



WHITTIER ELEMENTARY SCHOOL

NCPC PRELIMINARY REVIEW SUBMISSION
SEPTEMBER 3, 2026



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OVERVIEW

01

ACKNOWLEDGMENTS

Project Team

Owner:**District of Columbia Public Schools**

1200 First Street, NE
Washington, DC 20002

Department of General Services

1250 U Street, NW
3rd Floor
Washington, DC 20009

Contractor:**MCN Build**

1214 28th Street NW
Washington, DC 20007

Architect:**HCM, Inc**

1925 Ballenger Ave
Suite 525
Alexandria, VA 22314

**Historic / Modular Architectural
Consultant:****R. McGhee & Associates**

2031 Florida Ave, NW
3rd Floor
Washington, DC 20009

Landscape Architect:**Sage Studio, LLC**

3340 Northhampton St NW
Washington, DC 20015

Civil Engineer:**Wiles Mensch**

100 M St, SE
Suite 320
Washington, DC 20003

MEP Engineer:**CMTA**

220 Lexington Green Circle
Suite 600
Lexington, KY 40503

Structural Engineer:**SK&A DC**

1155 Connecticut Ave, NW
Suite 800
Washington, DC 20036

Food Service:**Nyikos Associates, Inc.**

7146 Starmount Way
New Market, MD 21774

Acoustical:**Polysonics Acoustics & Technology Consulting**

555 Hospital Drive
Warrenton, VA 20186

AV / IT:**Genesys Impact**

1003 K St, NW
6th Floor
Washington, DC 20001

Sustainability Consultant:**Lorax, LLC**

808 St. Paul Street
Baltimore, MD 21202



DISTRICT OF COLUMBIA
PUBLIC SCHOOLS



PROJECT OVERVIEW

The District of Columbia Publics School has undertaken a major facilities modernization initiative over the last decade. The modernization and renovation of Whittier Elementary School is a significant milestone in this work in Ward 4. This Pre-K through 5th grade neighborhood school had a 2023-2024 school year enrollment of 413 students and is on an upward trend with approximately 450 students in the current school year. The projected design capacity for the new project is 489 students and will accommodate growth in the elementary school-aged population in the neighborhood and anticipated higher attendance from within the school boundary.

To support the design team in our efforts, a school-based School Improvement Team (SIT) committee was formed during the conceptual design phase, and a small group made up of DC Public Schools Facility Planning and Design as well as DC Department of General Services, Capital Construction Service Division staff met to introduce the design-build team. Several meetings are scheduled throughout the design phases to review and make recommendations on behalf of Whittier ES. From these meetings, the Guiding Principles will be revised, and will continue to guide future phases of the project. These groups will continue to meet throughout the project to ensure effective stakeholder engagement, inform the community and gather the appropriate input.



PROJECT PARAMETERS

The pragmatic goal of the Renovation and Modernization of Whittier Elementary School is to provide capacity to meet current and future enrollment, to repair and replace failing infrastructure and to provide accessibility throughout. The larger goal is to create an innovative center for 21st Century learning and a community hub that inspires full engagement in the educational environment.

Whittier Elementary School is located in the Northwest quadrant of Washington, DC, on an approximately 1.83-acre site bounded by Sheridan Street to the north, 4th and 5th streets to the east and west, and an alley to the south. The site sits in a residential neighborhood and faces residential properties to the east, west, and south. To the north, across Sheridan Street, is Ida B. Wells Middle School, Coolidge High School and adjacent Takoma Recreation Center and play fields. Most of the site consists of impervious surfaces used for play, parking, and a service area, with a small strip of gardens and green space along Sheridan and 4th Streets. The parking lot and service area are accessed from the alley along the southern property line.

The various wings of the Whittier Elementary School comprise the only building on the block. The central, original portion dates from 1926 and faces Sheridan Street. An addition dating from 1961 was built on the east side of the site along 4th Street, with a bridge that connects the second floor of the addition to the first floor of the original building. This bridge serves as the only interior connection between the two structures. A dining hall addition was constructed in 2012 along the south-east portion of the original building. The combined gross square footage of the buildings is approximately 69,000 square feet.

The design requirement is to fully modernize Whittier Elementary to meet the current DCPS Educational Specifications. This modernization must also address vehicular and pedestrian safety concerns and play area deficiencies. Initial conversations with the Historic Preservation Office have indicated that the original 1920's school building has some historical significance and that it should be maintained, however



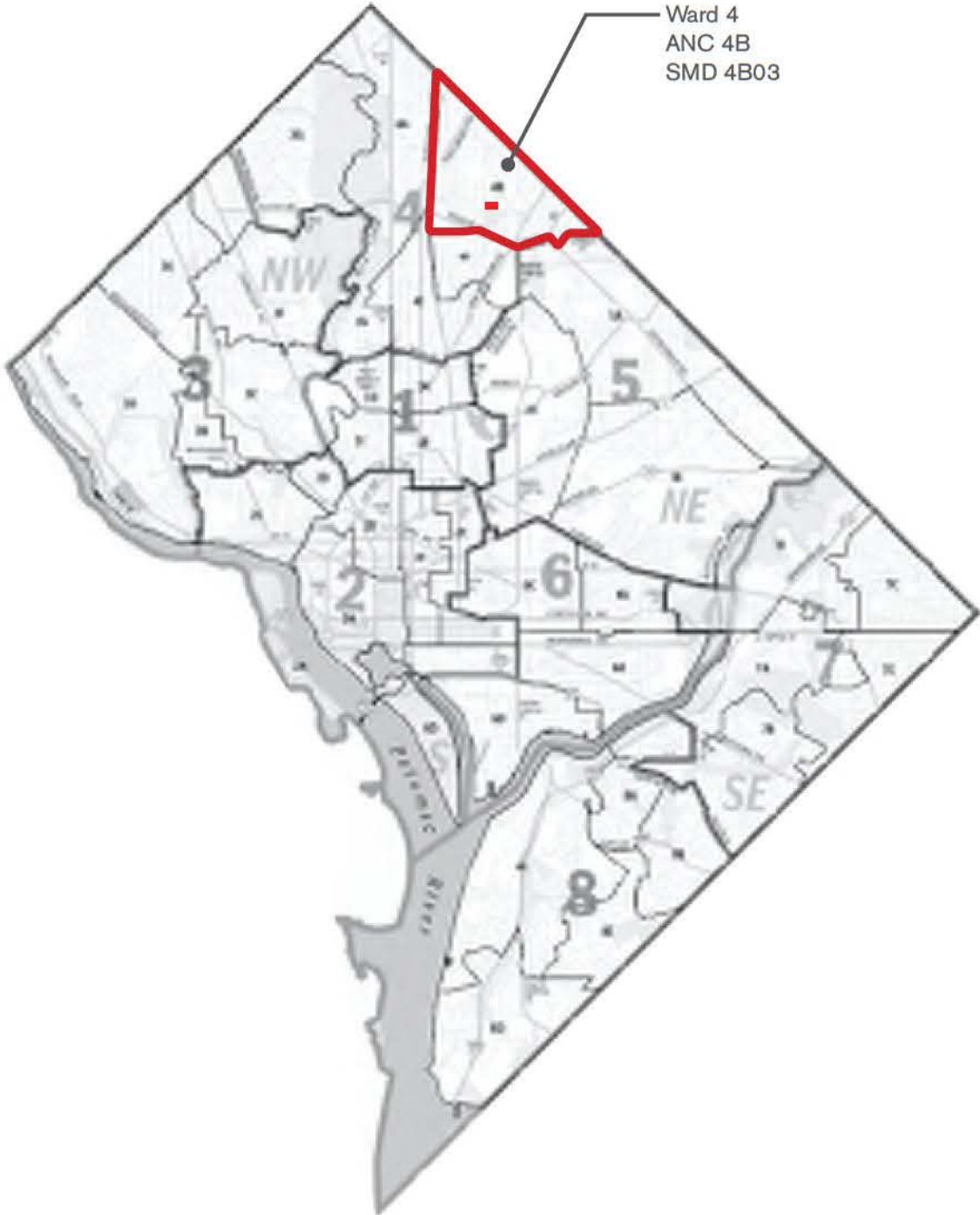
the 1960's wing and dining hall were considered non-contributing and could be demolished. The design shown in this report retains the original school building and razes the 1960's wing and 2012 dining addition. The team also reached out to the Historic Preservation Office to discuss the need for an Archaeological Survey, and they determined that no further investigation was needed.

The sustainability goal for Whittier Elementary School is a minimum LEED Gold level utilizing the LEED Version 4 rating system. The school is also required to be an onsite Net-Zero energy building meaning renewables needed to offset building energy use must be provided on site. In order to achieve this goal, the facility must achieve an Energy Use Intensity (EUI) of 20 kBtu/sf or less.

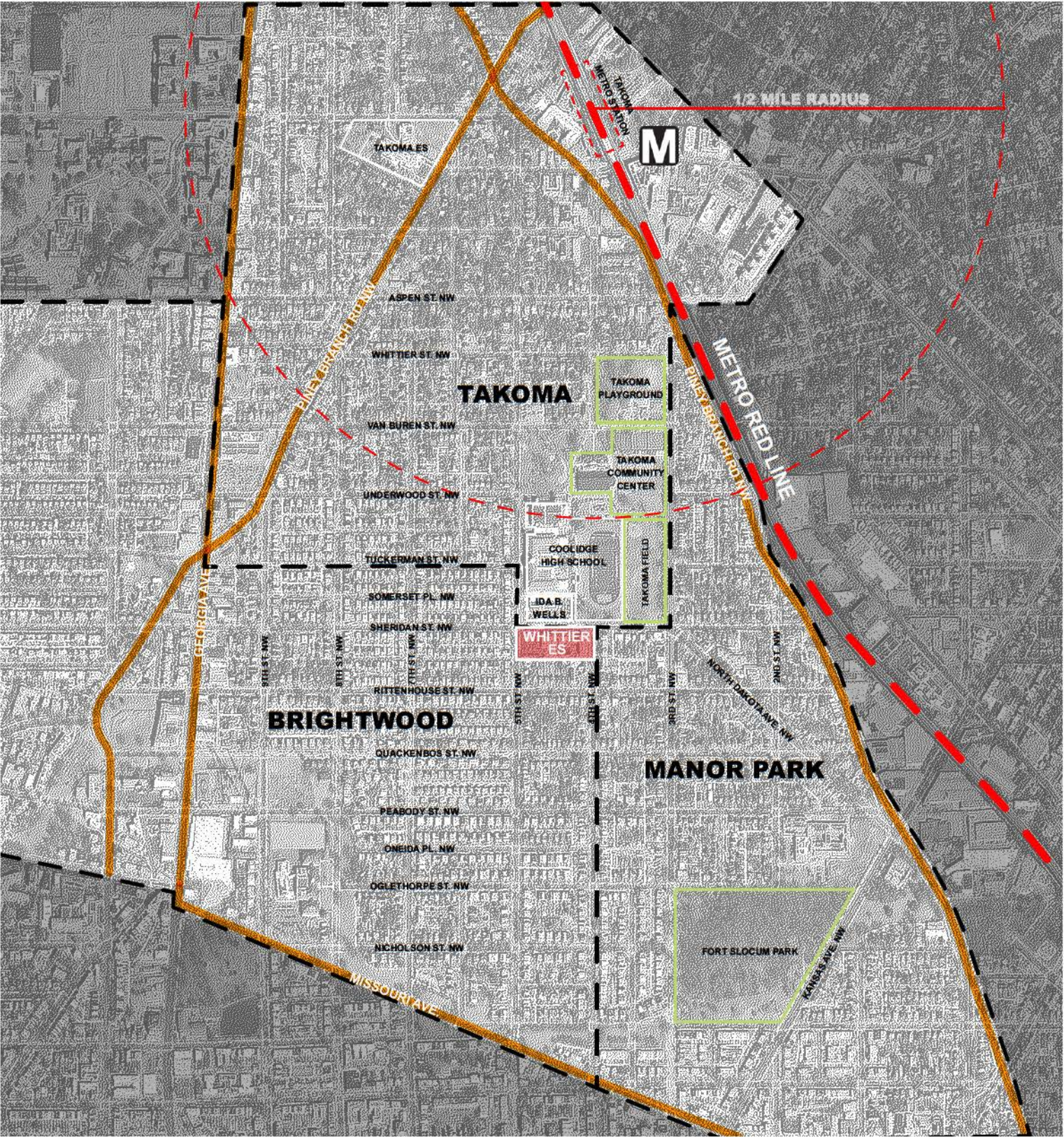
Whittier is being procured using a design-build delivery approach where the design team is working for the contractor, MCN, who is the prime on the project. The project is scheduled to be designed and permitted throughout year with demolition starting later in 2026 and occupancy planned for the start of the school year in August 2028. The project budget is \$81 million including contractor general conditions and design fees.

HCM is pleased to present the design for Whittier Elementary School Modernization to NCPC for Preliminary Approval. This design was forged by team analysis and collaboration between various stakeholders and agencies acting as representatives for the community. We look forward to continuing this collaboration through the design process.

SITE LOCATION



District of Columbia Ward Map



Whittier ES Site Location Map



District of Columbia Elementary School Boundary Map



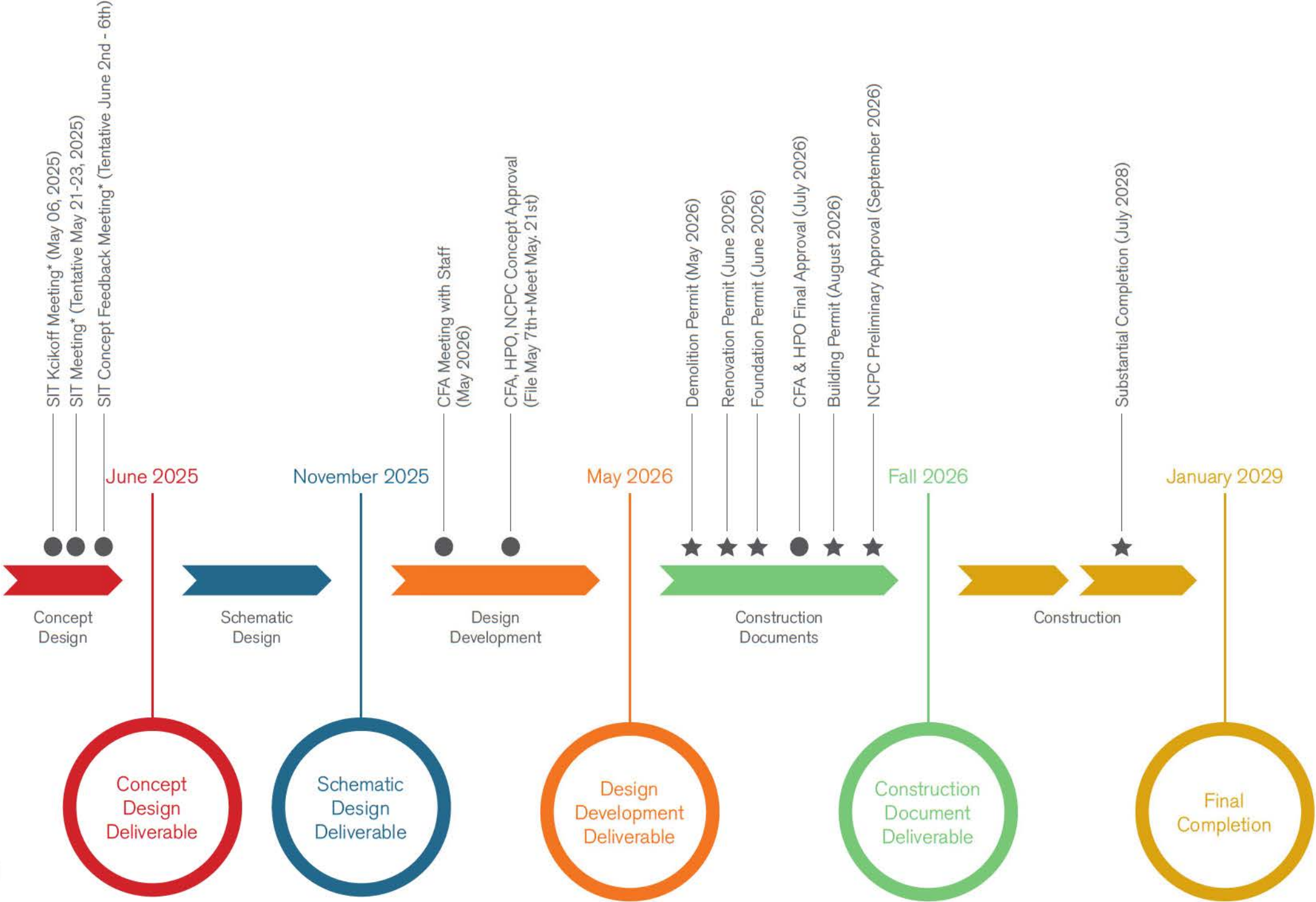
Whittier ES Boundary Map

PROJECT SCHEDULE & BUDGET

The Whittier Elementary School Modernization is planned as part of the FY 24-29 Capital Improvements Plan (CIP) and overarching Master Facilities Plan (MFP). As outlined in the MFP, the minor expansion to the building in 2010 was considered Phase 1, with Full Modernization slated for 2027. The CIP goes on to specify August 2028 for construction completion, to be occupiable for SY 28-29. This is the timeline the project continues to adhere to. The MFP lists estimated enrollment for SY 27-28 at 489, with the Ed Spec specifying 556 as the designed building capacity. As of the CIP, the estimated full funding cost is \$97,506,131.

The diagram at right illustrates the proposed project schedule. With construction documents delivered in the fall of 2026 and occupancy in the summer of 2028, the schedule encompasses approximately 4 years. This schedule will allow for meaningful stakeholder engagement, comprehensive agency coordination and deliberate, thorough construction. The planned move of the Whittier school into swing space, in the summer of 2026, will allow for more in-depth site investigations.

Following the concept design submission, DCPS reviewed the schemes provided by HCM and selected the Neighborhood Hub concept, which places the entire addition on the east side of the site. The selection was made taking into account community feedback and the desire to have more outdoor space for play, community garden areas, and for the various festivals and events held by the school. DCPS also provided an updated program which was incorporated throughout the design process.



* Additional SIT Meetings to be scheduled throughout the duration of the project



OUTREACH & COORDINATION

022

SIT COMMITTEE PROCESS

To support the design team in our efforts, a school-based School Improvement Team (SIT) committee was formed during the conceptual design phase, and a small group made up of DC Public Schools Facility Planning and Design as well as DC Department of General Services, Capital Construction Service Division staff met to introduce the design-build team. Several meetings are scheduled throughout the month of October to review and make recommendations on behalf of Whittier ES. From these meetings, the Guiding Principles will be revised, and will continue to guide future phases of the project. These groups will continue to meet throughout the project to ensure effective stakeholder engagement, inform the community and gather the appropriate input.

Summary of Concept Options

Recap

Concept 1: Neighborhood Hub

- Concentrates additions along 4th St.
- 4 story massing on 4th St.
- Maximizes contiguous play area
- Gym accessible to exterior
- Discovery Commons acts as a hub on each floor
- Dining in existing Multipurpose Room

Concept 2: Campus Connection

- Concentrates addition along 5th St.
- Aligns academic buildings and outdoor space across Sheridan
- Partially-sunken Gym
- Discovery Commons acts as a hub on each floor
- Dining in existing Multipurpose Room

Concept 3: Historic Heart

- Balances additions both east and west
- Gym and Dining as a single wing
- Library in existing Multipurpose Room
- Discovery Commons acts as a hub on each floor
- Smaller, separated outdoor spaces

District of Columbia Public Schools

1200 First Street NE Washington DC 20002

KatieBeth Lowman

Sterling, Michelle (DCPS)

Paul Lund

Dawit Gebru

Paul Strzelczyk

Dylan Lloyd

Phoebe K...

SW

+16

MAY 27, 2025 VIRTUAL SIT MEETING

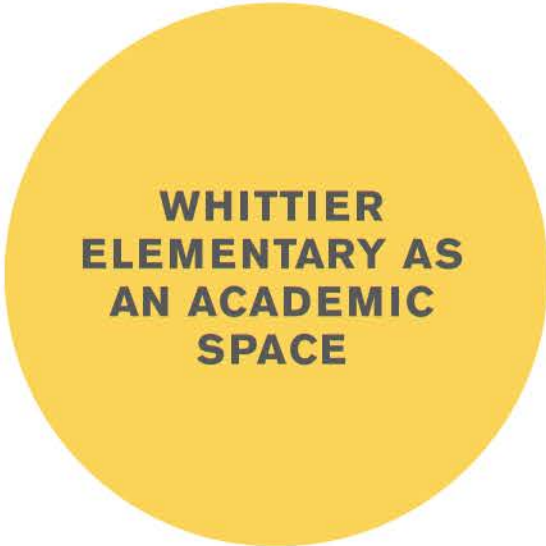
DCPS Whittier Elementary School

PUBLIC ENGAGEMENT

Initial Feedback

FEEDBACK FROM SIT COMMITTEE MEETINGS MAY, 2025

WHAT WE ASKED



- What is the School's Motto?
- How would we want the facility to support school culture?
- How is the school building used as a learning tool?



- Describe the role you would like to see the school play in the community.
- What community activities currently take place on campus?
- What spaces does / could the school share with the community?



- What extracurricular activities take place on campus that are important to the school's culture?
- Does the location, layout, and current use of the playground work well?
- What weekend activities take place at the school?

WHAT WE HEARD

The Whittier Way:

Be respectful, be responsible, be ready to learn

- Support students with english as a second language and provide a space for engagement
- The school should support continuous growth and inquiry based activities such as Foodprints, Art, and STEM
- Provide a hub for teachers, breakout spaces, and group rooms
- Dedicated wings that group grade levels together.
- Visual connections / Openness for common spaces (Art, Library, etc.)
- Dedicated auditorium for plays, graduation, ceremonies, and quarterly / yearly events.
- Continue to have science labs outfitted with lab equipment.
- Sensory spaces for self-contained classroom program.

- The school should support the community activities that currently take place on site.
- Provide space that could be used for the Farmer's Market on the weekends
- A space for Fall / Spring festivals, and Hispanic Heritage festivals which need to move inside during inclement weather (i.e. Auditorium)
- The auditorium should have a robust AV system to support performing arts. The school hosts plays each semester.
- Prioritize safety but keep spaces engaging and welcoming, creating a family environment.
- Whittier is a community within a community.

- Need space for different types of athletic activities and sports. The students at the school love to play soccer.
- Update playground space and equipment that has slides and areas for creative play. The current space has a lot of asphalt surfacing and limited equipment.
- The playground area lacks shade and gets very hot during the day.
- Chess club and National STEM Honors Society are other activities that are important to the school.
- Currently there is no library or places for students to sit and read comfortably.

