

INNOVATIVE SCHOOL PRECEDENTS

CONSTRAINED SITES

**ADDITIONS AND
RENOVATIONS**

SHARED USES

**ADAPTIVE REUSE OF A
DIFFERENT BUILDING
TYPE**



Rosa Parks Elementary School , Portland, OR

From: <http://certificationmap.com/top-3-green-schools-in-america/>

ISSUES LEADING TO INNOVATIVE SOLUTIONS

- **SITE RESTRICTIONS**
- **COST**
- **TIME**
- **STRINGENT BLDG. REQUIREMENTS**
- **NEW EDUCATIONAL REQUIREMENTS**
- **UNIQUE PROGRAM**
- **EXISTING SITE OR BUILDING CONSTRAINTS**
- **URBAN ENVIRONMENT**
- **NEIGHBORHOOD AESTHETICS — CONTEXT**
- **COMMUNITY INPUT AND IDEAS**
- **ENVIRONMENTAL CONCERNS**
- **STATE, COUNTY OR CITY POLICY**



INNOVATIVE SCHOOL PRECEDENTS **CONSTRAINED SITES**

- **1.5 ACRE, 1 /2 BLOCK SITE**
- **2011 COMPLETED**
- **67,500 SQFT.**
- **GRADES PRE-K – 4**
- **540 STUDENTS**
- **ADJACENT TO NEIGHBORHOOD PARK**



From: http://archrecord.construction.com/projects/building_types_study



From: <http://earth.google.com>

CHARLES MOREY ELEMENTARY SCHOOL - LOWELL, MA
FLANSBURGH - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS **CONSTRAINED SITES**

- **2 STORIES**
- **DESIGNED TO MEET
NEIGHBORHOOD SCALE**



From: http://archrecord.construction.com/projects/building_types_study



From: <http://earth.google.com>



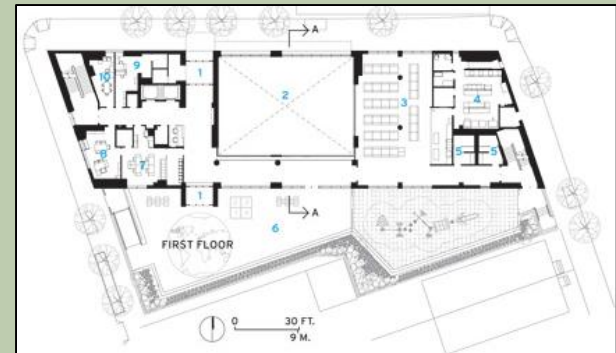
From: http://archrecord.construction.com/projects/building_types_study

CHARLES MOREY ELEMENTARY SCHOOL - LOWELL, MA
FLANSBURGH - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS **CONSTRAINED SITES**

- **.54 ACRE**
- **2013 COMPLETED**
- **65,000 SQFT.**
- **4 STORIES**
- **GRADES K – 5**
- **420 STUDENTS**
- **\$36 MILLION CONST.**
- **DOUBLE PLAYGROUND**



From: http://archrecord.construction.com/projects/building_types_study

PUBLIC SCHOOL 330 — NEW YORK CITY
MURPHY BURNHAM & BUTTRICK - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS **CONSTRAINED SITES**

- GLASS ENCLOSED GYM, AUDITORIUM/DANCE STUDIO IN BASEMENT
- LOBBY AND CAFETERIA LOOK DOWN INTO GYM
- COLORED FLOORS FOR WAYFINDING



From: http://archrecord.construction.com/projects/building_types_study



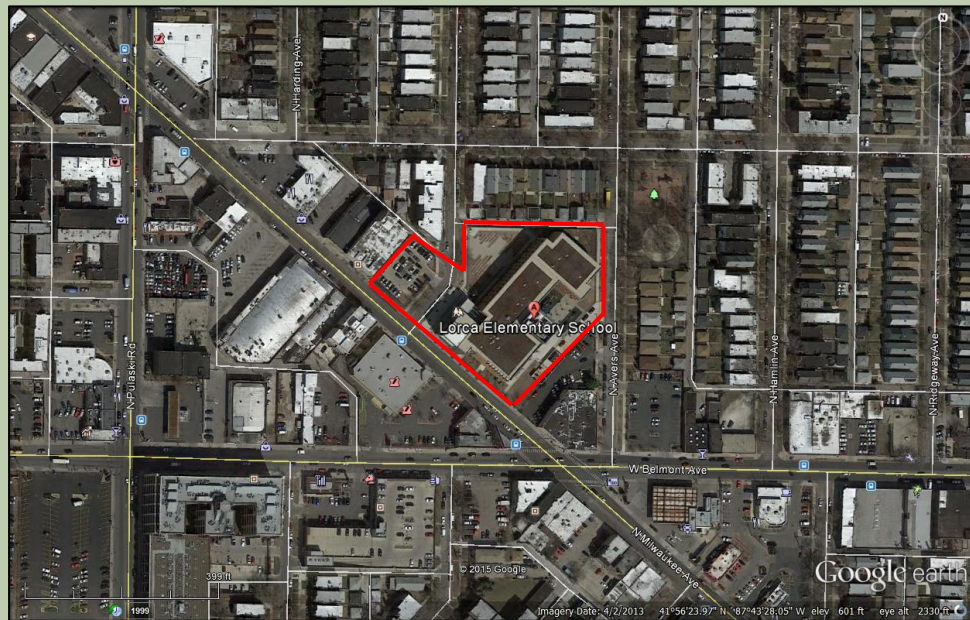
From: http://archrecord.construction.com/projects/building_types_study

PUBLIC SCHOOL 330 — NEW YORK CITY
MURPHY BURNHAM & BUTTRICK - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS **CONSTRAINED SITES**

