



## Executive Director's Recommendation

Commission Meeting: May 4, 2017

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<b>PROJECT</b> <b>New Orr Elementary School</b> 2200 Minnesota Avenue, SE Washington, DC	<b>NCPC FILE NUMBER</b> 7842
<b>SUBMITTED BY</b> District of Columbia Department of General Services	<b>NCPC MAP FILE NUMBER</b> 82.00(38.00)44527
<b>REVIEW AUTHORITY</b> District Projects Outside the Central Area per 40 U.S.C. § 8722(b)(1)	<b>APPLICANT'S REQUEST</b> Approval of final site and building plans
	<b>PROPOSED ACTION</b> Approve final site and building plans
	<b>ACTION ITEM TYPE</b> Consent Calendar

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### PROJECT SUMMARY

The District of Columbia's Department of General Services (DGS) has submitted final site and building plans for the replacement of Orr Elementary School in southeast Washington, DC. The existing school, constructed in 1975, is approximately 75,000 square feet in size and has a capacity of 400 students. The existing building is four stories in height and has minimal windows facing the surrounding streets. The play areas, courts and fencing are in need of improvement. The project consists of a new three-story school approximately 77,300 square feet in size. The project will provide new educational spaces for Early Childhood Education (ECE / Pre-K and K), elementary school (grades one through five), playgrounds, open playfield, and parking. Siting of the new building was constrained by the prerequisite that the existing school building remain in operation during construction of the new facility. The expanded school will house 492 students and 80 staff members.

The proposed school is a three-story building with on-grade surface parking. The building is configured to locate the academic wing along Prout Street, SE, which is residential in character. The administrative wing is located along the east boundary of the site with the visitor's entrance facing, but set back from, Minnesota Avenue. The multipurpose room is located along Minnesota Avenue. Forty parking spaces are provided in surface parking accessed from 22<sup>nd</sup> Street, SE.

### KEY INFORMATION

- The existing Orr Elementary School was constructed in 1974, with approximately 75,000 square feet of area, and a capacity of 400 students.
  - The new school will be 77,305 square feet in size, with associated playgrounds, playfield, and parking, to accommodate 492 students and 80 staff members.
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## RECOMMENDATION

The Commission:

**Approves** the final site and building plans for the new Orr Elementary School project located at 2200 Minnesota Avenue, SE in Washington, DC.

## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	– <b>January 2017</b> – Preliminary approval of site and building plans
<b>Remaining actions (anticipated)</b>	– None

## PROJECT ANALYSIS

### Executive Summary

Staff has evaluated the final site and building plans for the new Orr Elementary School project by determining its consistency with the relevant policies contained within the *Comprehensive Plan for the National Capital*. Staff has found the proposal is consistent with both the Comprehensive Plan and therefore recommends the Commission **approve the final site and building plans for the new Orr Elementary School project located at 2200 Minnesota Avenue, SE in Washington, DC.**

### Analysis

The school is located within the Fairlawn community of southeast Washington, DC, along Minnesota Avenue, SE just to the south of Pennsylvania Avenue, SE and the Anacostia River. The project site is bounded by 22<sup>nd</sup> Street, SE to the west, Proust Street, SE to the north, an alley and church to the east, and Minnesota Avenue, SE to the south. In general, the property is surrounded by low-rise residential uses, with some commercial uses along Minnesota Avenue. The existing school building occupies the southeast corner of the property, with parking and recreational field located along the north side. The site generally slopes from the north to the south approximately 15 feet.

The purpose of the project is to develop a new school that will support a supportive academic environment for students. The existing school was constructed in 1974 with a capacity of 400 students. The current building is triangular in plan, with a central courtyard. Minimal windows are provided facing the surrounding community. An open play area and recreational courts are also located on the site, but are in need of improvement. The new school will provide an open, light-filled state of the art learning facility that responds to the surrounding neighborhood context. The

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new three-story school will be approximately 77,300 square feet in size, with educational spaces for Early Childhood Education (ECE / Pre-K and K), elementary school (grades one through five), playgrounds, open playfield, and parking. Siting of the new building was constrained by the prerequisite that the existing school building remain in operation during construction of the new facility. The expanded school will house 492 students and 80 staff members.

A variety of classrooms, student support, dining, administration and assembly space will be provided. The academic wing is located along Prout Street, SE, while the administrative wing is located along the east boundary of the site with the primary visitor's entrance facing Minnesota Avenue. The multipurpose room is located along Minnesota Avenue, while an outdoor classroom will be located on the upper level overlooking the central playground area. Loading and services will be access from the east side of the building, off an existing alley that connects to Prout Street, NE.

As noted previously, the site configuration is primarily driven by the requirement that the existing school remain in place until the new facility is completed. This results in the new building occupying the northern and eastern portions of the site. A large landscape buffer will be provided along Minnesota Avenue, while an activity field and playgrounds will occupy the central area of the property. A surface parking lot will be accessed by two driveways from 22<sup>nd</sup> Street, SE.