AGENCY COORDINATION

Federal and Local Jurisdictions



Coordination with key District and federal review agencies has been ongoing throughout the design process for the modernization of Whittier Elementary School. The project is being developed in close collaboration with DC Public Schools (DCPS) and the Department of General Services (DGS), who continue to provide project oversight, operational requirements, and stakeholder coordination. The design team has worked closely with these agencies to advance the modernization scope, educational program, sustainability objectives, and project schedule.

The project has undergone review and coordination with the District of Columbia Historic Preservation Office (HPO) regarding the treatment of the original 1926 school building and proposed site improvements. Ongoing coordination has focused on preservation of character-defining historic elements, appropriate treatment of the existing structure, and integration of the new addition and landscape improvements. The project has also been reviewed by the U.S. Commission of Fine Arts (CFA) and has received final design approval following presentation of the proposed architectural, landscape, and site design.

Coordination with the National Capital Planning Commission (NCPCC) is ongoing through the federal design review process. The Preliminary Review submission represents the next step in agency coordination and incorporates feedback received during prior discussions with review staff. The design team will continue to coordinate with NCPCC as the project advances toward Final Review.

The project team is also coordinating with the District Department of Transportation (DDOT) regarding streetscape improvements, public space modifications, pedestrian circulation, and associated right-of-way work along Sheridan Street NW, 4th Street NW, and 5th Street NW. In addition, coordination with the District Department of Energy and Environment (DOEE) is ongoing to ensure compliance with applicable stormwater management, environmental, and sustainability requirements. The project incorporates green infrastructure measures, including bioretention facilities, green roofs, permeable paving, and enhanced landscaping, to satisfy District stormwater management objectives and support broader sustainability goals.



SITE & CONTEXT

03

SITE ANALYSIS

Existing Site Plan

Site Area:

1.83 acres

Parking:

Existing: Approx. 20 spaces

Service/ Bus Drop Off Zone:

Service entrance is along the alley at the west side of the multipurpose room. The drop-off for special education students occurs at the corner of the alley and 4th street near the east side of the site.

Site Amenities:

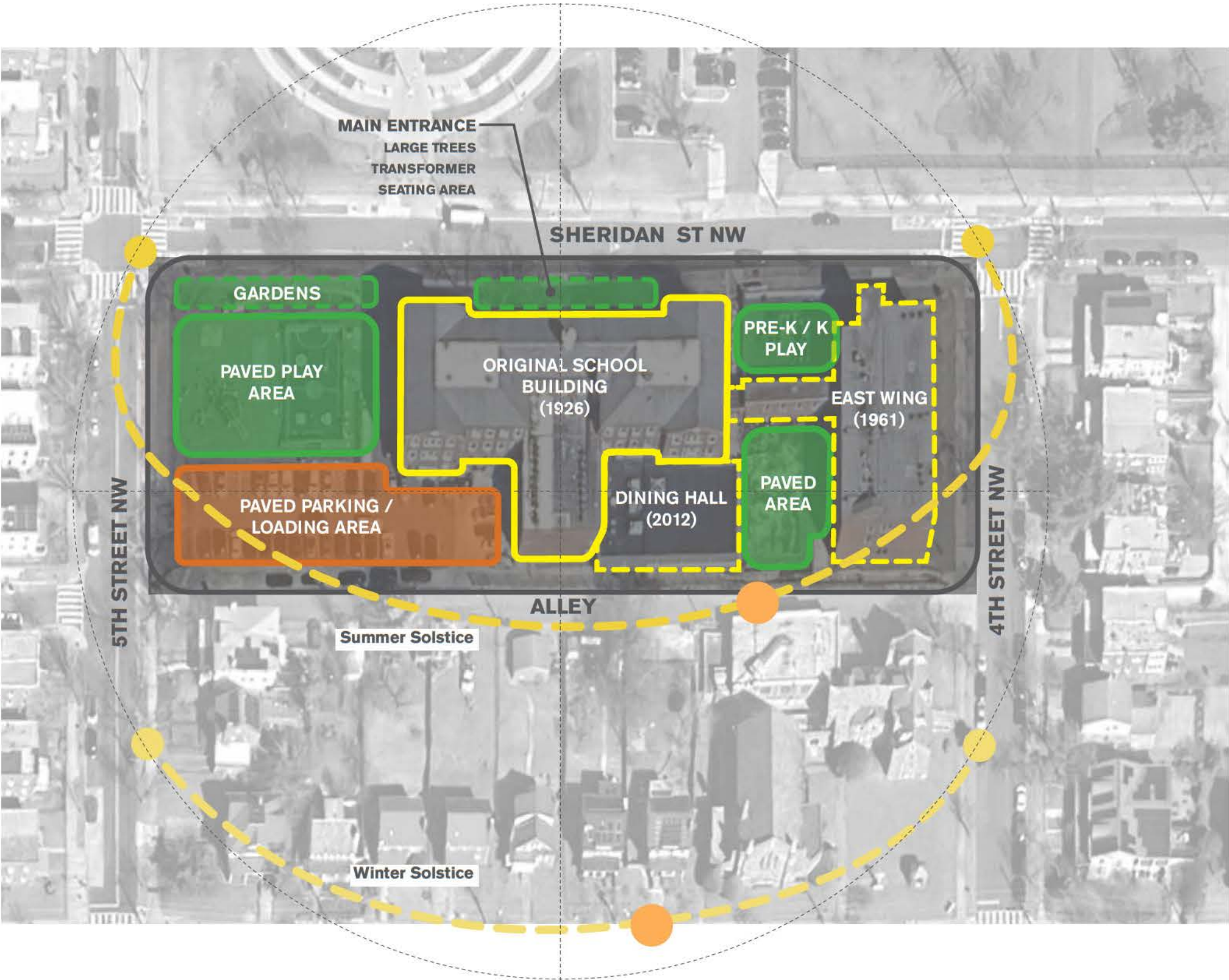
Pre-K / Kindergarten playgrounds. Paved play area next to parking lot. Food Prints gardens are located along the north-west portion of the site along Sheridan Street.

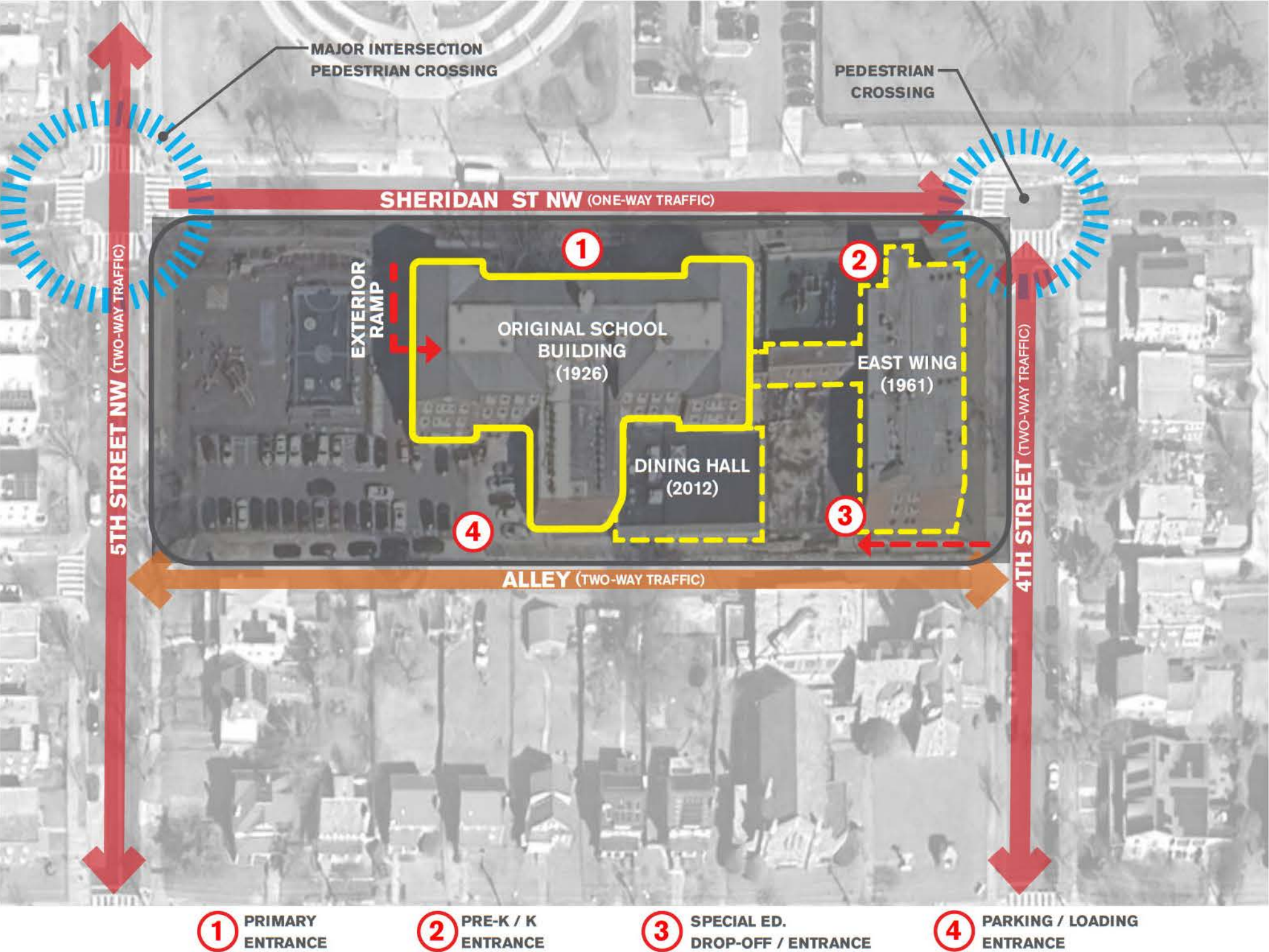
Site Grade/ Slope:

The west portion of the site is mostly level along Sheridan Street at the corner of 5th Street. As one moves east along Sheridan Street and reaches the east end of the original building, the topography drops roughly 12 feet as it reaches 4th Street.

Vegetation:

The landscaped areas are confined to the north side of the site along Sheridan Street and are mostly in front of the original school building. Trees are located along the site perimeter. Several larger trees are located at the front entrance.





Site Access/ Circulation:

Vehicular circulation occurs mainly along Sheridan Street which is a one-way street directing traffic to the east. There are two entrances for students along Sheridan Street. One is the main entrance of the original school building, the second is at the 1960's wing at the corner of Sheridan and 4th Street. There is a 3rd drop-off / entrance at the south side of the 1960's building, where 4th Street meets the Alley. Student are dropped off and assisted into the building. 4th and 5th streets are two-way streets that allow for parking along the curb. The parking lot of the school is accessed from the alley with an existing curb cut behind the west end of the original building. Deliveries also occur at this location.

Pedestrian circulation occurs mainly on the public sidewalks along the north, east, and west with multiple access walks to various "entry" points. . Most of the entry points are not handicap accessible except for an exterior ramp that is accessed from the playground and leads to the stair entrance at the west facade of the original building.

Initial correspondence with DDOT indicates that the new parking spaces located directly off the alley will be appropriate with safety measures in place. The proposed design maintains the existing curb cut along the alley.

ZONING ANALYSIS

Existing Site

PROJECT NAME:
Whittier Elementary School Modernization

DESCRIPTION: Renovation / Addition

ADDRESS: 6201 5th St NW, Washington, DC 20011

SQUARE AND LOT: 3268, Lot 0811

PROPERTY AREA: 1.83 Acres

WARD / ANC: Ward 4 / ANC 4B / SMD 4B03

ZONING: DCMR Title 11 Zoning Regulations

ZONE: R-2 (Residential Zone)

BUILDING CATEGORY: All Other Buildings and Structures
(Public Elementary School)

MAXIMUM HEIGHT : 60 FT
(Not including penthouse or rooftop structure 4904.1)

MAXIMUM NUMBER OF STORIES: No Limit (4904.1)

PENTHOUSE HEIGHT: 18.5 FT Maximum (4905.1)

LOT OCCUPANCY: 60% Maximum (4910.1)

DENSITY: 1.8 Maximum FAR (4902.1)

MINIMUM LOT SIZE AND DIMENSIONS:
120 FT & 9,000 SF min(4903.1)

FRONT SETBACK: Not Required (4906.1)

REAR SETBACK: Not Required (4907.2)

SIDE SETBACK: 1 sideyards at 8 FT min (4908.2 & 4908.4)

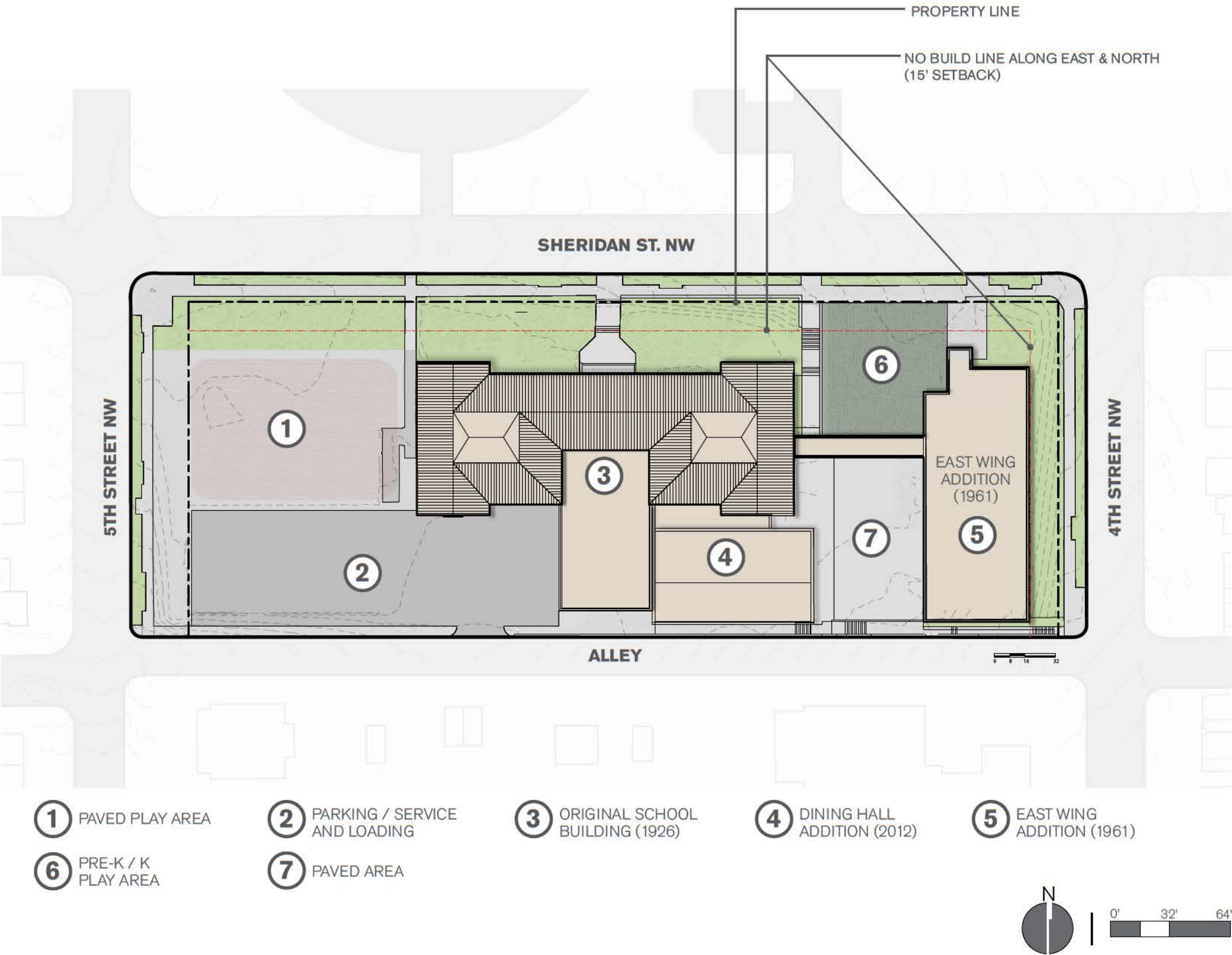
PERVIOUS SURFACE: 30% (4911.1)

GAR: Excluded (601.2)

VEHICULAR PARKING: 0.25 per 1,000 SF (C-701.5)
Can be reduced by 50% if C-702.1 - A,B,or C is applicable.

BICYCLE PARKING:
Long Term: 1 space for each 7,500 SF (C-802.1)
Short Term: 1 space for each 2,000 SF (C-802.1)

LOADING:
Min Loading Berths: 1 (C-901.1)
Min Service / Delivery Spaces: 1 (C-901.1)
*30,000 to 100,000 GSF floor area





1. Corner of Sheridan St & 4th Street



2. Pre-k / K Play Area



3. Main Entrance along Sheridan St.



4. Alley from 5th St.



5. Alley / Dining Hall Addition



6. Alley from 4th St.



7. Paved Area / Special Education Entrance



Key Plan

EXISTING CONDITIONS

Context Photos



1. Corner of Sheridan St & 4th Street



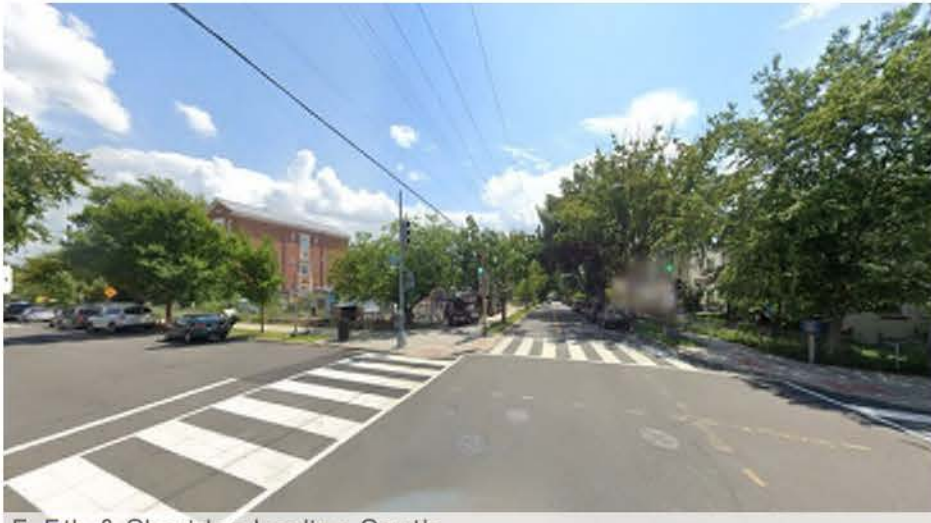
2. 4th Street Looking North West



3. Alley / 4th Street Looking North East



4. 5th & Sheridan Looking North



5. 5th & Sheridan Looking South



6. Alley from 4th St.



Key Plan



EXISTING
CONDITIONS

04

EXISTING CONDITIONS

Original School Building (1926)

The original school building is a three-story masonry structure with a batten-seam metal roof and was built in 1926. It also has a boiler room in the basement and pipe tunnels which run underneath the first floor. This building is not a listed landmark by the DC Historic Preservation Office, however initial conversations with HPO indicate that this portion of the building is of historical significance and that appropriate preservation measures will be established during schematic design. The building houses most of the schools Administrative and Academic functions, as well as their multi-purpose room—currently located in the central wing and extends out of the south side of the building. This space functions as the school's Gymnasium and houses the stage for performances and school-wide gatherings. The stage is also used for storage when not required for performances.



While some of the original character on the interior remains, over time, a number of finishes have been replaced and are showing signs of age. The flooring in the corridors has been either replaced or covered over with a wood-look LVT and numerous locations where unevenness in the substrate condition is being telegraphed through the final finish are apparent. The wood-look flooring was not carried into the classrooms, where a square-shaped vinyl tile was used, the color of which varies depending on the room. The condition of the

flooring in the classrooms is generally poor, with edges peeling up in some rooms and other rooms missing sections of tile completely. The multipurpose room has a wood floor, but it is not known if this is the existing floor or a replacement over time.



The original wainscot along the first-floor corridors appears to have been tiled over, in some cases more than once. Wall finishes are typically exposed brick which has been painted, although some areas received plaster over the masonry. All of the classroom doors have been replaced. Many of them have the original wood framed transoms intact but have been retrofitted with hollow-metal door frames. The preservation or replacement of these extant wood features has been and will continue to be discussed with HPO.



There have been several additional significant modifications made to the envelope and mechanical systems of the original school building. The windows were replaced in 2006, but while they do appear to have insulated glass there is no additional specification information available. Many of the windows were either originally designed or subsequently modified to accept a window air-conditioning unit. Additionally, many classrooms have smaller air handling units housed in former cloak rooms to condition the space. Exposed refrigerant piping, electrical and low voltage conduits are also present in much of the existing corridor spaces.

The batten seam roof was replaced in 2020 however it has been problematic for the school, and they are constantly repairing leaks inside of the classrooms on the third floor. Another area where roof leaks have been reported is in the existing multipurpose room; this will be further investigated by the design team.

