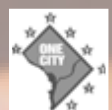


HORACE MANN ELEMENTARY SCHOOL



DGS District of Columbia
Department of General Services

October 17, 2012

Marshall | Moya Design

Bradley Site Design, Inc. | Setty & Associates International, PLLC | ReStl Designers, Inc. | Polysonics Corp. | Gorove/Slade Assoc. | Delon Hampton & Assoc. | Sustainable Design & LEED | TCT Cost Consultants

1

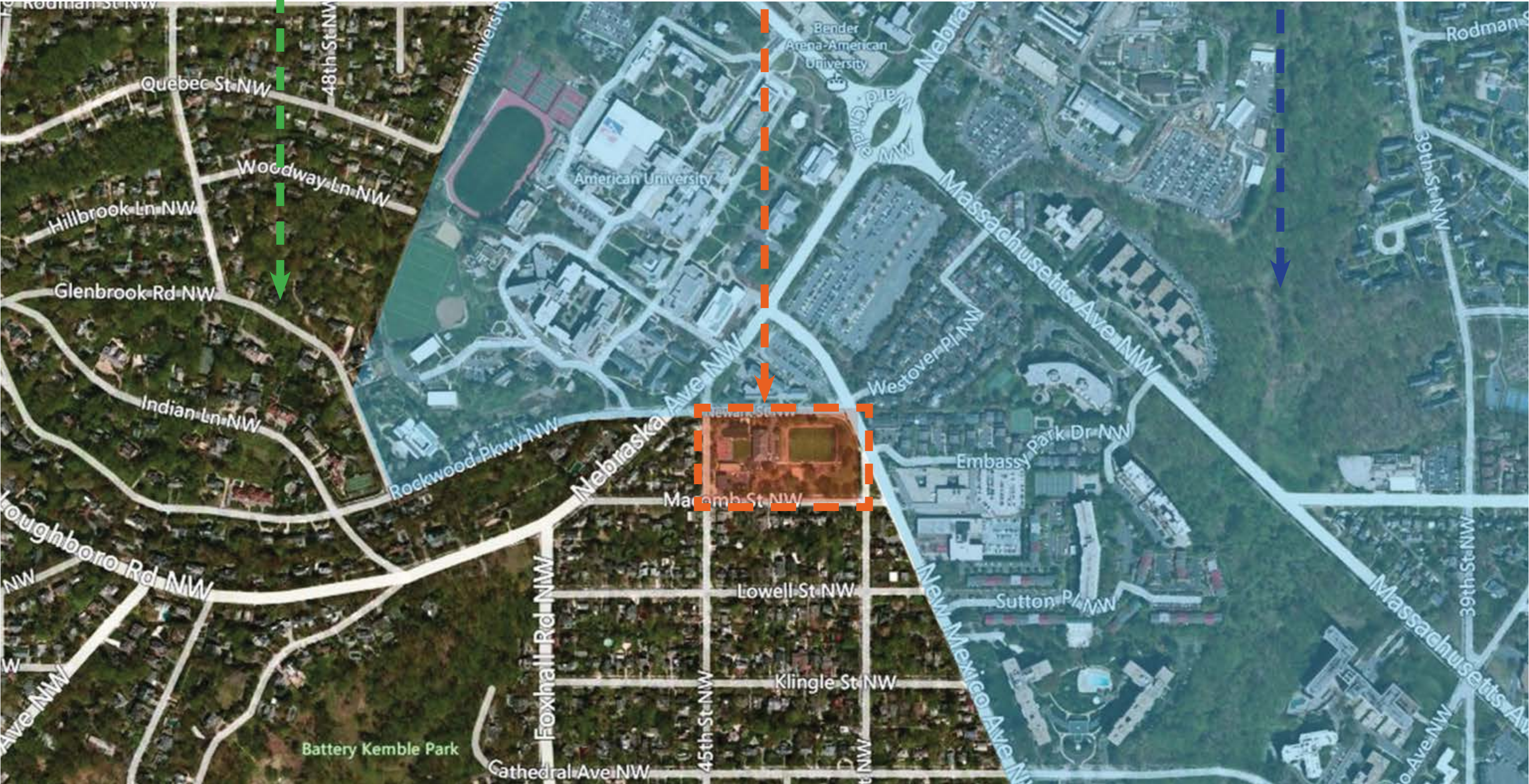
Neighborhood Context

COMMERCIAL AND RESIDENTIAL ZONE

Single Family Residential Zone

Mann Elementary School Located at the Interface of Both Zones

Commercial, Institutional & Multifamily Residential Zone



2

Site Plan Analysis

Square: 1603

Lot: 0804

Zone: R-1-B

Height: 3 Stories - 60' for Schools

Lot Occupancy: 60%

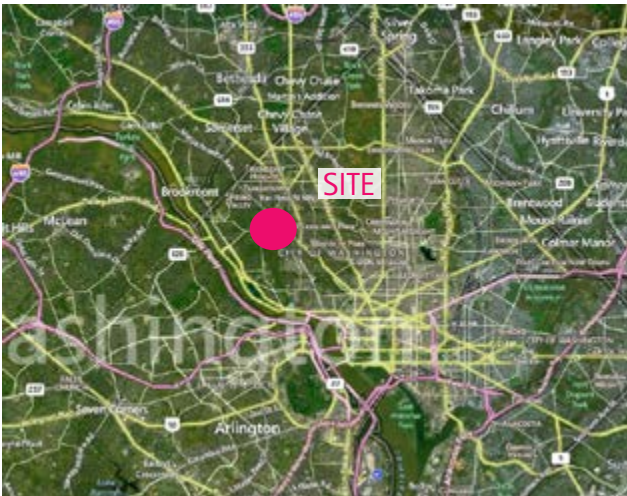
Allowable: 0.9

Side Yard Setback: 8'-0"

Rear Yard Setback: 25'-0"

Site and Zoning Analysis

SITE AND ZONING ANALYSIS



Zoning Summary

Square: 1603
Lot: 0804
Zone: R-1-B
Height: 3 Stories - 60' for Schools
Lot Occupancy: 60%
Allowable: 0.9
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Rear Yard Setback: 25'-0"

SUMMER SUN

WINTER SUN



WINDS

NORTH



Marshall Moya Design



GENERAL INFORMATION

Initial year built: 1931
Building Area: 21,903sf
Ward: 3

Enrollment 2012-2013: 280
Current program Cap: 280
Proposed Program Cap: 370

SITE

4430 Newark Street NW
Washington, DC 20016

Existing Site Plan

EXISTING SITE PLAN

CHURCH

NEWARK ST NW

TRAILER - 1 STORY

TRAILER - 1 STORY

2 STORY SCHOOL

TRAILER - 1 STORY

COMMUNITY CENTER

2 STORY PRIVATE PROPERTIES

MACOMB ST NW

NEW MEXICO AVE NW



The 1931 D.C. Public School Plan proposes an expansion of the Mann School with a 2-story wing, duplicating the existing Mann School volume at the western side of the site along 45th street, with a new centralized connecting building

1931 Historic Plans for Mann

EXISTING SITE PLAN

NEWARK STREET

GENERAL PLAN OF THE LANDSCAPE DEVELOPMENT FOR HORACE MANN ELEMENTARY SCHOOL

45TH & NEWARK STREET NORTHWEST
OFFICE OF MUNICIPAL ARCHITECT, WASHINGTON, D.C.