At the time of preliminary review, the Commission recommended the applicant evaluate opportunities to reduce the surface parking to increase open space. The applicant has indicated that parking for elementary schools is based upon two spaces for every three faculty and staff. As such, approximately 50-54 spaces would typically be required. However, only 40 spaces are proposed as part of the project, constituting a 20 percent reduction. The applicant notes it will continue to work with the Office of Planning and Department of Energy and Environment (DOEE) regarding the parking count. NCPC staff supports this continue coordination.

## **CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE**

### **Comprehensive Plan for the National Capital**

As noted above, this project meets basic goals of the Comprehensive Plan.

### **National Historic Preservation Act**

As this is a District of Columbia project located outside the Central Area, NCPC's authority is advisory and therefore NCPC does not have a responsibility under the National Historic Preservation Act.

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## **National Environmental Policy Act**

As this is a District of Columbia project located outside the Central Area, NCPC's authority is advisory and therefore NCPC does not have a responsibility under the National Environmental Policy Act.

## **CONSULTATION**

### **Coordinating Committee**

The Coordinating Committee reviewed the proposal at its April 12, 2017 meeting. The Committee forwarded the proposal to the Commission with the statement that it has been coordinated with all participating agencies, except the District Department of Energy and Environment (DOEE). DOEE stated that additional coordination was necessary regarding stormwater and air quality permits for demolition and construction. The participating agencies were: NCPC; the District of Columbia Office of Planning; the District of Columbia State Historic Preservation Officer; the District Department of Transportation; the General Services Administration; and the Washington Metropolitan Area Transit Authority.

### **U.S. Commission of Fine Arts**

The Commission of Fine Arts approved the final design at its April 20, 2017 meeting.

## **ONLINE REFERENCE**

The following supporting documents for this project are available online:

- Submission Letter
- Project Submission
- Project Synopsis

Prepared by Matthew Flis  
04/26/2017

## **POWERPOINT (ATTACHED)**

**NCPC File #7842**

**New Orr Elementary School**

2200 Minnesota Avenue, SE

Washington, DC

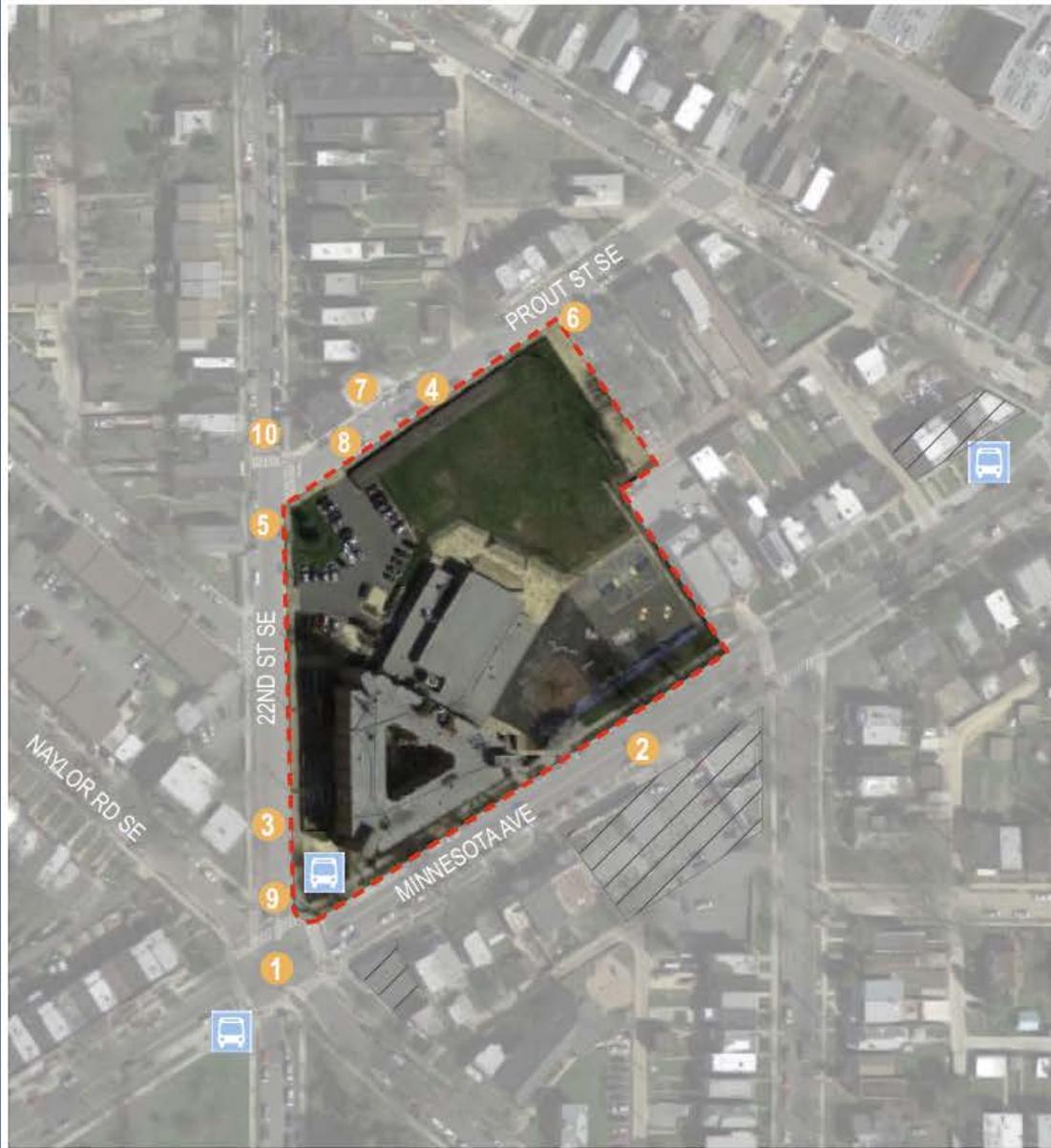
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**District of Columbia Department of General Services**

