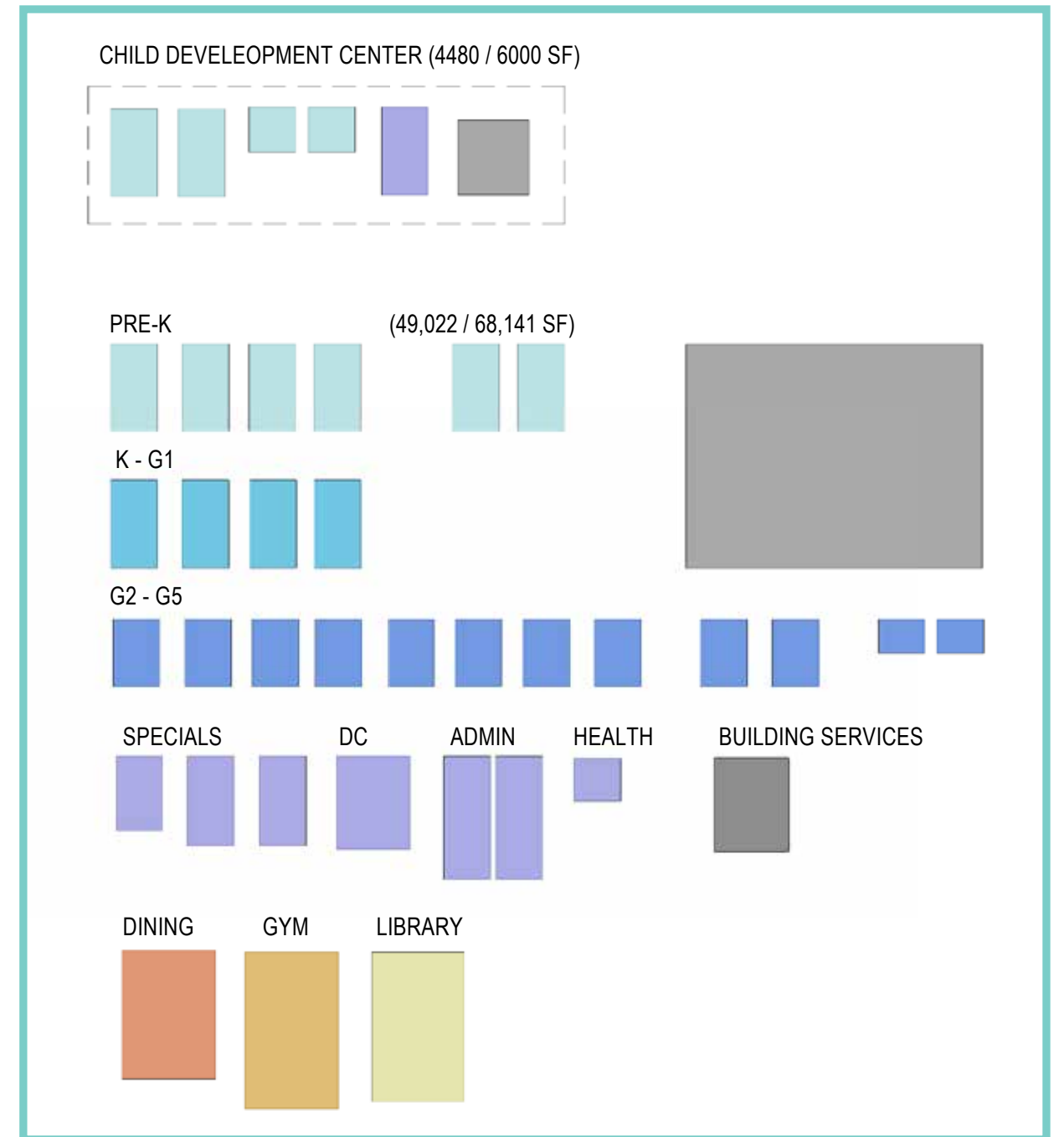


4. FACING EAST / 49TH STREET

# 1 OBSERVATIONS : VIEWS FROM THE SITE

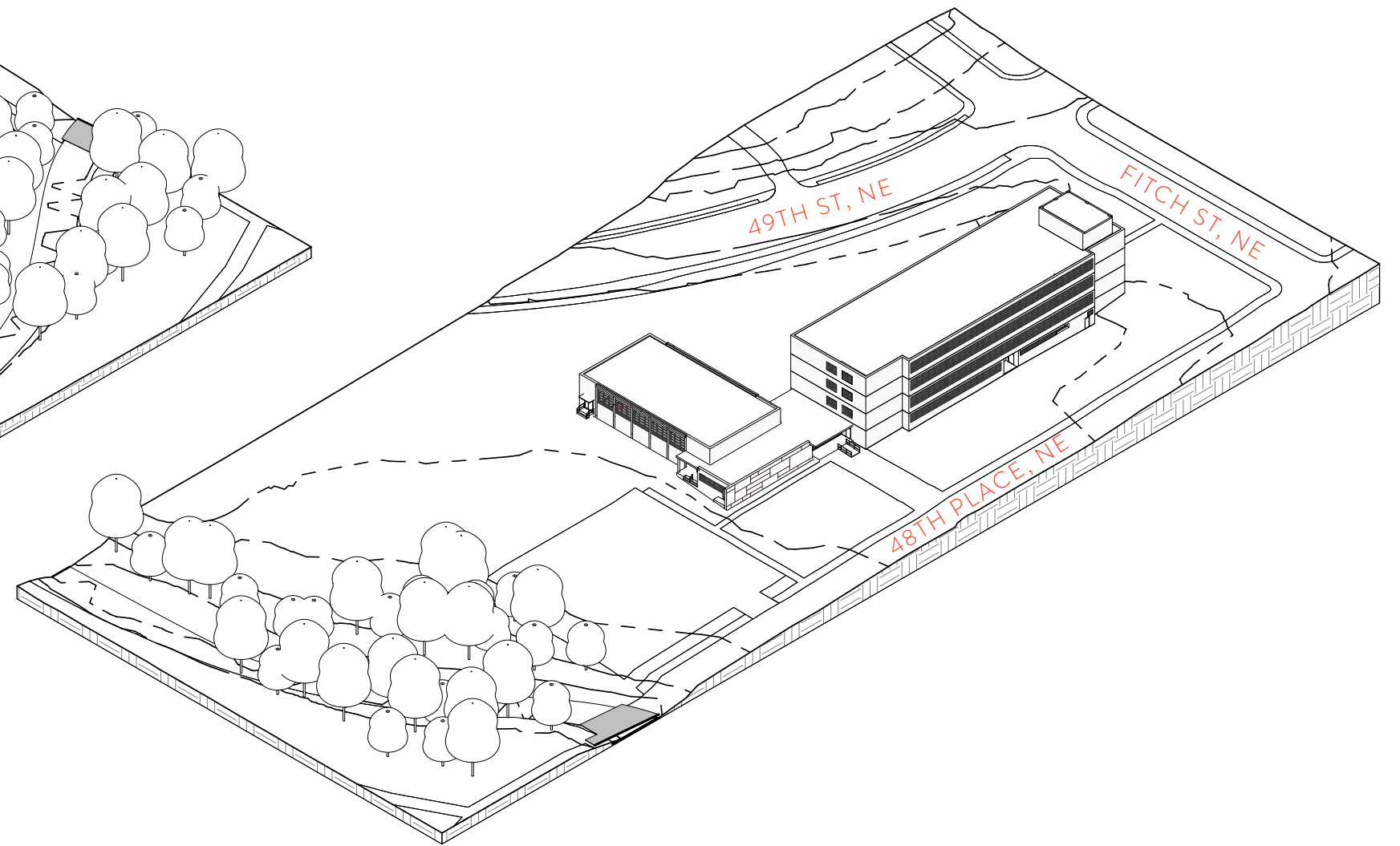
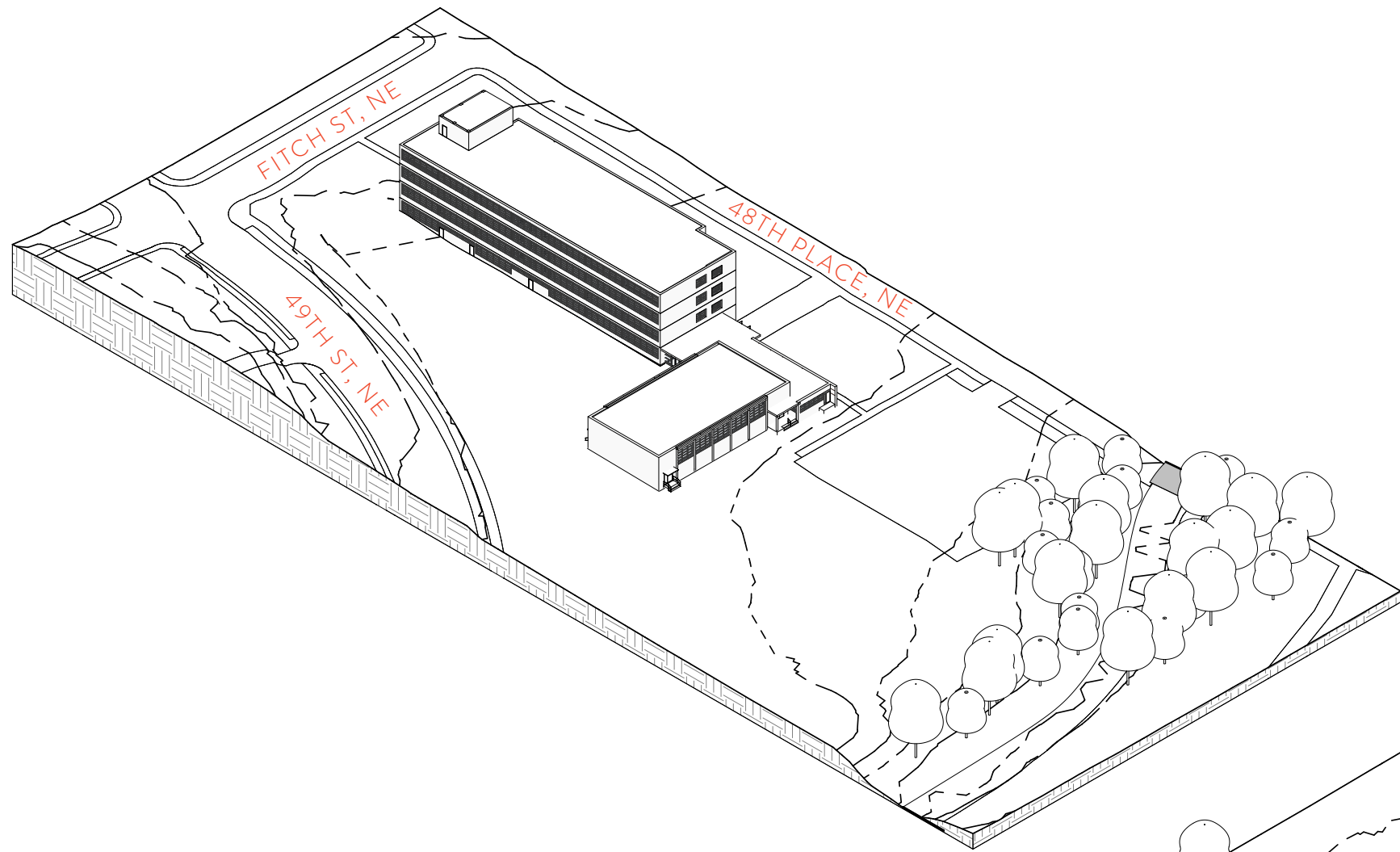


## ED SPEC PROGRAM AREAS



## 1 OBSERVATIONS : EXISTING SITE UTILIZATION



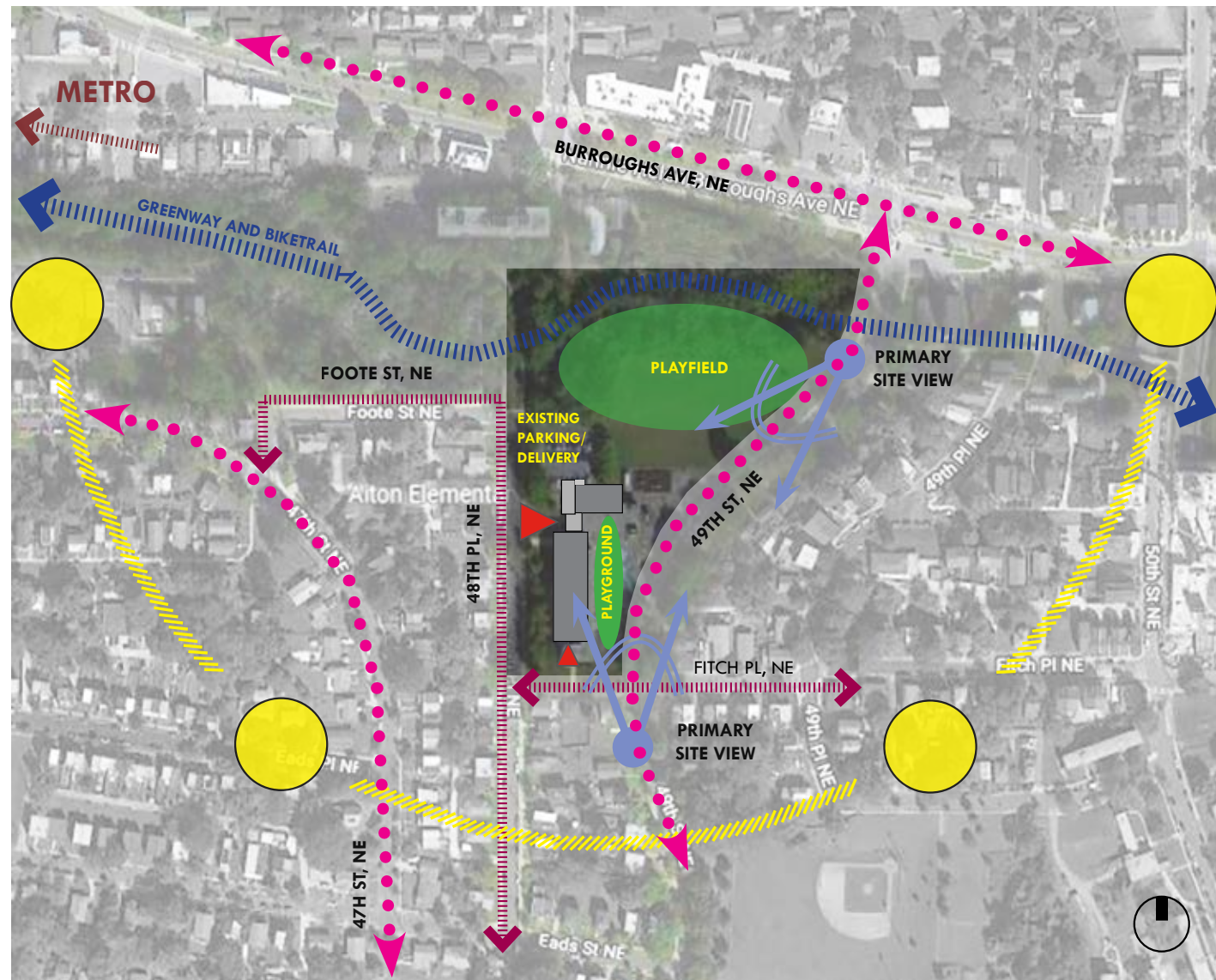


# 1 OBSERVATIONS : EXISTING STRUCTURE



# 2 DESIGN CONSIDERATIONS





Understated entry toward residential scale of 48th Pl, NE. This faces a narrow residential street and may contribute to traffic congestion at pickup and dropoff.



Secondary entry at Fitch Pl, NE. 1 story above main entry and cuts the "bowl" of the site into 2 zones.



Tree lined sidewalk at 49th St, NE allows for visual connection between school and neighborhood.