SCALE 1" = 30'-0"

NEW MEXICO AVE NW

44TH STREET

Proposed building additions	—	—
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Service Driveway

45TH ST NW

Current Mann School location

MACOMB ST NW

The 1931 D.C. Public School Plan proposes an expansion of the Mann School with a 2-story wing, duplicating the existing Mann School volume at the western side of the site along 45th street, with a new centralized connecting building

FULLY EXECUTED 1930'S TYPICAL D.C. PUBLIC SCHOOL LAYOUT



The Commission of Fine Arts and The Historic Preservation Office advised that any additions to the typical 1930's public school layout, occur only on the long face of the existing structures. Additions to the front and the rear of these structures were deemed in conflict to the integrity of the historic designs.

3

Proposals for 2013 Renovation Work + Addition

Option 1

SUMMARY OF ANALYSIS

PROS:

Building provides clear flow both inside and outside the campus.

Main lobby entrance plaza will be located on Newark Street creating a formal entry.

Building addition embraces Range, and connects with all natural spaces, transforming the building in a 3D textbook.

Addition and Range benefits from its southern exposure with no overcasting shadows from adjacent buildings.

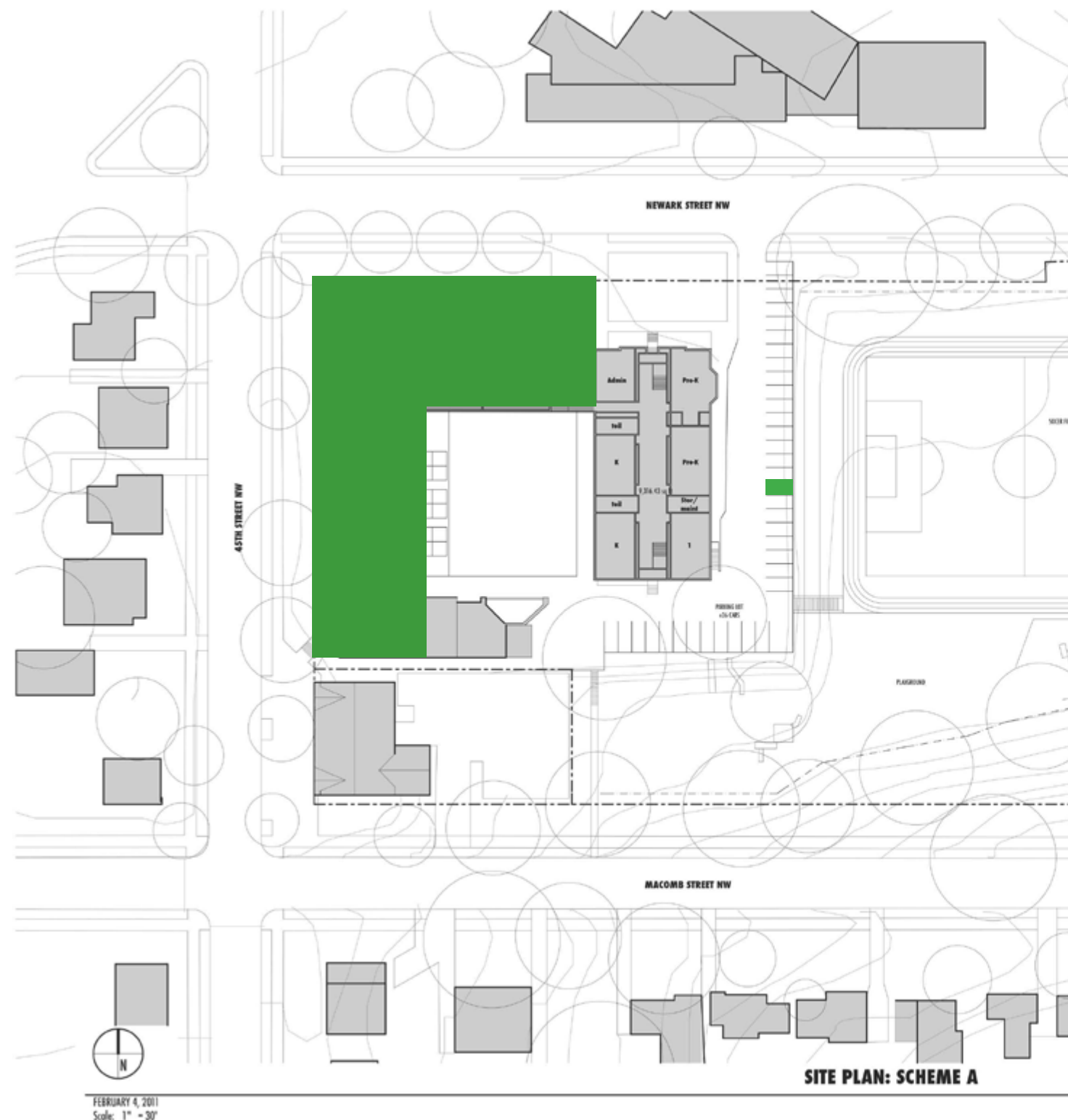
Outdoor safety is controlled by an unobstructed line of sight.

