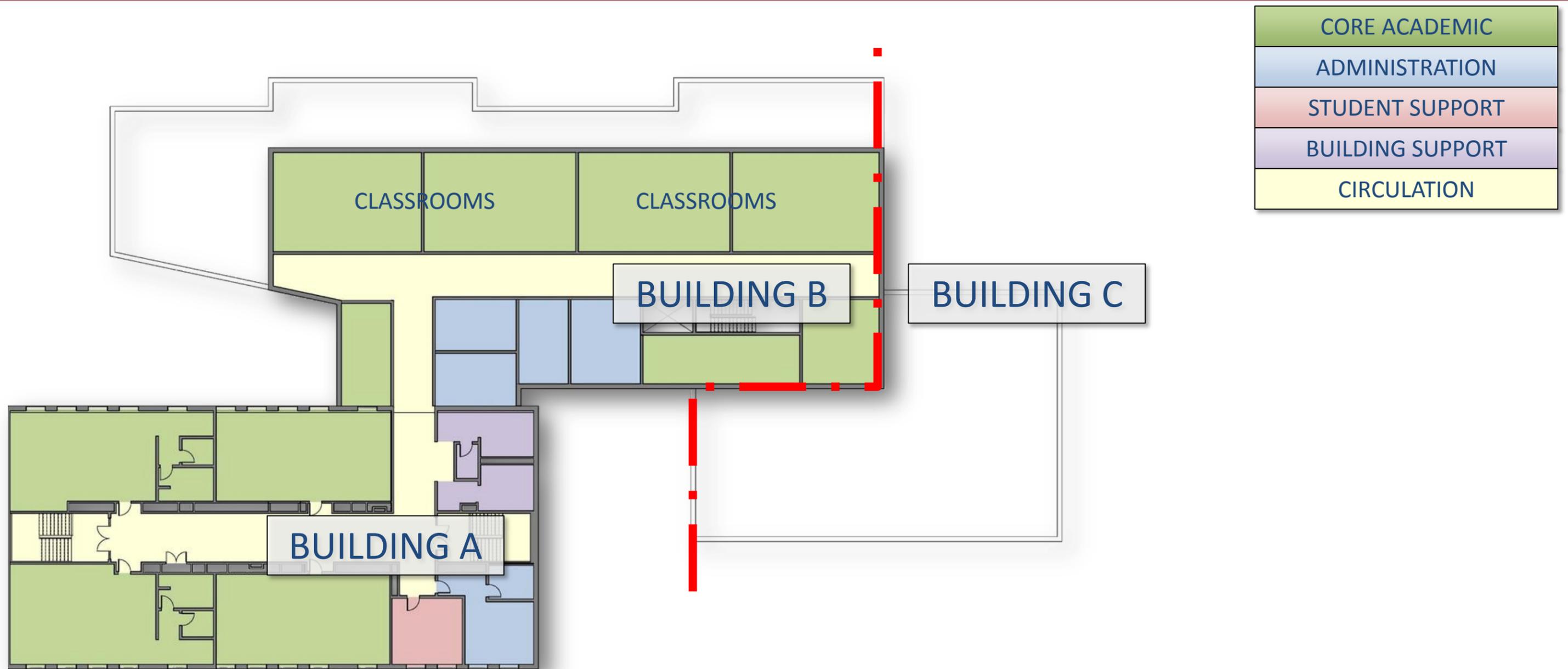
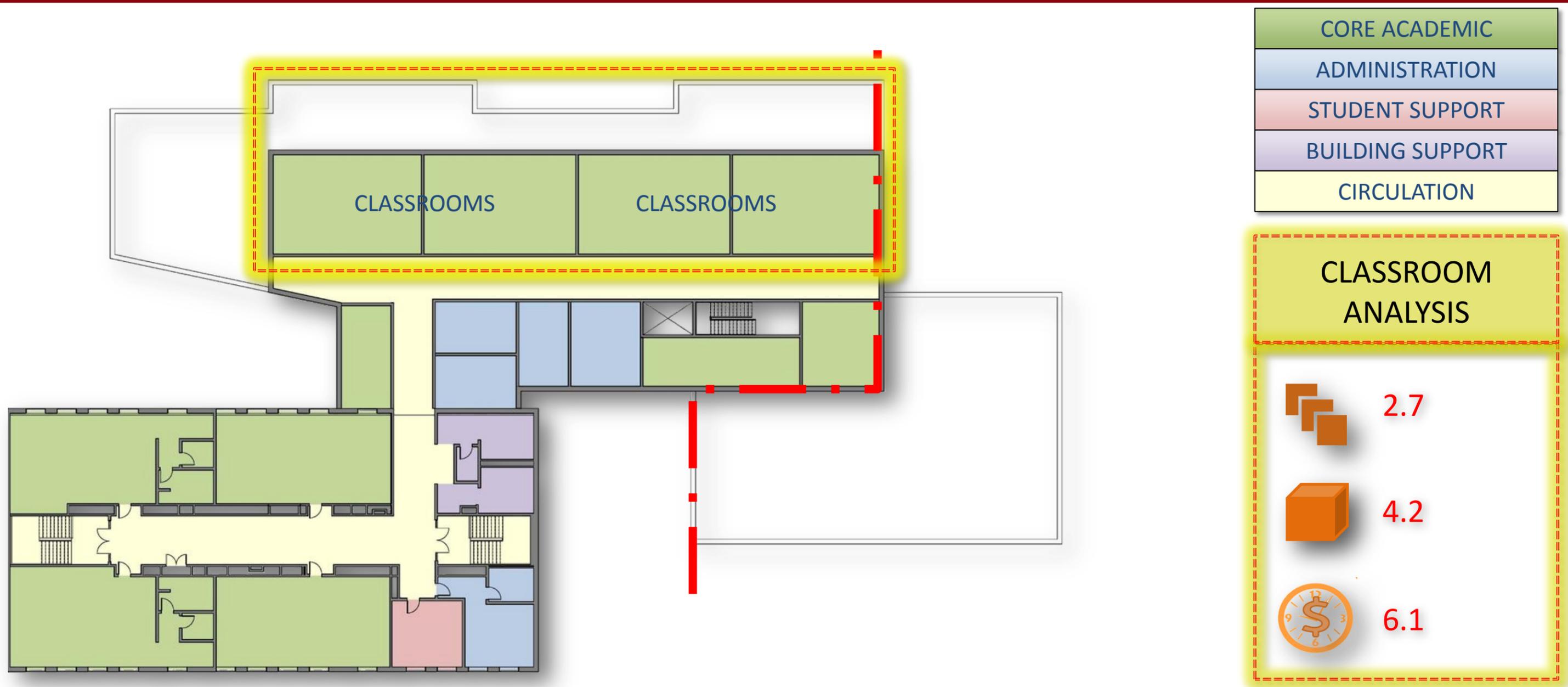