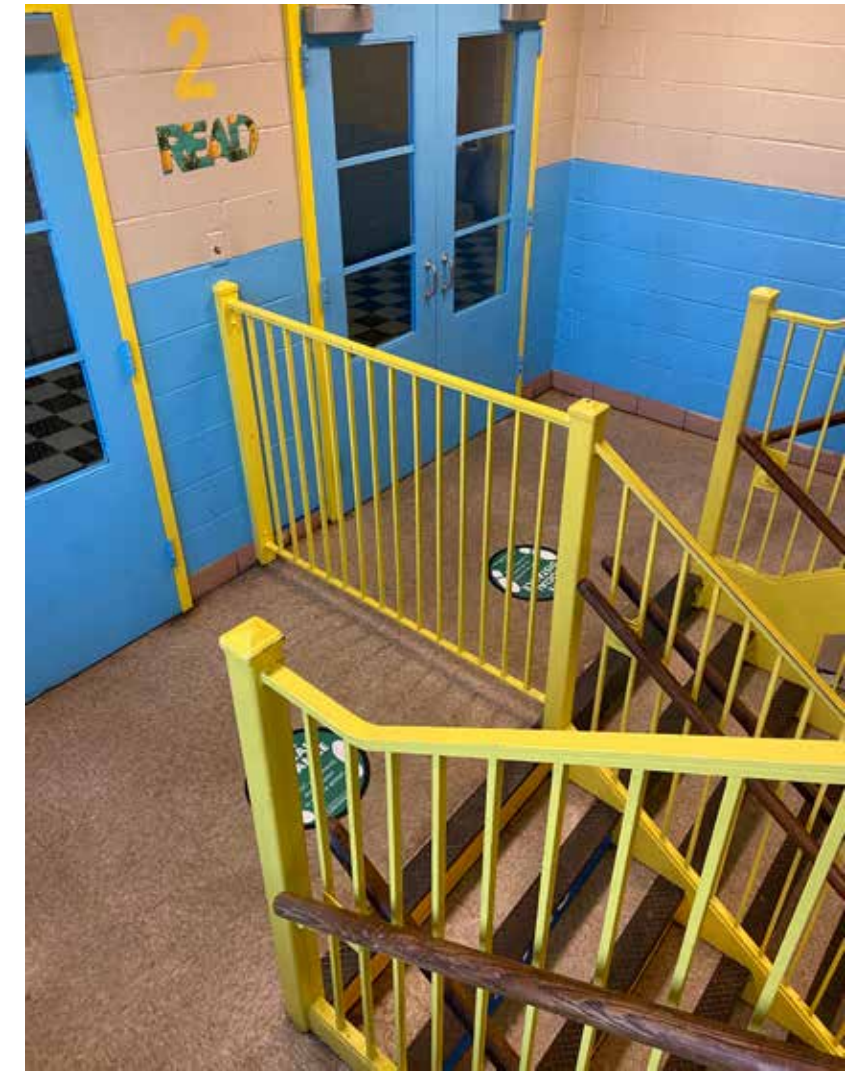
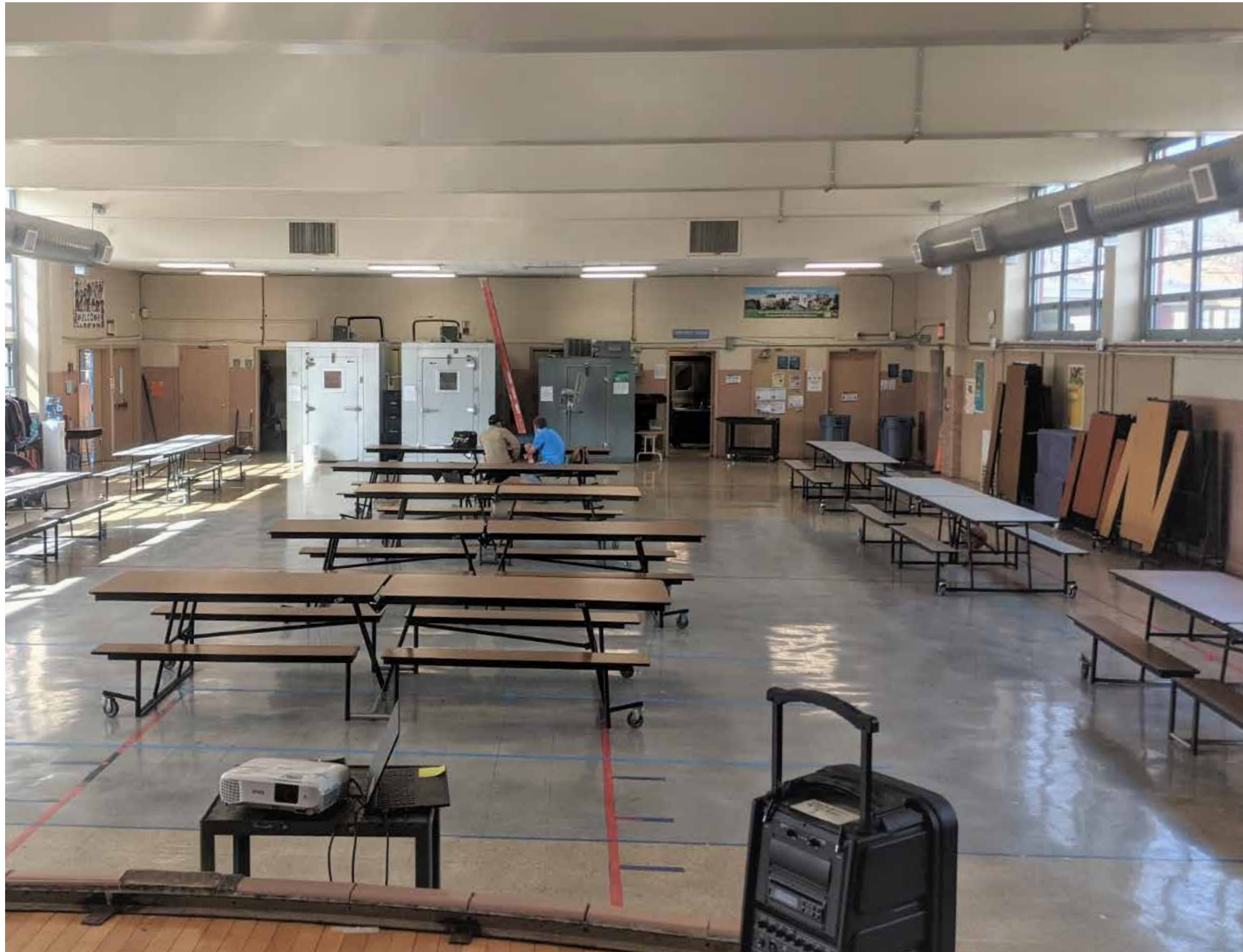


Existing approach view from the north along 49th St, NE.

## 2 EXISTING CONDITIONS







## 2 DESIGN CONSIDERATION 1: 21ST CENTURY LEARNING IN A 20TH CENTURY STRUCTURE





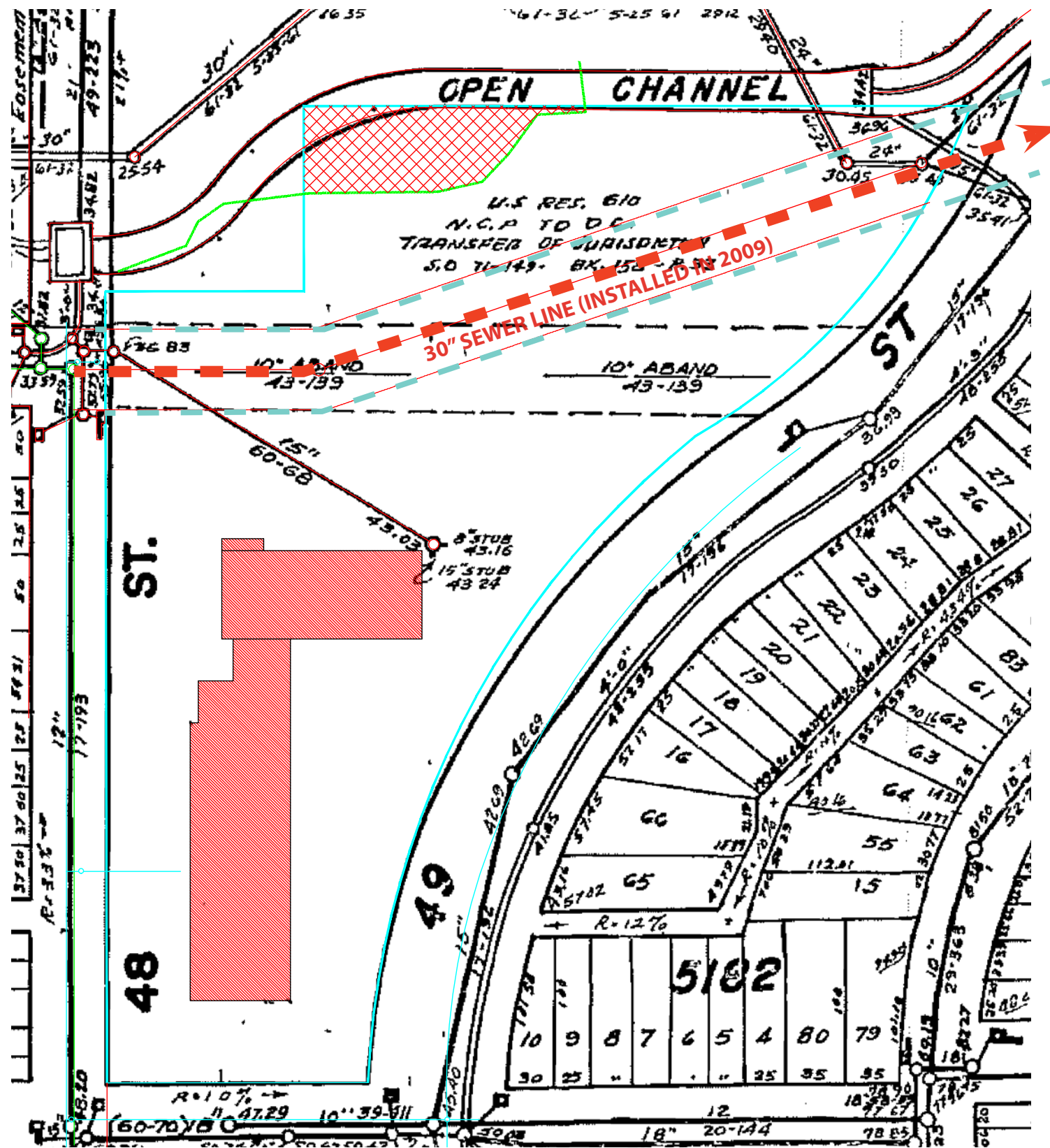
## POTENTIAL BENEFITS;

- › Significantly lower impact in regards to Embodied Carbon;
- › Warm interior that links to the wooded setting to the north of the site;
- › Biophilic response to DGS/DCPS's intention to deliver a WELL Certified structure;
- › Creation of a civic structure that can become a source of pride for the Aiton school and neighborhood communities.



## 2 DESIGN CONSIDERATION 2 : EMPHASIZE THE SCHOOL'S UNIQUE NATURAL SETTING

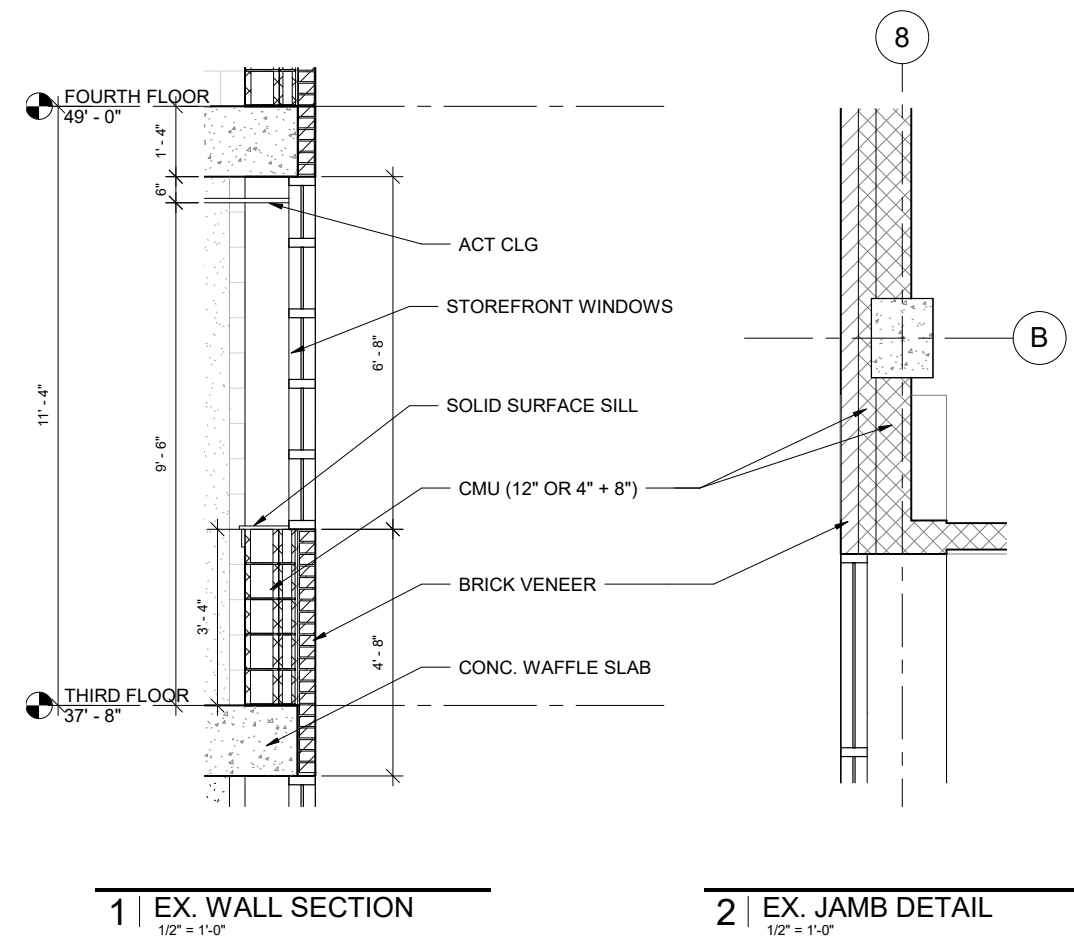




DC WATER'S EXISTING 30" SEWER LINE

## ADDITIONAL DESIGN CONSIDERATIONS

**Net Zero Energy Possibilities:** Given the broad site area available at Aiton, we believe the site will be possible to achieve Net Zero Energy with the understanding that approximately **100 geothermal wells** at a depth of 400' (among other energy reducing strategies) will be required to reach an **EUI between 22-24**. As such, the site will need to host approximately **32,500 SF of Solar PV** panels on rooftops and/or stand alone solar structures.

