

MARCH 25, 2015

MURCH ELEMENTARY SCHOOL MODERNIZATION

SIT MEETING #2

Agenda

Murch ES Modernization SIT Meeting #2

01 SIT Meeting #1 Summary

02 Project Update/Schedule

03 Building Blocks Exercise

04 Next Steps

01

SIT Meeting #1 Summary

Key Takeaways
Feedback on Concepts
Hopes and Concerns



from whiteboard session to consensus

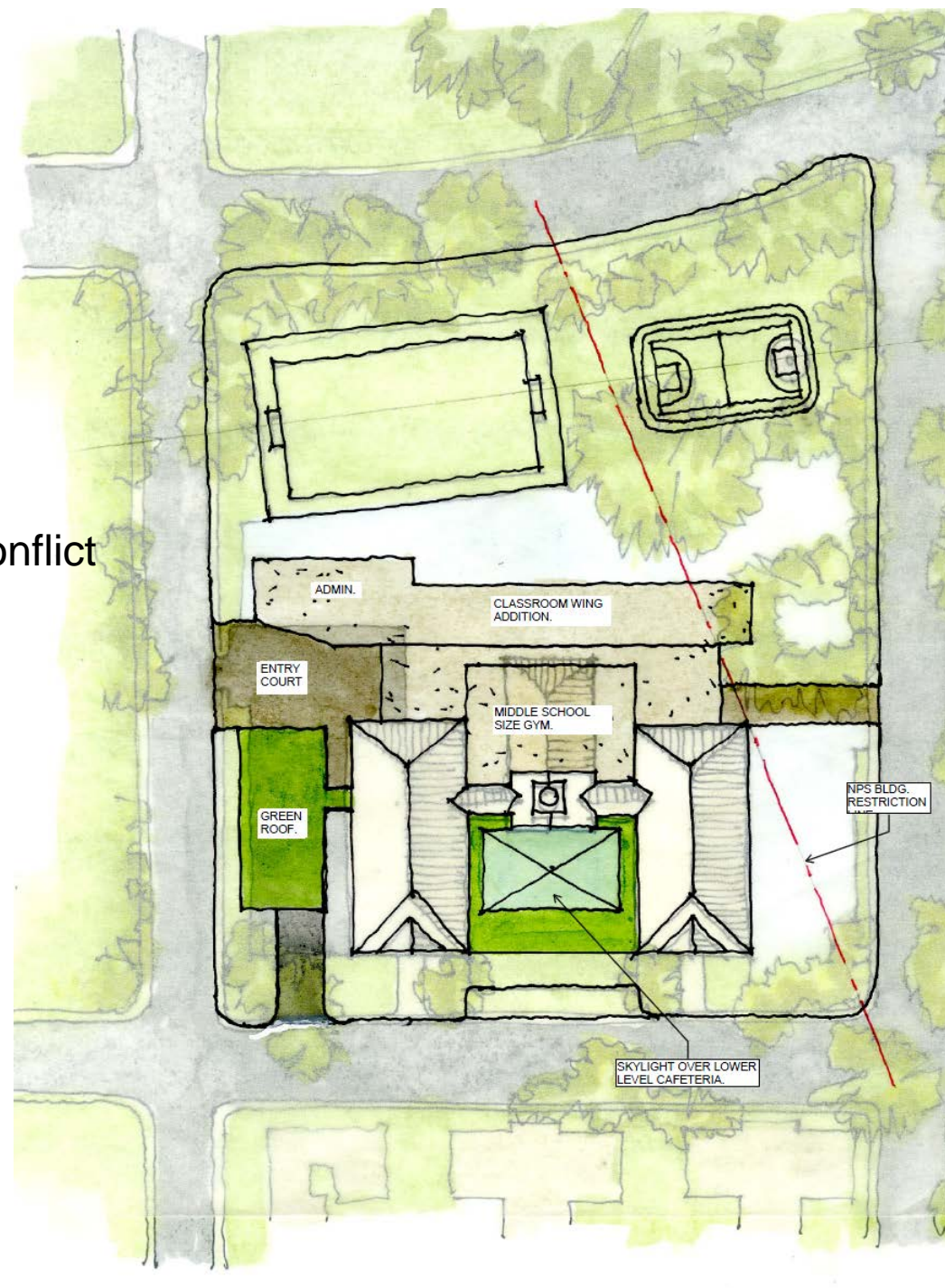
- Contiguous play areas
- Logical drop-off and site circulation
- Innovative play areas
- Inviting for the community
- Intelligent site design
- Utilizes Space Efficiently
- Rational Use of existing building
- Flexible Common areas for both Learning and Socializing
- Welcoming and Inspiring Interior Spaces
- Open and Multiuse areas for unstructured learning
- Flexible instruction space and ability to display
- School that draws the best instructors
- Effective teacher work areas
- Respect Historic Character
- Safe and Secure
- Fundamentally Sustainable
 - Building as a learning tool for sustainability
 - Natural Light
- (HCM Goal) Effective compromise

