

Brent Elementary School CFA Submission

Thursday September 18, 2025



DESIGN DEVELOPMENT | CONCEPT NARRATIVE



The following design incorporates feedback from DGS, DCPS, the SIT Committee and preliminary review from other agencies. The design incorporates 2 primary goals:

1. Creating a highly engaging elementary school per the DCPS Program, with an emphasis on Reggio Emilia instruction per the Brent School pedagogy.
2. Providing an urban response that celebrates the tree-lined and walkable Capitol Hill neighborhood, as envisioned per the original L'Enfant city plan featuring grand avenues and public parks.

The result is an appropriately scaled 'city school', which frames the street corner, overlooking both North Carolina Ave SE and Folger Park.

The design adheres to best practices in school design, like the following:

- CPTED principles for site and building layout
- Locations for Public Art
- High performing building envelope and mechanical systems
- The incorporation of daylighting and views for connections to nature
- Age-appropriate 'blocking and stacking' to ensure safe egress for all learners, and easy access to 'Specials' to minimize travel distance
- Distributed Administration for passive supervision throughout the building
- Grade level Small Learning Communities (SLCs) or "neighborhoods"
- Equitable access to toilets and accessible circulation for both students and staff
- Flexible break out and gathering spaces (Discovery Commons and Resource Rooms)
- Centralized location of gathering spaces for ease of school and potential community use.

The design site layout features the new building flanking 3rd St SE and North Carolina Ave SE. The entrance, on the first floor, and the "Specials" above, celebrate the corner and create a strong focal point for the architecture, the neighborhood, and for easy wayfinding. Front yards leverage public space to integrate outdoor learning and bike racks. A large play area is situated behind the building, in a sunny open yard which features play grounds, outdoor learning, a traffic garden, landscaping, and access from the Gymnasium and Dining. Parking and service zones are located at the south east corner of the site, with access from D Street, SE.

The building massing follows the property line which helps maximize play areas. The first level features a darker brick, reflecting the rusticated bases found in the neighborhood context, and the upper levels are additional horizontal bands to harmonize with the banding within the neighborhood. The horizontal bands have a vertical texture created by alternating brick patterns and distributed windows, which maximize the daylighting in the classrooms. The entire facade has a subtle movement towards the corners, where the walls inflect to reveal the special program spaces behind such as the Main Entry, Library, Arts & Science rooms, Discovery Commons and Cafeteria. The building is a civic backdrop to the grand North Carolina Avenue streetscape and the park, while also celebrating the corner and its identity as a vibrant elementary school.

The design also includes the following strategies to create a high performing building:

- Roof area for future Photo Voltaic (PV) array to offset on-site energy usage
- Area for extensive green roof as part of the Storm Water Management (SWM) system
- Sun shades where needed to diffuse southern daylight and western glare.

Safety features of the site layout include:

- Easily identified single point of entry
- Administrative office windows facing the front gathering plaza
- Perimeter fencing securing student areas
- Main playground away from busy streets



DESIGN DEVELOPMENT | CIVIC CONTEXT



DESIGN DEVELOPMENT | DESIGN PROGRESSION



November 2024

- Approved by CFA
- Facade design not approved by HPRB, main comments below:
 - Need to “belong” to Capitol Hill
 - Character defining features of the historic district
 - Verticality of the main entrance
 - Favorable palette, color, and stacked layers



January 2025

- Approved by HPRB
- Design changed to include vertical “reveals” and alternating color of ultra high performing concrete panels to respond to HPRB’s previous comments



June 2025

- Design changed per community’s input
- Not approved by CFA, main comments below:
 - Elegance of previous design
 - Offset verticals detract from inflicted walls
 - Segmentation of the facade
 - Simplification
 - Institutional character / civic identity
- HPO staff approved the design change without a need for an official HPRB review



July 2025

- Concept approved by CFA
- HPO Staff request to change shade of green of ACP panels at level 3



DESIGN DEVELOPMENT | MASSING



DESIGN DEVELOPMENT | SITE PLAN



DESIGN DEVELOPMENT | MATERIALS



MAIN BRICK - DARK
Glen-Gery Middle Plantation Modular



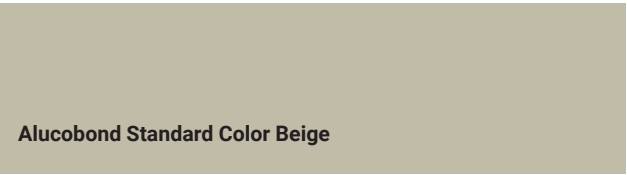
MAIN BRICK - LIGHT
Glen-Gery Rose Red Range

Modular brick in a dark red for level 1 and modular brick in a lighter red for levels 2 and 3. Vertical and horizontal accents created with bricklaying patterns.

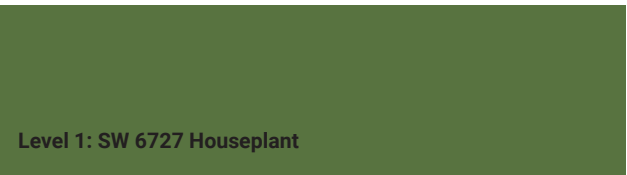
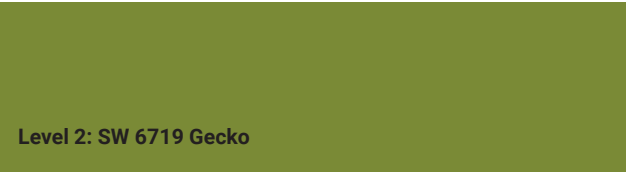


Aluminum Composite Material panels will differentiate the corner material and be expressed in long vertical lines.

NEUTRAL PANEL COLOR OPTION

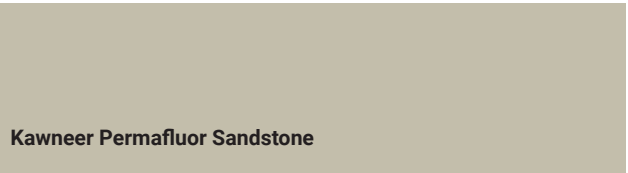


ACCENT PANEL COLOR OPTIONS

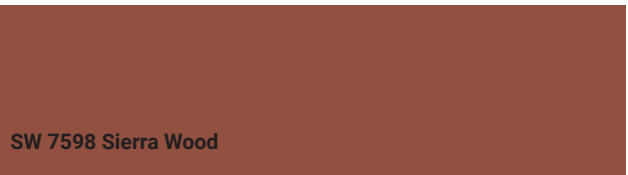


Intermittent use of colored Aluminum Composite Material Panels will enliven and celebrate the corner as both an entry focal point and an expression of the special programs inside.

SUNSHADE, STOREFRONT, AND WINDOW FRAME COLOR OPTION



LEVEL 1 HOLLOW METAL DOOR COLOR OPTIONS (BACK OF HOUSE)



The color of other exterior objects will blend into the principal brick and ACM panel color palette.