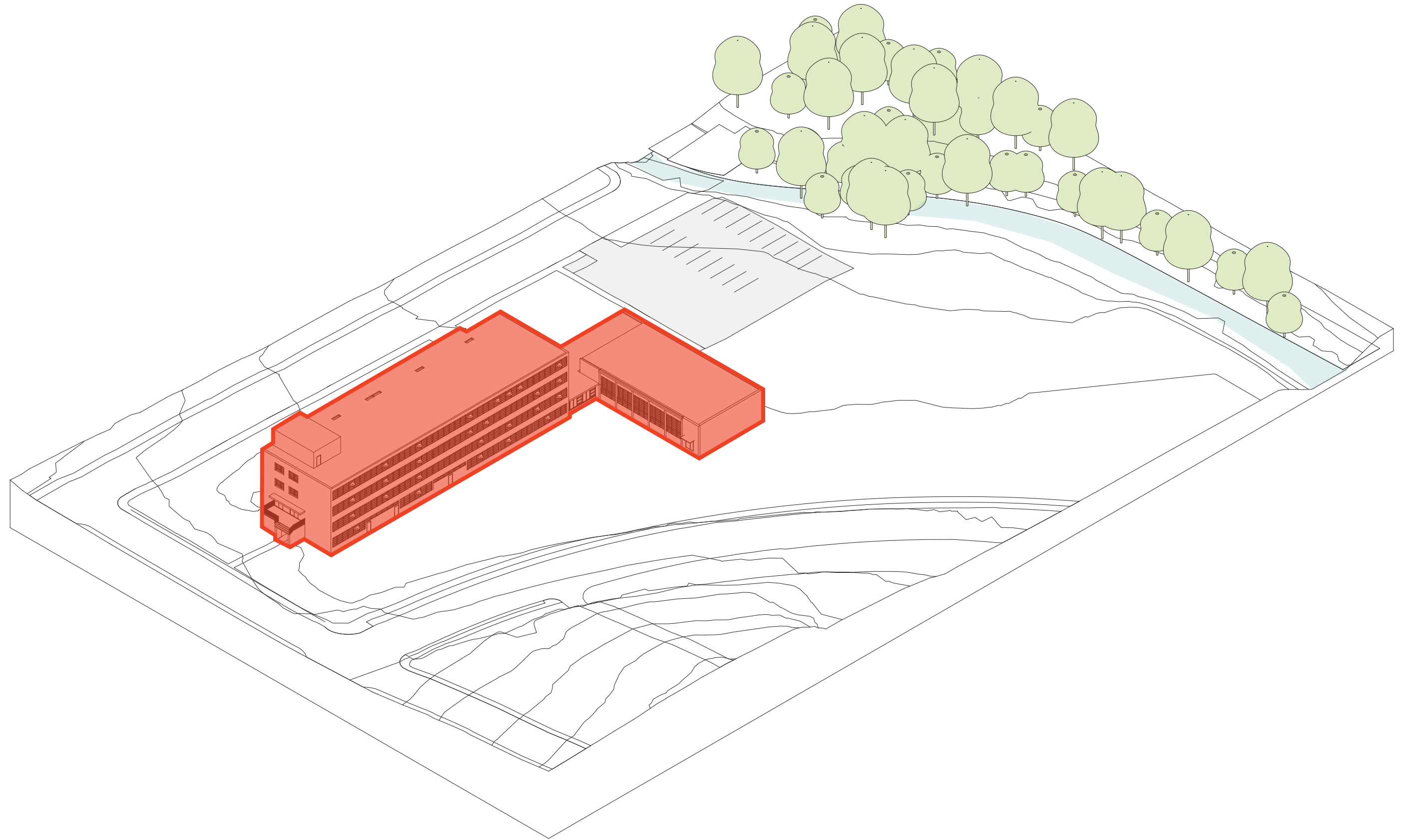




# 3 SCHEMATIC DESIGN

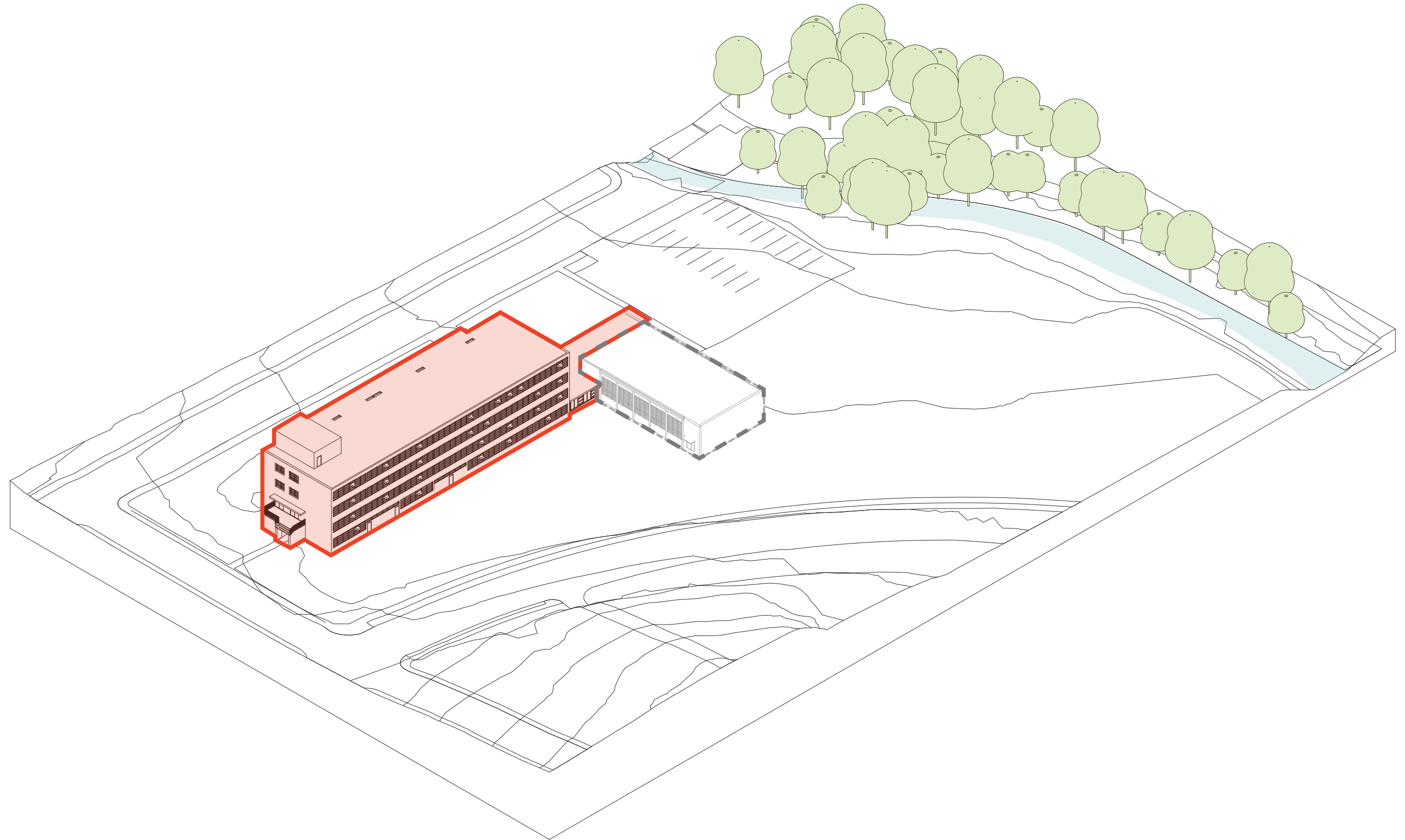
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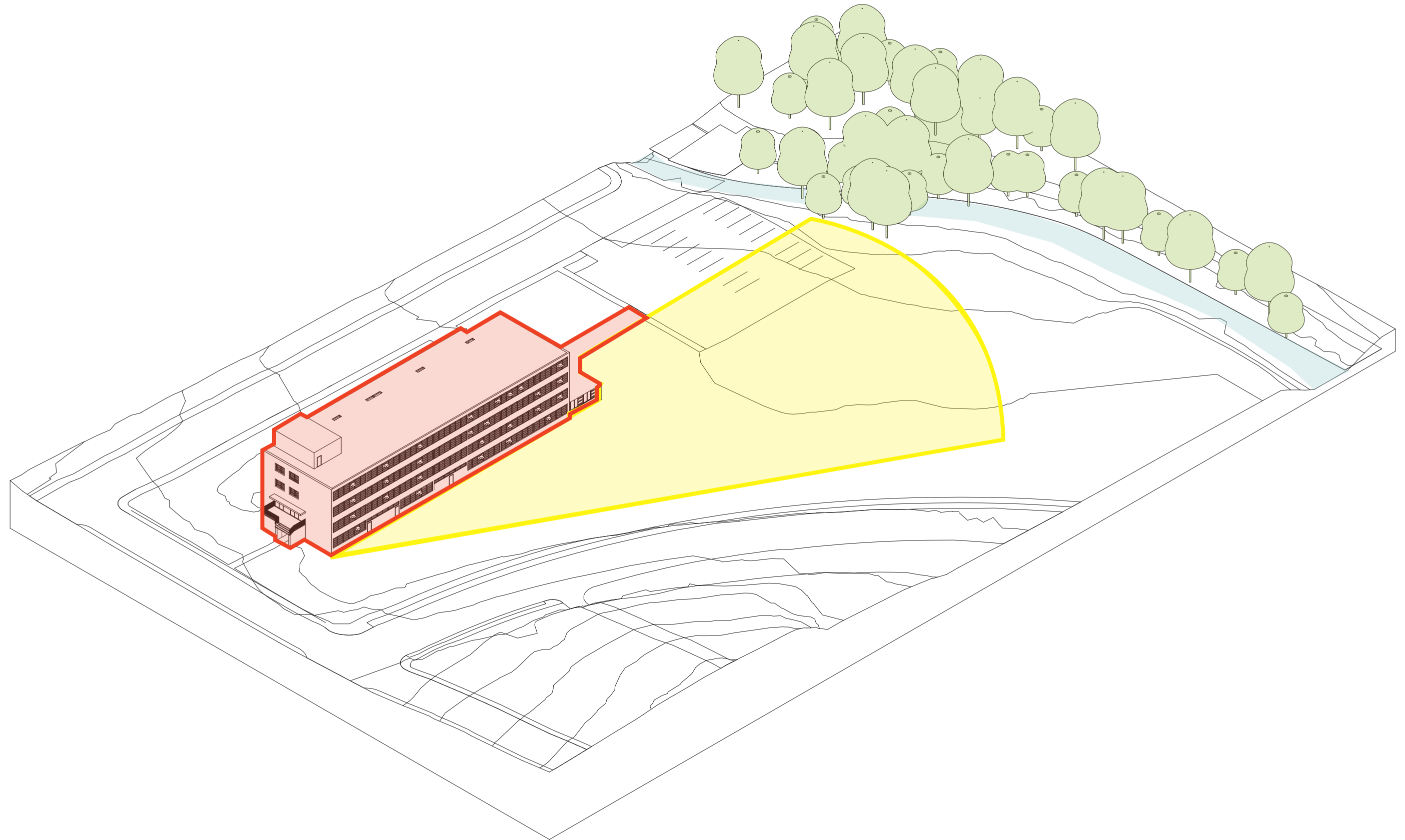
### 3 EXISTING STRUCTURE & MASSING





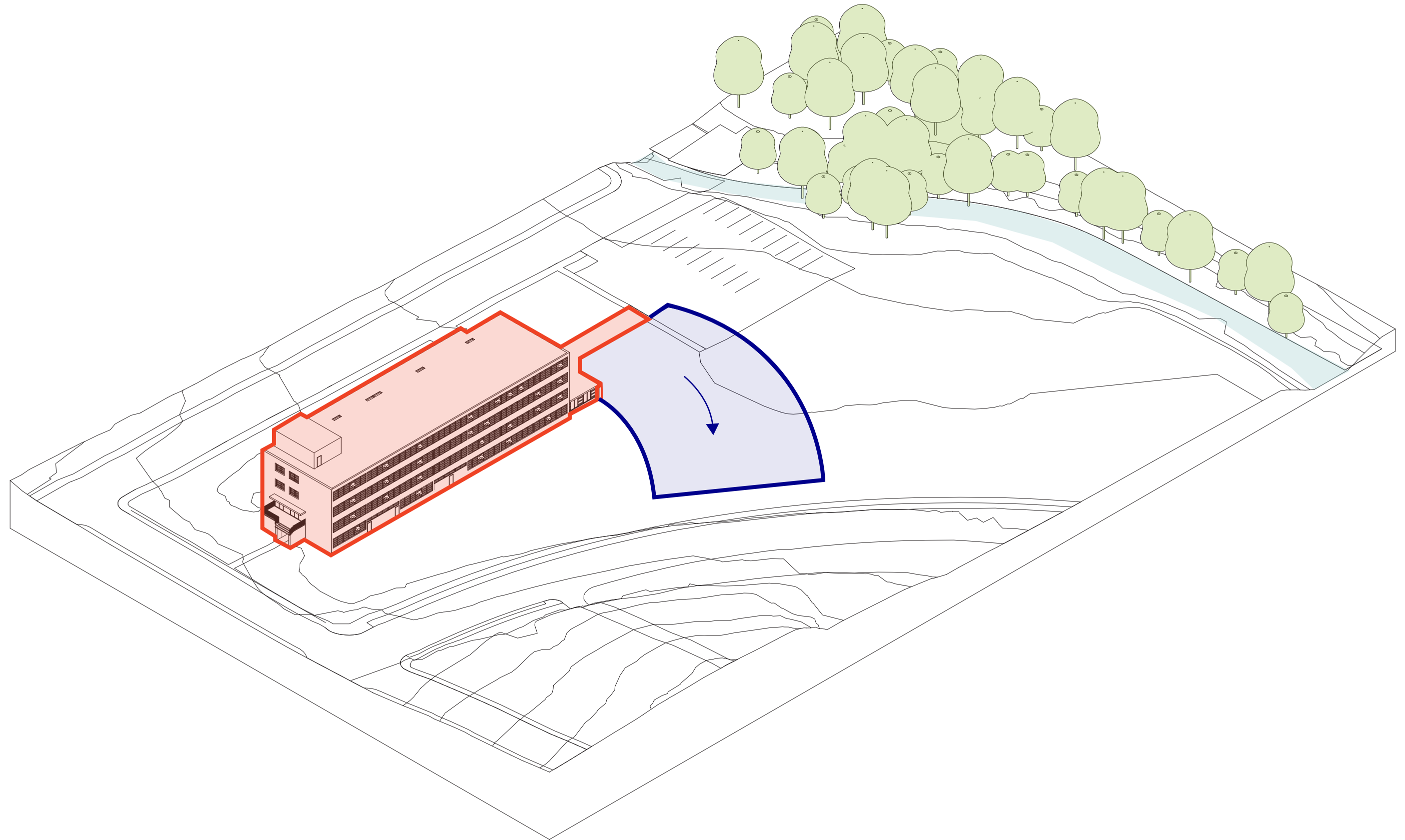
### 3 STEP 1: PRESERVE EXISTING CHARACTER DEFINING FEATURES





