National Capital Planning Commission

Seaton Elementary School Modernization

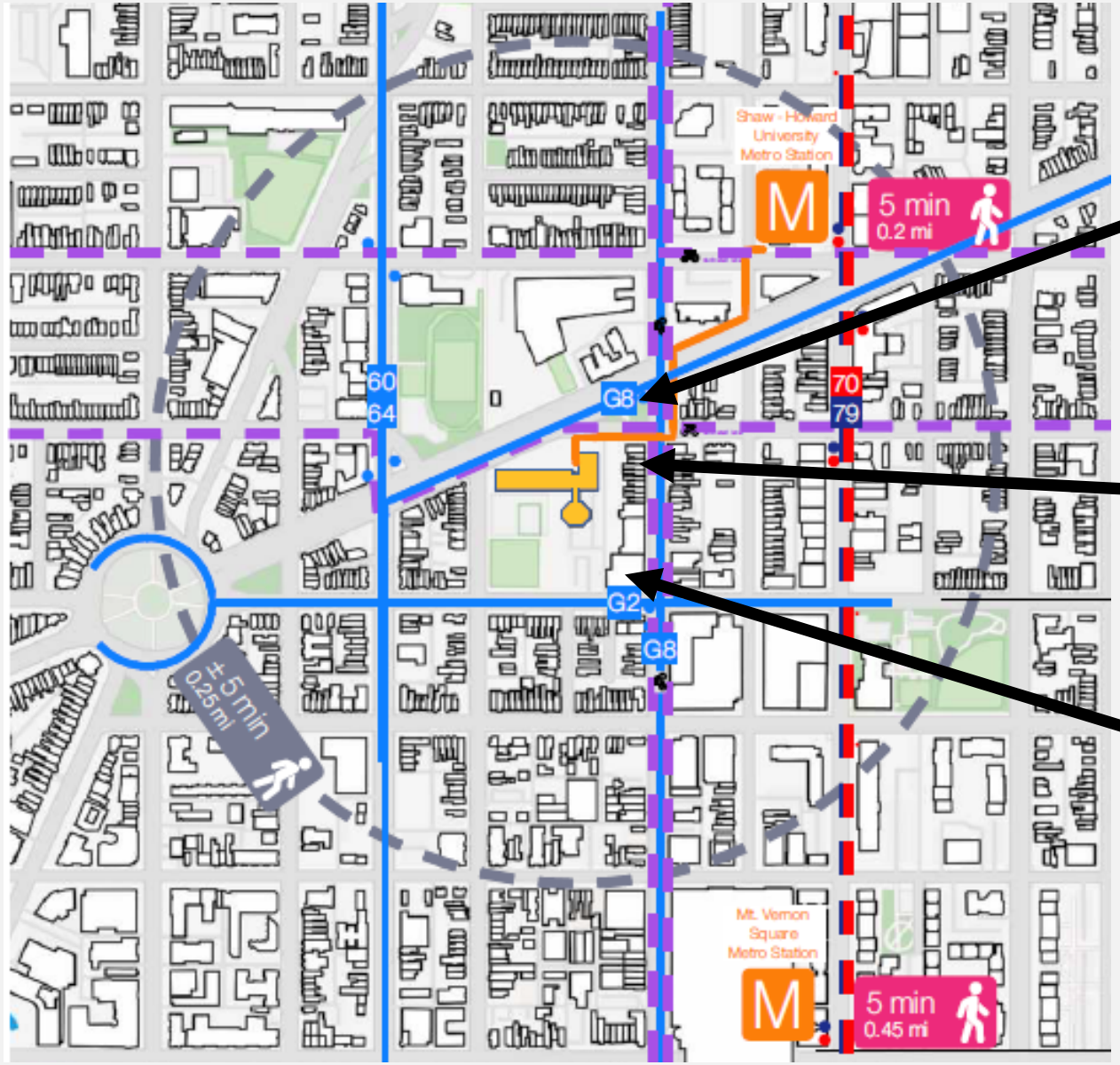
1503 10th Street, NW, Washington, DC

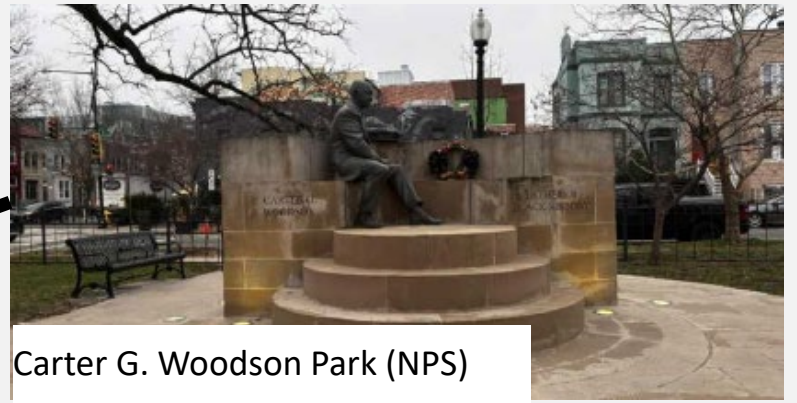
Approval of Final Site and Building Plans