DESIGN DEVELOPMENT | FACADE CONCEPT



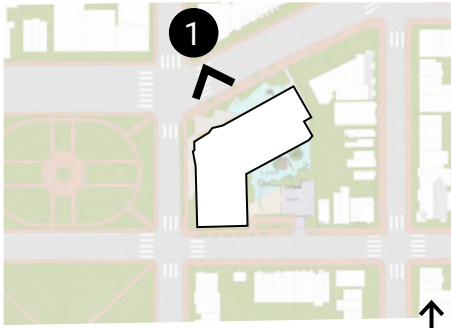
1 View from North Carolina Ave SE

PRIMARY FACADE (LVL 2+3)
LIGHT RED TONE BRICK

PRIMARY FACADE (LVL 1)
DARK RED TONE BRICK

METAL MECHANICAL
ROOF SCREENING

PUBLIC PROGRAM/ENTRY
ACM AND STOREFRONT



DESIGN DEVELOPMENT | PERSPECTIVE



view from North Carolina Avenue SE and 3rd Street SE



DESIGN DEVELOPMENT | PERSPECTIVE



DESIGN DEVELOPMENT | PERSPECTIVE



view from corner of 3rd Street SE and D Street SE



DESIGN DEVELOPMENT | PERSPECTIVE



DESIGN DEVELOPMENT | PERSPECTIVE



view from North Carolina Ave SE
playground equipment shown for scale only



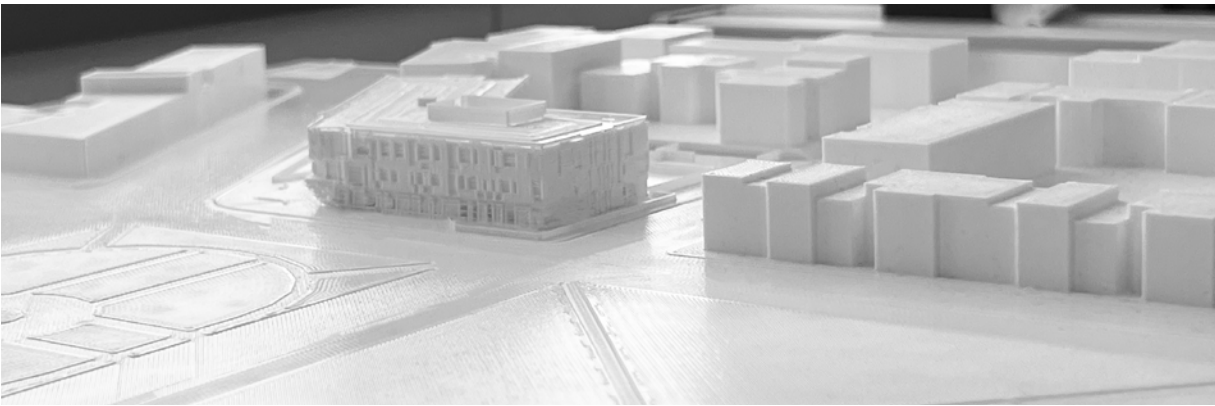
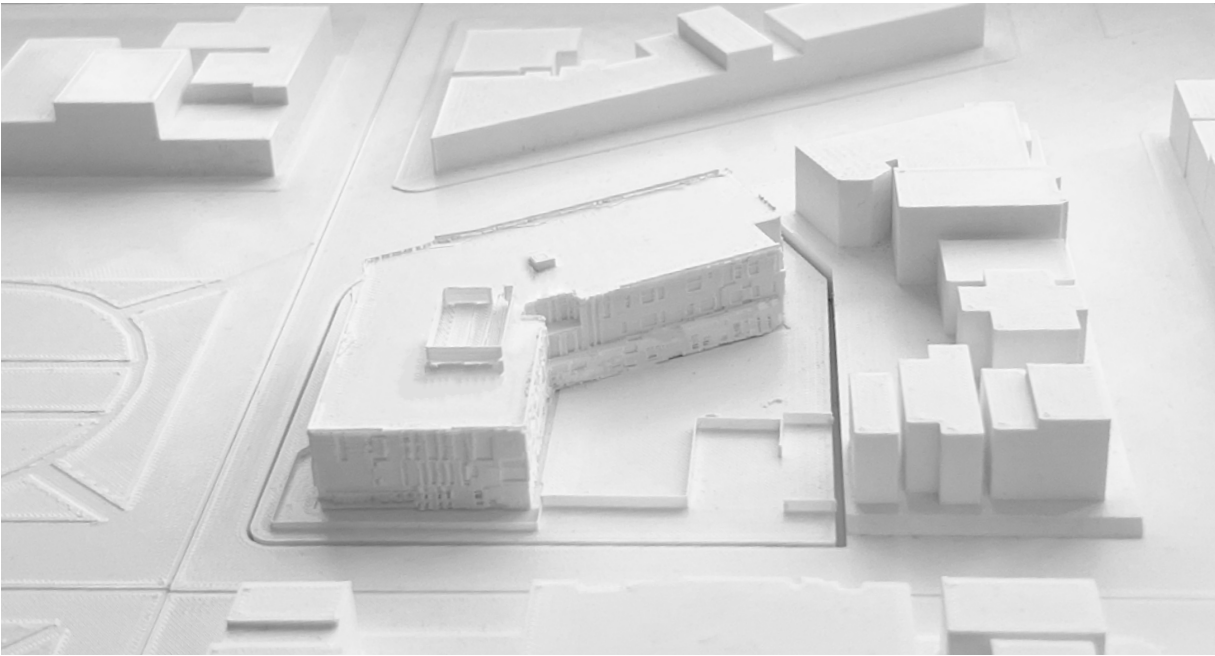
DESIGN DEVELOPMENT | PERSPECTIVE



view from North Carolina Ave SE (East and North Facade)



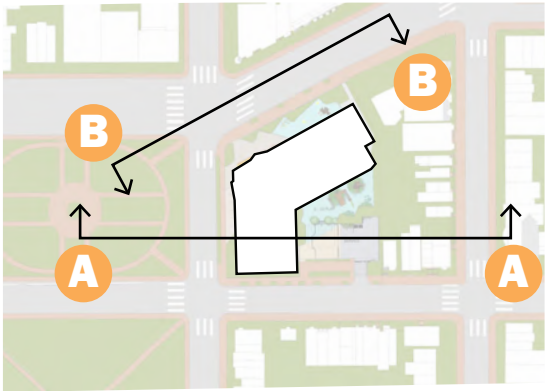
DESIGN DEVELOPMENT | SITE & SECTION



NOT TO SCALE



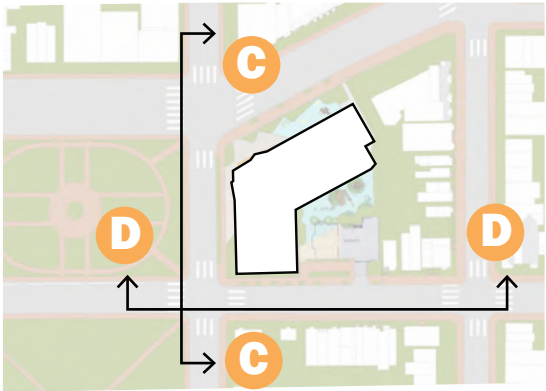
DESIGN DEVELOPMENT | SECTION & ELEVATION



B N Carolina Ave SE Elevation



DESIGN DEVELOPMENT | ELEVATIONS



C 3rd St SE Elevation

North Carolina
Ave SE

D St SE



D D St SE Elevation

Folger Park

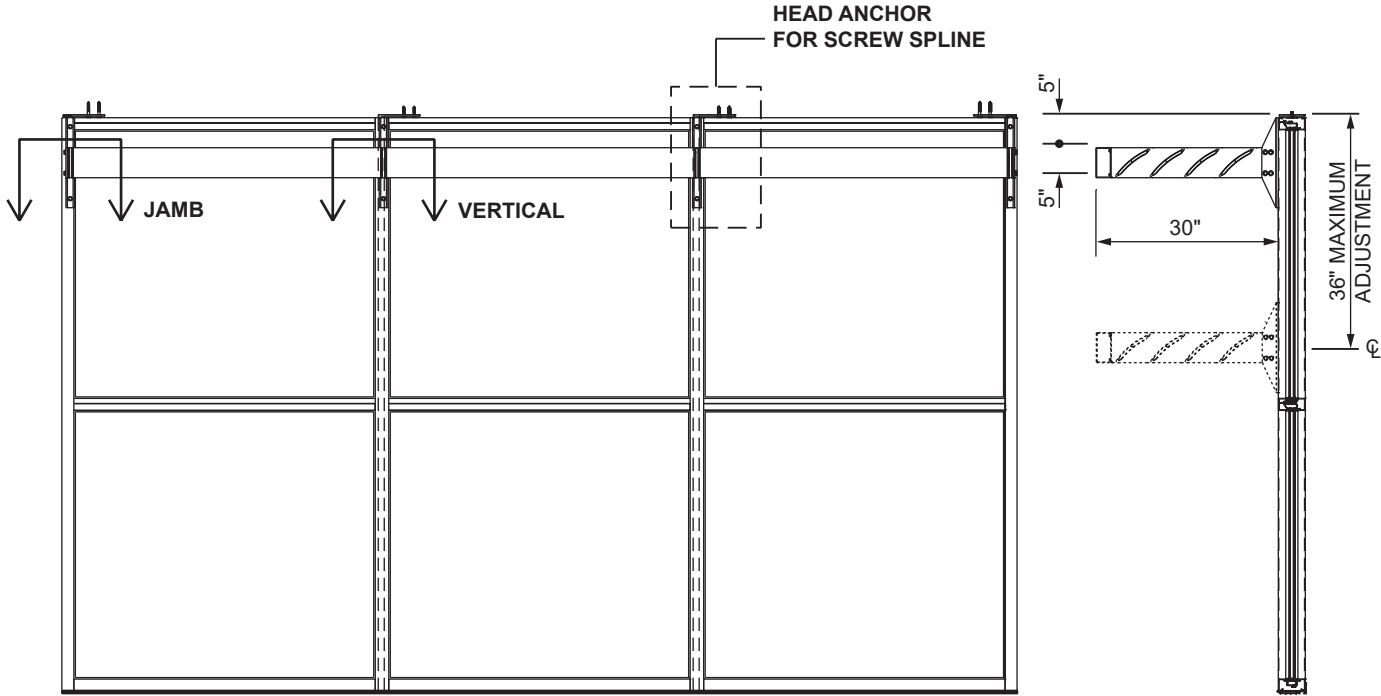
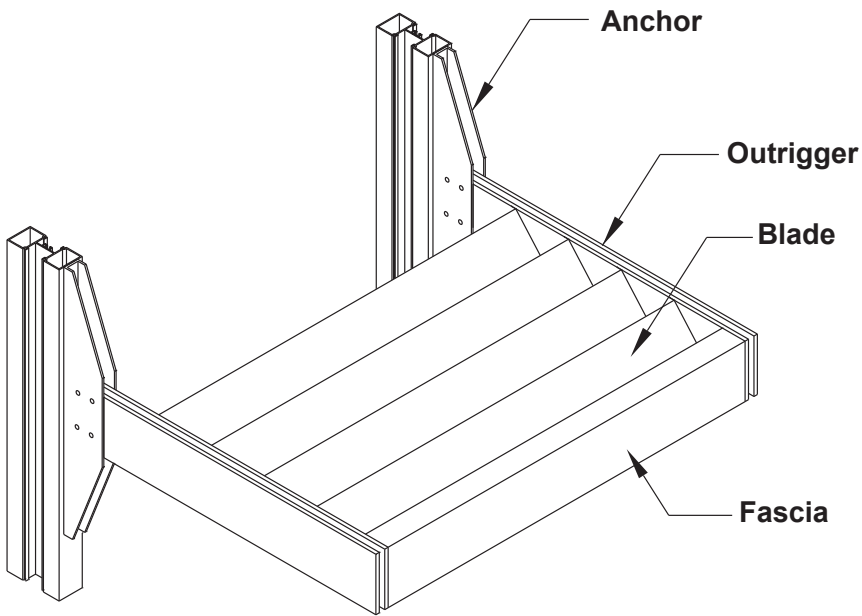
3rd St SE