# HEARST 2<sup>ND</sup> FLOOR PLAN – REVISED CONCEPT MASSING



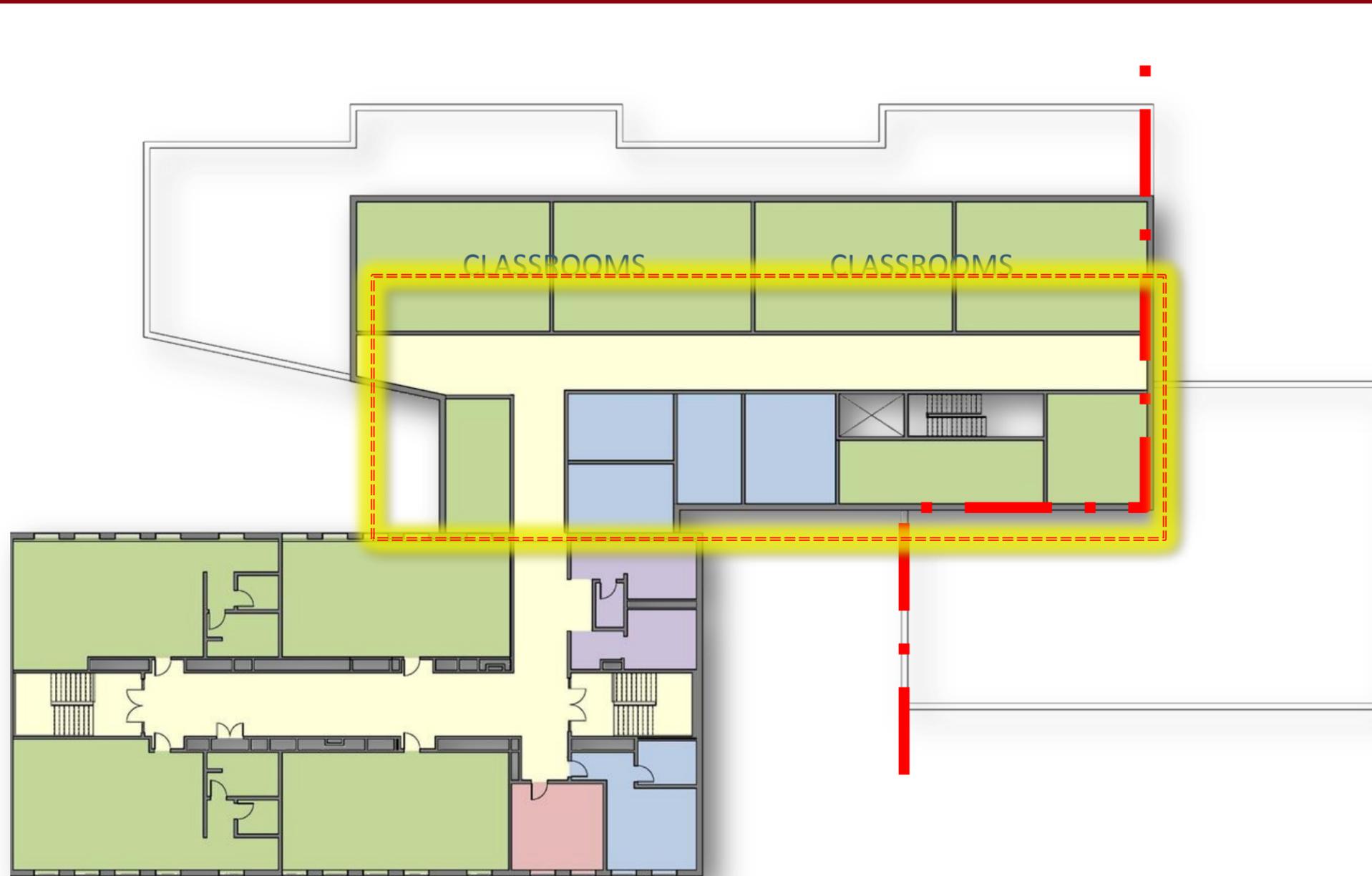
Building A: **8,330** SF Gross  
Building B: **8,600** SF Gross  
Building C: **0** SF Gross  
Building B + C: **8,600** SF Gross  
Building A+ B + C: **16,930** SF Gross

# HEARST 2<sup>ND</sup> FLOOR PLAN – REVISED CONCEPT MASSING



See Hearst Elementary School Design Comparison Sheet for Legend:

# HEARST 2<sup>ND</sup> FLOOR PLAN – REVISED CONCEPT MASSING



CORE ACADEMIC
ADMINISTRATION
STUDENT SUPPORT
BUILDING SUPPORT
CIRCULATION

**CIRCULATION ANALYSIS**

 1.2, 1.3

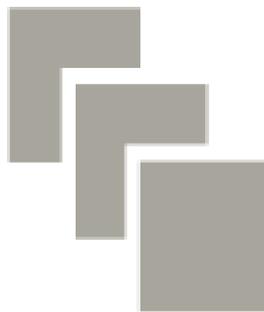
 2.4, 2.5

See Hearst Elementary School Design Comparison Sheet for Legend:

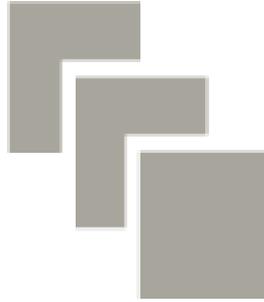
# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
1	 Ed Spec Program Spaces and Adjacencies	1.1	Achieves Full ED SPEC Compliance.	Achieves Full ED SPEC Compliance.
		1.2	Efficient circulation flow and adjacencies of programmatic spaces are achieved.	Circulation flow and adjacencies of several programmatic spaces are disrupted.
		1.3	Spacious lobby with open stair and skylight adds much needed 'heart of the school' space.	Spacious lobby with open stair and skylight, <u>'heart of the school' space, cannot be provided.</u>

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
2	 <p>Interior layouts, relationship between spaces and circulation</p>	<p>2.1</p> <p>2.2</p> <p>2.3</p>	<p>The Cafeteria, Stage, Kitchen, Music Room and other program spaces on the lower level are ideally located to take advantage of the open space on the south and provide ideal relationship with the upper floor and secondary entrance.</p> <p>The Administrative area accommodates required program spaces with integrated Welcome Center</p> <p>The Welcome Center is provided with skylight for daylighting and desired ambience for the visitors, students and staff.</p>	<p>The Cafeteria, Stage, Kitchen, Music Room and some Storage areas on the lower level are not ideally located and do not take advantage of the open space on the south and the relationship with the upper level and secondary entrance is problematic.</p> <p>The Administrative area is smaller than ideal. Welcome Center cannot be integrated. <u>Adjacencies not compliant with ED SPEC.</u></p> <p>The Welcome Center does not have skylight, therefore the daylighting and desired ambience for the visitors, students and staff cannot be achieved.</p>