District of Columbia Department of General Services

December 3, 2026 | File: 8792

Adjacent Properties of Note





Carter G. Woodson Park (NPS)



Carter G. Woodson Home (NPS)



Shiloh Baptist Church

Adjacent Educational Campuses

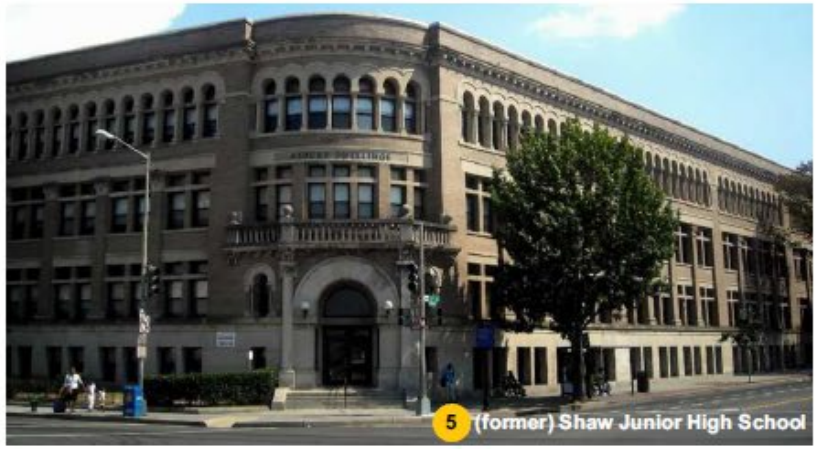
















Existing Conditions



1. North Facade - Academic Wing



2. North Facade - Multipurpose Wing, Entry & Academic Wing



3. Existing Entry

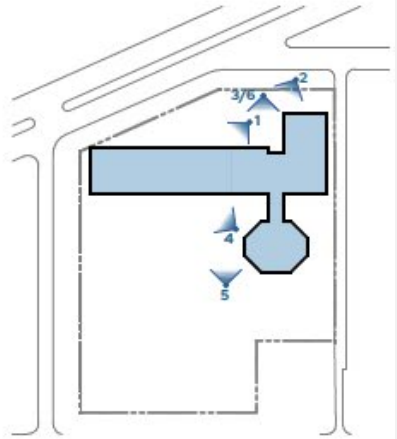