SIT SCHEMES

Options 1 & 2

Pros: Preserves play spaces and preserves easy access, utilizes basement/crawlspace

Cons: Demolishes Auditorium, Conflict between SIT and HPO Priorities.



StudioTwentySeven

PERSPECTIVE

Courtyard Scheme

Pros: Uninterrupted Historic building, two entries

Cons: Poor connections, encroaches on housing, cut up exterior spaces, adjacency of play areas to classrooms

U Scheme

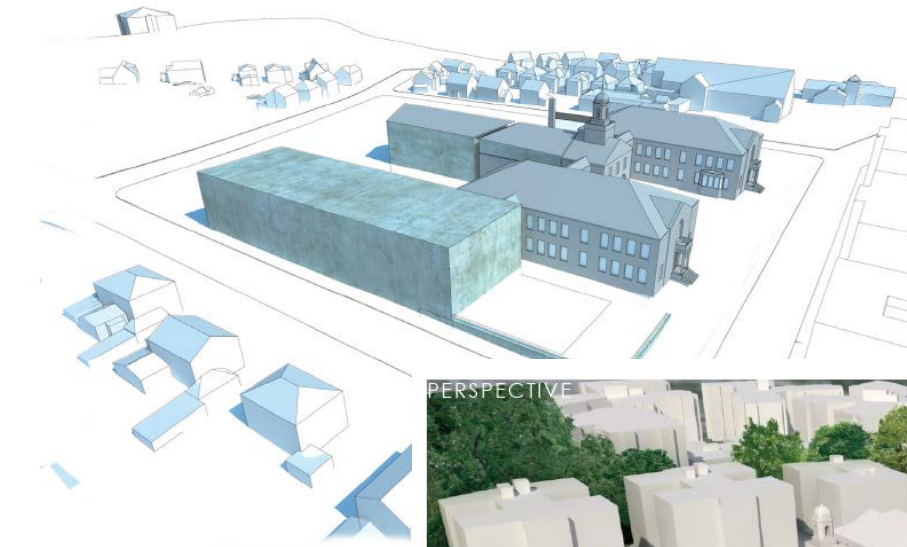
Pros: Greenspace, Set back, sunken gym

