

Ballou Senior High School

Modernization

3401 4th Street SE

Washington, DC

Submitted by the District Department of General Services

Concept

Commission meeting date: October 4, 2012

NCPC review authority: District of Columbia facility outside the Central Core

Applicant request: Concept

Delegated / consent / open / executive session: Delegated

NCPC Review Officer: J. Hinkle

NCPC File number: 7417

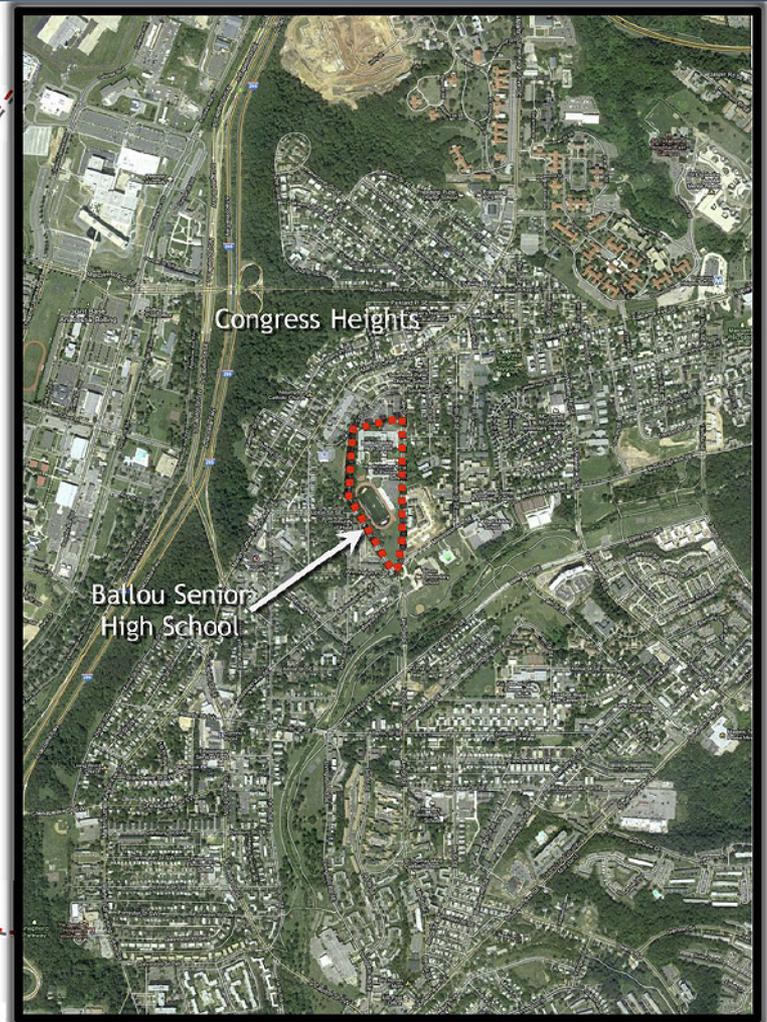
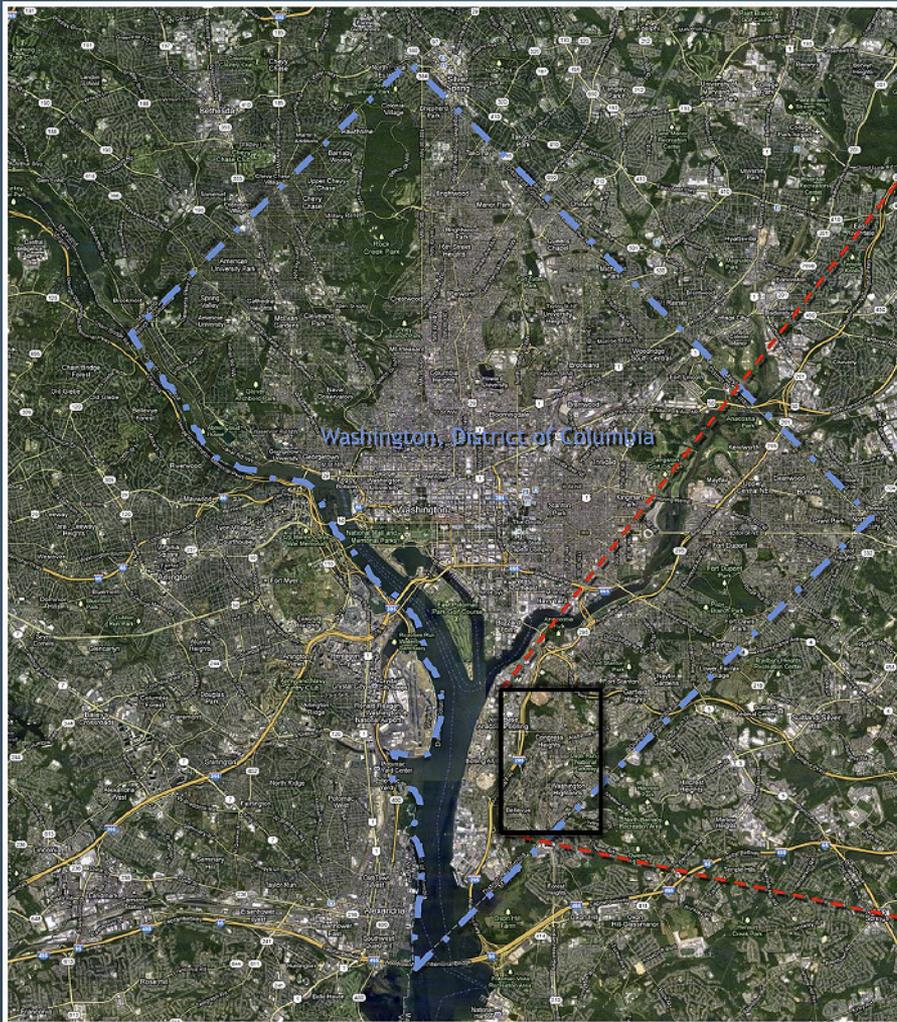
Project summary:

