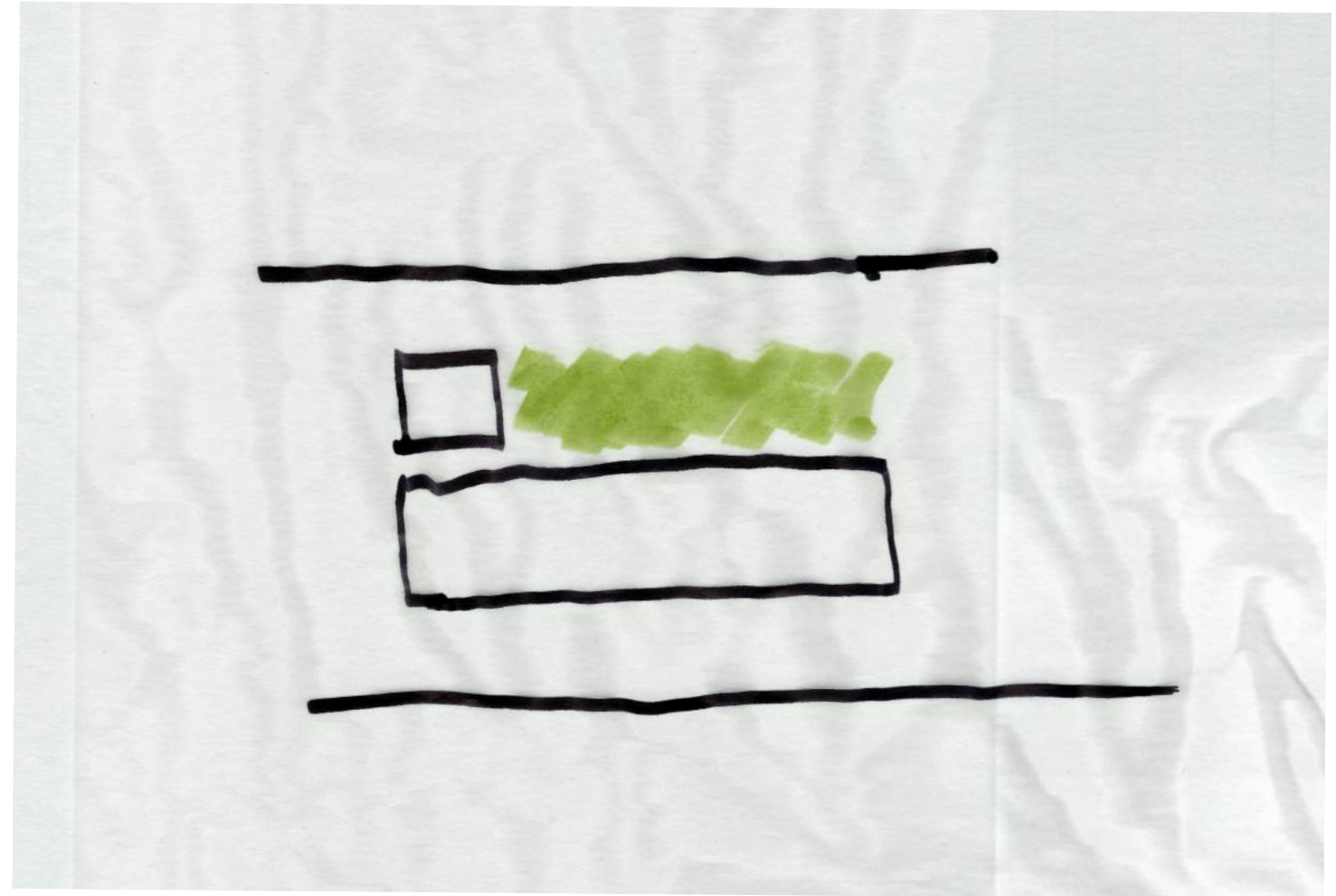


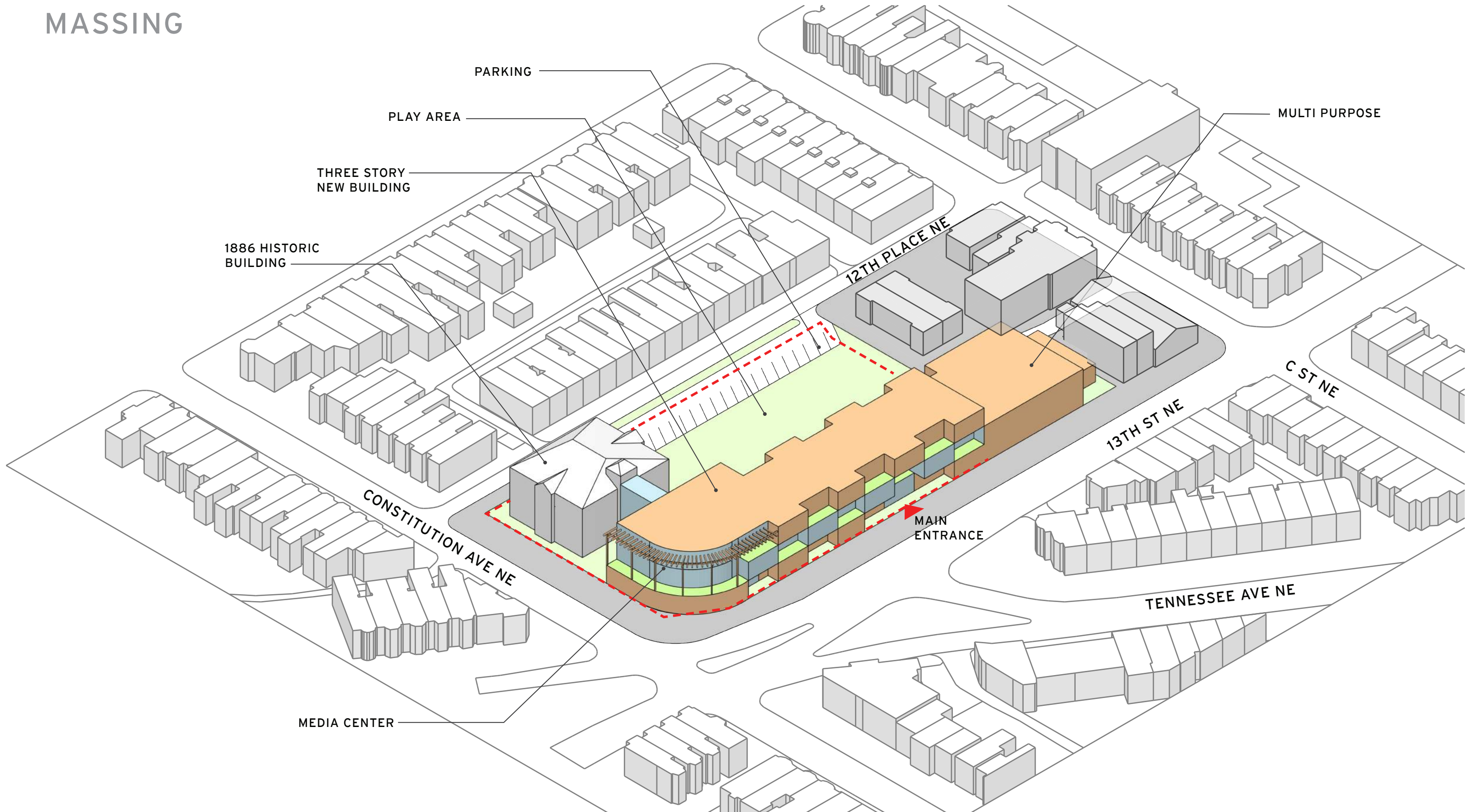
OPTION 2
STREET EDGE OPTION



CONCEPT DESIGN I OPTION 2 - STREET EDGE OPTION

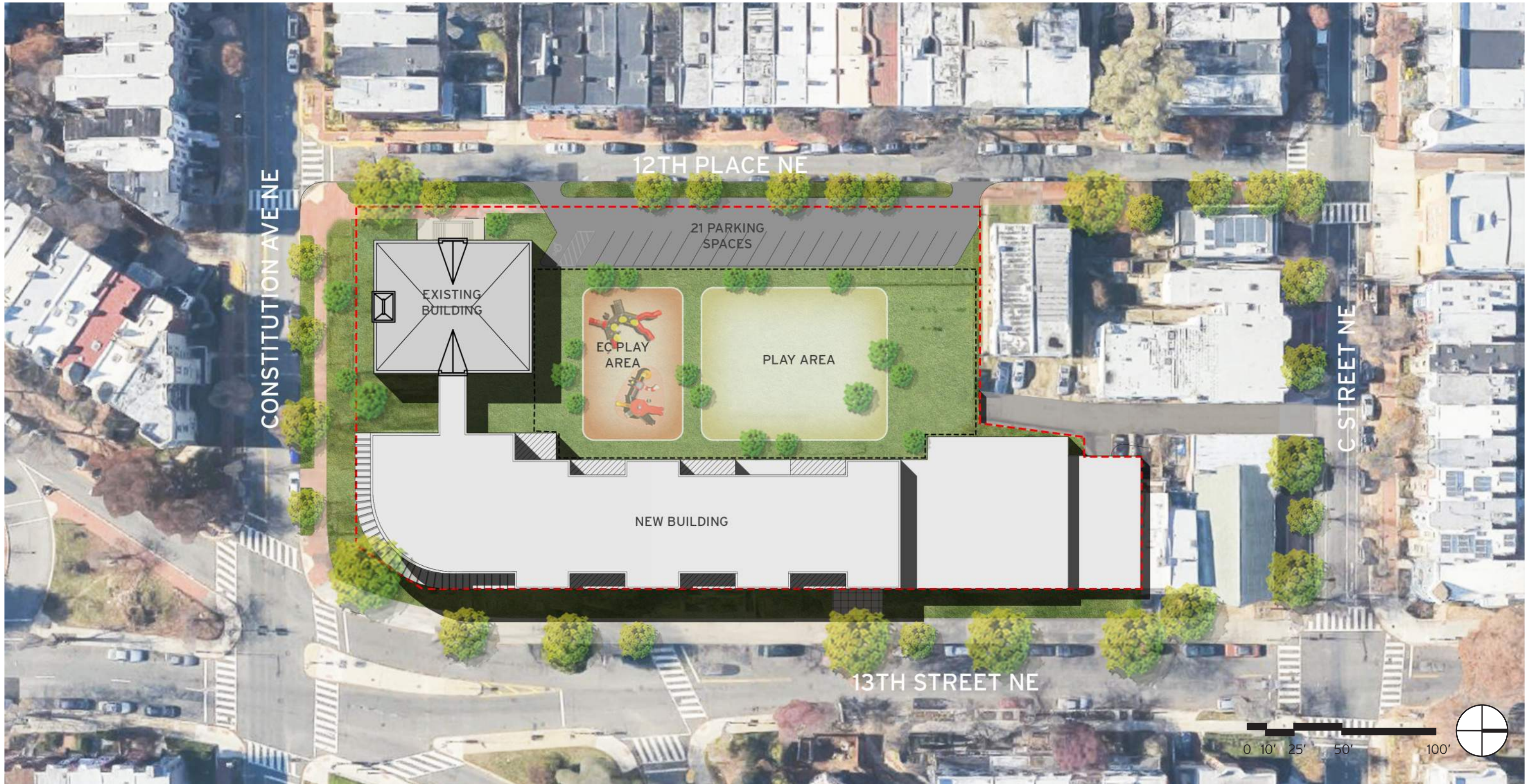
MASSING

07.19.2017



CONCEPT DESIGN I OPTION 2 - STREET EDGE OPTION SITE PLAN

07.19.2017



CONCEPT DESIGN | OPTION 2 - STREET EDGE OPTION

BUILDING PLANS

07.19.2017



LEGEND

- PRE-S/PRE-K/K/GRADE 1
- GRADE 2-5
- SCIENCE LAB/THINK TANK
- ADMINISTRATION
- SPECIAL EDUCATION
- BUILDING SERVICE
- PE & STUDENT DINING
- MEDIA CENTER
- VISUAL ARTS
- PERFORMING ARTS
- HEALTH SERVICES