EXISTING CONDITIONS
Original School Building (1926)



Main Entrance



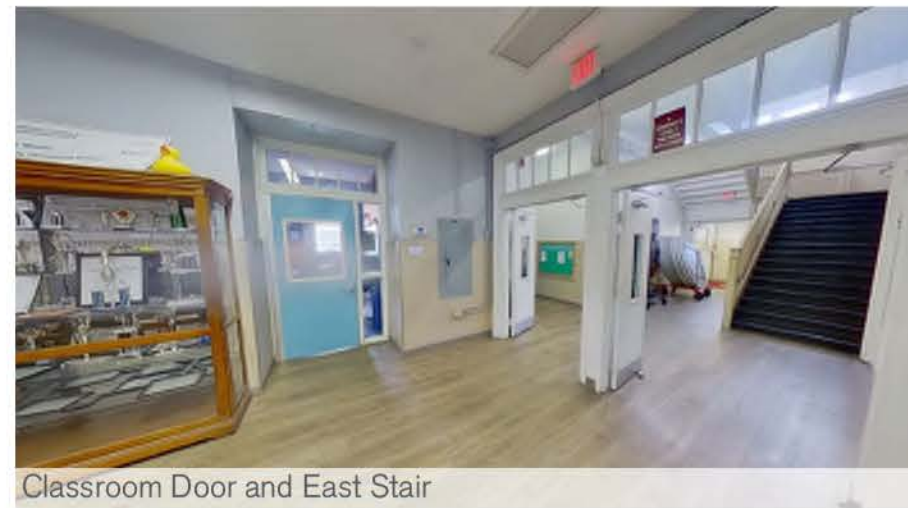
Main Entrance to Multi-Purpose Room



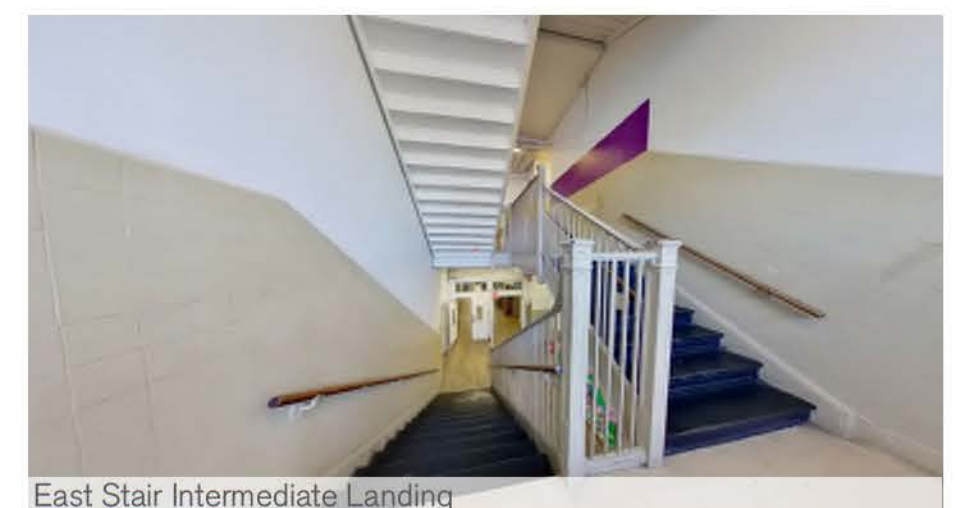
First Floor Corridor Looking East



Elevator (Added in 2021)



Classroom Door and East Stair



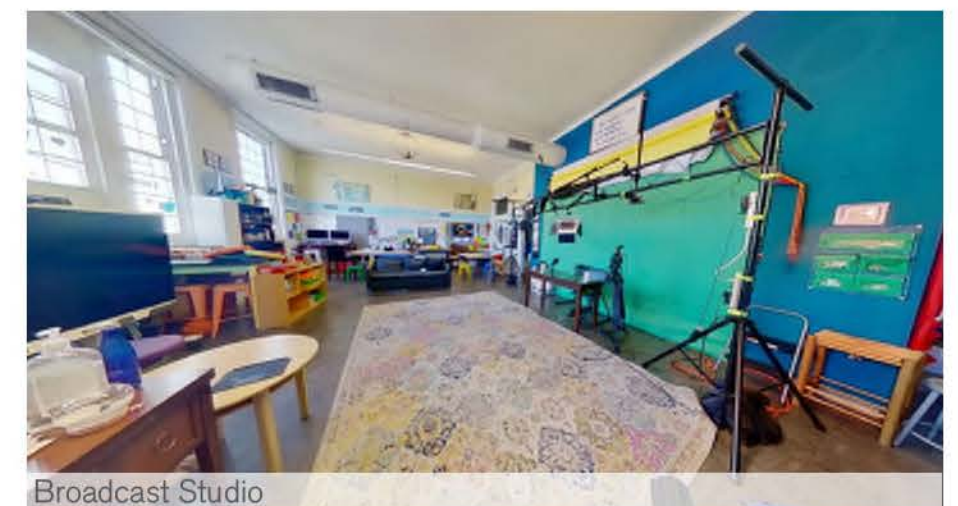
East Stair Intermediate Landing



Second Floor Classroom

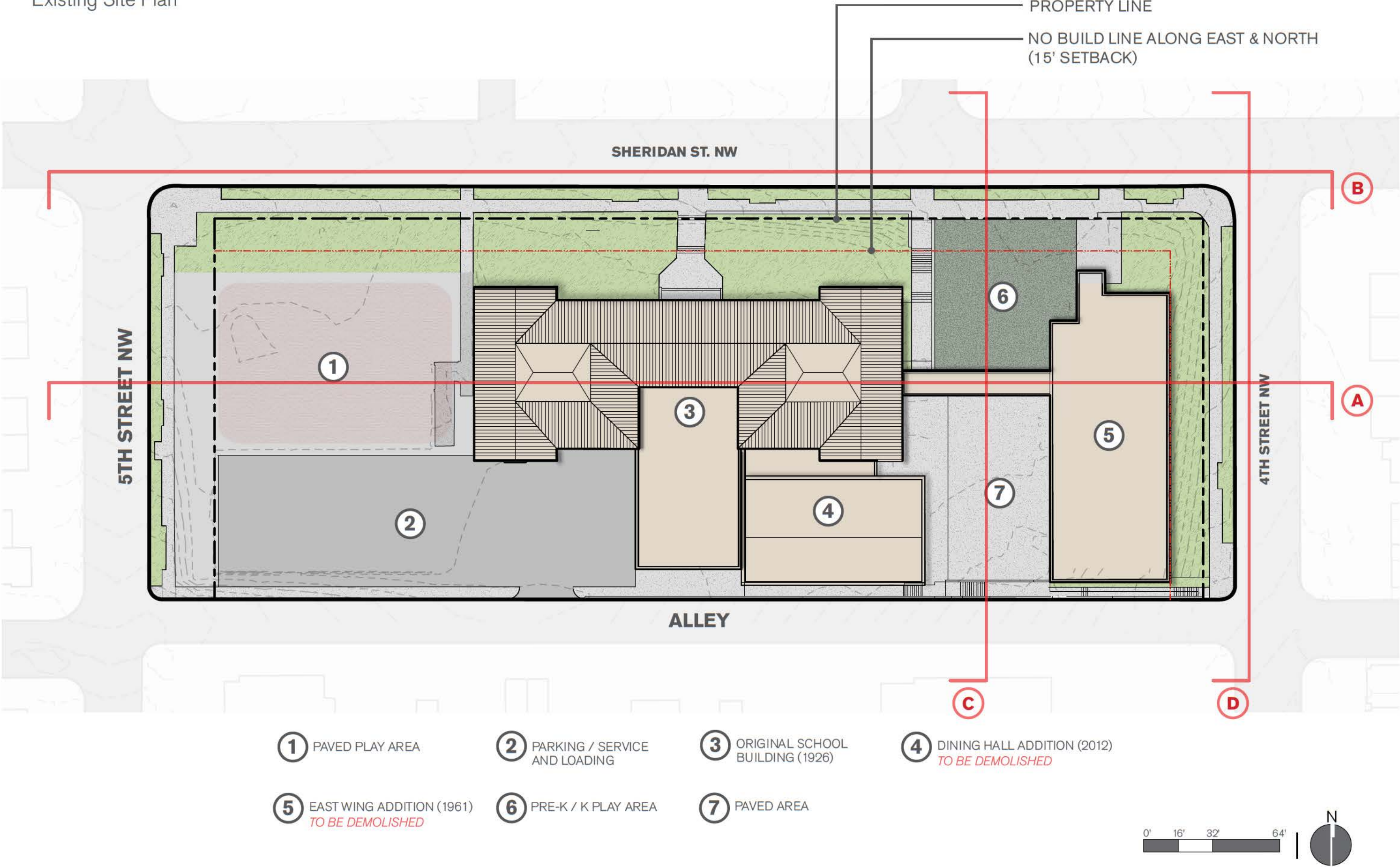


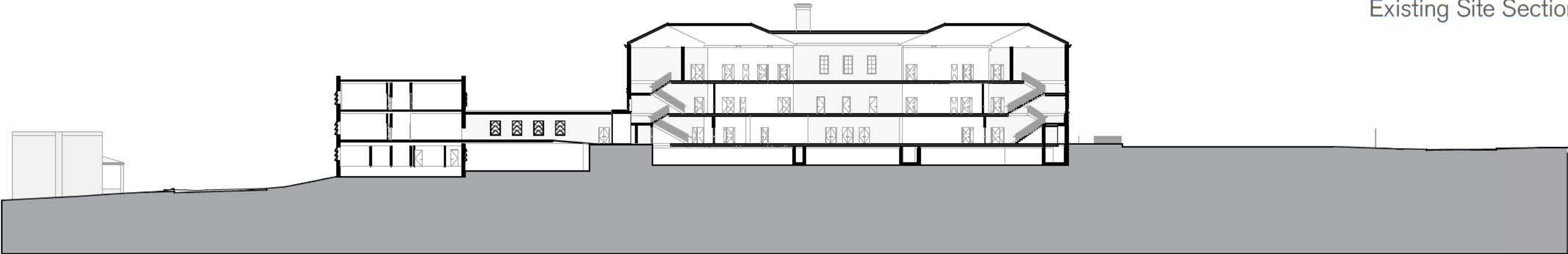
Second Floor Utility Sink & Classroom Door / Frame



Broadcast Studio

EXISTING CONDITIONS
Existing Site Plan

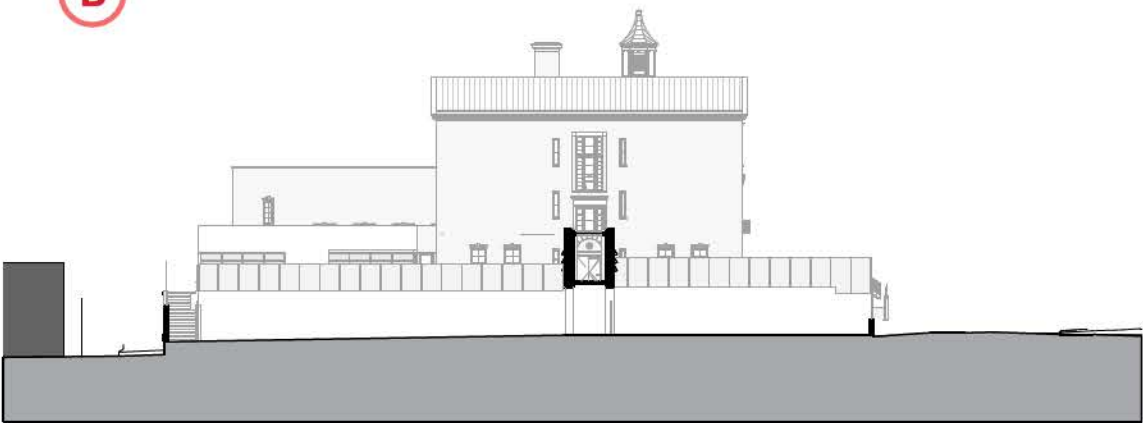




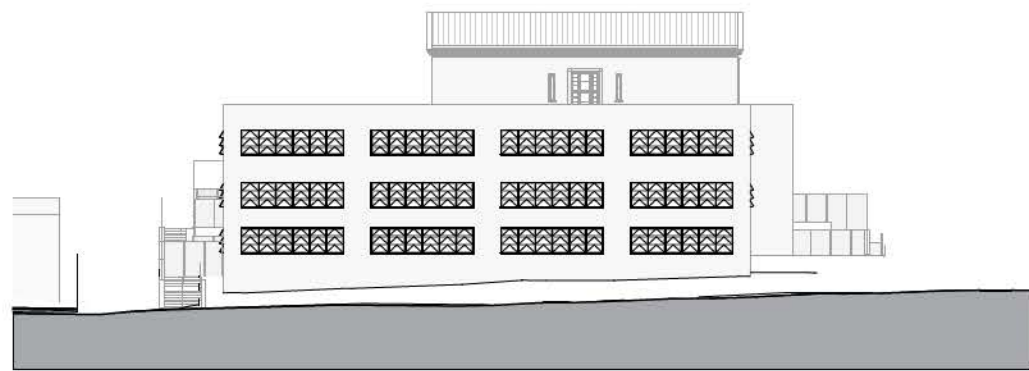
A



B



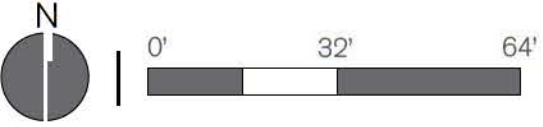
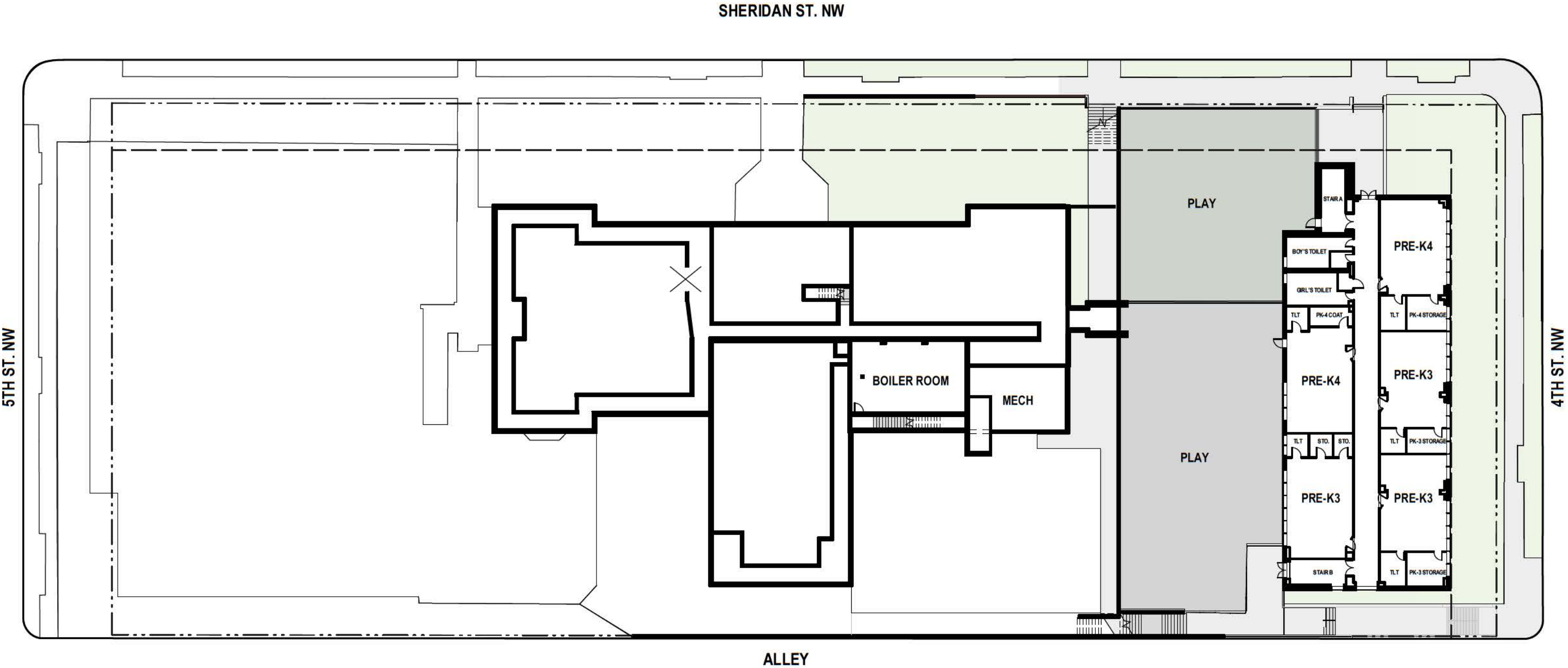
C



D

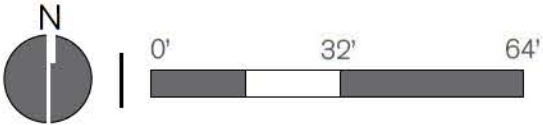
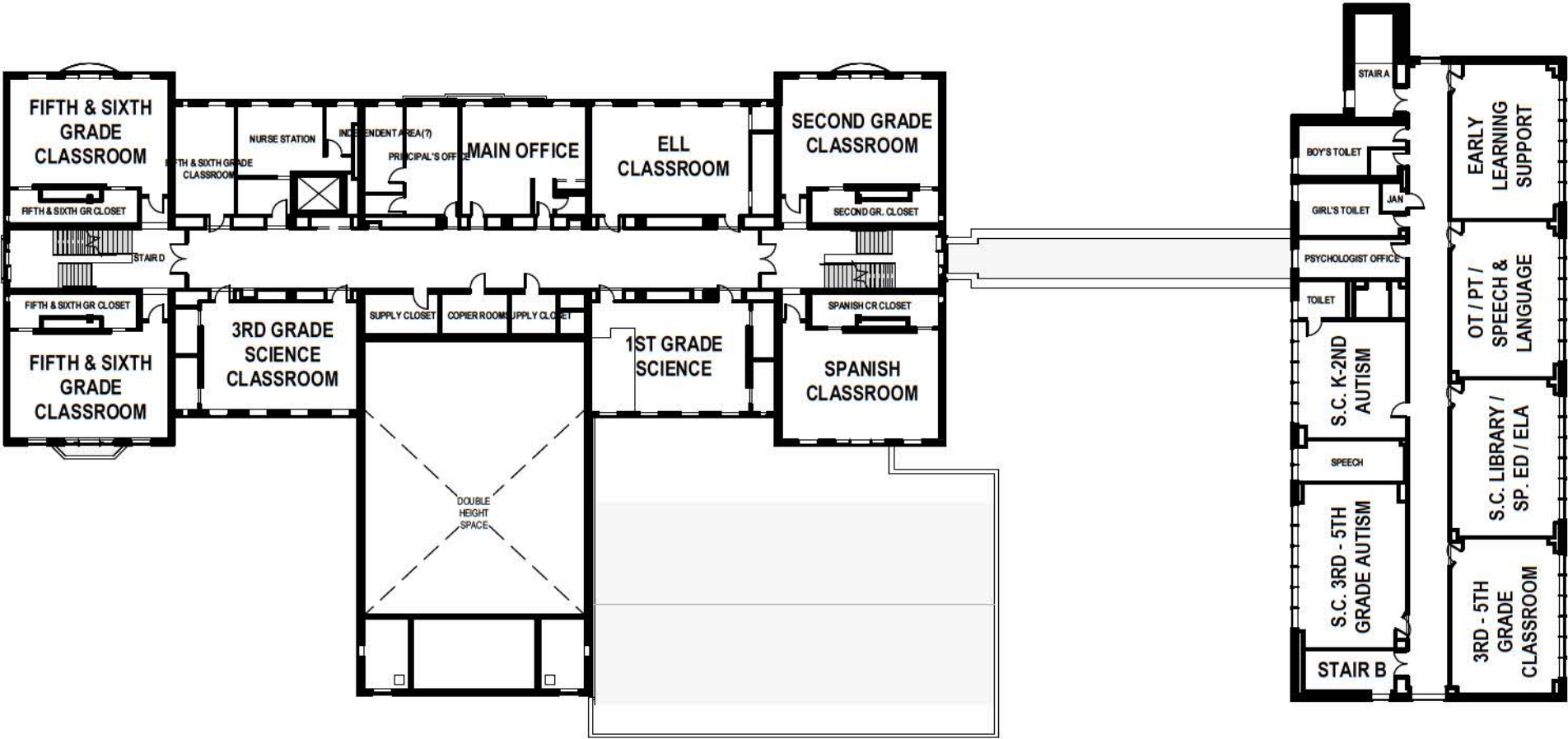


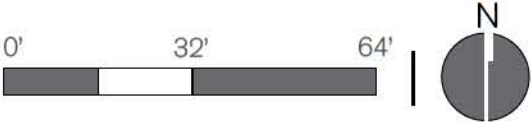
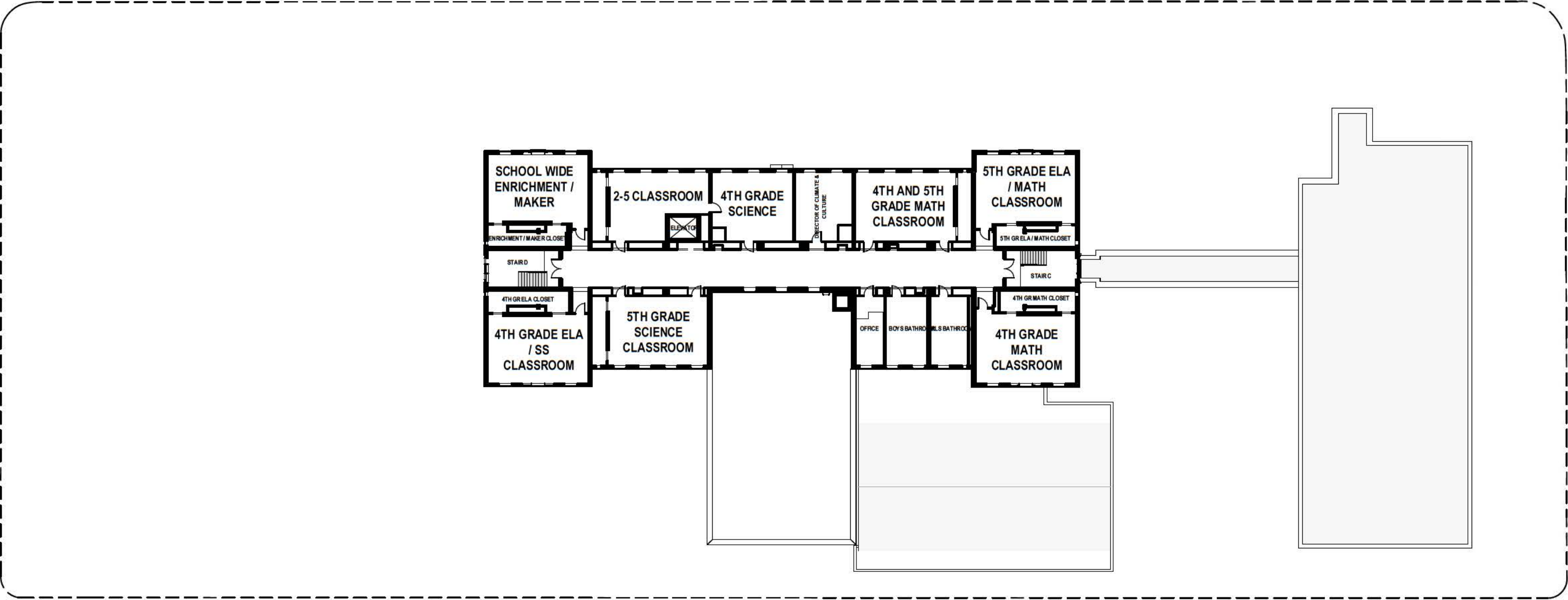
EXISTING CONDITIONS
Level 00



