



Executive Director's Recommendation

Commission Meeting: September 5, 2024

PROJECT Malcolm X Elementary School Modernization 1500 Mississippi Avenue, SE Washington, DC	NCPC FILE NUMBER 8579 NCPC MAP FILE NUMBER 83.00(38.00)45883
SUBMITTED BY District of Columbia Department of General Services	APPLICANT'S REQUEST Approval of preliminary site and building plans
REVIEW AUTHORITY District Projects Outside the Central Area per 40 U.S.C. § 8722(b)(1)	PROPOSED ACTION Approve preliminary site and building plans
	ACTION ITEM TYPE Staff Presentation

PROJECT SUMMARY

The District of Columbia Department of General Services (DGS) has submitted preliminary site and building plans for the modernization of Malcolm X Elementary School located at 1500 Mississippi Avenue, SE in Washington, DC. The District of Columbia Public Schools (DCPS) program requirements for the modernization of Malcolm X Elementary School anticipates enrollment of 275 students with a proportional amount of faculty and staff. The existing 63,400 square foot building cannot support the proposed program requirements for a 21st century school. As such, approximately 20,000 square feet of additional space is proposed. The planned expansion will include administration spaces, classrooms, student dining, and gymnasium. As part of the project, a solar ray will be installed north of the school, in an existing open area adjacent to the staff parking lot. In addition, below-grade geothermal wells will be installed throughout the site. The project is located across from National Park Service (NPS) property, but no impacts are anticipated to the property or any federal interests.

KEY INFORMATION

- The applicant proposes an expansion and modernization of the school to meeting contemporary program requirements.
- The project is located across from Oxon Run Parkway, which is administered by the National Park Service (NPS). However, no impacts are anticipated to the property or any federal interests.
- The applicant will work with NCPC staff through consultation to develop a tree replacement plan and a planting plan that includes pollinator plant species prior to submission of the final site and building plans.

RECOMMENDATION

The Commission:

Approves the preliminary site and building plans for the Malcolm X Elementary School Modernization located at 1500 Mississippi Avenue, SE in Washington, DC.

PROJECT REVIEW TIMELINE

Previous actions	– None
Remaining actions (anticipated)	– Review of final site and building plans

PROJECT ANALYSIS

Executive Summary

The building modernization will be located on disturbed land at the rear of the existing school complex. The school is located across the street from Oxon Run Parkway, which is administered by the National Park Service. However, the project does not appear to have any direct impacts on the park. It is set back from parkland and improvements are fully located on District land. Any visual impacts will be limited given the addition has been designed to be compatible and coordinate with the existing school building. Therefore, the project does not appear inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*, nor does it impact any identified federal interests. As such, staff recommends the **Commission approve the preliminary site and building plans for the Malcolm X Elementary School Modernization located at 1500 Mississippi Avenue, SE in Washington, DC.** The applicant will work with NCPC staff through consultation to develop a tree replacement plan and a planting plan that includes pollinator plant species prior to submission of the final site and building plans.

Analysis

The school campus rests on a flat graded portion of the sloped site approximately ten feet above the elevation of Mississippi Avenue, SE across from Oxon Run Park and Oxon Run. The building is comprised of a two-story academic wing fronting 15th Street, SE to the east and a three-story academic wing fronting Mississippi Street, SE to the south. The two academic wings form a V-shape with the nodal point oriented to the southeast intersection of 15th Street and Mississippi

Avenue. This node forms the main school entrance on the first floor with stair and ramp access from Mississippi Avenue. There is a large single-story multi-use space with stage programmed for student dining, gymnasium, performances, and gatherings to the rear aligned with the main entrance. This space cannot serve the program requirements of a fully modernized elementary school and bisects the site into two distinct areas compromising visual connectedness and security. Therefore, it will be demolished as part of the modernization project.

The gymnasium addition will be located west of the existing building. It is envisioned as a tall single-story volume designed to respect the scale of the original school building. The addition is pulled away from the existing building to create relief between the structures, maintain the existing building envelope, and to retain daylight and views into functional program spaces within the existing building and new additions. Clerestory windows into the gymnasium will allow natural light and limited views into and from the gymnasium. The glazed north wall of the gymnasium stage faces an outdoor play space located between the proposed gymnasium and the student dining addition to the north, creating a double-sided stage for performance and play. The fully-glazed south wall of the student dining faces the proposed open outdoor court intended for dining and play. Both spaces are planned to be available for independent community use after school hours. Additions to the existing portions of the building will expand existing classroom and administrative spaces and improve circulation. The existing façade will be reclad and is designed with new windows, doors, and exterior walls that combine high insulation thermal values and minimal air leakage. The proposed exterior building materials including brick and exterior high-performance paneling that is intended to provide a contemporary interpretation of the original building materiality. Selected patterns and colors are intended to harmonize with the existing natural site setting. New fixed and operable aluminum framed windows, storefront and doors include projecting horizontal and vertical shading devices are designed to further support net-zero energy goals.

The project plans to modify and reuse the existing metal screen walls surrounding new roof mounted high performance mechanical units supporting modern HVAC and emergency systems. The existing screen walls around units will be reduced in size to the minimum size required and will minimize views and sound migration into the surrounding neighborhood.

The site design intends to unify the building design with the landscape and enhance the everyday learning experience for students and the work environment for faculty. The site design includes an entry plaza, playground areas, outdoor classrooms, and fields and gardens which all incorporate sustainable site design principles such as bioretention areas and native plantings, including shade trees, to reduce the urban heat island effect. The site includes a large sloped vegetated area along the north and west sides. While this area is not suitable for construction, this sloped area provides a natural buffer to the adjacent residential neighborhoods and an existing clearing between the site and the wooded area provide space for a future solar array. The site includes a few mature shade trees along the Mississippi Avenue, SE and 15th Street, SE corner. Only one of these trees is large enough to fall into the District's "special tree" category and efforts to preserve this tree will be undertaken. A tree inventory included in the preliminary plans indicates existing trees that will be removed to complete the modernization project. DGS is committed to working with NCPC staff

through consultation to develop a tree replacement plan and a planting plan that includes pollinator plant species prior to submission of the final site and building plans.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The building modernization will be located on disturbed land at the rear of the existing school complex. The school is located across the street from Oxon Run Parkway, which is administered by the National Park Service. However, the project does not appear to have any direct impacts on the park. It is set back from parkland and improvements are fully located on District land. Any visual impacts will be limited given the addition has been designed to be compatible and coordinate with the existing school building. Therefore, the project does not appear inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*, nor does it impact any identified federal interests.

National Historic Preservation Act

NCPC has an advisory authority for District projects located outside the Central Area, and therefore National Historic Preservation Act (NHPA) responsibilities.

National Environmental Policy Act

NCPC has an advisory authority for District projects located outside the Central Area, and therefore no National Environmental Policy Act (NEPA) responsibilities.

CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed the project at their August 14, 2024 meeting and forwarded the preliminary site and building plans to the Commission with the statement that the project has been coordinated with the following participating agencies: NCPC; the General Services Administration; the Washington Metropolitan Area Transit Authority; the District State Historic Preservation Officer; the District Department of Transportation; the District Office of Planning, and the National Park Service. SHPO's coordination is conditioned upon the concept being formally submitted for final review and comment.

U.S. Commission of Fine Arts

The Commission of Fine Arts approved the project concept plans at their July 2024 meeting with comments related to the color palette and location of the future solar array to be addressed prior to final review.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Submission Package
- Project Summary

Prepared by Stephanie Free
08/21/2024

POWERPOINT (ATTACHED)

Malcolm X Elementary School Modernization

1500 Mississippi Avenue, SE, Washington DC

Approval of Comments on Concept Plans

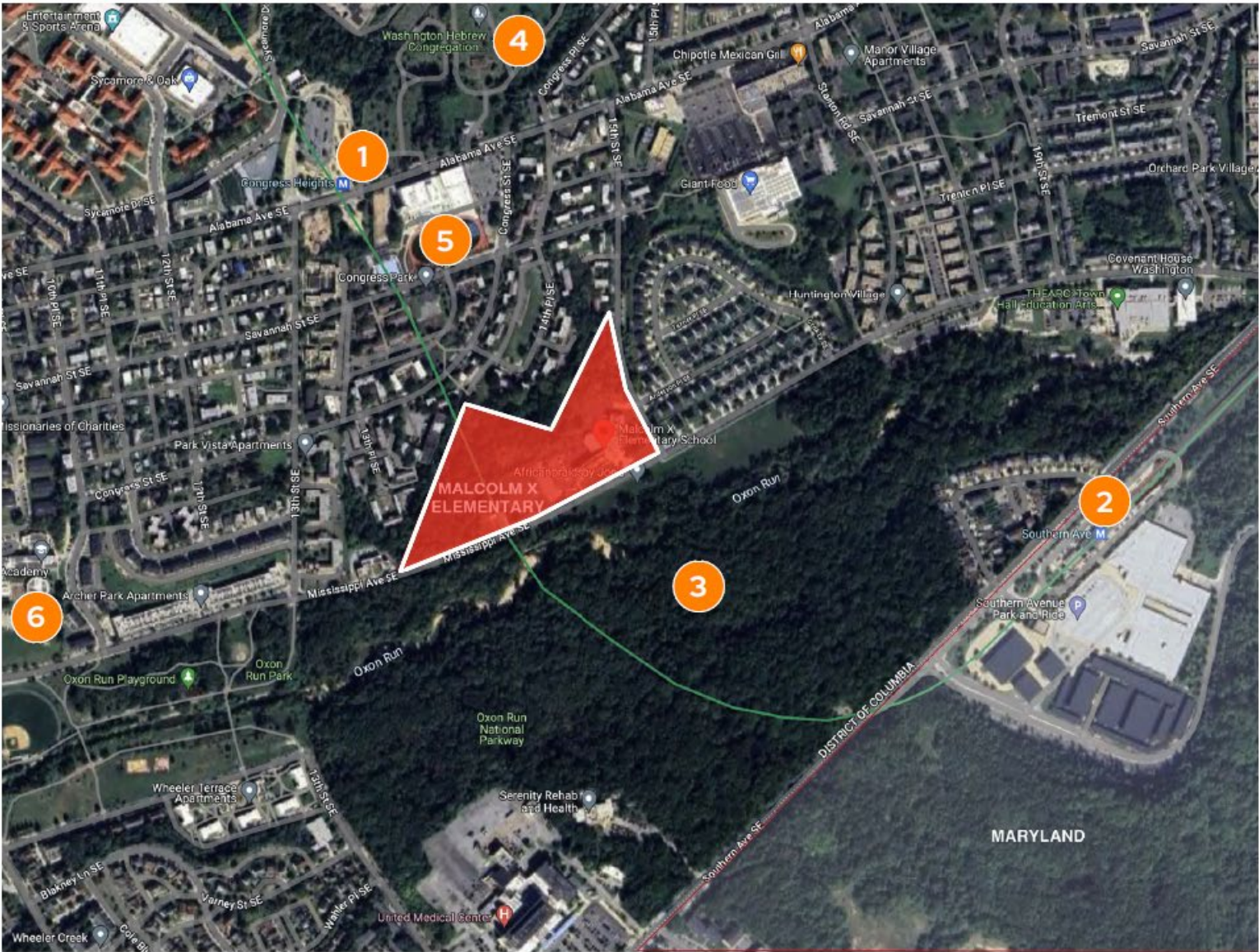
District of Columbia Department of General Services