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
2	 <p>Interior layouts, relationship between spaces and circulation</p>	2.4	Optimal circulation area to serve the entire school.	Increased circulation area due to disrupted relationships between program spaces.
		2.5	The vertical circulation arrangement better serves the circulation flow.	The vertical circulation arrangement is limited in scope and less than ideal.
		2.6	The service entry for the Kitchen is completely separate and far removed from the public entrances.	The secondary entrance serves as both, a public entrance and a service entrance for Kitchen deliveries and trash removal.
		2.7	Staggered classroom arrangement allows for ancillary spaces such as restrooms and support offices.	Linear arrangement of classrooms does not allow for ancillary spaces along corridor

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
3	 <p>Exterior circulation / vehicular and pedestrian traffic flow.</p>	3.1	Significantly reduces conflict between student/pedestrian traffic and vehicular traffic.	Increased conflict between student/pedestrian traffic and vehicular traffic due to expected increase in kitchen deliveries.
		3.2	Optimal open space in the front entry plaza area, allowing more distance between the existing building and the addition.	Constricted front entry plaza area with less distance between the existing building and the addition.
		3.3	Service Access Drive and Loading Dock ideally located for kitchen deliveries. Access from dead-end Idaho Avenue creates least disturbance to the neighborhood traffic flow. No conflict with student/pedestrian traffic. Allows space for additional staff parking to meet code.	No additional Truck Traffic on Idaho or Tilden.

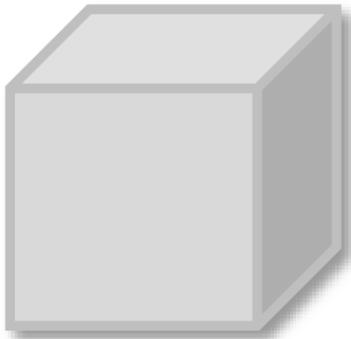
# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
3	 Exterior circulation / vehicular and pedestrian traffic flow.	3.4	Limited Service Traffic where none existed before on Idaho and Tilden during school hours.	Service Access and Loading Dock located near/at the secondary entrance, <u>creating a major conflict between public and service flow.</u> Creates conflict between neighborhood/school traffic and service vehicular traffic. No scope for additional parking spaces to meet code.
		3.5	Adequate parking spaces to meet code.	Number of parking spaces less than code requirement. <u>Zoning variance required for parking.</u> Higher risk of teachers parking within neighborhood.

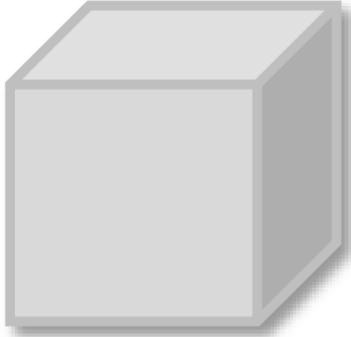
# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
3	 Exterior circulation / vehicular and pedestrian traffic flow.	3.6	Loading provided per zoning regulations.	<u>Zoning variance required for Loading Dock.</u>
		3.7	Flared secondary entrance plaza gives a sense of openness. The angle of the addition (Media Center wall) aligns with the historic Parks & Rec building creating a vista and framing the open space inbetween.	Constricted secondary entrance plaza has diminished sense of openness. No relationship between the addition and the historic Parks & Rec building.

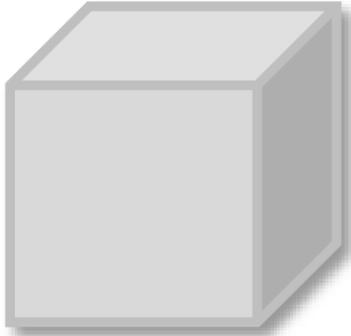
# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
4	 Building massing / Aesthetics	4.1  4.2	<p>Building set back along Tilden Street is 17'-6" from the property line at the narrowest portion (7'-6" more than the required zoning set back). The building line is more than 125' away from the closest line of houses across the street.</p> <p>The stacking of the classrooms allows for efficient structure, HVAC systems and other construction criteria, thereby optimizing cost. Stacking also allows exterior treatment / window patterns to be aesthetically pleasing.</p>	<p>Increased set back of building line on the Tilden Street side does not improve the sightline/viewshade significantly when compared to the overwhelming negative impact it has on the interior layout, loss of features such as skylights, open lobby and aesthetics of building massing.</p> <p>Changed second level classroom orientation require modified structural and HVAC systems, thereby <u>increasing cost</u>. Aesthetic quality of the exterior is significantly reduced with mismatched classroom/window patterns.</p>

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
4	 Building massing / Aesthetics	4.3          4.4	Building set back along Idaho Avenue is more than 72' from the property line at the narrowest portion (47' more than the required zoning set back). The building line is more than 190' away from the closest line of houses across the street.	Building set back along Idaho Avenue is <u>significantly reduced to 17'</u> . The distance <u>between the building line and the closest line of houses across the street is reduced to 136'</u> .  Building length along Tilden and mass along Idaho Avenue increased.

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
4	 Building massing / Aesthetics	4.5	Building massing in the front with the protruding Welcome Center with skylight and proportion of the Administrative block is ideal in comparison to the overall design.	Reduced Administrative block and removal of Welcome Center in the front reduces the appeal of the design.
		4.6	Overall massing of the entire building is well balanced, aesthetically pleasing and optimally utilizes the site parameters.	Building massing is not as well balanced and heavily encroaches on the east side, getting further down into the slope. <u>Increased structural cost.</u>

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
5	 Environmental and Sustainable issues	5.1	Building foundation on the Tilden Street side has been set back to reduce impact on heritage trees	Lowered risk to heritage trees on Tilden Street side.
		5.2	Possible risk to selected heritage trees on Tilden Street side and some lesser trees on the Idaho Avenue side.*	Increased risk to the wooded area on the Idaho Avenue side.

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
6	 Phasing, Cost and Schedule	6.1 6.2 6.3	Meets initial phasing and cost criteria provided by DGS. Achieves efficient Structural and MEP designs. Does not require service elevator.	<p>Significantly <u>increased square feet area for Building 'B'</u>; not commensurate with phasing and cost criteria provided by DGS. <u>Increased portion of ground level (associated with building 'C') is required to be constructed as part of building 'B'</u>.</p> <p>Change in classrooms orientation between floors <u>increases cost and structural complexity.</u></p> <p><u>Service elevator required. Increased cost.</u></p>

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
6	 Phasing, Cost and Schedule	6.4 6.5 6.6	Minimal delay as project can proceed directly into Design Development  Approved design was on schedule.  Building 'B' completion may be delayed to December 2013.	Further delay as work in Concept and Schematic design is lost and Concept design needs to be redone.      Building 'B' completion will be further delayed until 2014 due to redesign.

