Innovative School Precedents

Constrained Sites

Additions and Renovations

Shared Uses

Adaptive Reuse of a Different Building Type

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

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

Rosa Parks Elementary School, Portland, OR
Innovative School Precedents

- **1.5 Acre, 1/2 Block Site**
- **2011 Completed**
- **67,500 sqft.**
- **Grades Pre-K – 4**
- **540 Students**
- **Adjacent to Neighborhood Park**

**Charles Morey Elementary School - Lowell, MA**
Flansburgh - Architect

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

From: http://earth.google.com
Innovative School Precedents

- 2 Stories
- Designed to meet Neighborhood Scale

Charles Morey Elementary School - Lowell, MA
Flansburgh - Architect

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

Charles Morey Elementary School - Lowell, MA
Flansburgh - Architect

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Innovative School Precedents

Public School 330 – New York City
Murphy Burnham & Buttrick - Architect

- .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
Innovative School Precedents

- Glass Enclosed Gym, Auditorium/Dance Studio in Basement
- Lobby and Cafeteria Look Down into Gym
- Colored Floors for Wayfinding

Public School 330 — New York City
Murphy Burnham & Buttrick - Architect

From: http://archrecord.construction.com/projects/building_types_study
Innovative School Precedents

- **3.0 Acres, Mid-Block**
- **Adjacent to Residential Neighborhood**
- **Adjacent to Public Park**

Federico Garcia Lorca Elementary — Chicago
SMNG A - Architect

From: http://earth.google.com
Innovative School Precedents

Federico Garcia Lorca Elementary — Chicago
SMNG A - Architect

- 106,000 sqft.
- Completed 2012
- $25.1 Million (Const.)
- Grades Pre K - 8
- 900 Students
- 3 Stories
- LEED - Silver

Innovative School Precedents

- **.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**

Hunter’s Point High Scl/Middle Scl/Special Ed – Queens, NY

FXFowle - Architect

Innovative School Precedents

- $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

Constrained Sites

Hunter’s Point High Scl/Middle Scl/Special Ed — Queens, NY
FXFowle - Architect

From: http://archrecord.construction.com/projects/building_types_study
Innovative School Precedents

- **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**

**William Jones College Prep High School - Chicago**
Perkins + Will - Architect

Innovative School Precedents

- **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

- 3.71 Acres
- 70,000 sqft.
- Grades K - 5
- 510 Students
- 3 Stories
- Built Within Dense Residential Community

Somerset Elementary School — Chevy Chase, MD
Muse - Architect

From: Muse Architects
Innovative School Precedents

- **16.4 Acres**
- **Renovation and Addition Completed 2002**
- **308,000 sqft.**
- **Grades 9 - 12**
- **1,870 Students**
- **Adjacent to Downtown Bethesda Neighborhood**
- **LEED - Silver**

Bethesda Chevy Chase High School — Bethesda
Dewberry & Davis - Architect
Innovative School Precedents

Chevy Chase Elementary School — Chevy Chase, MD
Wiencek + Associates - 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
Innovative School Precedents

- 8 Acres
- 2011 Completed
- 60,900 sqft.
- Gym and Multipurpose Rooms Can Be Closed Off for Community Center

Stoddert Elementary School & Comm. Center – Washington, DC
Perkins Eastman - Architect

From: http://archrecord.construction.com/projects/building_types_study
Innovative School Precedents

- 2 Stories
- LEED - Gold
- Grades Pre-K – 5
- 400 Students

Stoddert Elementary School & Comm. Center – Washington, DC
Perkins Eastman - Architect

From: http://archrecord.construction.com/projects/building_types_study
Innovative School Precedents

- 3.86 Acre
- Adjacent to 8 Acre Public Park
- Library, Pool, Gym Access Directly to Public
- 2011 Completed
- 213,000 sqft.
- 3 Stories

South Shore International College Prep HS — Chicago
John Ronan - Architect

From: http://archrecord.construction.com/projects/building_types_study
From: http://earth.google.com
Innovative School Precedents

- 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

South Shore International College Prep HS – Chicago
John Ronan - Architect

From: http://archrecord.construction.com/projects/building_types_study
Innovative School Precedents

- **2.4 Acres (School)**
- **2006 Completed**
- **Adjacent to Comm. Center and Boys and Girls Club**
- **Partnership**
  - **Reduced Planning Costs by Half**

**Rosa Parks Elementary School — Portland, OR**

Dull Olson Weekes - Architect
Innovative School Precedents

- 67,000 sqft.
- Grades K – 6
- 500 Students
- LEED – Gold

Rosa Parks Elementary School – Portland, OR
Dull Olson Weekes - Architect

From: http://certificationmap.com/top-3-green-schools-in-america/
From: http://archrecord.construction.com/projects/building_types_study
Innovative School Precedents

- .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
Innovative School Precedents

- **School Without Walls** – Washington, DC
- Perkins Eastman - Architect

- **Renovation and Addition Completed**
  2009
- **68,000 sqft.**
- **Grades 9 - 12**
- **550 Students**
- **LEED - Gold**
Innovative School Precedents

- 2014 Completed
- 2.2 Acres (long and narrow)
- 58,000 sqft.
- Grades 7 – 12
- 925 Students

Intrinsic Charter School – Chicago
Wheeler Kerns - Architect

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

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

From: http://earth.google.com
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

Intrinsic Charter School — Chicago
Wheeler Kerns - Architect

From: http://archrecord.construction.com/projects/building_types_study
Innovative School Precedents

Adaptive Reuse

• 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

Avenues: The World School — New York
Perkins Eastman - Architect
Innovative School Precedents

Adaptive Reuse

- 10 Stories
- Raised Roof for Gym on Top

Avenues: The World School — New York
Perkins Eastman - Architect

From: http://archrecord.construction.com/projects/building_types_study
Innovative School Precedents

Adaptive Reuse

- 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

North Atlanta High School — Atlanta
Cooper Carry - Architect

From: http://archrecord.construction.com/projects/building_types_study
Innovative School Precedents

Adaptive Reuse

- $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

North Atlanta High School – Atlanta
Cooper Carry - Architect

From: http://archrecord.construction.com/projects/building_types_study
Innovative School Precedents

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
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