



DUKE ELLINGTON
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MODERNIZATION



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EXTERIOR
PERSPECTIVE
VIEWS

VIEW FROM RESERVOIR ROAD AND 35TH STREET





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VIEW FROM R STREET AND 35TH STREET





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AERIAL VIEW OF FRONT OF SCHOOL



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EXTERIOR
PERSPECTIVE
VIEWS

VIEW OF AMPITHEATER





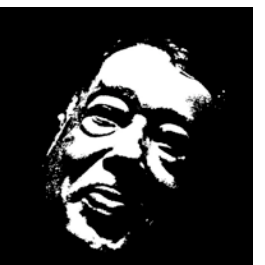
INTERSECTION OF RESERVOIR AND 36TH STREET



R STREET ELEVATION



INTERSECTION OF RESERVOIR AND 36TH STREET



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SOUTH ELEVATION



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RESERVOIR ROAD LOOKING EAST



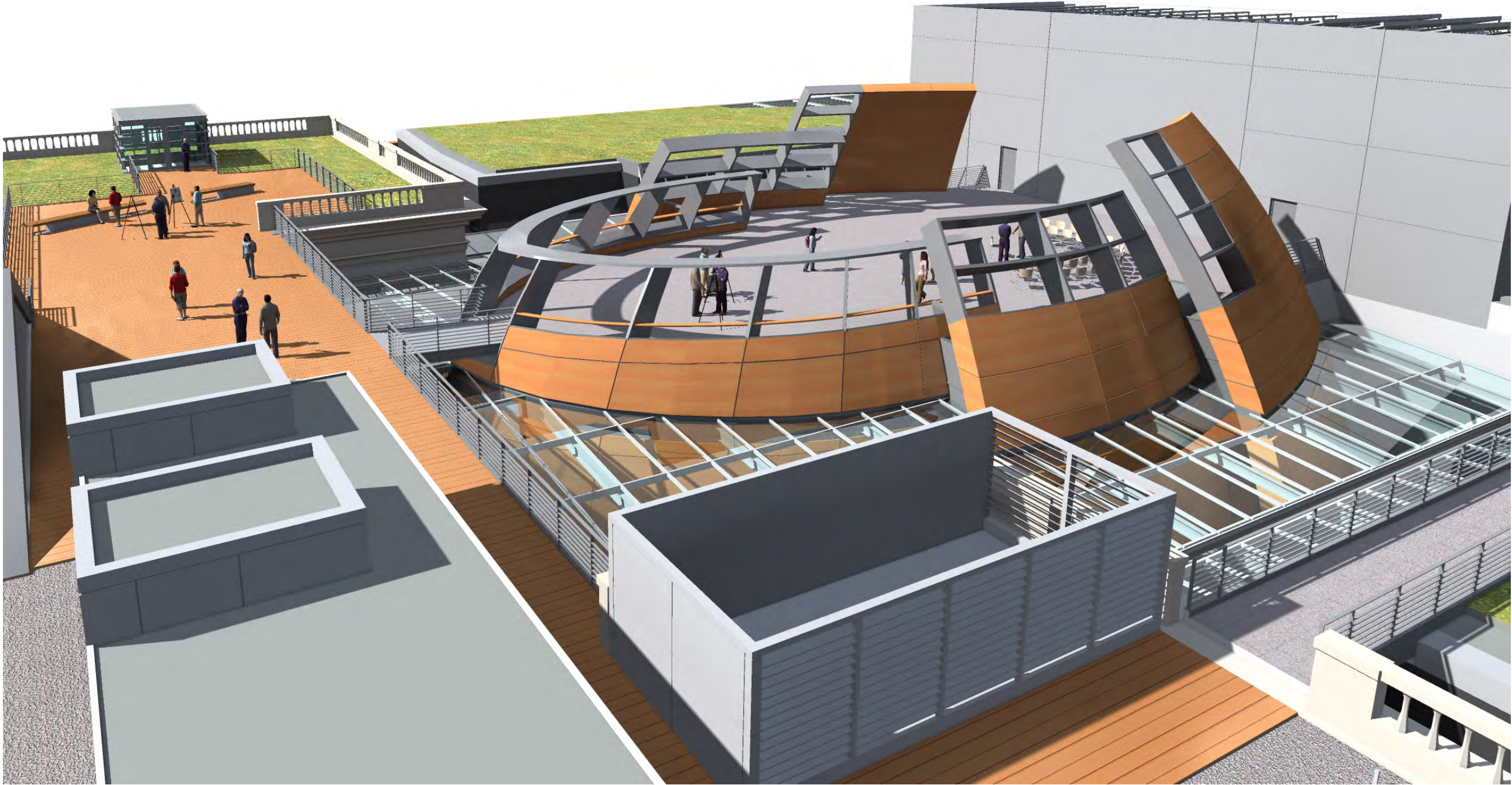
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R STREET LOOKING WEST