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
7	 Regulatory Agencies	7.1	Approved by CFA	<u>Needs to be resubmitted to CFA</u>
		7.2	East Façade / building Mass location approved by HPO; Maintains HPO Recommended open space at farmhouse.	Has potential for encroaching HPO required open spaces at SE near farmhouse
		7.3	Environmental Impact Statement Form near completion.	<u>Environmental Impact Statement Form needs to be restarted.</u>

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
7	 Regulatory Agencies	7.4	Ready to be submitted to DDoT for preliminary review	Redesign will delay DDoT Preliminary Review
		7.5	Fullfills DC Zoning Requirement for 23 parking spaces	<u>Will require a Zoning Variance</u> to meet parking requirements; Short 5 spaces.

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

	CATEGORY		<u>Original Concept</u>	<u>Revised Concept</u>
				
	Summary			
			Original Scheme - Most Advantages	Revised Scheme - Least Advantages

# HEARST ELEMENTARY SCHOOL DESIGN COMPARISON

 <b>Hearst Elementary School Design Comparison</b>			
CATEGORY		Original Concept	Revised Concept
			
1	 Ed Spec Program Spaces and Adjacencies	1.1 Achieves Full ED SPEC Compliance.	Achieves Full ED SPEC Compliance.
		1.2 Efficient circulation flow and adjacencies of programmatic spaces are achieved.	Circulation flow and adjacencies of several programmatic spaces are disrupted.
		1.3 Spacious lobby with open stair and skylight adds much needed 'heart of the school' space.	Spacious lobby with open stair and skylight, <u>'heart of the school' space, cannot be provided.</u>
2	 Interior layouts, relationship between spaces and circulation	2.1 The Cafeteria, Stage, Kitchen, Music Room and other program spaces on the lower level are ideally located to take advantage of the open space on the south and provide ideal relationship with the upper floor and secondary entrance.	The Cafeteria, Stage, Kitchen, Music Room and some Storage areas on the lower level are not ideally located and do not take advantage of the open space on the south and the relationship with the upper level and secondary entrance is problematic.
		2.2 The Administrative area accommodates required program spaces with integrated Welcome Center	The Administrative area is smaller than ideal. Welcome Center cannot be integrated. <u>Adjacencies not compliant with ED SPEC.</u>
		2.3 The Welcome Center is provided with skylight for daylighting and desired ambience for the visitors, students and staff.	The Welcome Center does not have skylight, therefore the daylighting and desired ambience for the visitors, students and staff cannot be achieved.
		2.4 Optimal circulation area to serve the entire school.	Increased circulation area due to disrupted relationships between program spaces.
		2.5 The vertical circulation arrangement better serves the circulation flow.	The vertical circulation arrangement is limited in scope and less than ideal.
		2.6 The service entry for the Kitchen is completely separate and far removed from the public entrances.	The secondary entrance serves as both, a public entrance and a service entrance for Kitchen deliveries and trash removal.
		2.7 Staggered classroom arrangement allows for ancillary spaces such as restrooms and support offices.	Linear arrangement of classrooms does not allow for ancillary spaces along corridor
3	 Exterior circulation / vehicular and pedestrian traffic flow.	3.1 Significantly reduces conflict between student/pedestrian traffic and vehicular traffic.	Increased conflict between student/pedestrian traffic and vehicular traffic due to expected increase in kitchen deliveries.
		3.2 Optimal open space in the front entry plaza area, allowing more distance between the existing building and the addition.	Constricted front entry plaza area with less distance between the existing building and the addition.
		3.3 Service Access Drive and Loading Dock ideally located for kitchen deliveries. Access from dead-end Idaho Avenue creates least disturbance to the neighborhood traffic flow. No conflict with student/pedestrian traffic. Allows space for additional staff parking to meet code.	No additional Truck Traffic on Idaho or Tilden.
		3.4 Limited Service Traffic where none existed before on Idaho and Tilden during school hours.	Service Access and Loading Dock located near/at the secondary entrance, <u>creating a major conflict between public and service flow.</u> Creates conflict between neighborhood/school traffic and service vehicular traffic. No scope for additional parking spaces to meet code.
		3.5 Adequate parking spaces to meet code.	Number of parking spaces less than code requirement. <u>Zoning variance required</u> for parking. Higher risk of teachers parking within neighborhood.
		3.6 Loading provided per zoning regulations.	<u>Zoning variance required for Loading Dock.</u>
		3.7 Flared secondary entrance plaza gives a sense of openness. The angle of the addition (Media Center wall) aligns with the historic Parks & Rec building creating a vista and framing the open space inbetween.	Constricted secondary entrance plaza has diminished sense of openness. No relationship between the addition and the historic Parks & Rec building.

4	 Building massing / Aesthetics	4.1 Building set back along Tilden Street is 17'-6" from the property line at the narrowest portion (7'-6" more than the required zoning set back). The building line is more than 125' away from the closest line of houses across the street.	Increased set back of building line on the Tilden Street side does not improve the sightline/viewshade significantly when compared to the overwhelming negative impact it has on the interior layout, loss of features such as skylights, open lobby and aesthetics of building massing.
		4.2 The stacking of the classrooms allows for efficient structure, HVAC systems and other construction criteria, thereby optimizing cost. Stacking also allows exterior treatment / window patterns to be aesthetically pleasing.	Changed second level classroom orientation require modified structural and HVAC systems, thereby <u>increasing cost.</u> Aesthetic quality of the exterior is significantly reduced with mismatched classroom/window patterns.
		4.3 Building set back along Idaho Avenue is more than 72' from the property line at the narrowest portion (47' more than the required zoning set back). The building line is more than 190' away from the closest line of houses across the street.	Building set back along Idaho Avenue is <u>significantly reduced to 17'.</u> The distance between the building line and the closest line of houses across the street is <u>reduced to 136'.</u>
		4.4	Building length along Tilden and mass along Idaho Avenue increased.
		4.5	Reduced Administrative block and removal of Welcome Center in the front reduces the appeal of the design.
		4.6	Overall massing of the entire building is well balanced, aesthetically pleasing and optimally utilizes the site parameters.
5	 Environmental and Sustainable issues	5.1 Building foundation on the Tilden Street side has been set back to reduce impact on heritage trees	Lowered risk to heritage trees on Tilden Street side.
		5.2	Possible risk to selected heritage trees on Tilden Street side and some lesser trees on the Idaho Avenue side.*
6	 Phasing, Cost and Schedule	6.1 Meets initial phasing and cost criteria provided by DGS.	Significantly <u>increased square feet area for Building 'B';</u> not commensurate with phasing and cost criteria provided by DGS. <u>Increased portion of ground level (associated with building 'C') is required to be constructed as part of building 'B'.</u>
		6.2 Achieves efficient Structural and MEP designs.	Change in classrooms orientation between floors <u>increases cost and structural complexity.</u>
		6.3 Does not require service elevator.	<u>Service elevator required. Increased cost.</u>
		6.4 Minimal delay as project can proceed directly into Design Development	<u>Further delay as work in Concept and Schematic desing is lost and Concept design needs to be redone.</u>
		6.5 Original design was on schedule.	
		6.6 Building 'B' completion may be delayed to December 2013.	<u>Building 'B' completion will be further delayed until 2014 due to redesign.</u>
7	 Regulatory Agencies	7.1 Approved by CFA	<u>Needs to be resubmitted to CFA</u>
		7.2 East Façade / building Mass location approved by HPO; Maintains HPO Recommended open space at farmhouse.	Has potential for encroaching HPO required open spaces at SE near farmhouse
		7.3 Environmental Impact Statement Form near completion.	<u>Environmental Impact Statement Form needs to be restarted.</u>
		7.4 Ready to be submitted to DDoT for preliminary review	Redesign will delay DDoT Preliminary Review
		7.5 Fullfills DC Zoning Requirement for 23 parking spaces	<u>Will require a Zoning Variance to meet parking requirements; Short 5 spaces.</u>
Summary		 Original Scheme - Most Advantages	 Revised Scheme - Least Advantages