- **3.0 ACRES, MID-BLOCK**
- **ADJACENT TO RESIDENTIAL NEIGHBORHOOD**
- **ADJACENT TO PUBLIC PARK**



From: <http://earth.google.com>



FEDERICO GARCIA LORCA ELEMENTARY — CHICAGO
SMNG A - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS **CONSTRAINED SITES**

- 106,000 SQFT.
- COMPLETED 2012
- \$25.1 MILLION (CONST.)
- GRADES PRE K - 8
- 900 STUDENTS
- 3 STORIES
- LEED - SILVER



From: <http://certificationmap.com/top-3-green-schools-in-america/>

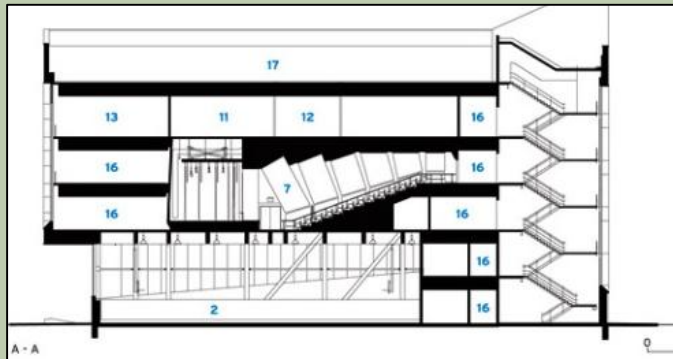


FEDERICO GARCIA LORCA ELEMENTARY — CHICAGO
SMNG A - ARCHITECT

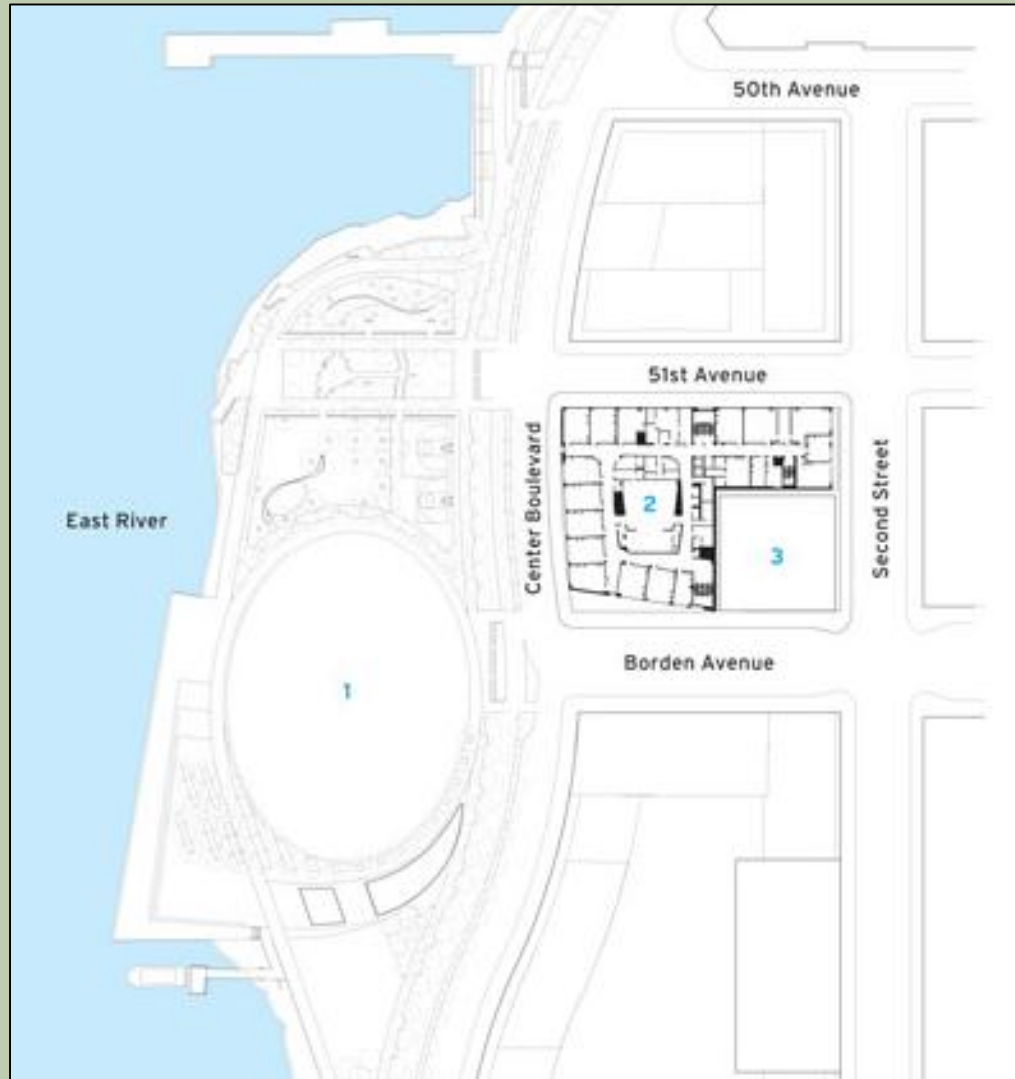


INNOVATIVE SCHOOL PRECEDENTS **CONSTRAINED SITES**

- **.72 ACRE 2/3 - BLOCK SITE**
- **2013 COMPLETED**
- **145,000 SQFT.**
- **5 STORIES “L” SHAPE (BUILT AROUND RES. TOWER)**
- **ADJACENT TO 5.5 ACRE PARK**
- **GRADES 5 – 12**
- **AUDITORIUM IN MIDDLE**



From: http://archrecord.construction.com/projects/building_types_study



From: http://archrecord.construction.com/projects/building_types_study

HUNTER'S POINT HIGH SCL/MIDDLE SCL/SPECIAL ED — QUEENS, NY
FXFOWLE - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS **CONSTRAINED SITES**