**Final Review**







CONTEXT DIAGRAM

Existing Commercial

Orr Elementary Property Line

1



2



3



4



SITE VIEWS



5



6



7



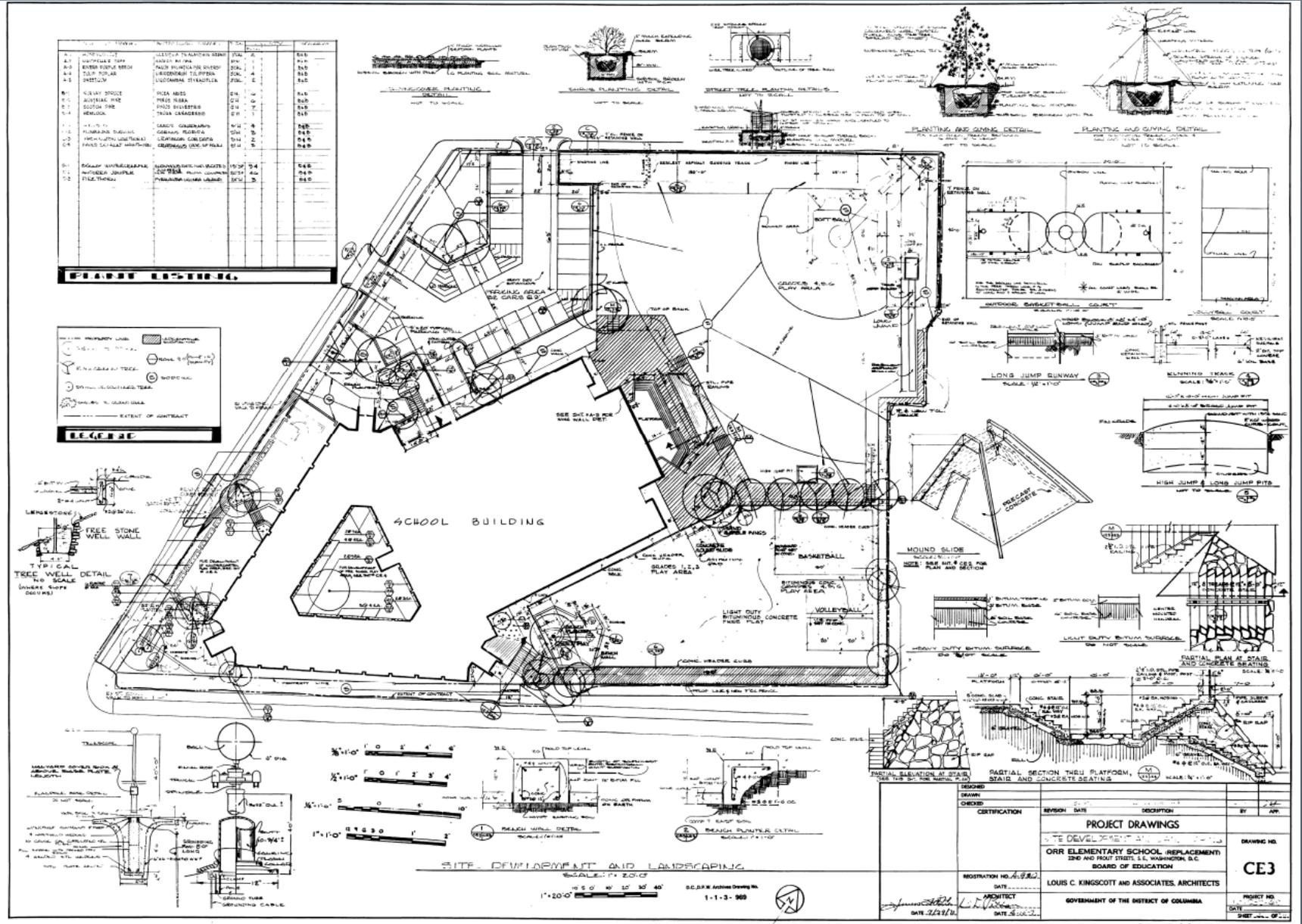
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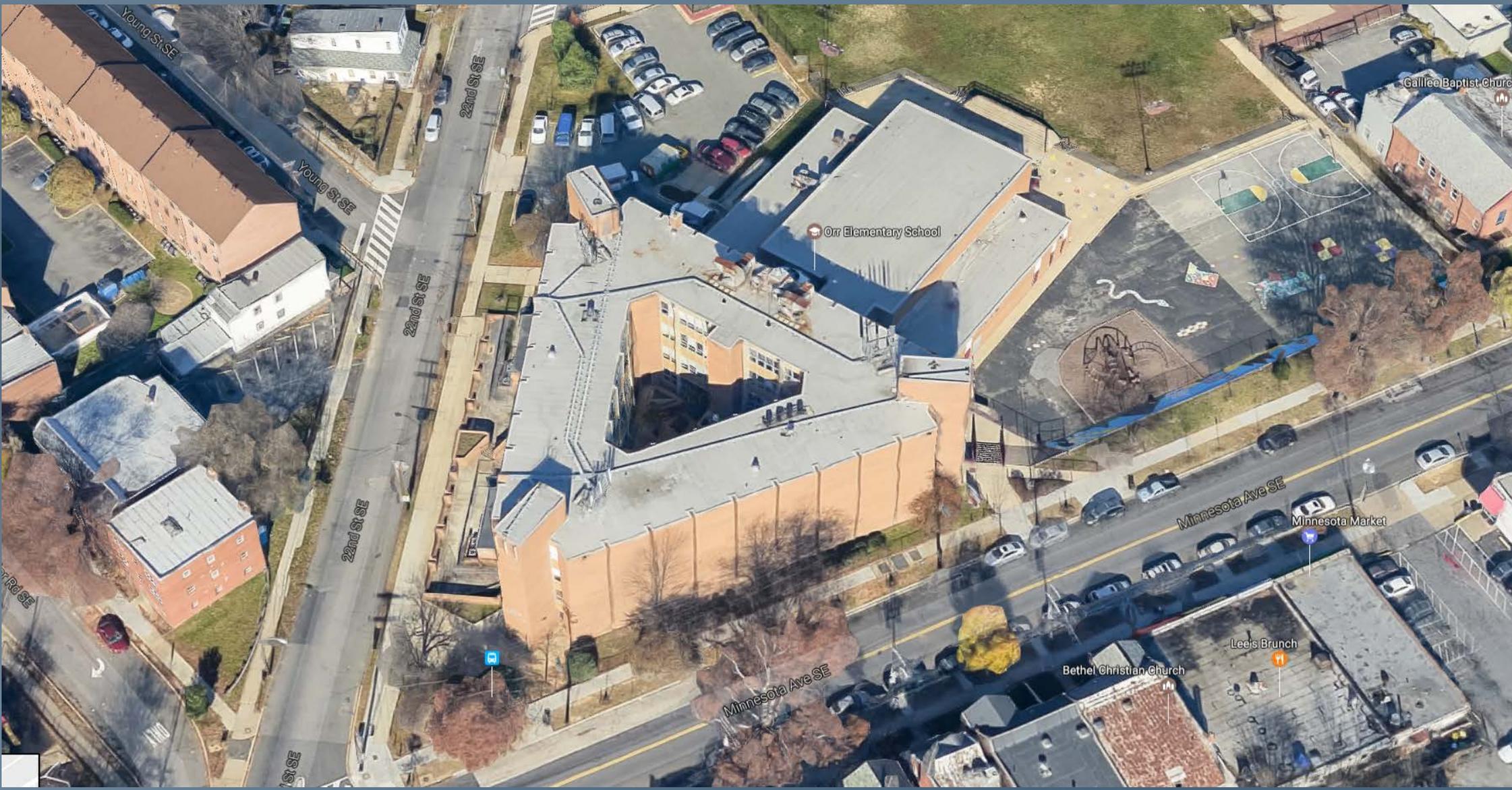