# HEARST SIGHT LINES ANALYSIS



View of Existing



R. McGhee & Associates  
in association with

Gaudreau, Inc.  
Architects Planners Engineers

# HEARST SIGHT LINES ANALYSIS



View of Original Concept  
Wild Vegetation



R. McGhee & Associates  
in association with

Gaudreau, Inc.  
Architects Planners Engineers

# HEARST SIGHT LINES ANALYSIS



View of Revised Concept  
Wild Vegetation



R. McGhee & Associates  
in association with

Gaudreau, Inc.  
Architects Planners Engineers

# HEARST SIGHT LINES ANALYSIS



View of Original Concept  
Landscaped Vegetation



R. McGhee & Associates  
in association with

Gaudreau, Inc.  
Architects Planners Engineers

# HEARST SIGHT LINES ANALYSIS



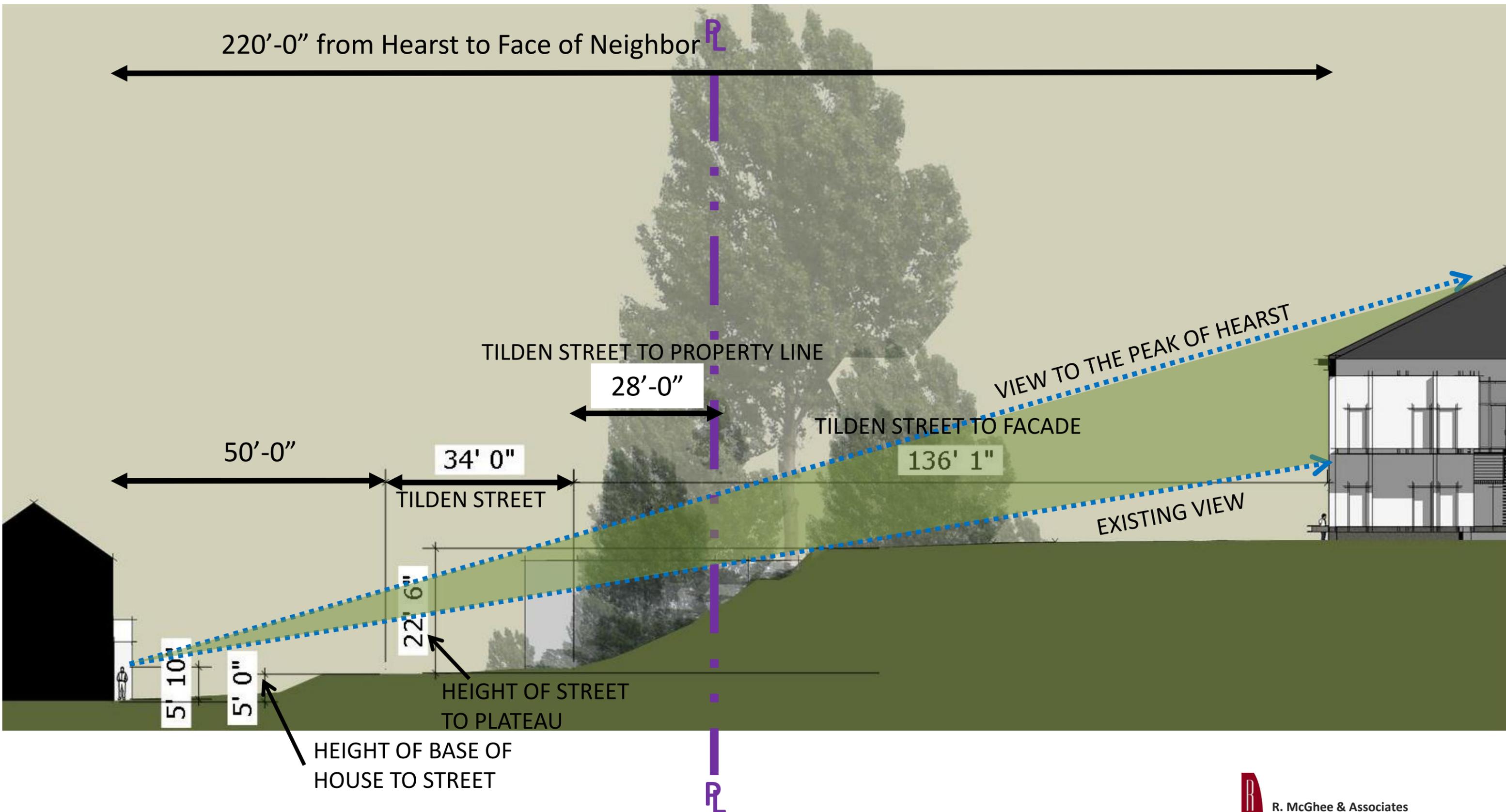
View of Revised Concept  
Landscaped Vegetation