Cons: Courtyards not desirable

Modified Extrusion

Pros: Creative solution, sunken cafeteria

Cons: Overall travel distances



COURTYARD CONCEPT



PERSPECTIVE



R. McGhee & Associates + Hord Coplan Macht

Pros: Handles NPS land well.
Traditional in concept

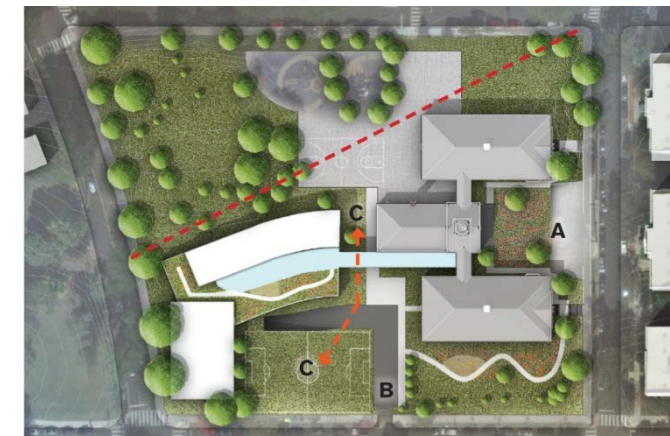
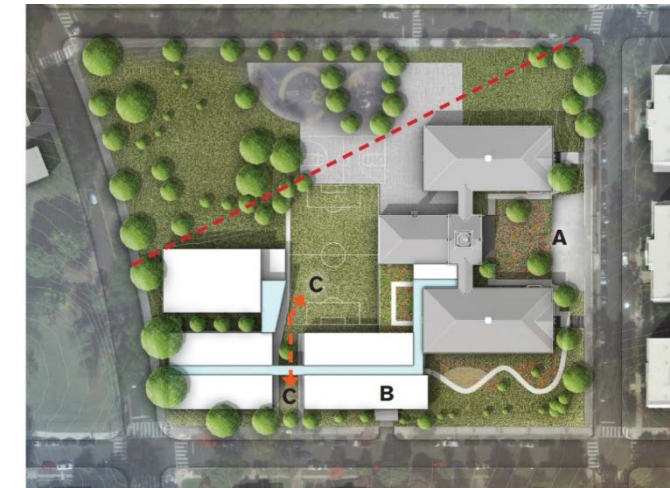
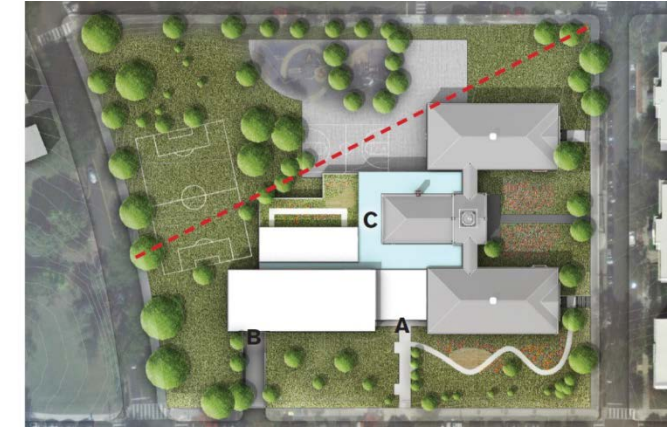
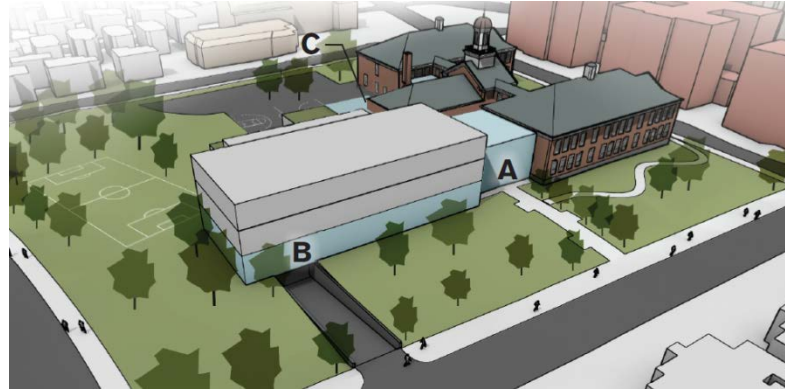
Cons: Potentially problematic massing
(too tall, too close to street) on
Davenport street