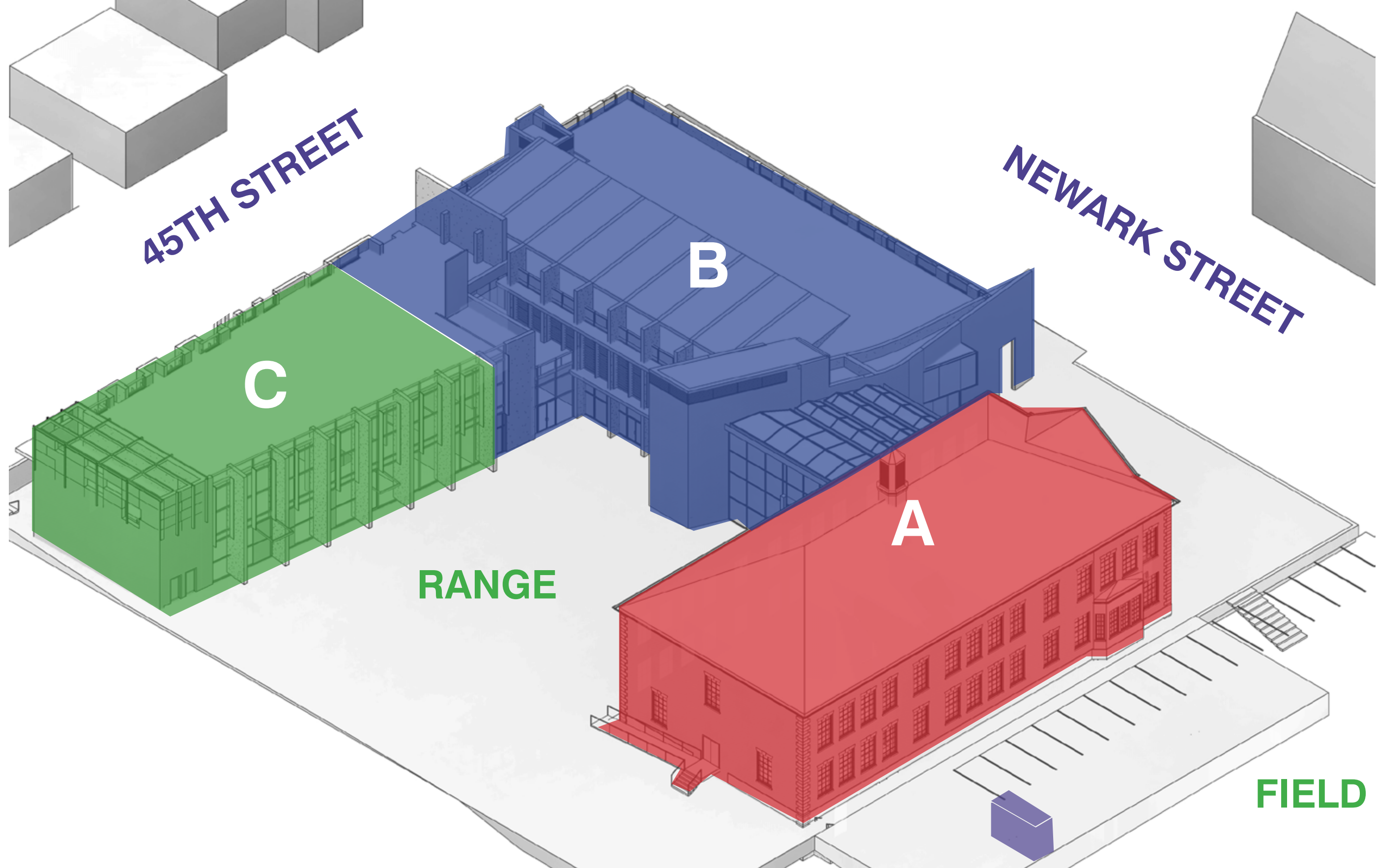
Addition does not alter the newly renovated sports field, and does not impact mature trees.

CONS:

New addition obscures north-west corner of existing building.

Temporary trailers will be required.





DAILY ACTIVITIES ON THE RANGE





RANGE

SPORTS FIELD

ENTRANCE VIEW FROM NEWARK STREET



MAIN ENTRANCE VIEW



RENOVATION WORK + ADDITION AERIAL DAY VIEW



Option 2

SUMMARY OF ANALYSIS

PROS:

New addition attached to the west side of the existing building with no need to alter newly renovated sports field.

Main lobby entrance plaza will be located on Newark Street.

Building provides green space towards 45th Street.

Range benefits from its southern exposure.

CONS:

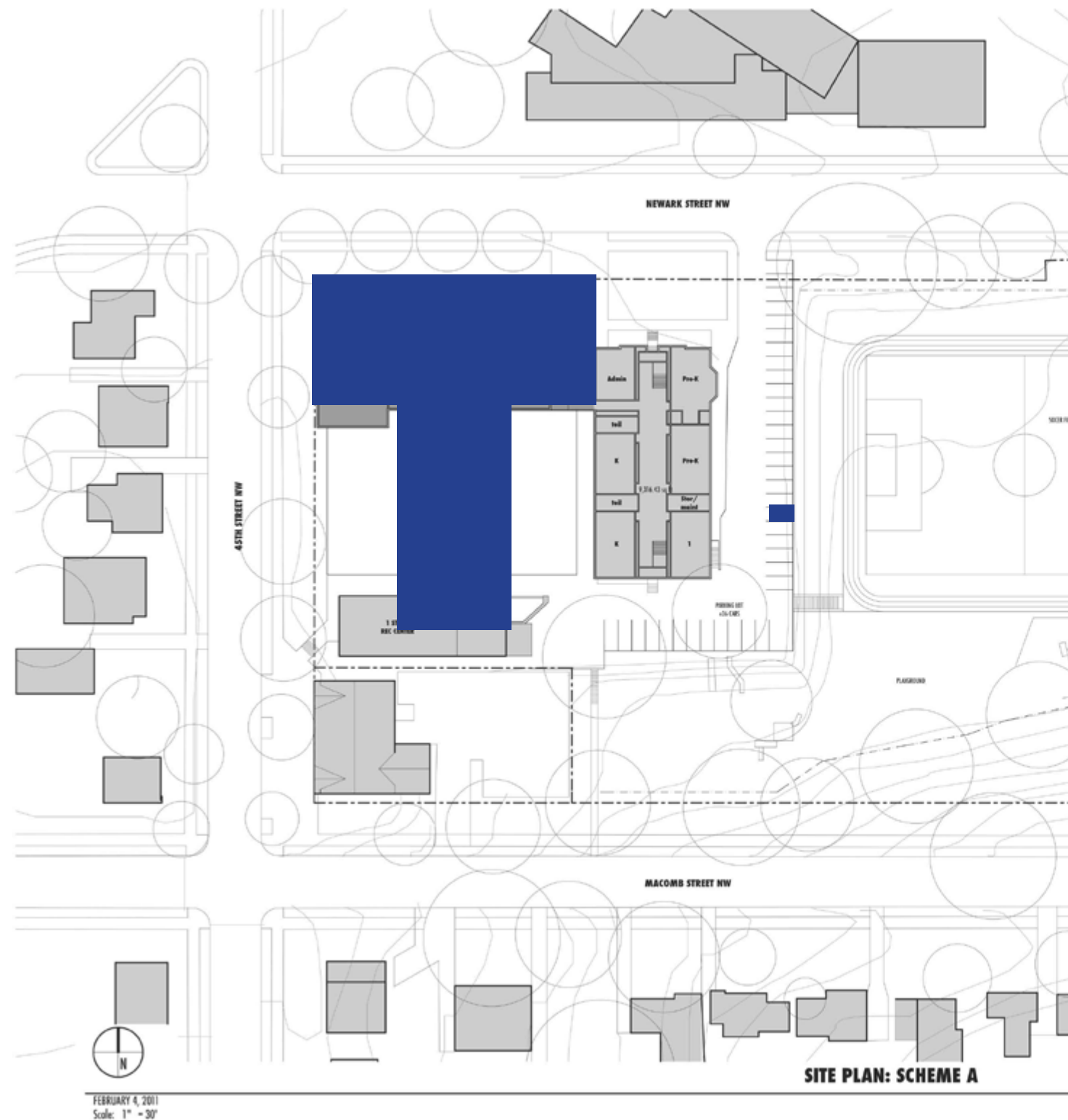
New addition obscures north-west corner of existing building.