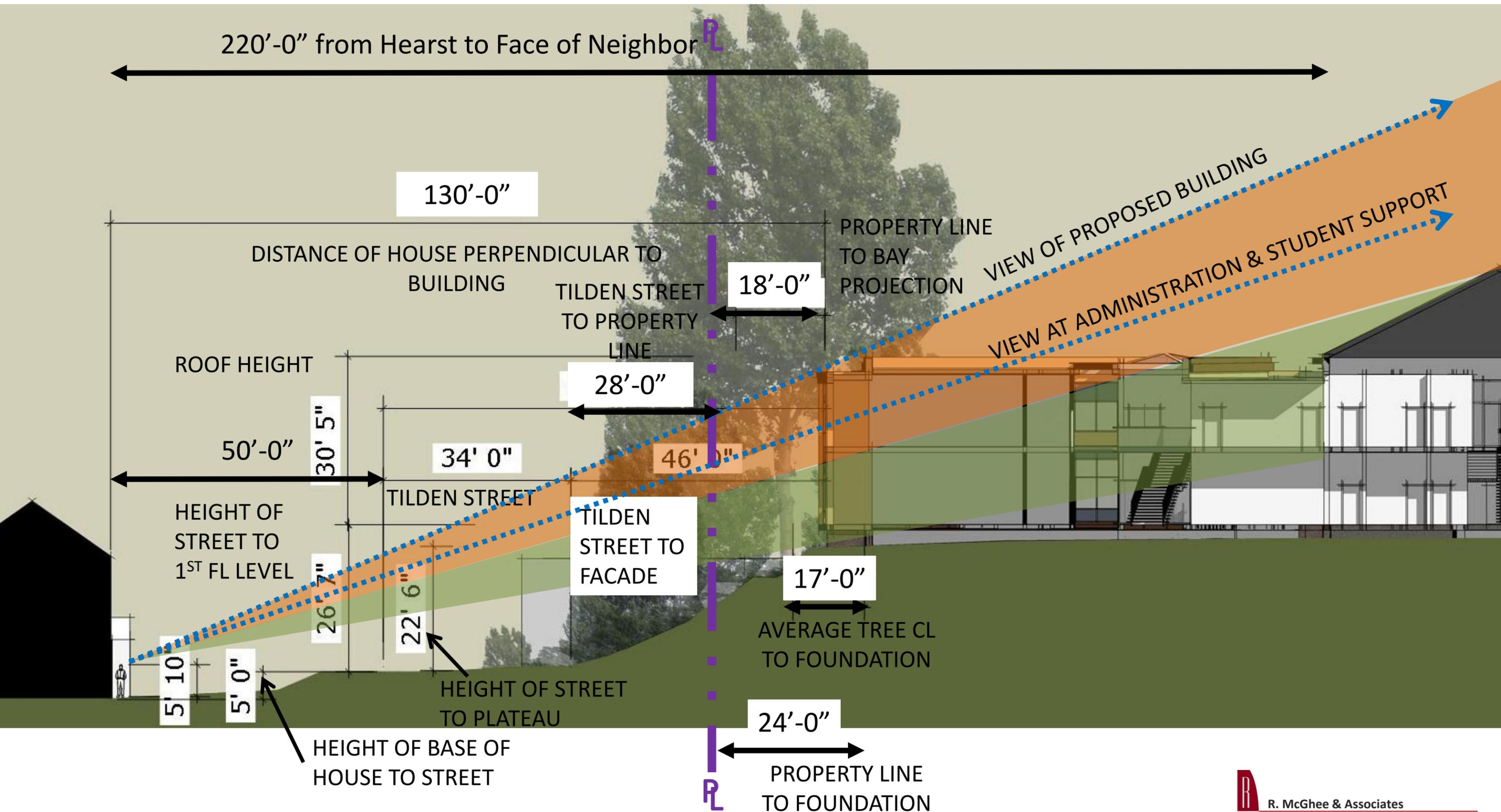
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in association with

Gaudreau, Inc.  
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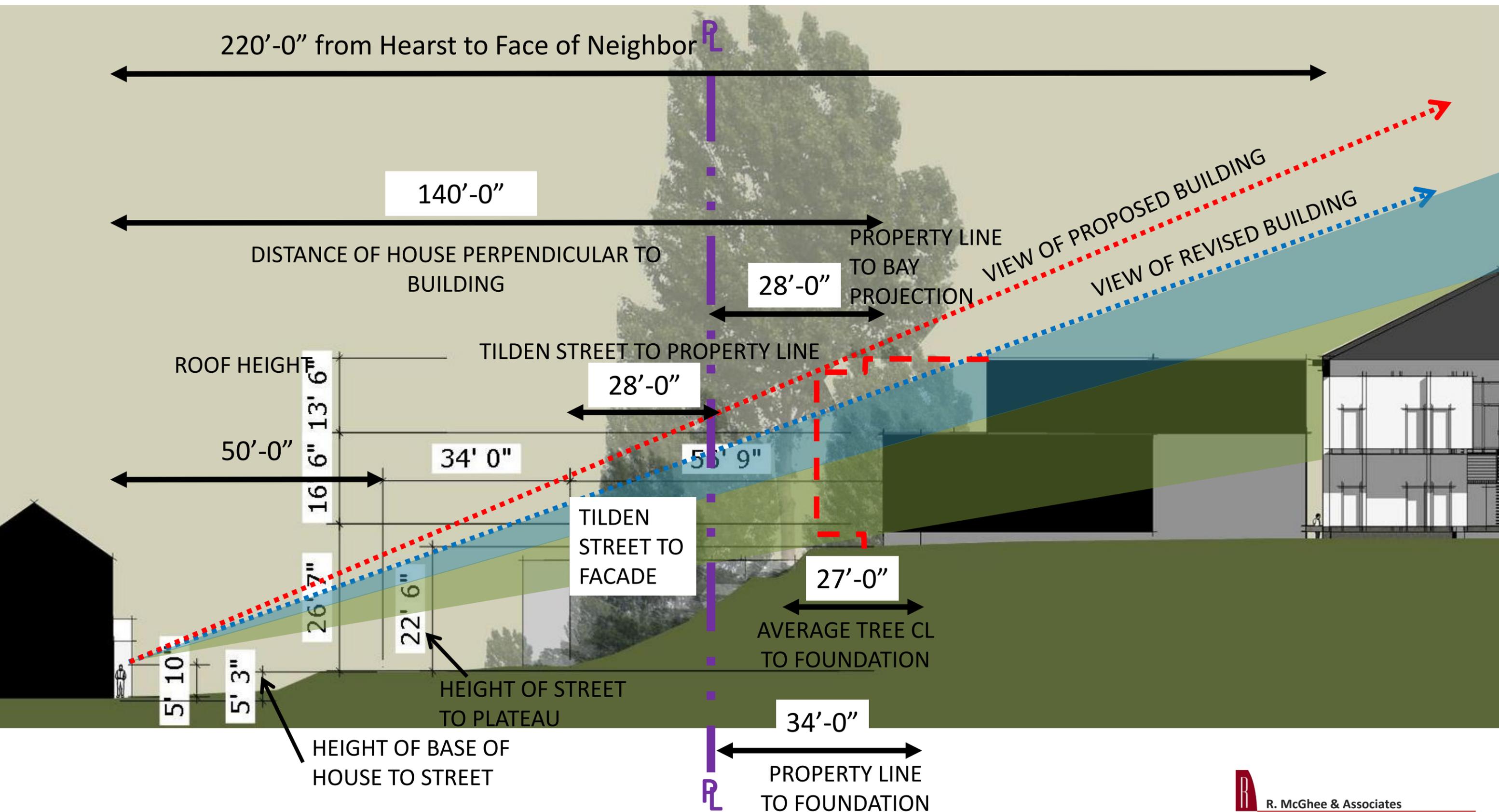
# HEARST SIGHT LINES - EXISTING VIEW