- \$61 MILLION CONST.
- GYM ON 1ST FLOOR
- ARCHITECTS NEVER DID SCHOOL BEFORE
- 1,000 STUDENTS (96% GRADUATE)



From: http://archrecord.construction.com/projects/building_types_study



From: http://archrecord.construction.com/projects/building_types_study

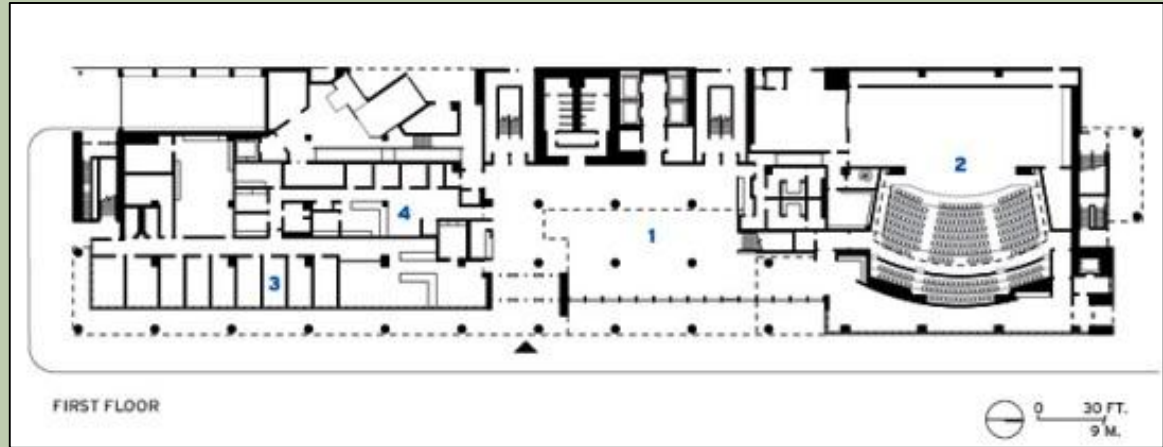


HUNTER'S POINT HIGH SCL/MIDDLE SCL/SPECIAL ED — QUEENS, NY
FXFOWLE - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS **CONSTRAINED SITES**

- **1.2 ACRE 1/2 - BLOCK SITE**
- **2013 COMPLETED**
- **278,000 SQFT.**
- **7 STORIES (BUILT W/ TALL FLOORS TO LOOK LIKE 11 STORY)**
- **GRADES 6 – 12**
- **1,200 STUDENTS**
- **\$91 MILLION CONST. (\$115 Tot.)**
- **SUBWAY AND ELEVATED WITHIN A BLOCK**



From: http://archrecord.construction.com/projects/building_types_study



From: http://archrecord.construction.com/projects/building_types_study

WILLIAM JONES COLLEGE PREP HIGH SCHOOL - CHICAGO
PERKINS + WILL - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS **CONSTRAINED SITES**



From: http://archrecord.construction.com/projects/building_types_study



From: http://archrecord.construction.com/projects/building_types_study

- UNDERGROUND PARKING
- RATED A TOP SCHOOL IN COUNTRY
 - *U.S NEWS & WORLD REPORT*
- POOL AND GYM ON 6TH FLOOR
- LEED - GOLD

WILLIAM JONES COLLEGE PREP HIGH SCHOOL - CHICAGO
PERKINS + WILL - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS **CONSTRAINED SITES**

- **3.71 ACRES**
- **70,000 SQFT.**
- **GRADES K - 5**
- **510 STUDENTS**
- **3 STORIES**
- **BUILT WITHIN DENSE RESIDENTIAL COMMUNITY**

From: [Muse Architects](#)



SOMERSET ELEMENTARY SCHOOL — CHEVY CHASE, MD
MUSE - ARCHITECT



- **16.4 ACRES**
- **RENOVATION AND ADDITION COMPLETED 2002**
- **308,000 SQFT.**
- **GRADES 9 - 12**
- **1,870 STUDENTS**
- **ADJACENT TO DOWNTOWN BETHESDA NEIGHBORHOOD**
- **LEED - SILVER**



From: Dewberry Davis



BETHESDA CHEVY CHASE HIGH SCHOOL — BETHESDA
DEWBERRY & DAVIS - ARCHITECT



- **3.8 ACRES**
- **154,000 SQFT.**
- **COMPLETED 2005**
- **GRADES 3 - 6**
- **504 STUDENTS**
- **3 STORIES**
- **CENTER OF RESIDENTIAL NEIGHBORHOOD**
- **ON RESIDENTIAL CIRCLE**
- **RENOVATION KEPT BEST OF HISTORIC BLDG.**



From: [Wiencek Associates](#)



CHEVY CHASE ELEMENTARY SCHOOL — CHEVY CHASE, MD

WIENCEK + ASSOCIATES - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS

SHARED USES

- 8 ACRES
- 2011 COMPLETED
- 60,900 SQFT.
- GYM AND MULTIPURPOSE ROOMS CAN BE CLOSED OFF FOR COMMUNITY CENTER



From: http://archrecord.construction.com/projects/building_types_study



From: http://archrecord.construction.com/projects/building_types_study



From: http://archrecord.construction.com/projects/building_types_study

STODDERT ELEMENTARY SCHOOL & COMM. CENTER — WASHINGTON, DC PERKINS EASTMAN - ARCHITECT



- 2 STORIES
- LEED - GOLD
- GRADES PRE-K — 5
- 400 STUDENTS



From: http://archrecord.construction.com/projects/building_types_study



From: http://archrecord.construction.com/projects/building_types_study

STODDERT ELEMENTARY SCHOOL & COMM. CENTER — WASHINGTON, DC
PERKINS EASTMAN - ARCHITECT



- 3.86 ACRE
- ADJACENT TO 8 ACRE PUBLIC PARK
- LIBRARY, POOL, GYM ACCESS DIRECTLY TO PUBLIC
- 2011 COMPLETED
- 213,000 SQFT.
- 3 STORIES