Site Location



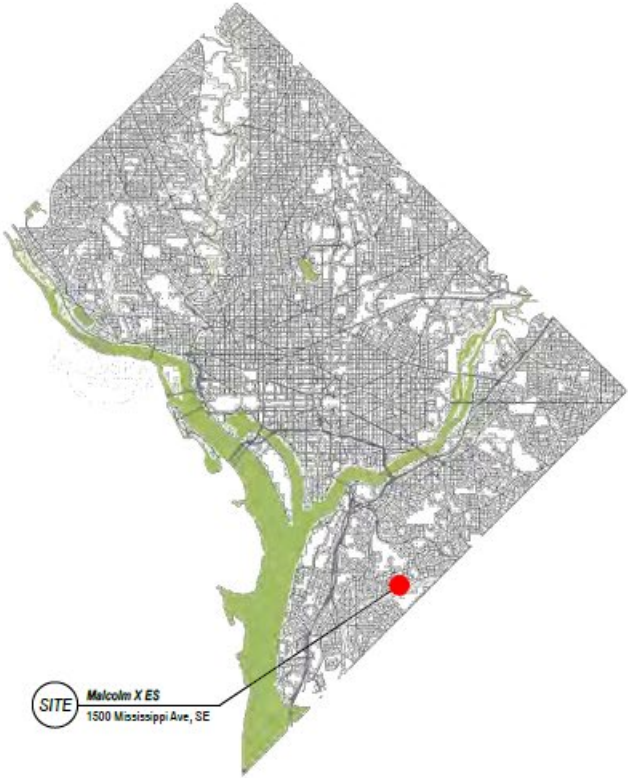
Location Map

Site Context

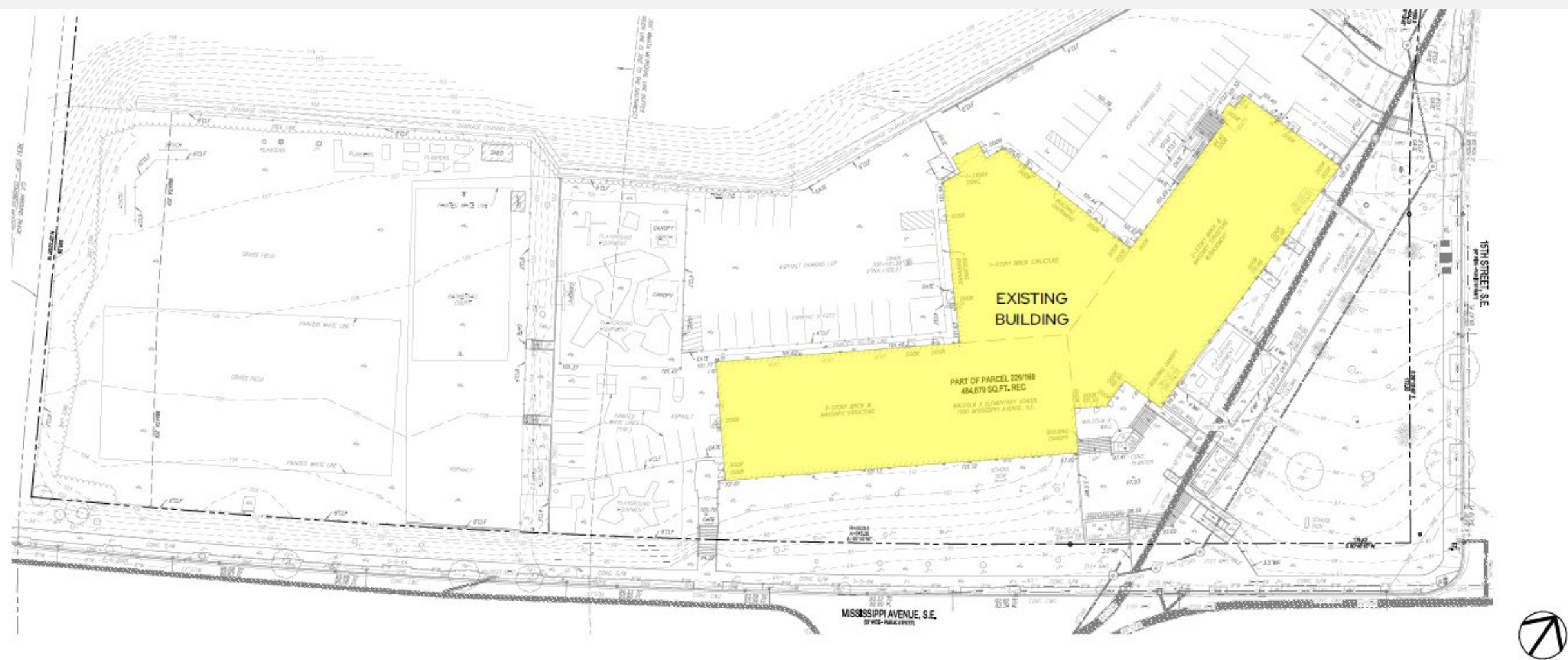


KEYED NOTES :

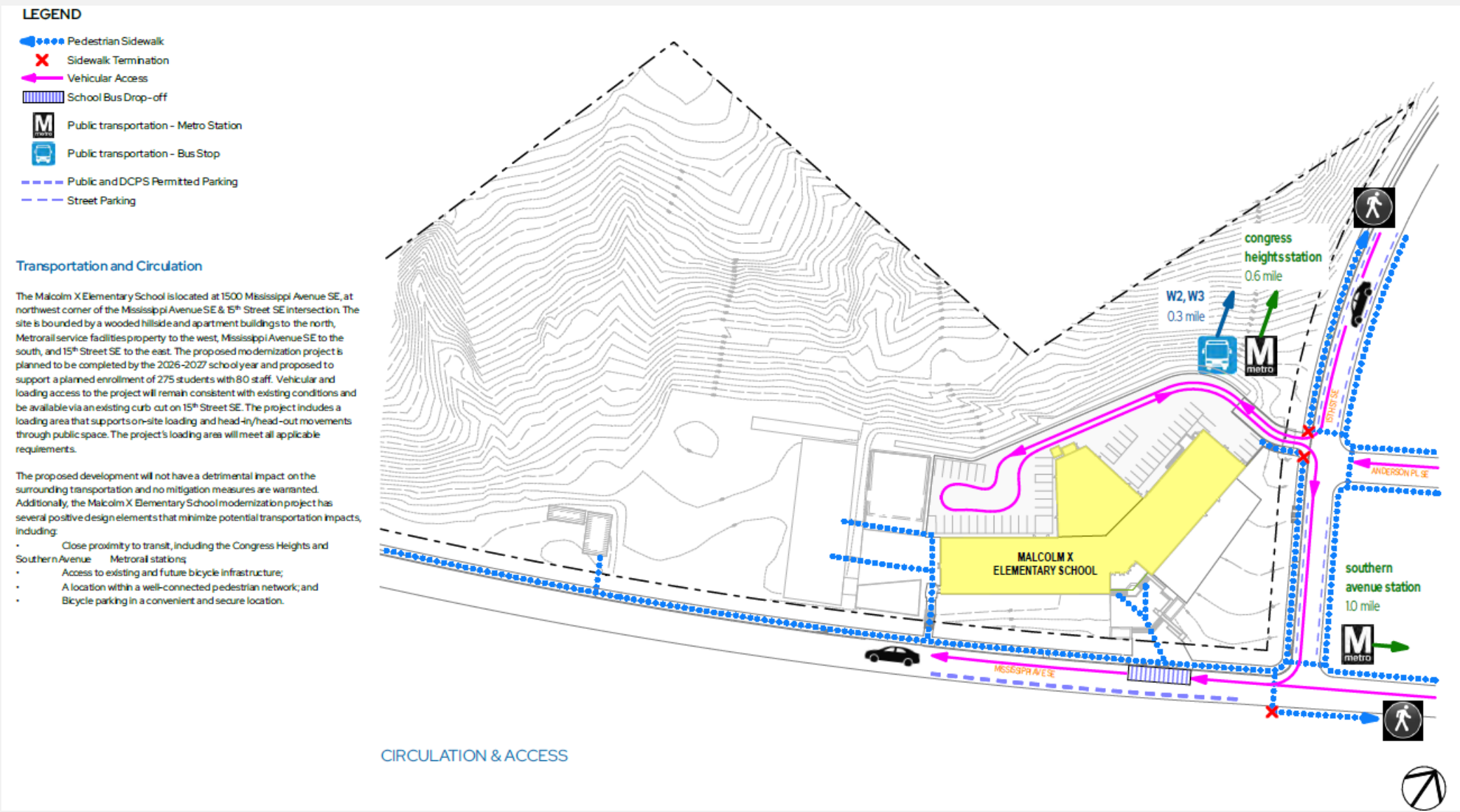
- 1 CONGRESS HEIGHTS METRO STATION
- 2 SOUTHERN AVENUE METRO STATION
- 3 OXON RUN NATIONAL PARKWAY
- 4 WASHINGTON HEBREW CONGREGATION
- 5 BARD HIGH SCHOOL EARLY COLLEGE
- 6 EAGLE ACADEMY