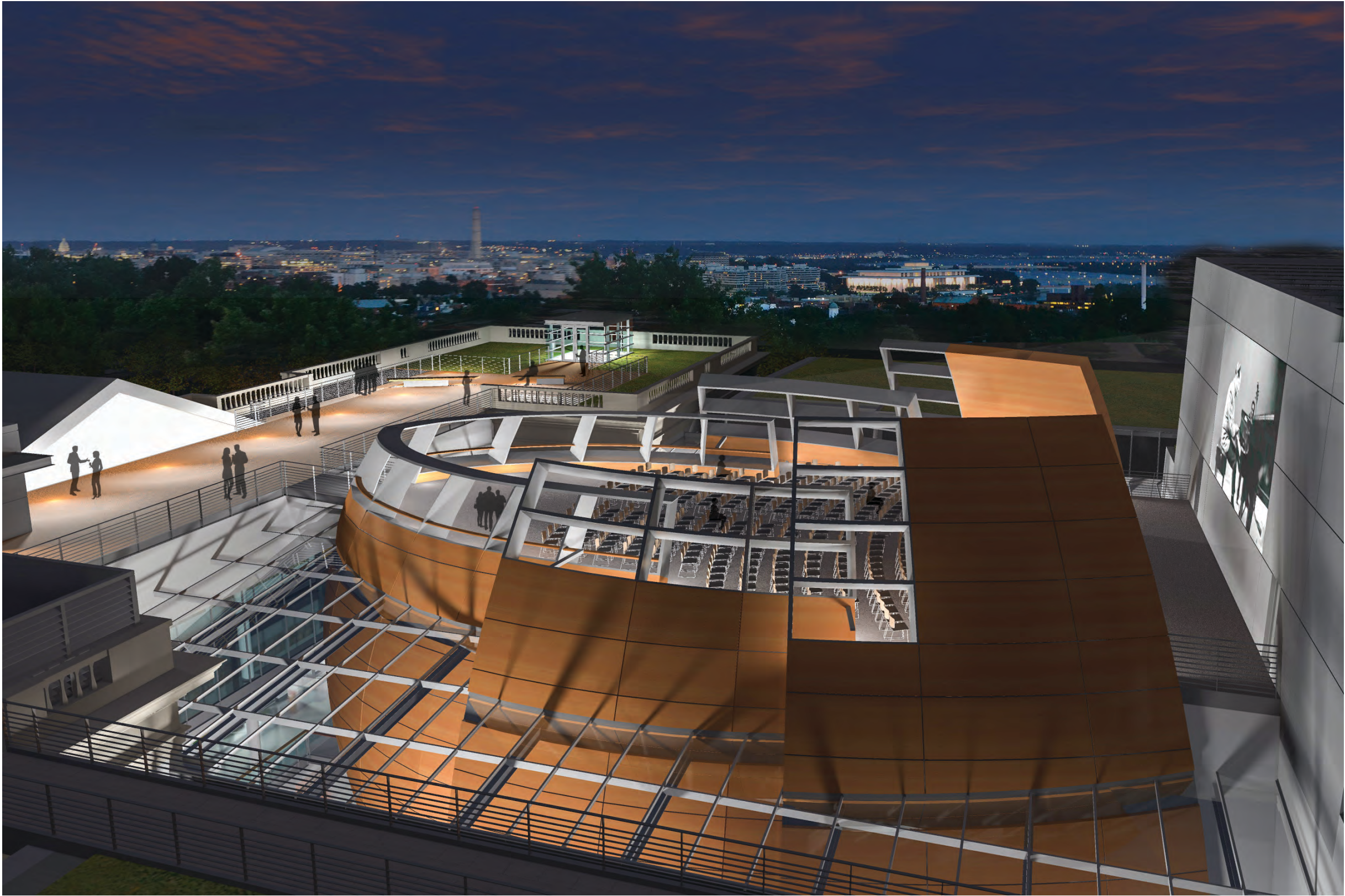
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SKYVIEW TERRACE