4th St SE

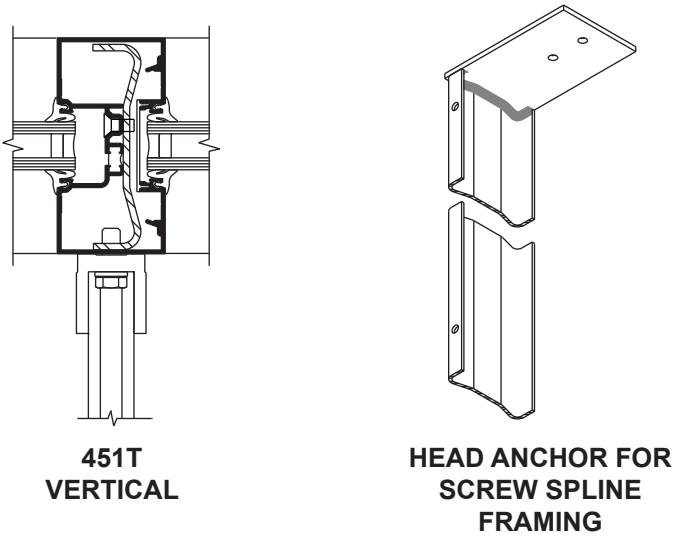


Versoleil® SunShade - Outrigger System

FEATURES - STOREFRONT



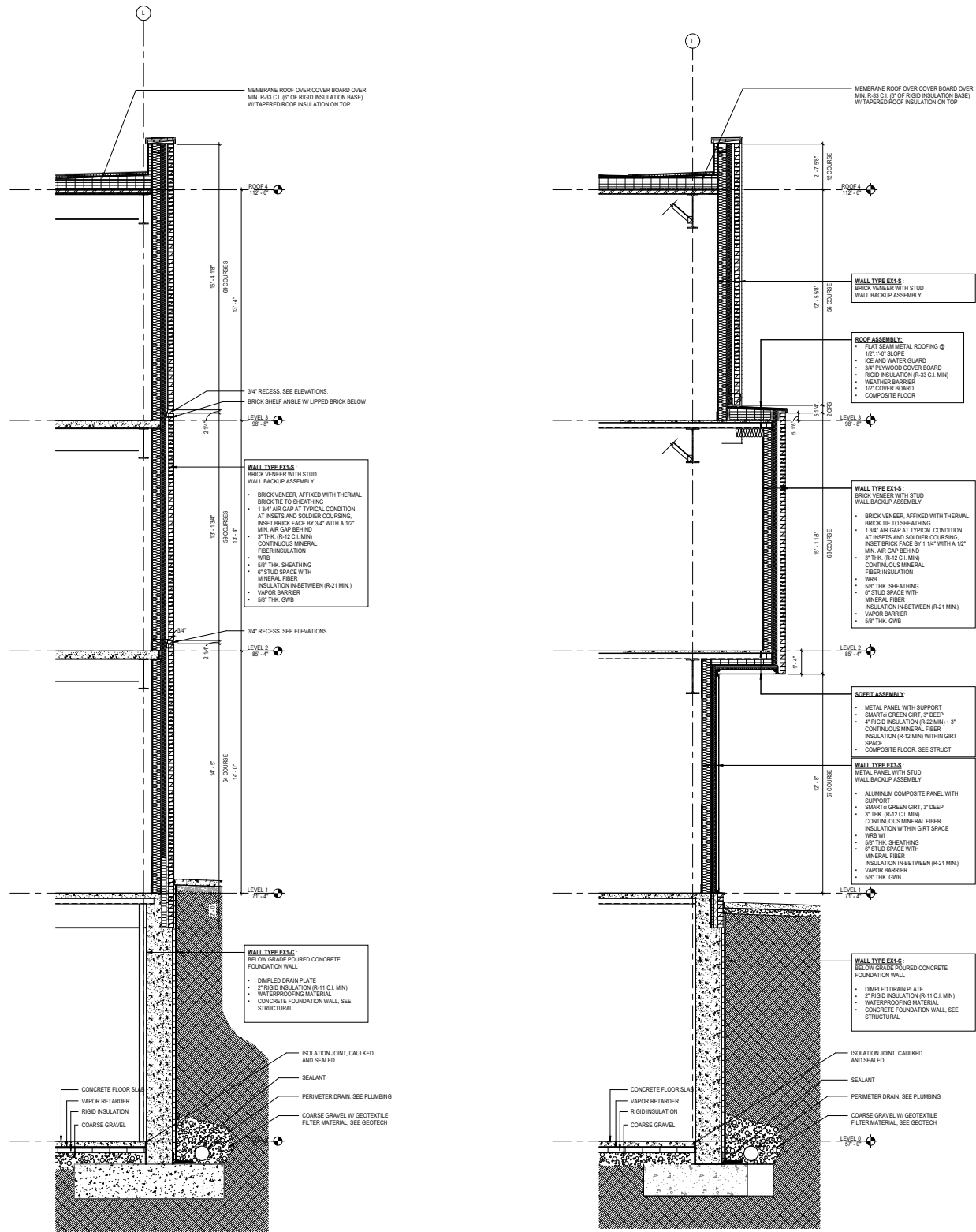
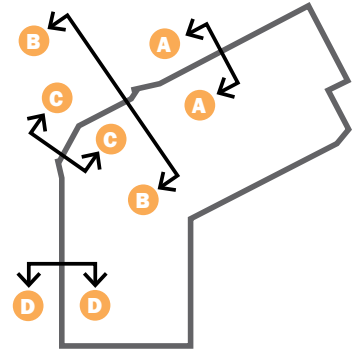
A Spline Assembly Elevation/Section