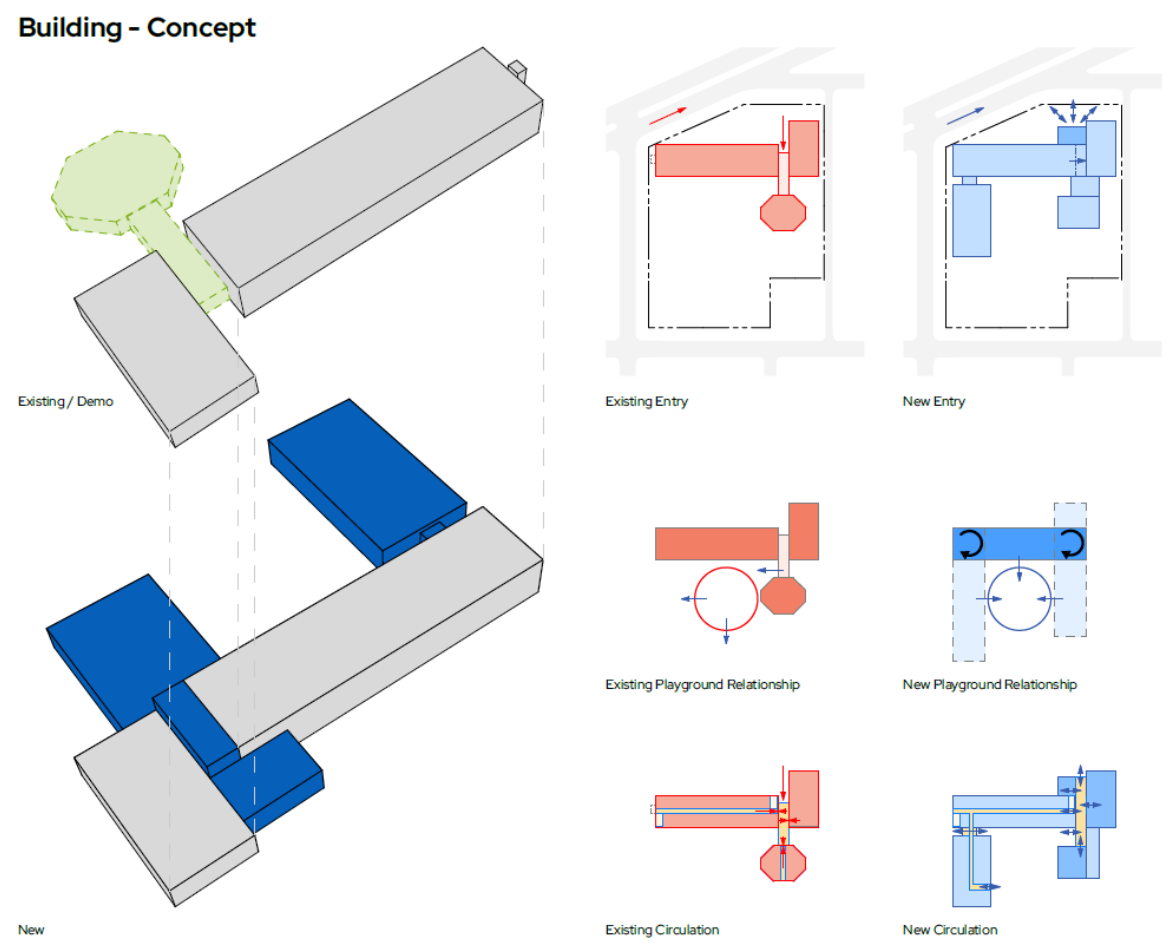
4. & 5. Academic Wing - South Elevation



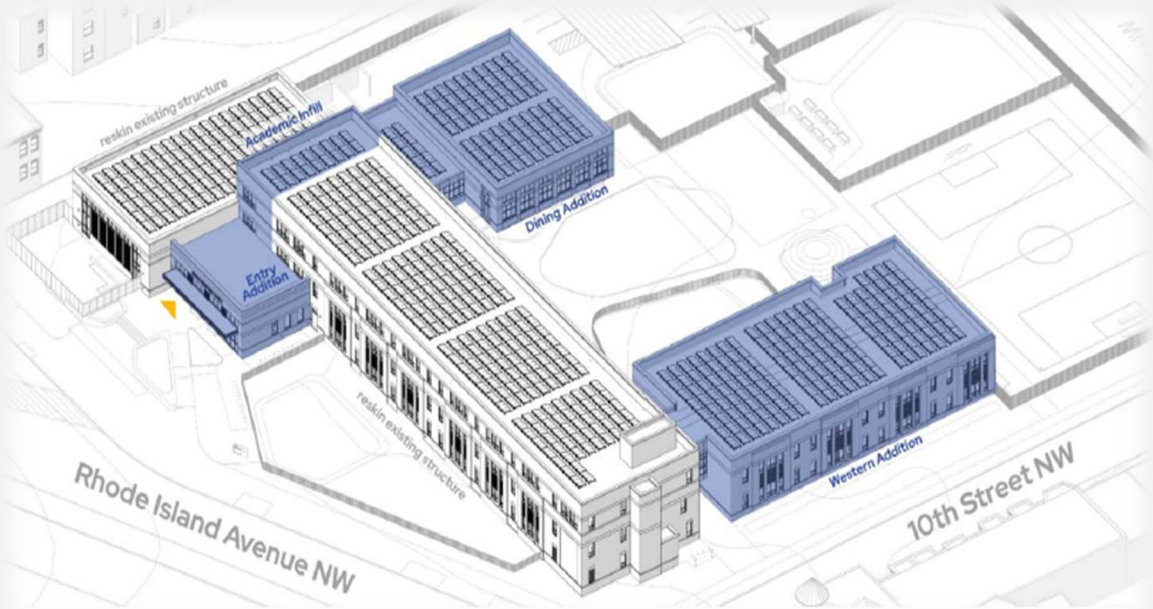
6. Existing Entry



Conceptual Design

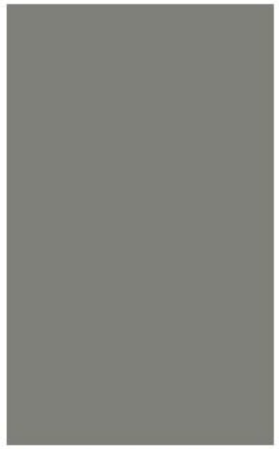


Massing Diagram



Isometric Rendering

Elevations and Materials



Metal Panel (ACM-1)
Slate Grey (Reynobond)
Storefront (SF-1)
Stone Grey (Flouropon)



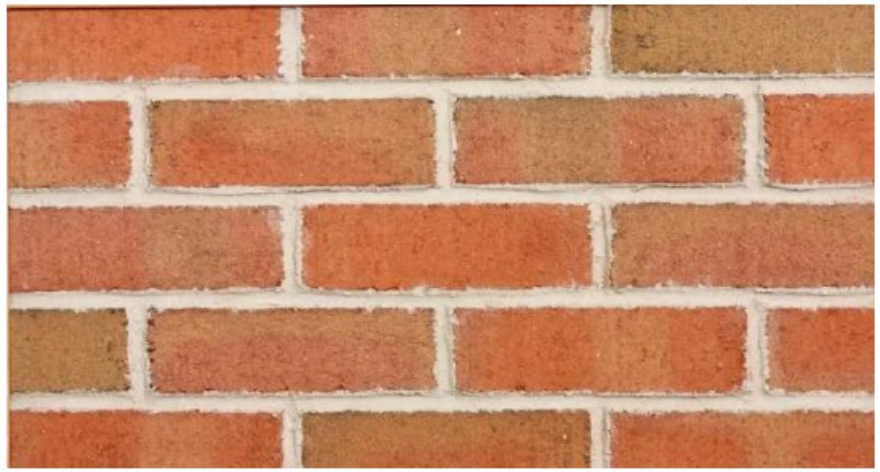
Accent Brick (BR-2)
224 Red Wire-cut (Continental)



