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Delaware Ave. & H Street SW Washington DC

On behalf of:
Square 643 Associates, LLC

Program Site Test Fit

For Consideration by:



November 07, 2007



BRAILSFORD & DUNLAVEY

Facility Planners • Program Managers

Catalysts for Building Community

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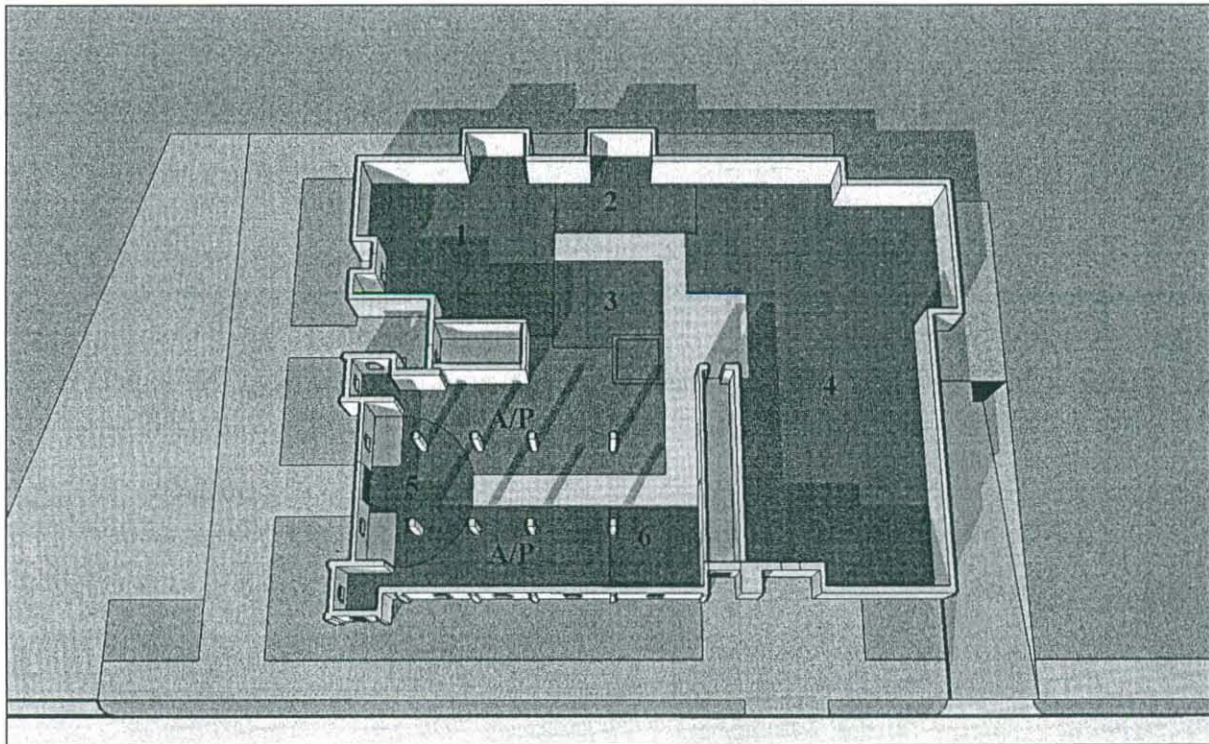
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 - i. Parking Plan from PUD Submission
 - ii. Select Images from Corcoran's Randall School PUD Submission
 - iii. Clapper Community Center Sketches
 - iv. Other Select Images of the Delaware Avenue Site