### 3 STEP 2: REORIENT BUILDING AND SITE TO BETTER LINK WITH CONTEXT



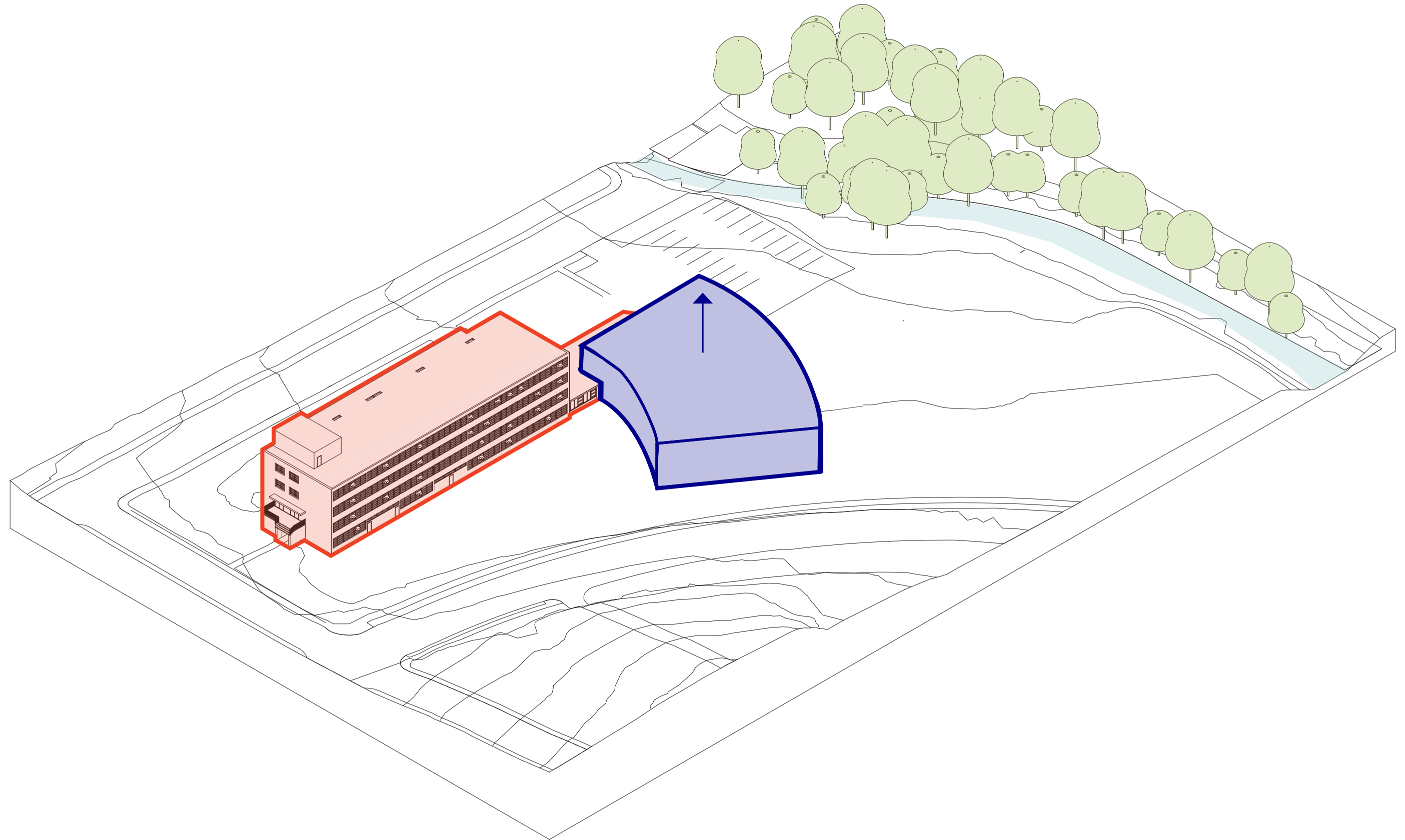


3

### STEP 3 : LOCATE COMMON USE SPACES TO ENGAGE WITH SITE AND NEIGHBORHOOD EDGE

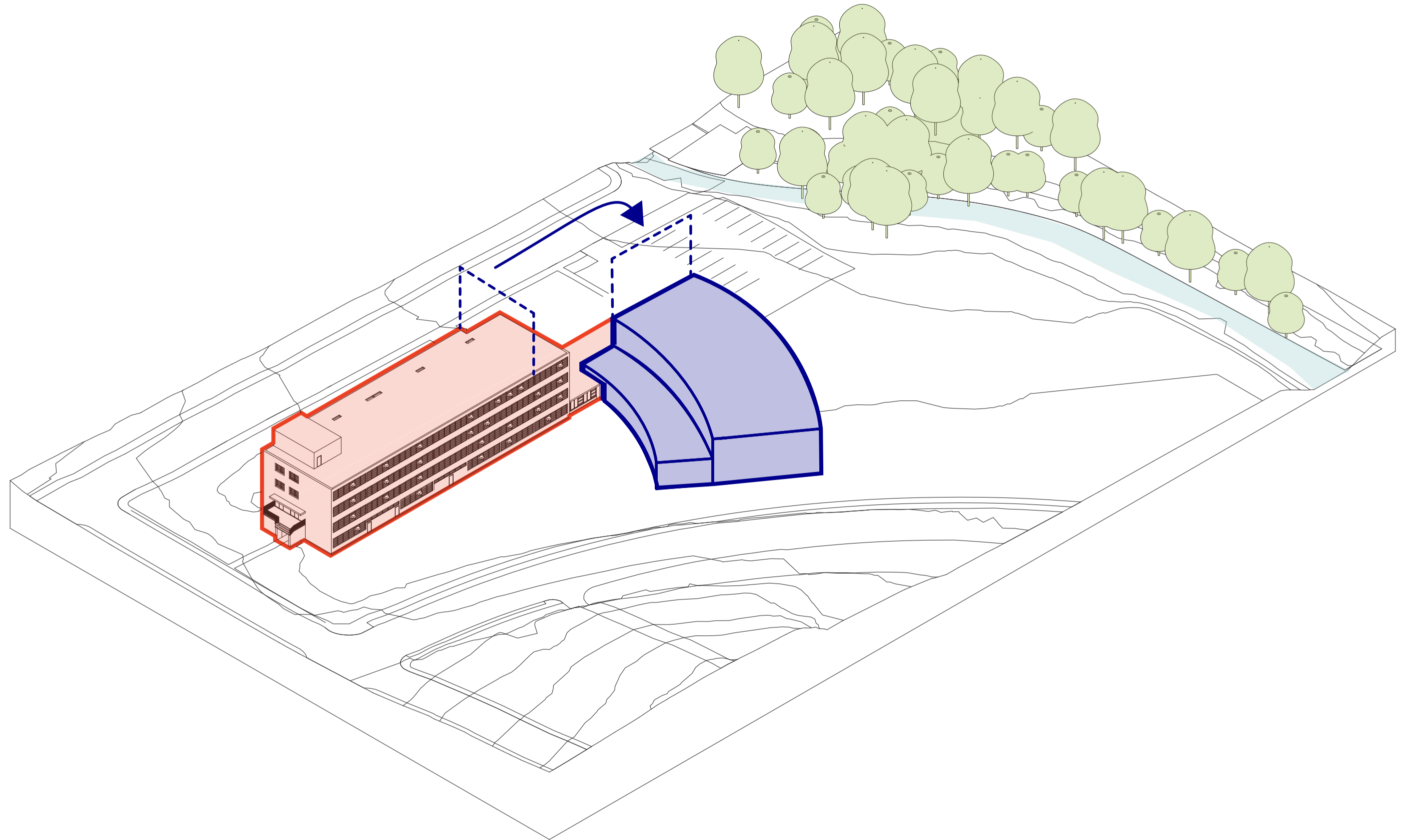






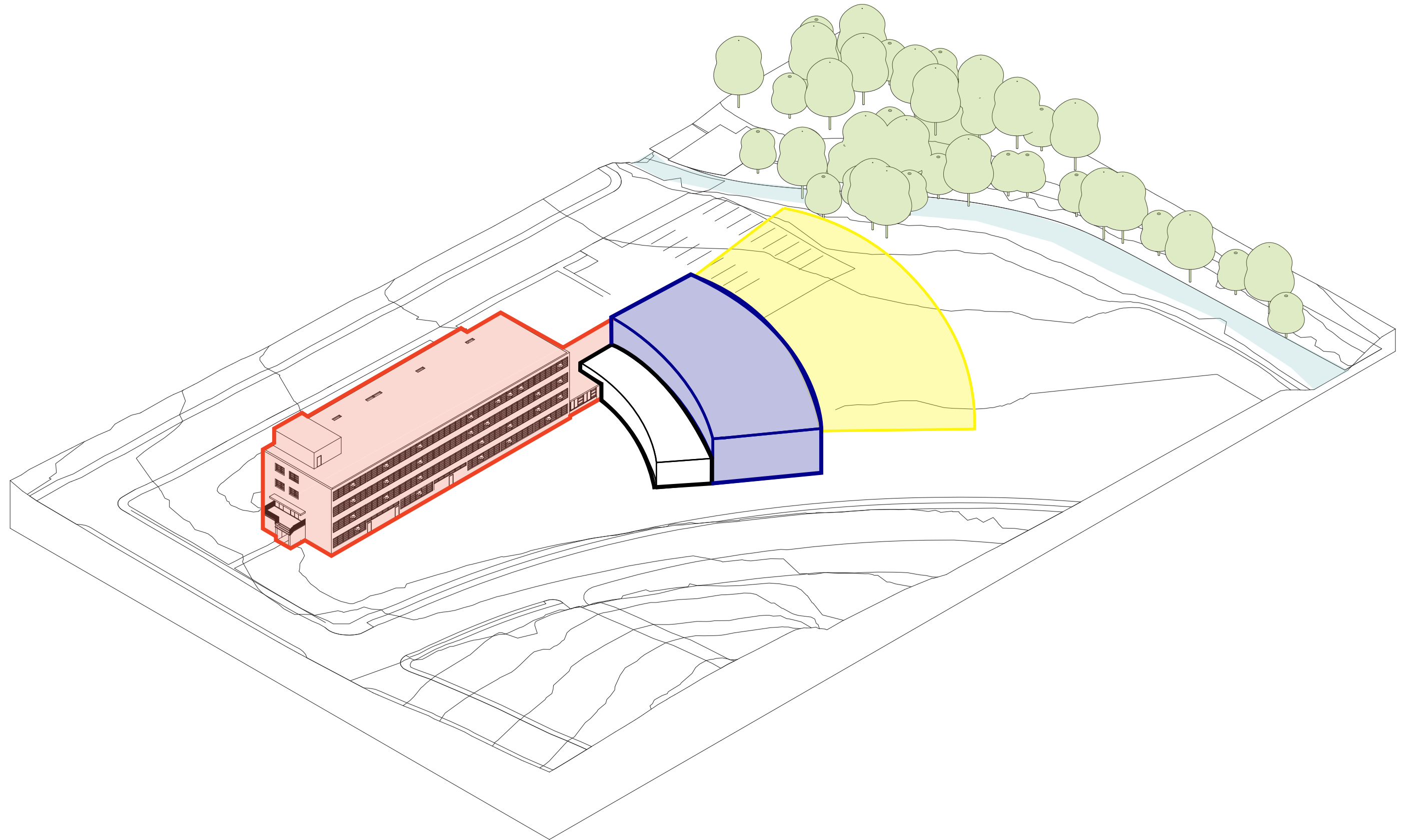
### 3 STEP 4 : EXTRUDE THE MASS TO FIT THE PROGRAM





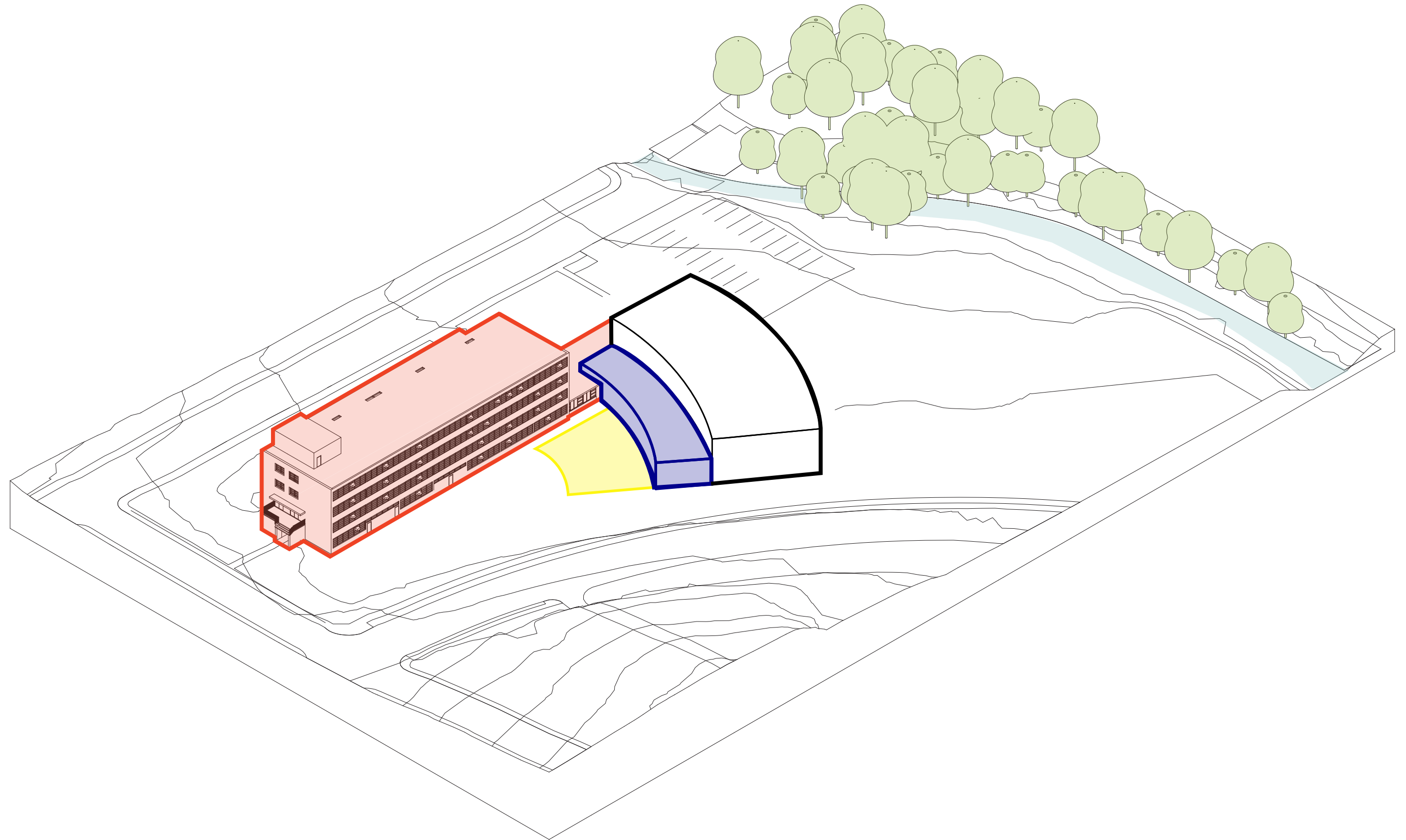
### 3 STEP 5 : RETAIN WIDTH OF EXISTING BY PUSHING DOWN EXCESS MASSING TO EXISTING LOBBY HEIGHT



