

St. John's College High School Gymnasium Renovation & Addition

Washington, DC

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT PREHEARING SUBMISSION
NOVEMBER 3, 2015

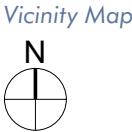


Perkins Eastman



Board of Zoning Adjustment
District of Columbia
CASE NO. 18929A
EXHIBIT NO. 29B1







Narrative

GYM PROJECT OVERVIEW

St. John's College High School is submitting for approval a proposed renovation and expansion to the school's gymnasium area. The St. John's campus is located at 2607 Military Road, N.W. (Lots 804-807 in Square 2308), within the R-I-A District, and contains approximately 1,141,004 square feet of land area bounded by 27th Street and Utah Avenue on the west, Oregon Avenue on the east, and Military Road on the south.

Before discussing the proposal and its components, it is important to note that the gymnasium renovation and expansion will not result in an increase in the number of students, faculty, or staff at the school. The number of existing parking facilities and spaces at the school will not be affected, and will continue to adequately accommodate the students, teachers, and visitors who are likely to arrive at the site by automobile.

The existing Gallagher gymnasium and main academic building area the two original main buildings on campus, dating back to the late 1950's. The academic building occupies approximately 193,226 gross square feet; including the recently approved addition projects (the Student Center Walk, Classroom Addition and Boiler Storage Addition) which are currently under construction. The existing gymnasium area contains approximately 44,185 gross square feet over two floor levels; comprised of the original Gallagher Gymnasium (built in the late 1950's) and the more recent Roth Gymnasium addition (built in the late 1990's). The proposed project includes phased renovation of the gymnasium area, as well as an expansion which will add approximately 52,420 gross square feet to the existing building.

In the past few years, the School has focused on addressing both growing academic needs for its students as well as infrastructure upgrades necessary because of the aging 1950's buildings; in an effort to significantly improve student life, address functional building deficiencies, and offer appropriate academic and athletic facilities. The recent and future facilities and renovation efforts will aid in improving the on-campus experience for student athletes, coaches, alumni, and visitors attending the games; in order to ultimately create a better campus environment for all: students, faculty, parents and the School's neighbors. A key component of this effort is represented by the much needed renovation and addition to the Gallagher & Roth gymnasium area that will address basic issues in gender equity (a major consideration in how to Best reposition the existing outdated facilities), provide better locker spaces for all students and individual sports, provide adequate office and meeting spaces for coaches and staff, provide quality strength and conditioning spaces, provide an expanded Health & Wellness curriculum and improved teaching facilities, and overall deliver a significantly improved athletic environment for all the students and athletes.

This renovation, for simplicity of discussion, is organized as two main phases, although that is a description that has more to do with construction sequencing and will consist of both alterations and expansions to the existing structure. The renovations will address the existing gymnasiums and support spaces and will include significant upgrades to MEP systems & infrastructure, all to support new programs and meet current life safety codes. The expansion includes a 1-story addition over the existing tennis courts facing 27th Street, a second-level addition over the existing west lockers (tennis courts west side), an expanded 2-story lobby (parking south side), a smaller 2-story corner addition to the south-east of Roth, and a one-story mechanical addition just to the North of the gyms.

The project is envisioned as a modern interpretation of the existing school's architectural language and design; but also responsive to and in harmony with the recent master plan projects implemented by the school. The proposed project will seamlessly blend and connect with existing gyms; to work as one enhanced, modern and functional gym area. The basic materials are selected to match the brick and stone characteristic of the existing campus and structures. Where appropriate and conducive to introducing more natural light into the buildings, more contemporary materials, such as metal and glass will be introduced, to complement the recently constructed projects on campus.

The project will seek LEED (Leadership in Energy and Environmental Design) certification with the USGBC; as required by the DC Green Building Code. The School has also committed to create a more sustainable, healthy and energy efficient gymnasium area, to improve the overall campus' sustainability and well-being of users; by addressing Stormwater Management on site (including implementation of extensive green roofs on both existing and new structures, bio-planters, Natural Cover landscaped areas where feasible, etc.), using building materials with low-VOC and high-recycled content, improving indoor air quality (by replacing old HVAC and MEP systems with modern efficient equipment conducive to a healthier indoor environment and the well-being of all students and uses), and finally maximizing the access to views and amount of natural light into the facilities (as much as existing structures allow) while using energy-efficient lighting systems and fixtures throughout the entire gymnasium area.

PHASE 1 ATHLETIC CENTER ADDITION

In order to address basic deficiencies in gender equity and provide better and sufficient multi-sport locker rooms - along with enhanced and expanded training, conditioning and support facilities for all student-athletes; Phase 1 of the project will entail a new 1-story athletic center and locker addition over the existing tennis courts on the west (27th Street side) of the building, and the rebuilding of the existing team lockers on the West side of Gallagher gym with a 2nd story office addition. Phase 1 will also include the renovation and expansion of the main lobby and support spaces on the south side of the building (facing the existing parking lot).

The four existing tennis courts currently on the ground floor will be relocated to the roof of the new 1-story addition on the west side. Below the main floor of the new addition, a portion of the below-grade level will be excavated to provide a new and adequately-sized wrestling Room as well as mechanical, utilities and support space. Furthermore, improved landscaping along 27th Street (already planned by St John's to beautify existing streetscape) will provide an additional green buffer between the future gym addition and the street. The proposed 1-story addition will occur just to the west of the existing Gallagher gym, occupying almost the same footprint of the existing tennis courts; with a set-back of approximately 8' feet from 27th Street property line to the west (meeting the min. set-back of 8 feet required by zoning codes), and approximately 10 feet beyond the existing tennis courts fence to the north (toward the School's existing upper field). The south facade will align with the existing gym facing the parking lot, adding approximately 120 feet of frontage to the west of Gallagher with a height of approx. 15'-4" above the existing gym's main level and 9 feet below the existing Gallagher gym roofline. As part of this new structure, a 1-story addition will be added at the second-level over the rebuilt west lockers to provide much needed offices and support spaces for coaches and athletic staff. This proposed second-story wing

addition will be attached to the west side of the existing Gallagher gym and extend north-south for the same length of Gallagher; it will have the same depth as the rebuilt lockers below, with a set-back of 120 feet from the new west façade of the addition, and it will be 11'-6" floor-to-floor, with a parapet approximately 2 feet above the existing Gallagher gymnasium roofline. The lobby renovation and expansion on the south side will include: a more generous, double-height open lobby with a new elevator serving all three levels; a new Hall of Fame display area that will celebrate SJC's history and important sport legacy; as well as expanded concessions and hospitality areas. The second level on this addition (south side) will include a coach's office suite, alumni room and spaces dedicated to student associations. The roof of the 2-story lobby expansion will be at +339' or 6 feet above the roofline of the existing Gallagher gym (+333') and aligned with the existing south façade.