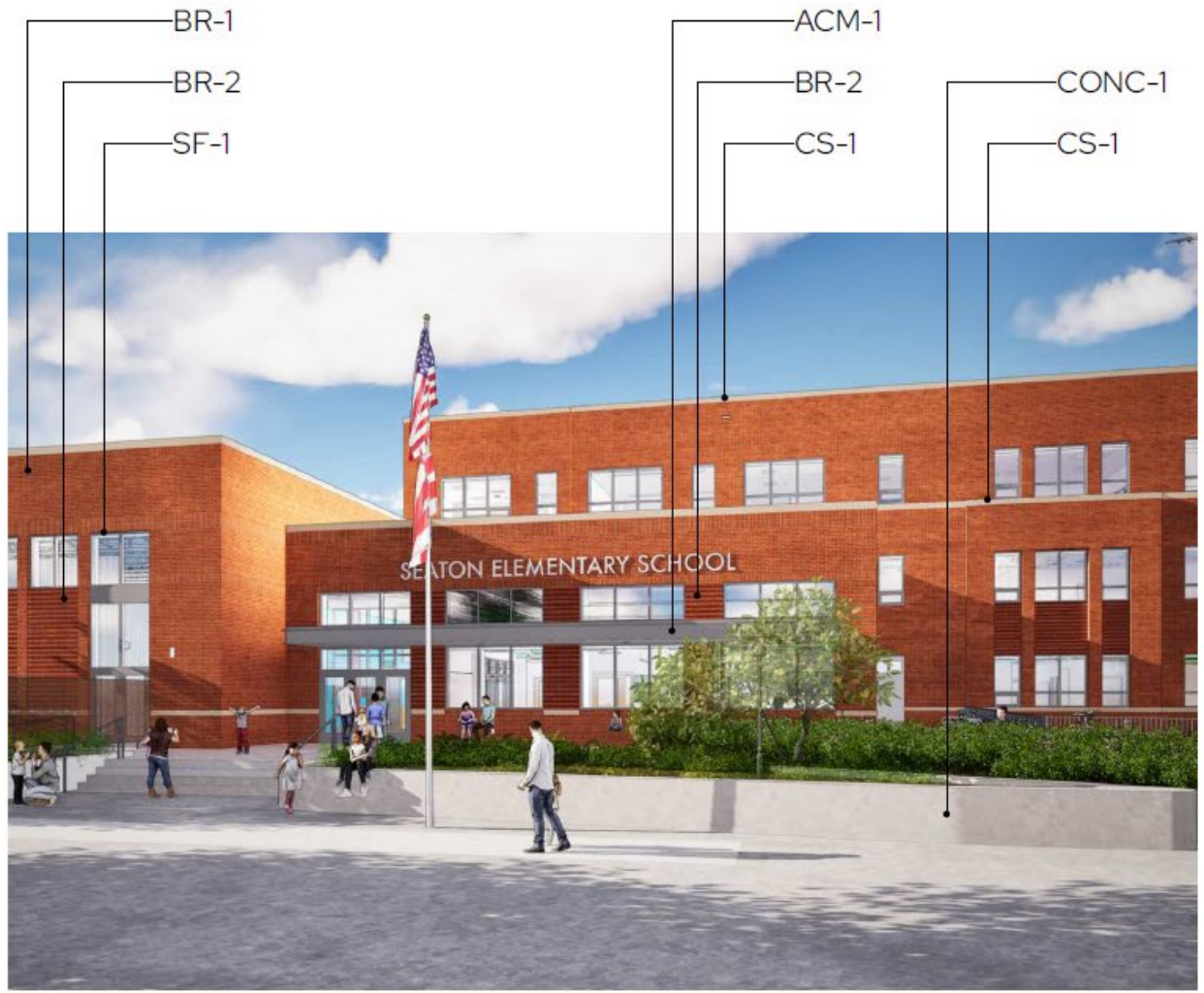
Concrete (CONC-1)
Natural Concrete



Cast Stone (CS-1)
Antique Buff - 306 (Arban)



Main Exterior Brick (BR-1)
440 Red Flashed (Continental Brick)