From: <http://earth.google.com>



From: http://archrecord.construction.com/projects/building_types_study

SOUTH SHORE INTERNATIONAL COLLEGE PREP HS — CHICAGO
JOHN RONAN - ARCHITECT



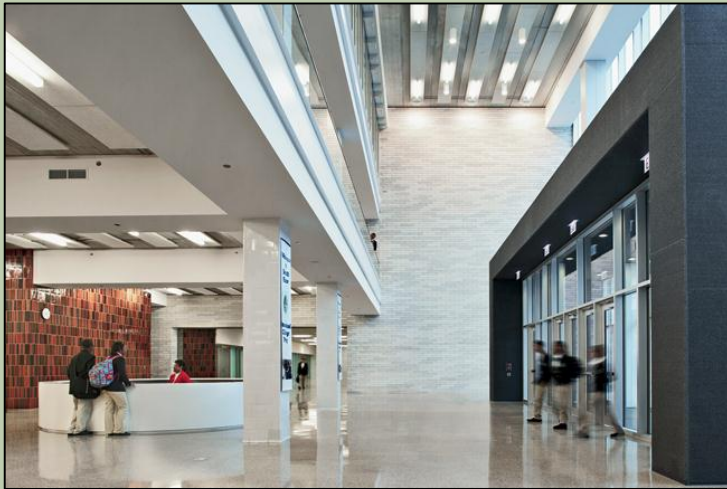
INNOVATIVE SCHOOL PRECEDENTS

SHARED USES

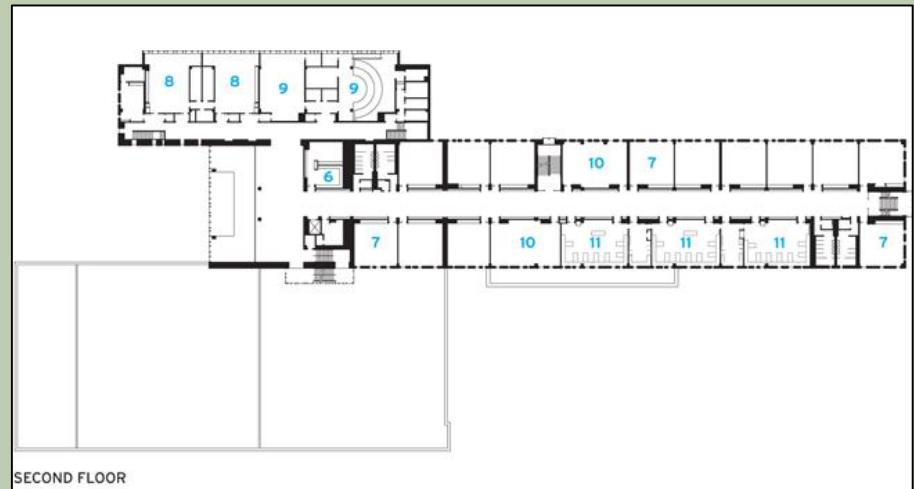
- GRADES 9 – 12
- 1,200 STUDENTS
- 9 MONTHS DESIGN TO CD'S COMPLETE
- GYM AND POOL 10' SUBMERGED
- DESIGNED TO LAST 100 YEARS MIN.
- LEED – SILVER



From: http://archrecord.construction.com/projects/building_types_study



From: http://archrecord.construction.com/projects/building_types_study

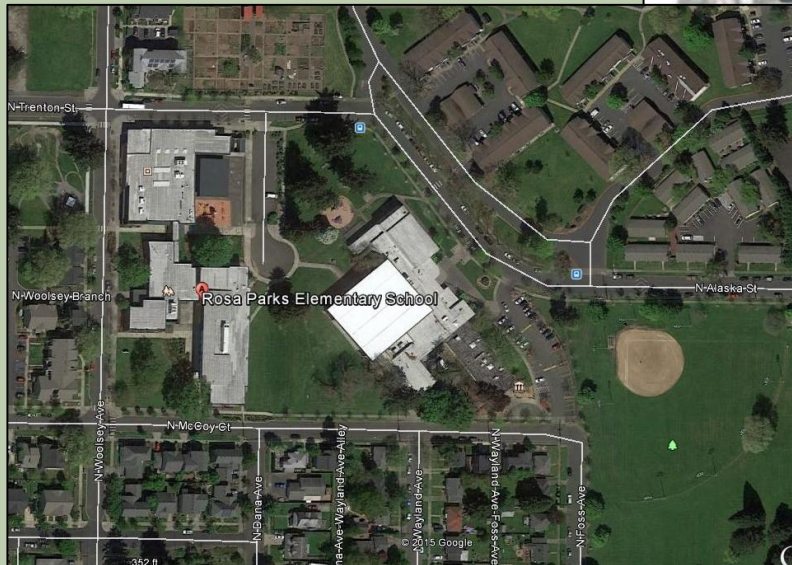
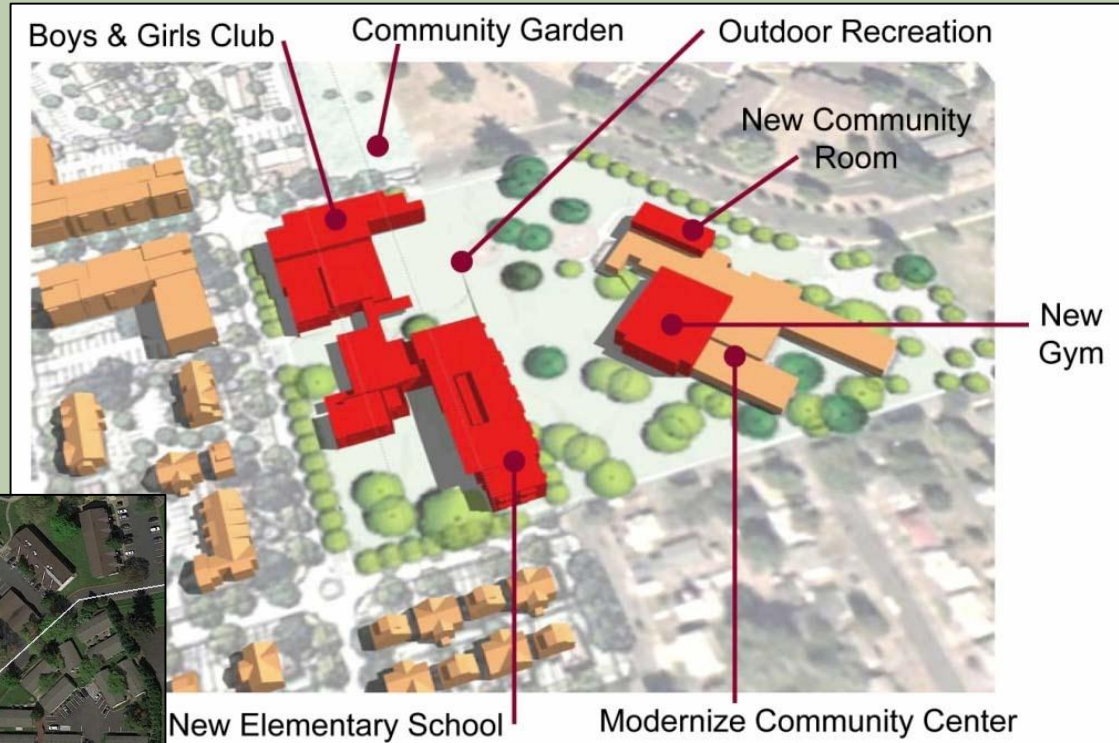