None of the proposed new additions will be higher than the existing Gallagher gym roofline (+333'); with the only exception of the renovated and expanded lobby, which will be at +339' but still well below (almost - 19 feet) the existing main academic building roofline along 27th Street (+357'-10).

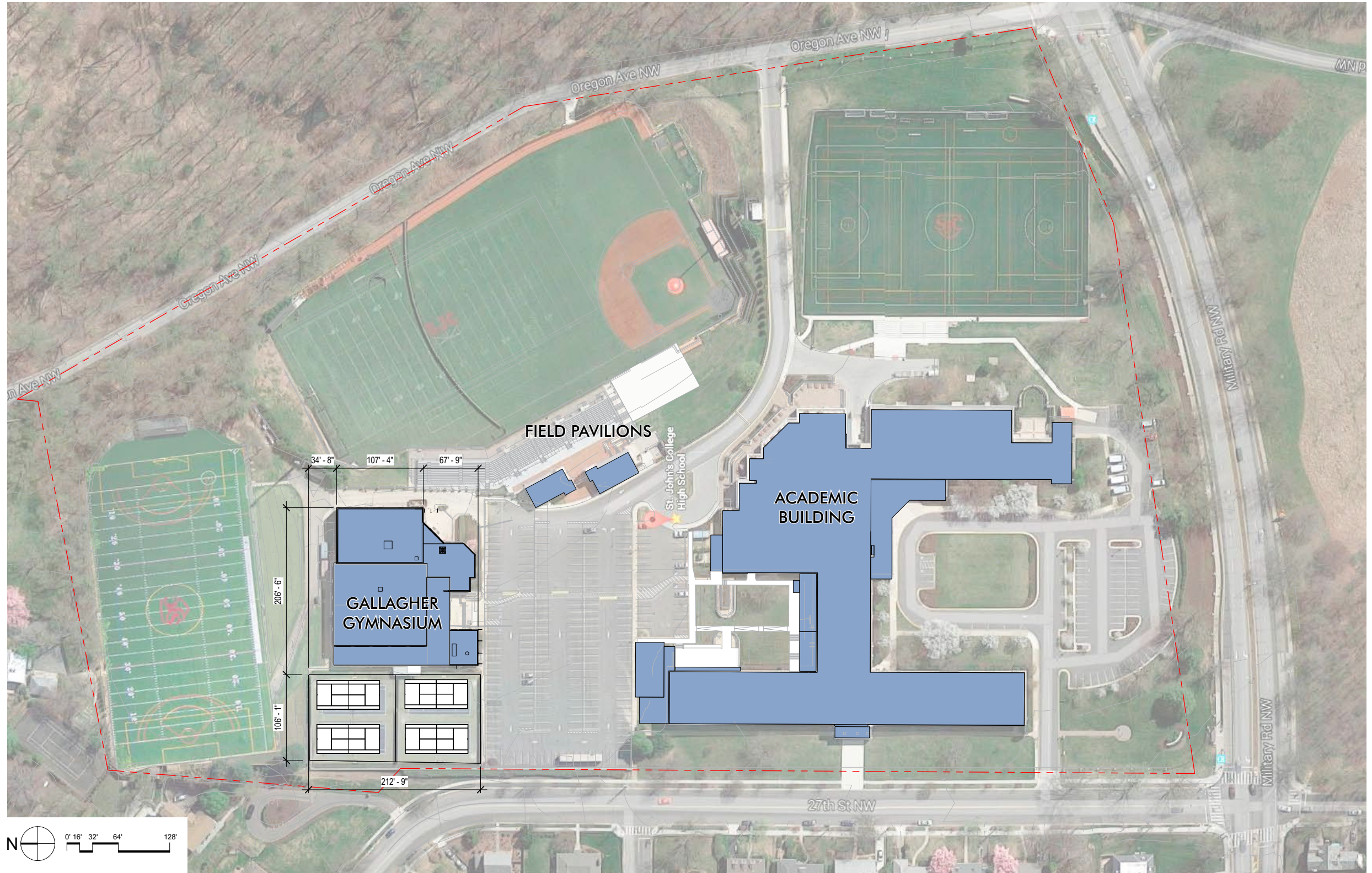
PHASE 2 GALLAGHER & ROTH GYMNASIUMS RENOVATIONS & ADDITIONS

The Phase 2 renovation and addition work will focus on: building a small 2-story corner addition to the south-east corner of the Roth gymnasium, toward the football stadium; interior renovations to the upper level of the Roth gymnasium and lower level of the existing spaces; and interior renovation of the main Gallagher gymnasium. There will be also the phased addition of a small 1-story utilitarian addition located at the back of the two gyms (running east-west on the north side) to host mechanical and electrical equipment, as well as to provide