The new Ballou Senior High School is planned for construction on the site of the existing Ballou High School in Ward 8. It will accommodate a general student population of 1,400 plus 900 STAY Academy students. To avoid the costs and disruption of relocating the existing school population, the new school will be constructed in two phases. During the first phase, the new school building will be built in the location of the existing football stadium. During the second phase, the existing school will be demolished and the new stadium and other site work will be constructed in the vicinity of the existing school. Construction is planned to be expedited through early site construction packages using a modified Design-Build project delivery method starting late 2012 for building occupancy in the fall of 2014, followed by site work completion.

The 360,000-gross-square-foot building is designed in 3 stories with entries and egress located on each level relative to the slope of the existing site. In addition to the football stadium discussed above, the new facility is planned to contain a commons/cafeteria area, a main classroom wing housing Academies for each grade level, as well as various student and community services and activity areas including an athletic wing, an auditorium, and a daycare facility.

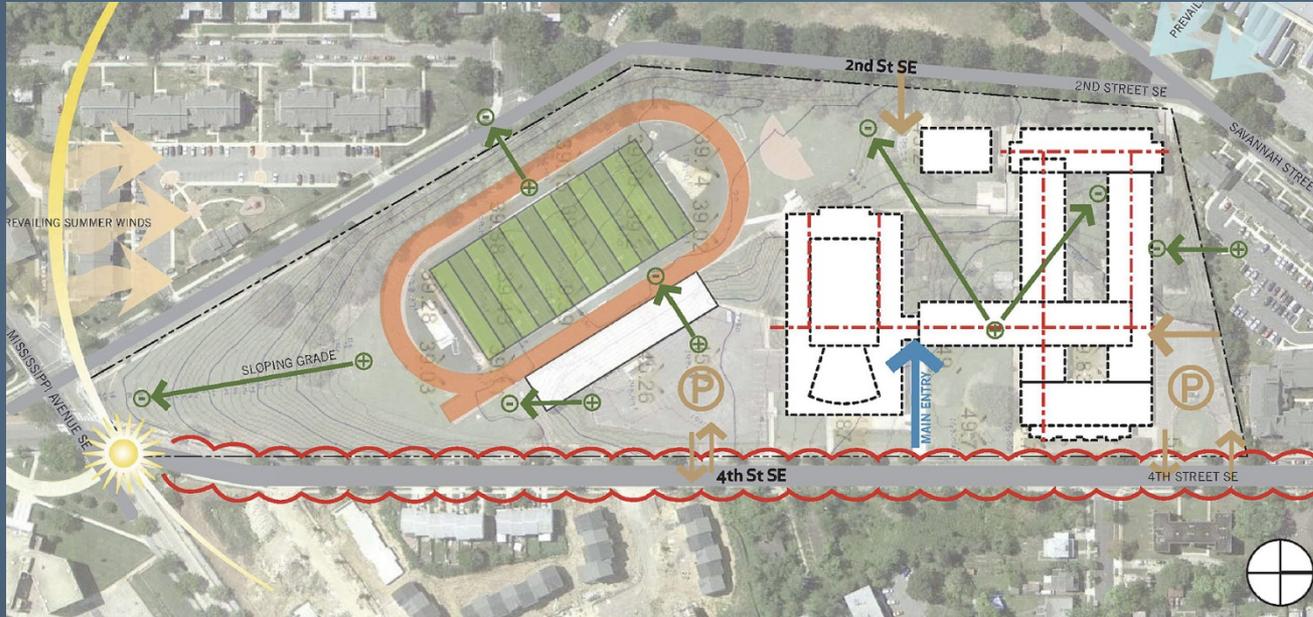
Sustainable design is a key feature of the project, targeted to LEED Gold certification or higher. Notable sustainable strategies include a geothermal water-source heat pump for heating and cooling, energy recovery units, exterior shading, high efficiency glazing, photovoltaic arrays, rainwater harvesting, and enhanced lighting controls.

Ballou SHS is located in Southeast Washington, on a sloping site along 4th Street (on the east), between Martin Luther King Avenue (to the north) and Mississippi Ave/Oxon Run (to the south)