B Jamb and Head Anchor Details

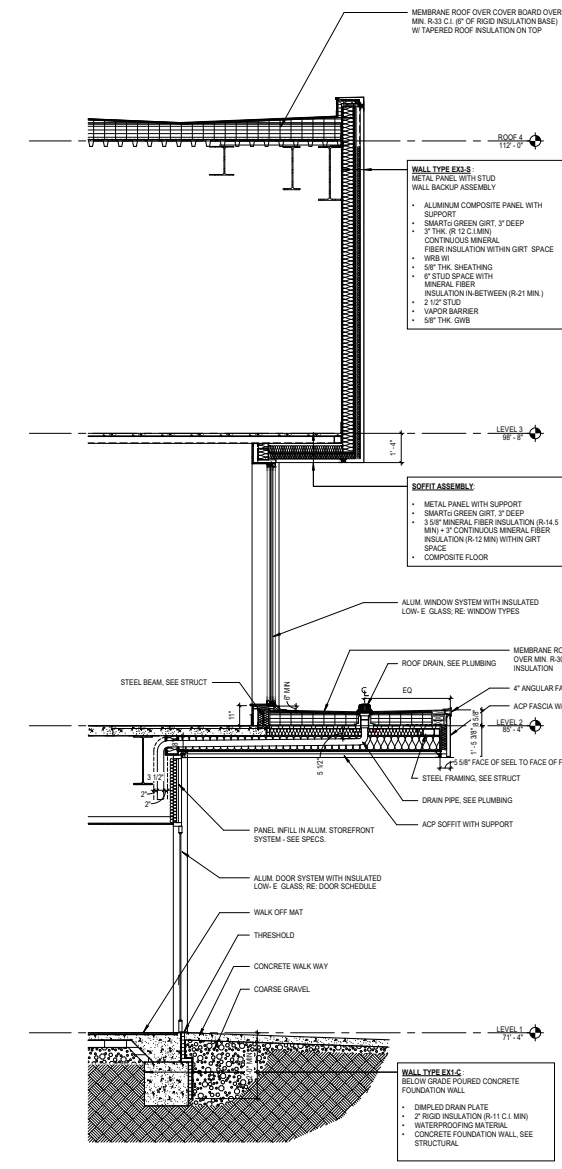


DESIGN DEVELOPMENT | DETAILS

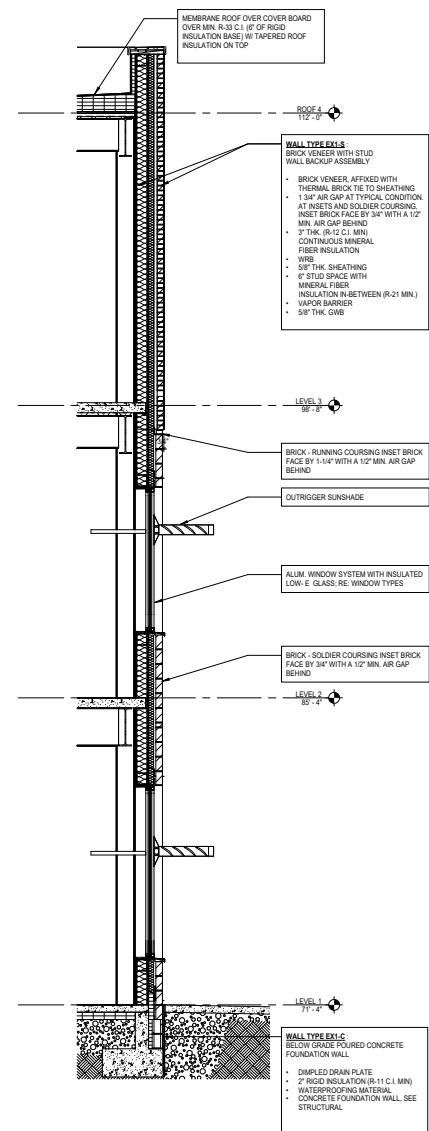


A North Carolina Ave Wall Section

B North Carolina Ave Wall Section



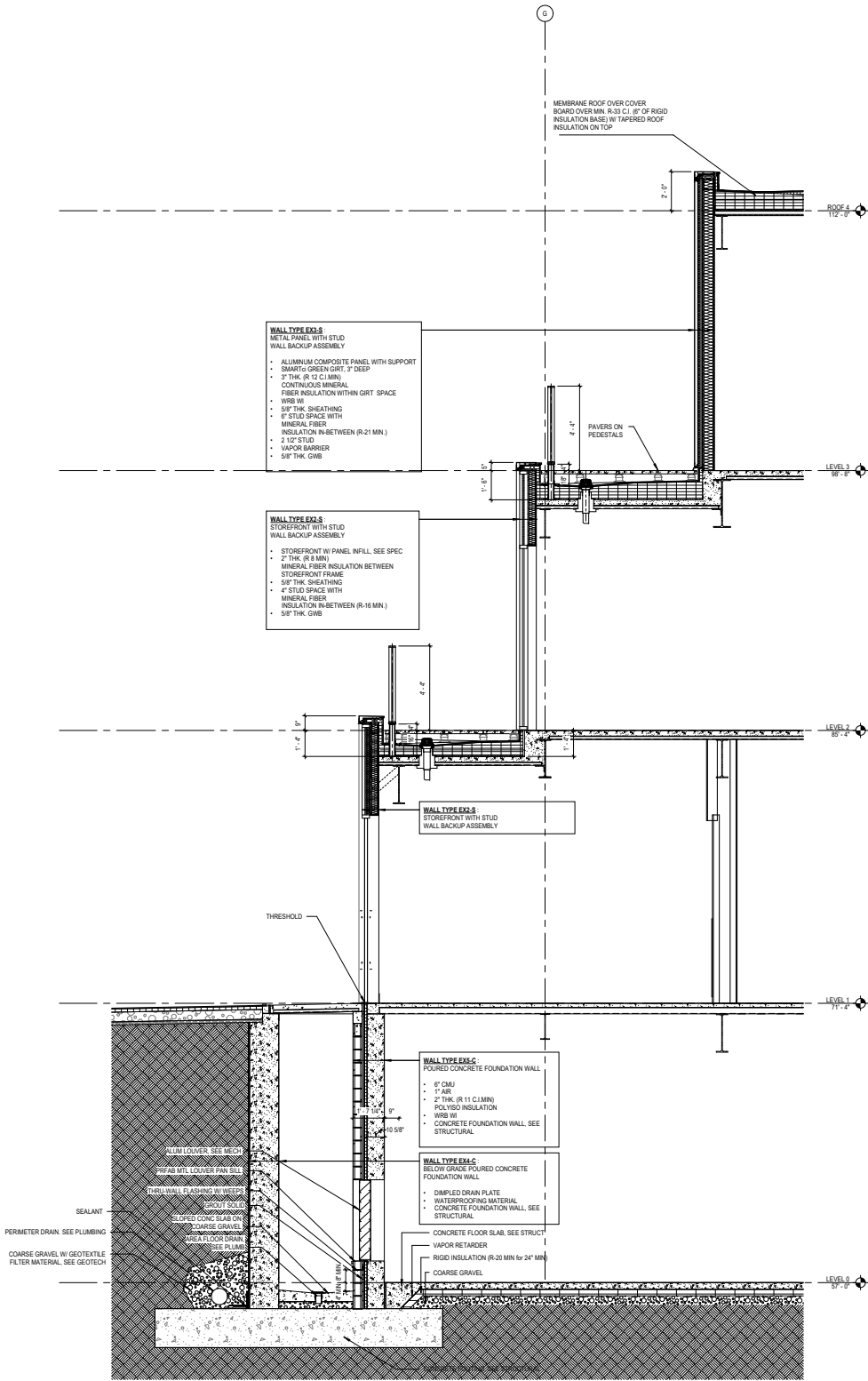
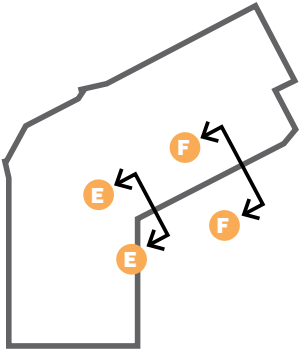
C Entry Wall Section