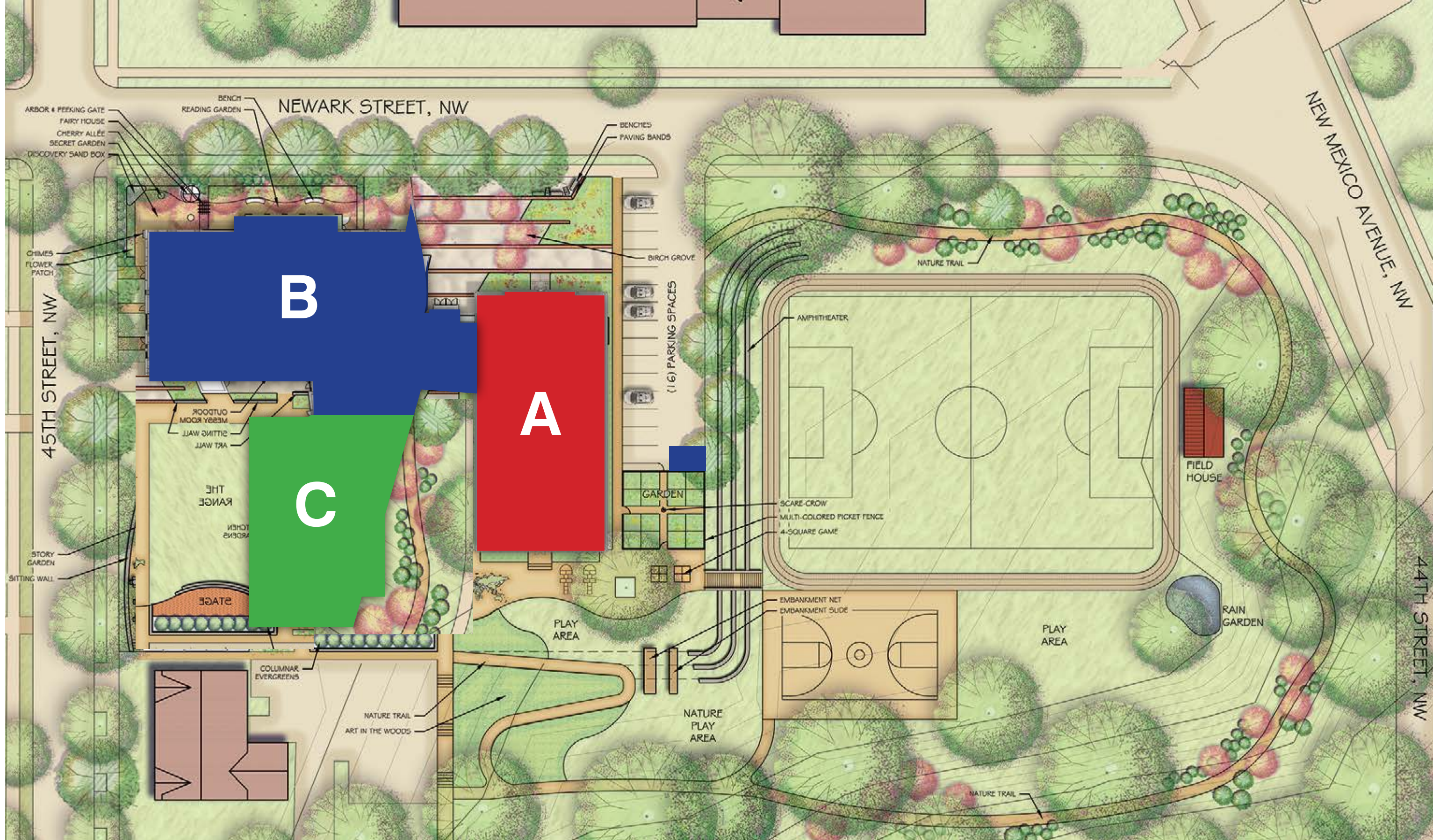
Temporary trailers will be required.