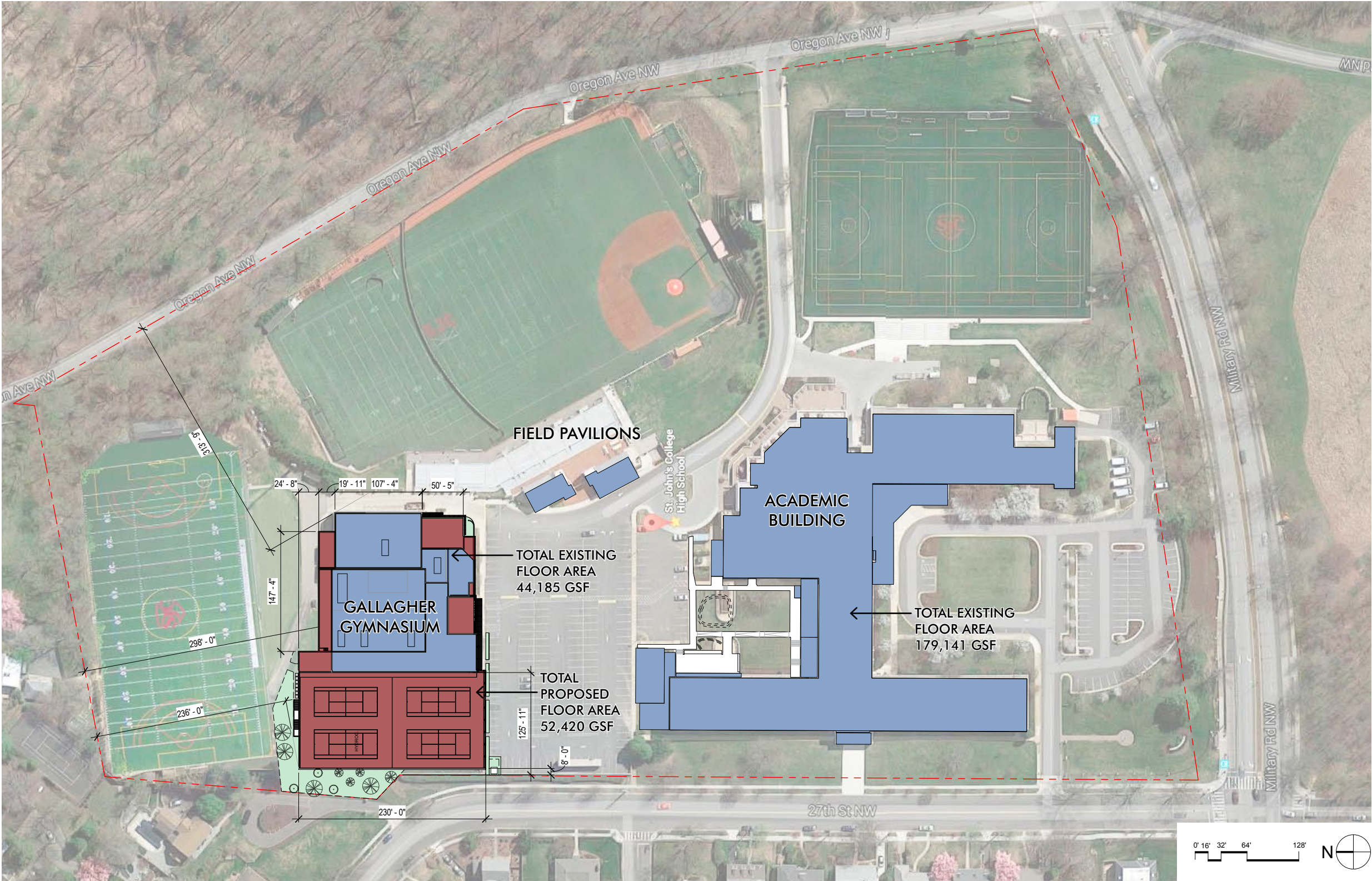
much needed storage space for the gyms.

The South-East corner addition at Roth will host a new classroom, Visiting Team and coaches' lockers with a renovated lobby entrance (lower level); as well as expanded public restrooms and a new Entrepreneurial Center with office and multipurpose room functioning as an Innovation Lab (main level). It will match the lower height of the South-East corner of Roth, be aligned with the east side of Roth, and slightly set back from the existing south side of Gallagher. The upper and lower levels of Roth are currently occupied by the practice gym, coach offices, strength & conditioning space, multipurpose JROTC room, other support and mechanical spaces, small restrooms and - above all - outdated students' lockers lacking appropriate gender separation and sufficient space for all the sports and student-athletes. Phase 2 will also include the renovation of the existing Roth practice gymnasium (main level) by keeping the gym space intact and focusing on upgrading interior finishes, seating, outdated and insufficient HCAV systems and MEP infrastructure; as well as new interior layout and uses (lower level), now that new lockers have been provided as part of the Phase 1 addition. Current spaces below Roth gym will be repurposed as one large open space dedicated to an expanded Strength & Conditioning Center; along with associated support spaces. As part of Phase 2, the existing East facade of Roth will be upgraded by increasing the size of the existing openings to allow more natural light inside and introducing a new rhythm of pilasters and darker brick insets to better relate with the architecture of the new South facade.

The final intervention will be upgrading the interiors of the existing Gallagher main gymnasium. It will entail the renovation of the existing competition gym by keeping the space intact and focusing on upgrading interior finishes, seating, outdated and insufficient HCAV systems, and MEP infrastructure.