From: http://archrecord.construction.com/projects/building_types_study

SOUTH SHORE INTERNATIONAL COLLEGE PREP HS — CHICAGO
JOHN RONAN - ARCHITECT



- **2.4 ACRES (SCHOOL)**
- **2006 COMPLETED**
- **ADJACENT TO COMM. CENTER AND BOYS AND GIRLS CLUB**
- **PARTNERSHIP REDUCED PLANNING COSTS BY HALF**



From: <http://earth.google.com>

From: <http://certificationmap.com/top-3-green-schools-in-america/>

ROSA PARKS ELEMENTARY SCHOOL — PORTLAND, OR

DULL OLSON WEEKES - ARCHITECT



- 67,000 SQFT.
- GRADES K — 6
- 500 STUDENTS
- LEED — GOLD



From: <http://certificationmap.com/top-3-green-schools-in-america/>



From: http://archrecord.construction.com/projects/building_types_study

ROSA PARKS ELEMENTARY SCHOOL — PORTLAND, OR
DULL OLSON WEEKES - ARCHITECT



- **.5 ACRES**
- **SHARES GEORGE WASHINGTON U. ATHLETIC, LIBRARY AND AUDITORIUM FACILITIES**
- **AGREEMENT WITH GWU ALLOWED RENOVATION AND ADDITION TO SWW AND ALSO GWU TO EXPAND THEIR FACILITIES**



From: [Perkins Eastman Architects](#)



SCHOOL WITHOUT WALLS — WASHINGTON, DC
PERKINS EASTMAN - ARCHITECT

- RENOVATION AND ADDITION COMPLETED 2009
- 68,000 SQFT.
- GRADES 9 - 12
- 550 STUDENTS
- LEED - GOLD



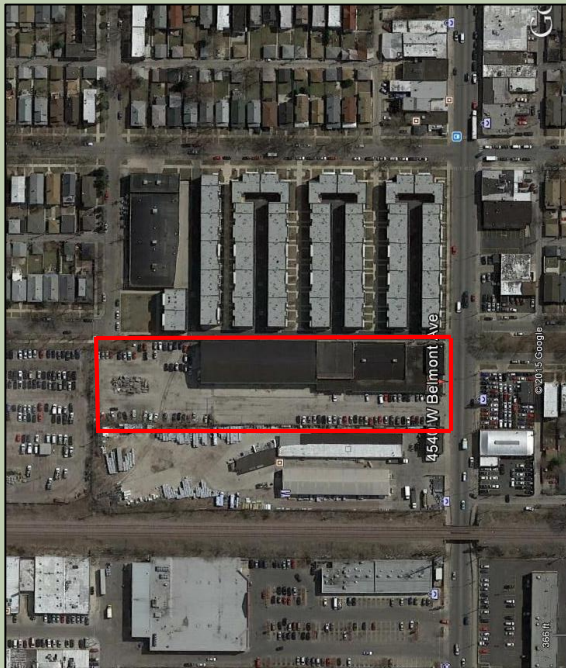
SCHOOL WITHOUT WALLS — WASHINGTON, DC
PERKINS EASTMAN - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS

ADAPTIVE REUSE

- 2014 COMPLETED
- 2.2 ACRES (LONG AND NARROW)
- 58,000 SQFT.
- GRADES 7 – 12
- 925 STUDENTS



From: <http://earth.google.com>



From: http://archrecord.construction.com/projects/building_types_study



From: http://archrecord.construction.com/projects/building_types_study

INTRINSIC CHARTER SCHOOL — CHICAGO
WHEELER KERNS - ARCHITECT



INNOVATIVE SCHOOL PRECEDENTS

ADAPTIVE REUSE

- 2 STORY 1930's CONVERTED LUMBER YARD BARN BLDG.
- GYM IS ALSO FLEX CAFETERIA AND COMMUNITY SPACE
- VARIANCE FOR HIGH PERFORMING SKYLIGHTS