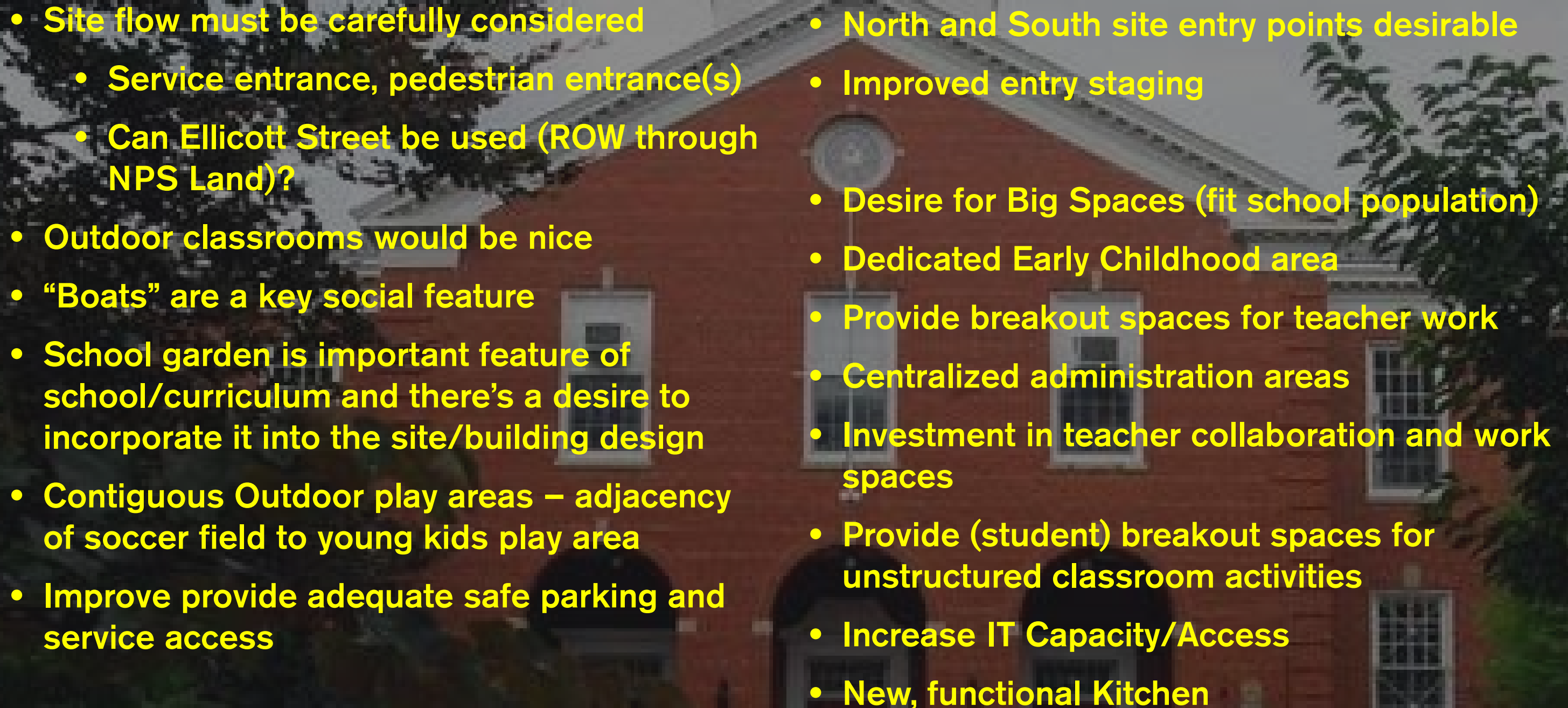
(No specific pros noted)

Cons: Internal field – security and
access/visibility, Problematic (too tall, too
close to street) Massing at SE corner.