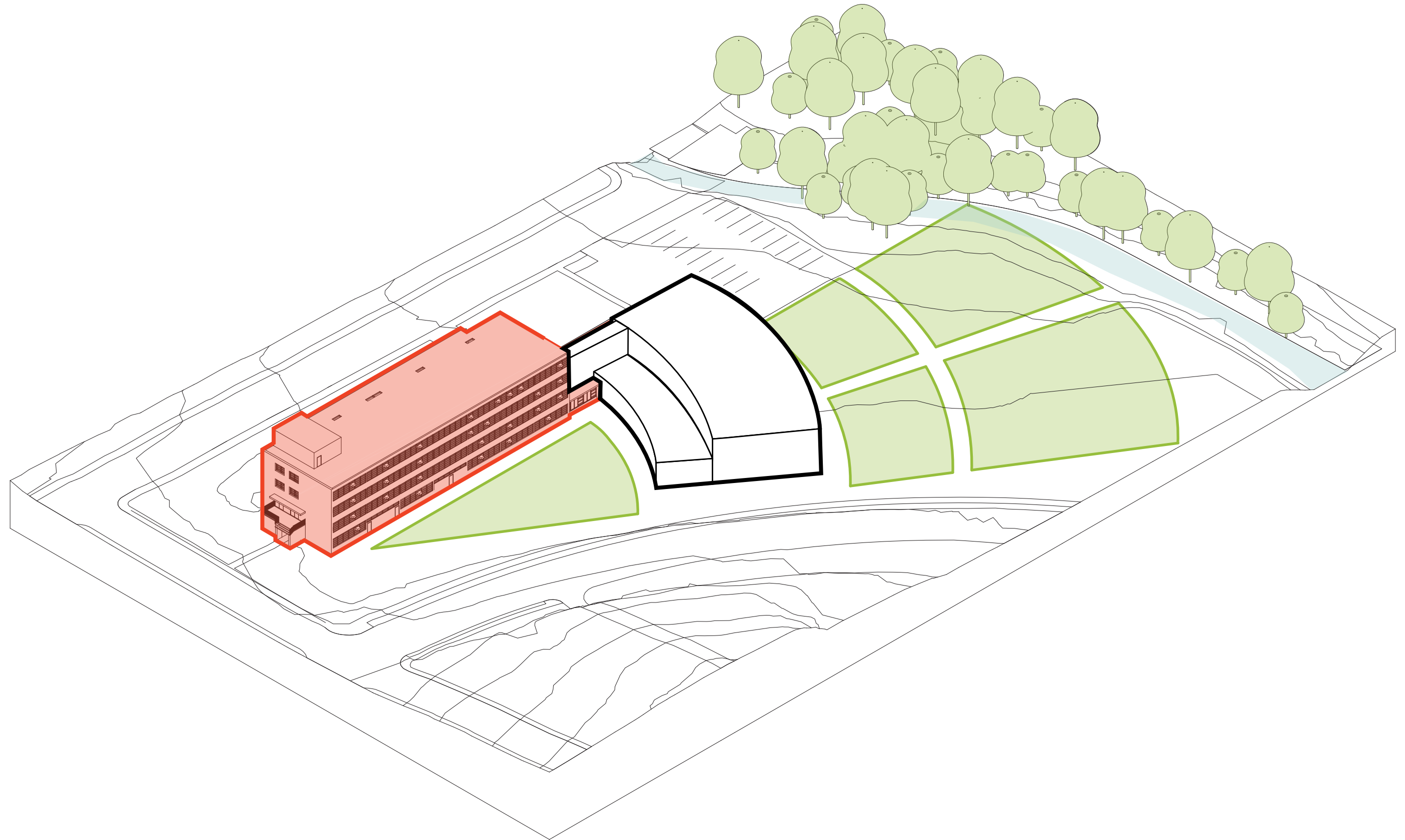


### 3 STEP 6 : GYM AND CAFETERIA OPEN TO NORTH AND CIVIC ENTRANCE



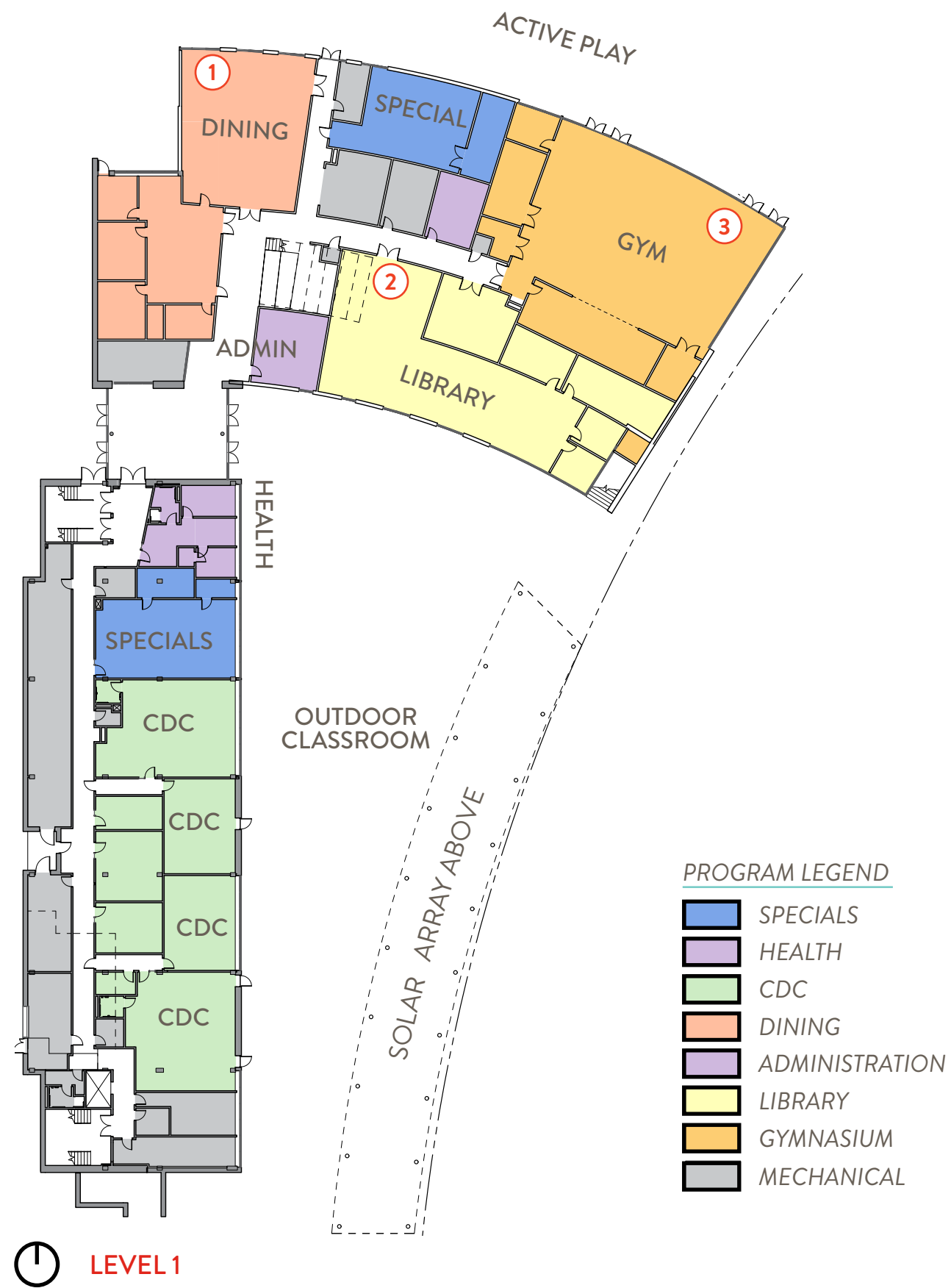


### 3 STEP 7 : LIBRARY ACCESSES OUTDOOR CLASSROOM AND BOWL



### 3 STEP 8 : LINK BUILDING TO SITE THROUGH IMPROVED LANDSCAPES





1. Dining Space with views to nature

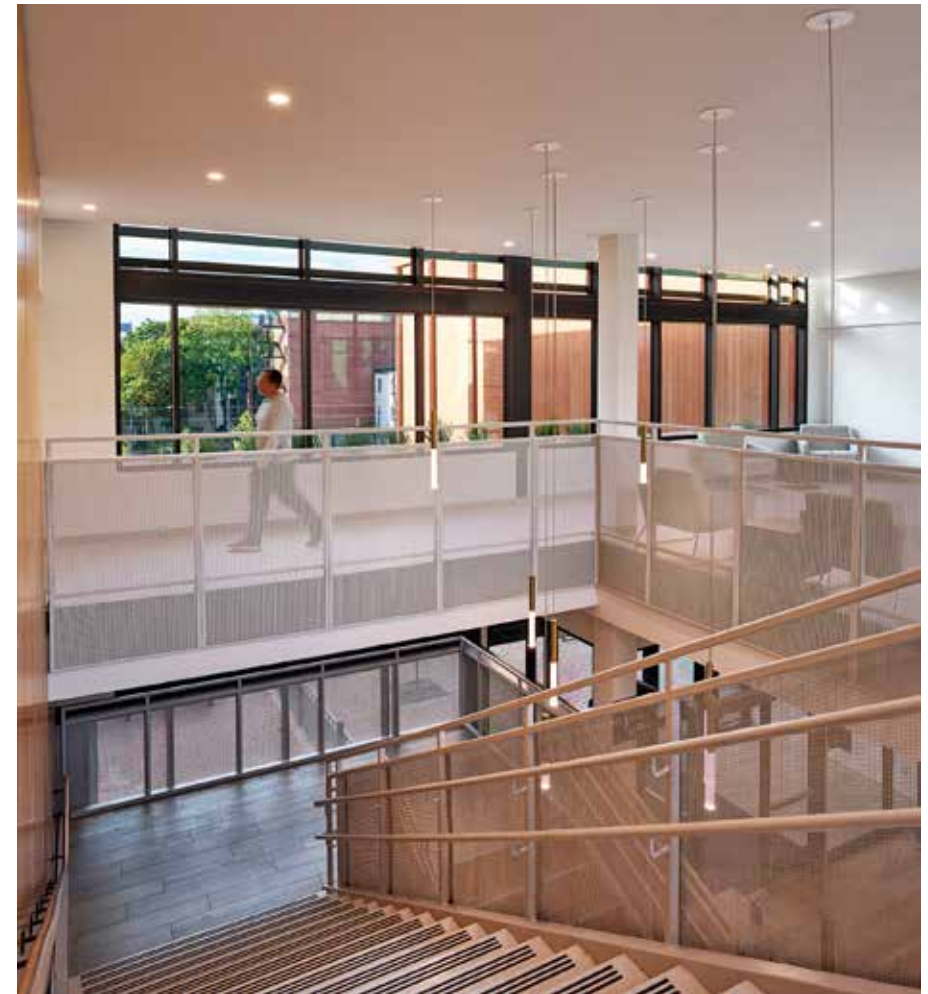


2. Library open to circulation to create connectivity



3. Gym with natural materials and large clerestory windows



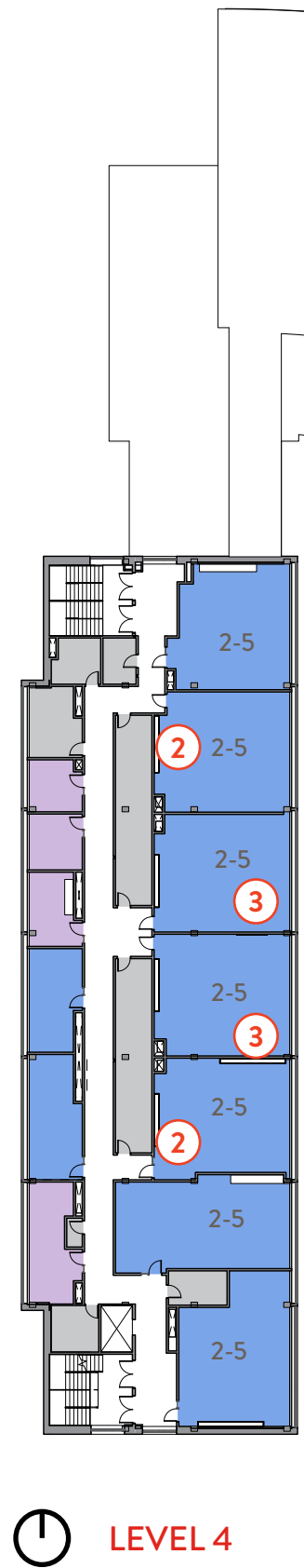
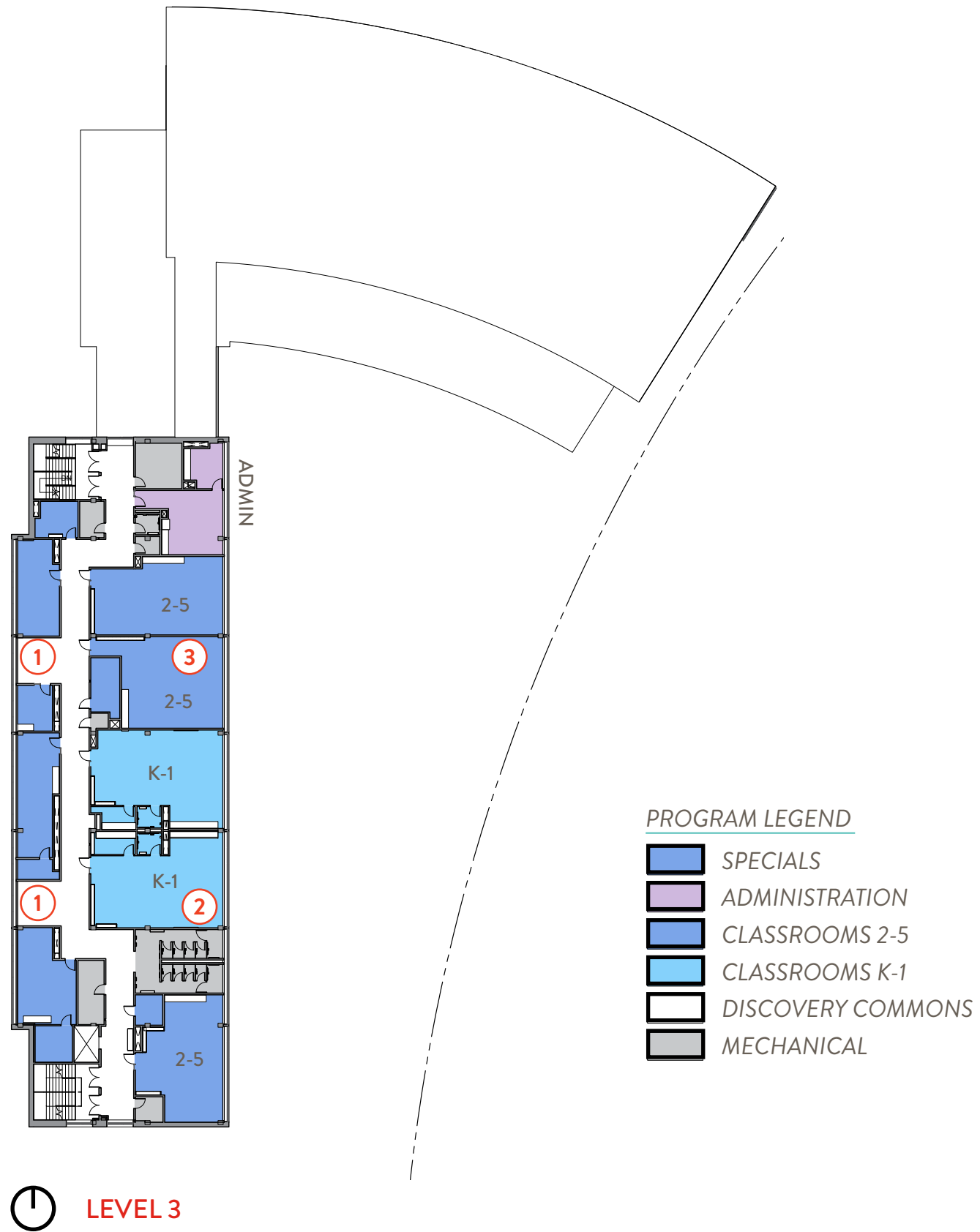