Existing
Campus Site Plan

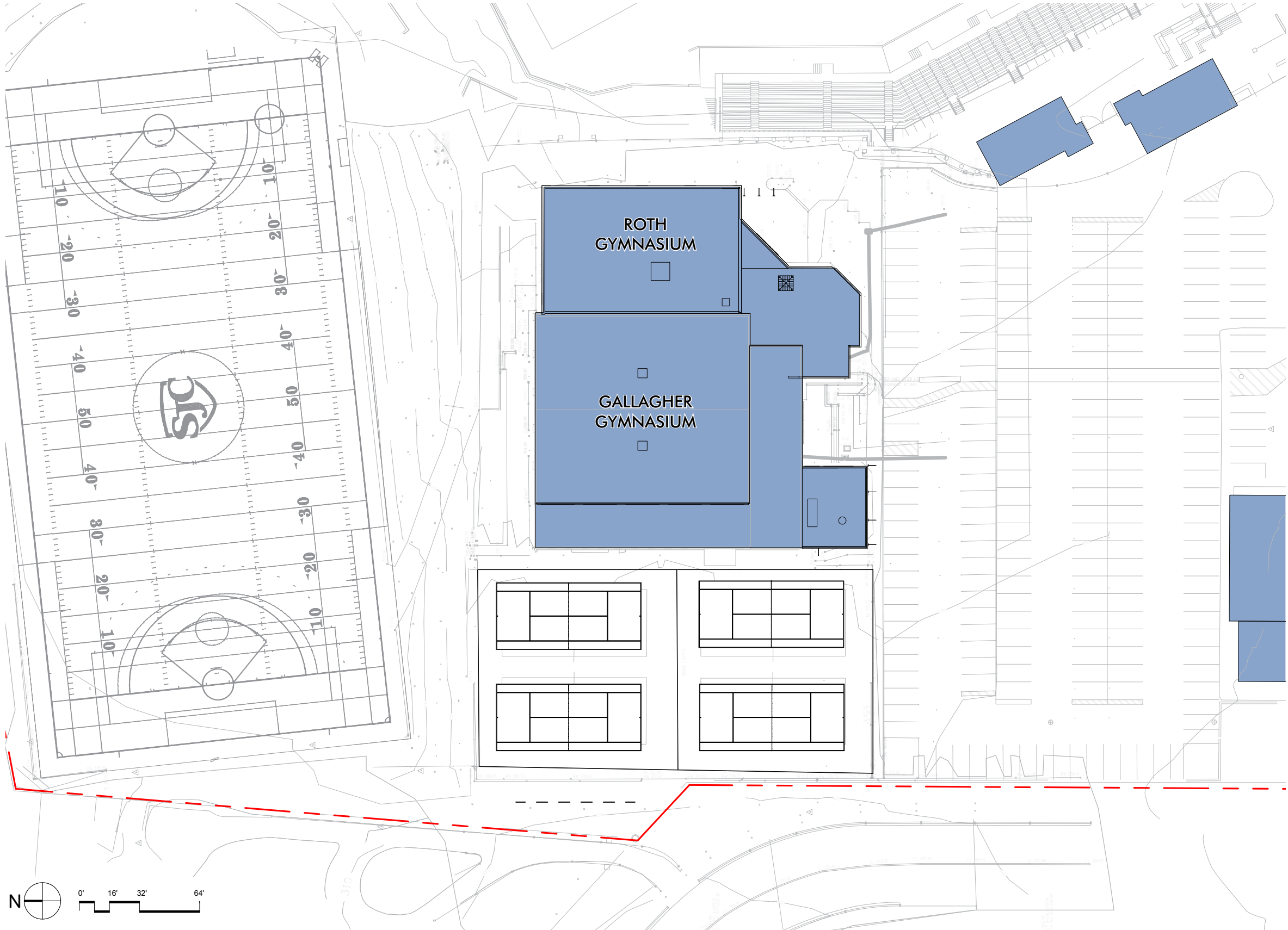


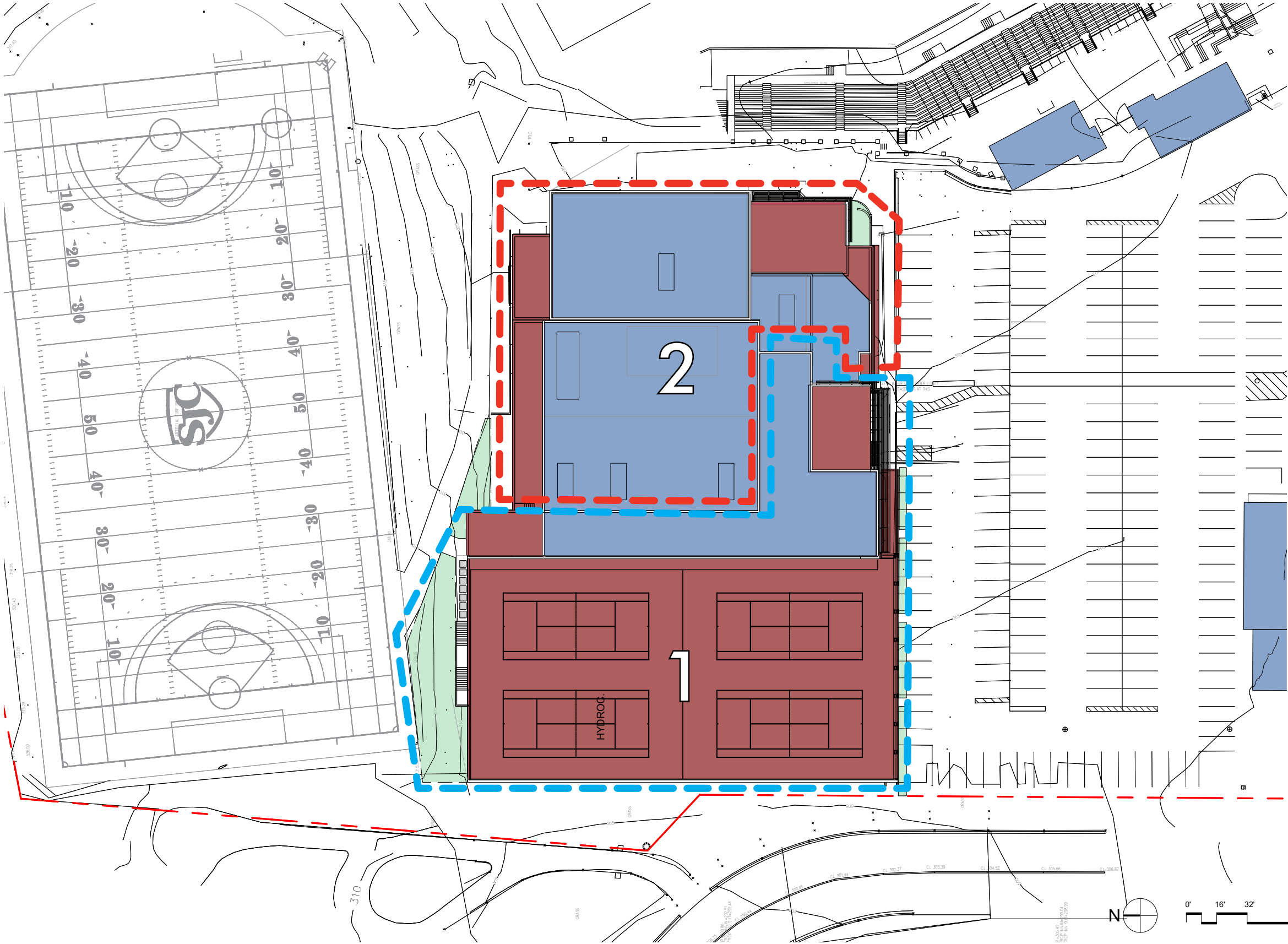
- EXISTING BUILDINGS
- GYMNASIUM ADDITION 52,420 GSF
- NEW LANDSCAPING