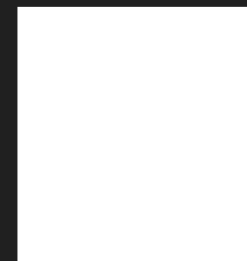
Pros: Opportunity for garden in SE
corner

Cons: Split of play not desirable.



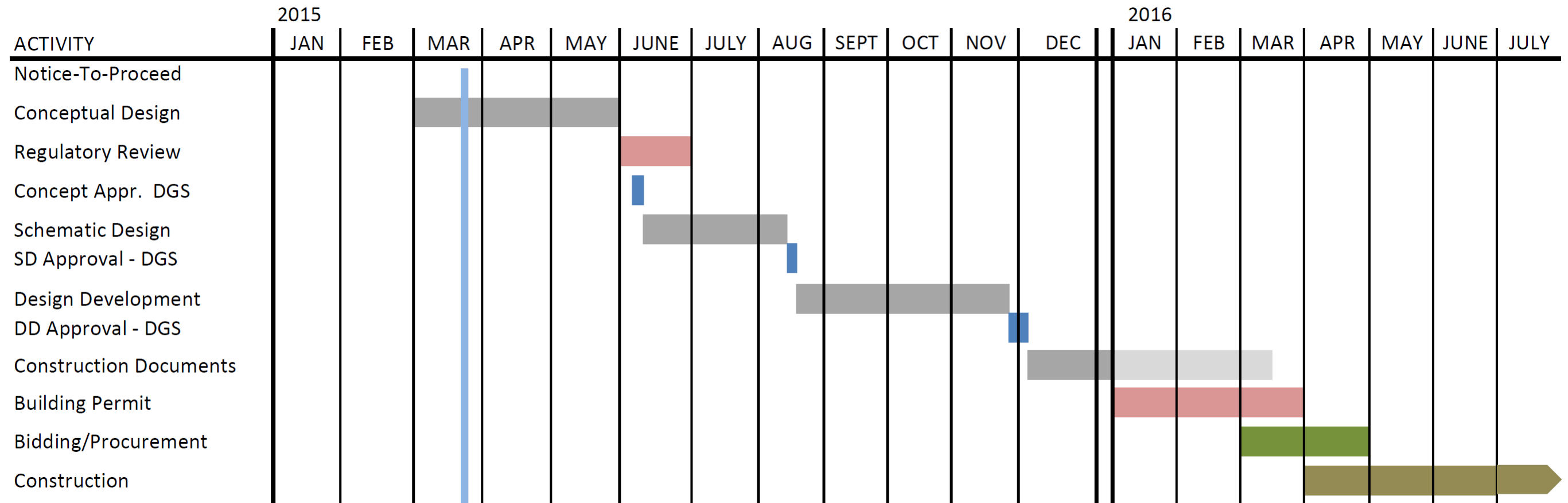
- 
- Site flow must be carefully considered
 - Service entrance, pedestrian entrance(s)
 - Can Ellicott Street be used (ROW through NPS Land)?
 - Outdoor classrooms would be nice
 - “Boats” are a key social feature
 - School garden is important feature of school/curriculum and there’s a desire to incorporate it into the site/building design
 - Contiguous Outdoor play areas – adjacency of soccer field to young kids play area
 - Improve provide adequate safe parking and service access
 - North and South site entry points desirable
 - Improved entry staging
 - Desire for Big Spaces (fit school population)
 - Dedicated Early Childhood area
 - Provide breakout spaces for teacher work
 - Centralized administration areas
 - Investment in teacher collaboration and work spaces
 - Provide (student) breakout spaces for unstructured classroom activities
 - Increase IT Capacity/Access
 - New, functional Kitchen

02



Project Update

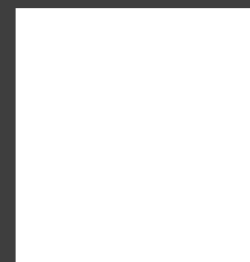
Existing Conditions/Survey
Consultant Kickoff
Programming/Ed Spec