EXISTING CONDITIONS

Level 02



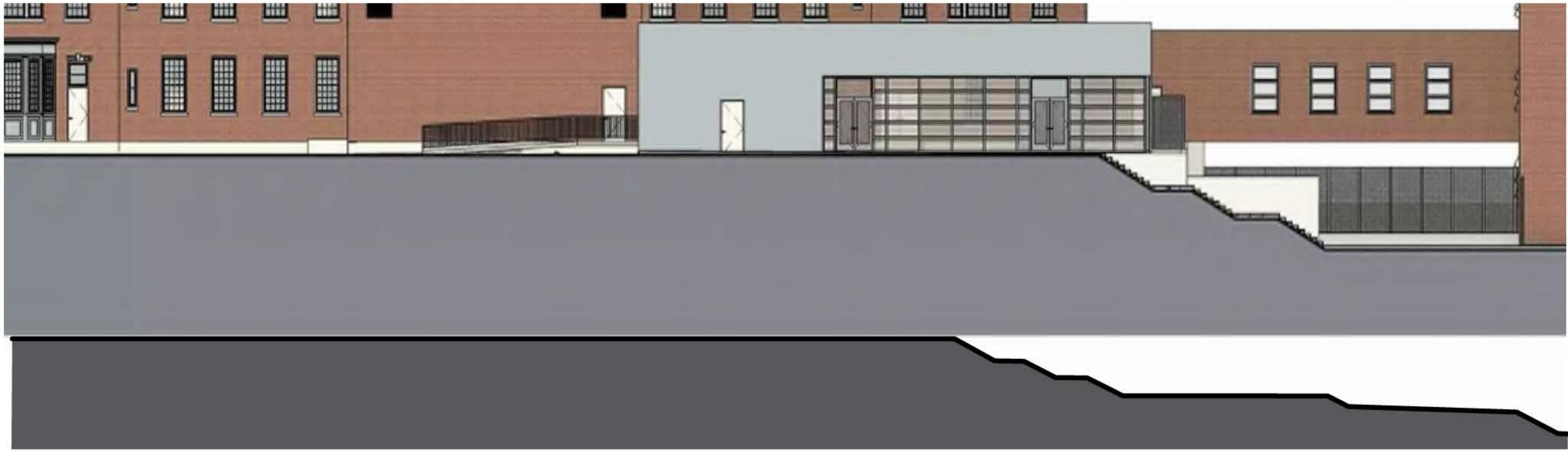


EXISTING CONDITIONS

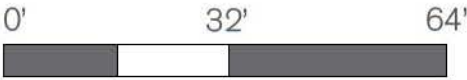
North & South Elevations

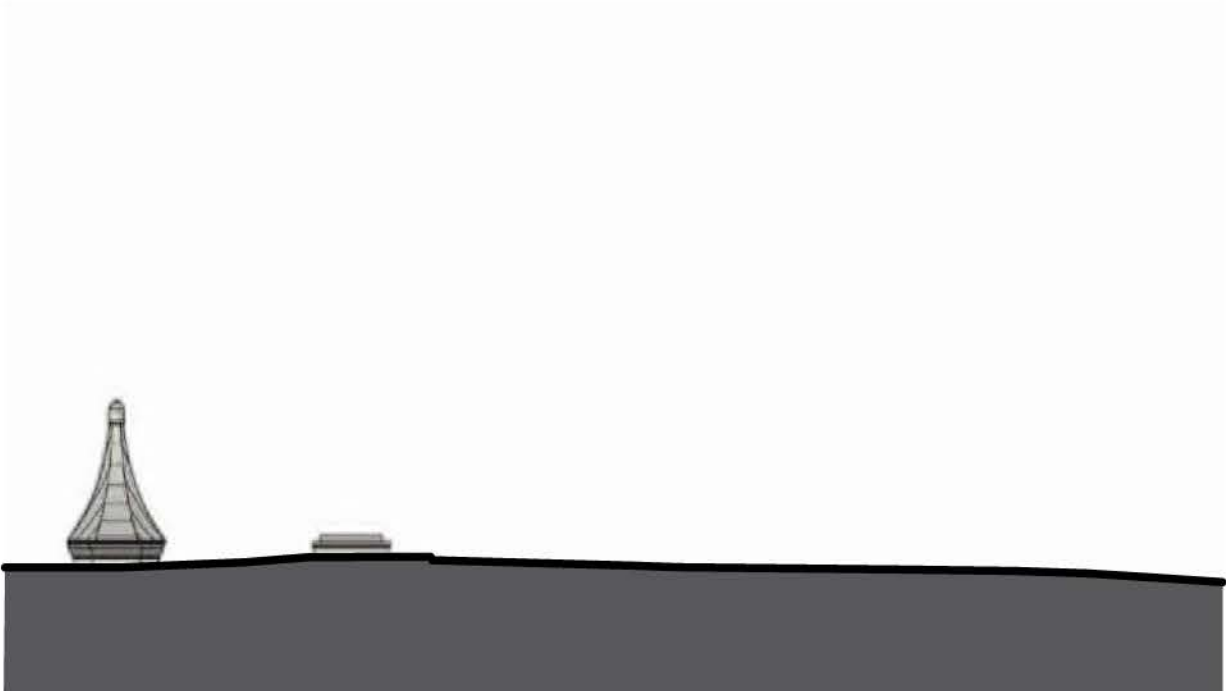


NORTH ELEVATION - EXISTING



SOUTH ELEVATION - EXISTING

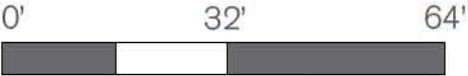




WEST ELEVATION - EXISTING



EAST ELEVATION - EXISTING



EXISTING CONDITIONS

Historic Fabric and Preservation

NHPA section 106 does not expressly apply to the original school building, as it is not registered as historic. However, in consultation with the Historic Preservation Office (HPO), several historic elements on the exterior of the existing building have been identified as significant. The proposed design will preserve, restore and celebrate these instances as discussed, including at the prominent locations highlighted below.



Paint TO BE REMOVED from Front Facade Cast Stone

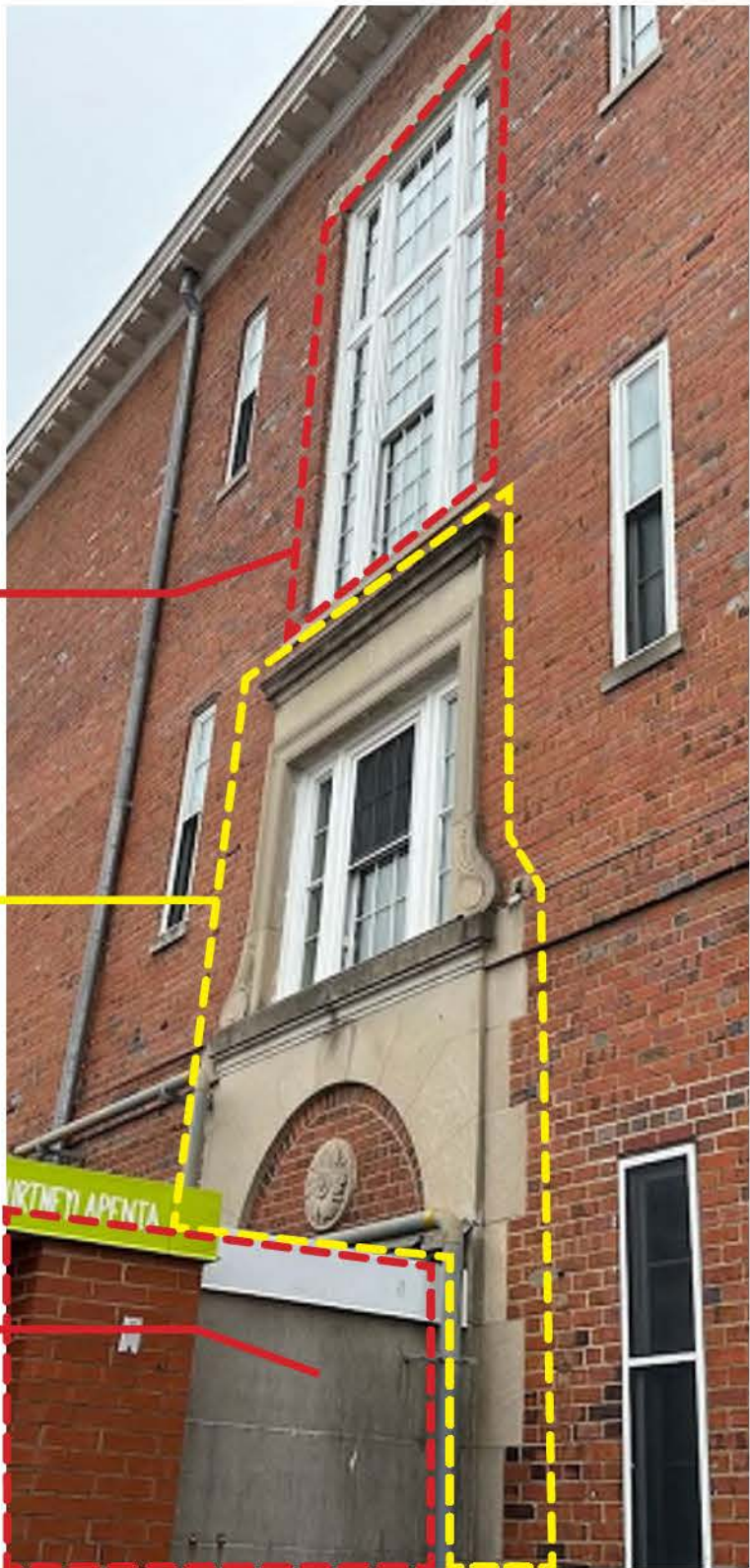


Historic Cast Stone on West Facade

REMOVE WINDOW FOR
CORRIDOR PASS-THROUGH

PRESERVE CAST STONE
AS A FOCAL POINT WITHIN
TWO-STORY ENTRY VOLUME

REMOVE 1960'S ADDITION
BRIDGE



Historic Cast Stone on East Facade



Historic School Building, ca. 1948, showing 12 over 12 lites in windows



Current Windows w/ 16 over 16 lites.
The proposed design will return to the
12 over 12 pattern from the historic photo.

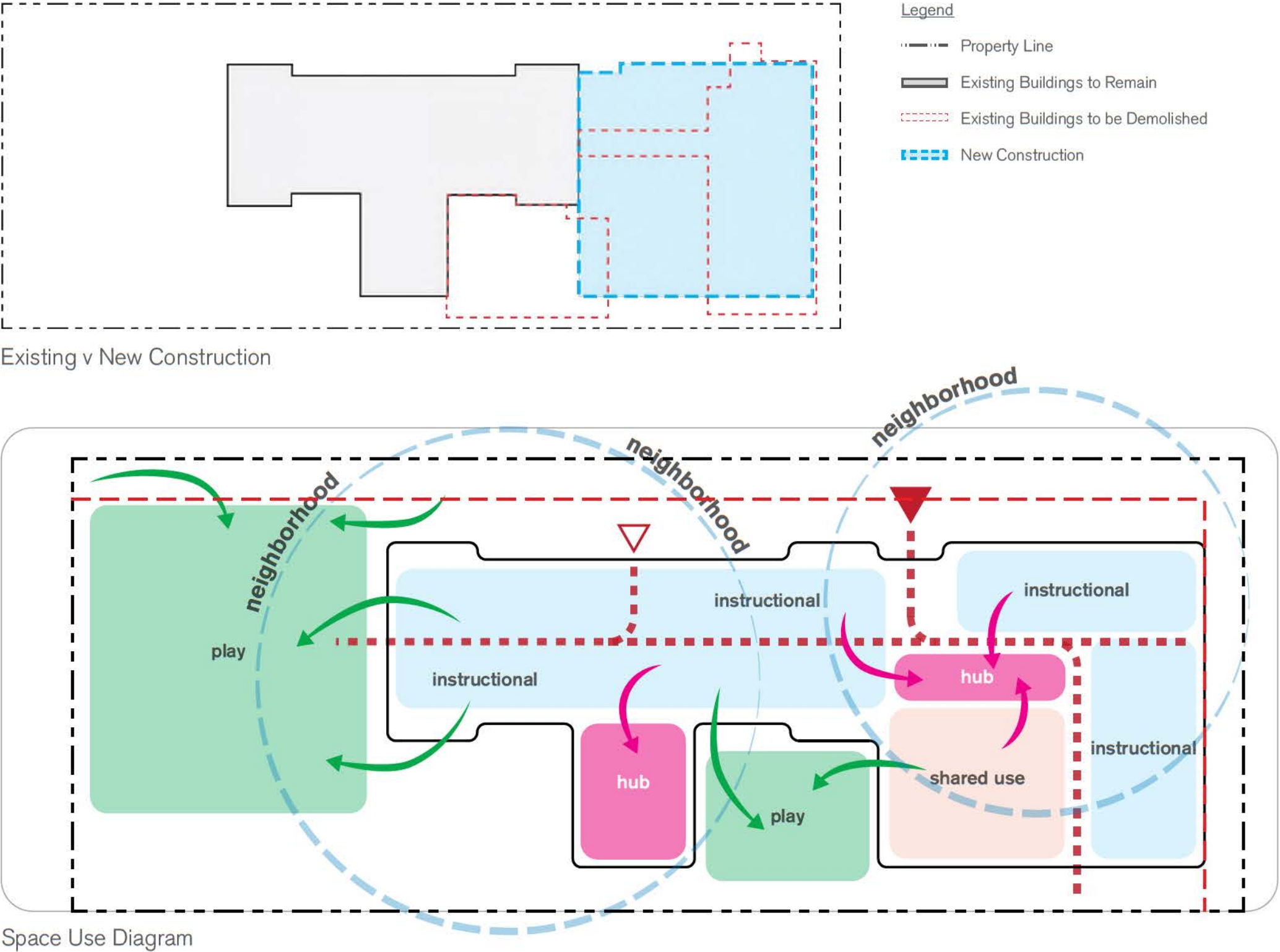
A COMPACT EAST-SIDE ADDITION THAT MAXIMIZES COMMUNITY ACCESS.

The Neighborhood Hub Concept utilizes the slope of the site, creating a new ground level as part of the addition on the east. The ground level provides a separate entrance for the dining area that is located on the exterior wall along Sheridan, within the secured outdoor learning area. This separate entrance also provides extracurricular access.

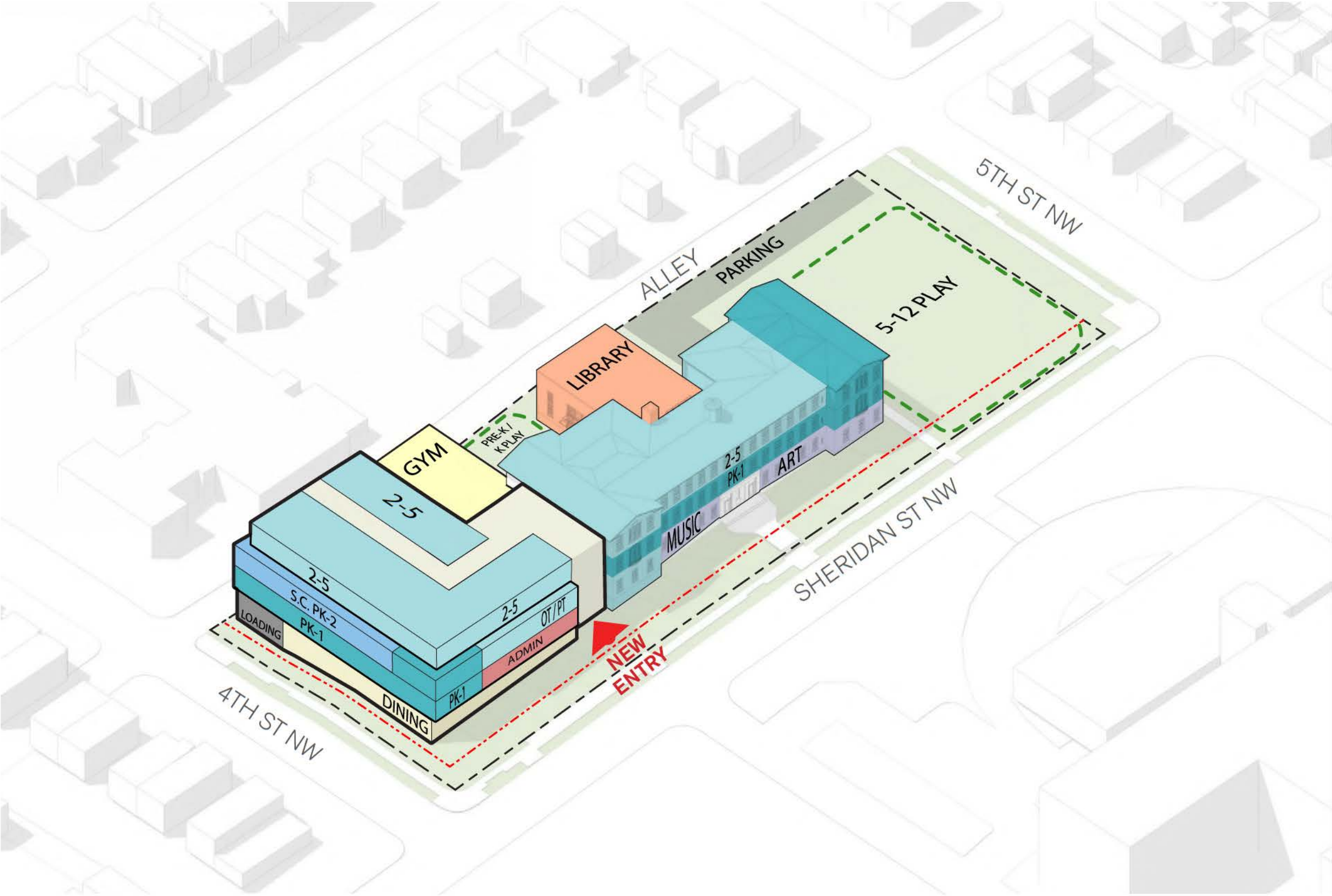
The first floor of the existing building is renovated to become specials classrooms and health suites with the library and related programming occupying the original multipurpose room. In the addition on the east, a cluster of Pre-K classrooms and admin suite surrounds a centrally located new main entrance, gymnasium, and stage platform space, creating a point of arrival that orients students, teachers and visitors.

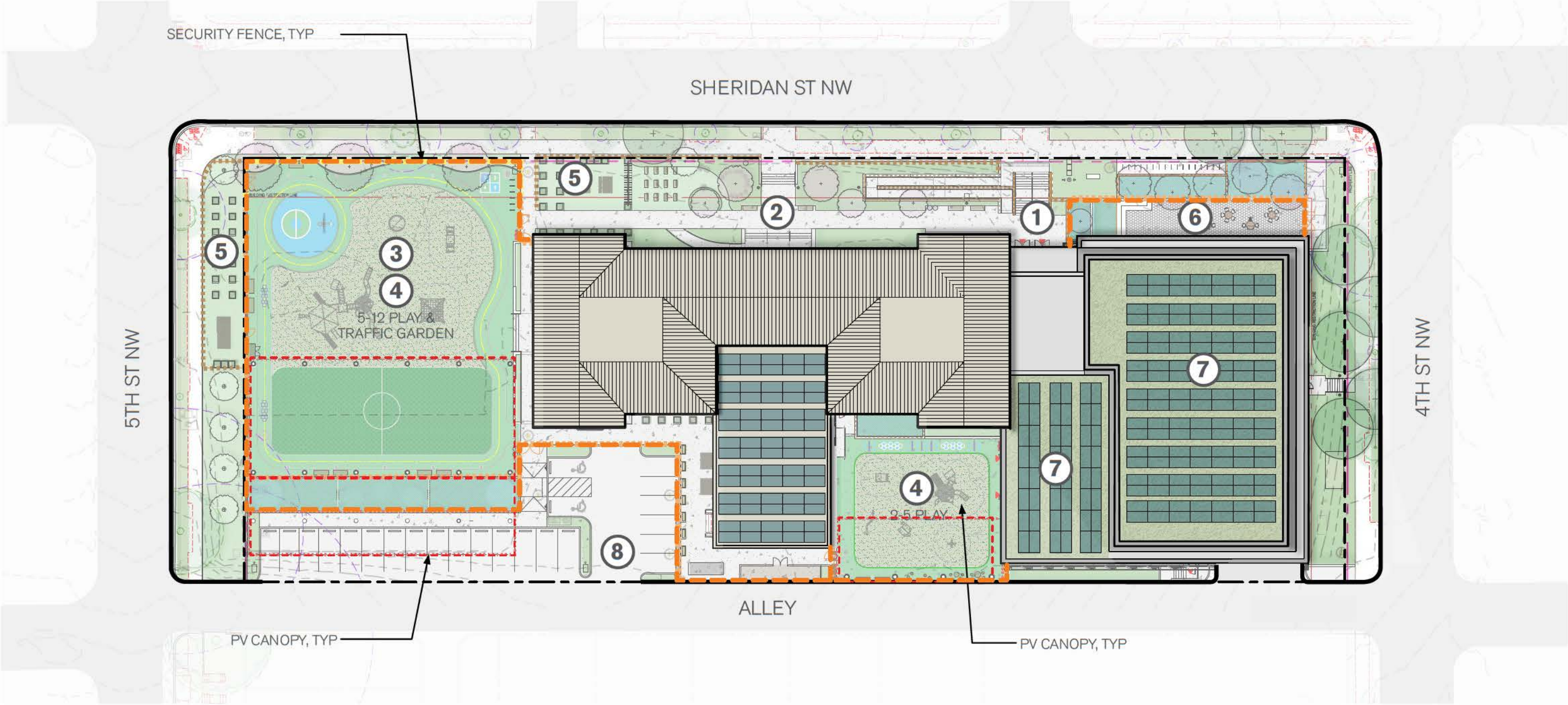
The second floor houses an OT/PT suite as well as clusters of kindergarten and self-contained classrooms in both the existing building and new addition. These classroom “neighborhoods” surround discovery commons spaces serving the entire level for shared collaboration. The third floor utilizes a similar layout with grades 2-5 classrooms extending into the addition. Classrooms are located along the south corridor for optimal daylighting and views.

The Neighborhood Hub allows for the main play and parking areas to be in approximately the same location as the site exists currently, although play space has been maximized. This could benefit community members, students, and staff as all site amenities would be in a familiar space.