Existing Conditions



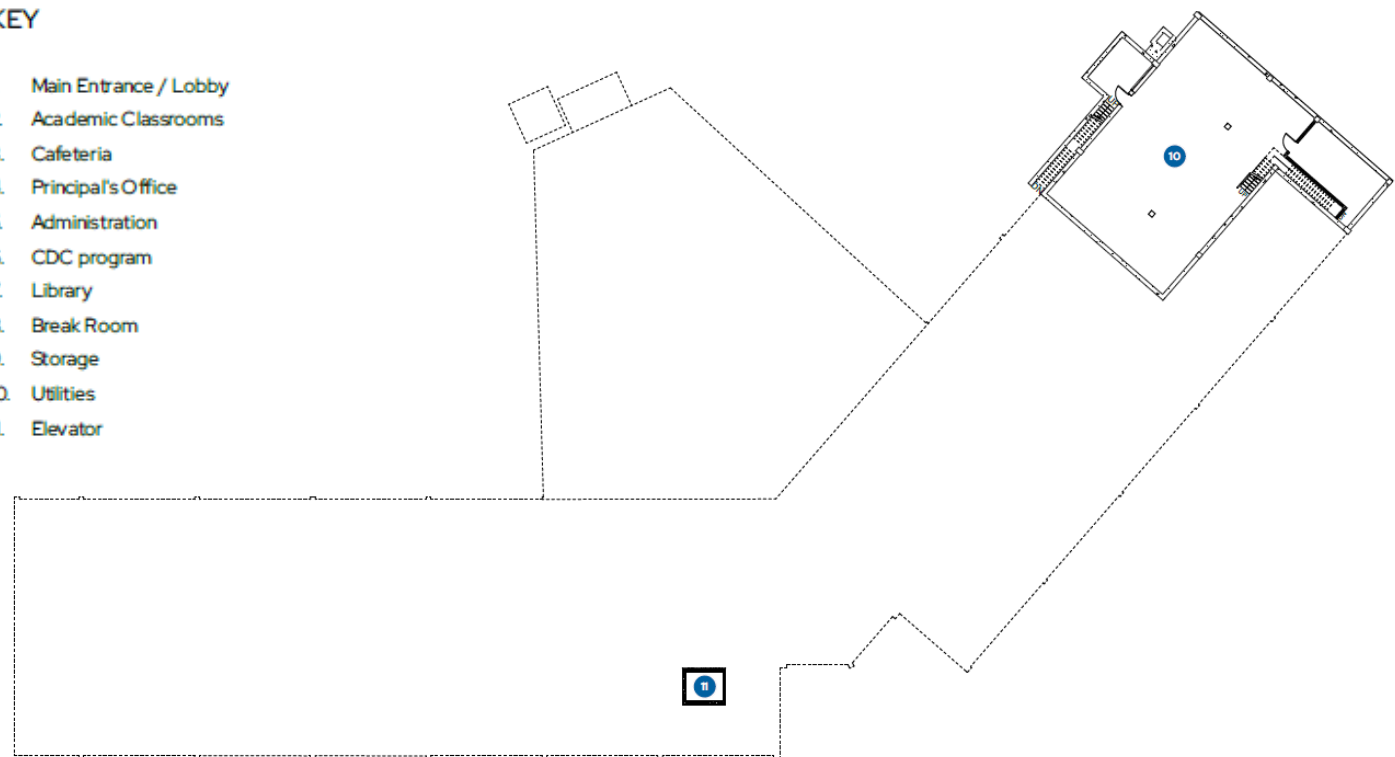
Existing Circulation



Existing Conditions

KEY

- 1. Main Entrance / Lobby
- 2. Academic Classrooms
- 3. Cafeteria
- 4. Principal's Office
- 5. Administration
- 6. CDC program
- 7. Library
- 8. Break Room
- 9. Storage
- 10. Utilities
- 11. Elevator



Lower Level Plan

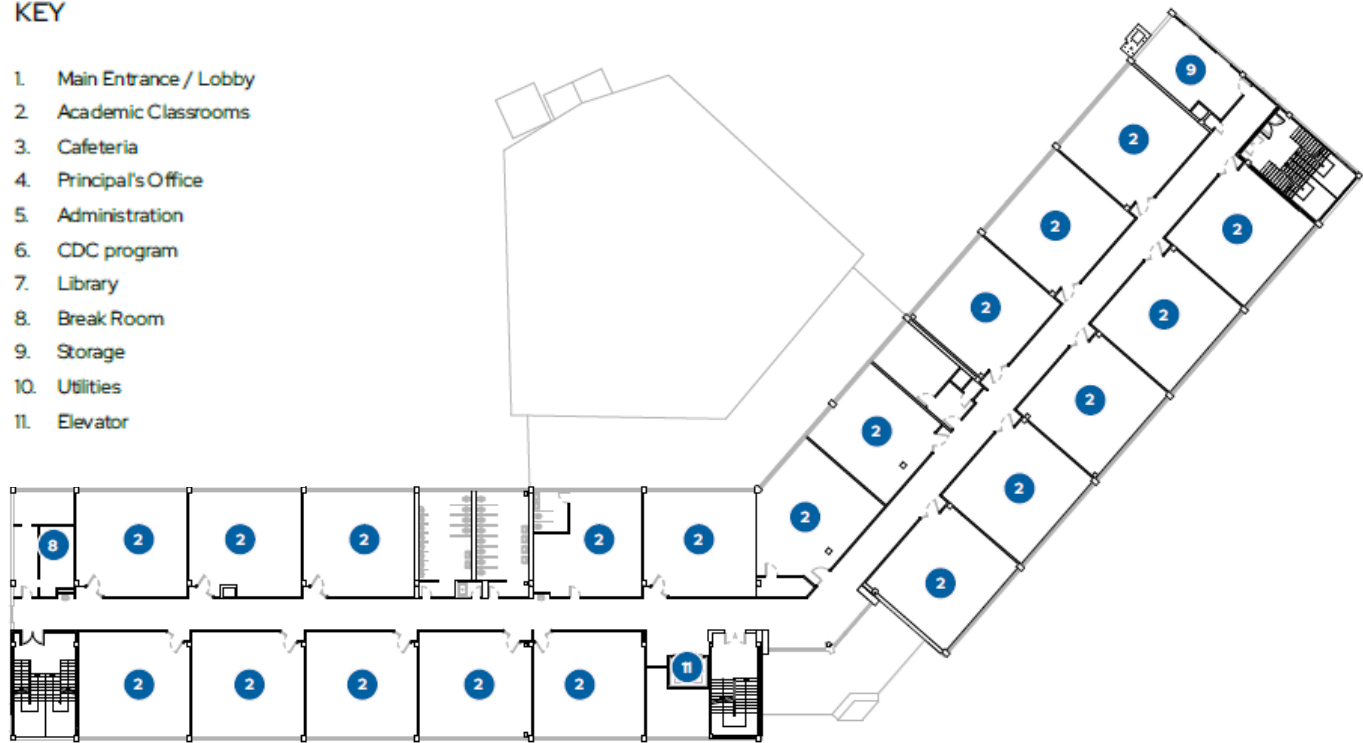


First Floor Plan

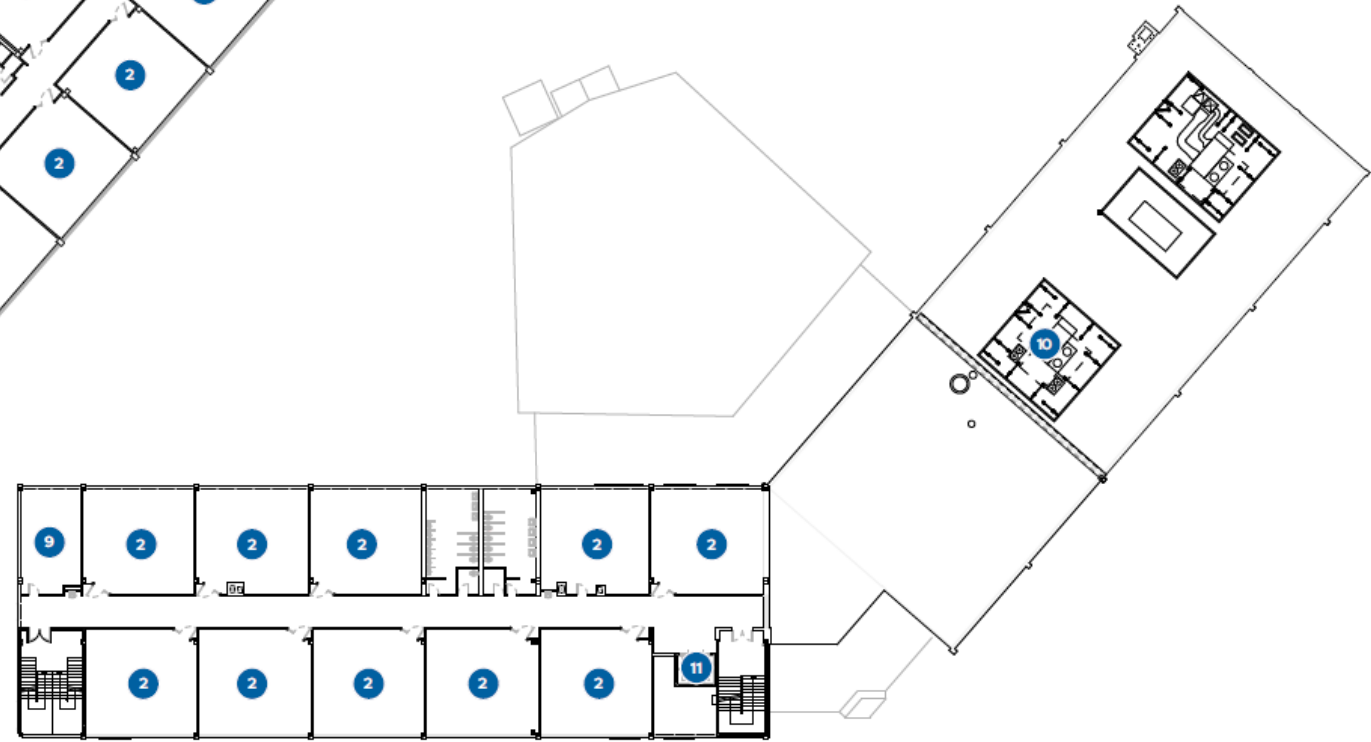
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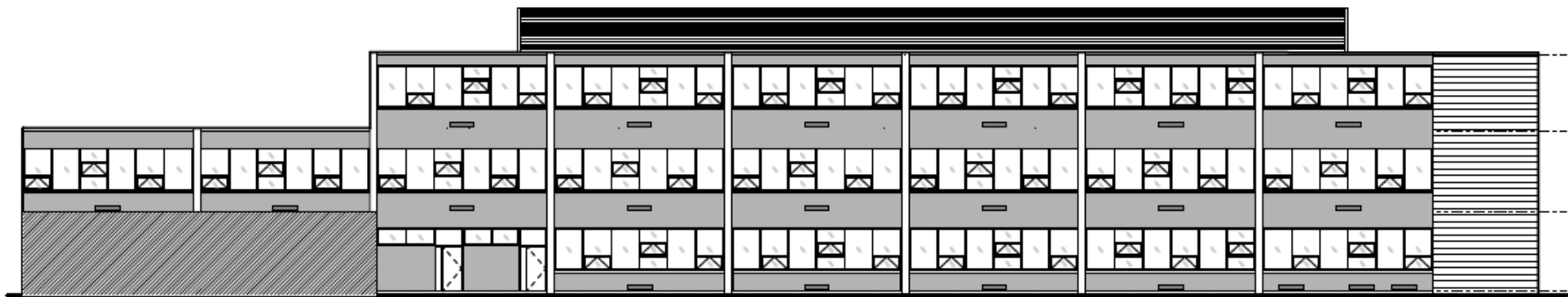