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SKYVIEW TERRACE



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NIGHTTIME
PERSPECTIVE
VIEWS

NIGHT STREET VIEW





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RESERVOIR ROAD LOOKING EAST



SOUTH ELEVATION



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INTERIOR
PERSPECTIVE
VIEWS

ATRIUM COMMONS





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INTERIOR
PERSPECTIVE
VIEWS

ENTRANCE GALLERY





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ATRIUM STAIRWAY



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VISUAL ARTS



PERFORMING ARTS



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ELLINGTON THEATER



ELLINGTON THEATER



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MEDIA CENTER



MEDIA CENTER



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WEST-EAST SECTION



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SOUTH-NORTH SECTION

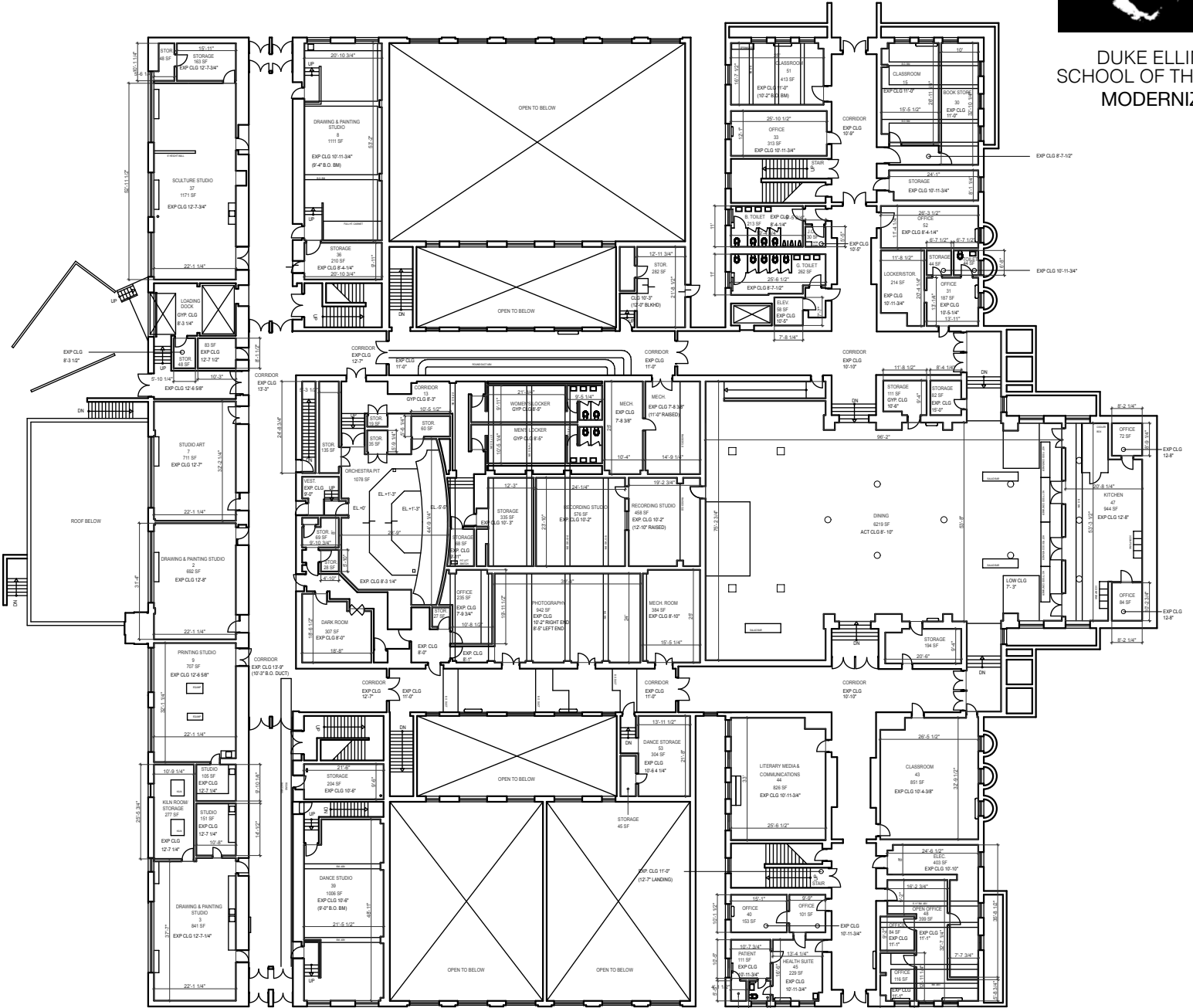
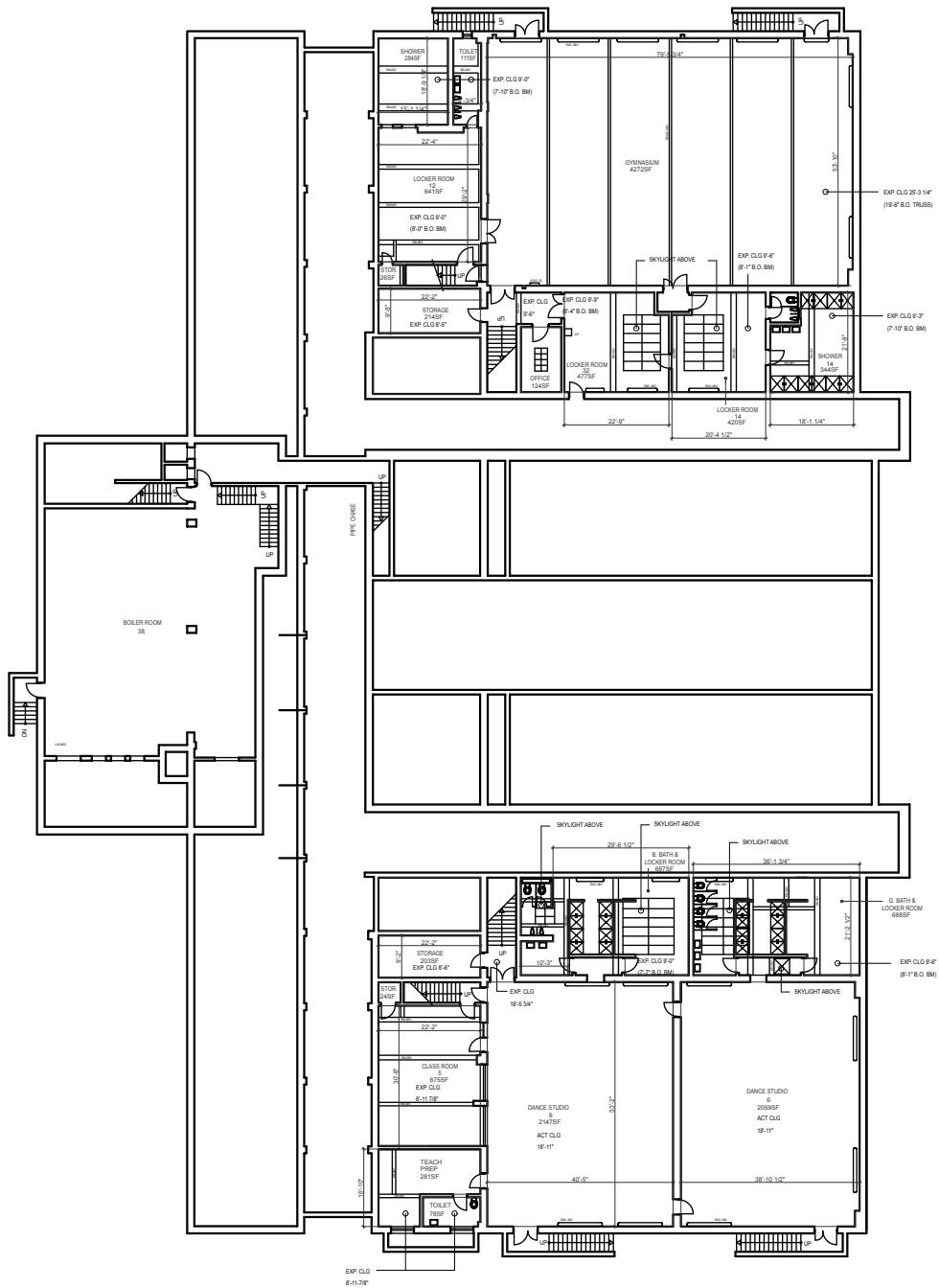
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SECTION
PERSPECTIVE
VIEWS