Elevations and Materials



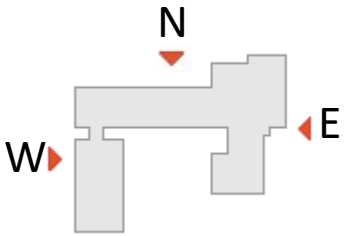
North Elevation



West Elevation



East Elevation



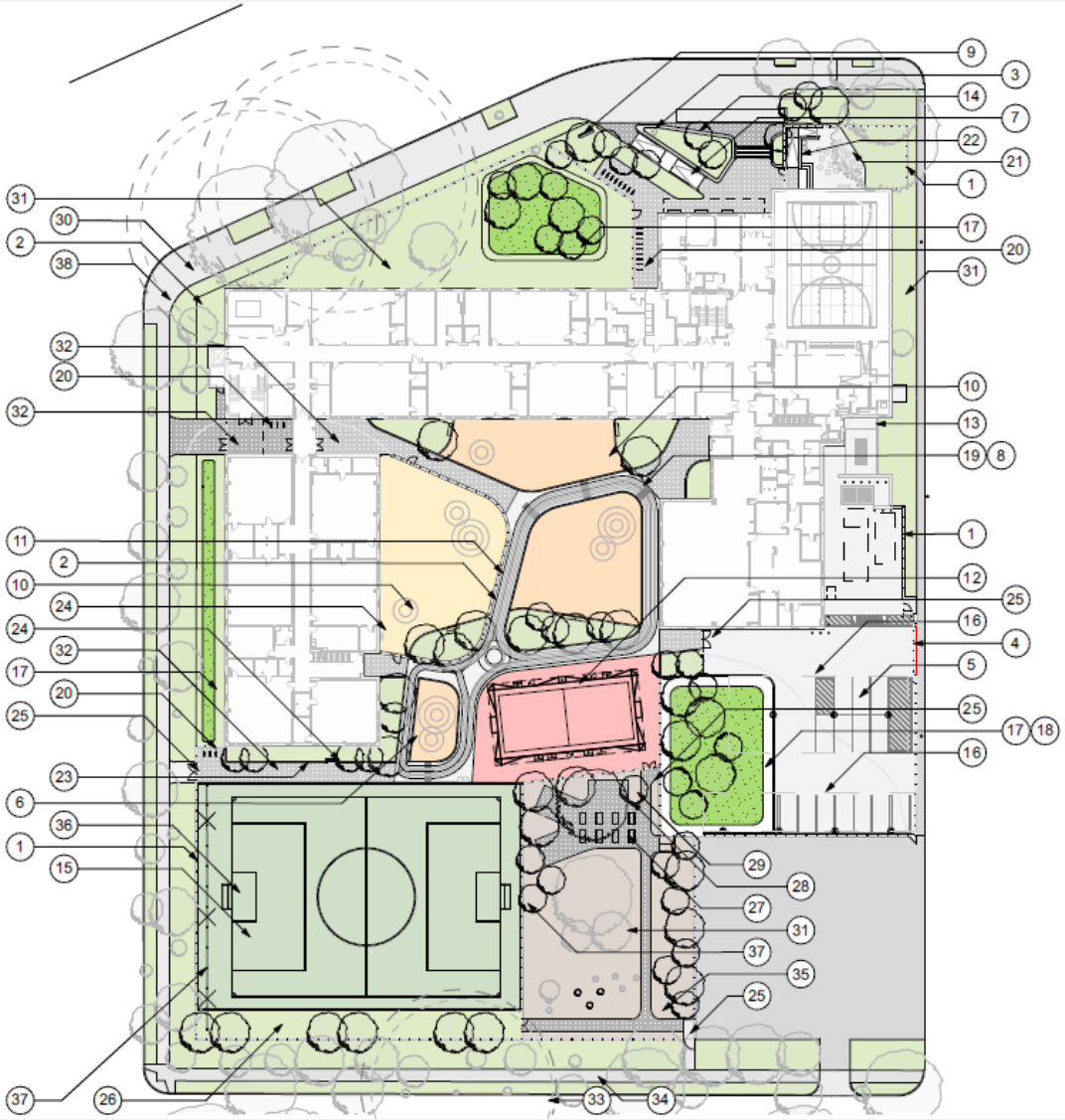
Renderings







Landscape Design



Legend

1. 8' High, black steel picket fence
2. 4' High, black steel picket fence
3. Flagpole
4. 8' High manual steel sliding vehicular gate
5. Asphalt paving (vehicular)
6. 4" CIP Concrete curb
7. CIP Concrete ramp
8. Asphalt paving (pedestrian)
9. Digital school sign
10. PIP Safety surfacing with play equipment & mounds
11. 1' Wide concrete flush curb
12. Salvaged mini-pitch soccer enclosure (install by others)
13. Masonry generator & trash enclosure
14. 18" wide concrete planter with sitting wall
15. Synthetic turf field with under drainage
16. Line of PV canopy above
17. Stormwater facility plantings
18. CIP Concrete bioretention curb
19. Traffic garden painted acrylic over asphalt paving
20. DDOT compliant SS bike racks
21. Solid wood block stools
22. Outdoor whiteboard
23. Trash and recycling receptacles
24. Exterior water fountain w filler
25. Pedestrian gate with timeclock controlled access
26. Backless bench
27. Prefabricated metal shed on 8x10 concrete pad
28. Free standing yard hydrant
29. 3' X 6' X 1.5' Raised planting beds
30. Existing Concrete sidewalk
31. Protected / restored existing natural turf / garden area
32. Permeable paving
33. Area of heritage tree protection
34. Existing brick sidewalk, patch to match where disturbed
35. Stabilized aggregate path
36. Soccer goal
37. 12' High Soccer ball stop net and post system