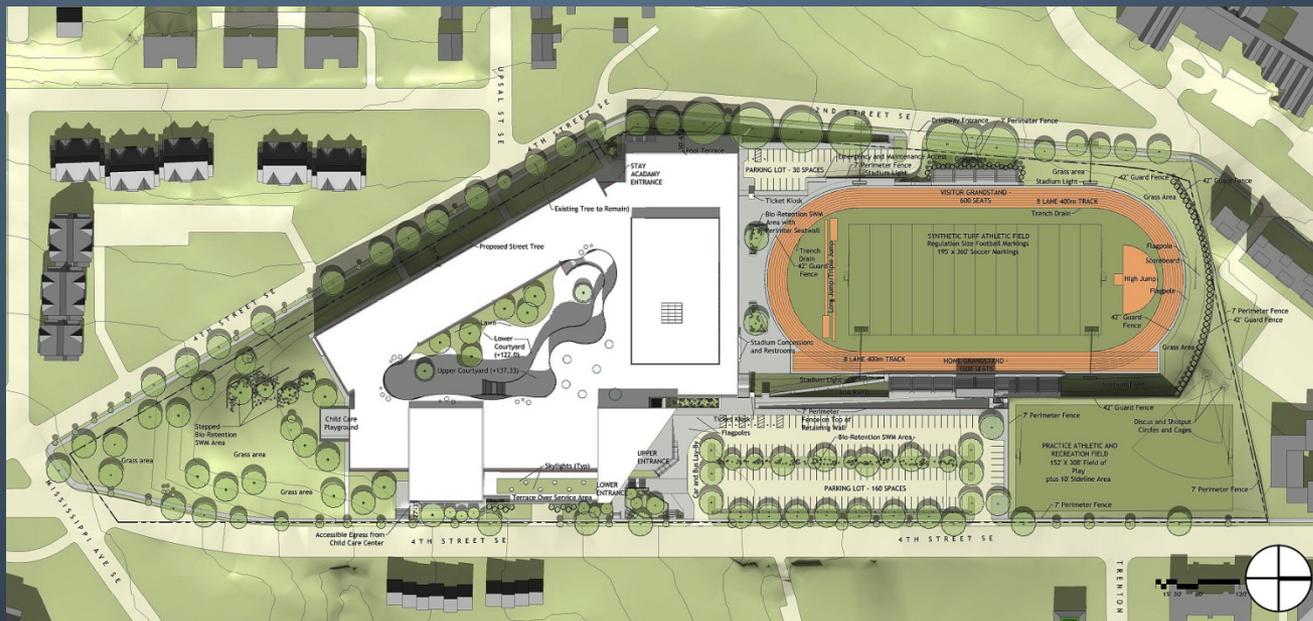
Existing / Proposed Site Plan

The existing site slopes from the northwest (lower right side) to the southeast (upper left side), with the existing football field sited below the existing school facility