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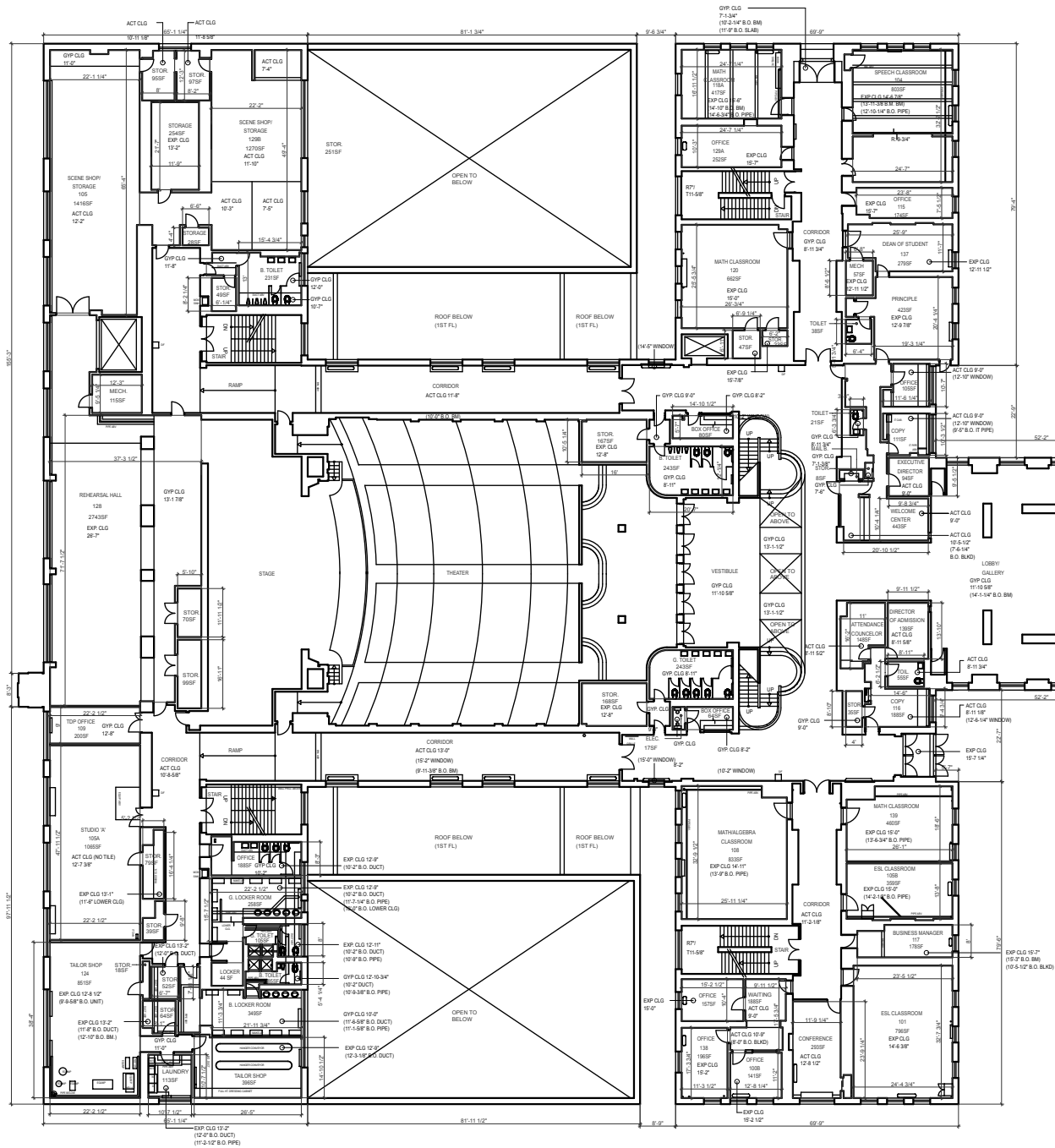
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APPENDIX:
EXISTING PLANS