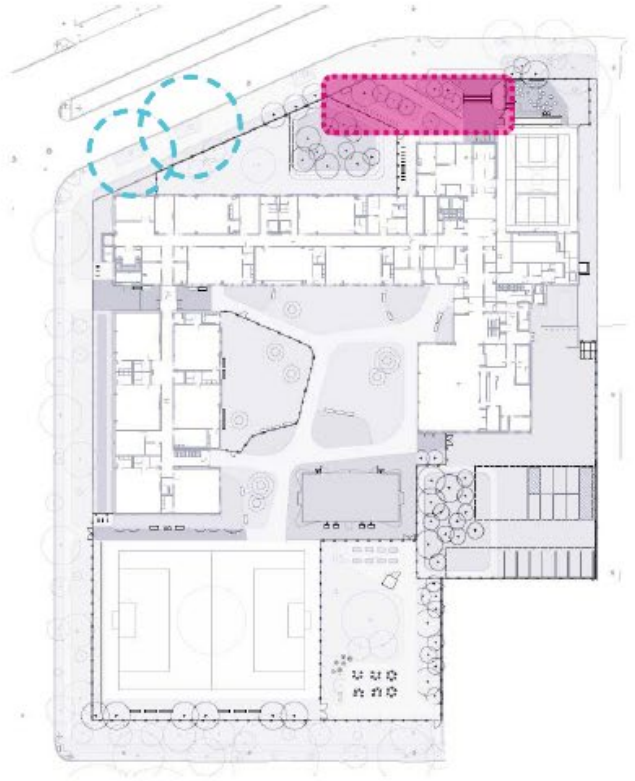


Plant Palette

Landscape - Main Entry Plantings

A welcoming arrival experience that uses durable, multi-season plantings with clean forms, open sightlines, and layered native canopy, understory, and shrub plantings that soften the school's facade while screening bike parking.

The North-West corner of the site is also defined by (2) large Willow Oaks, which as heritage trees will be protected through the duration of the project.



TREES



Carpinus caroliniana -
American Hornbeam



Chionanthus virginicus -
White Fringetree

EXISTING



Quercus phellos
Willow Oak
Exist. 41" & 26" caliper Heritage trees

SHRUBS



Ilex glabra -
Dwarf Inkberry Holly



Fothergilla gardenii -
Dwarf Fothergilla

GROUNDCOVERS



Carex pensylvanica -
Pennsylvania Sedge



Aquilegia canadensis -
Red Columbine

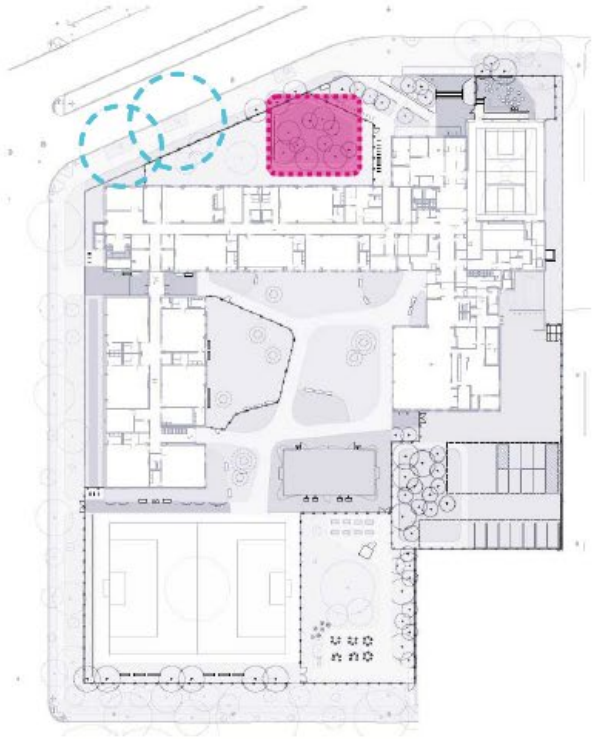


Geranium maculatum -
Wild Geranium

Plant Palette

Landscape - North Bioretention

A shade-tolerant stormwater garden that manages runoff while supporting native biodiversity through durable shrubs, hedges, ferns, and understory species adapted to fluctuating moisture and root competition.