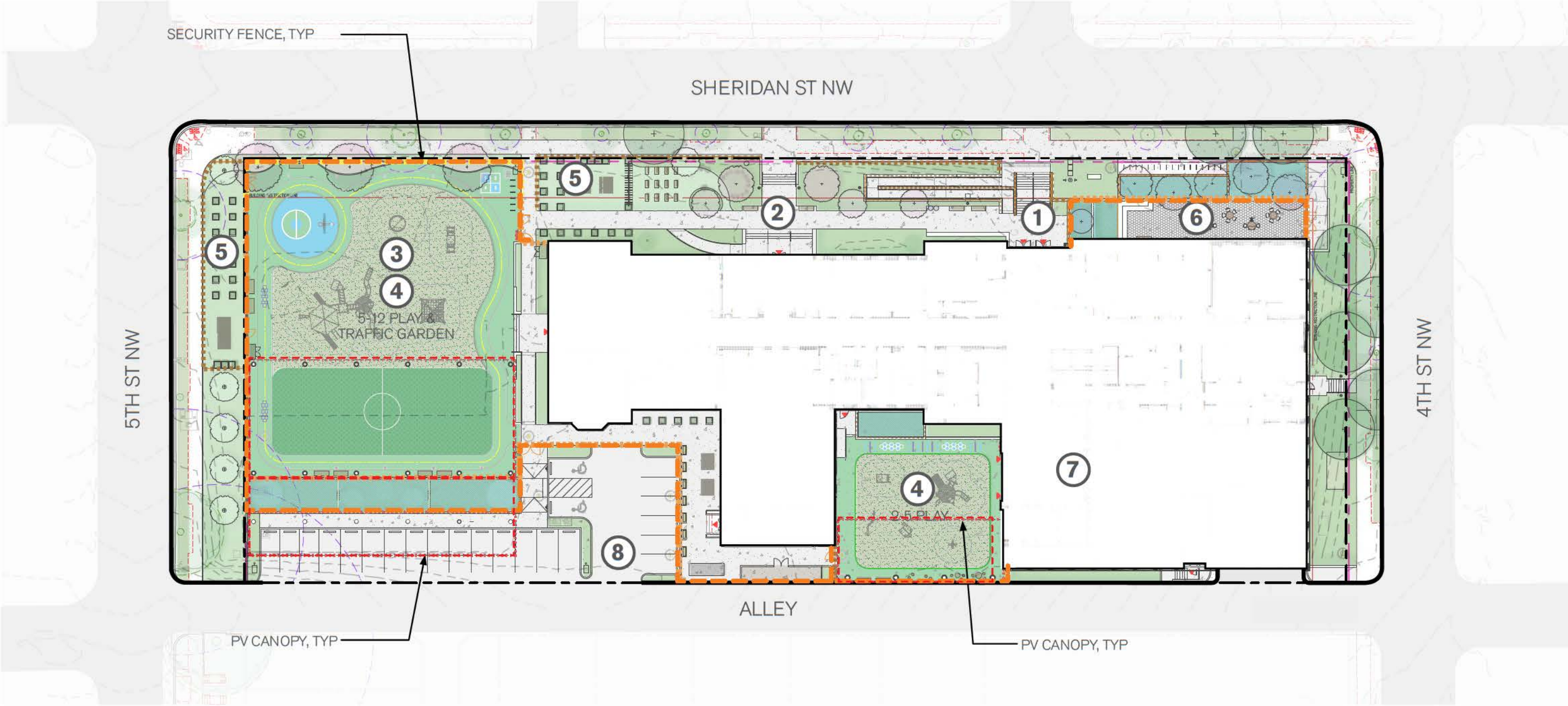
NEIGHBORHOOD HUB
Program Axonometric



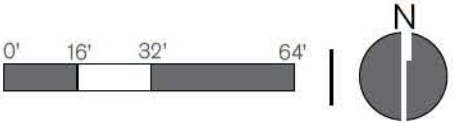


- ① MAIN ENTRANCE
- ② SECONDARY ENTRANCE
- ③ TRAFFIC GARDEN
- ④ PLAY AREA
- ⑤ LEARNING GARDEN
- ⑥ OUTDOOR CLASS / DINING
- ⑦ GREEN ROOF
- ⑧ PARKING
- FENCE LINE
- PV CANOPY

NEIGHBORHOOD HUB
Site / Roof Plan



- 1 MAIN ENTRANCE
- 2 SECONDARY ENTRANCE
- 3 TRAFFIC GARDEN
- 4 PLAY AREA
- 5 LEARNING GARDEN
- 6 OUTDOOR CLASS / DINING
- 7 GYMNASIUM
- 8 PARKING
- FENCE LINE
- PV CANOPY



STREET TREE



Gleditsia triacanthos inermis / Honeylocust



Ulmus americana 'Jefferson' / Jefferson Elm

UNDERSTORY / ORNAMENTAL TREE



Amelanchier laevis / Allegheny Serviceberry



Magnolia virginiana / Sweetbay Magnolia



Prunus yedoensis / Yoshino Cherry

SHRUB



Cephalanthus occidentalis / Buttonbush



Fothergilla gardenii / Dwarf Fothergilla



Hydrangea 'Annabelle' / Annabelle Hydrangea



Ilex glabra / Inkberry



Itea virginica / Virginia Sweetspire

PERENNIAL / ORNAMENTAL GRASS



Amsonia hubrichtii / Bluestar



Asclepias tuberosa / Butterfly Weed



Aster 'October Skies' / Aromatic Aster



Carex stricta / Tussock Sedge



Rudbeckia fulgida / Black Eyed Susan

ENVIRONMENTAL CONSIDERATIONS

Stormwater Management

The proposed project includes the partial demolition, reconstruction, and modernization of the existing school facility, together with construction of a new building addition and associated site improvements. Site work includes new landscaping, utility infrastructure, pedestrian circulation improvements, and stormwater management facilities that support both the school modernization and reconfigured site layout.

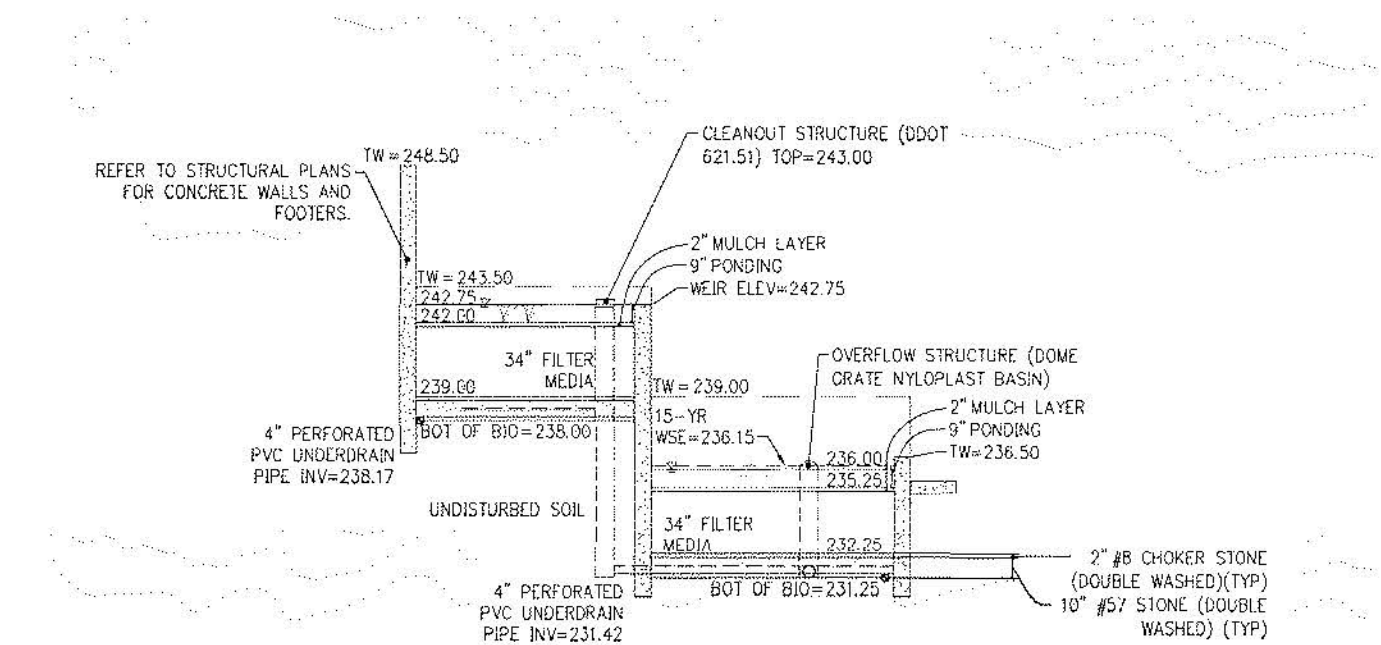
The project has been designed to incorporate sustainable stormwater management practices that reduce runoff volumes and improve water quality. Stormwater management for the site will be achieved through an integrated system of bioretention facilities, extensive green roof areas, and permeable paving. The site is divided into four drainage areas. Runoff from the respective drainage areas will be directed either to new storm drainage infrastructure within Sheridan Street NW or conveyed via surface sheet flow to adjacent public rights-of-way and the existing public alley, consistent with District requirements and existing site grading conditions.

Improvements within the public space include reconstruction of the streetscape along the project frontage, including new curb and gutter, sidewalks, landscaped planting areas, and street trees. Stormwater management within the public right-of-way will be provided to the maximum extent practicable through the incorporation of street tree plantings and other landscape-based measures that contribute to runoff reduction and environmental performance.

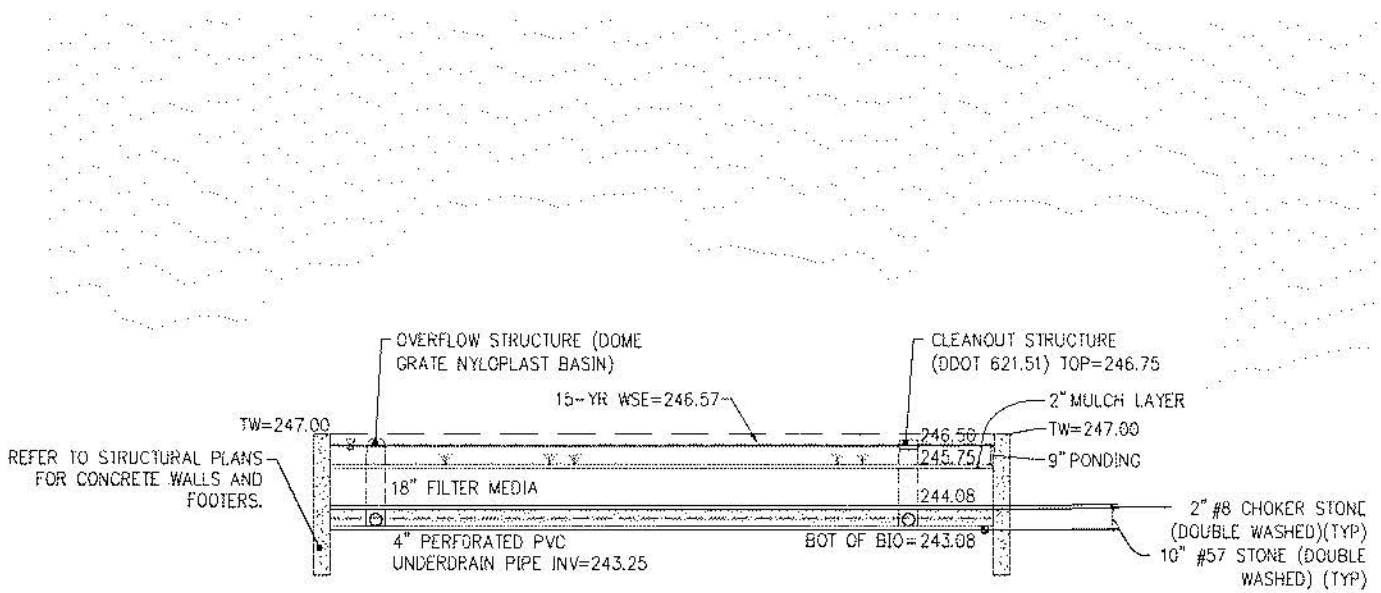
The project will comply with all applicable District Department of Energy and Environment (DOEE) stormwater management requirements. Required stormwater retention volumes associated with both land-disturbing activities and substantial building improvements will be accommodated on-site through the proposed green infrastructure measures. In addition to meeting stormwater retention requirements, the project will satisfy applicable detention criteria for both the 2-year and 15-year design storm events. Post-development peak discharge rates will be controlled such that they do not exceed pre-development conditions, thereby reducing downstream impacts and supporting District stormwater management objectives.

Within the public space frontage, stormwater retention requirements associated with land-disturbing activities will be addressed to the maximum extent practicable through landscape and streetscape improvements integrated into the public realm design.

The proposed stormwater management approach supports the broader sustainability goals of the Whittier Elementary School modernization by utilizing green infrastructure strategies that reduce runoff, enhance site resilience, improve water quality, and contribute to an attractive and environmentally responsible campus environment. The combination of green roofs, bioretention facilities, permeable paving, and expanded landscaping demonstrates a comprehensive approach to stormwater management that aligns with District environmental objectives while enhancing the educational setting and surrounding neighborhood.

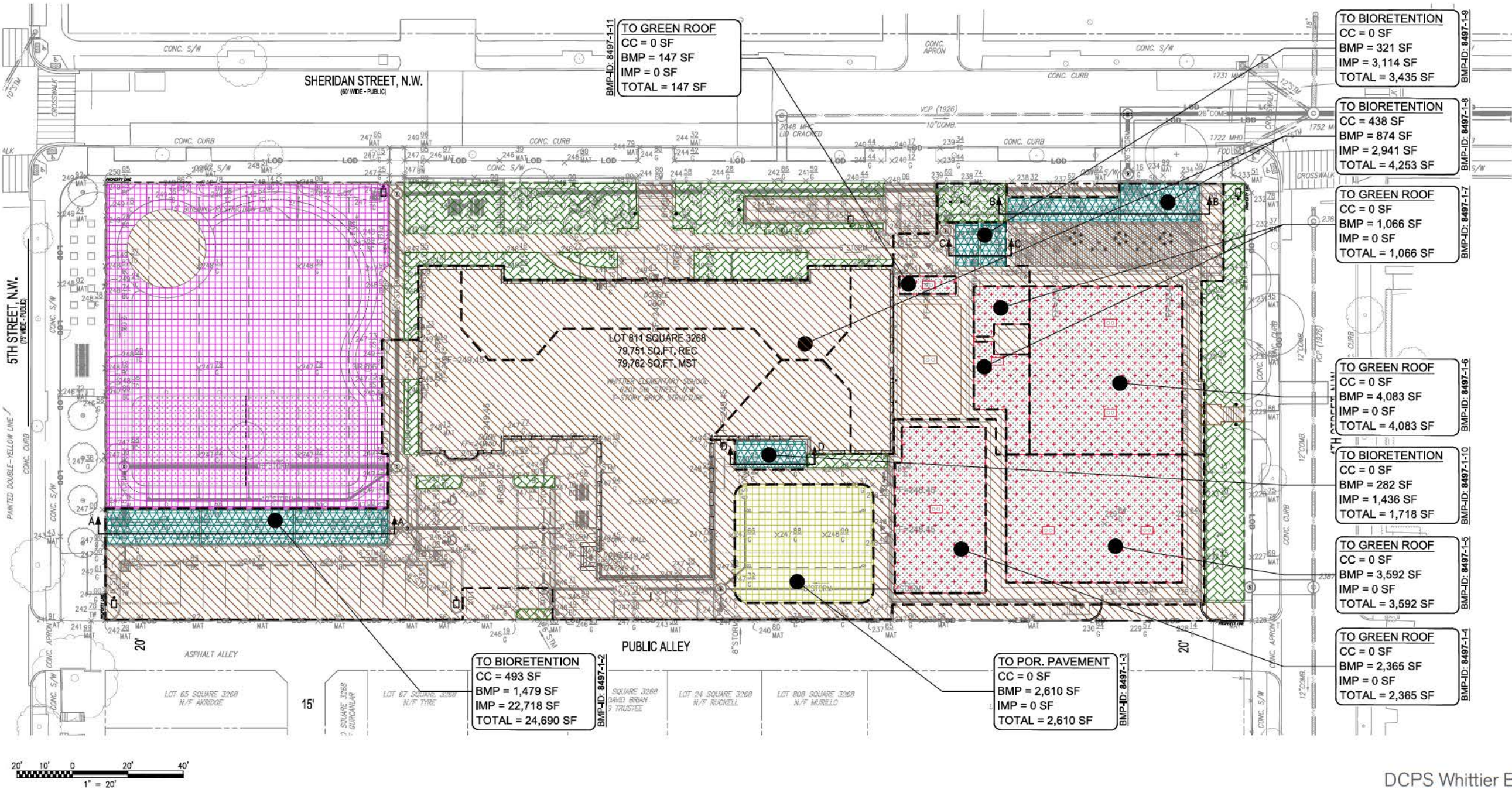
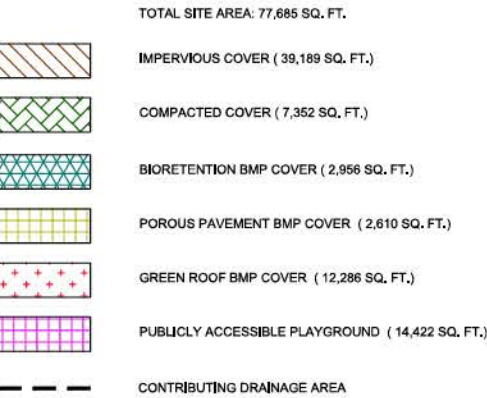


BIORETENTION TYPICAL SECTION C-C



BIORETENTION TYPICAL SECTION D-D

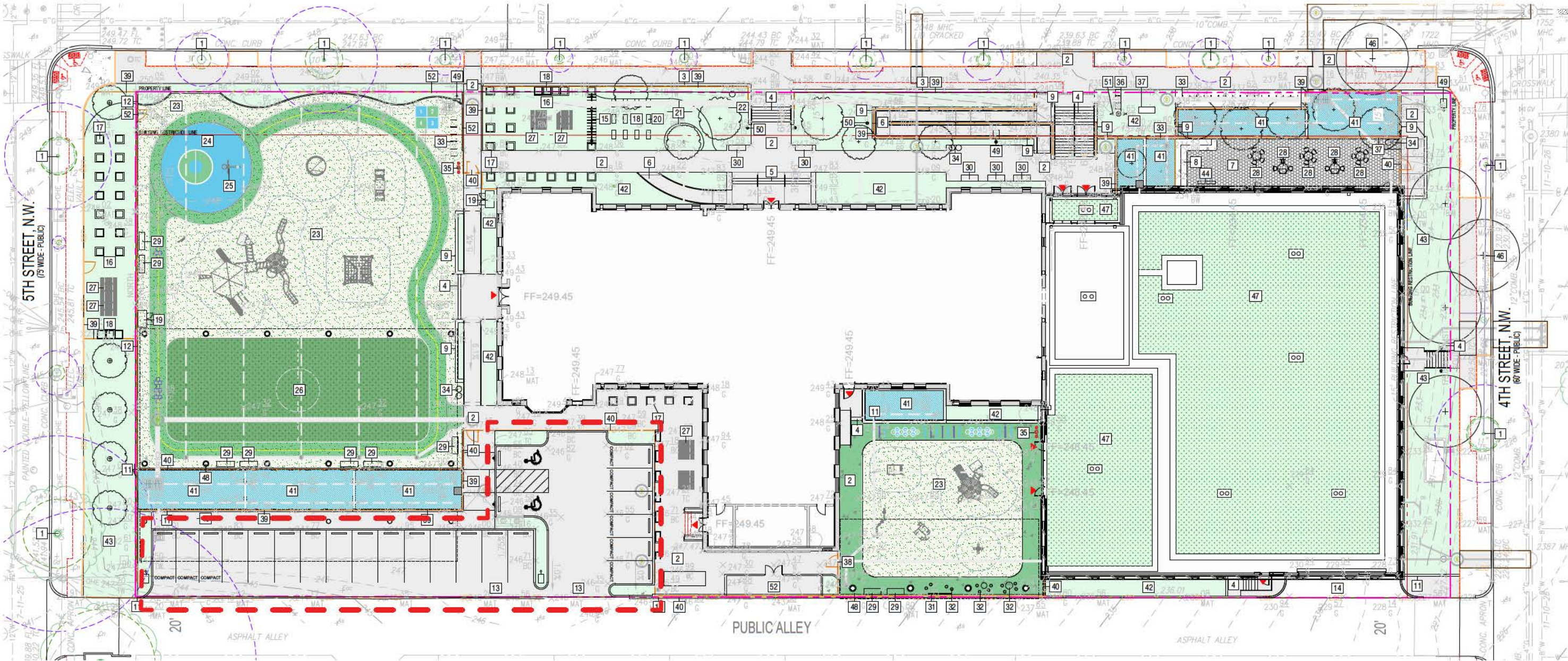
PRIVATE SPACE LEGEND:



LANDSCAPE SITE PLAN

The proposed parking layout complies with applicable DC Zoning requirements by providing a total of 23 parking spaces, including 12 standard spaces, 9 compact spaces, and 2 ADA-accessible spaces. This parking supply meets the minimum zoning requirements for the school while maintaining an efficient site layout that balances vehicular access, accessibility, and the project's broader goals for pedestrian safety, open space, and school operations.