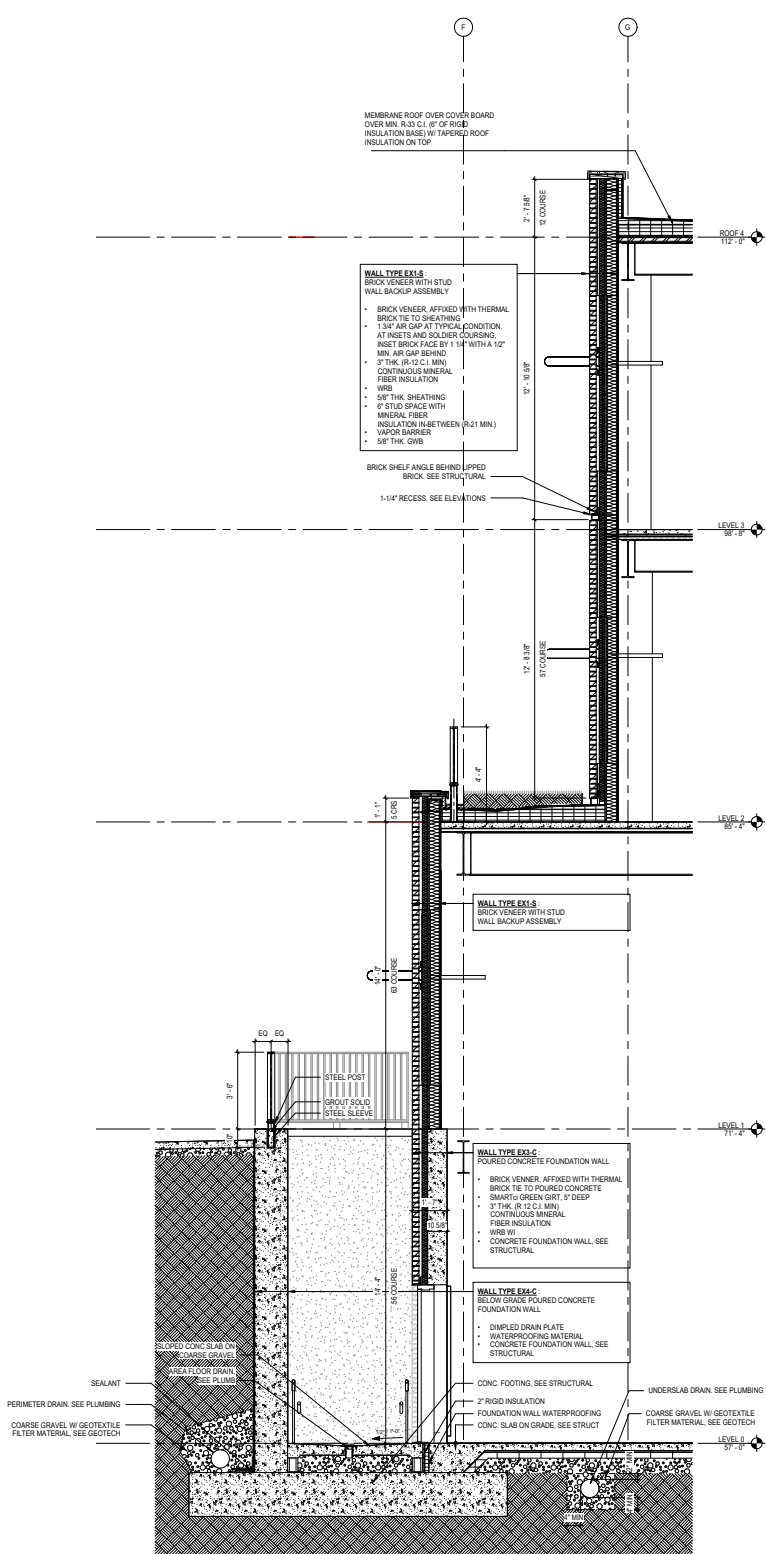
D 3rd St Wall Section



DESIGN DEVELOPMENT | DETAILS

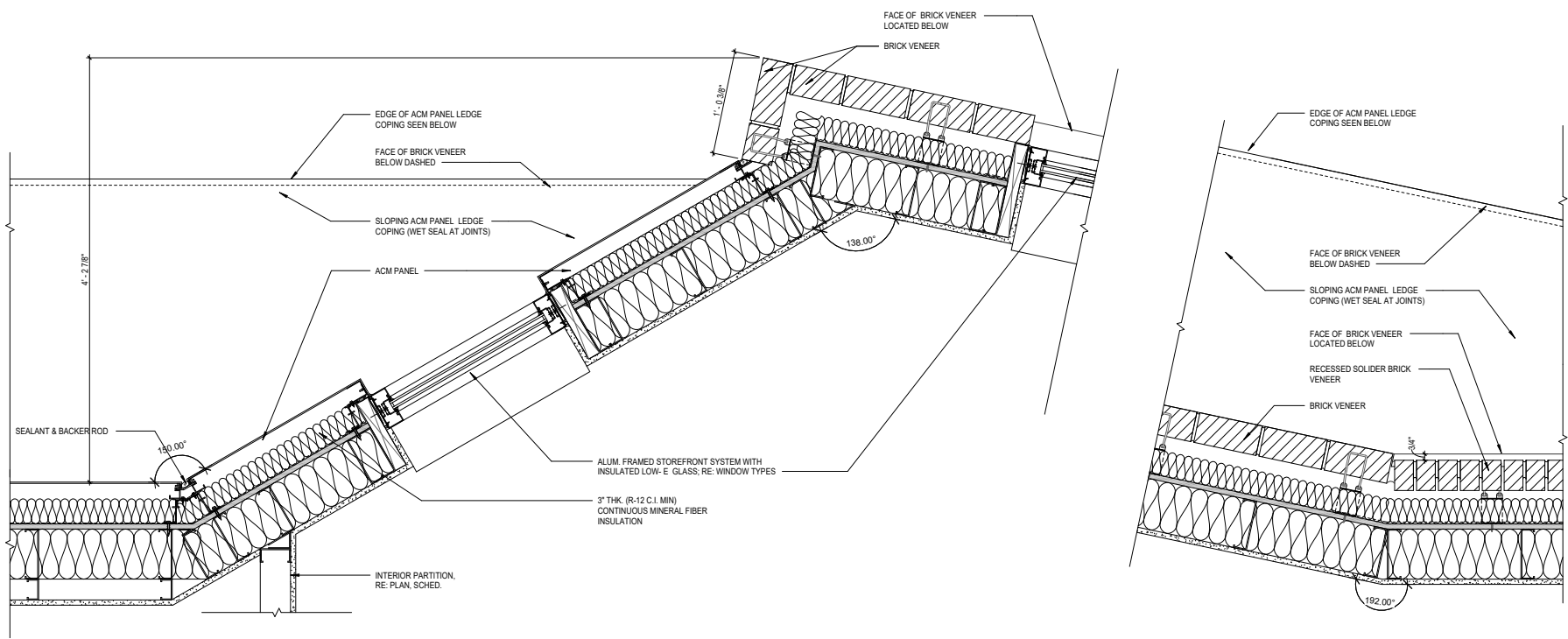


E Typical Wall Section

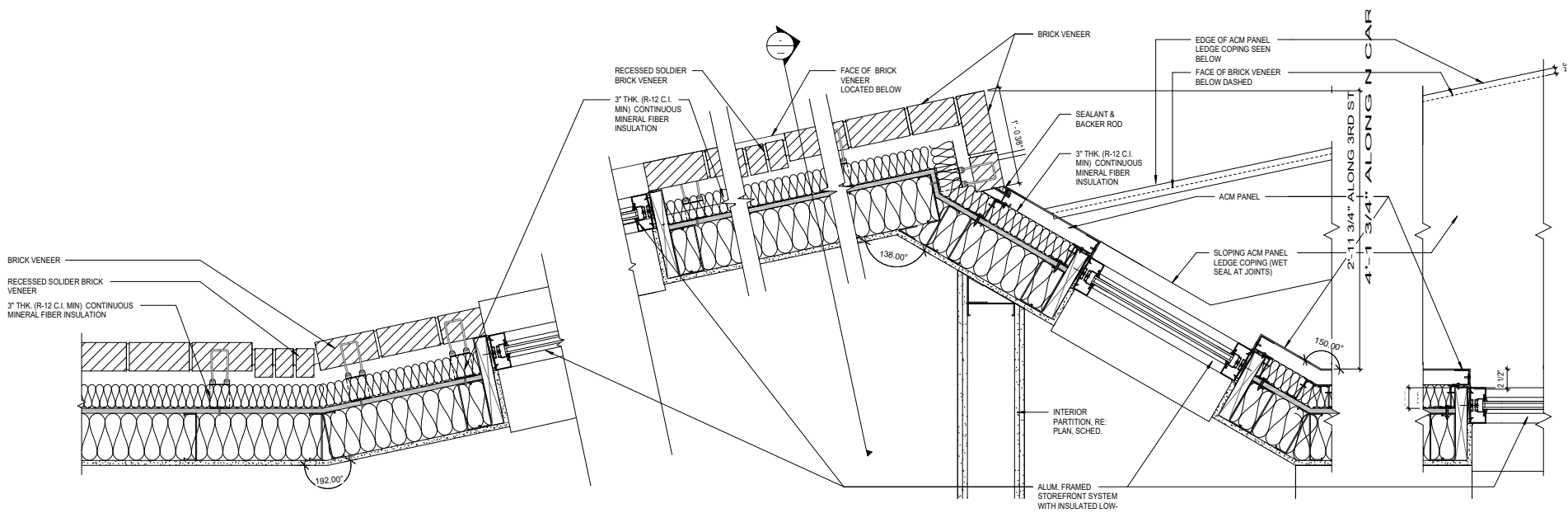


F Typical Wall Section