TREES



Nyssa sylvatica-
Black Gum



Chionanthus virginicus -
White Fringetree

SHRUBS



Ilex verticillata -
Dwarf Winterberry Holly



Aronia arbutifolia -
Red Chokeberry



Viburnum acerifolium -
Mapleleaf Viburnum



Hamamelis virginiana -
Witch Hazel

GROUNDCOVERS



Maianthemum racemosum -
False Solomon's Seal



Carex crinita -
Fringed Sedge



Phlox divaricata -
Woodland Phlox



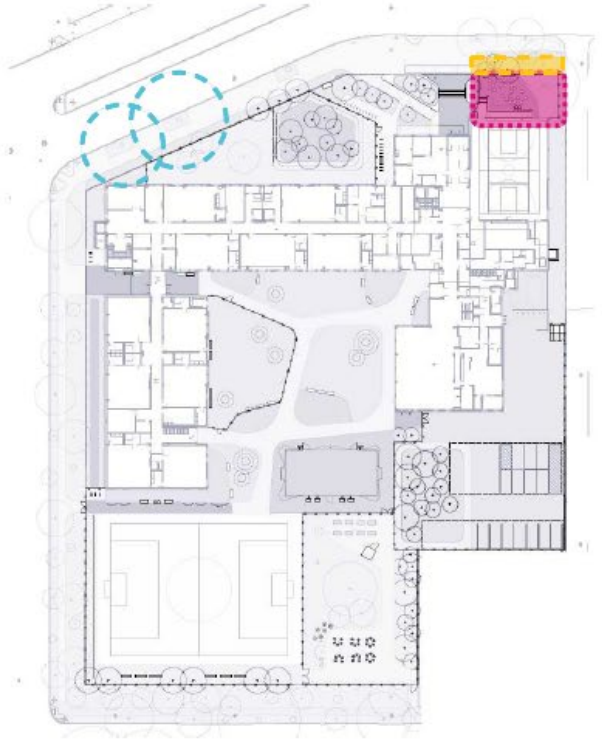
Carex pensylvanica -
Pennsylvania Sedge

Plant Palette

Landscape - Outdoor Classroom

The outdoor classroom is intended to be a resilient woodland learning environment beneath the existing mature linden tree, prioritizing shade-tolerant, non-toxic, durable species while providing seasonal interest, ecological value, and opportunities for nature-based education

To help screen the classroom from the public, a lush edge between the classroom and adjacent street, using layered trees, shrubs, grasses, and ferns to provide visual enclosure while maintaining safety and compatibility with the mature linden tree root zone.



Classroom Screening

GROUNDCOVERS



Carex pensylvanica -
Pennsylvania Sedge



Geranium maculatum -
Wild Geranium

SHRUBS



Ilex glabra -
Dwarf Inkberry Holly



Magnolia virginiana -
Sweetbay Magnolia

Outdoor Classroom

SHRUBS



Fothergilla gardenii -
Dwarf Fothergilla



Hydrangea arborescens -
Wild Hydrangea

GROUNDCOVERS



Heuchera americana -
American Alumroot



Carex pensylvanica -
Pennsylvania Sedge



Iris cristata -
Dwarf Crested Iris



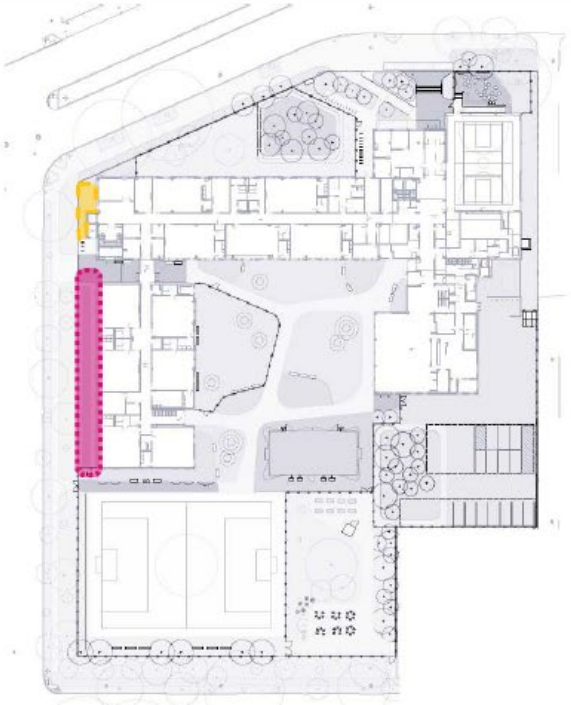
Tiarella cordifolia -
Foamflower

Plant Palette

Landscape - West / 10th Street

The west bioreretention will be in the backdrop of robust public space plantings along 10th Street. A diverse ecotonal stormwater garden, utilizing a mix of native trees, shrubs, hedges, grasses, and flowering perennials that tolerate alternating wet and dry conditions while providing pollinator habitat, seasonal interest, and educational value.

In the Northwest corner, the design transforms a highly visible corner by using bold masses of native structurally strong grasses and shrubs to create a memorable four-season display against the school's brick facade.