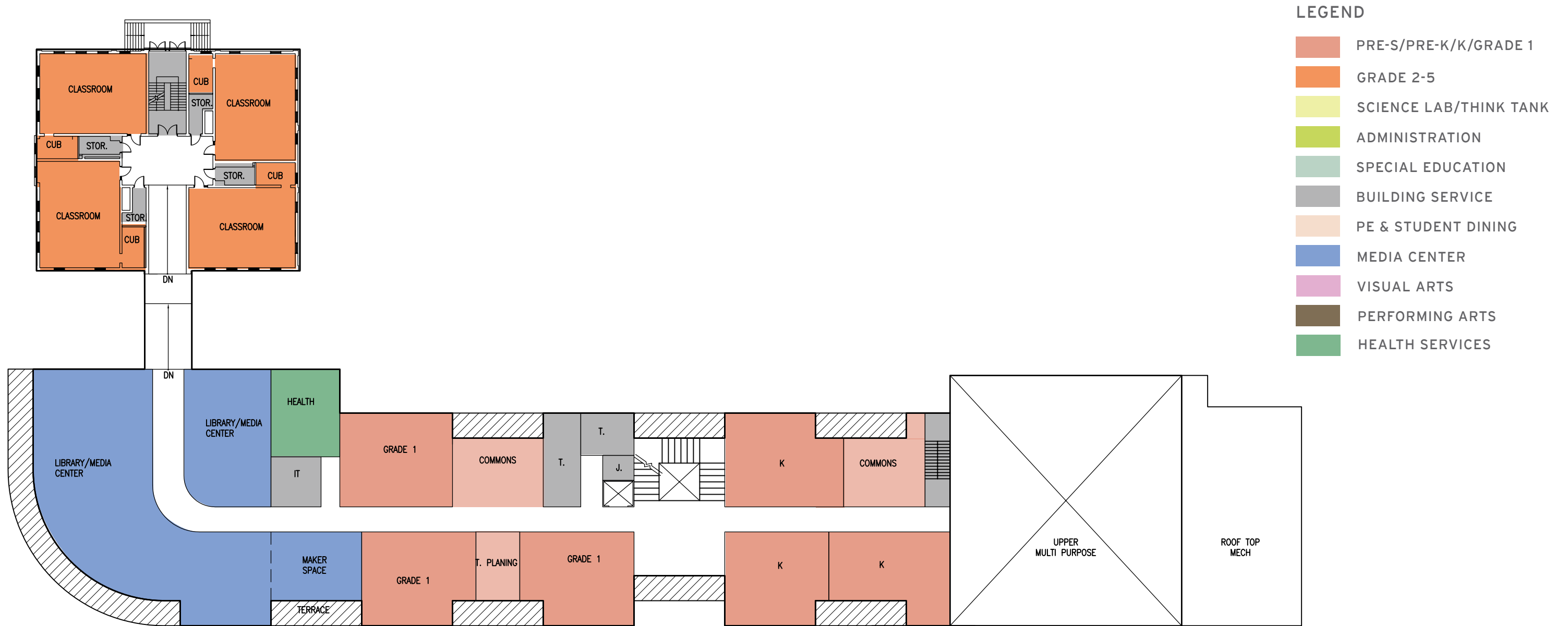
GROUND FLOOR PLAN
SCALE: 1/32" = 1'-0"