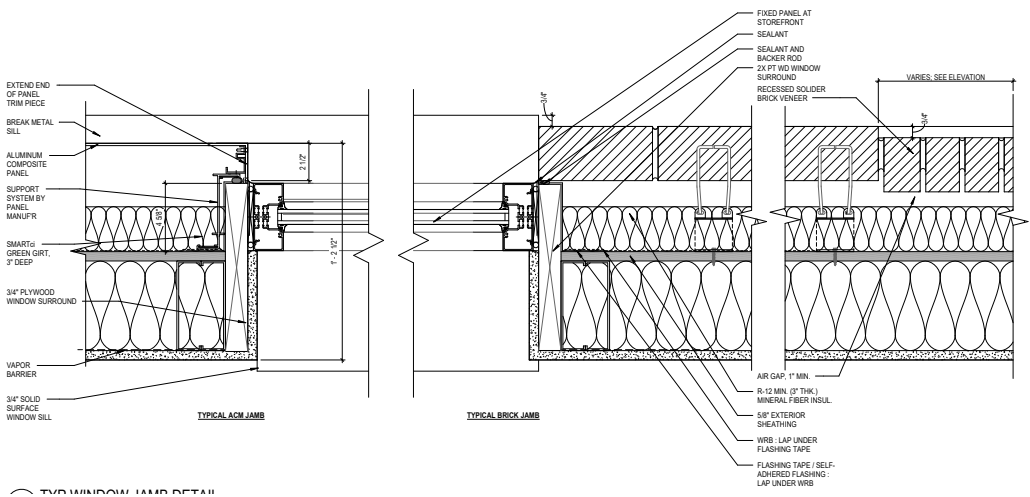
DESIGN DEVELOPMENT | DETAILS



A Section through Pop-out at North Carolina Ave SE

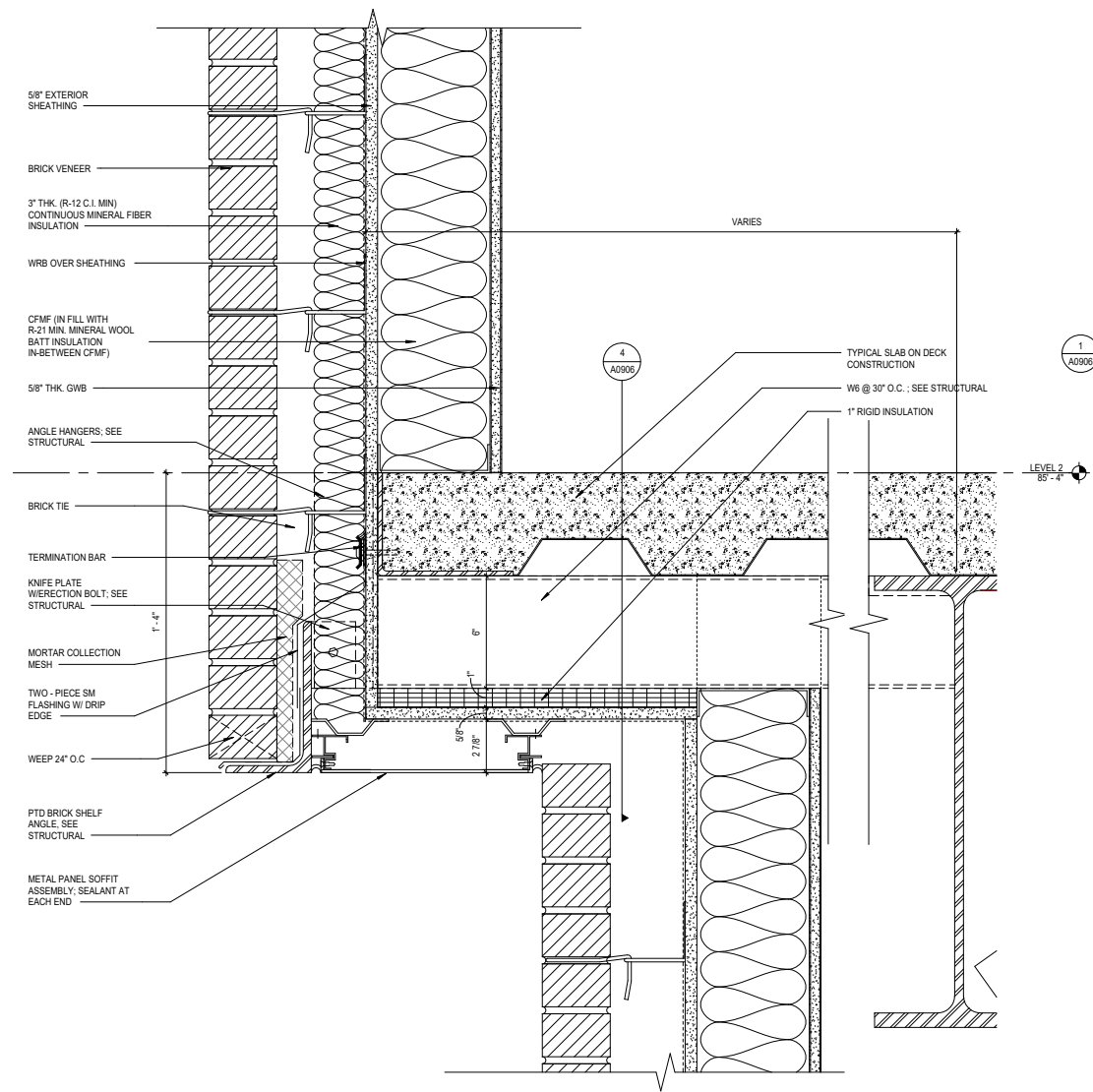


B Section through Pop-out at 3rd St SE

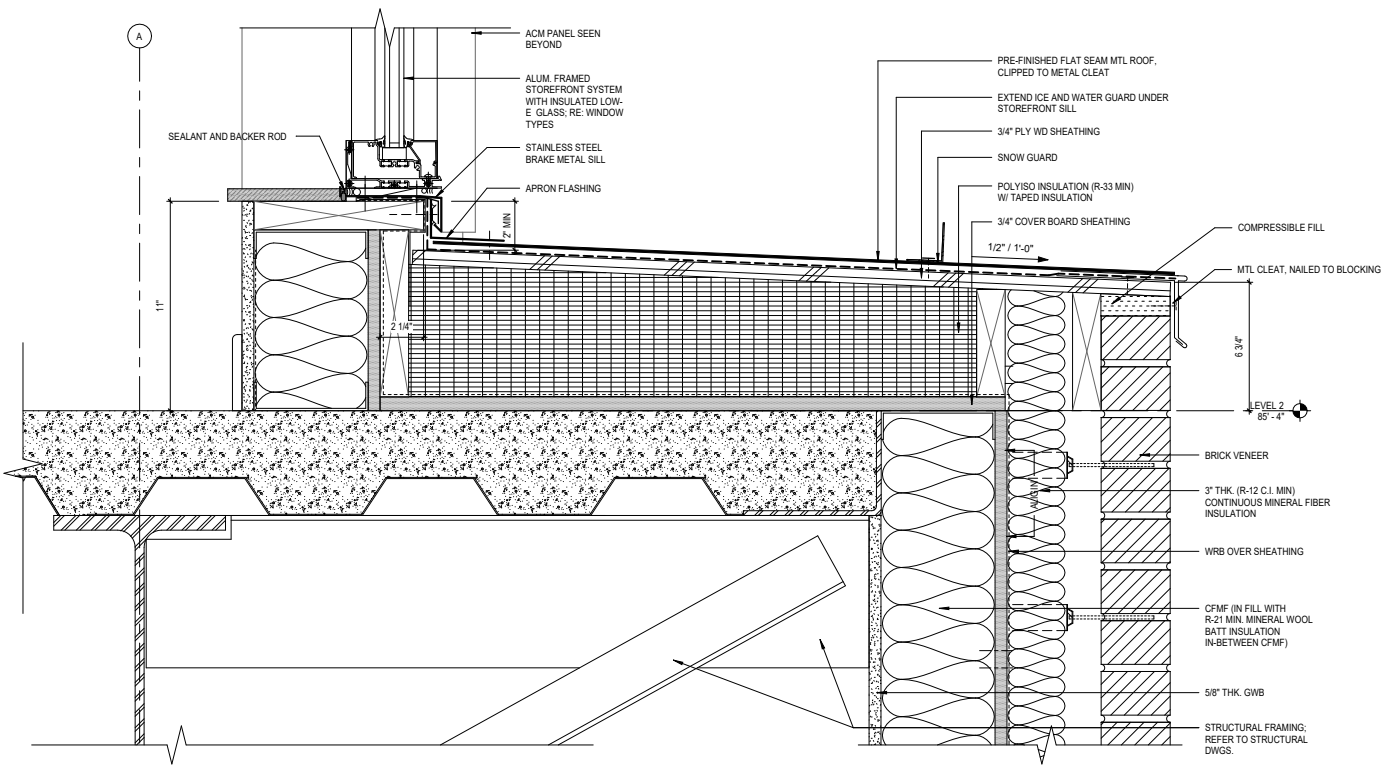