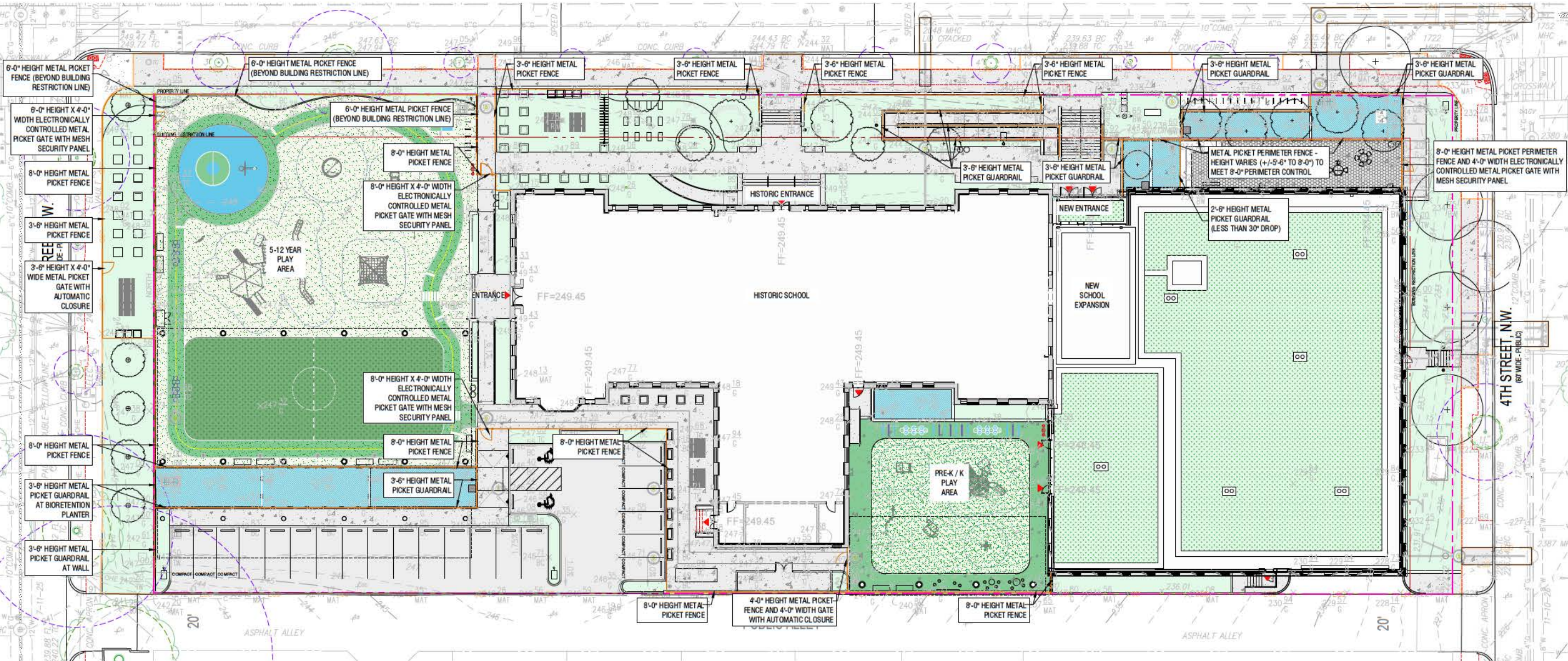
KEY LEGEND:					
1	EXISTING TREE TO BE PROTECTED AND RETAINED, SEE ALSO CIVIL DWGS	18	NEW GARDEN COMPOST BIN, SEE 05.0004	36	NEW FLAGPOLE (OR RELOCATE EXISTING), SEE 05.0004
2	NEW SAWHUT CONCRETE PAVING, SEE ALSO CIVIL DWGS	19	NEW GARDEN SHED, SEE 06.0004	37	NEW SIGN, SEE ARCH DWGS
3	NEW ROUNDED CONCRETE CURB, SEE 05.0001	20	NEW LOG SEATING, SEE 11.0004	38	NEW 4" METAL PICKET FENCE, SEE 05.0001
4	NEW CONCRETE STAIR, SEE 05.0002	21	NEW NATURAL BOULDERS	39	NEW 3'-0" METAL PICKET FENCE AND GUARDRAIL, SEE 05.0001
5	EXISTING STAIR AND ENTRY TO BE RESTORED, SEE ALSO CIVIL DWGS	22	NEW FLAGSTONE STEPPING STONES	40	NEW 8" METAL PICKET PERIMETER FENCE WITH 4'-0" ELECTRONICALLY CONTROLLED AUTOMATIC GATE (PER DCOS STANDARDS), SEE 05.0001
6	NEW CONCRETE ADA RAMP AND HANDRAIL, SEE 04.0002	23	NEW PLAY AREA - POURED IN PLACE SURFACING, SEE 05.0001	41	NEW BIORETENTION PLANTING AREA, SEE ALSO CIVIL DWGS
7	NEW UNIT PAVES, SEE 04.0001	24	NEW ASPHALT PAVING WITH GRAPHIC PATTERN, SEE 07.0001	42	NEW LAYERED PLANTING, SEE ALSO 10.40-10.402
8	NEW PLATFORM SEATING AT OUTDOOR CLASSROOM, SEE 05.0003	25	NEW BASKETBALL HOOP, SEE 05.0001	43	NEW SOODED LAWN
9	NEW MASONRY WALL, SEE 01.0003	26	NEW ARTIFICIAL TURF, SEE 05.0001	44	NEW WHITE BOARD AT DINING TERRACE, SEE 05.0005
10	NEW 12" CONCRETE WALL, SEE 05.0003 AND ALSO STRUCTURAL DWGS	27	NEW PICNIC TABLE, SEE 07.0004	45	NEW SURFACING PATTERN AT PRE-KK PLAY AREA, SEE 05.0005
11	NEW 10" CONCRETE WALL, SEE ALSO CIVIL AND STRUCTURAL DWGS	28	NEW DINING TABLE, SEE 05.0004	46	NEW STREET TREE
12	NEW 8" CONCRETE CURB	29	NEW BENCH AT PLAYGROUND, SEE 05.0004	47	NEW GREEN ROOF, SEE ALSO CIVIL AND ARCH DWGS
13	NEW ASPHALT PARKING AREA, SEE CIVIL DWGS	30	NEW BENCH AT ENTRY, SEE 10.0004	48	NEW SOLAR CANOPY, SEE ARCH DWGS
14	NEW CURB CUT - SEE CIVIL DWGS	31	NEW CHALKBOARD MOUNTED TO FENCE, SEE 01.0005	49	NEW POLE LIGHT, SEE MEP DWGS
15	NEW TRELLIS/WHITE BOARD AT LEARNING GARDEN, SEE 04.0003	32	NEW LOG TABLE AND TREE STUMP SEATING, SEE 11.0004	50	NEW BOLLARD LIGHT, SEE MEP DWGS
16	NEW VEGETABLE GARDEN AREA WITH PLAYGROUND LAWN OR MULCH	33	NEW SHORT TERM BIKE RACK, SEE 01.0004	51	NEW UPLIGHT, SEE MEP DWGS
17	NEW VEGETABLE GARDEN BEDS WITH PLANTING SOIL, SEE 04.0004	34	NEW TRASH AND RECYCLING RECEPTACLES, SEE 05.0004	52	BIKE STORAGE, SEE ARCH DWGS
		35	NEW DRINKING FOUNTAIN, SEE MEP DWGS	53	8'-0" HEIGHT METAL PICKET FENCE BEYOND BUILDING RESTRICTION LINE

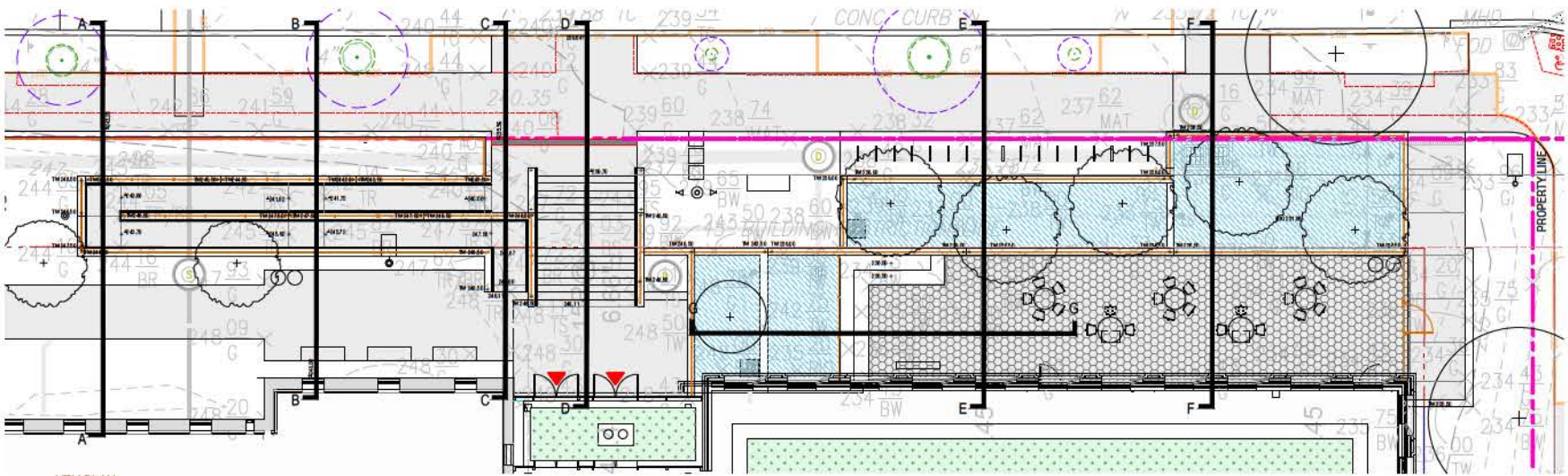


PERIMETER SECURITY
Fence Site Plan

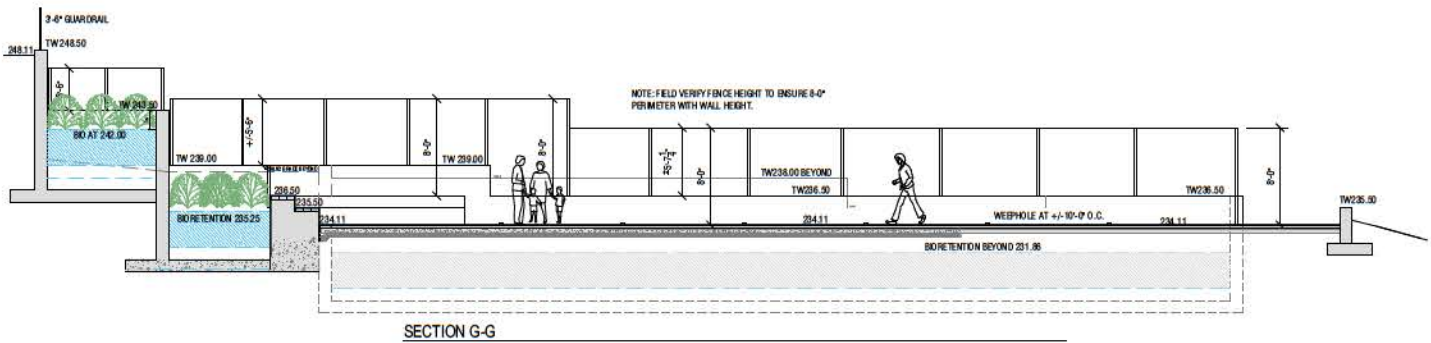
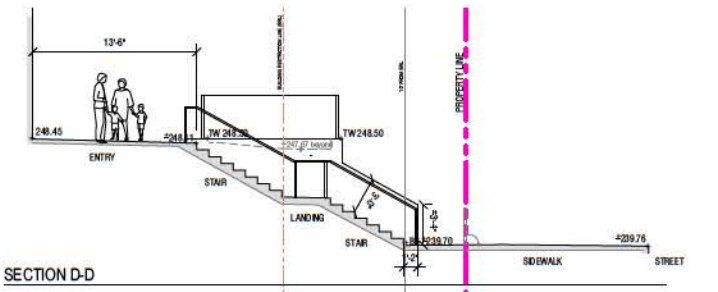
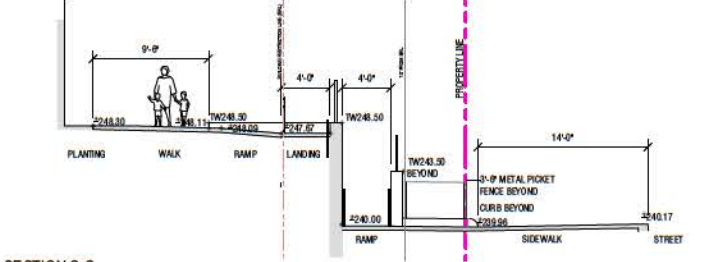
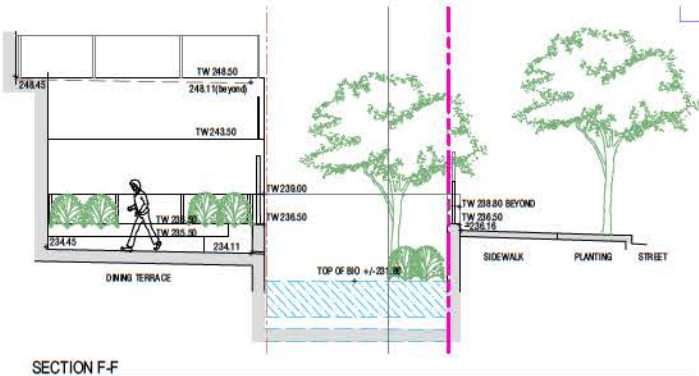
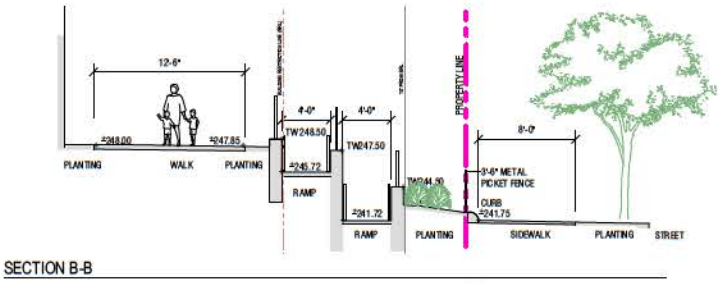
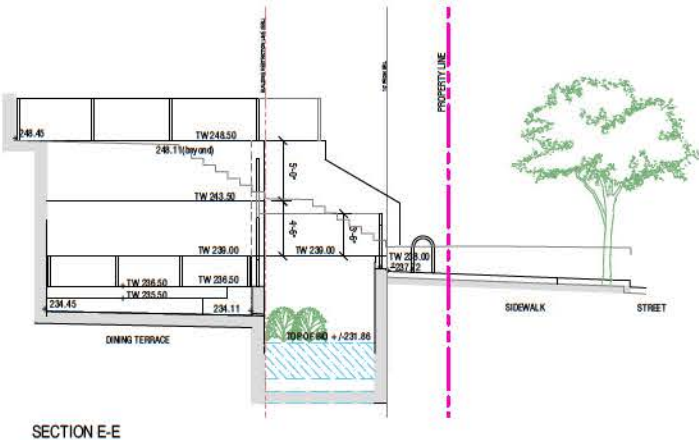
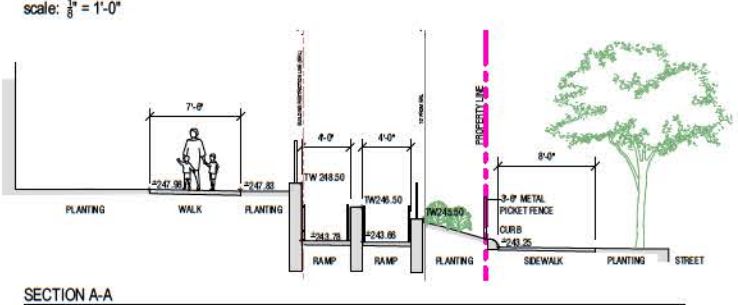
Perimeter security will include a combination of metal picket fencing, controlled access gates, and guardrails, including perimeter fencing that achieves the required 8-foot security enclosure around the campus while responding to site topography and adjacent conditions. Electronically controlled gates are provided at key access points to support secure school operations while maintaining accessible and clearly defined entrances.

The project recently received approval from the District's Public Space Committee to allow a portion of the required perimeter security fence to extend into public space along the west side of the campus. This approval enables the project to maintain the continuous secure perimeter required by DCPS while minimizing impacts to educational programming, circulation, and site functionality.

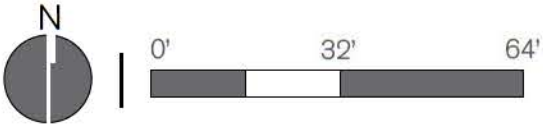
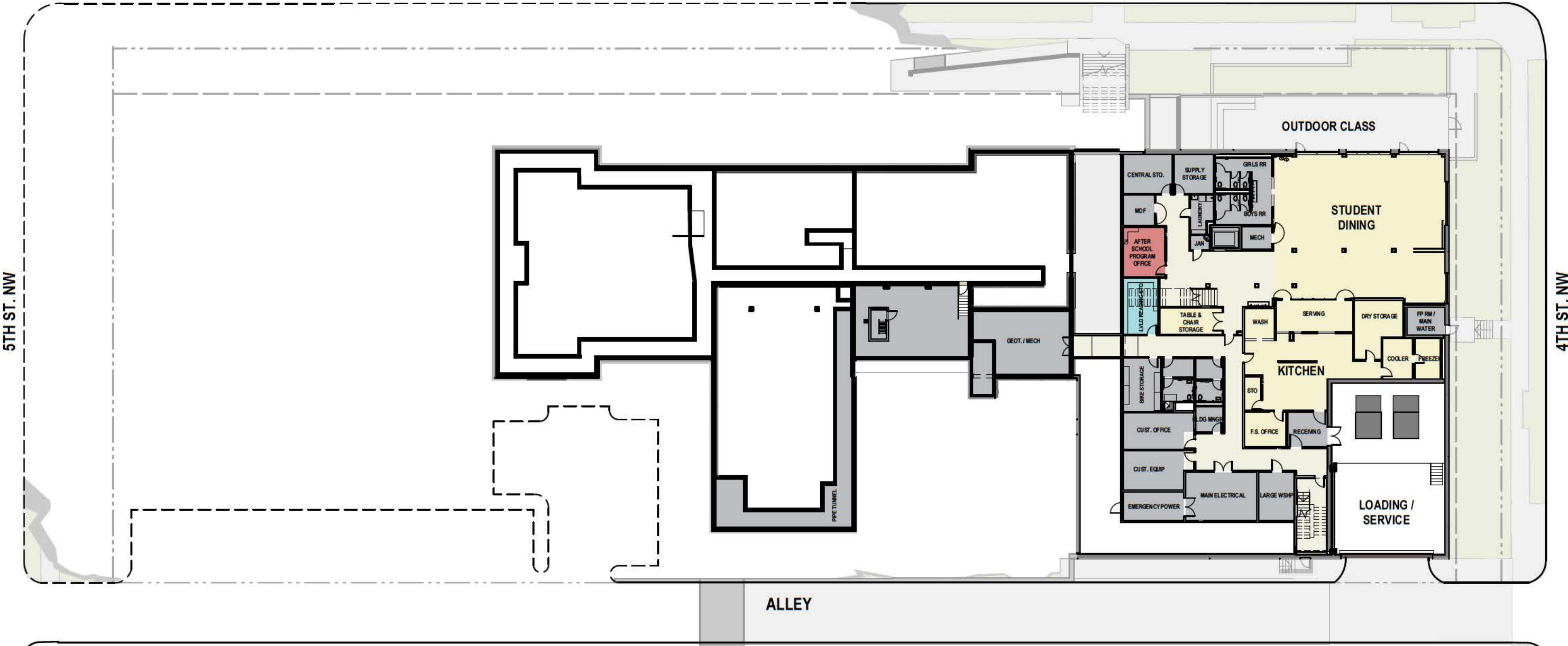


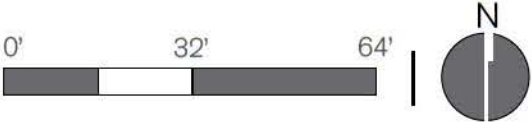


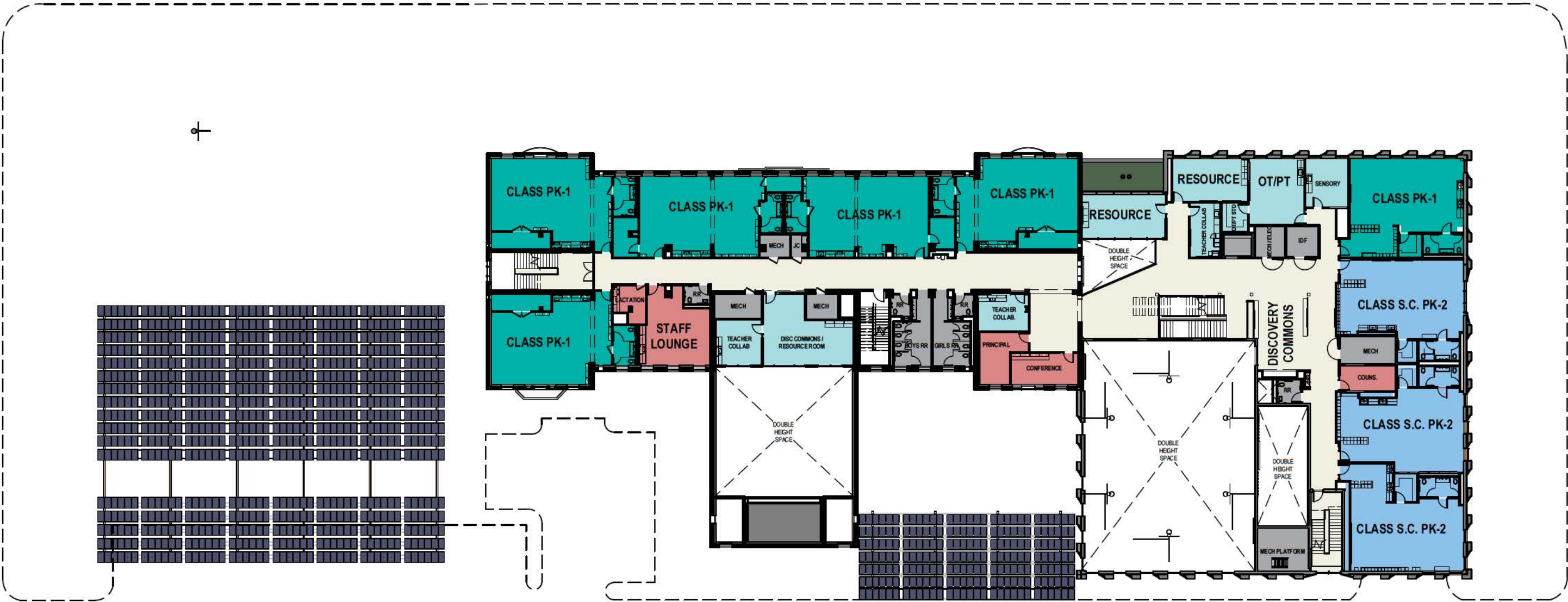
KEY PLAN
scale: 1/8" = 1'-0"