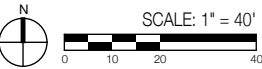
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FIRST FLOOR

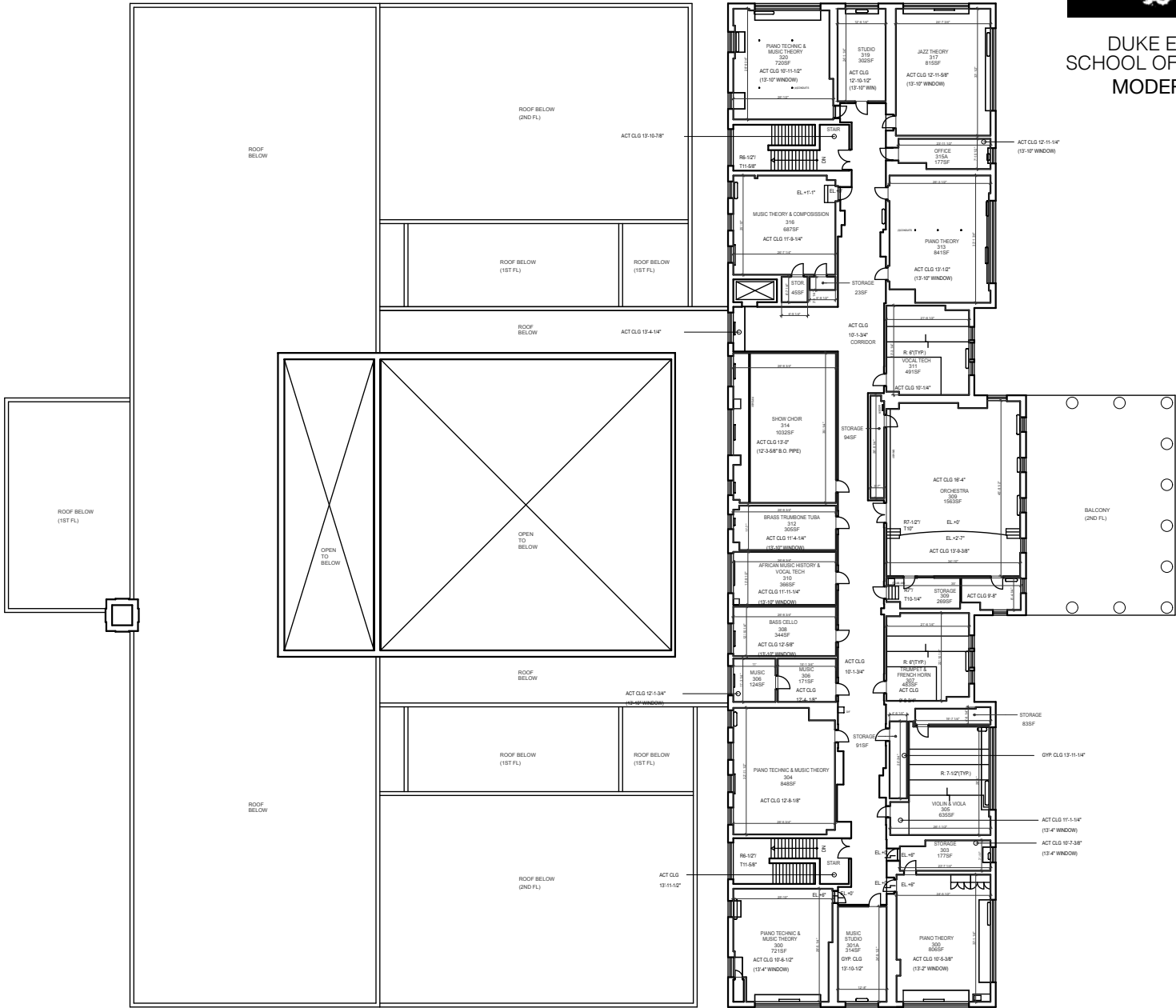


SECOND FLOOR

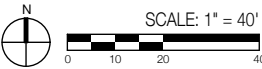




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THIRD FLOOR





Date: Start 9/16/2013

Update 12-12-13

SIT/Community Issues Tracking List

No.	Issue/Comment	SIT Source	Start Date	End Date	Response/Actions
1	Roof Terrace will create noise and visual disturbance to the community and should be re-considered.	Community	8/21/13		Skyview Terrace is considered a critical asset of the DESA program and will be used primarily for school classroom use. It is buried deep within the footprint of the 4 story building with at least 95 feet of roof area around all sides. A/E is currently underway with a sophisticated acoustic engineering study which will quantify and analyze the sound impact of the use of this space long the adjacent residential streets. It is anticipated the study will be complete within two weeks, the results of which will be made available to the community. A major outcome of this study will also be recommendations on ways to utilize the structure/enclosure that is designed around the sides of the venue to address sound and light migration. Additionally DESA is developing and will provide a defined program usage of this space outlining the predominantly in-house use, number of outside events, types of use related to noise generation/amplified sound and time limitations.
2	Community expressed concerns about location of underground parking entrance on Reservoir. Consider alternate on 36th Street.	Community	8/21/13		The entrance is proposed on Reservoir because it must go at the lowest level of the building which is in fact somewhat below Reservoir, and progressively lower that 36th and R as the grade climbs considerably going north. Moreover a ramp access from 36th (which must be at least 60 feet from the corner) will cut through the program space on the ground floor of the back bar, cutting off access to part of the floor and eliminating program space. It should be noted that our traffic consultant will prepare a proposal that will accommodate the modest queuing if any into the garage without impacting flow going west on