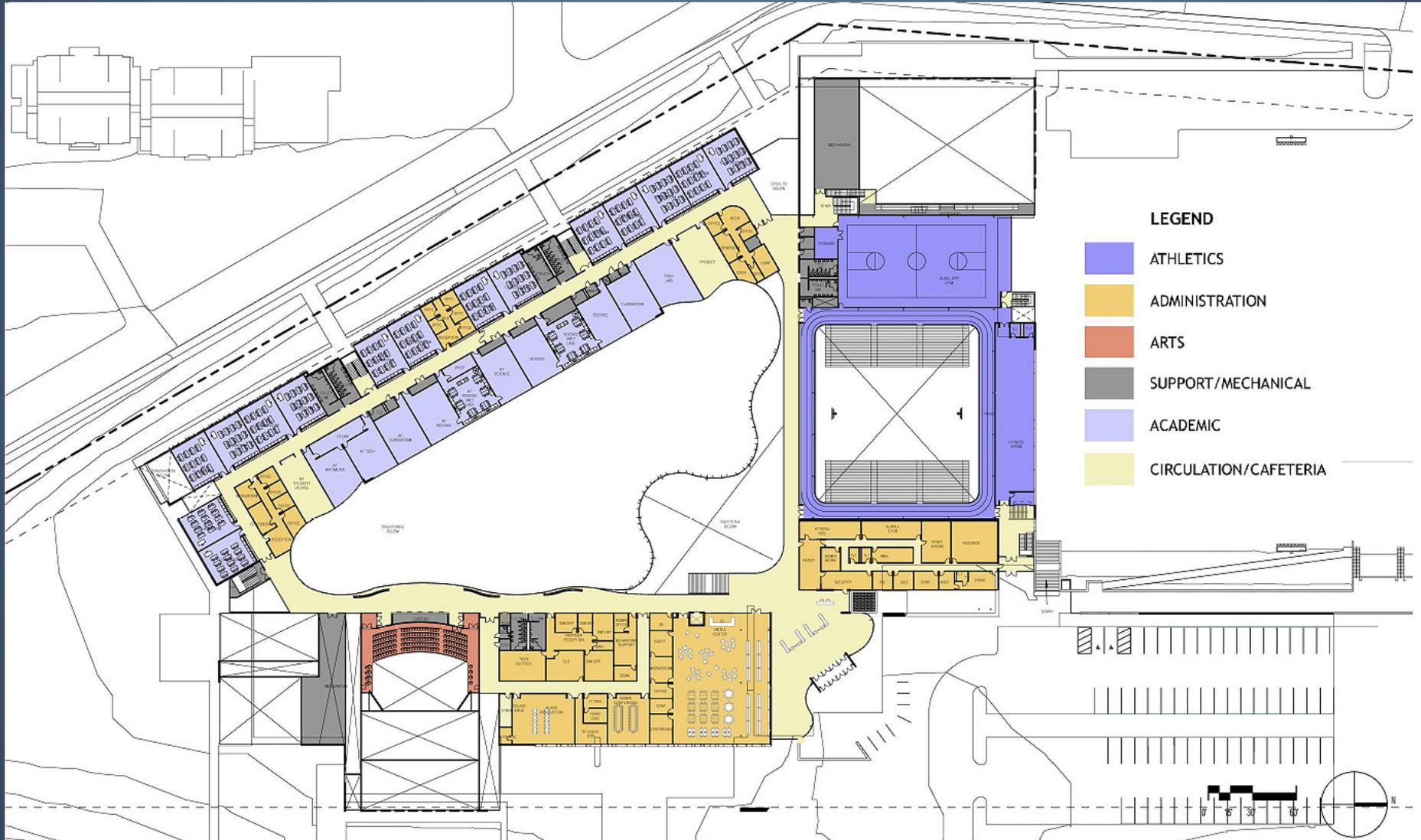


Existing

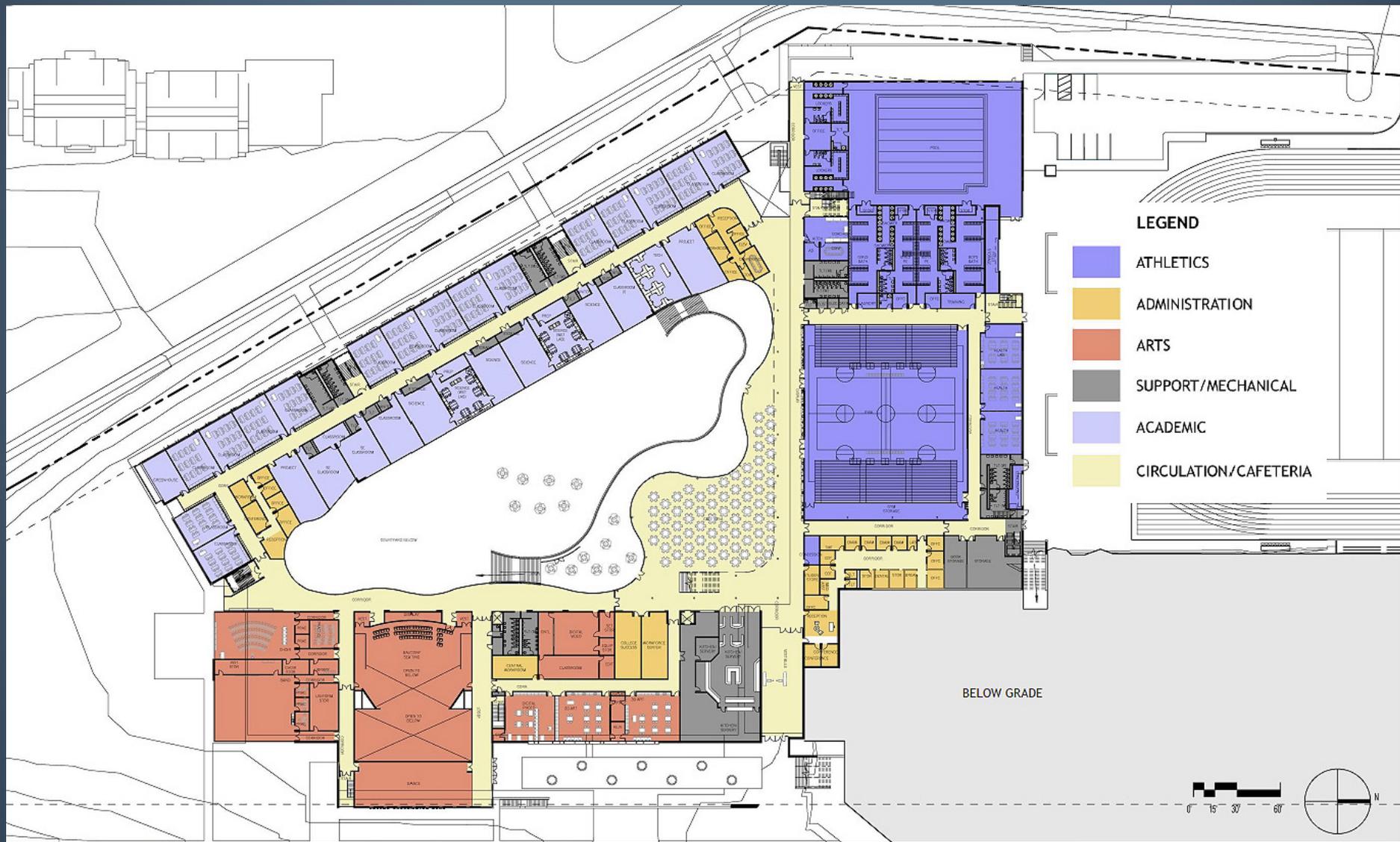
The new school facility is designed to take advantage of the slope by placing the main floor at the upper grade and placing the other two floors below