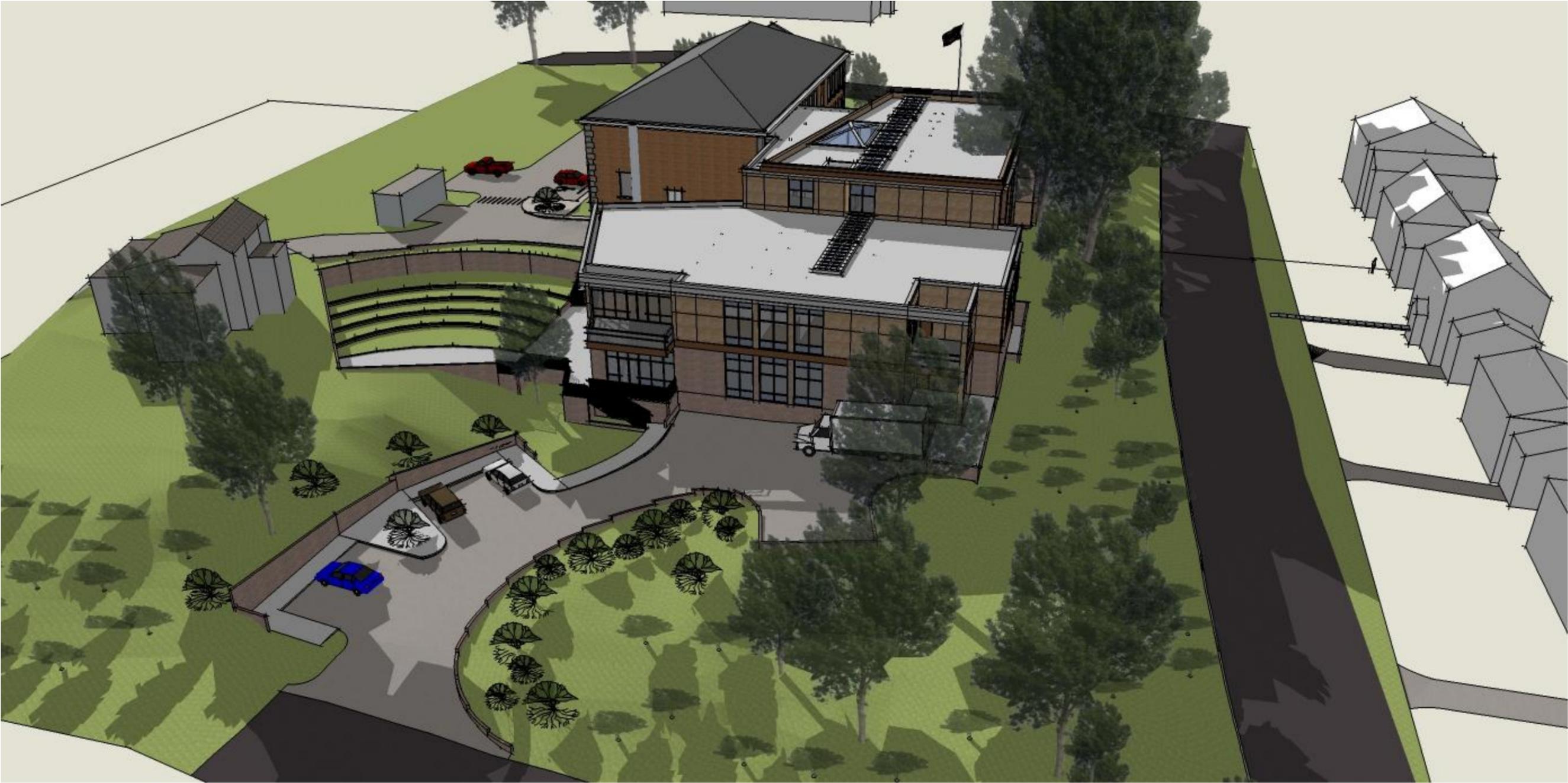
# HEARST SIGHT LINES – VIEW OF ORIGINAL CONCEPT



