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(FORMERLY AITON)

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

COMMISION OF FINE ARTS (CFA) CONCEPT REVIEW SUBMISSION
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WHITLOCK ELEMENTARY SCHOOL
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OBSERVATIONS: NETWORK OF STREETS AND ACCESS

.8 MILES FROM ENTRANCE OF SCHOOL TO METRO STOP
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1. PRIMARY ENTRANCE | FROM 48TH STREET

2. SECONDARY ENTRANCE | FROM FITCH STREET
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1. EXISTING ATHLETIC FIELD AND NORTH GREENWAY

2. NORTH GREENWAY AND BIKE TRAIL
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1. EAST FACADE: MORNING LIGHT
   - Summer Solstice Sun Rise
   - Winter Solstice Sun Set

2. WEST FACADE: MORNING LIGHT
   - Summer Solstice Sun Set
   - Winter Solstice Sun Rise
OBSERVATIONS: VIEWS TOWARDS THE SITE

1. PRIMARY ENTRANCE

2. NORTH FACADE OF EXISTING MULTIPURPOSE

3. HEADING SOUTH ON 49TH STREET

4. HEADING NORTH ON 49TH STREET
OBSERVATIONS: VIEWS FROM THE SITE

1. VIEW FROM PRIMARY ENTRANCE

2. FACING WEST / 48TH STREET

3. FACING SOUTH / FITCH STREET

4. FACING EAST / 49TH STREET
OBSERVATIONS: EXISTING SITE UTILIZATION

1. **Athletic Field**
2. **Child Development Center (4480 / 6000 SF)**
   - **Pre-K** (49,022 / 68,141 SF)
   - **K - G1**
   - **G2 - G5**
   - **Specials**
   - **DC**
   - **Admin**
   - **Health**
   - **Building Services**
3. **Parking**
4. **Play Area**
5. **Dining**
6. **Library**
7. **Gym**
OBSERVATIONS: EXISTING STRUCTURE

FITCH ST, NE
49TH ST, NE
48TH PLACE, NE
49TH PLACE, NE
2 DESIGN CONSIDERATIONS
2 EXISTING CONDITIONS

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 "bowel" 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.
DESIGN CONSIDERATION 1: 21ST CENTURY LEARNING IN A 20TH CENTURY STRUCTURE
DESIGN CONSIDERATION 2: EMPHASIZE THE SCHOOL’S UNIQUE NATURAL SETTING

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.
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
EXISTING STRUCTURE & MASSING
STEP 1: PRESERVE EXISTING CHARACTER DEFINING FEATURES
STEP 2: REORIENT BUILDING AND SITE TO BETTER LINK WITH CONTEXT
STEP 3: LOCATE COMMON USE SPACES TO ENGAGE WITH SITE AND NEIGHBORHOOD EDGE
STEP 4: EXTRUDE THE MASS TO FIT THE PROGRAM
STEP 5: RETAIN WIDTH OF EXISTING BY PUSHING DOWN EXCESS MASSING TO EXISTING LOBBY HEIGHT
STEP 6: GYM AND CAFETERIA OPEN TO NORTH AND CIVIC ENTRANCE
STEP 7: LIBRARY ACCESES OUTDOOR CLASSROOM AND BOWL
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

PROGRAM LEGEND
- SPECIALS
- HEALTH
- CLASSROOM K-1
- CLASSROOM PK-S
- DISCOVERY COMMONS
- MECHANICAL
3. Classrooms with views to the east

2. Light-filled and modernized classrooms

1. Single-loaded corridor with break-out spaces

3 PLANS: THIRD & FOURTH FLOORS

LEVEL 3

LEVEL 4

PROGRAM LEGEND
- SPECIALS
- ADMINISTRATION
- CLASSROOMS 2-5
- CLASSROOMS K-1
- DISCOVERY COMMONS
- MECHANICAL

1/16" = 1'-0"

LEVEL 3

LEVEL 4

1 LEVEL 3

2 LEVEL 4
PRECEDENT: EXTERIOR
PERSPECTIVE 1: PRIMARY ENTRANCE
PERSPECTIVE 3: SOUTHEAST VIEW
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
MODEL PHOTOS

NORTHEAST VIEW

NORTH VIEW

WEST VIEW

SOUTH VIEW
4 LANDSCAPE
LANDSCAPE: SITE ANALYSIS

LEDERER COMMUNITY GARDEN

WATTS BRANCH STREAM

0.25 MILE RADIUS

0.5 MILE RADIUS
LANDSCAPE: EXISTING SITE PHOTOS

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.
LANDSCAPE: EXISTING FENCES

EXISTING TREES
SPECIAL TREES
HERITAGE TREES
EXISTING BUILDINGS
PROPERTY LINE
EXISTING FENCES
CONCRETE
 ASPHALT
RUBBER
SOFTSCAPE
FLOOD PLAIN

SCALE: 1/64" = 1'-0"
LANDSCAPE : SUN SHADE ANALYSIS

MARCH

JUNE

DECEMBER
1. OUTDOOR CLASSROOM
2. ARTIFICIAL TURF MOUNDS
3. OVERHEAD SOLAR STRUCTURE
4. BALL FIELD
5. GARDEN
6. PARKING
7. CDC PLAY SPACE
8. TRAFFIC GARDEN/TRAFFIC PLAY
9. PLAYGROUNDS
10. HARD COURT
11. TRAFFIC PLAY
12. OUTDOOR CLASSROOM WITH CONCRETE SEAT WALLS

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

OUTDOOR CLASSROOM

SIDEWALK/STREET

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

SCALE: 1/8" = 1'-0"
LANDSCAPE: PERSPECTIVE - OVERALL SITE
LANDSCAPE: PERSPECTIVE - PLAY AREA
LANDSCAPE: PERSPECTIVE - OUTDOOR CLASSROOM
CRUSHED GRAVEL

OUTDOOR CLASSROOM SPECIAL PAVING

CONCRETE

TURF FOR MOUNDS

PLAYGROUND RUBBER SURFACE

SENSORY GARDEN

LANDSCAPE : PAVING
LANDSCAPE: PLAYGROUND
LANDSCAPE: FURNISHINGS AND SITE ELEMENTS

BENCH

TABLES & BENCHES

READING CORNER

ORNAMENTAL FENCE

FEATURE BENCH

CHALKBOARD
LANDSCAPE: SOLAR STRUCTURES