B Window Jamb Detail



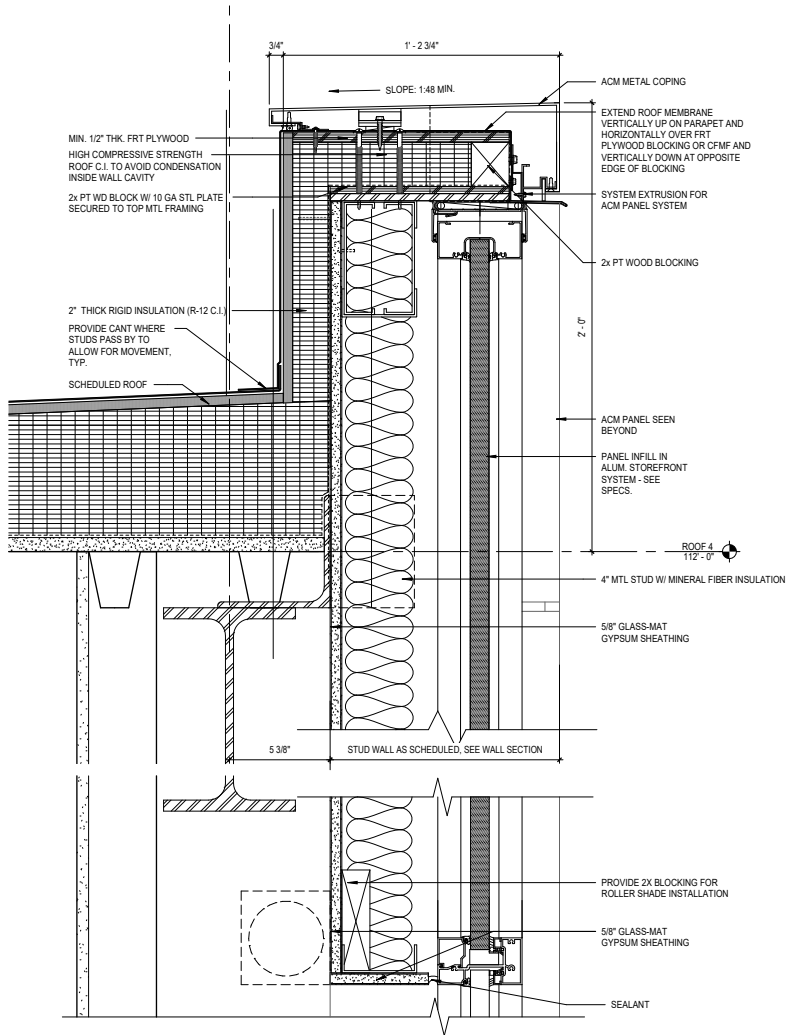


A Section at at Pop-Out

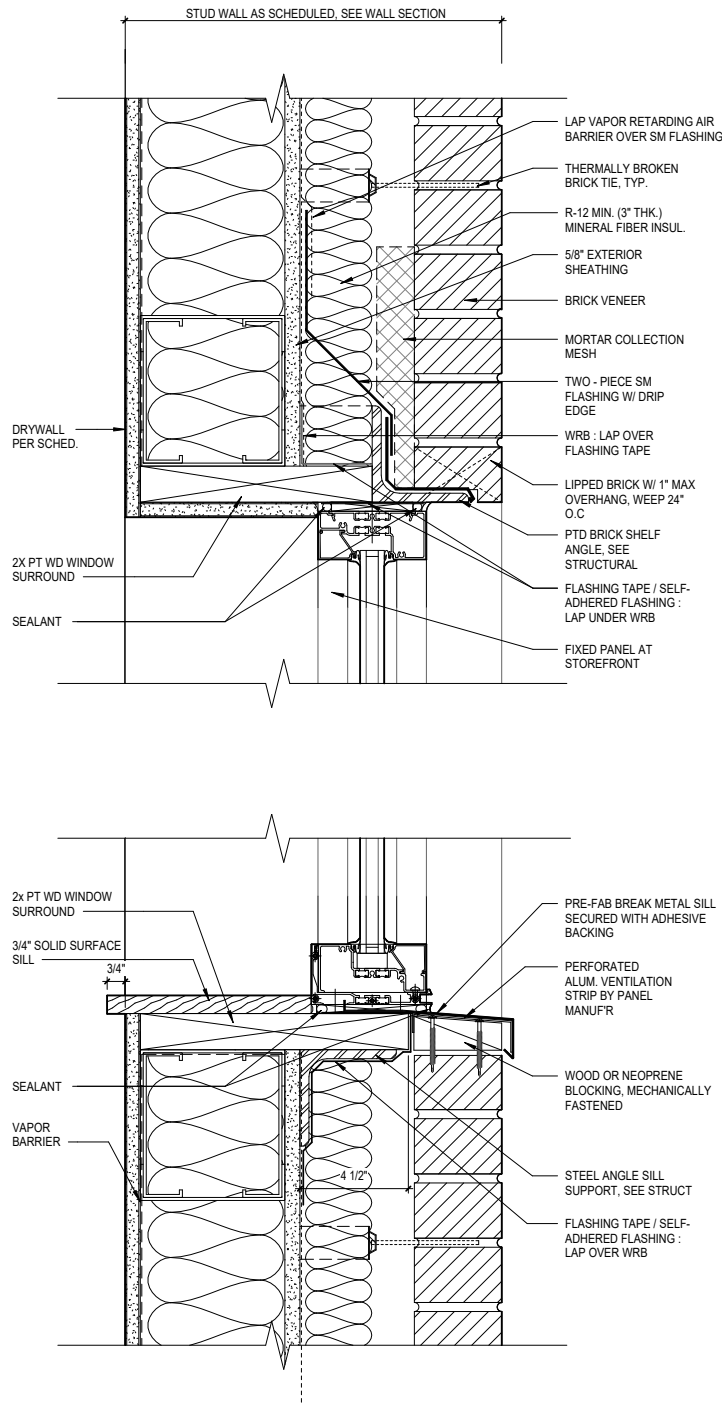


B Section at Pop-out Ledge

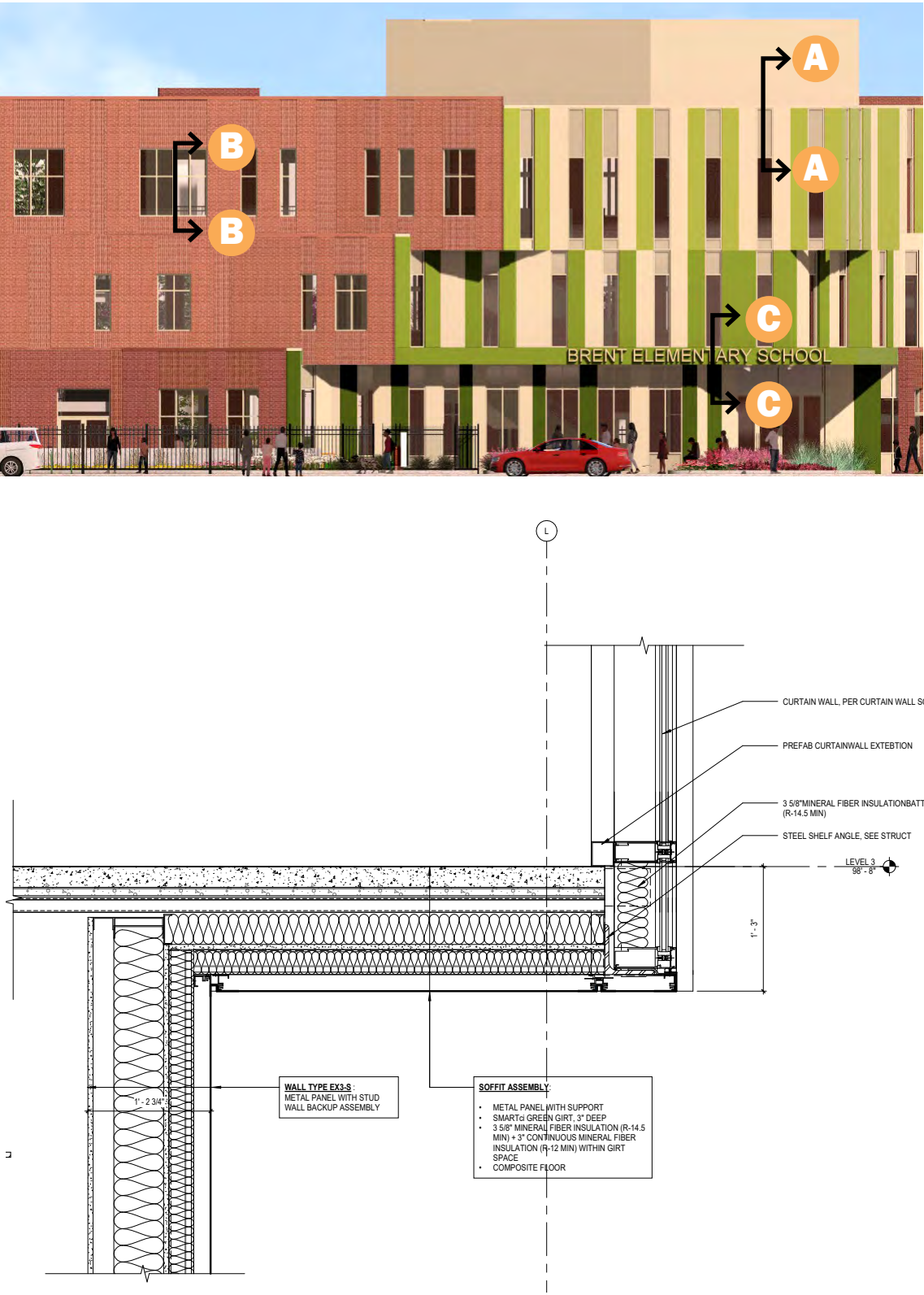




A Window Head and Sill @ ACM (Parapet)