Reservoir and will prevent access going East on Reservoir. The traffic plan will be reviewed with DDOT next week. It should also be noted that the periods of staff exit and entry are within short timeframes and distributed over three periods of the school day based on the morning faculty for the morning Academic Block and the afternoon Arts Block, and the garage door will be typically closed with card access only (except when open for a public event). A review session has been arranged with DDOT to get their input. Zoning does not require additional parking for this site as it is a grandfathered Landmark, but Owner is building about 100 internal spaces.
3	Community expressed concerns about location of visitor and ADA parking at the front of the historic building and lawn - parking reduces and compromises integrity of the historic Lawn.	Community	8/21/13		DCPS has required 80 parking spaces to be accommodated at the project site and has guidelines for the number to include for visitor (and handicapped) spaces adjacent the building entrance as well as the desire for a dedicated drop off. LBA/CGS has developed several design alternatives - from parking and drop off in the north east corner of the Lawn (preferred by the school), to just parking there, to none at all with accommodation to be made on the street. The current proposal is for the reduced parking only footprint with about half of the recommended DCPS visitor spaces, and an east approach drop off on the street in a designated area between street parking spaces.
4	Floor-to-ceiling expanses of windows so close to private houses on Reservoir and R is a significant concern with respect to privacy issues and light spill.	Community	8/21/13		LBA/CGS has studied some significant changes - primarily on the north and south facades - including reducing the bay extensions by 5 feet and 4 feet respectively, and reducing transparent glass by more than 60% and 50% respectively. There will also be large operable window coverings in all spaces. These designs will be presented and reviewed.
5	New zoning laws on roof top terrace must be followed.	Community	8/21/13		Design will comply with current codes and ordinances and A/E is not aware of any new/recent ordinances/guidelines on roof top terraces.