1. Bright, multi-level Lobby and Discovery Commons



2. Light filled breakout spaces





1. Single loaded corridor with break out spaces



2. Light filled and Modernized Classrooms



3. Classrooms with views to the east

### 3 PLANS : THIRD & FOURTH FLOORS



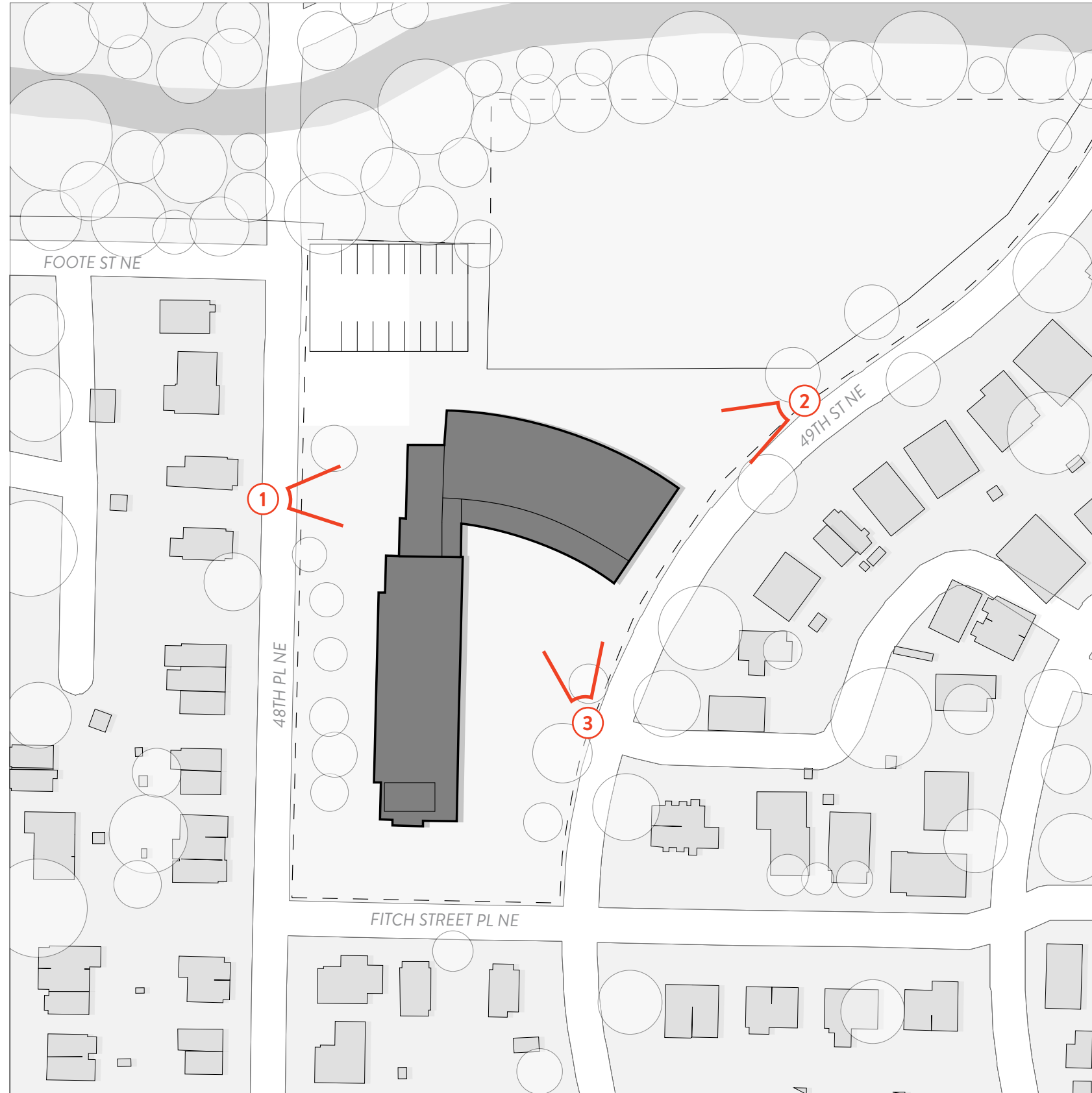




### 3 PRECEDENT : EXTERIOR



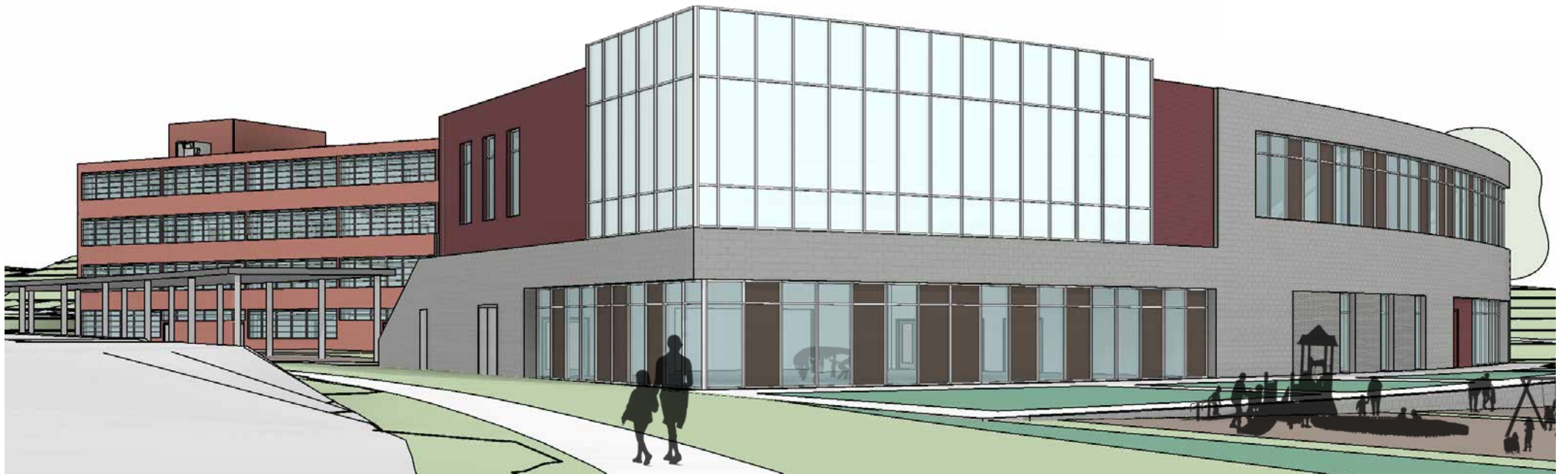




### 3 PERSPECTIVES - KEY PLAN





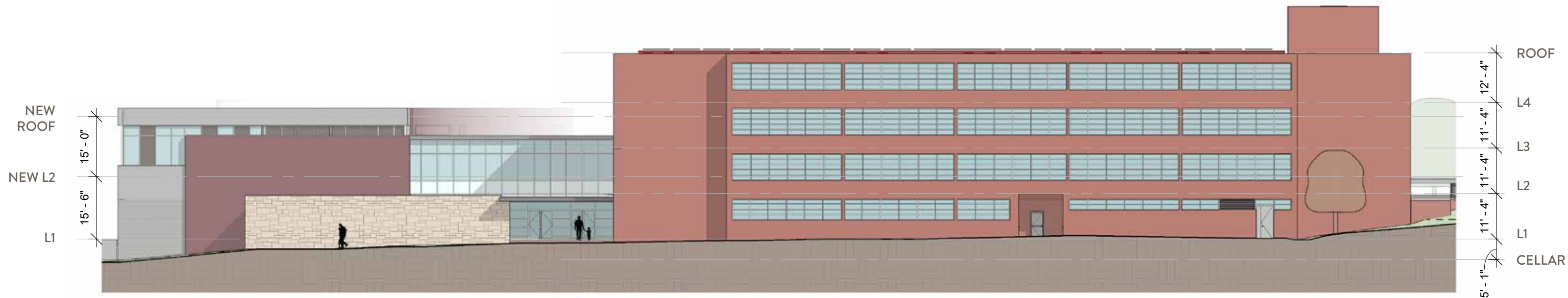


### 3 PERSPECTIVE 2 : NORTHEAST VIEW

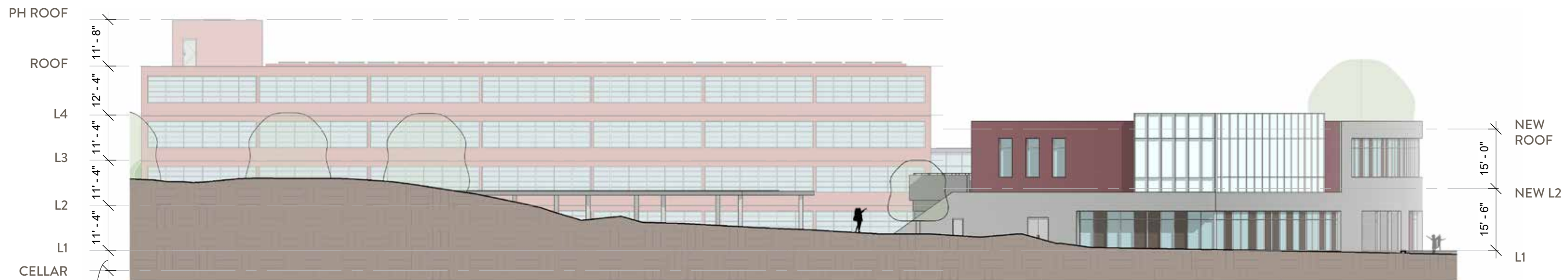


### 3 PERSPECTIVE 3 : SOUTHEAST VIEW

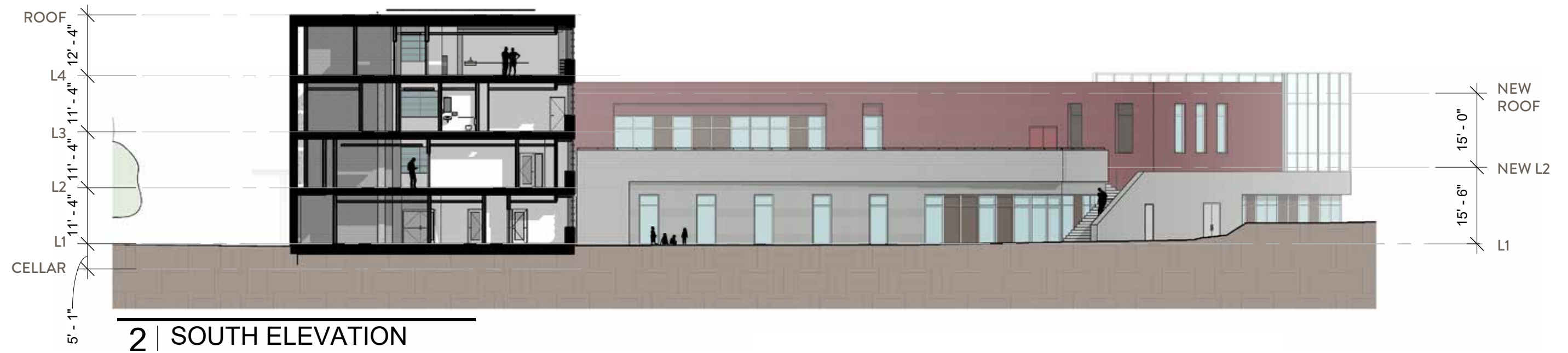




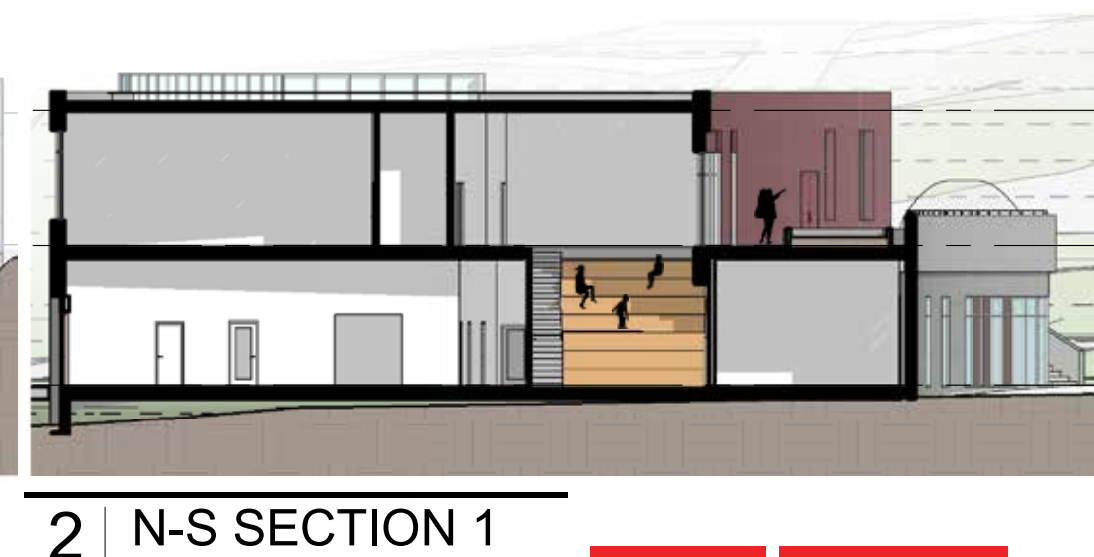
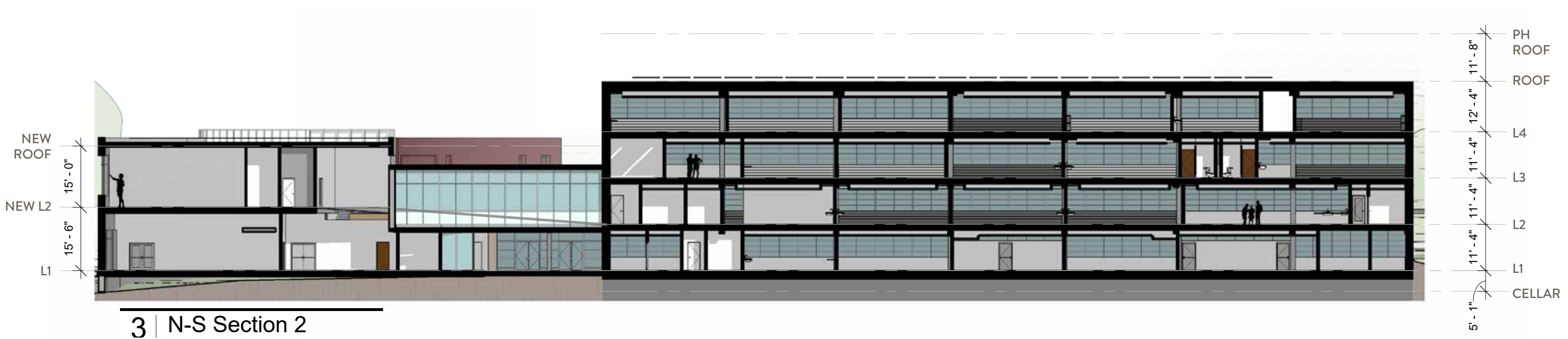
2 | WEST ELEVATION