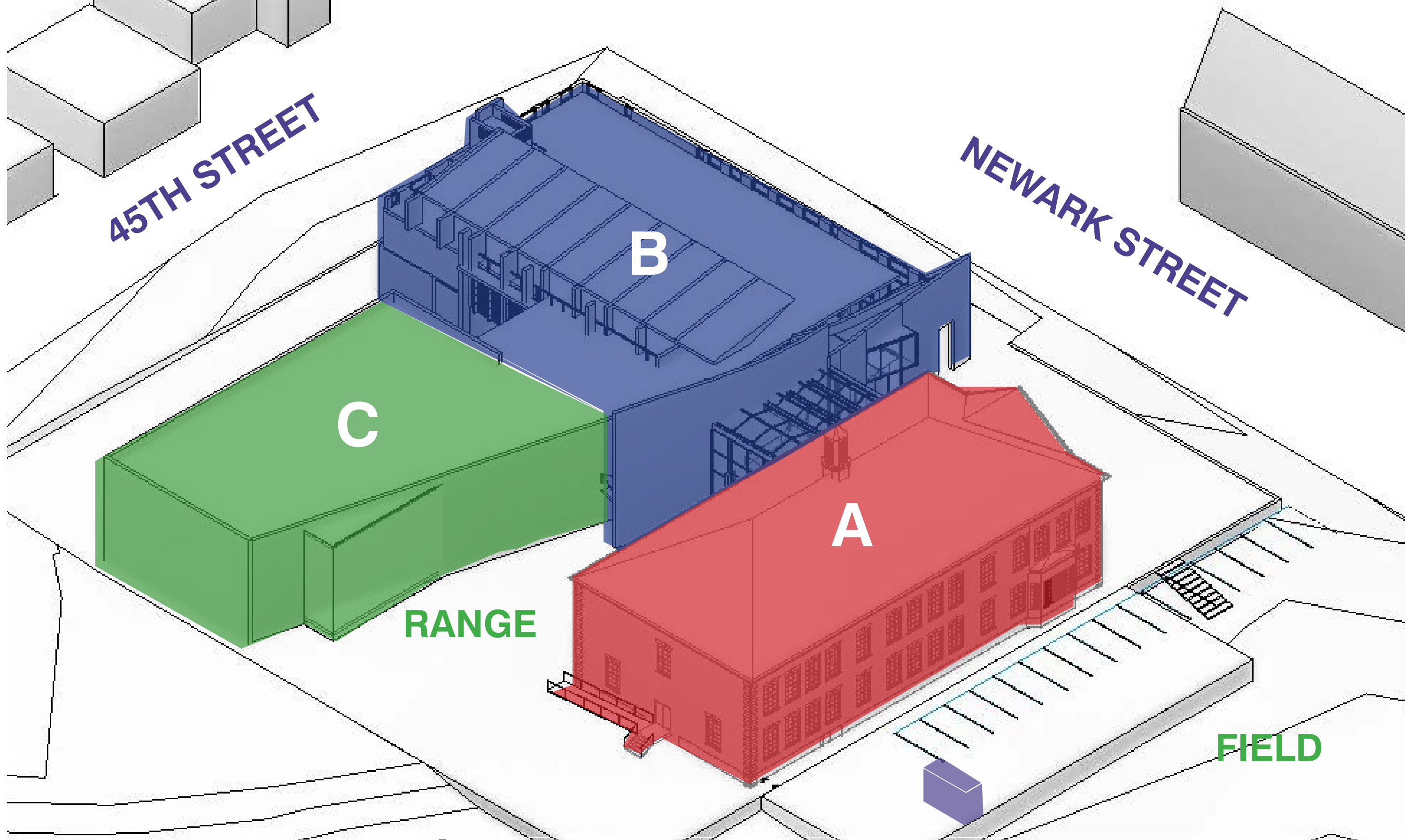
Building C will create shadows on its west side.

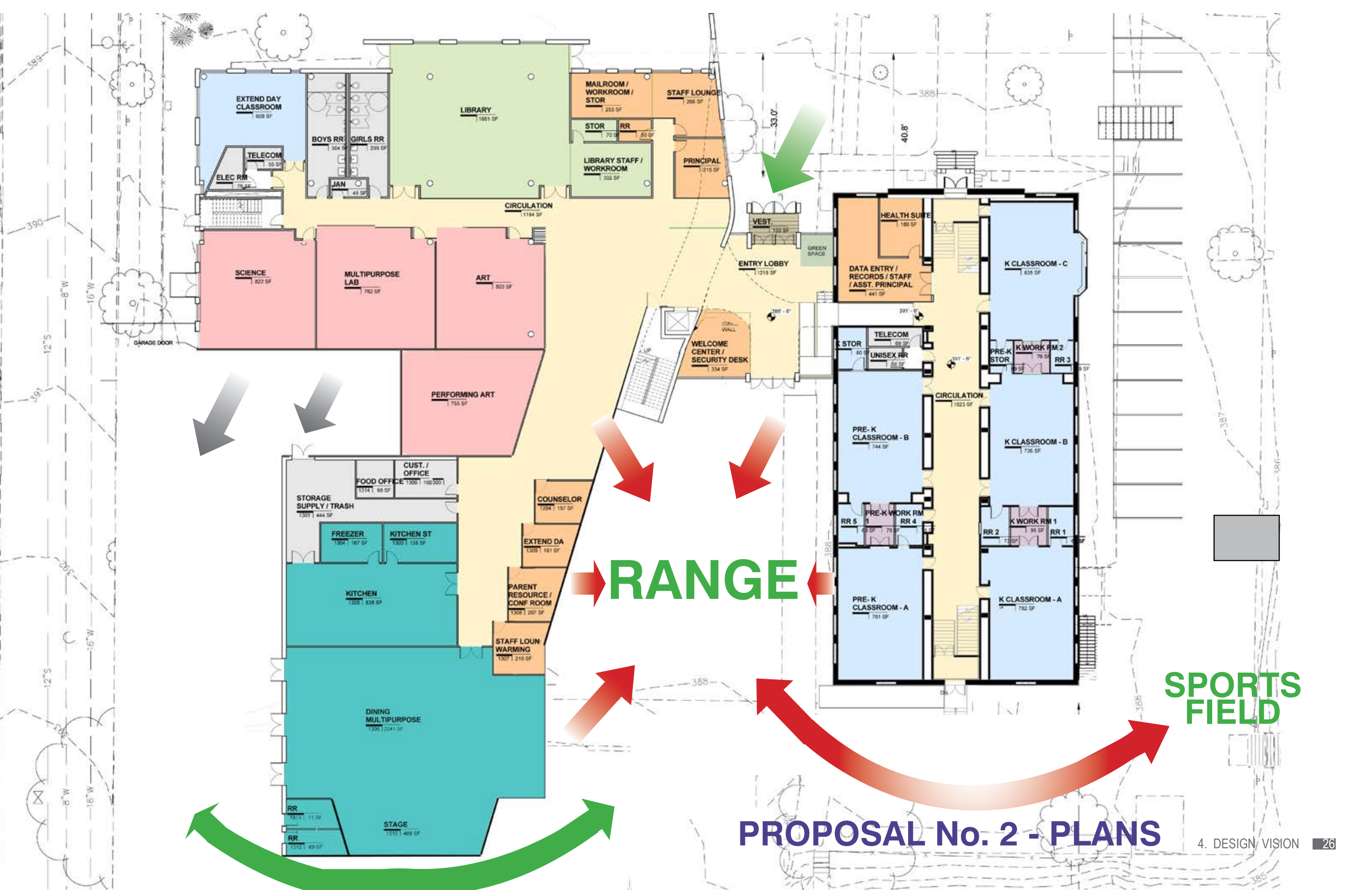
Range is reduced/compromised.

Building C is not the most advantageous relationship to the DaVinci suite.