Proposed
Campus Site Plan



Existing
Site Plan





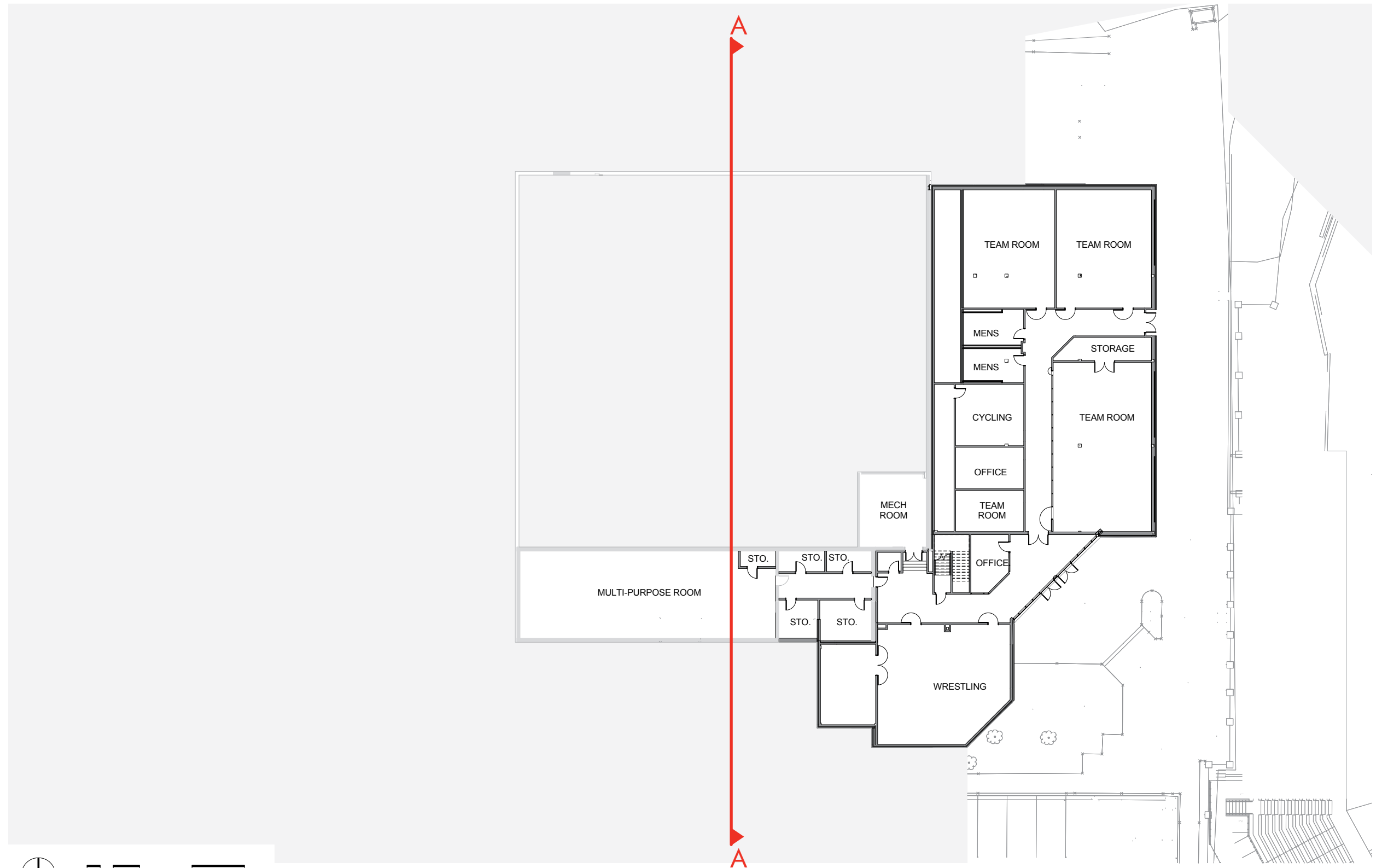
Proposed Phasing

- Phase 1
- Gym Addition
 - Basketball Lockers Renovation
 - 2nd Level Office Addition
 - Lobby Renovation & Expansion
- Phase 2
- Roth S-E Corner Addition
 - Roth Gym Renovation
 - Gallagher Gym Renovation
 - Mechanical Rear Addition