From: http://archrecord.construction.com/projects/building_types_study

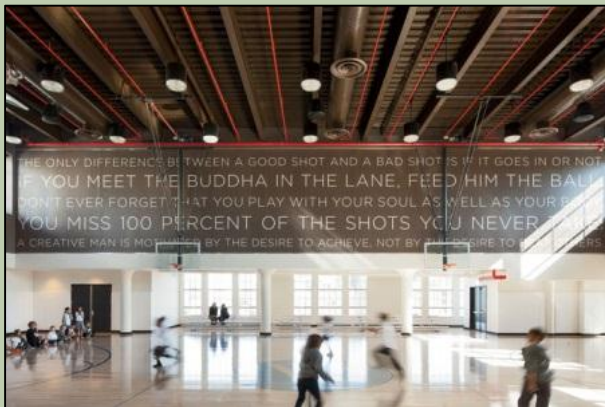


From: http://archrecord.construction.com/projects/building_types_study

INTRINSIC CHARTER SCHOOL — CHICAGO
WHEELER KERNS - ARCHITECT



- 2013 COMPLETED
- 215,000 SQFT.
- \$60 MILLION (CONST.)
- GRADES K – 12
- 1,600 STUDENTS
- 1928 CONCRETE WAREHOUSE BLDG. (DESIGNED BY CASS GILBERT)



From: Perkins Eastman Architects



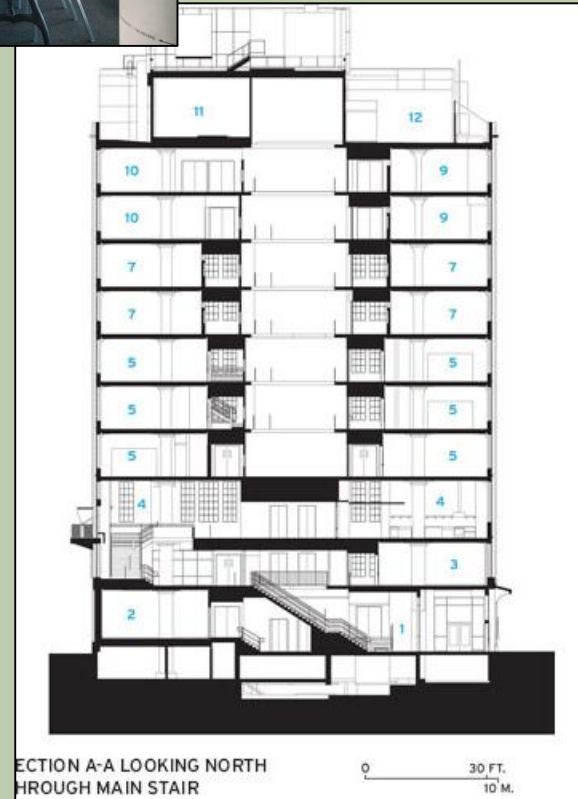
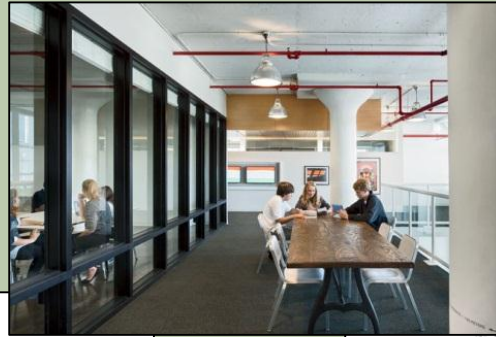
From: Perkins Eastman Architects

AVENUES: THE WORLD SCHOOL — NEW YORK

PERKINS EASTMAN - ARCHITECT



- 10 STORIES
- RAISED ROOF FOR GYM ON TOP



From: http://archrecord.construction.com/projects/building_types_study

AVENUES: THE WORLD SCHOOL — NEW YORK
PERKINS EASTMAN - ARCHITECT

- 2013 COMPLETED
- 507,100 SQFT.
- 11 STORY 1977 OFFICE TOWER (IBM)
- SCHOOL IN ONE TOWER. OTHER TOWER DEMOLISHED FOR GYM/POOL
- PARKING CONVERTED TO FIELDS



From: http://archrecord.construction.com/projects/building_types_study



From: http://archrecord.construction.com/projects/building_types_study

NORTH ATLANTA HIGH SCHOOL — ATLANTA
COOPER CARRY - ARCHITECT



- **\$87 MILLION (CONST. ONLY)**
- **2 STORIES PER GRADE WITH STAIR CUTOUT IN THE PAIR**
- **GRADES 9 – 12**
- **2,400 STUDENTS**
- **ELEVATOR SOFTWARE PRIORITIZES GROUPS**
- **NEW ROUGHHOUSE-PROOF GLAZING**