North-West corner

GROUNDCOVERS



Echinacea purpurea -
Purple Coneflower



Panicum vigatum -
Switchgrass

SHRUBS



Hydrangea quercifolia -
Oakleaf Hydrangea

West Bioretention

SHRUBS



Itea virginica -
Virginia Sweetspire



Aronia melanocarpa -
Black Chokeberry



Cephalanthus occidentalis -
Buttonbush



Ilex verticillata -
Dwarf Winterberry Holly

GROUNDCOVERS



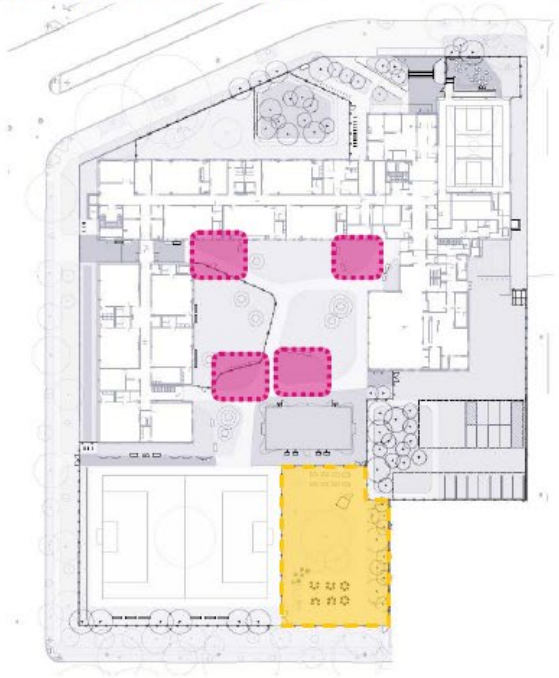
Carex pensylvanica -
Pennsylvania Sedge

Plant Palette

Landscape - Playground & Garden

The Central playground creates islands of shade to help distribute shade and play opportunities throughout the playground and across age groups. Designed as durable play infrastructure, providing shade, seasonal interest, and opportunities for nature interaction through high-canopy trees and resilient low-growing plant communities that preserve open sightlines and accommodate frequent use by children.

The school has a robust garden program, which they take great pride in. The school community's strong desire to maintain the garden largely intact has influenced the overall layout. Enhancements will be made to provide a better learning landscape, with more screening from the parking lot. This will continue as a learning space and support outdoor education, ecological literacy, and year-round seasonal engagement while leaving sun for garden and fruit-producing trees.



Classroom Screening

SHRUBS



Rhus aromatica 'Gro-Low' -
Fragrant Sumac

EXISTING



Carpinus caroliniana -
American Hornbeam

GROUNDCOVERS



Rudbeckia fulgida -
Orange Coneflower



Panicum virgatum 'Shenandoah' -
Switchgrass



Echinacea purpurea -
Purple Coneflower

Outdoor Classroom

TREES



Thuja occidentalis -
Arborvitae



Diospyros virginiana -
Common Persimmon



Carya illinoinensis -
Pecan

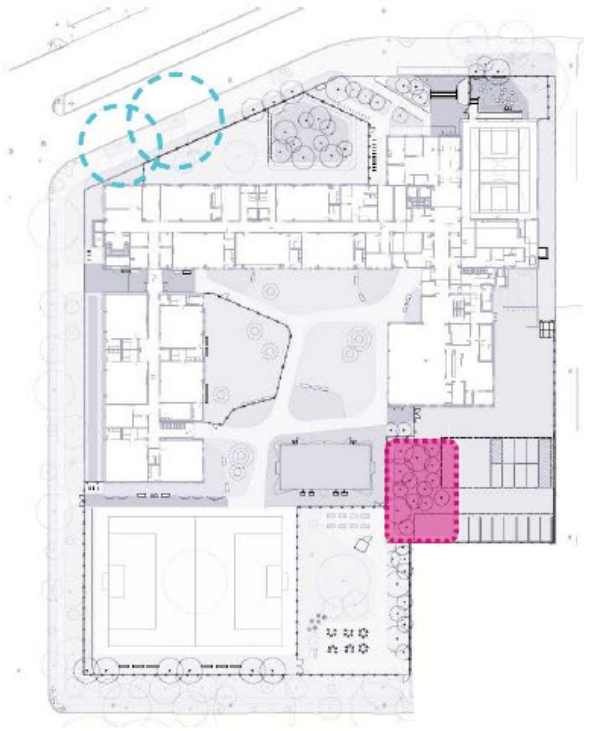


Cedrus deodara -
Deodar Cedar

Plant Palette

Landscape - North Bioretention

A shade-tolerant stormwater garden that manages runoff while supporting native biodiversity through durable shrubs, hedges, ferns, and understory species adapted to fluctuating moisture and root competition.



TREES



Betula nigra -
River Birch



Chionanthus virginicus -
White Fringetree



Magnolia virginiana -
Sweetbay Magnolia

SHRUBS



Clethra alnifolia -
Summersweet



Aronia arbutifolia -
Red Chokeberry

GROUNDCOVERS



Carex pensylvanica -
Pennsylvania Sedge



Juncus effusus -
Soft Rush