# HEARST SIGHT LINES – VIEW OF REVISED CONCEPT



# VIEW FROM EAST TOWARD SITE – ORIGINAL CONCEPT



# VIEW FROM EAST TOWARD SITE – REVISED CONCEPT



# VIEW FROM WEST TOWARD SITE – ORIGINAL CONCEPT



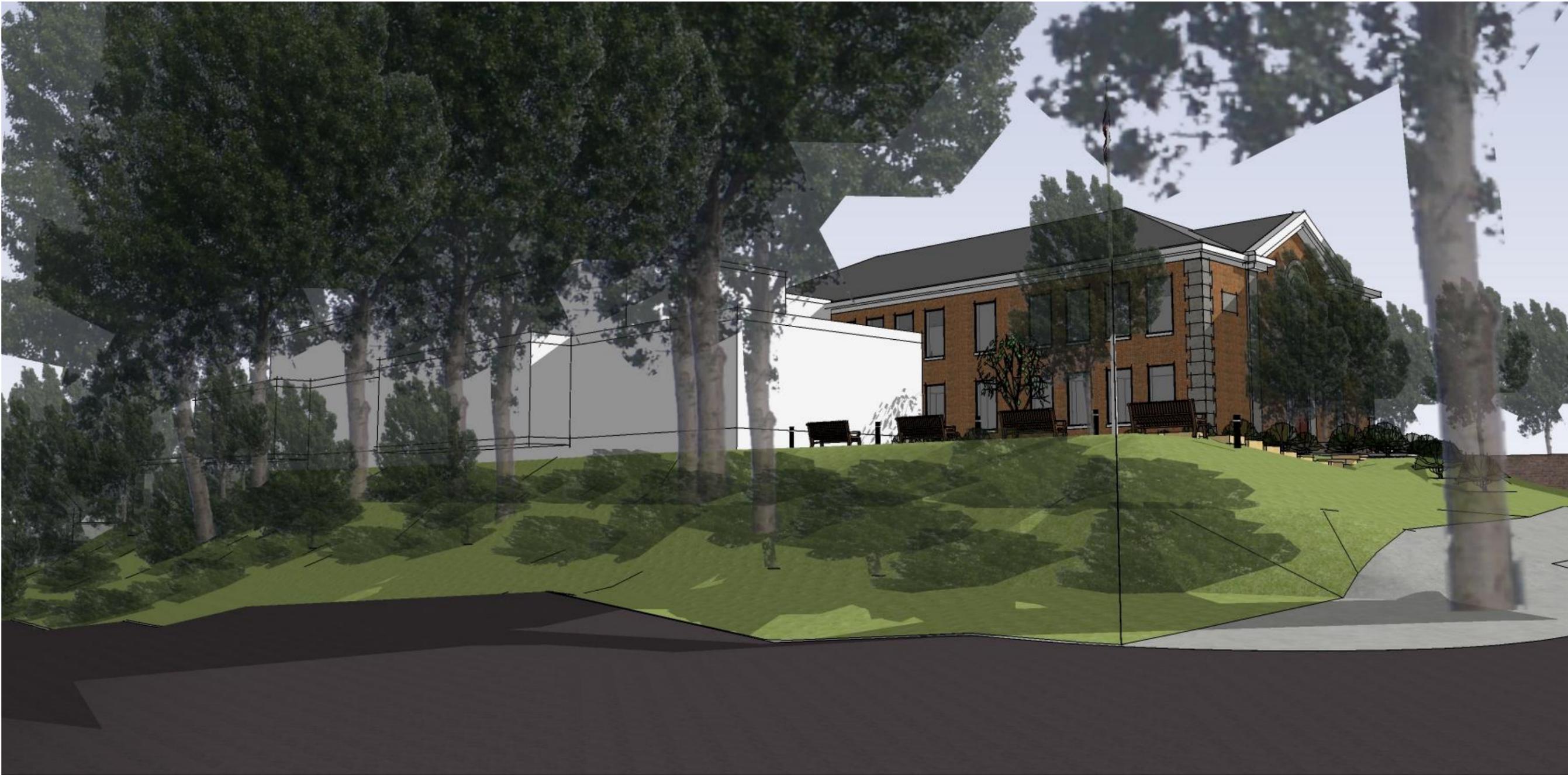
# VIEW FROM WEST TOWARD SITE – REVISED CONCEPT



# VIEW FROM TILDEN & 37<sup>TH</sup> – ORIGINAL CONCEPT



# VIEW FROM TILDEN & 37<sup>TH</sup> – REVISED CONCEPT



# NORTHWEST AERIAL VIEW – ORIGINAL CONCEPT



# NORTHWEST AERIAL VIEW – REVISED DESIGN



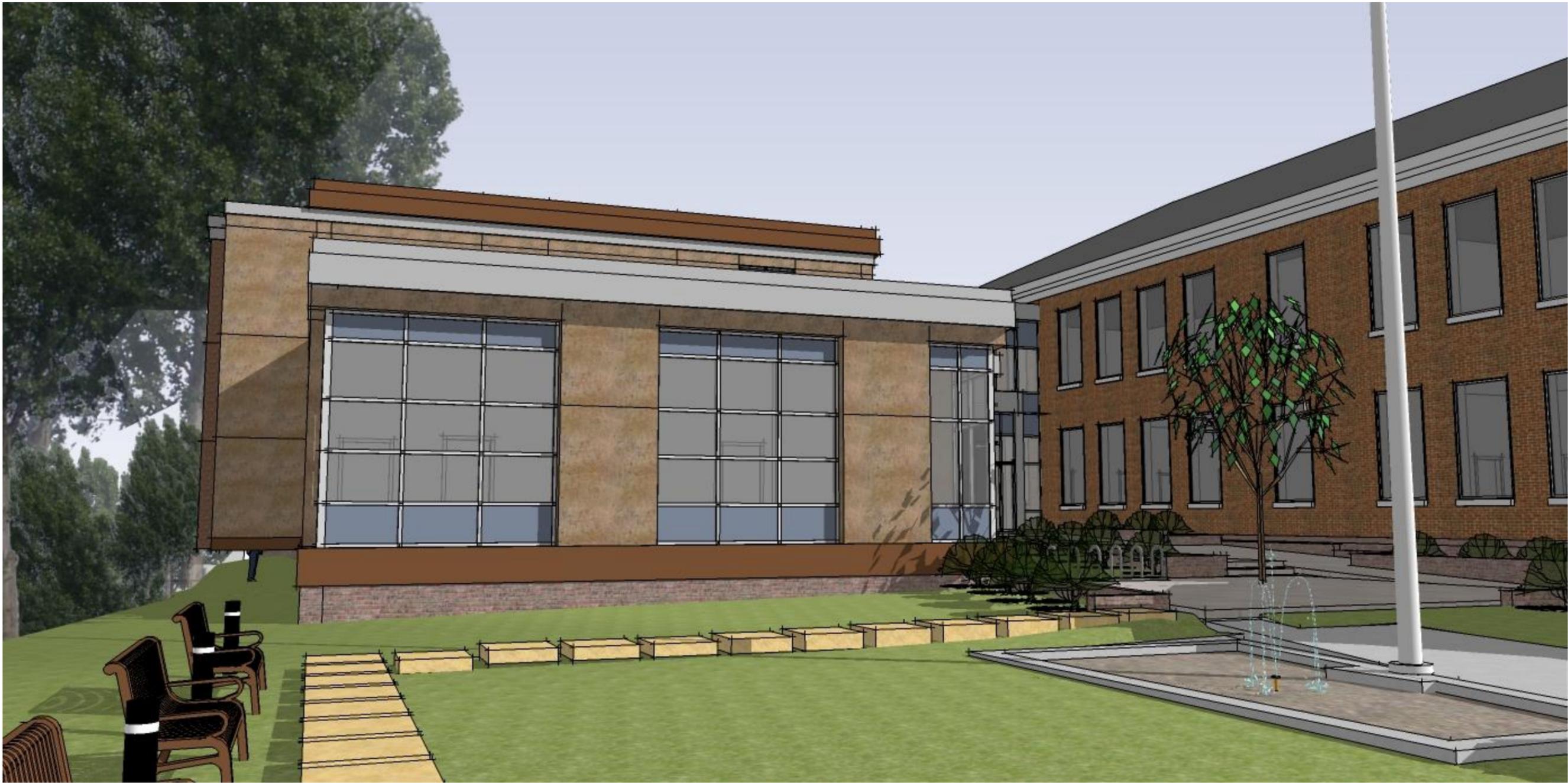
# MAIN ENTRANCE – PROPOSED DESIGN



# MAIN ENTRANCE – REVISED DESIGN



# MAIN ENTRANCE – PROPOSED DESIGN



# MAIN ENTRANCE – REVISED CONCEPT



# QUESTIONS & DISCUSSION



R. McGhee & Associates  
in association with

**Gaudreau, Inc.**  
Architects Planners Engineers