From: http://archrecord.construction.com/projects/building_types_study

NORTH ATLANTA HIGH SCHOOL — ATLANTA

COOPER CARRY - ARCHITECT

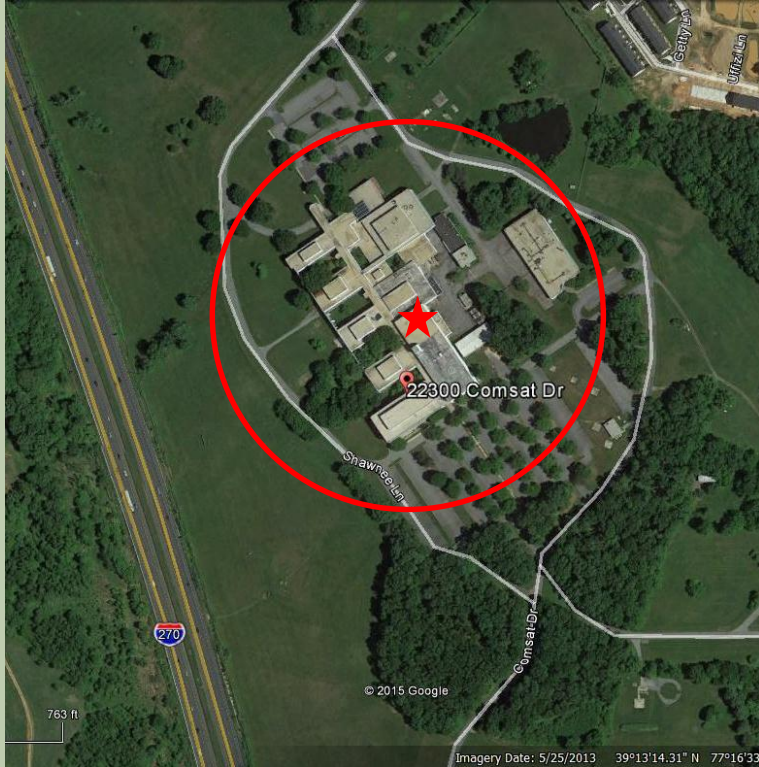


QUESTIONS



COUNTY VACANT OFFICE SPACE

COMSAT BUILDING



- **22300 COMSAT DRIVE**
- **CLARKSBURG, MD**
- **FL. SIZE: 269,000 SQFT**
- **BLDG. SIZE: 538,000 SQFT**
- **22.9 ACRES**

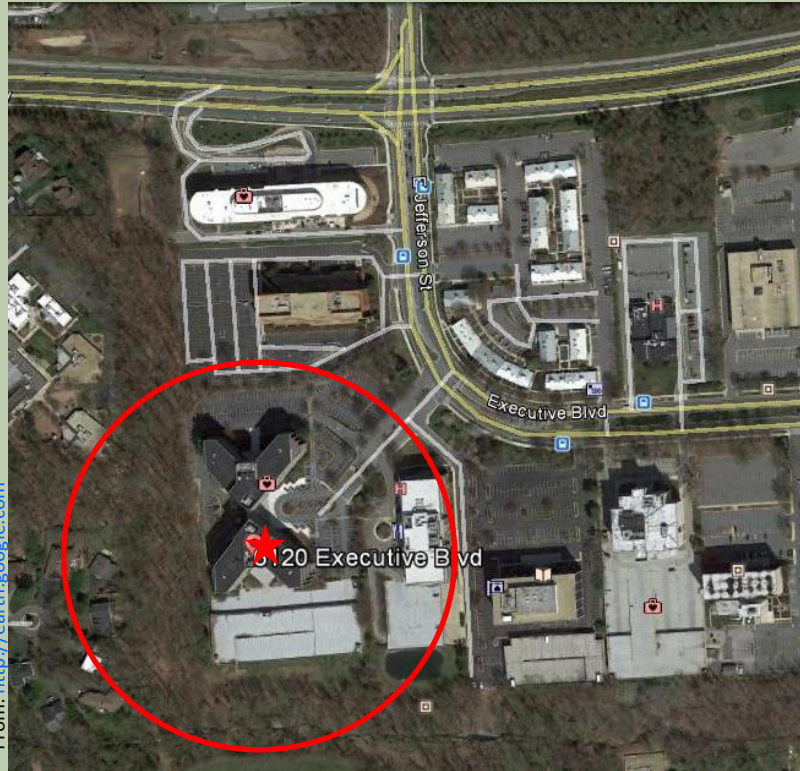
13900 CONNECTICUT AVENUE



- **ASPEN HILL, MD**
- **FL. SIZE: 87,600 SQFT**
- **BLDG. SIZE: 263,000 SQFT**
- **9 ACRES**

COUNTY VACANT OFFICE SPACE

EXECUTIVE PLAZA SOUTH



- 6120 EXECUTIVE BLVD.
- ROCKVILLE, MD
- FL. SIZE: 19,700 SQFT
- BLDG. SIZE: 174,200 SQFT
- COMBINED SIZE: 328,000 SF
- 12.9 ACRES (TOTAL OF 2)

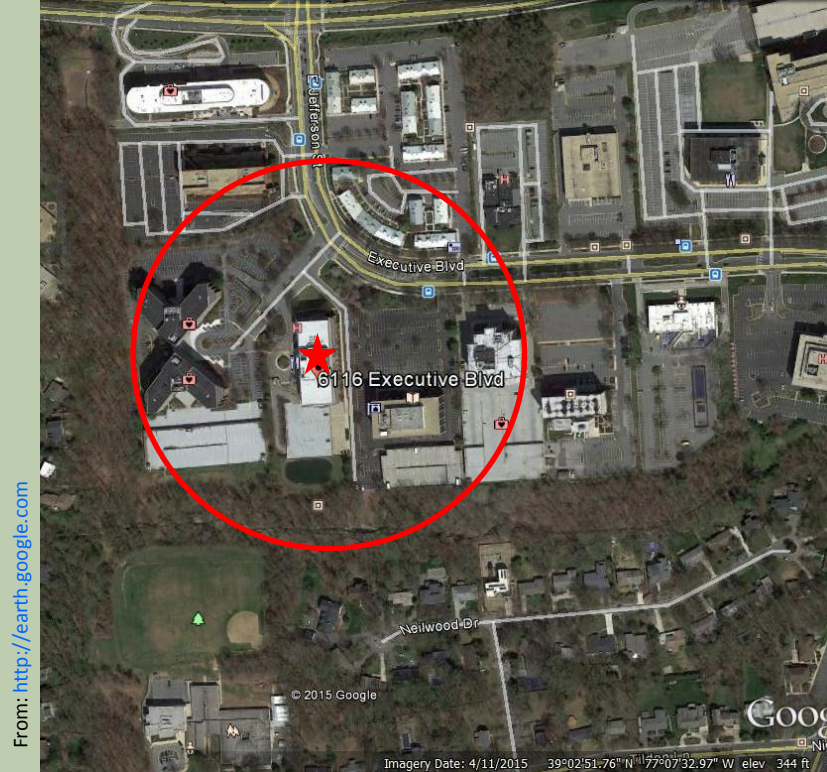
EXECUTIVE PLAZA NORTH



- 6130 EXECUTIVE BLVD.
- ROCKVILLE, MD
- FL. SIZE: 18,600 SQFT
- BLDG. SIZE: 154,200 SQFT
- COMBINED SIZE: 328,000 SF
- 12.9 ACRES (TOTAL OF 2)