1 | EAST ELEVATION



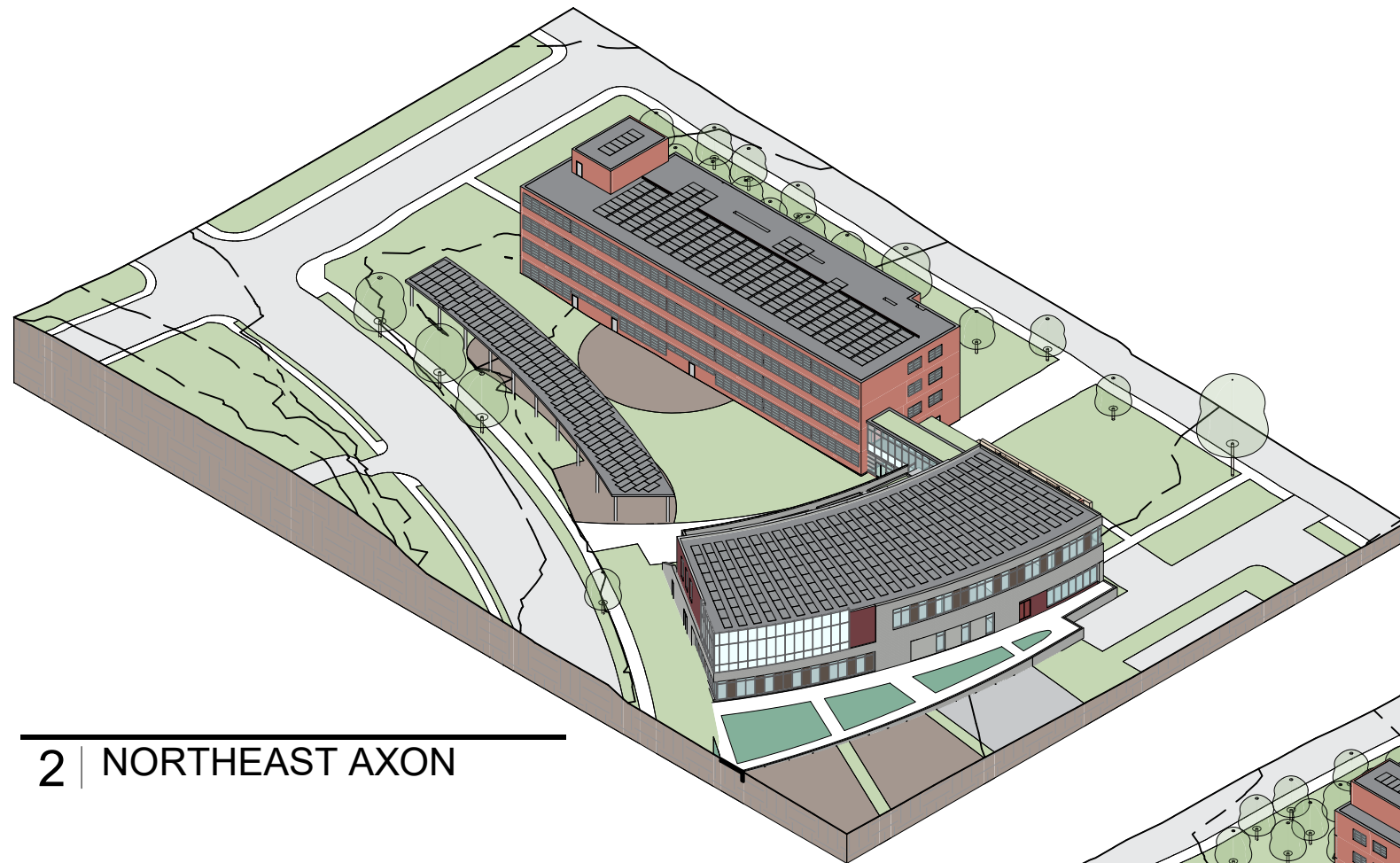




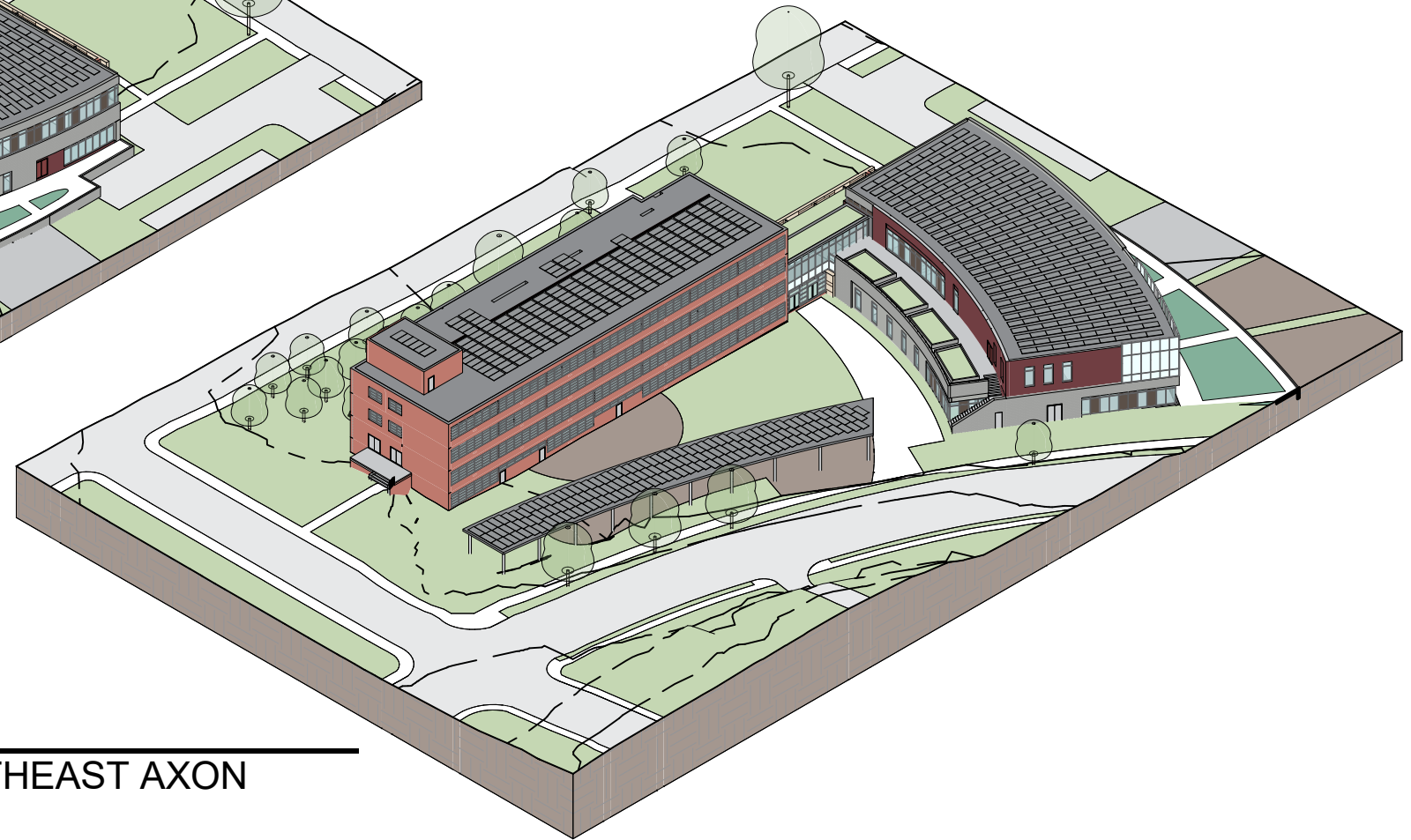
3 SECTIONS



WHITLOCK ELEMENTARY SCHOOL  
CFA CONCEPT DESIGN REVIEW SUBMISSION | 40

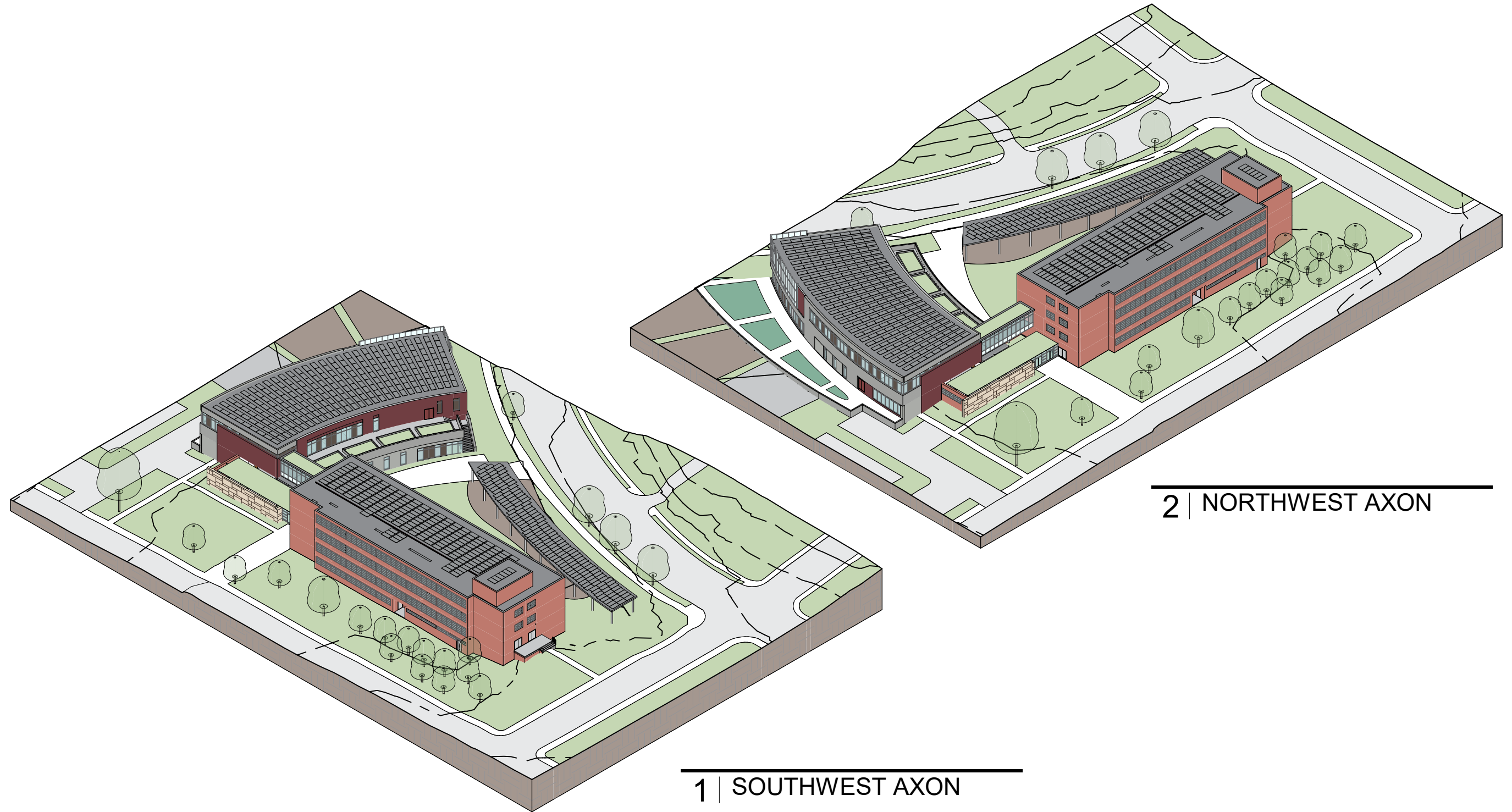


2 | NORTHEAST AXON



1 | SOUTHEAST AXON





1 | SOUTHWEST AXON

2 | NORTHWEST AXON

EXISTING



PRECEDENT





EXISTING



REFLECTIVE GLASS



DARK RED BRICK



PANEL OPT 1



PANEL OPT 2



GROUND FACE CMU



TEXTURED GRAY BRICK



REFLECTIVE GLASS



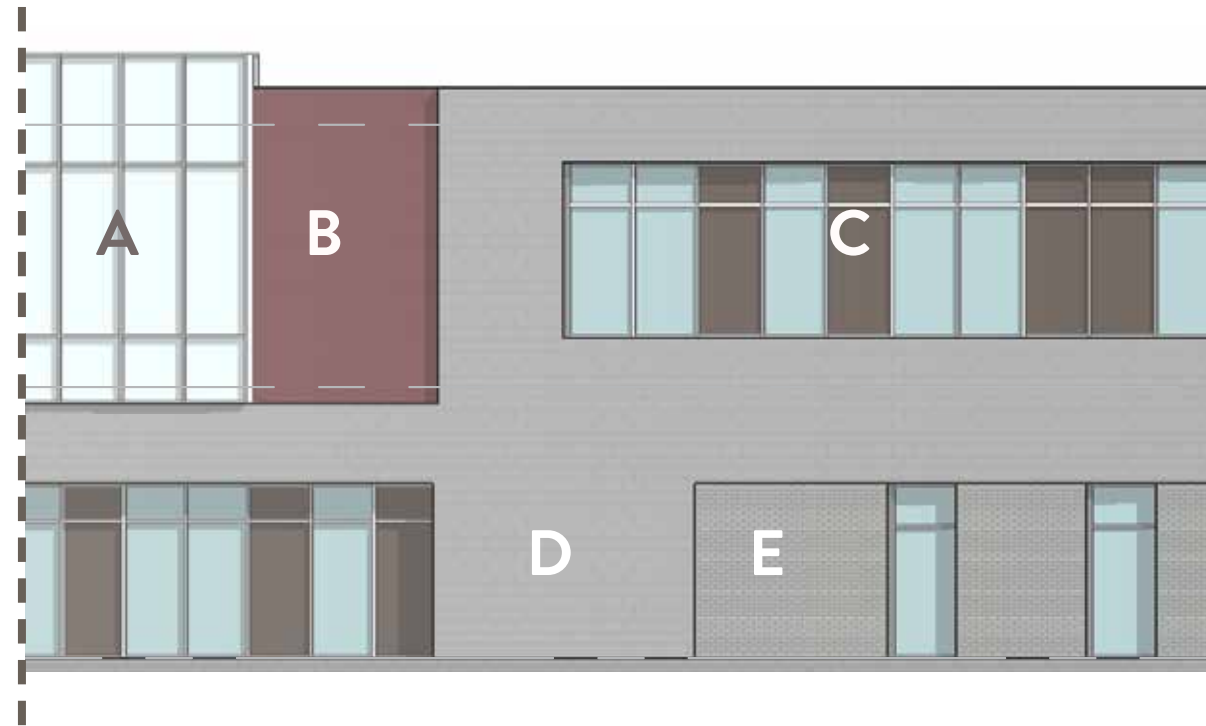
DARK RED BRICK



PANEL OPT 1



PANEL OPT 2



GROUND FACE CMU



TEXTURED GRAY BRICK





NORTHEAST VIEW



NORTH VIEW



WEST VIEW



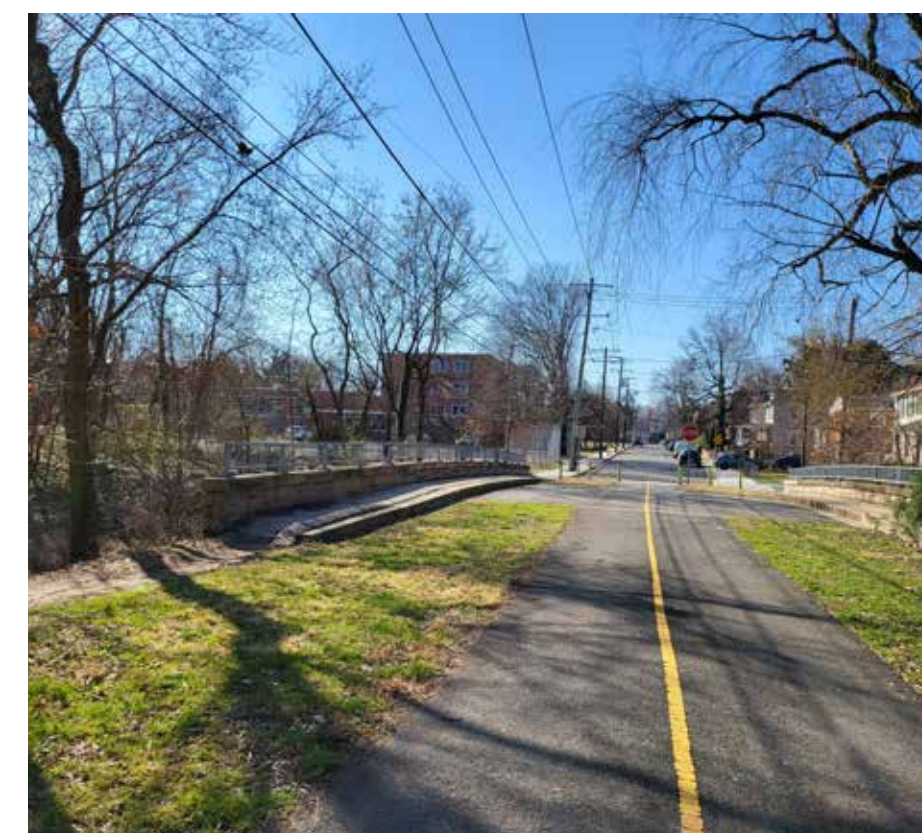
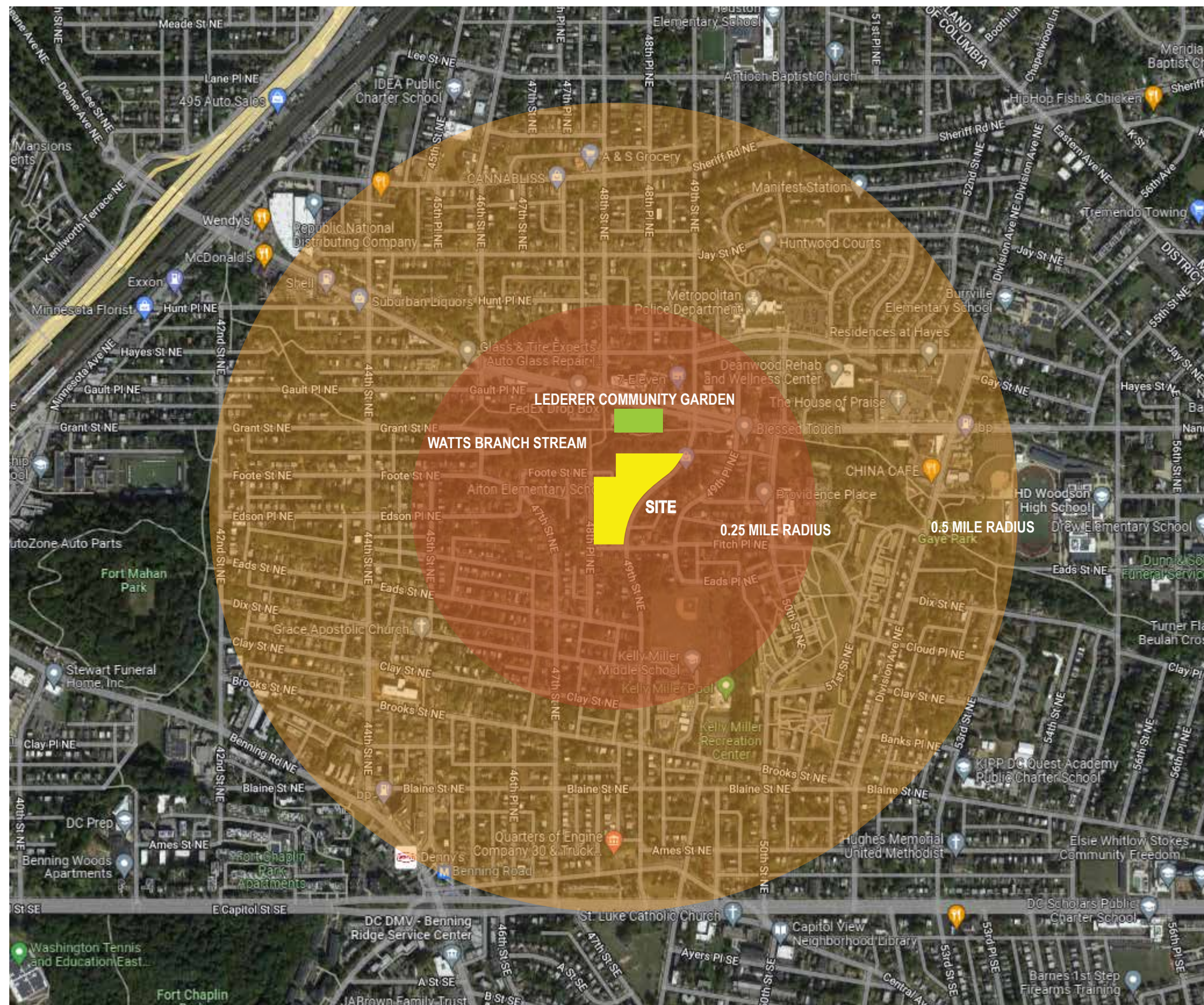
SOUTH VIEW



# 4 LANDSCAPE

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## 4 LANDSCAPE: SITE ANALYSIS





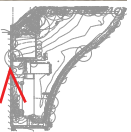
VIEW EAST FROM 48TH PL.



VIEW FROM ENTRANCE PATH TOWARDS 48TH PL.



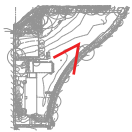
VIEW SOUTH FROM 48TH PL.



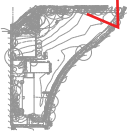
VIEW NORTH FROM FITCH PL.



VIEW SOUTHWEST FROM FIELD



VIEW NORTHWEST FROM 49TH ST.



# 4 LANDSCAPE: EXISTING SITE PHOTOS





# 4 LANDSCAPE : SITE ANALYSIS

-  EXISTING TREES
-  SPECIAL TREES
-  HERITAGE TREES
-  EXISTING BUILDINGS
-  PROPERTY LINE
-  EXISTING FENCES
-  CONCRETE
-  ASPHALT
-  RUBBER
-  SOFTSCAPE
-  FLOOD PLAIN
-  UTILITIES - WATER
-  UTILITIES - SEWER
-  UTILITIES - STORM

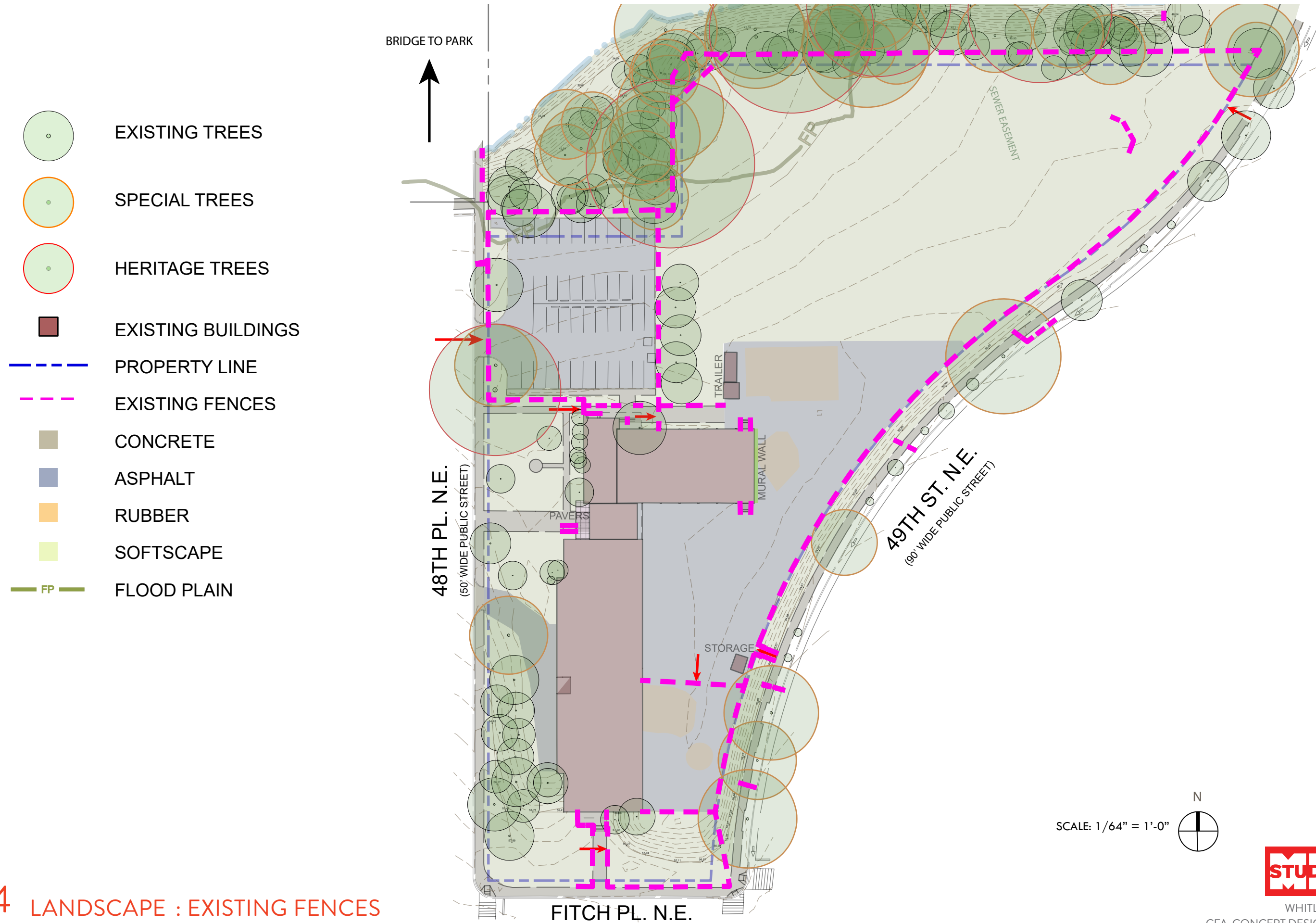


SCALE: 1/64" = 1'-0"