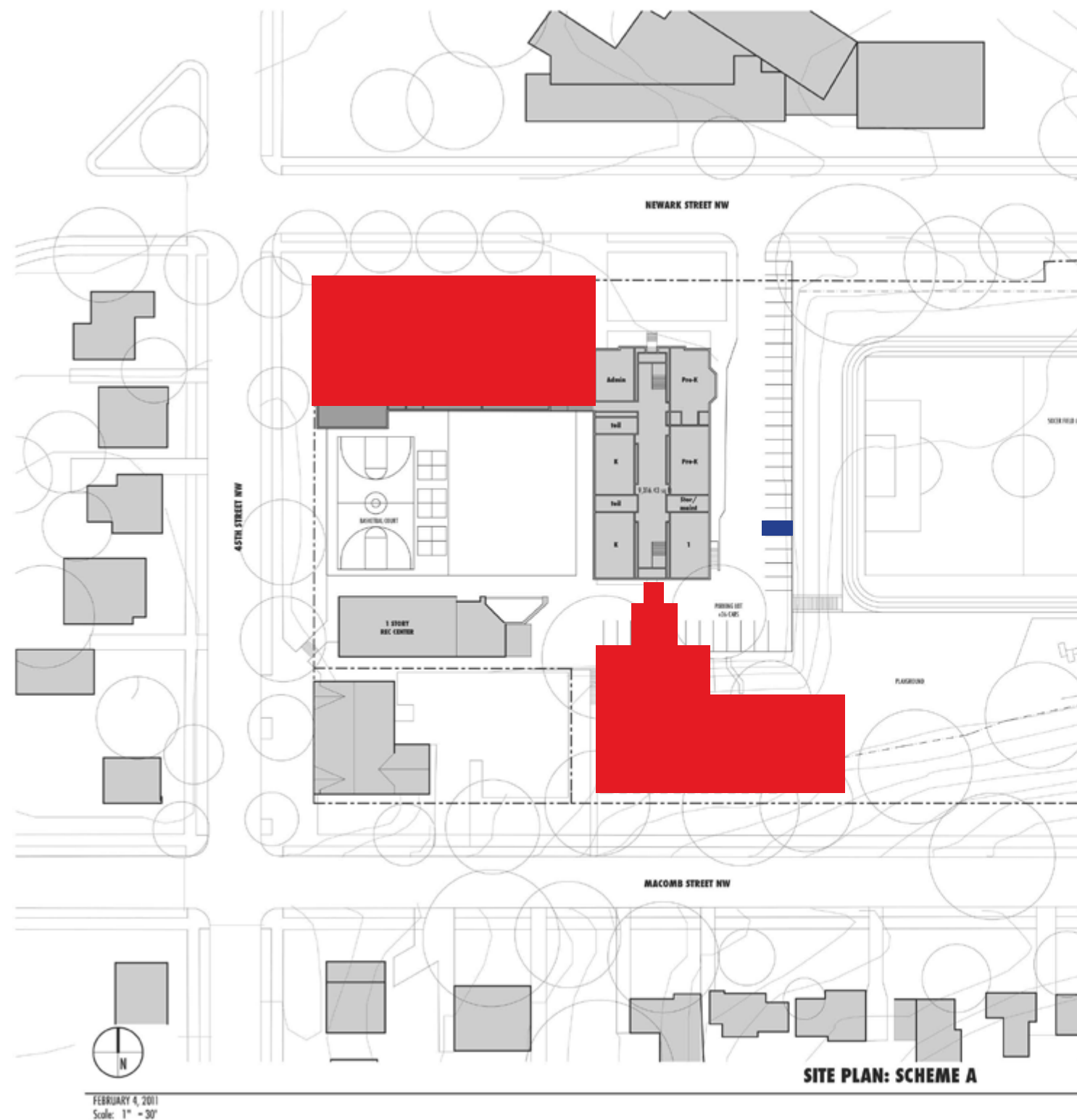








Option 3



SUMMARY OF ANALYSIS

PROS:

New addition attached to the underground of north side of the existing building, with no need to alter newly renovated sports field.

Main lobby entrance plaza will be located on Newark Street.

Range benefits from its southern exposure.

CONS:

No direct contact with the range.

Need for second elevator.

Need for sheeting and shoring.

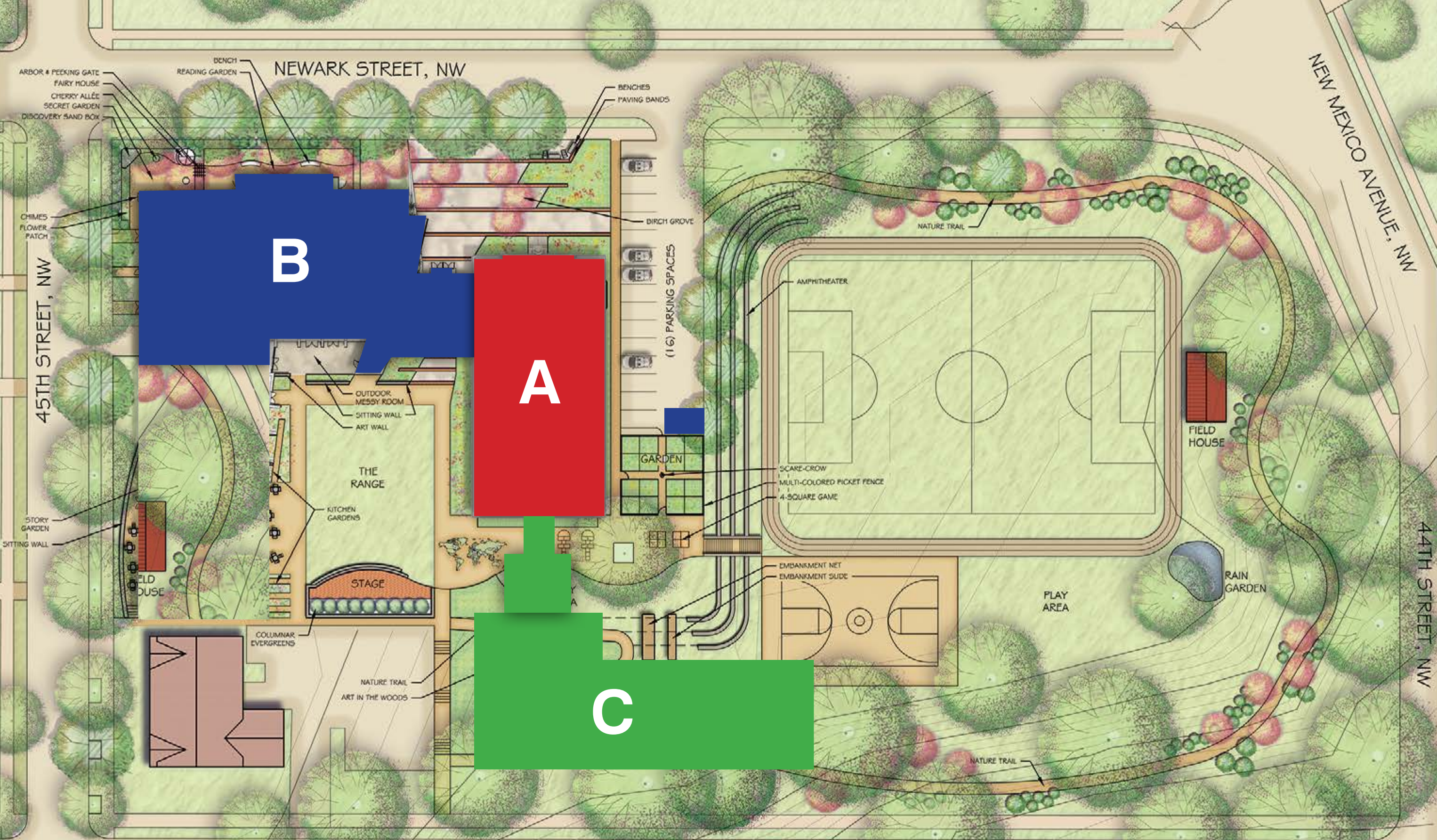
Removal of mature trees.