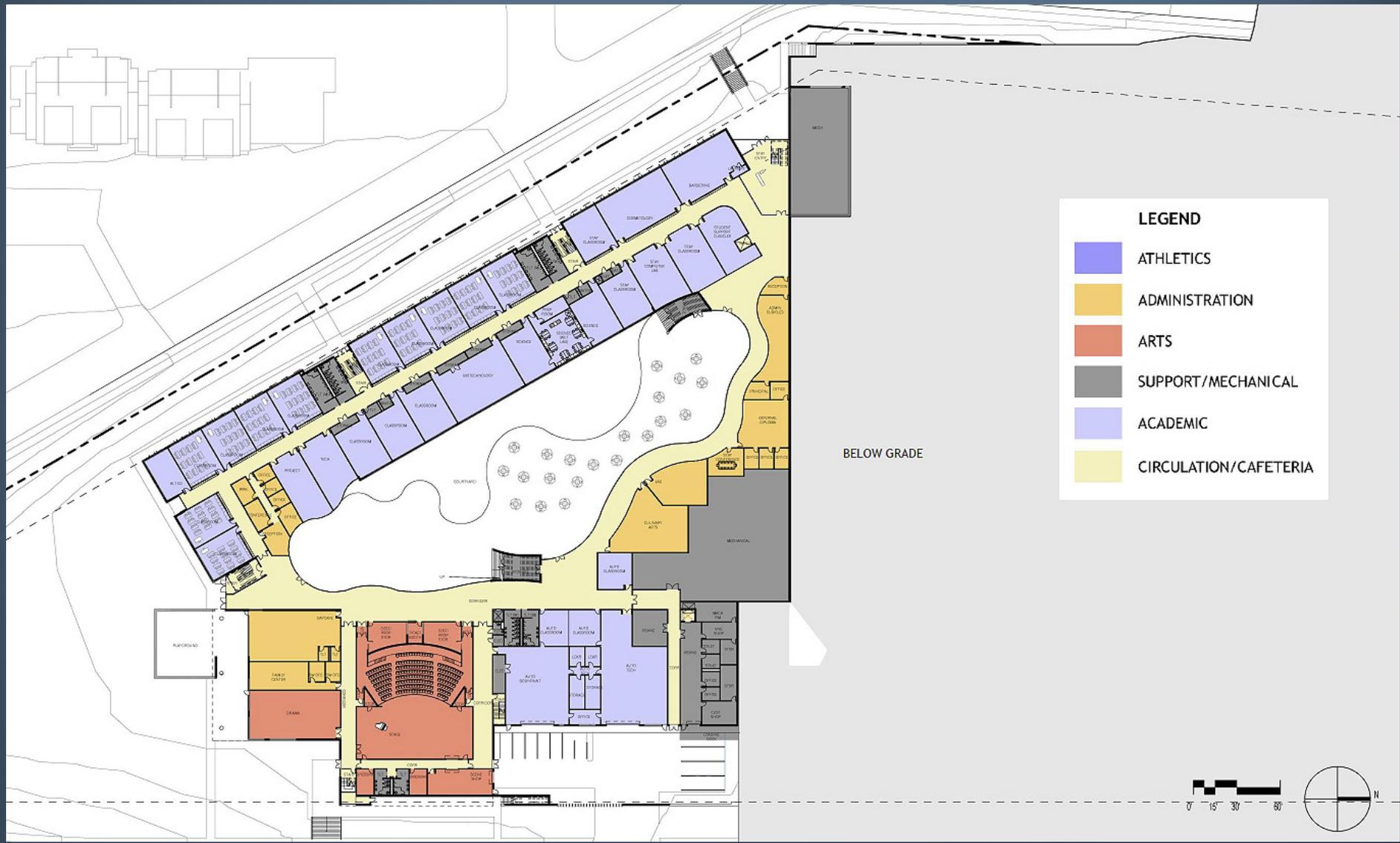
Proposed



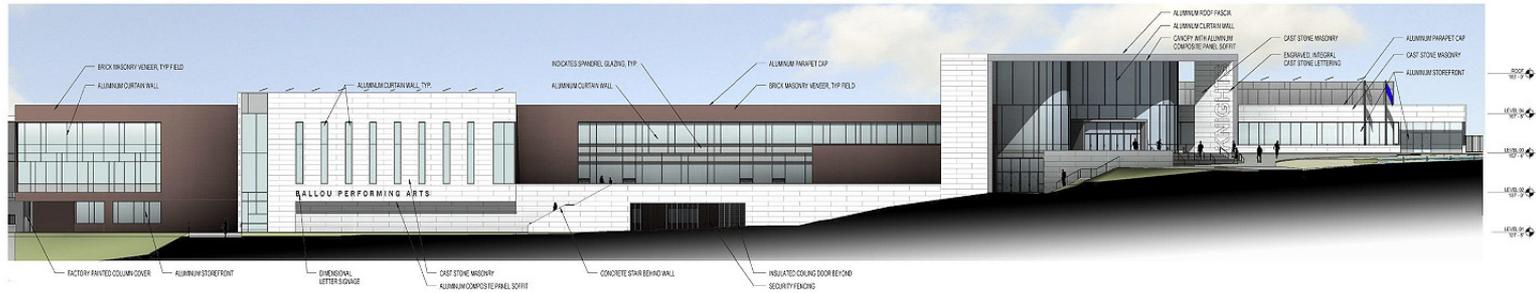
Second (middle) Floor Plan



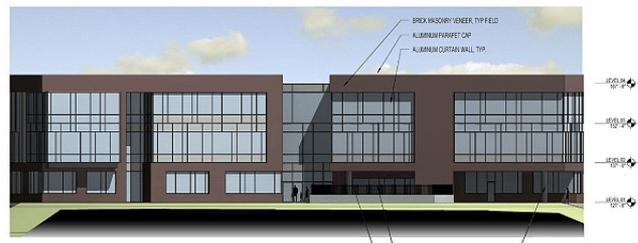
First (lower) Floor Plan



Elevations



EAST (4th STREET) ELEVATION



SOUTH ELEVATION