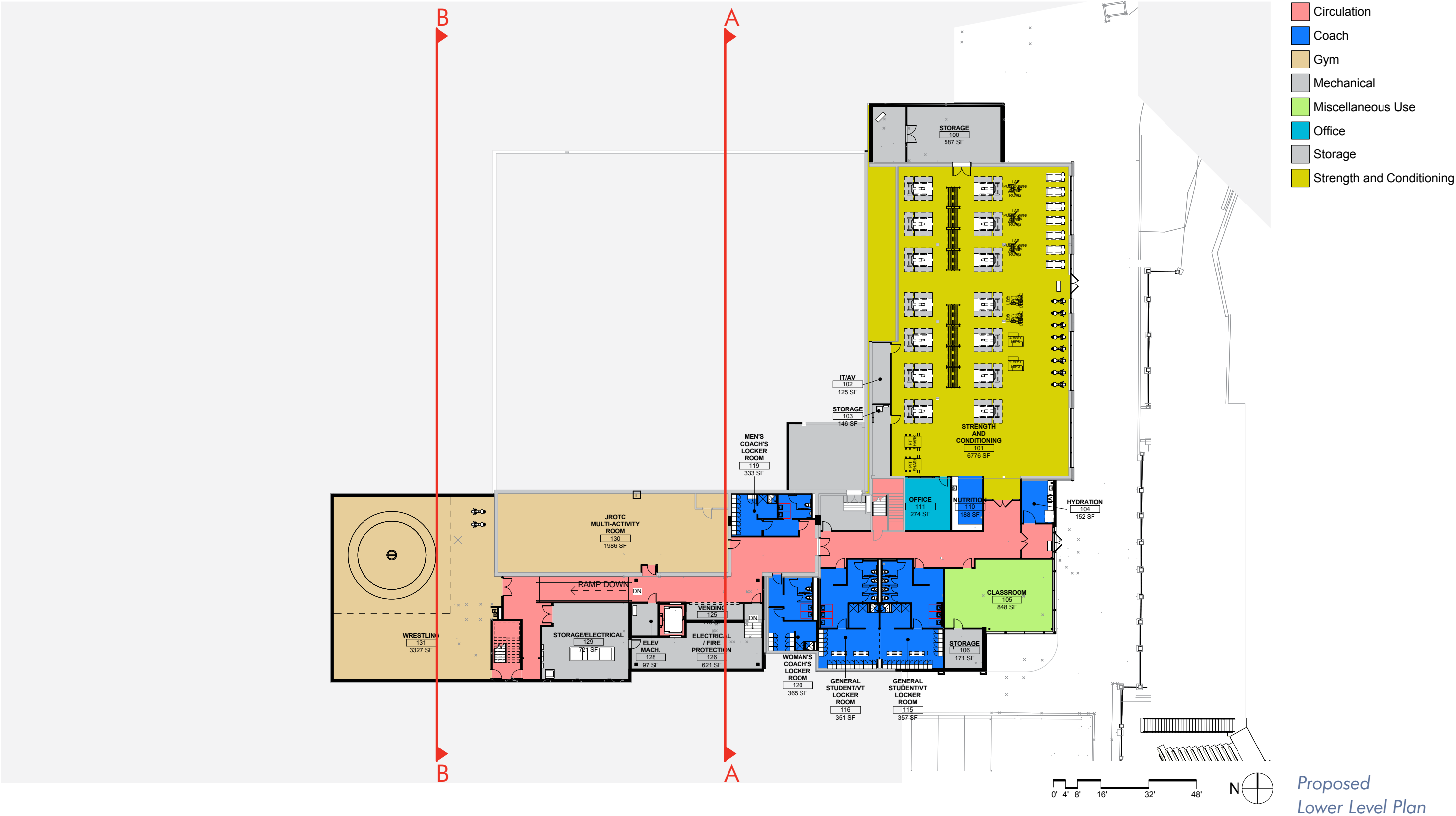
EXISTING BUILDINGS

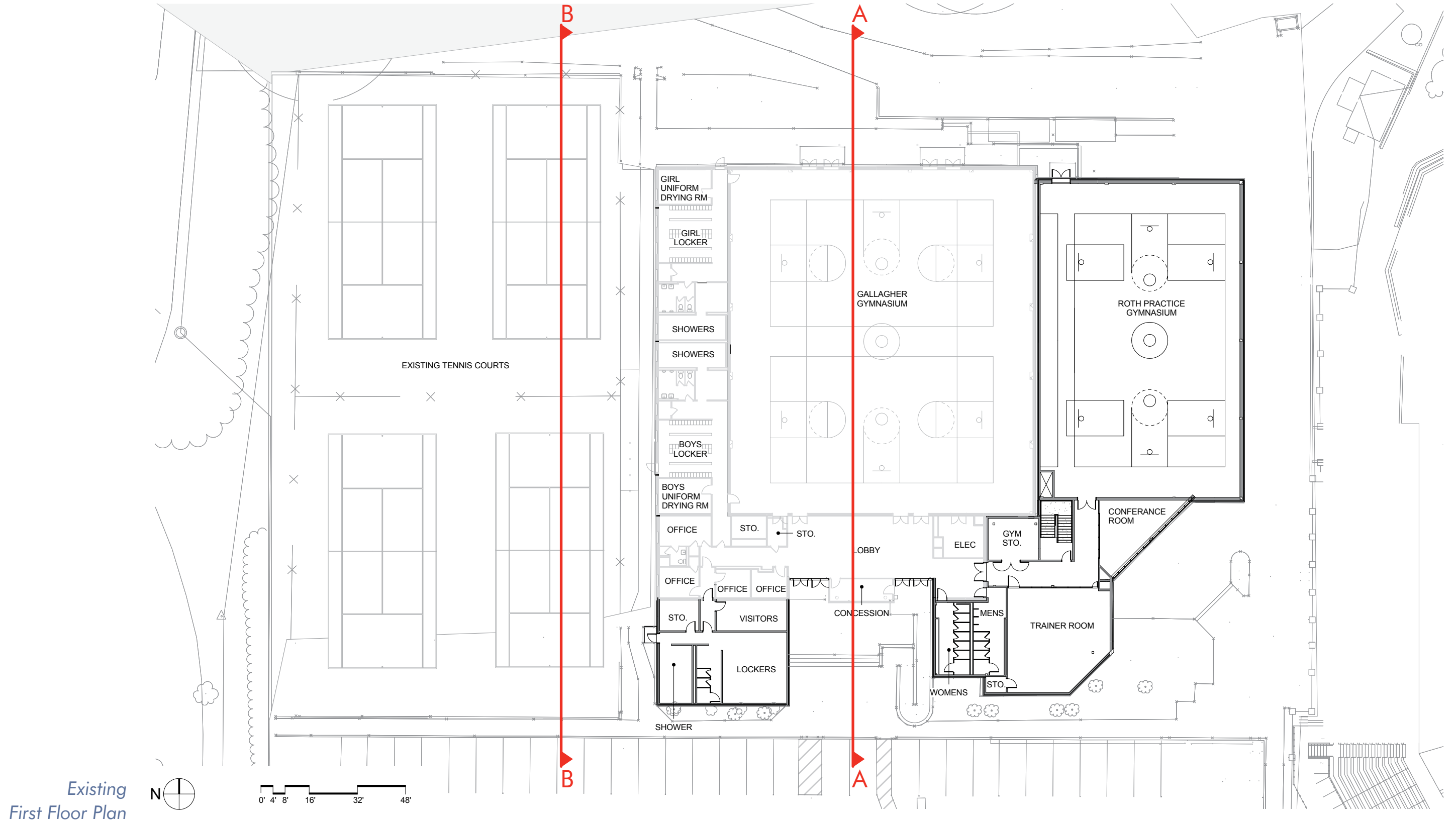
GYMNASIUM ADDITION
52,420 GSF