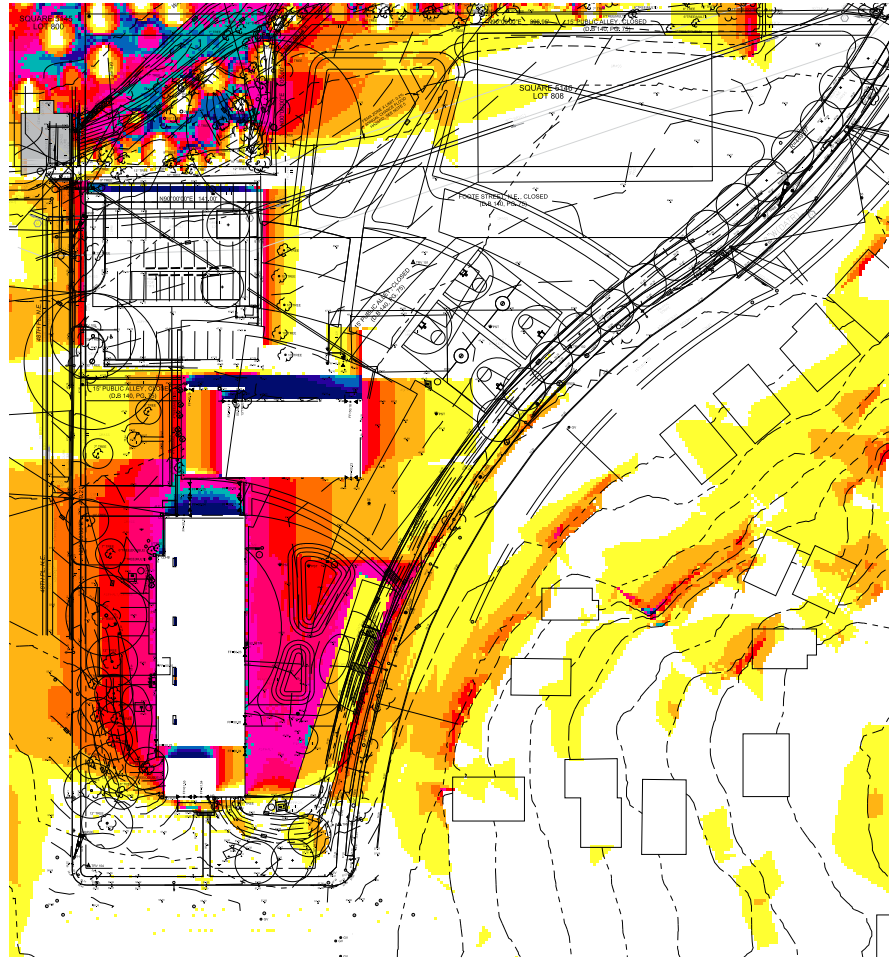
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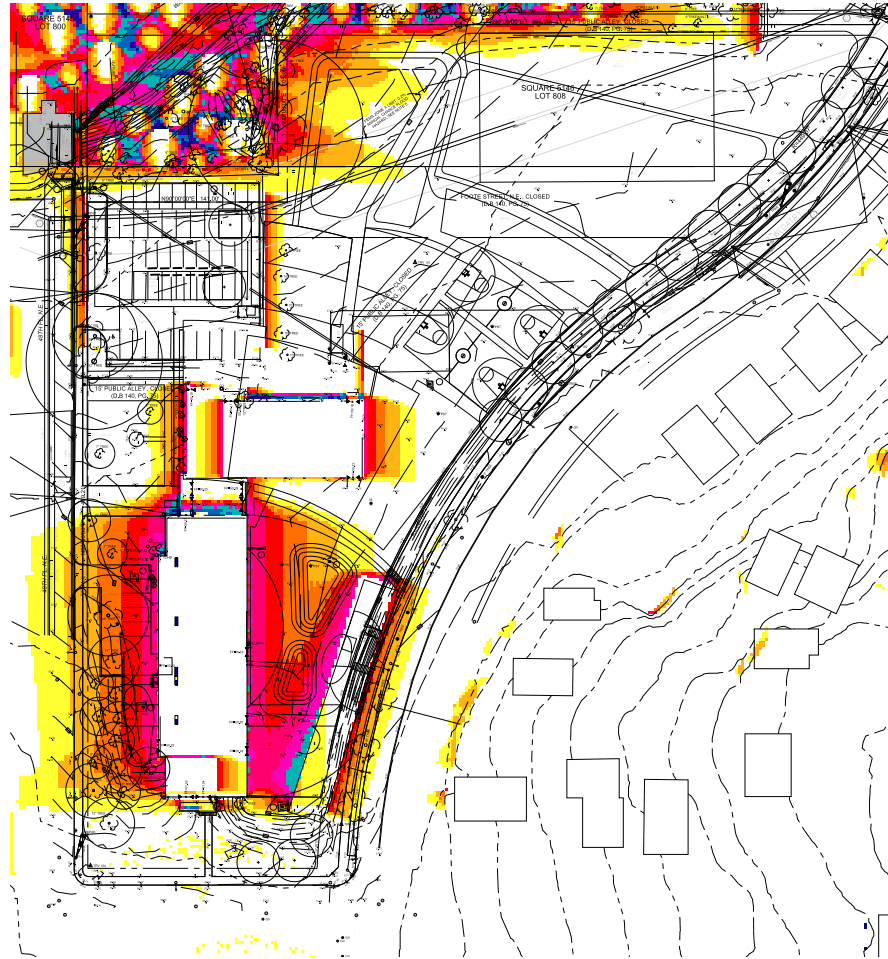
# 4 LANDSCAPE : EXISTING FENCES



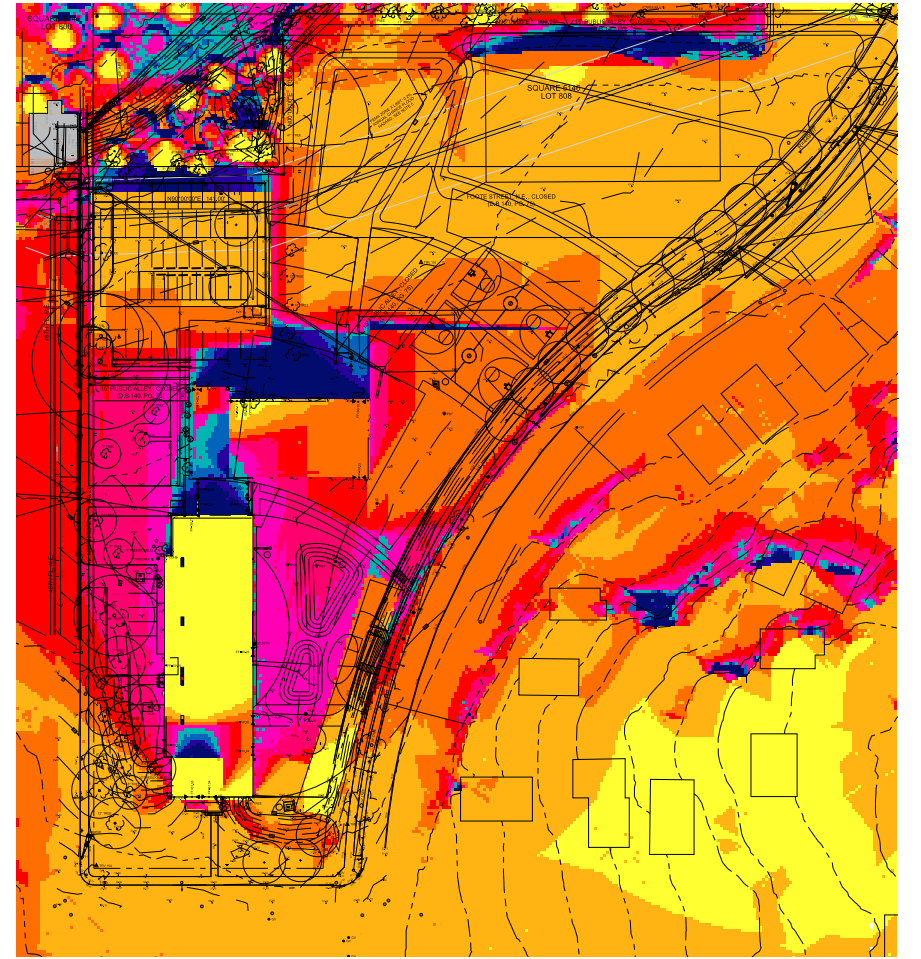




MARCH



JUNE



DECEMBER

# 4 LANDSCAPE : PROGRAMMING







OUTDOOR CLASSROOM WITH CONCRETE SEAT WALLS

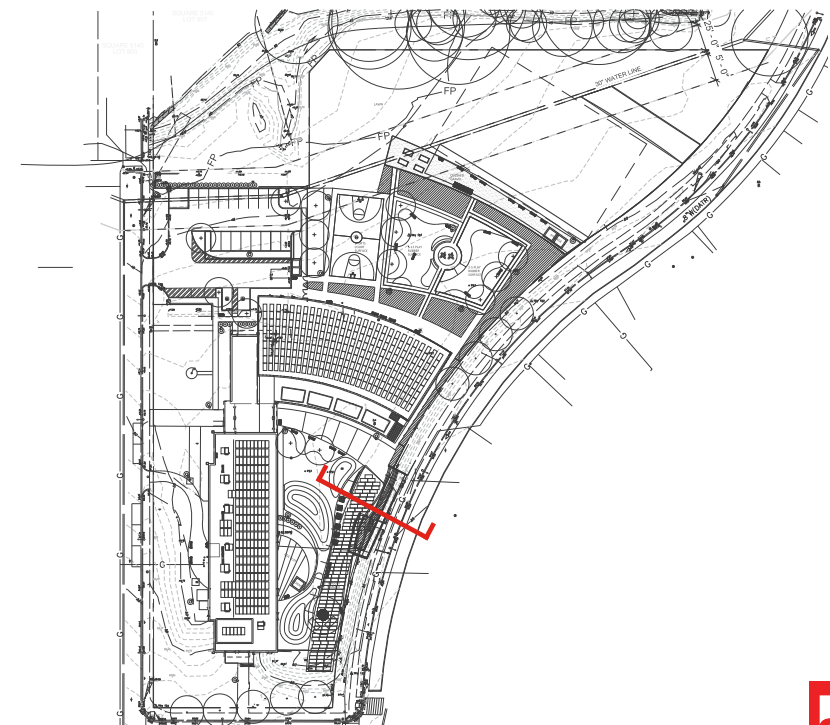


TRAFFIC PLAY

#### 4 LANDSCAPE : SITE PLAN





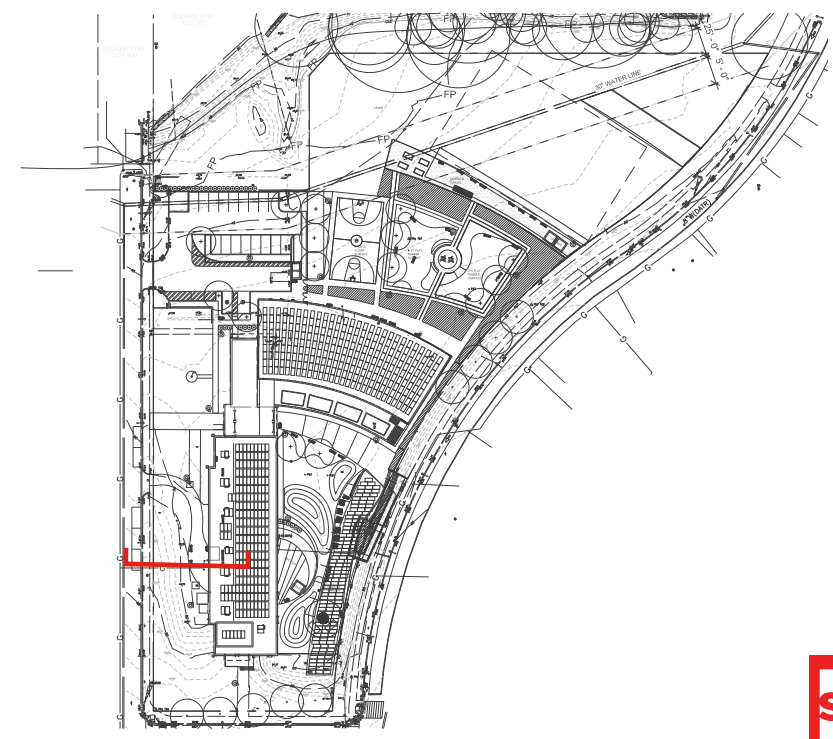


SCALE: 1/8" = 1'-0"

## 4 LANDSCAPE : SECTIONS



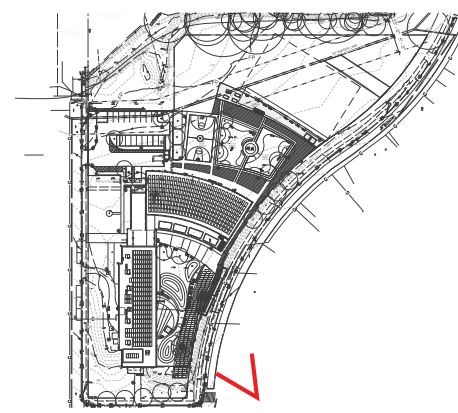




SCALE: 1/8" = 1'-0"

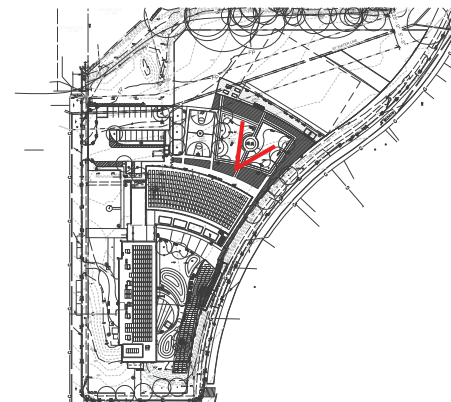
## 4 LANDSCAPE : SECTIONS





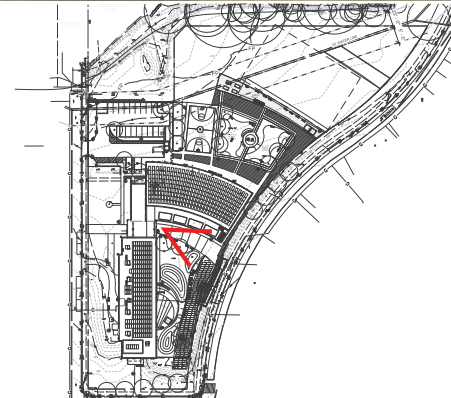
# 4 LANDSCAPE : PERSPSECTIVE - OVERALL SITE





#### 4 LANDSCAPE : PERSPSECTIVE - PLAY AREA





## 4 LANDSCAPE : PERSPSECTIVE - OUTDOOR CLASSROOM

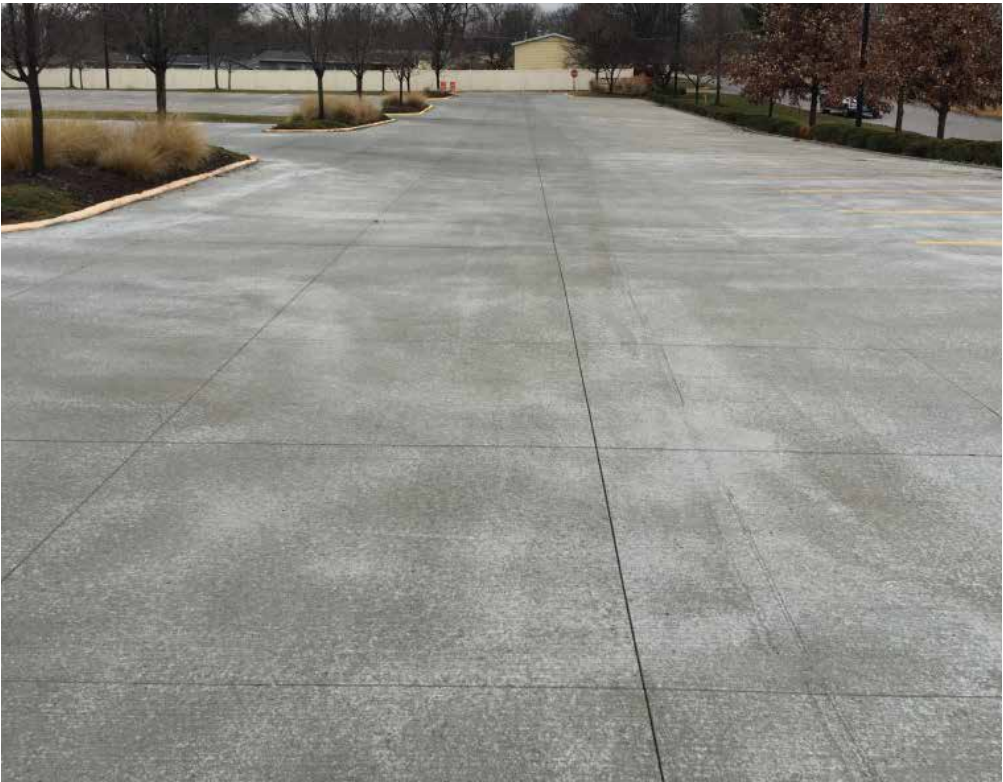




CRUSHED GRAVEL



OUTDOOR CLASSROOM SPECIAL PAVING



CONCRETE



TURF FOR MOUNDS



PLAYGROUND RUBBER SURFACE



SENSORY GARDEN





# 4 LANDSCAPE : PLAYGROUND





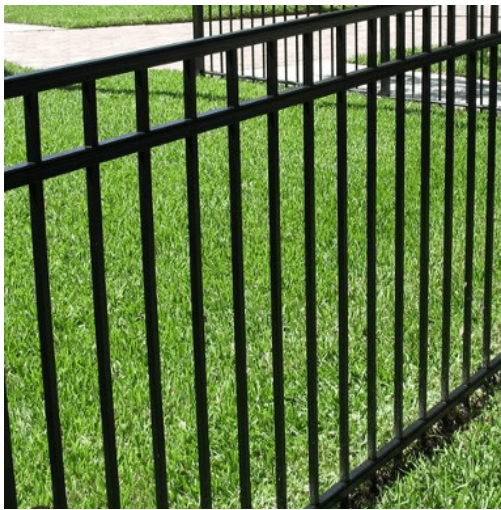
BENCH



TABLES & BENCHES



READING CORNER



ORNAMENTAL FENCE



FEATURE BENCH



CHALKBOARD

4 LANDSCAPE : FURNISHINGS AND SITE ELEMENTS





4 LANDSCAPE : SOLAR STRUCTURES