Second Floor Plan

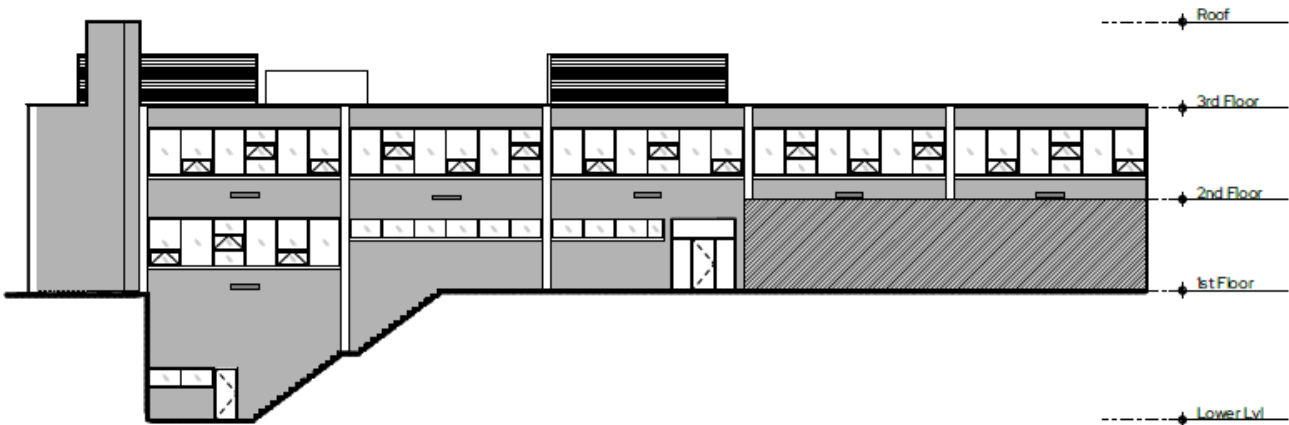


Third Floor Plan

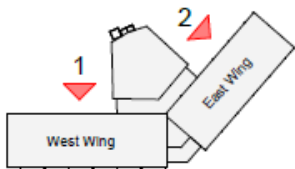
Existing Conditions



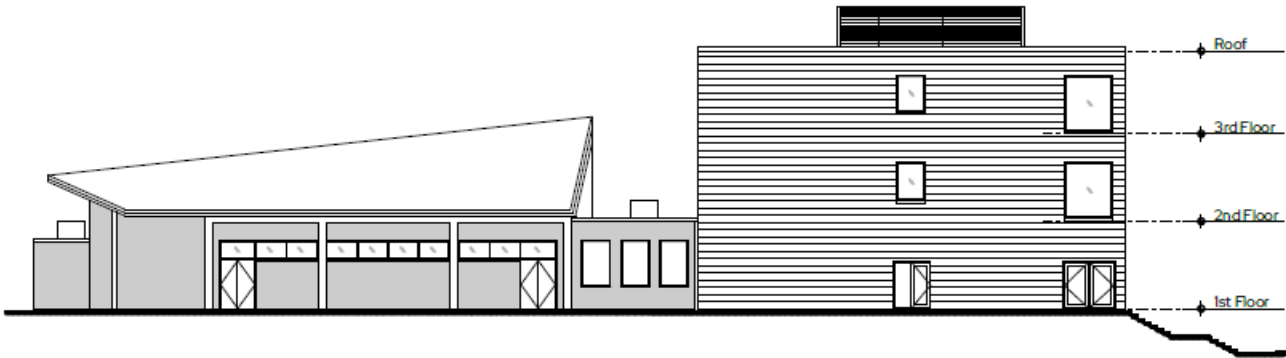
1 West Wing - Northwest Elevation



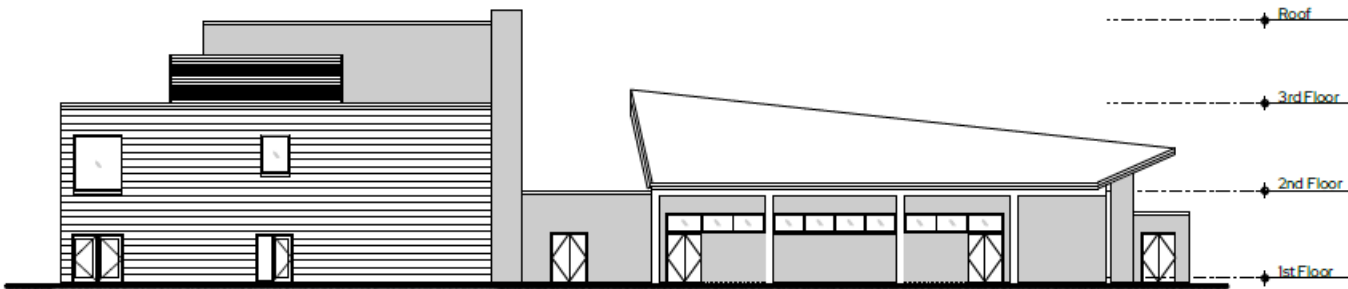
2 East Wing - West Elevation



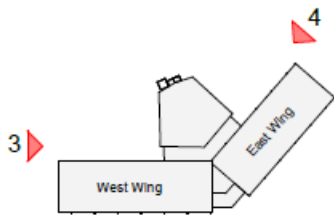
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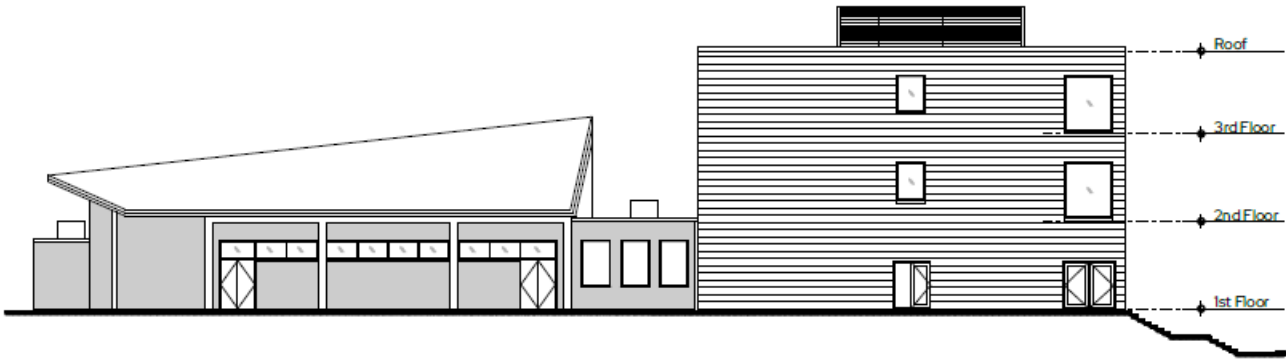
3. West Wing - Southwest Elevation