Limited exterior adjacent play areas to building C.

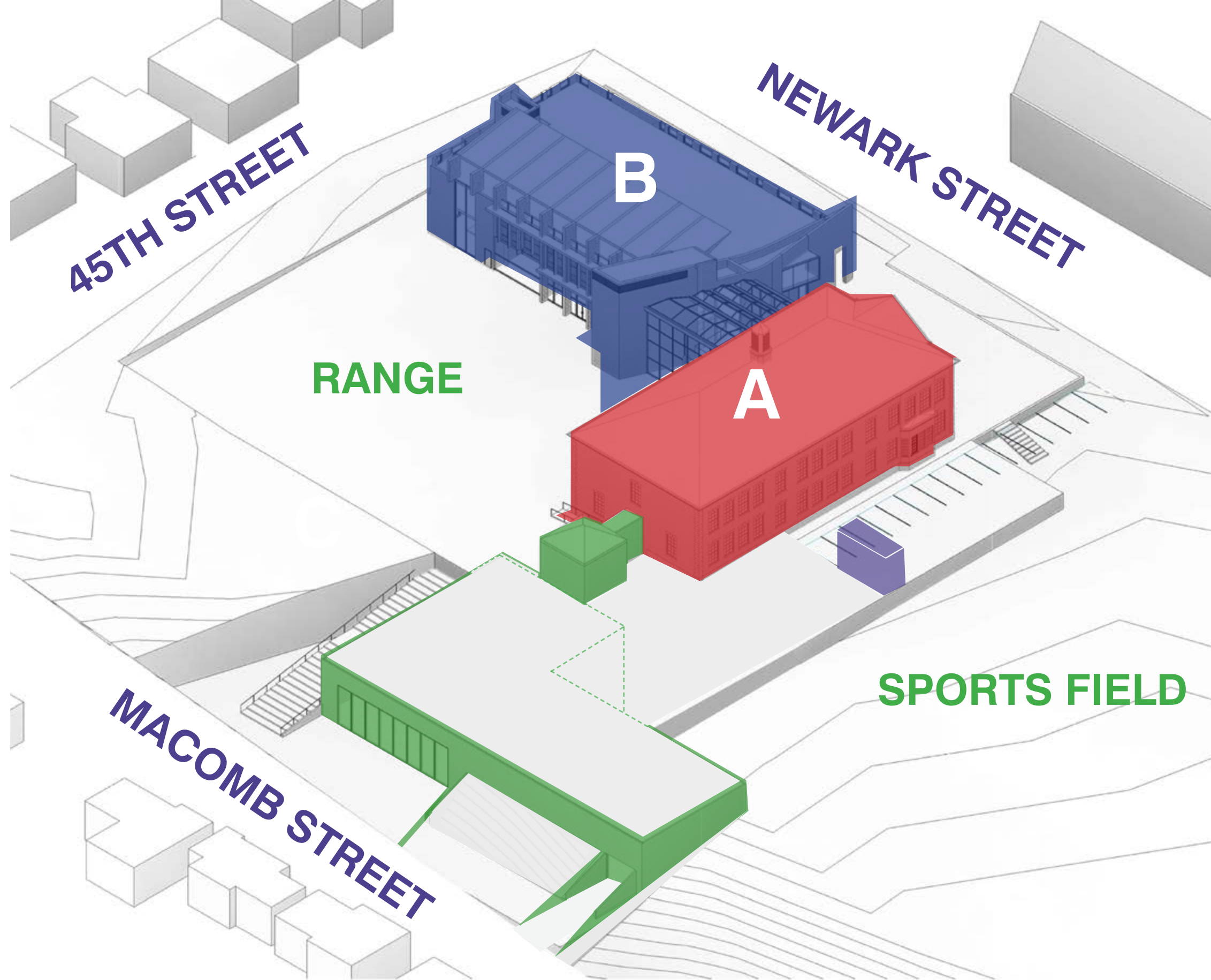
Temporary trailers will be required.

Slide & lot play space loss.

This concept will cost substantially more for the excavation and foundation systems