COUNTY VACANT OFFICE SPACE

6116 EXECUTIVE BLVD



- **ROCKVILLE, MD**
- **FL. SIZE: 26,000 SQFT**
- **BLDG. SIZE: 209,700 SQFT**
- **4.8 ACRES**



COUNTY VACANT OFFICE SPACE

CAPITAL GATEWAY



- **6700 ROCKLEDGE DRIVE**
- **BETHESDA, MD**
- **FL. SIZE: 31,100 SQFT**
- **BLDG. SIZE: 151,100 SQFT**

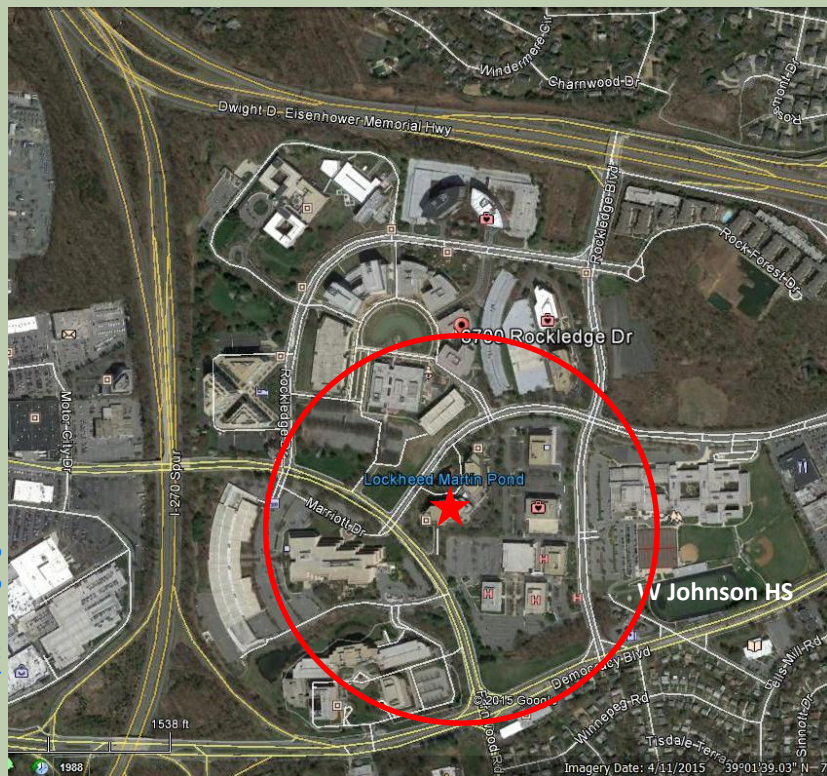
ROCKLEDGE EXEC. PLAZA 2



- **6610 ROCKLEDGE DRIVE**
- **BETHESDA, MD**
- **FL. SIZE: 25,100 SQFT**
- **BLDG. SIZE: 150,800 SQFT**
- **4.5 ACRES**

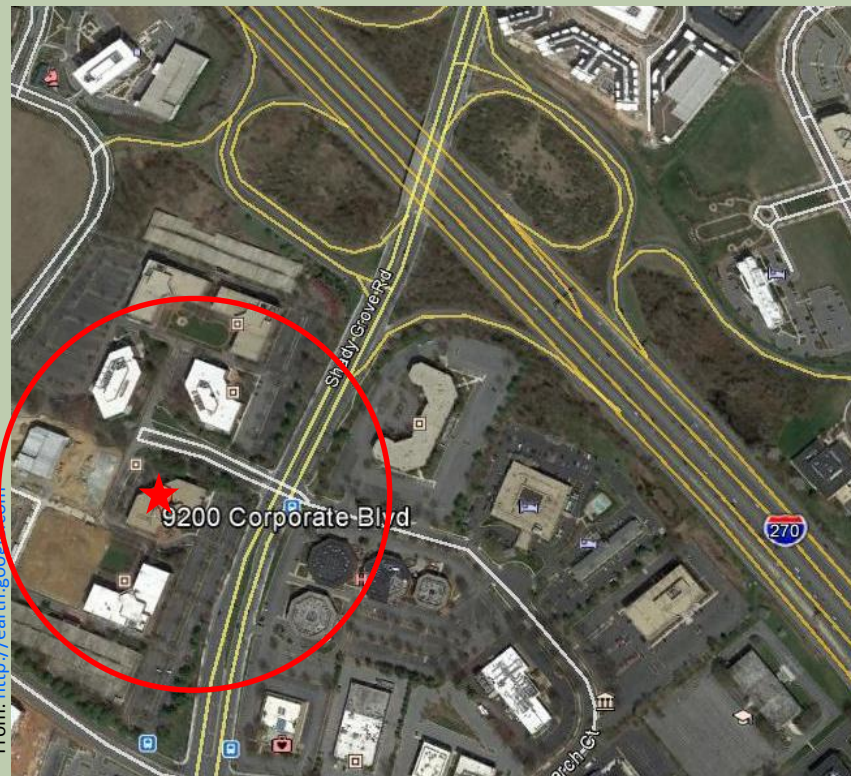
COUNTY VACANT OFFICE SPACE

6560 ROCK SPRING DRIVE



- BETHESDA, MD
- FL. SIZE: 27,300 SQFT
- BLDG. SIZE: 180,400 SQFT
- 4.4 ACRES

SHADY GROVE EXEC. CENTER 5



- 9200 CORPORATE BLVD.
- ROCKVILLE, MD
- FL. SIZE: 27,400 SQFT
- BLDG. SIZE: 109,800 SQFT
- 5.7 ACRES