CONCEPT DESIGN | OPTION 2 - STREET EDGE OPTION

BUILDING PLANS

07.19.2017



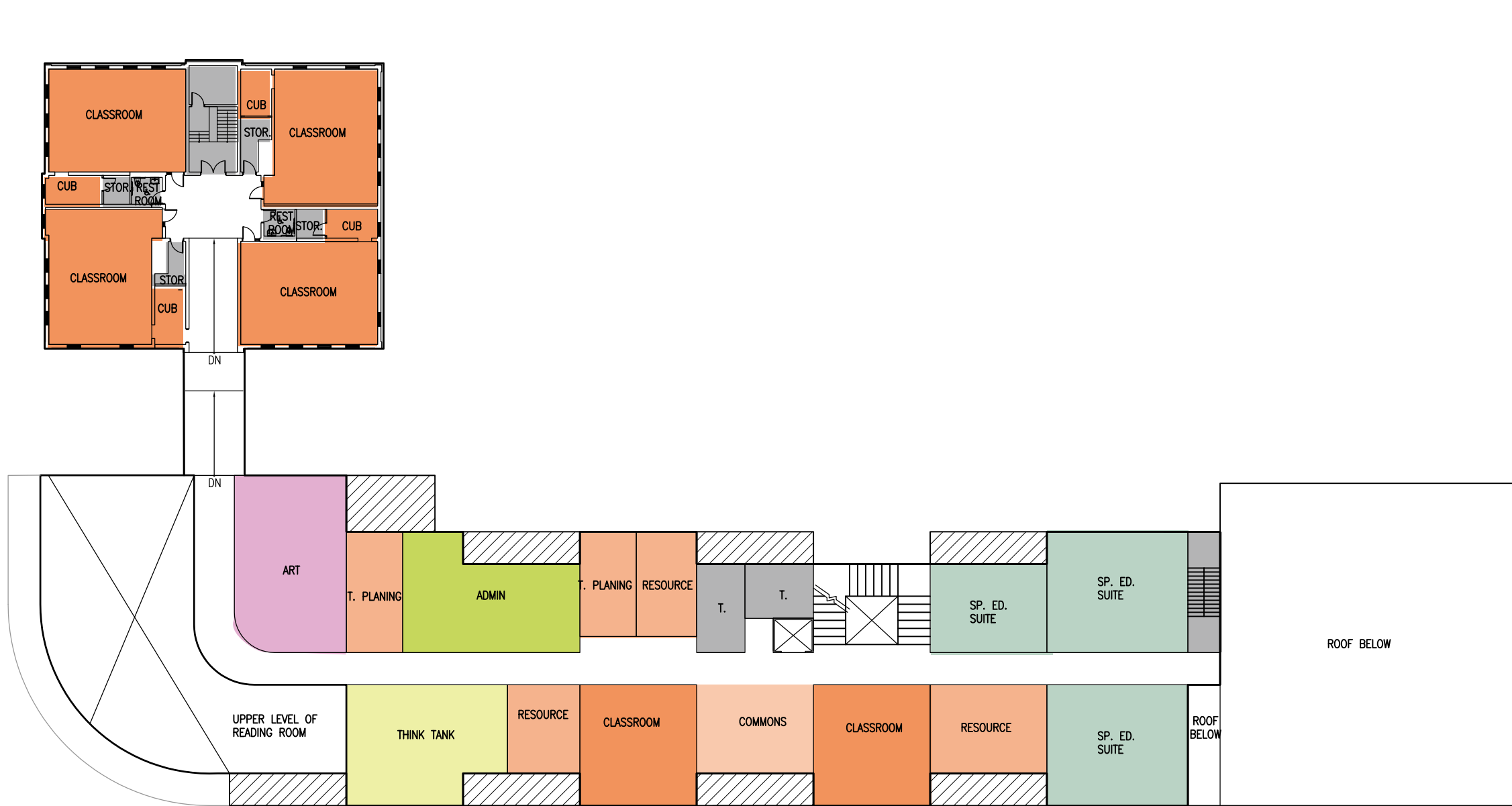
SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"