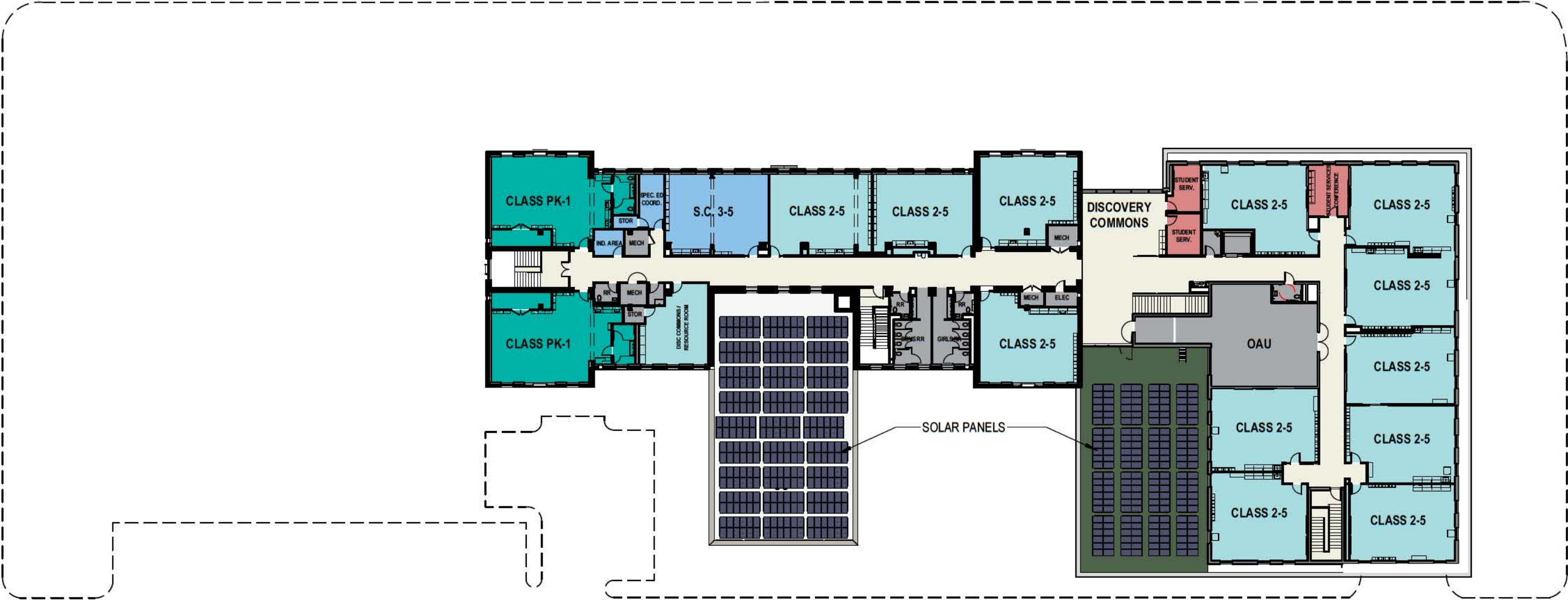


SHERIDAN ST. NW









NEIGHBORHOOD HUB

Renderings



INTERIOR - MAIN ENTRANCE LOBBY

*Interior finishes to be finalized

EXTERIOR DESIGN

Design Diagrams

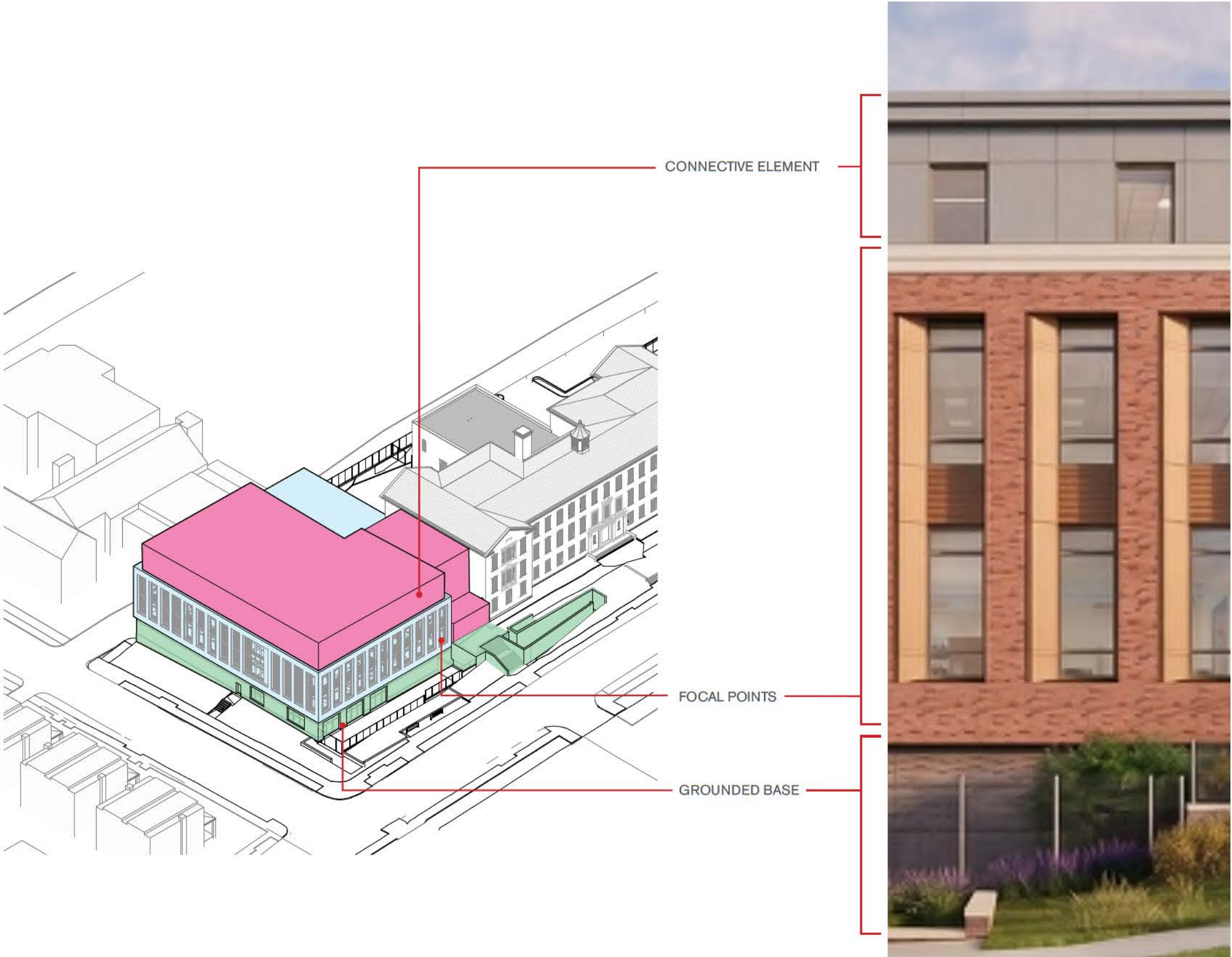
The exterior design character is an expression of program within the building, but also responds to the scale of the surrounding buildings and environmental factors. The team is exploring the use of mass timber structure in the building.

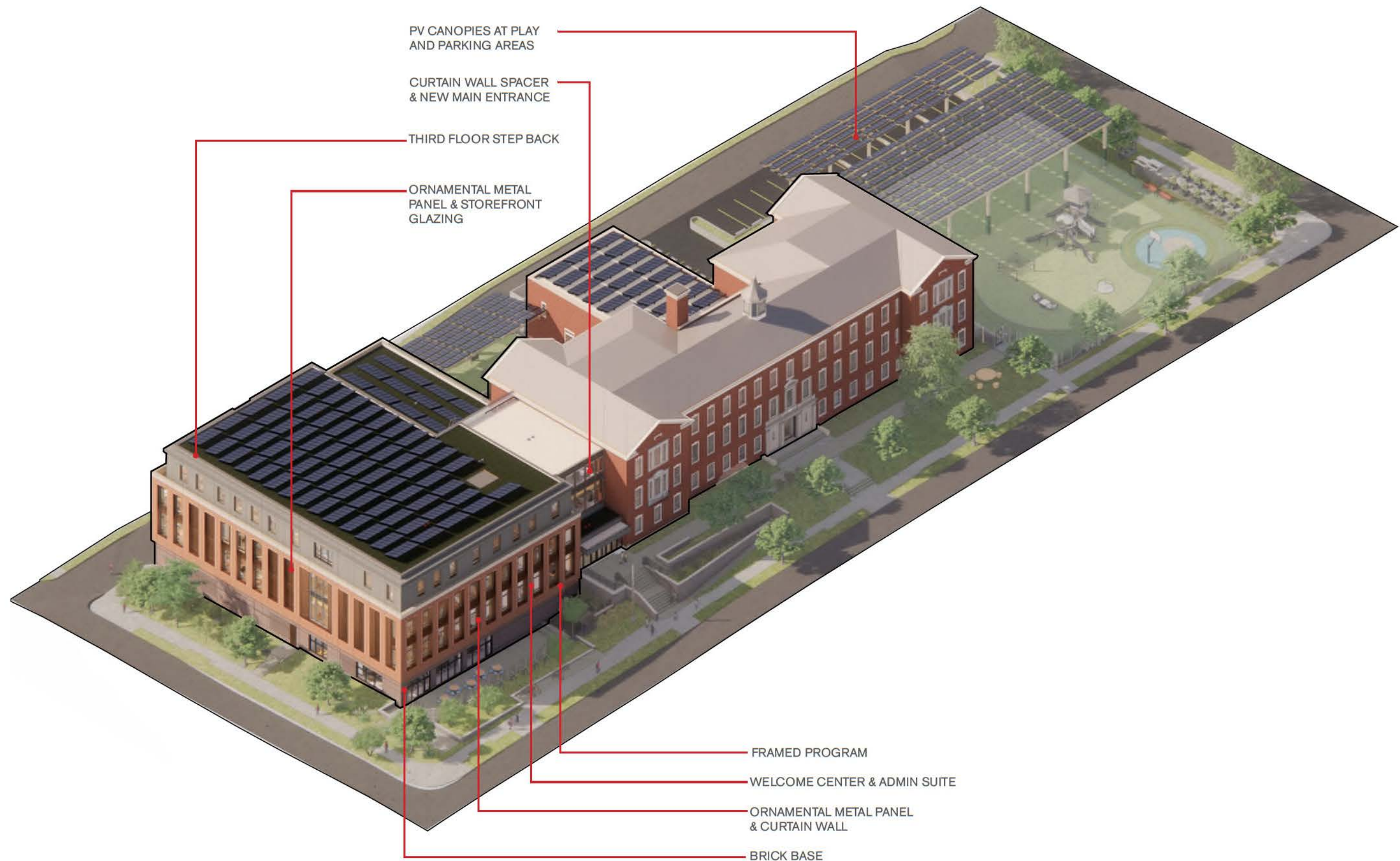
The addition sits on a brick base to help ground it to the site and historic school. On the north side, towards Sheridan street, glazed openings are used to open up the student dining area to an outdoor terrace that presents an opportunity for learning gardens and space for events held at the school.

A new entrance is created between the existing school building and the addition which utilizes curtain wall glazing to create visual separation between the historic and the new. This spacer allows light to pass through the building and provides views to the surroundings.

The central brick massing is positioned as a focal point within the four-story facade, and is clad with decorative copper metal paneling at windows spaced at a regular rhythm. This warmth and relation to the historic context creates a strong civic character that allows the existing building to maintain its presence and the addition to serve as a revitalized extension of its architectural expression.

Along the east side, the facade optimizes glazing to shield classrooms from harsh eastern light. This serves as a passive design strategy to meet the project's net-zero goals by reducing solar heat gain. The third floor is stepped back on all sides and uses neutral toned metal panel to reduce the visual impact and scale along 4th street.



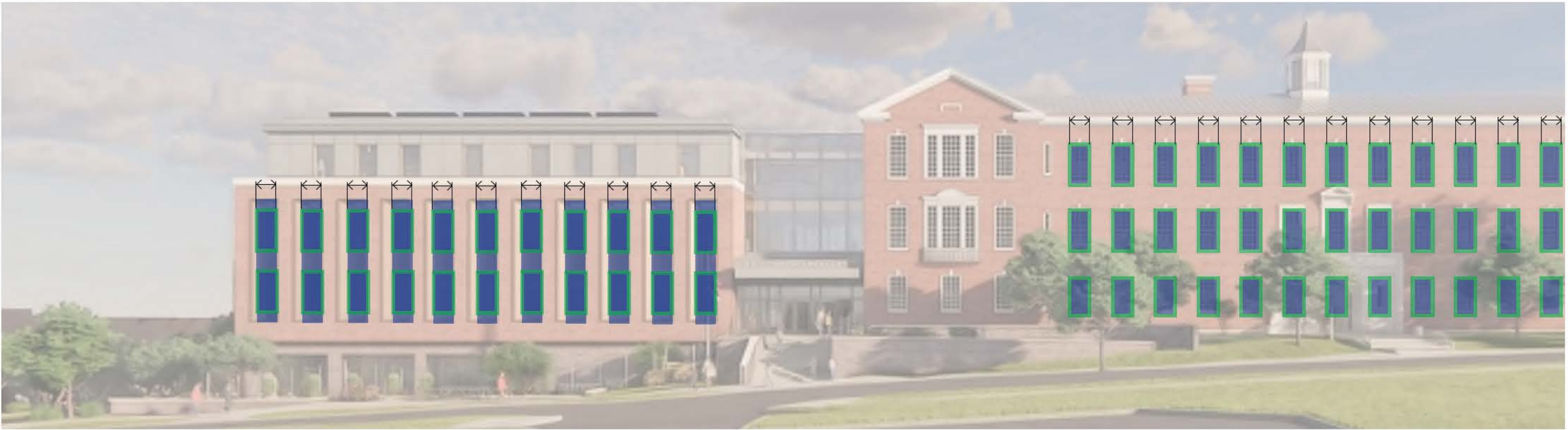


EXTERIOR DESIGN

Facade Diagrams



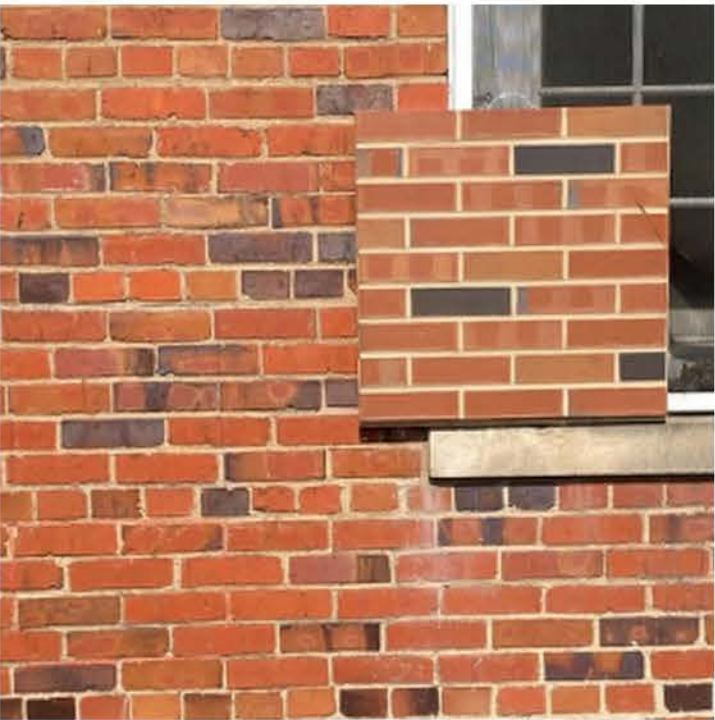
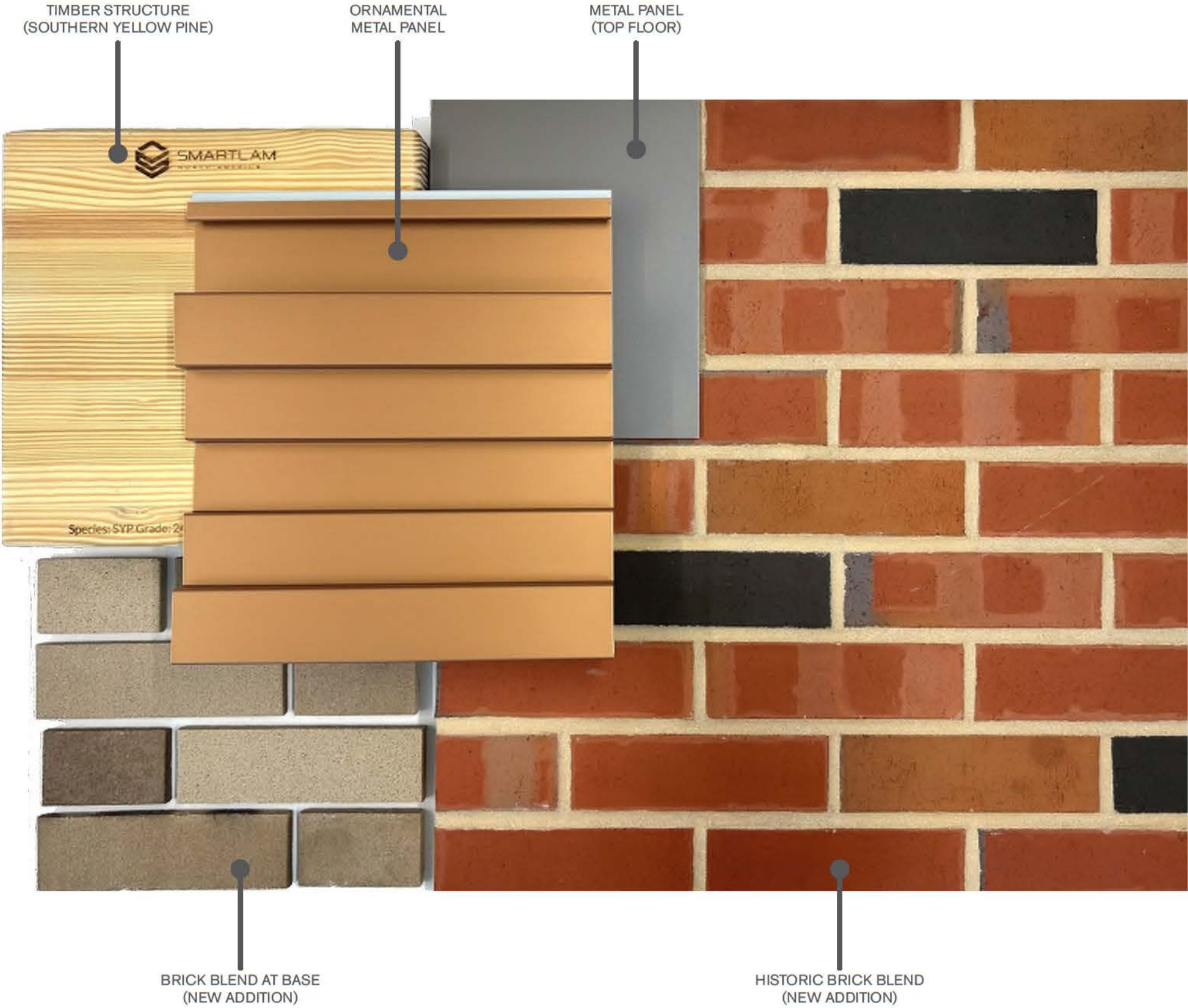
CONTINUITY OF HISTORIC DATUM & FOCAL POINTS



CONTINUITY OF WINDOW DIMENSION



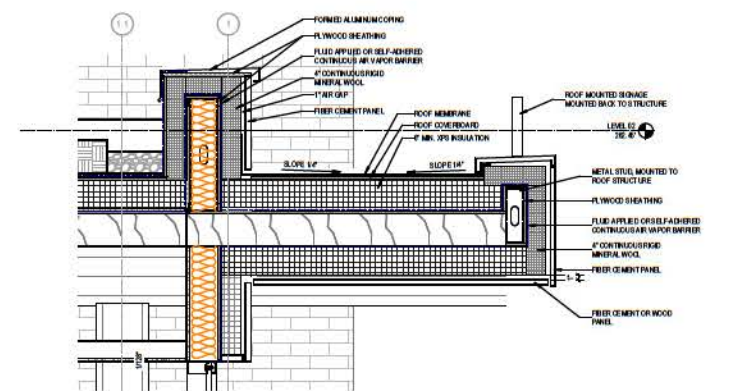
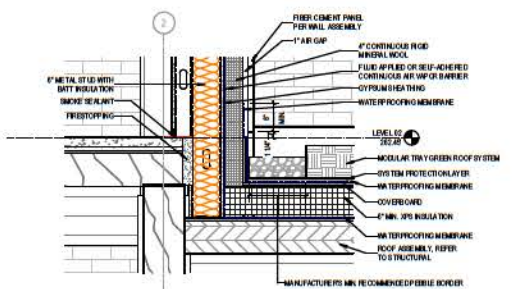
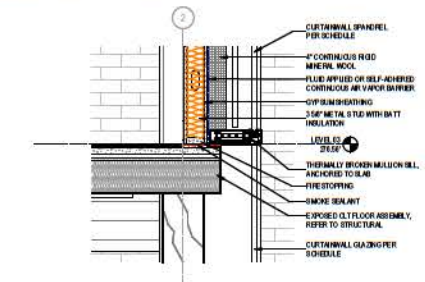
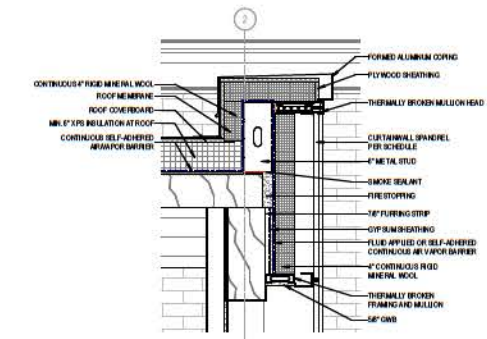
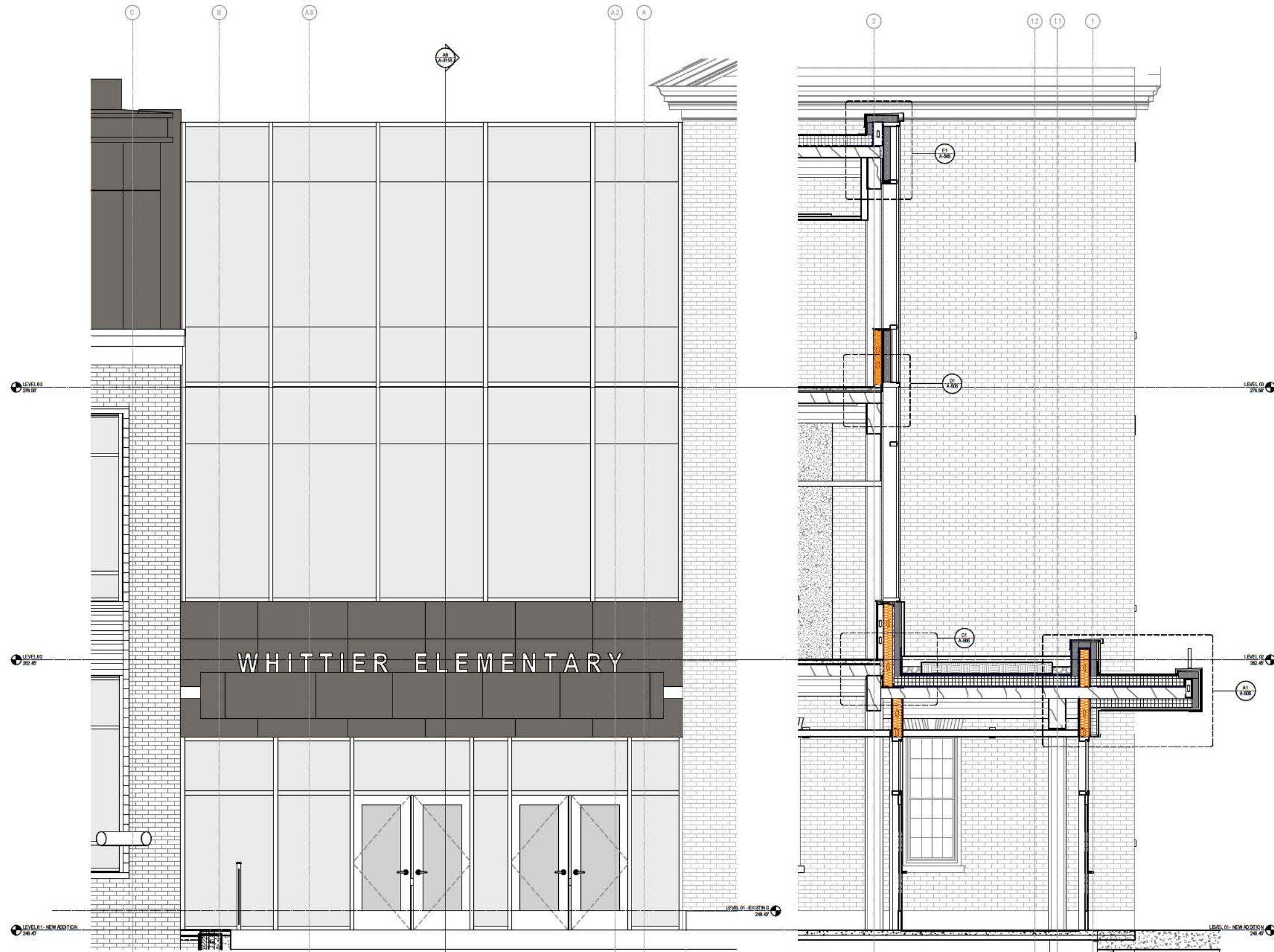
EXTERIOR DESIGN
Material Palette