9



10







Graphic Scale:  
0 20 40 60



### Program Legend

-  General Classroom
-  Special Classroom
-  Common Space
-  Administration
-  Storage
-  Support
-  Circulation
-  Entrance

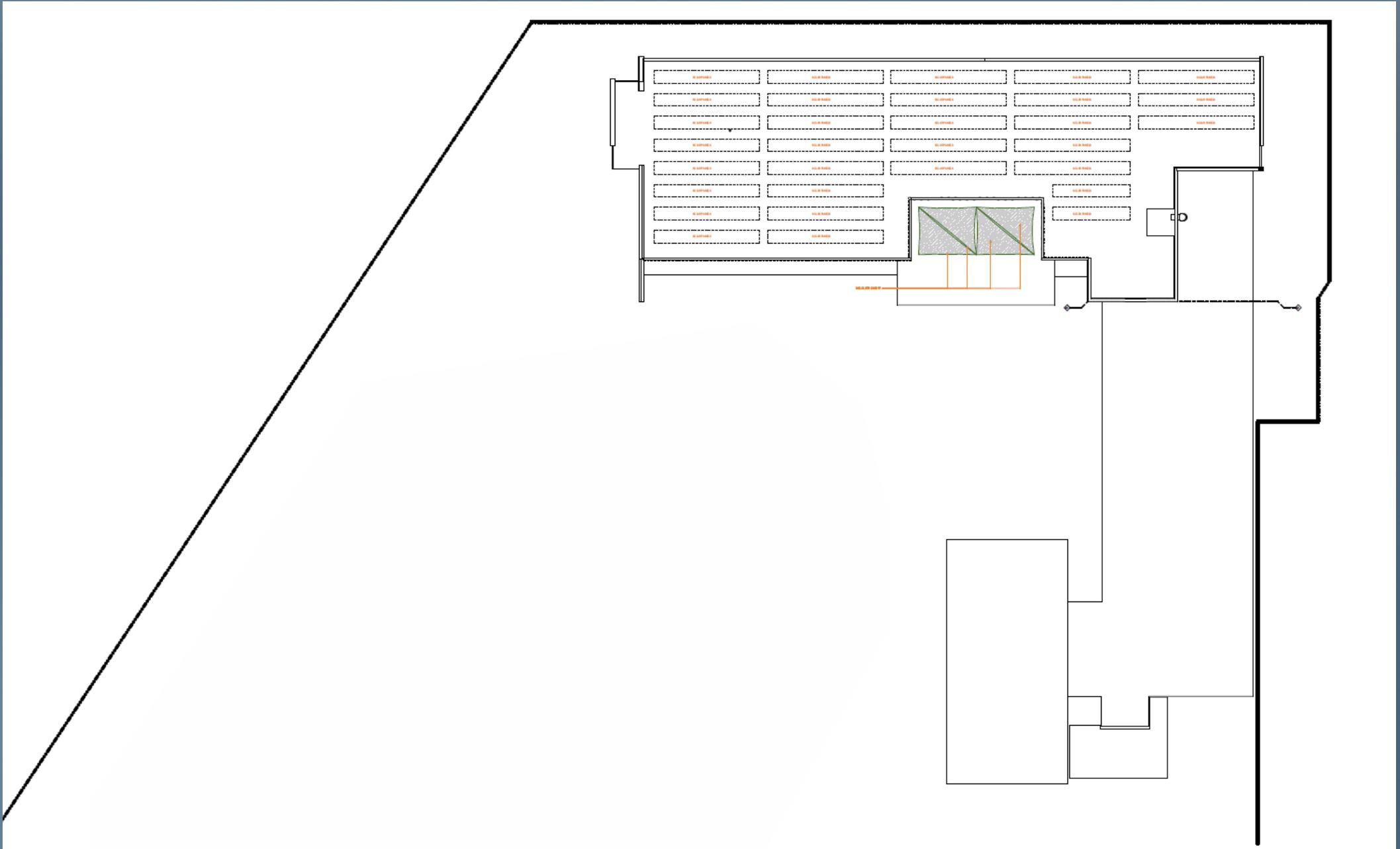


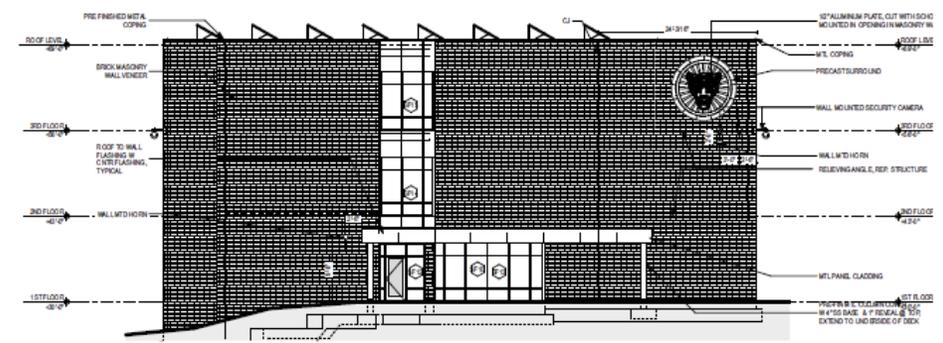


Program Legend

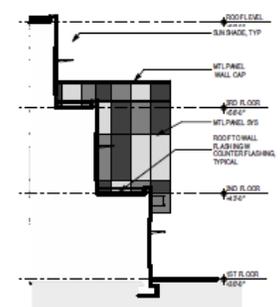
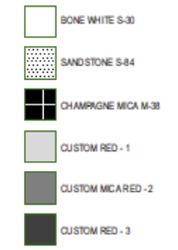
- General Classroom
- Special Classroom
- Common Space
- Administration
- Storage
- Support
- Circulation
- Entrance