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6	Concerned about scale issues of the large additions compared to the character of the smaller scale townhouse context of R and Reservoir.		8/21/13		New construction - except for the Stage Fly by necessity (as it exists now) - has been kept below the front building cornice. The design has kept as close as possible to the DCPS Eductational Specifications which require the Middle section infill, and addition over the 3 story Back Bar. Use of bottom/middle/top design tools and refinement of curving facades will help break down massing and scale. Design changes have brought the bay projections on the residential sides back by 4 or more feet. Streetviews showing both sides of Reservoir and R Streets will be provided for comparison.
7	Concerned that "bifurcated" entrance for students feels compressed and ceiling too low - not respectful enough of the importance of their entrance. Open it up, raise ceiling, provide more light?	Cooper Cafritz	8/21/13		LBA/CGS has studied significant improvements to this area in the recent Concept Submittal to imporove welcoming aspect, openness, ceiling height expansion and accessibility. The DCPS Ed Spec and DESA have called for separate entrances on these two levels.
8	Theater is not so much the heart and soul of the school as are the classrooms and it is not used every day. Is its placement in the center blocking the cross classrooms views connections across the building.	Cooper Cafritz	8/21/13	Closed	There is significant visual connection up down, and around the Atrium courtyards at all levels. DESA uses the Theater virtually every day for productions, rehearsals, meetings, etc. Design Team wil continue to maximize the interior openness and visual communications across the Atrium spaces.
9	Consider adding Lap Pool to Fitness Center for School and Community use.	Cooper Cafritz	8/21/13	Closed	DGS has indicated there will be no pool provided.
10	Consider adding School Store for sale of EHS items to Public at First Floor.	Cooper Cafritz	8/21/13	Closed	DGS and DESA to provide A/E direction. A/E has incorporated 200 SF store into Concept Design.
11	Consider adding space for Fashion and Costume Design Program	Cooper Cafritz	8/21/13	Closed	DESA/DGS has indicated this expanded program will not be added to the project.
12	Concerns about security/staffing of separate entrances for Secondary Performance Entrance and Fitness.	DESA	8/21/13		These separate entrance without going through the school proper were requested by DESA..DESA/DGS to review and respond to this operationally.
13	Theater systems must be maintainable and durable and not require specialty firms to maintain.	DESA	8/21/13		Because of the high performance level and expectations of DESA venues, certain systems will require specialty vendors to maintain, but durability, ease of use and maximizing DESA and DGS resources will be incorporated wherever possible. DGS Operations and Maintenance will assist in reviewing requirements in advnace of solicitation of outside enhanced services.
14	Concerned about "compression" feeling at the Cafeteria under the Theater - will it be comfortable?	DESA Cooper Cafritz	8/21/13	Closed	LBA/CGS to review and propose design changes - among them raising the bottom of the Ellington theater and/or lowering the floor slab for higher ceilings, introduce deeper coffers for height variation and sloping the ceiling up more quickly. This is still under study since it is integral to the structural design still being developed for this complex shape.
15	Consider providing the flexibility to zone some functions for a 9th Grade Academy (eg. Science)?	DCPS	8/21/13	Closed	DGS has indicated there will not be a defined 9th Grade academy.
16	How will parking be handled for major perfomances/events outside of school hours.	Community Ron Lewis	10/1/13		DESA current seat count is about 835 and proposed is about 850 so no real change in seating capacity. Zoning code does not require the project to provide any additional parking since the building is a designated historic landmark. Nevertheless DESA/DGS will provide approximatelty 100 spaces in a new underground garage which can be made available for patron parking. DESA has responded that number of outside rentals will be similar to past history. DESA will develop and provide a position statement.
17	What will be the building setback along 36th Street facing the Washington International School? I think the architect indicated that you were building on top of the existing low lying mechanical room.	Gershon	10/9/13		Zoning code Rear Yard required is 20' as measured from centerline of street. The rear new construction additon will provide 25'.
18	What will be the building setback along Reservoir Road?	Gershon	10/9/13		Zoning Code does not require sideyards but if provided they must be 3"/ft of ht and not less than 8' from property line. Building height will require a 15' set back which will be provided from the face of new construction.