COMPARISON WITH HISTORIC BRICK

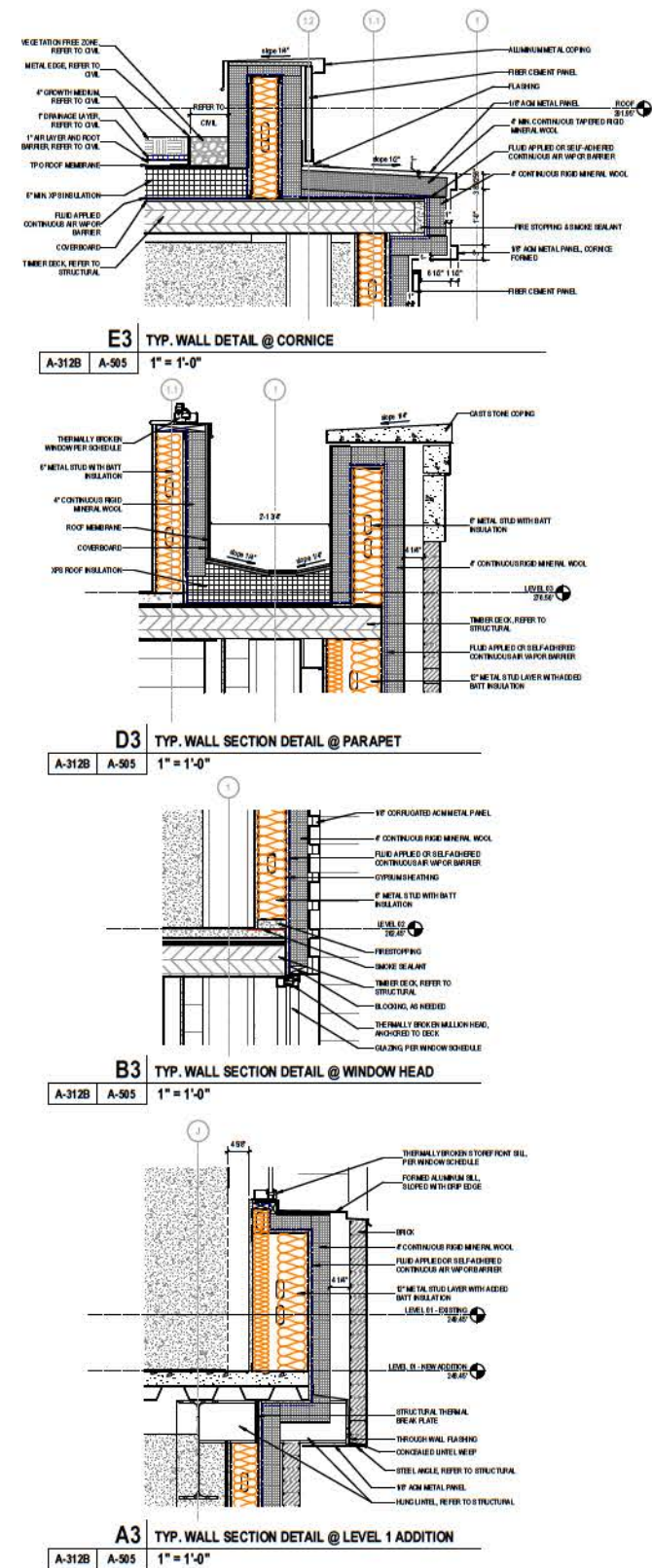
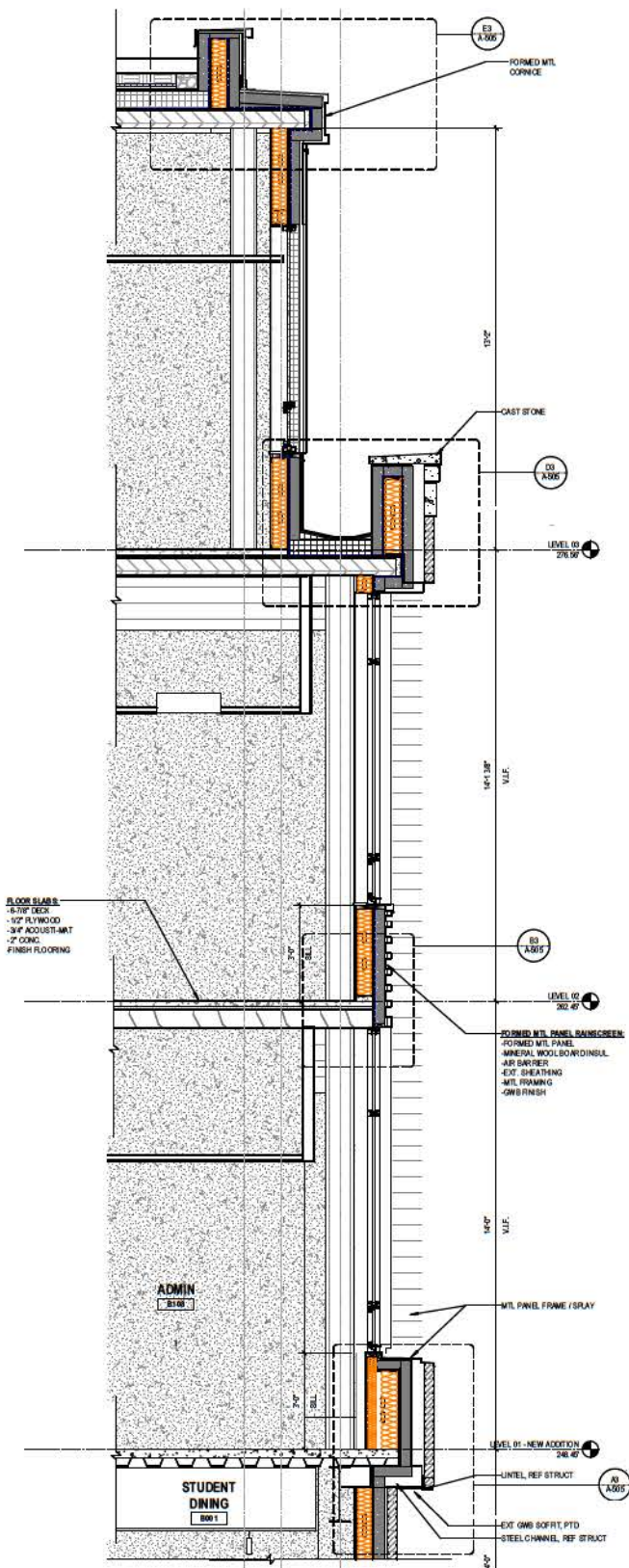
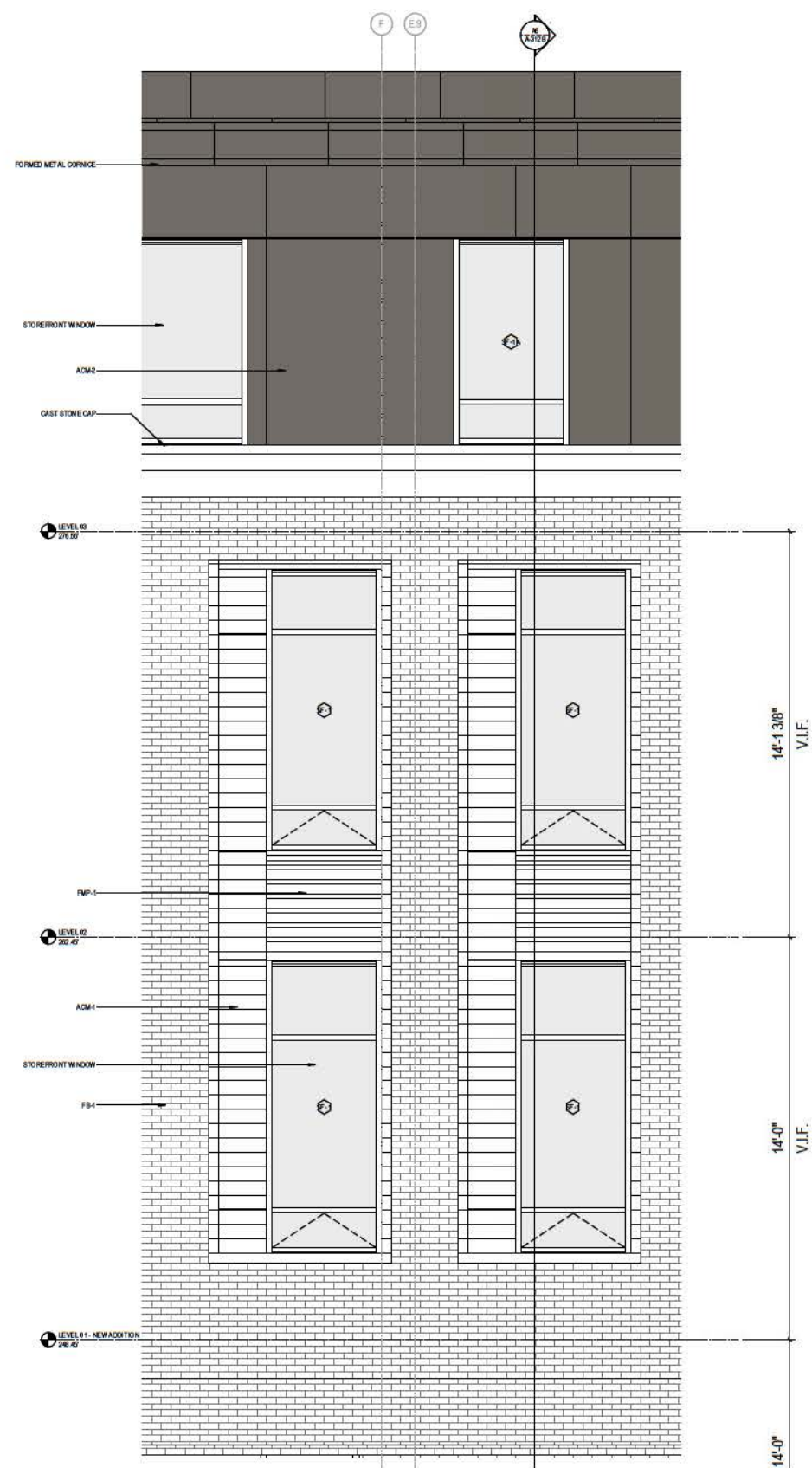
EXTERIOR DESIGN

Wall Sections and Details - New Entry

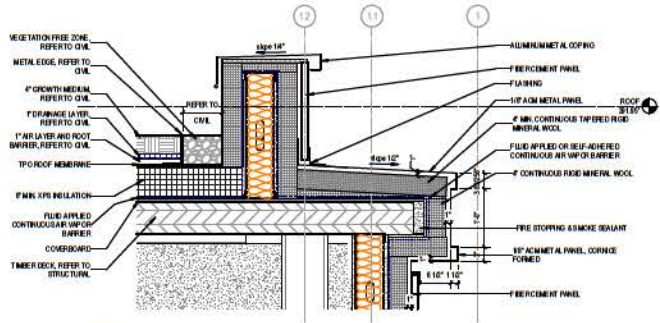
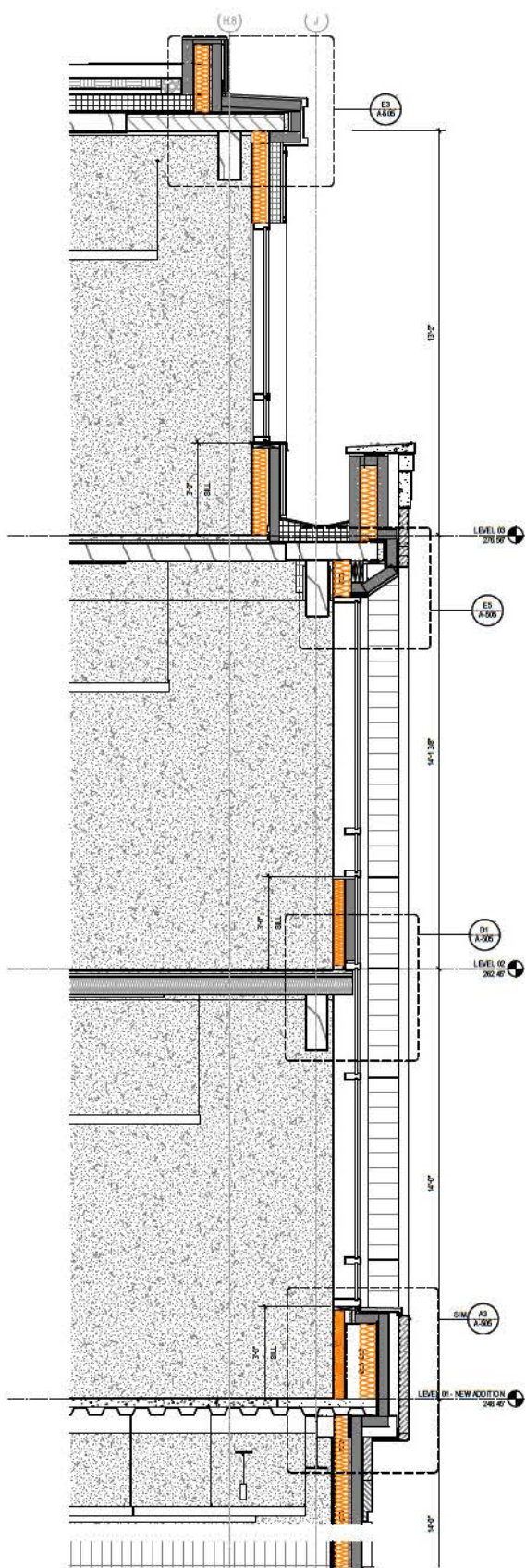
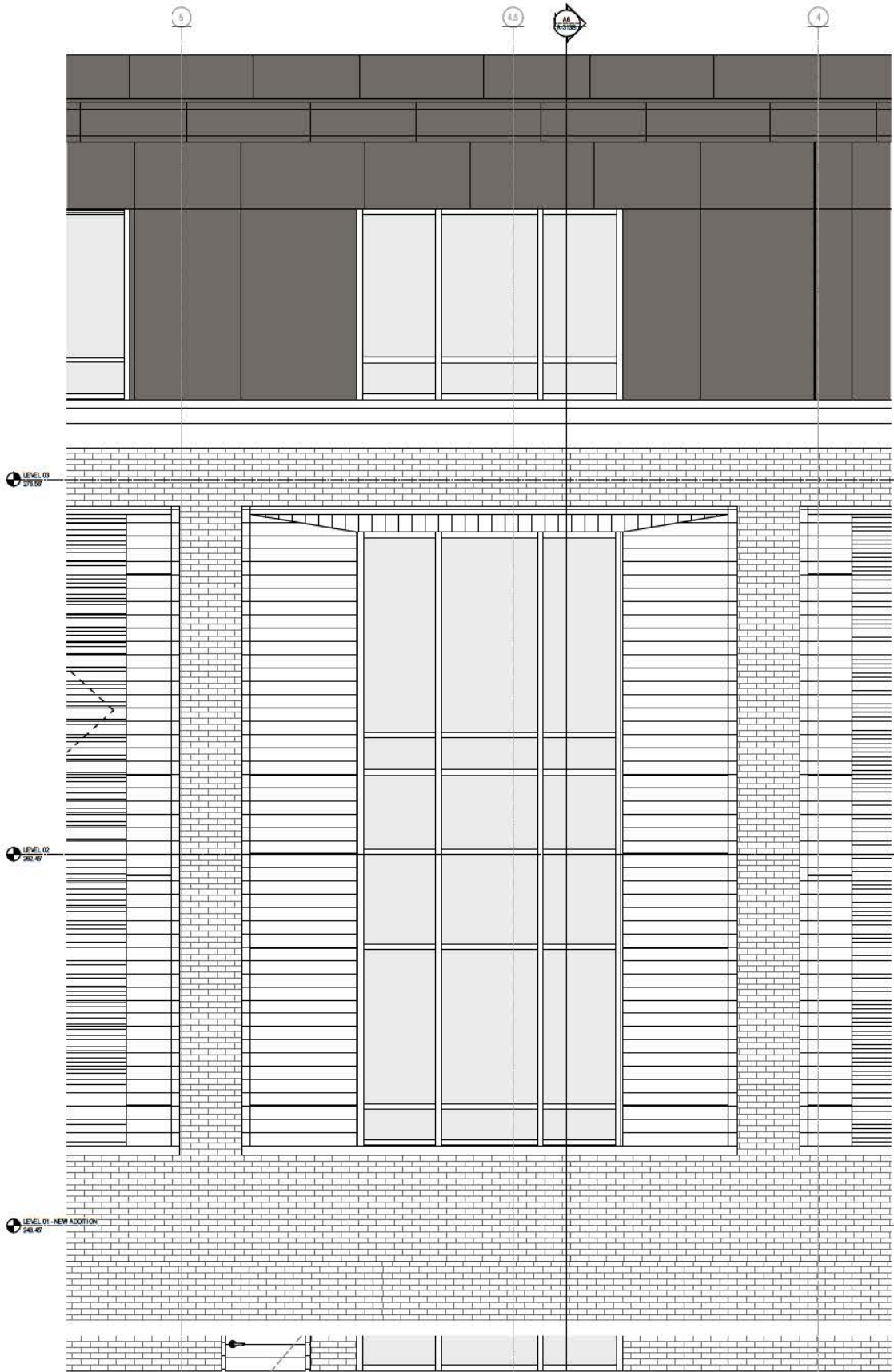


EXTERIOR DESIGN

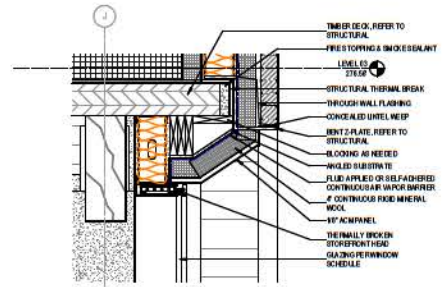
Wall Sections and Details - Typical Wall Section



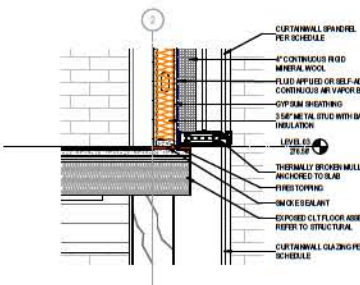
EXTERIOR DESIGN
Wall Sections and Details - Glazed Accent



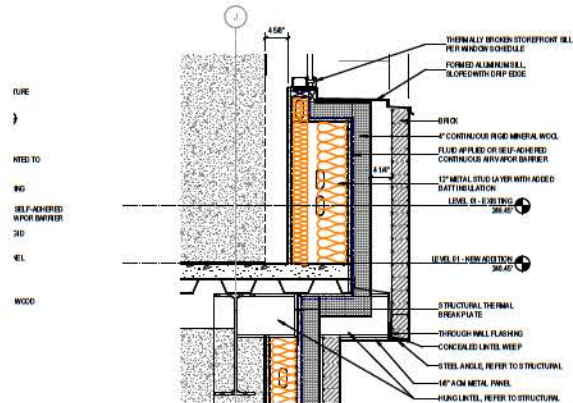
E3 TYP. WALL DETAIL @ CORNICE
A-312B A-505 1" = 1'-0"



E5 TYP. WALL SECTION DETAIL @ STOREFRONT LINTEL
A-313B A-505 1" = 1'-0"



D1 TYP. CURTAIN WALL @ ENTRY VEST.
A-311B A-505 1" = 1'-0"



A3 TYP. WALL SECTION DETAIL @ LEVEL 1 ADDITION
A-312B A-505 1" = 1'-0"

EXTERIOR DESIGN

Proposed North & South Elevations



NORTH ELEVATION - PROPOSED



SOUTH ELEVATION - PROPOSED

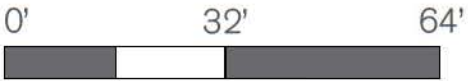




EAST ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



EXTERIOR DESIGN

Renderings



NORTH ELEVATION PERSPECTIVE



NORTH ELEVATION PERSPECTIVE - ADDITION

EXTERIOR DESIGN

Renderings



NEW ENTRANCE



NORTH-EAST CORNER

EXTERIOR DESIGN

Renderings



VIEW FROM HOUSES ALONG 4TH STREET



SOUTH-EAST CORNER

EXTERIOR DESIGN

Renderings



5-12 PLAY & TRAFFIC GARDEN