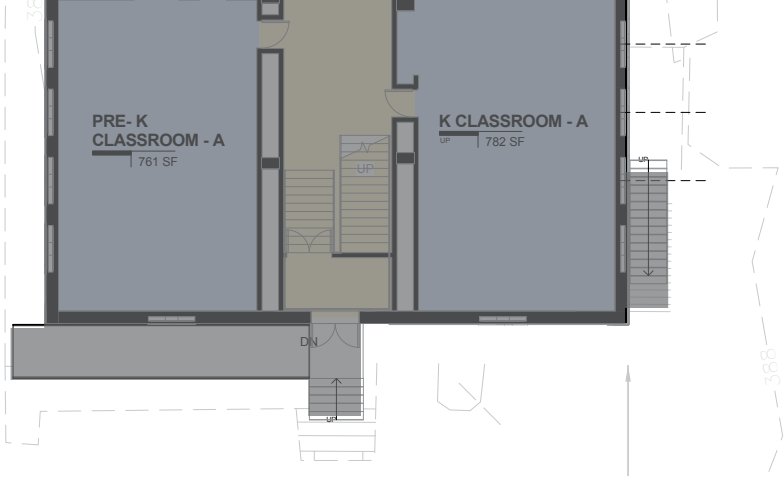


PROPOSAL No. 3 - SITE PLAN

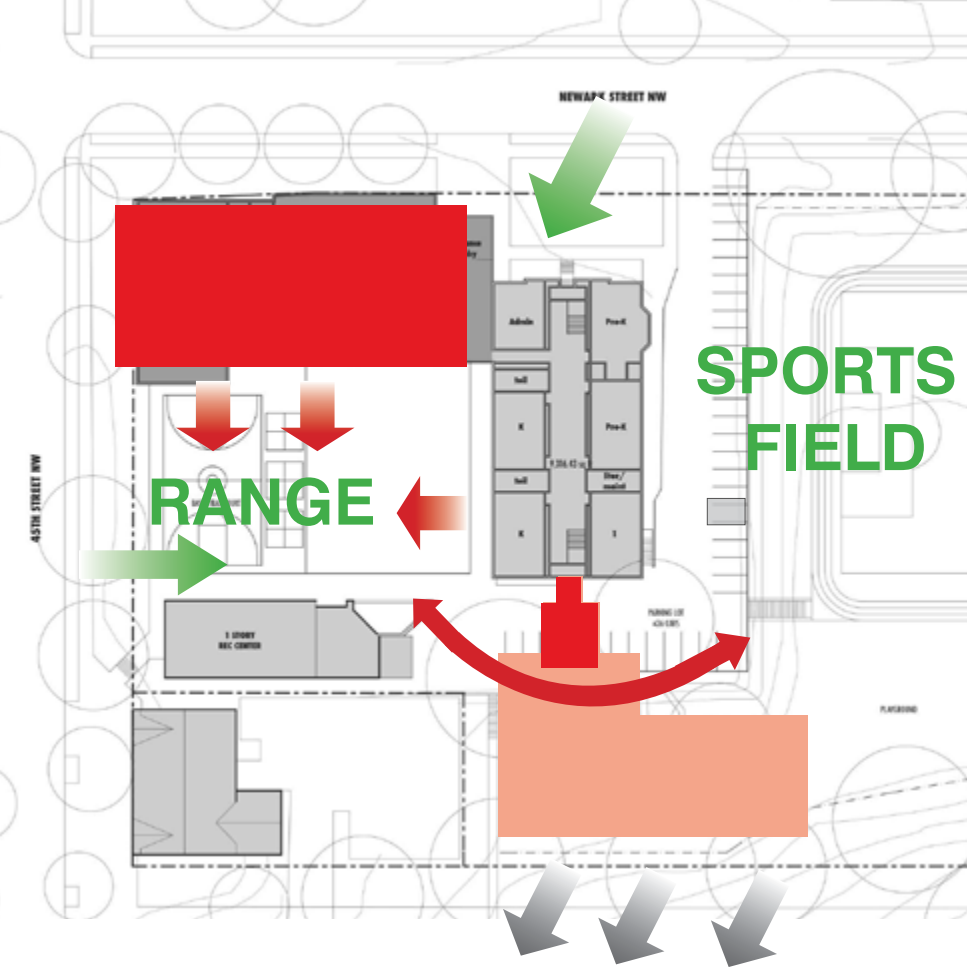
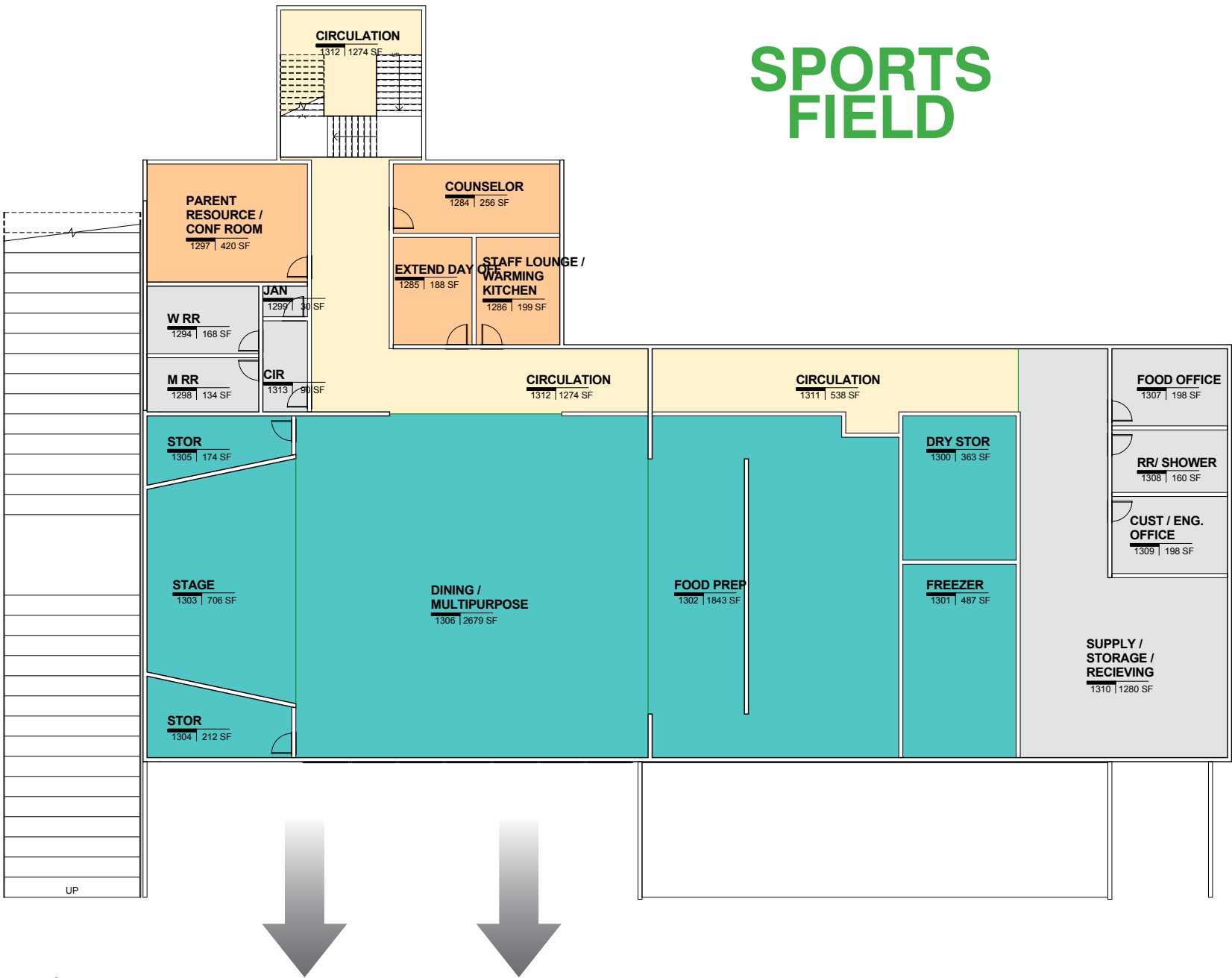


PROPOSAL No. 3 - PERSPECTIVE VIEW

RANGE



SPORTS FIELD





Marshall Moya Design

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