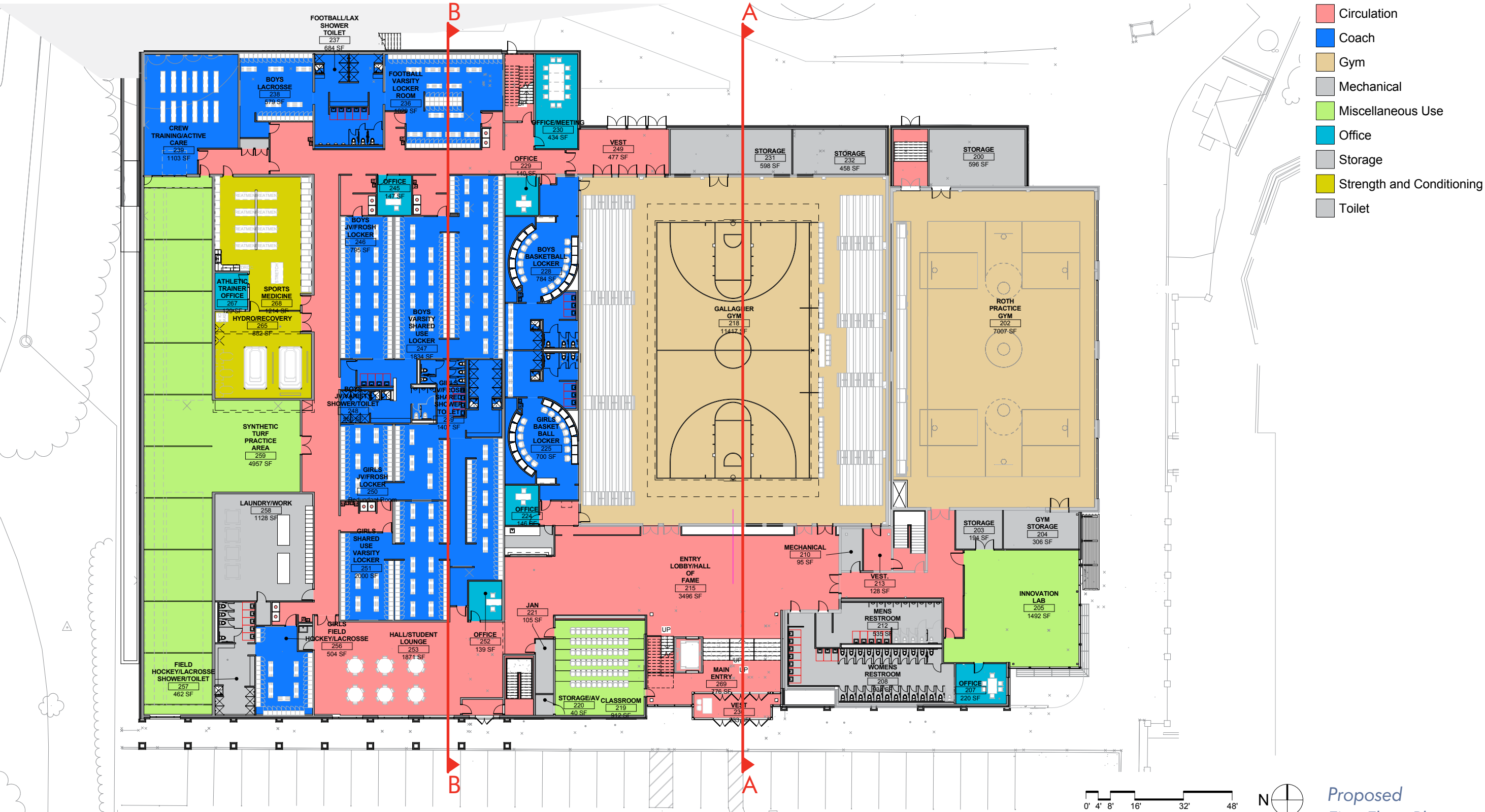
Proposed
Phasing Plan



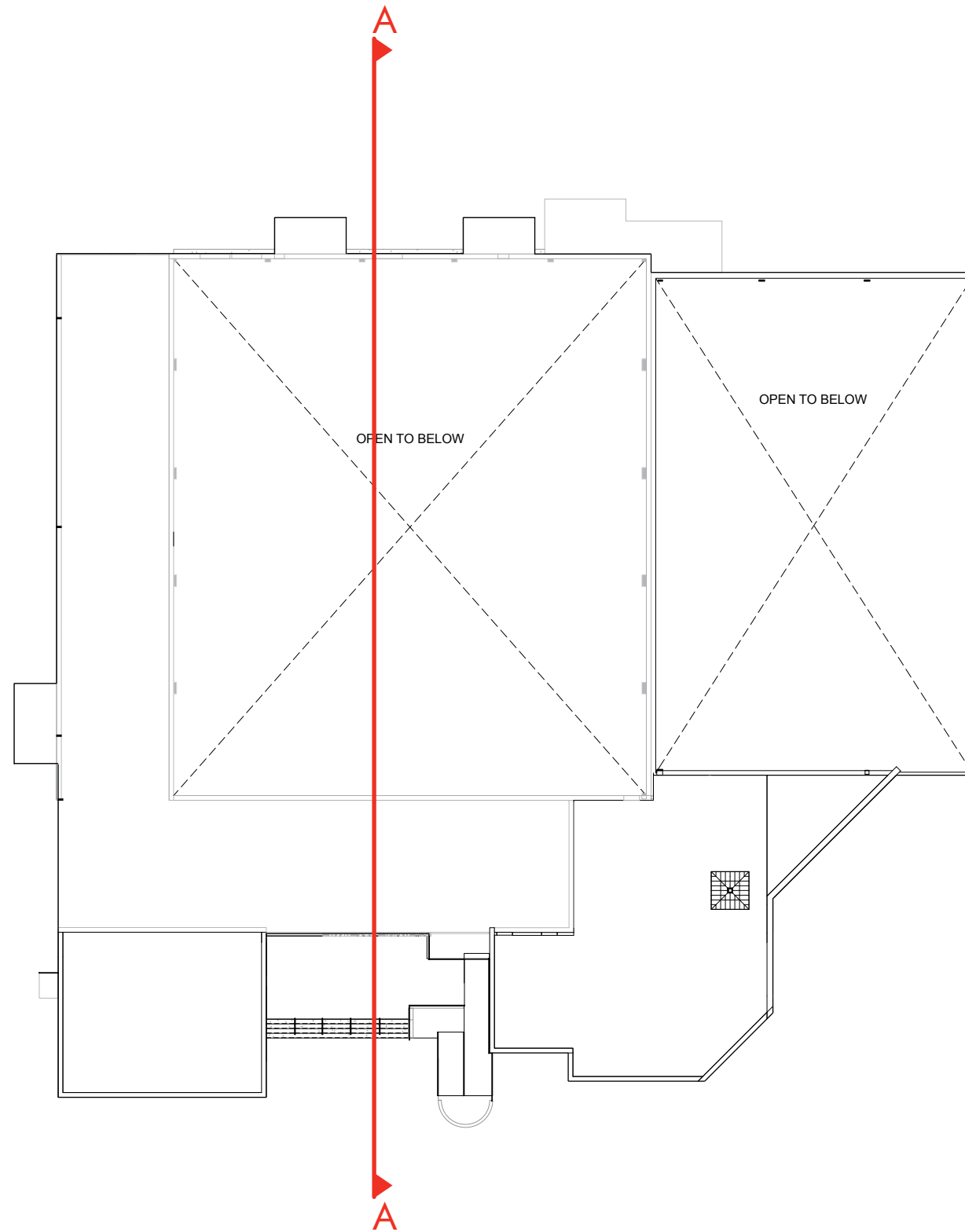
*Existing
Lower Level Plan*



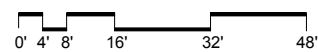