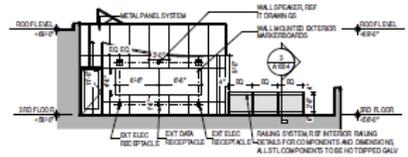




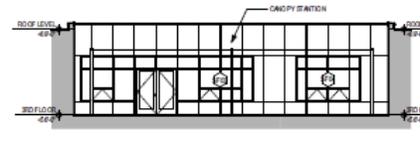
8. West Elevation - Stair Tower



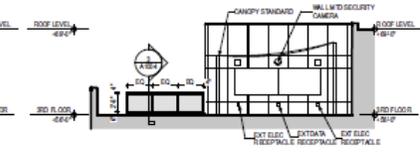
3. West Elevation - Media Center Box



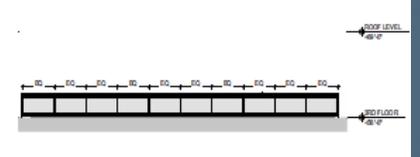
4. West Elevation - Outdoor Classroom



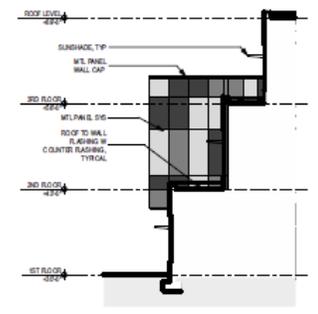
5. South Elevation - Outdoor Classroom



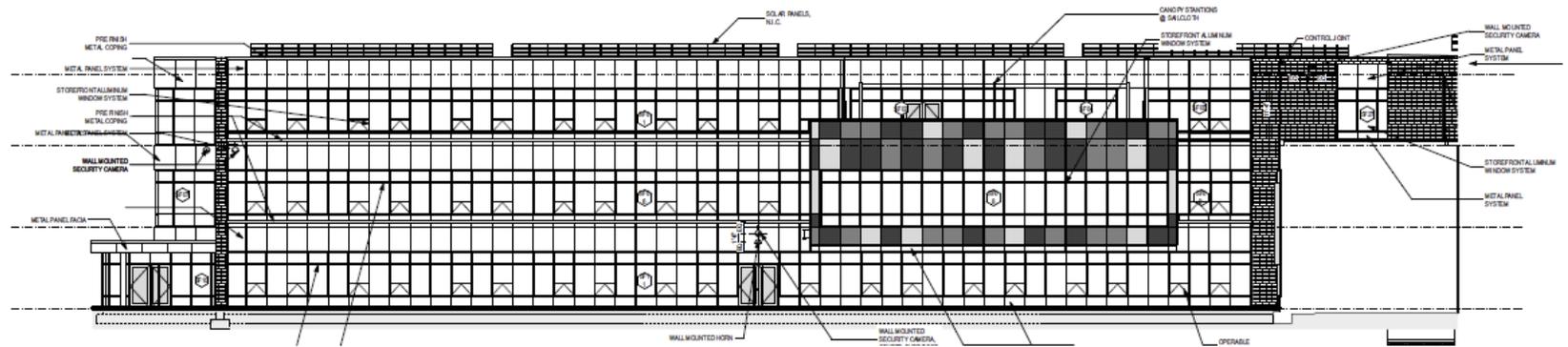
6. East Elevation - Outdoor Classroom



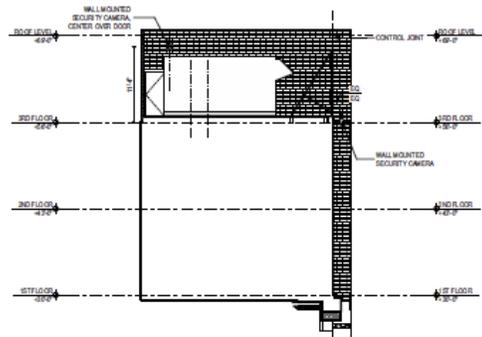
7. North Elevation - Outdoor Classroom



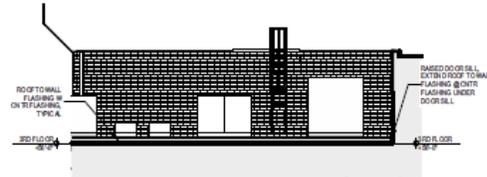
1. East Elevation - Media Center Box



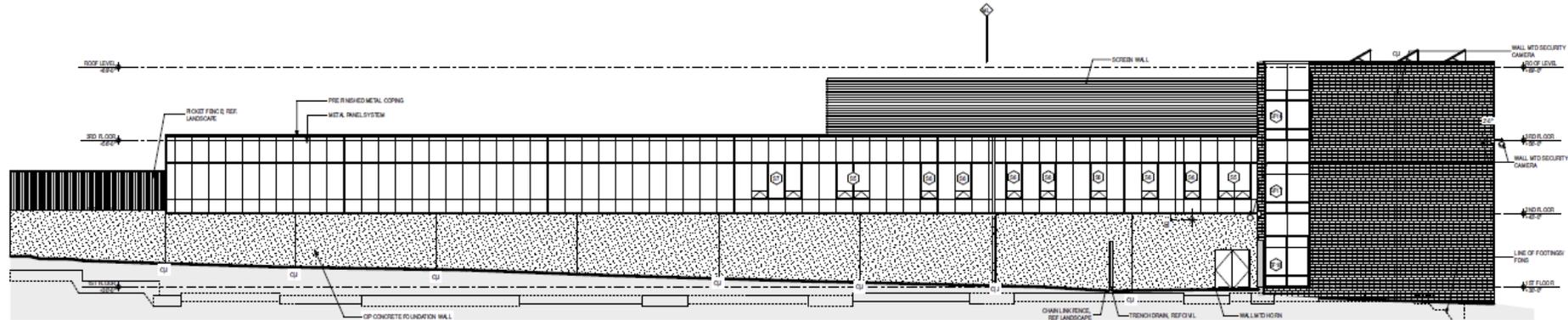
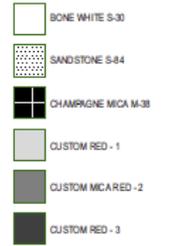
2. South Elevation - Classrooms & Media Center