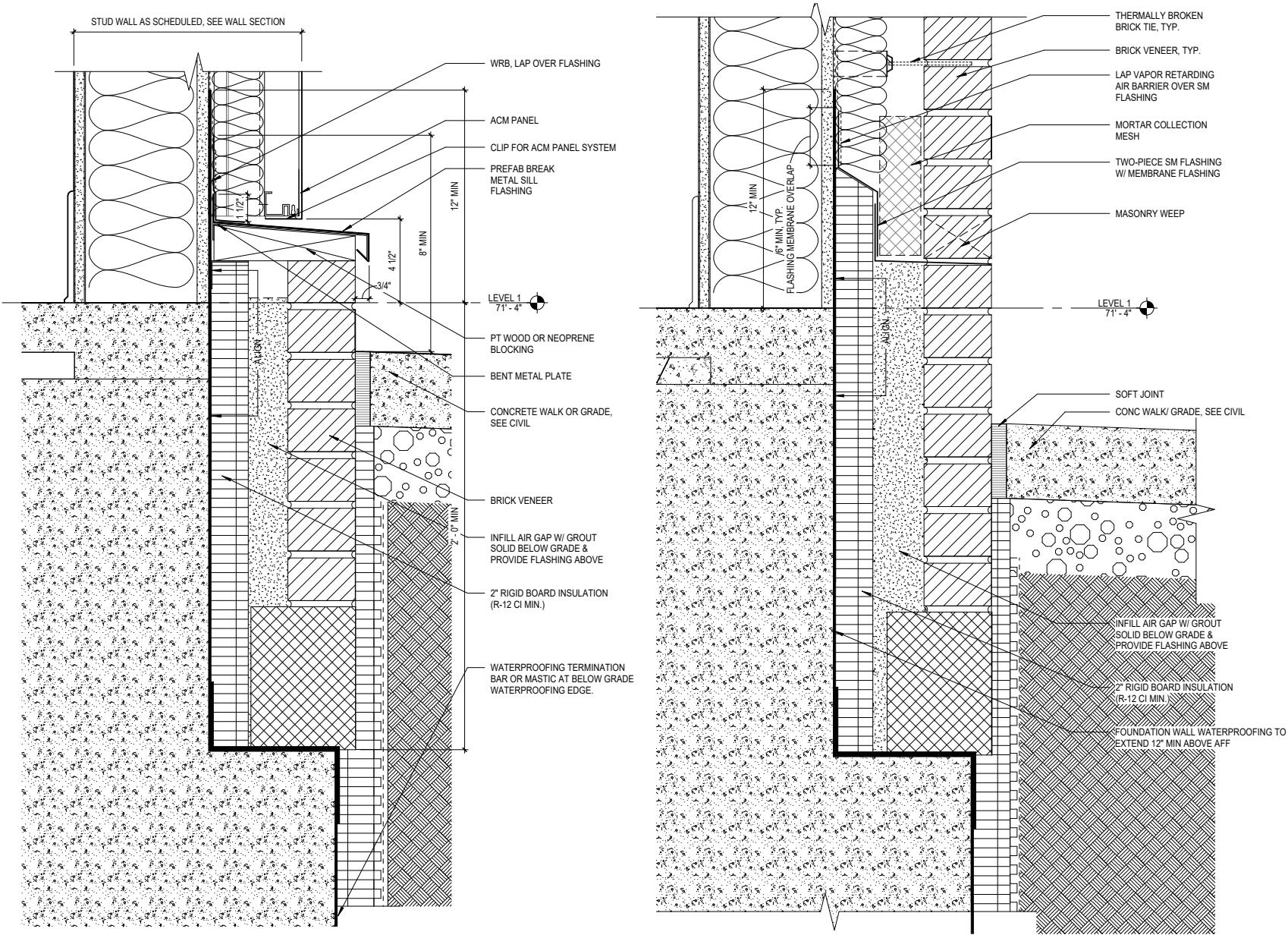
B Window Head and Sill @ Brick



C Window Sill @ Cantilever Floor



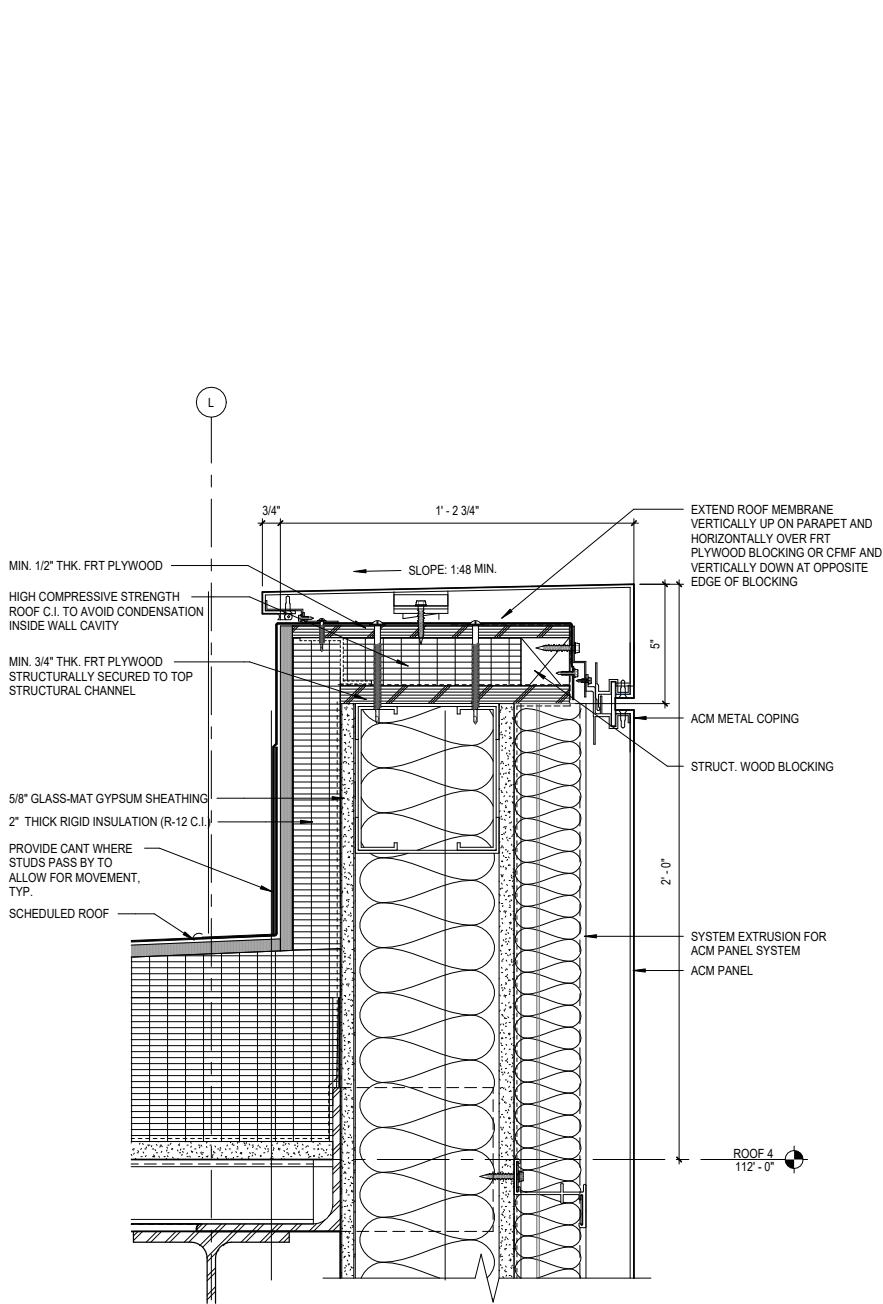
DESIGN DEVELOPMENT | DETAILS



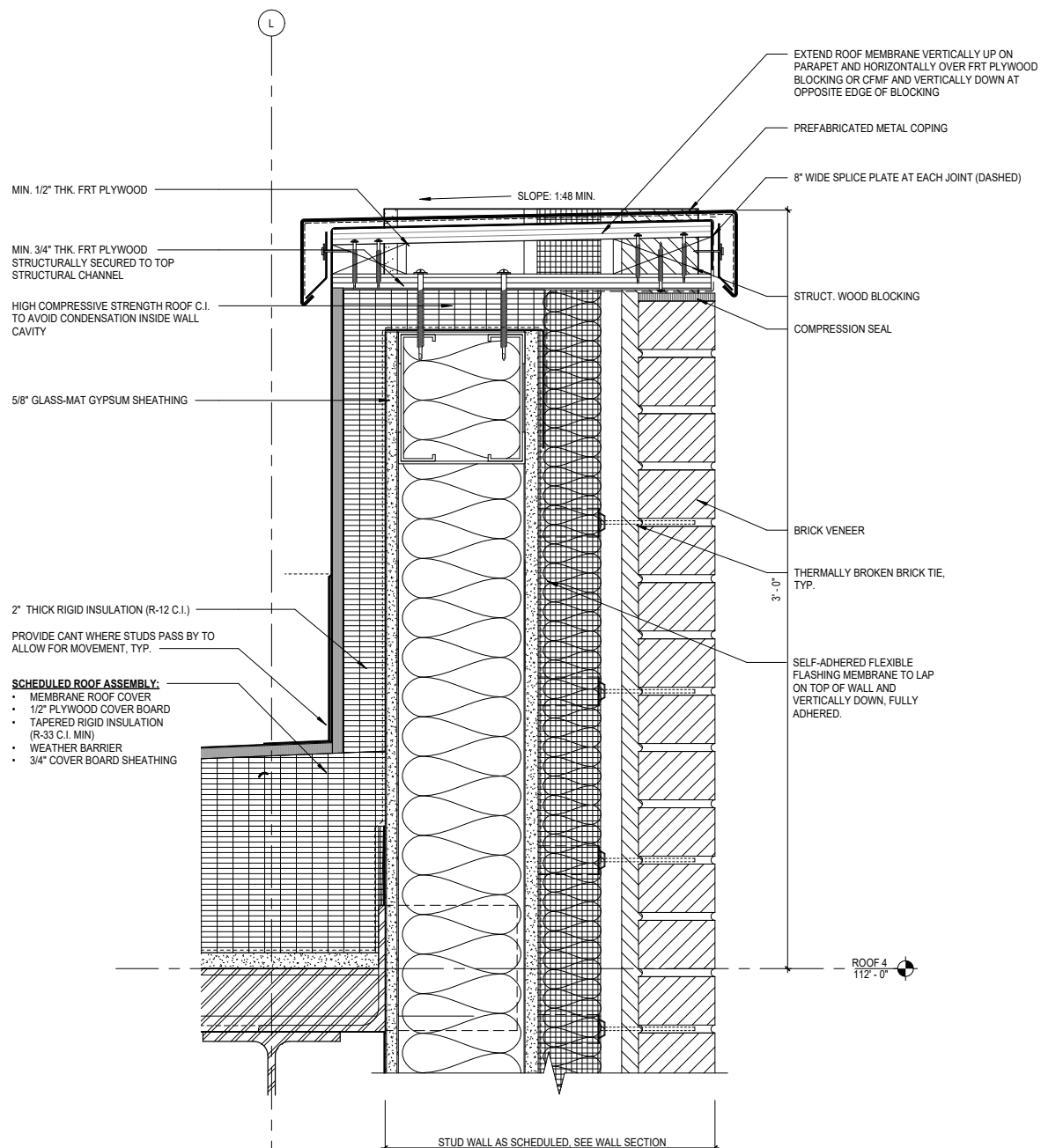
A Base Detail @ ACM

B Base Detail @ Brick





A Coping Detail @ ACM



B Coping Detail @ Brick