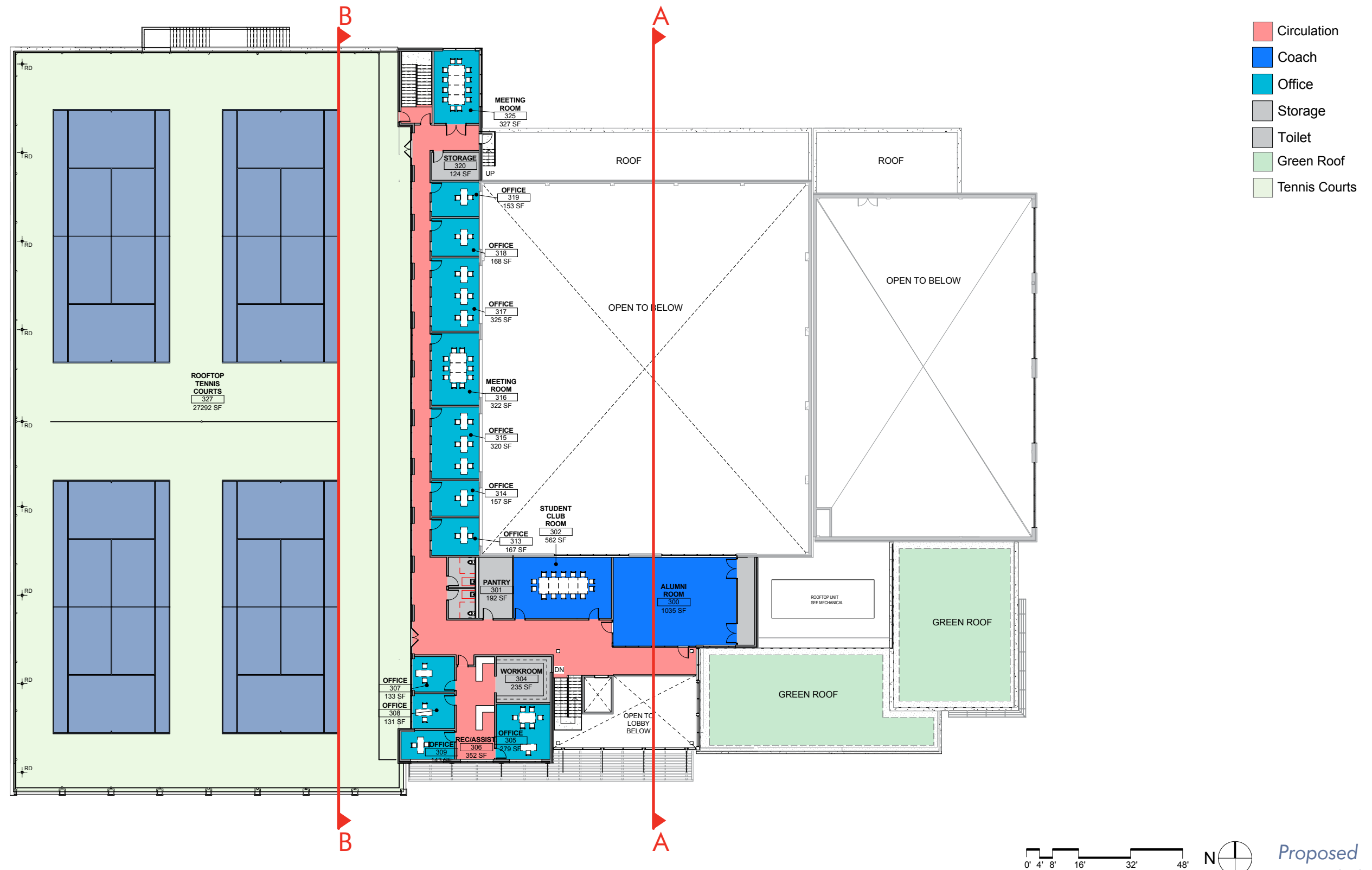


Proposed
First Floor Plan



*Existing
Second Floor Plan*





Proposed Second Floor Plan