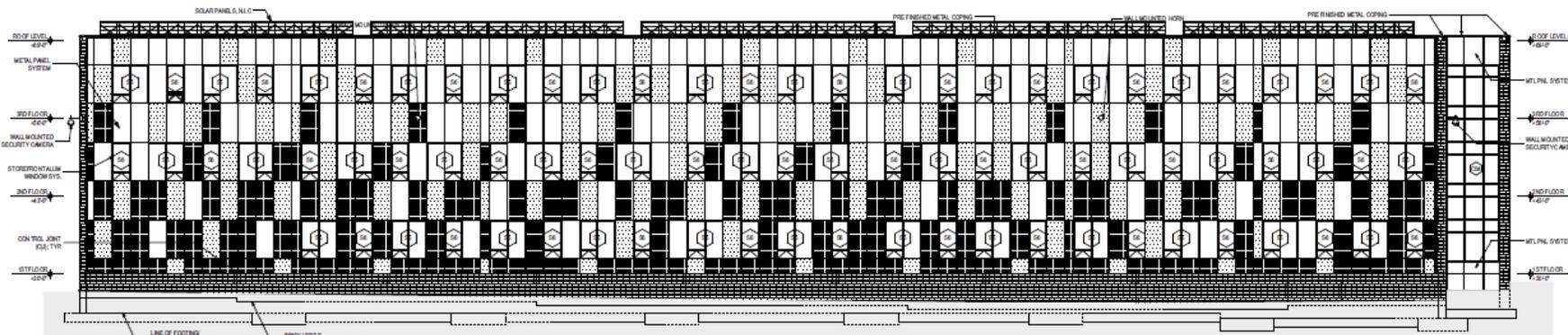
3. South Elevation - Brick Wall & Mechanical Pen



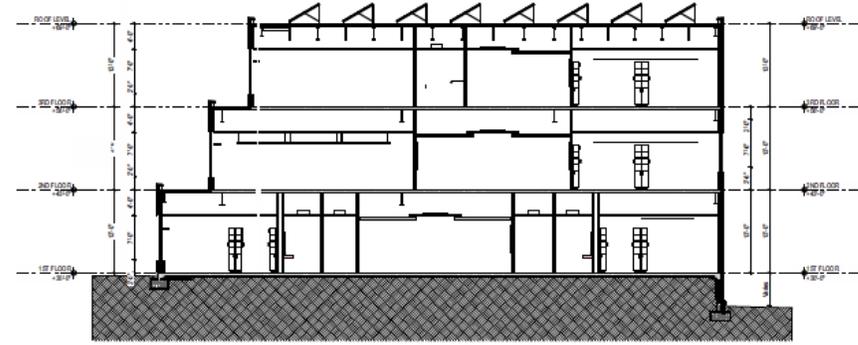
4. East Elevation - Brick Wall, Roof Access & Mechanical Pen



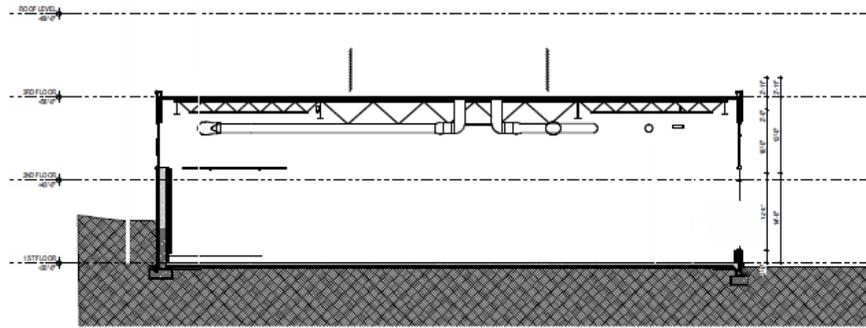
2. East Elevation - Receiving & Admin



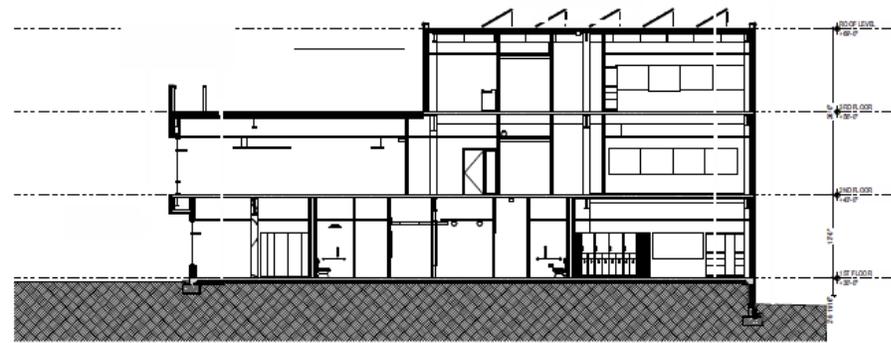
1. North Elevation - Classrooms & Stair Tower