CONCEPT DESIGN | OPTION 2 - STREET EDGE OPTION

BUILDING PLANS

07.19.2017

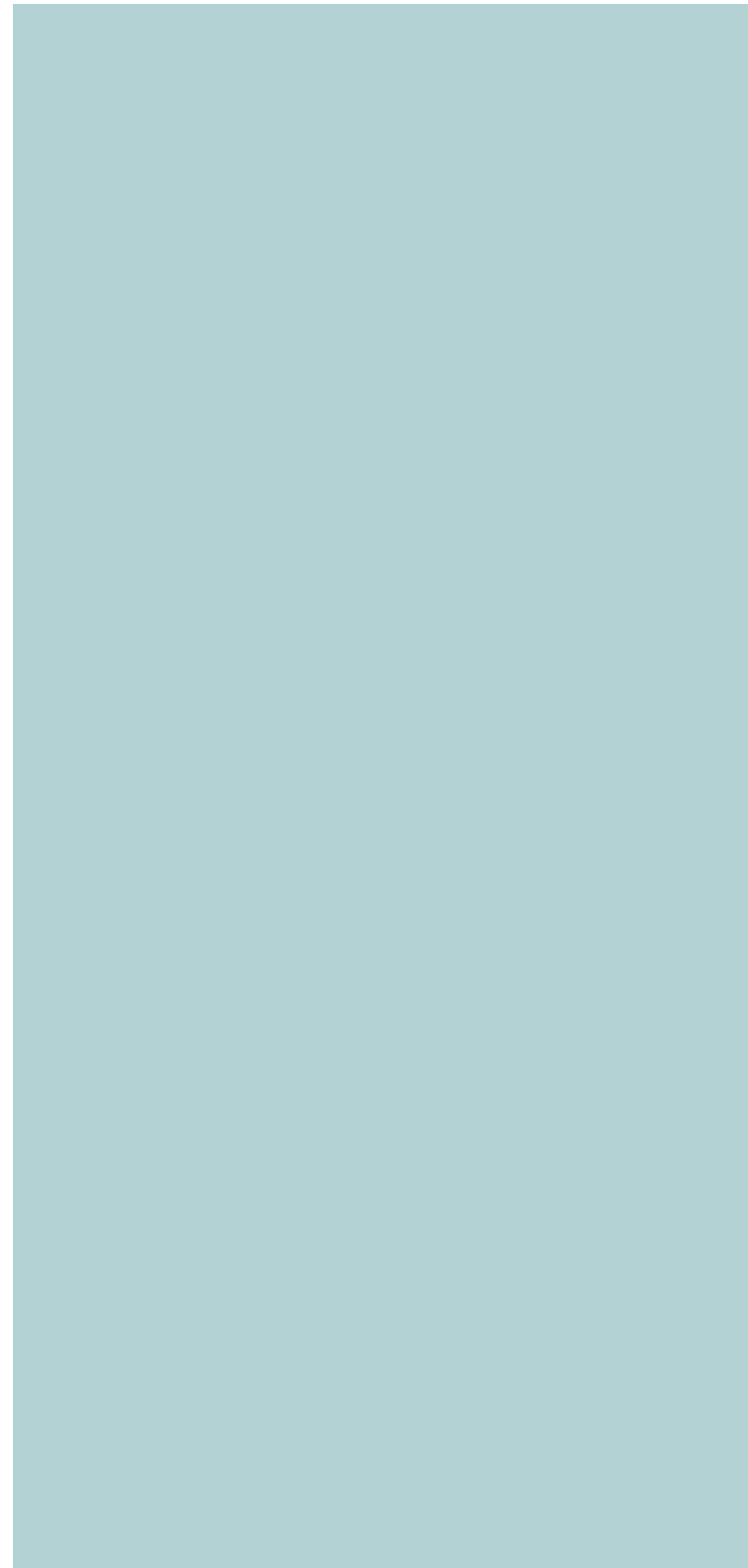


LEGEND

- PRE-S/PRE-K/K/GRADE 1
- GRADE 2-5
- SCIENCE LAB/THINK TANK
- ADMINISTRATION
- SPECIAL EDUCATION
- BUILDING SERVICE
- PE & STUDENT DINING
- MEDIA CENTER
- VISUAL ARTS
- PERFORMING ARTS
- HEALTH SERVICES

THIRD FLOOR PLAN
SCALE: 1/32" = 1'-0"





NARRATIVE

The strategy for Option 2 is to demolish the 1961 addition and construct a new linear the story wing linked to the 1886 building so that the maximum amount of contiguous play area is achieved. The Multipurpose complex is positioned at the far north of the site, with the public entrance located between it and the Pre-S/Pre-K/K/Grade classrooms to the south. The Administration area and Multipurpose spaces flank the public entrance with a two story circulation core directly ahead. Upper grade classrooms are located on the second and third floors and the Library is centrally located on the second floor facing the most prominent portion of the site. The façade is given scale by the introduction of outdoor teaching terraces that provide depth and articulation.

PROS AND CONS

Pros-

- The building configuration allows the maximum amount of site area to be available for play areas and parking.
- Pre-S/Pre-K classrooms are all located together on the ground floor and have direct access to play area(s).
- The three story configuration maximizes the integration of the historic building, which also has three floors. This creates a more holistic facility.
- The three-level configuration also allows for the elimination of one existing stair and does not require a second elevator.
- The Library occupies a central position on the second floor of the school and has an important relationship to the highly visible corner at Constitution and 13th Street. As conceived, it would be the heart of the school and a metaphorical 'lantern' from the exterior.
- Leaving the west portion of the site free for parking and play minimizes the impact of the building's three story height on the small-scale houses facing 12th Place.

Cons-

- The three-story configuration, while common for city schools, may not be as comfortable for elementary school students as a two-story building.
- The three story height of the addition has more visual impact on the historic building and creates an image of a larger building from the east and south.
- The proportions of the commons in the new building, as a wider hallway, may not be as usable as a more 'alcove-like' configuration shown in some other schemes. This is another 'con' that can be remedied within this concept upon further development.

OPTION 2 BUILDING AREAS

Outdoor play space	23,377 SF
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