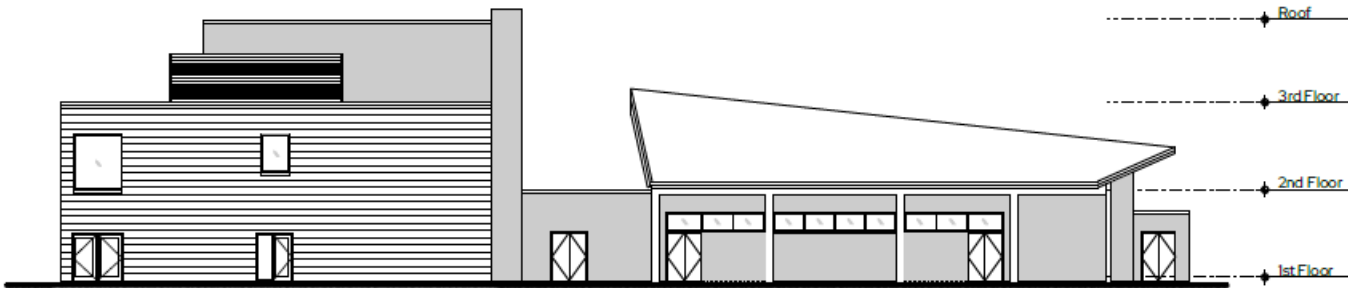
4. East Wing - North Elevation



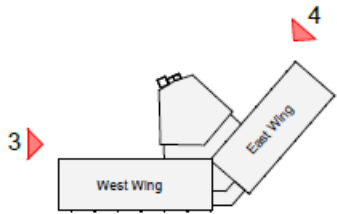
Existing Conditions



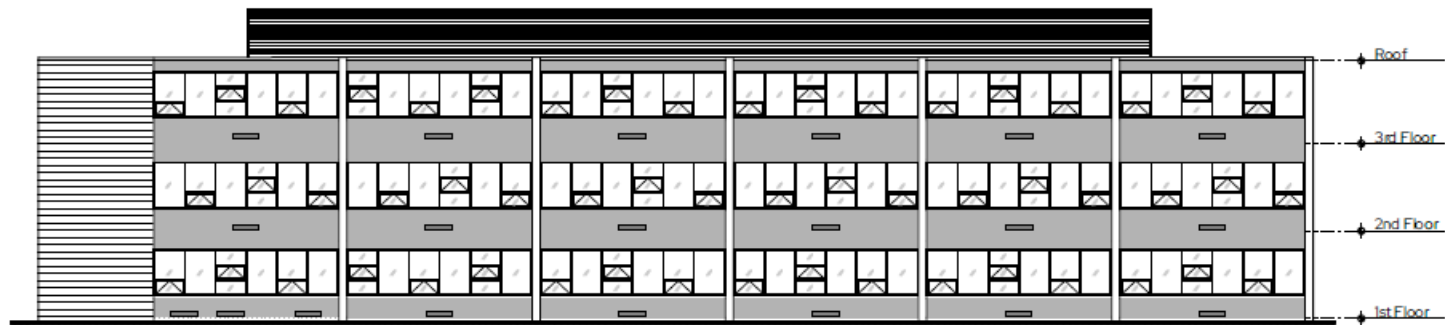
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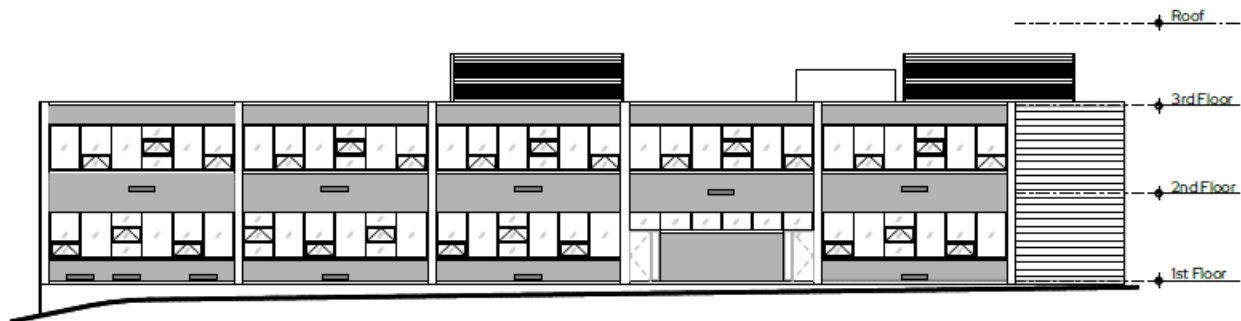
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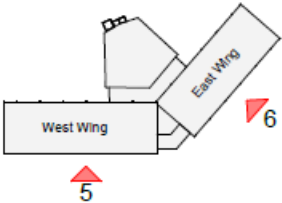
Existing Conditions



5. West Wing - Southeast Elevation



6. East Wing - East Elevation



Existing Conditions



West Wing from Mississippi Avenue



Main Building Entrance from Mississippi Avenue



East Wing Elevation from Mississippi Avenue Entrance



East Wing Rear Elevation



Cafetria Northeast Elevation



West Wing Rear Elevation

Existing Conditions



Cafeteria North Elevation



East Wing North Elevation



East Wing From 15th Street



East Wing Roof



Partial West Wing Roof



Partial West Wing Roof

Existing Conditions



Cafeteria North Elevation



West Playfields



North Hillside and Site Gutter



Parking and Site to Northwest from Roof

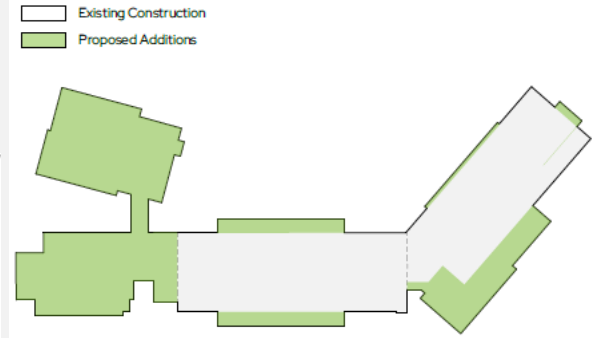
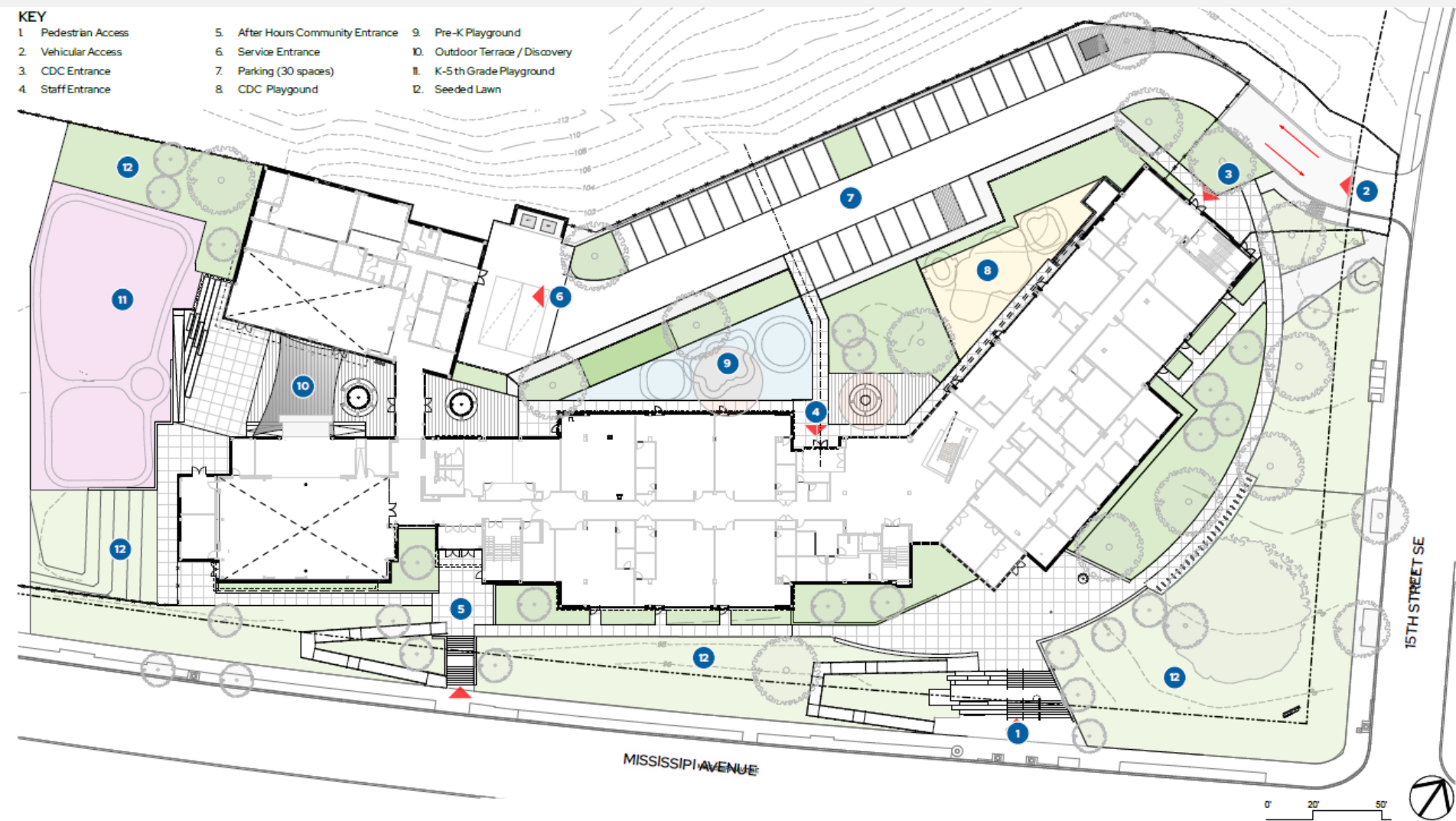