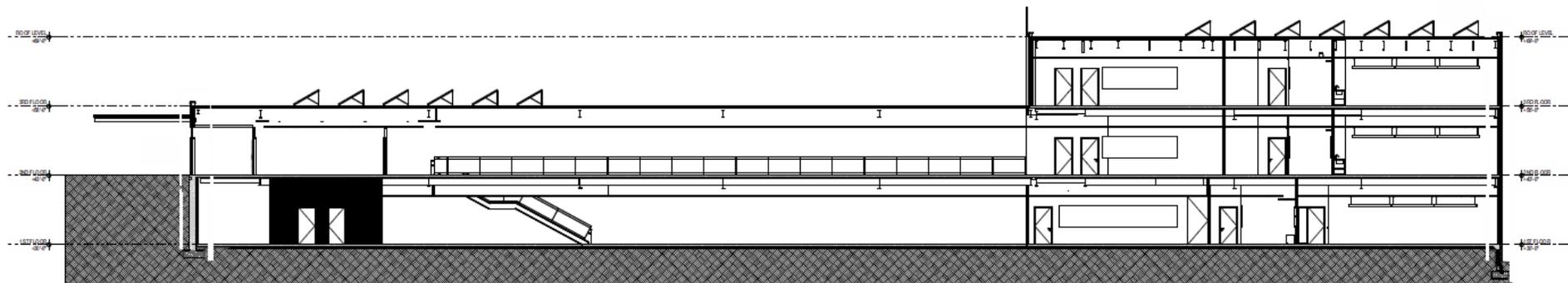
Section - Classrooms



Section - Gym, Stage, Media Center & Classrooms



Section - Gym, Stage, Media Center & Classrooms



Section - Entry, Hall & Classrooms

General Building Metal Panel Colors



Bone White S-30



Sandstone S-84



Champagne Mica M-38



BONE WHITE S-30



SANDSTONE S-84



CHAMPAGNE MICA M-38



CUSTOM RED - 1



CUSTOM MICA RED - 2



CUSTOM RED - 3

Building Elevation Key

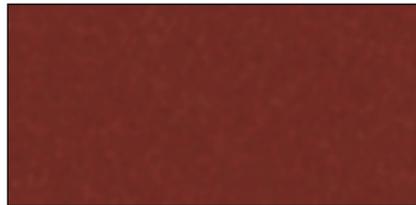
**30 Year Architectural Coatings**

**larson**® by Alucol® ACM is coil coated utilizing Duraner® coatings from PPG. Backed by a 30-year exterior performance warranty, these (PVDF) fluoropolymer paint finishes contain 70% Kynar 500®/Hylar 5000® resins and are formulated to meet or exceed industry performance requisites such as AAMA 620. Our 25 standard colors are matched to a combination of popular ACM and steel foam panel colors – enabling greater flexibility and design choice.

Metal Panel Colors for Media Center Box Facade



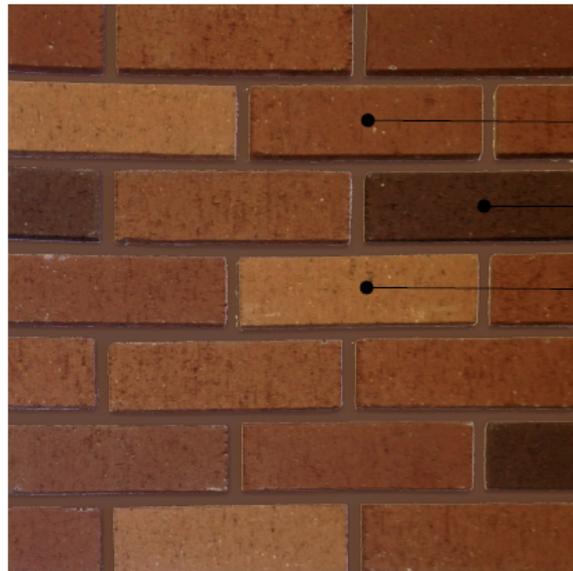
Custom Red 1



Custom Mica Red 2



Custom Red 3



**Taylor Clay Products**

Blended brick mix for the masonry veneer walls

- #317 Red Wire cut 65%
- #318 Burgundy Wire cut 10%
- #313 Pink Wire cut 25%

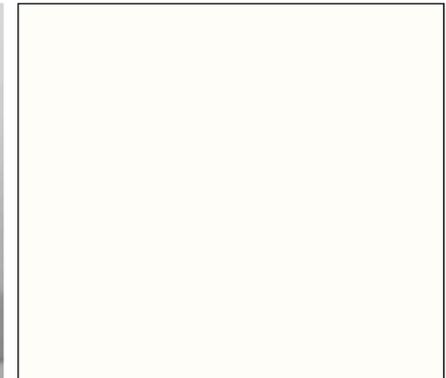
Brick Wall Composition

Exterior glass type



SolarBan 60

Window & Curtainwall Mullion



Bone White S-30