PROPOSED PROJECT MILESTONES:

- Concept Design Submission to DGS – June 2015
- Schematic Design Submission to DGS– August 2015
- Design Development to DGS – November/December 2015
- Permitting – January 2016
- Contractor Selection – Fall/Winter 2015

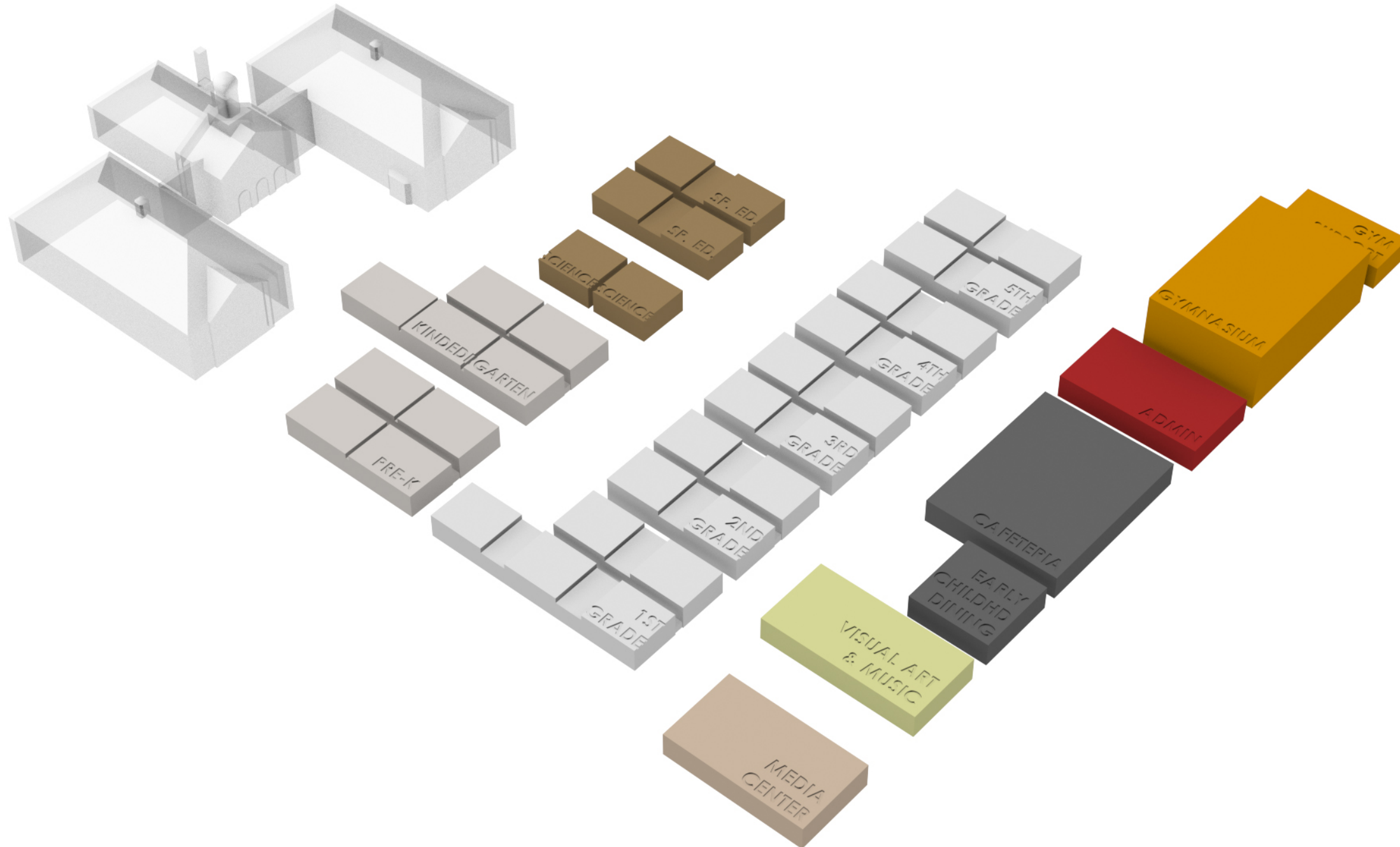
03



Building Blocks

BUILDING BLOCKS



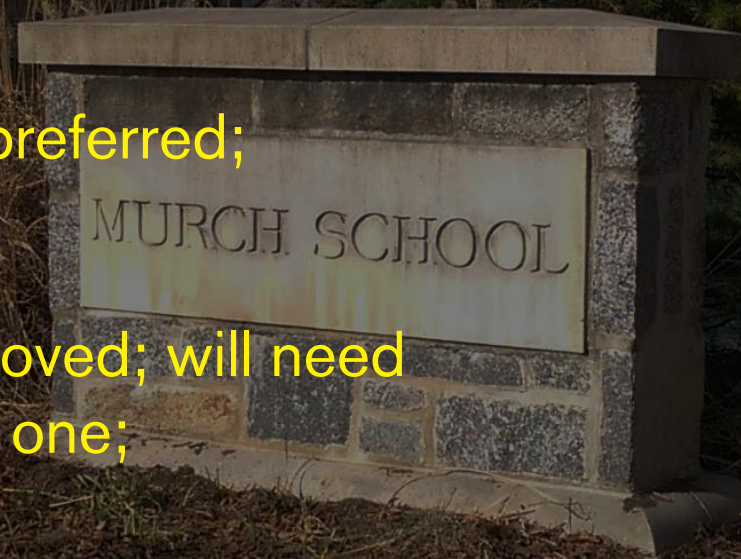




- NPS Area has areas where nothing “constructed” can be placed; Most areas can house relocated play equipment and or play areas but no buildings
- Main Auditorium must retain stage;
- Any work at the front entry area (plaza) cannot encumber the main entrance views;
- 3-4 stories is the approximate maximum height of any one building element; HPO/CFA most supportive of height at the West near the corner of Reno Road and Davenport Street;
- Layout must comply with zoning requirements and property lines/setbacks; additions must be matter of right” – that is not require a BZA case and property lines.
- “Major changes to the existing building roofs are unlikely to be approved;



- Kitchen and cafeteria on the same level preferred; Service access to kitchen required;
- Early childhood spaces grouped together are preferred; 1st floor play area access required;
- Gymnasium access to the fields preferred;
- Curb cuts are difficult to get approved; will need community support for more than one;
- Centralize administration spaces;





18 BUILDING BLOCKS



R. MCGHEE & ASSOCIATES **hord | coplan | macht**

- NPS Area has areas where nothing “constructed” can be placed; Most areas can house relocated play equipment and or play areas but no buildings;
- Main Auditorium must retain stage;
- Any work at the front entry area (plaza) cannot encumber the main entrance views;
- 3-4 stories is the approximate maximum height of any one building element; HPO/CFA most supportive of height at the West near the corner of Reno Road and Davenport Street;
- Layout must comply with zoning requirements and property lines/setbacks; additions must be matter of right” – that is not require a BZA case and property lines.
- “Major changes to the existing building roofs are unlikely to be approved;
- Public/SIT prefers a “two entry” (North and South access) solution with staging areas for ECC at north side of site and primary/intermediates at south end of site;
- The maximum achievable open space is desired; Contiguous, connected, defensible and visible open spaces preferred;
- Kitchen and cafeteria on the same level preferred; Service access to kitchen required;
- Early childhood spaces grouped together are preferred; 1st floor play area access required;
- Gymnasium with view of, and access to, the fields preferred;
- Curb cuts are difficult to get approved; will need community support for more than one;
- Centralize administration spaces;

Next Steps...

- Continue Design Exploration
- Initial Concept Generation
- Programming Validation

Thank You