Site to North from Roof

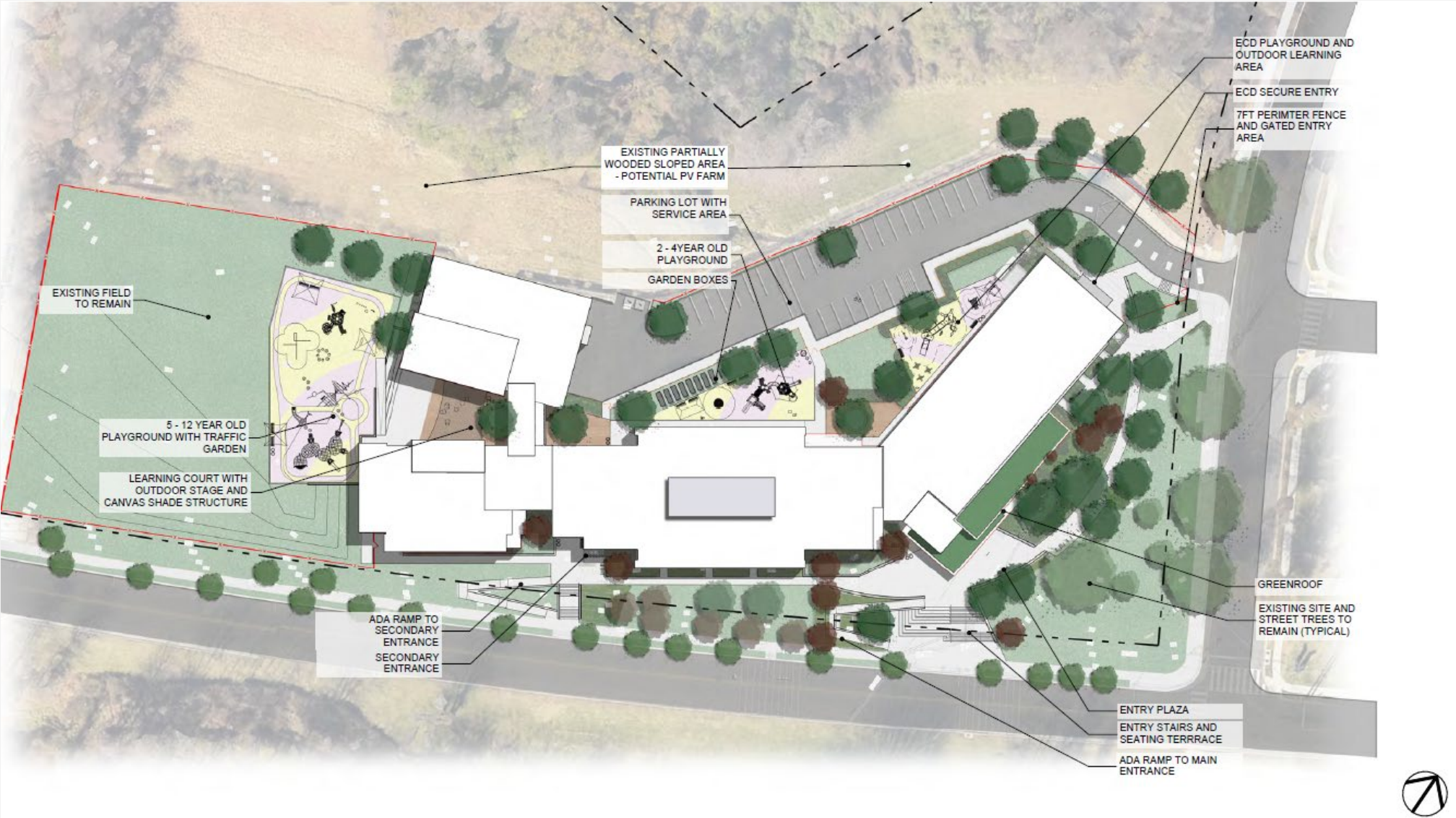


Parking and Site to Northeast from Roof

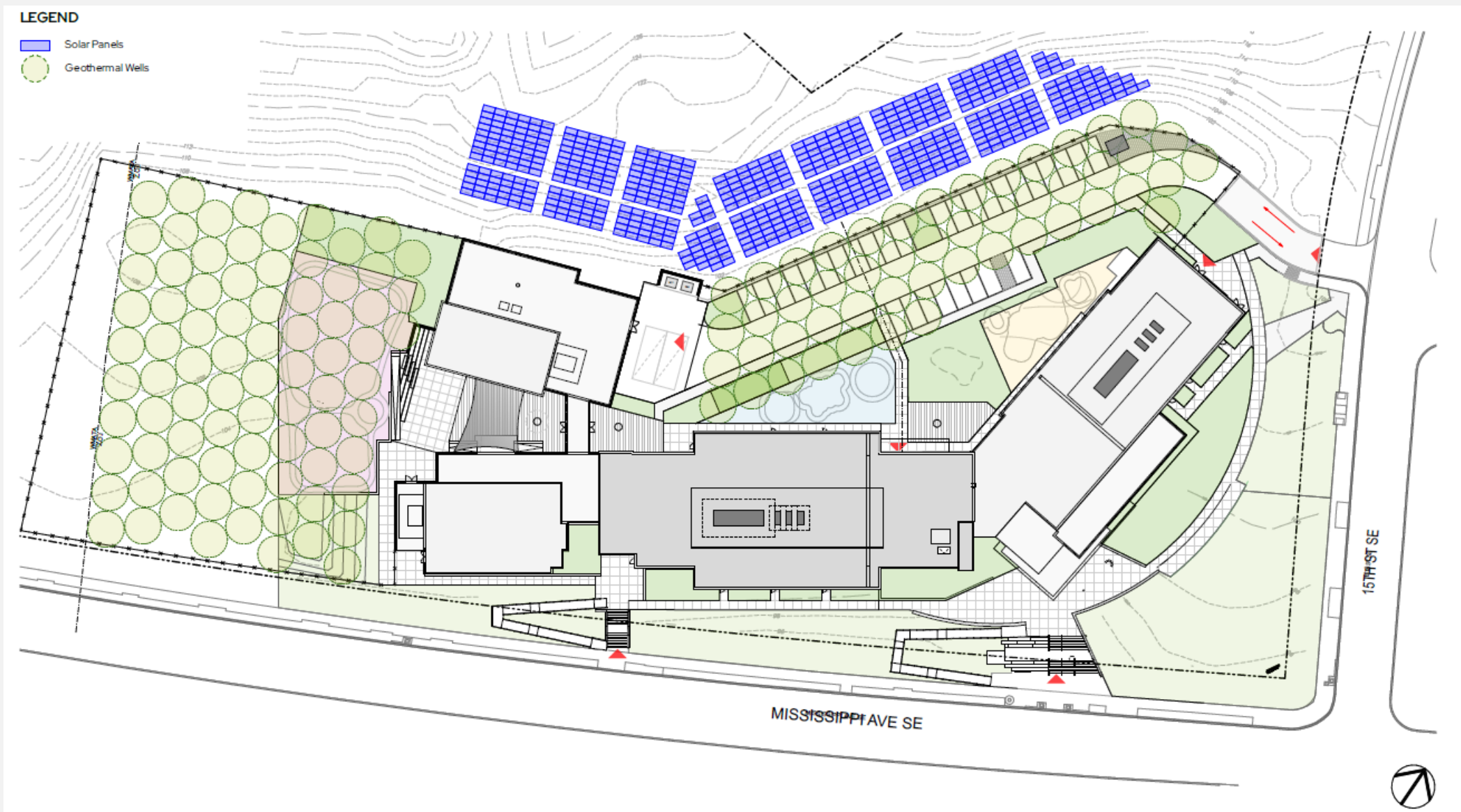
Proposed Site Plan



Illustrative Site Plan



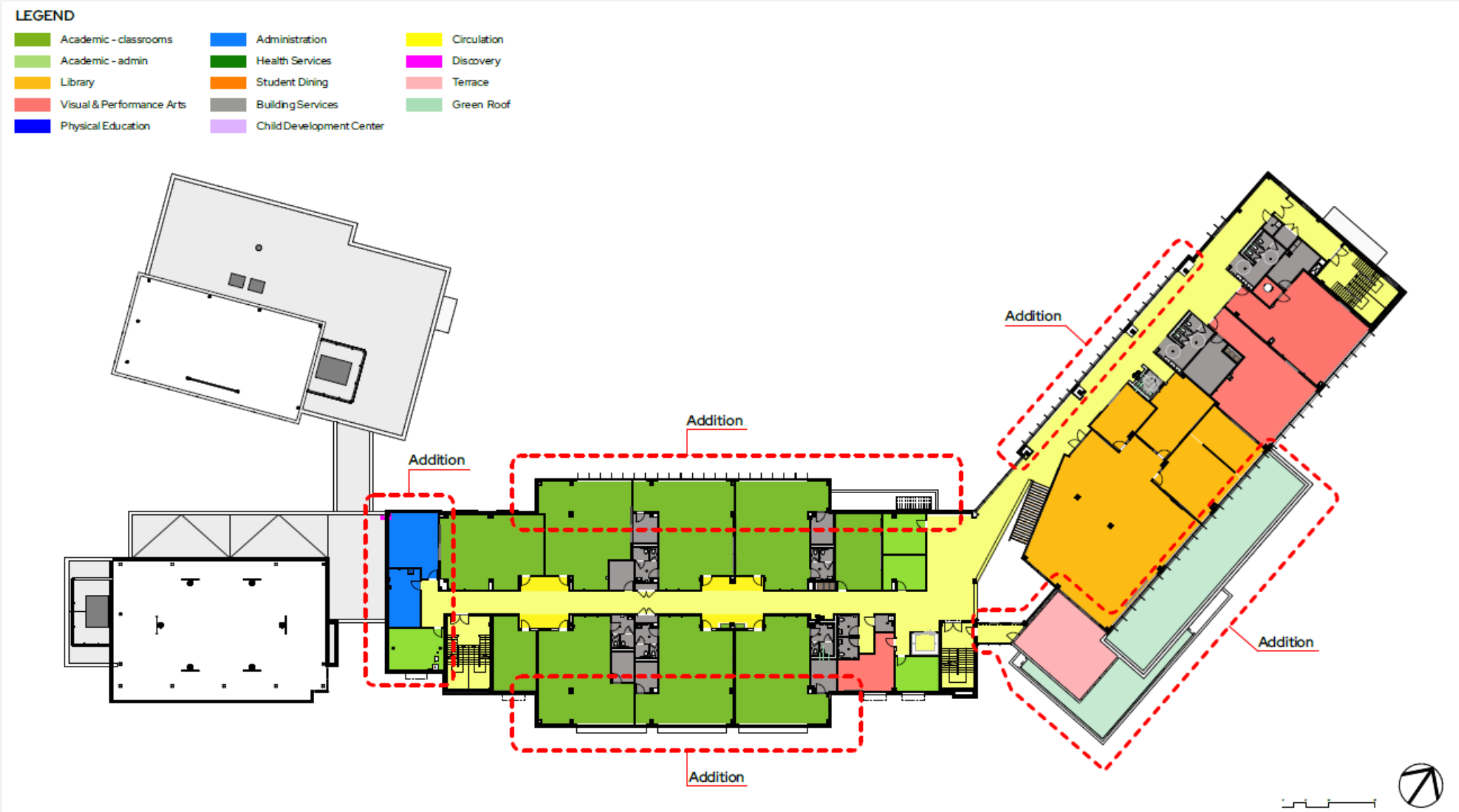
Proposed Energy Infrastructure



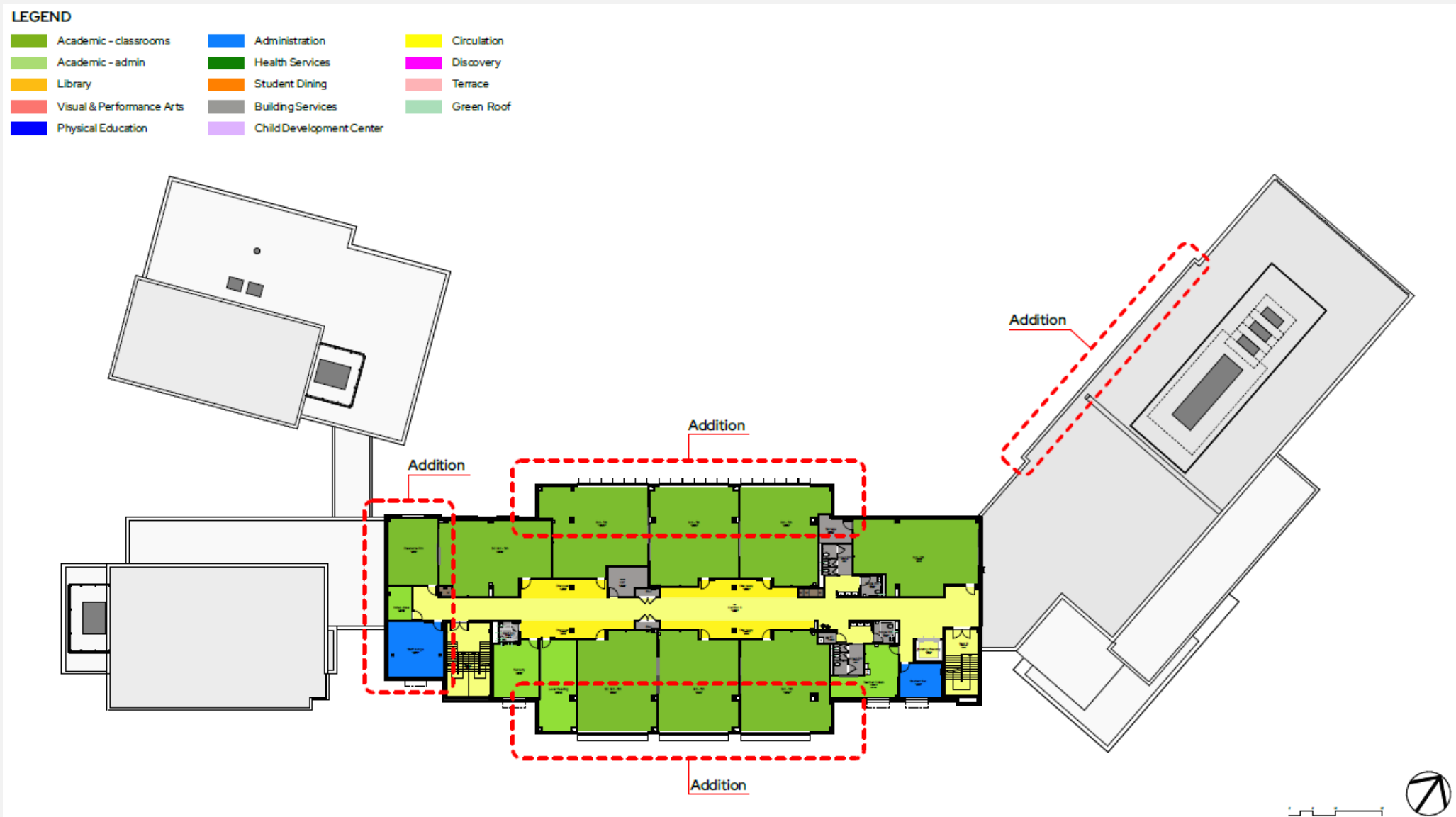
Proposed First Floor Plan



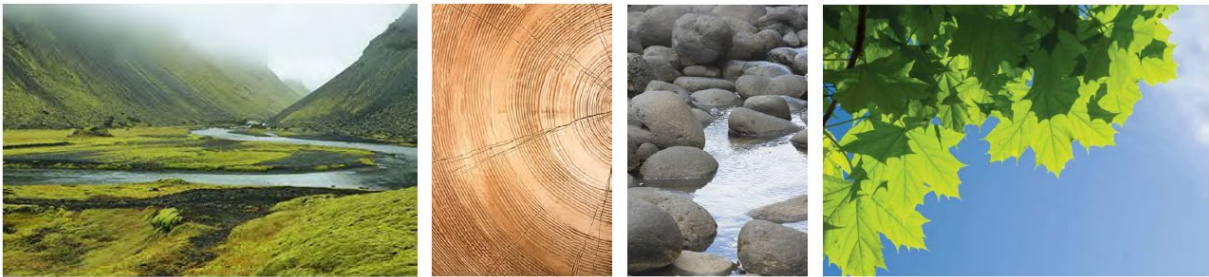
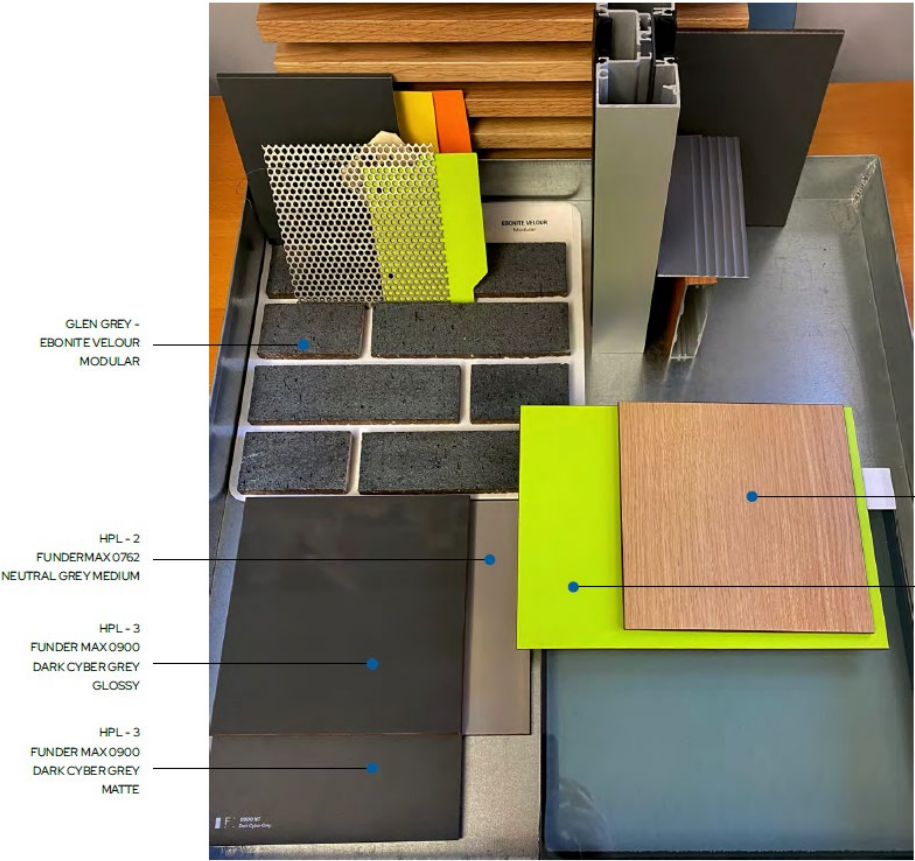
Proposed Second Floor Plan



Proposed Third Floor Plan



Building Façade Inspiration

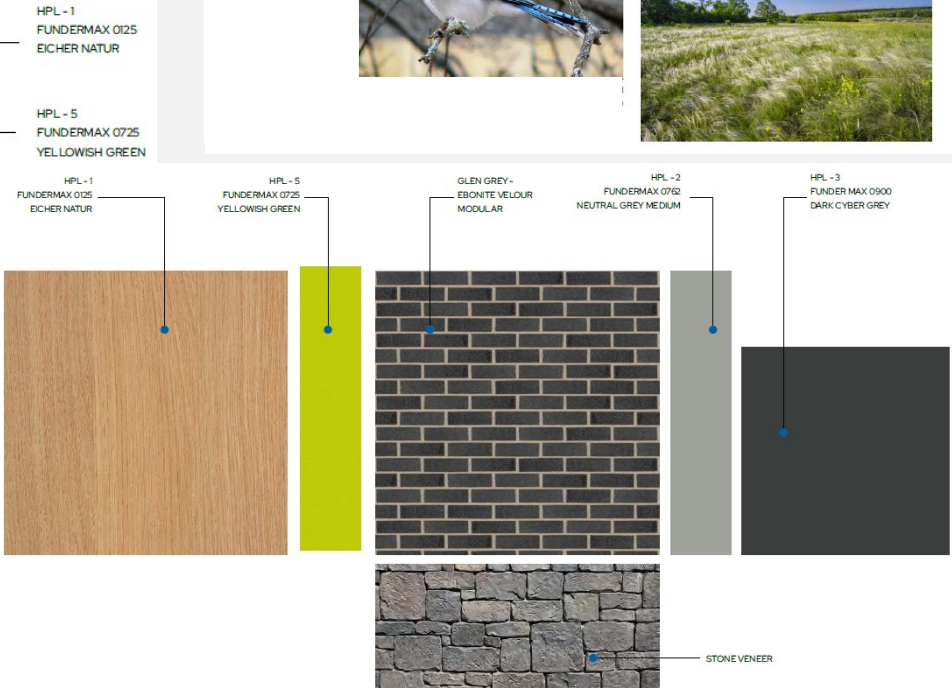


Exterior Material and Color Expression

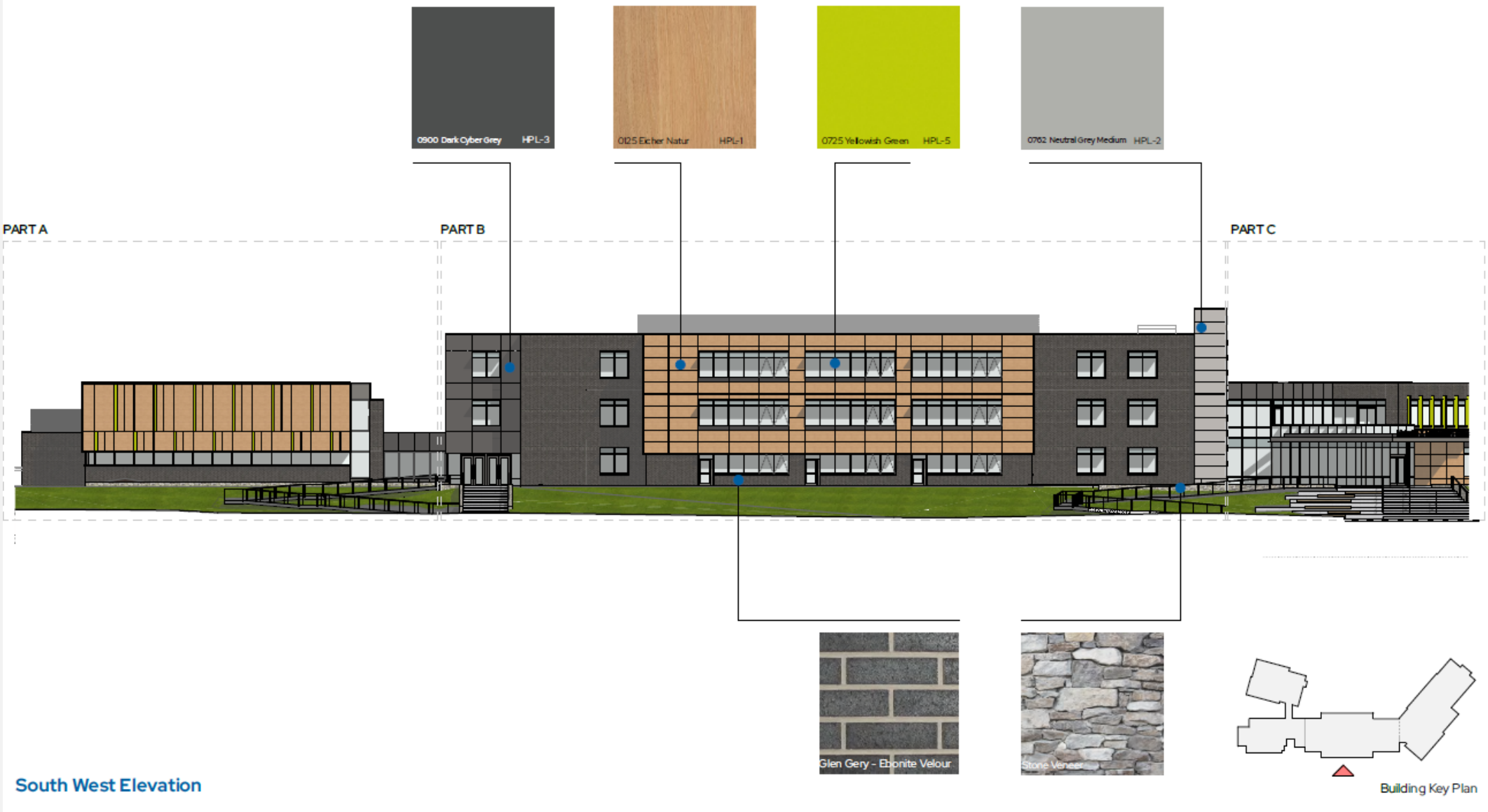
The project envisions a rich and diverse exterior material expression consisting of material, patterns and colors all found in nature with the intent to create calming and transformative spaces echoing the unique natural beauty of the Malcolm X site. The contemporary palette consists of low-maintenance materials to ensure optimum performance over time and offer high-levels of weather and fire resistance.

Major material selections include brick, stone veneer and concrete contrasted by hi performance modern exterior cladding panels. The wall panel expression consists of generous areas that showcase the natural warmth and beauty of wood as well as other colors found in nature.

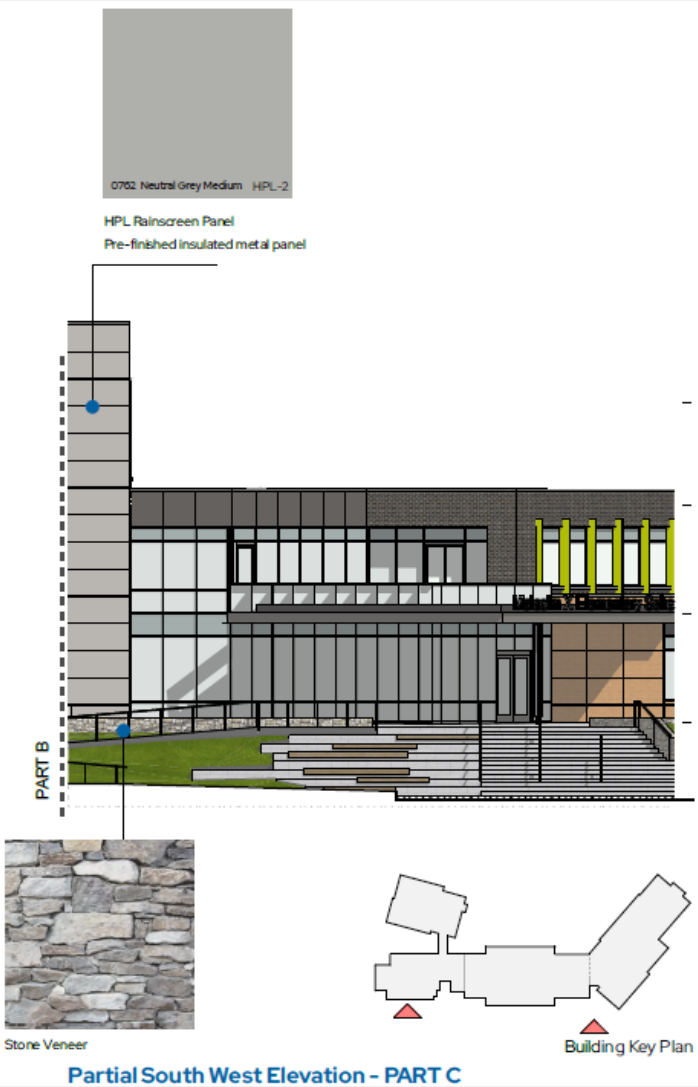
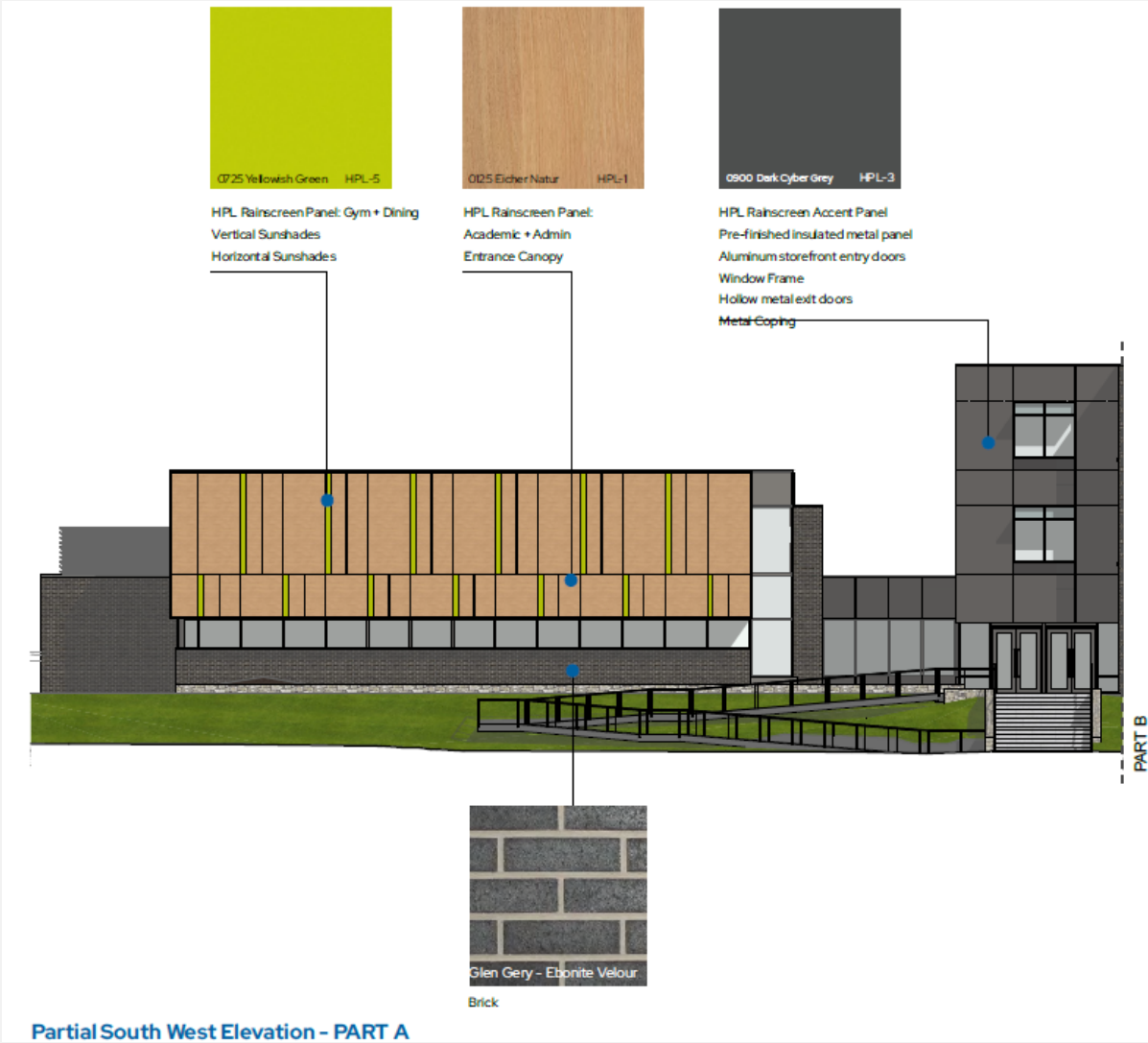
Vertical and horizontal sunshades elements provide shade, reduce glare and save energy. These elements are envisioned as opportunities for bright accent colors. Generous windows and storefront extents are sensitively located to maximize daylighting and views in, out and through spaces while at the same time designed to support Net-Zero goals.



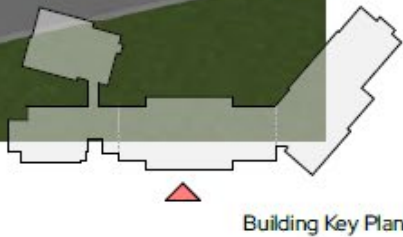
Proposed SW Elevation



Proposed SW Elevations



Proposed SW View



Proposed SE Elevation



Proposed SE View



Proposed East Elevation



Proposed North Elevation



Proposed West Elevation



Proposed NW Elevation



Proposed North View



Proposed Renderings



Proposed Renderings



Proposed Renderings



Proposed Renderings



Proposed Renderings



Proposed Renderings



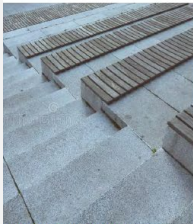
Proposed Renderings



Landscape Precedents



LANDSCAPE PRECEDENT IMAGES



LANDSCAPE PRECEDENT IMAGES



LANDSCAPE PRECEDENT IMAGES



LANDSCAPE PRECEDENT IMAGES



Landscape Precedents

Shrubs	 Dwarf White Pine	 Dwarf Southern Magnolia	 Inkberry	 Sweetspire	 Arrowwood Viburnum	 Winterberry	
Perennials	 Bee Balm	 Purple Cone Flower	 Joe Pye Weed	 Black eyed Susan	 Wild Bergamot	 New England Aster	 Obident Plant
Herbaceous	 Pink Muhly Grass	 Pennsylvania Sedge	 Mexican Feather Grass	 Shenandoah Switch Grass	 Weeping Love Grass	 Bluestem Grass	 Little Bluestem Grass
Trees	 Eastern Redbud	 Dogwood	 American Holly	 Sweetgum	 Tupelo	 Serviceberry	 Blad Cypress