Public Charter School - Outline Program							
New School Property							
Outline Program - High School							
				Outline Program			
Administrative and Professional Staff				3,530			
		Office - Principal	1	120	120		
		Office Area - Assistant	1	65	65		
		Office - Counselor	1	100	100		
		Office Area - General Admin	1	65	65		
		Office Area - Student Support Services (3-4p)	1	240	240		
		Conference Room (4-5p)	1	150	150		
		Teachers' Room (micro, fridge, seating, supplies, work area)	1	350	350		
		Toilets - Staff, with shower	2	60	120		
		Reception	1	100	100		
		Office Area - Front Office Staff	1	80	80		
		Office Area - Parent Billing	1	50	50		
		Office - Student Information	1	100	100		
		Office - Director, Finance	1	100	100		
		Office - Director, Marketing & Development	1	100	100		
		Office - Director, Year-Round Programs	1	100	100		
		Office - Head of School	1	140	140		
		Office Area - General Admin	1	80	80		
		Office Area - Director, Student Support Services	1	80	80		
		Office Area - Director, Reporting / Compliance	1	80	80		
		Office Area - Director, Professional Development	1	80	80		
		Office Area - Open	1	80	80		
		Office Area - Director, Operations	1	80	80		
		Office Area - Operations Staff	1	80	80		
		Office Area - Marketing & Development Staff	1	80	80		
		Office Area - Year-Round Programs Manager	1	80	80		
		Toilets - Staff	1	80	80		
		Medical Suite	1	250	250		
		Office - Technical Support	1	100	100		
		Server Room	1	200	200		
		Storage - Technology	1	200	200		
General Building Spaces							200
		Recycling Area	1	200	200		
Total Net Area Square Feet (NASF)						36,120	
Building Efficiency (circulation, mechanical, janitor, etc.)				75.0%		12,040	
Total Gross Square Feet						48,160	

PRELIMINARY TEST FIT SKETCHES

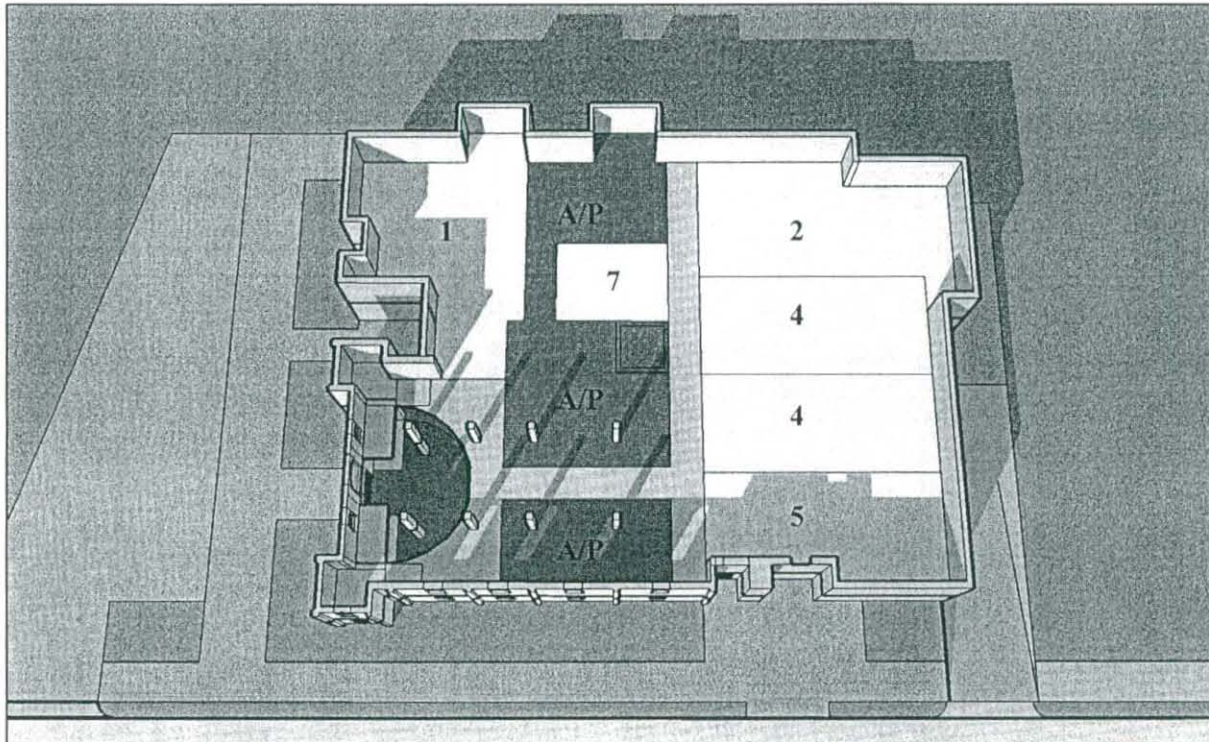
The following sketches suggest that the program concept can be accommodated on the proposed site. Any details or design intentions shown are all approximate and open for consideration.



Ground Floor Plan
Not to Scale

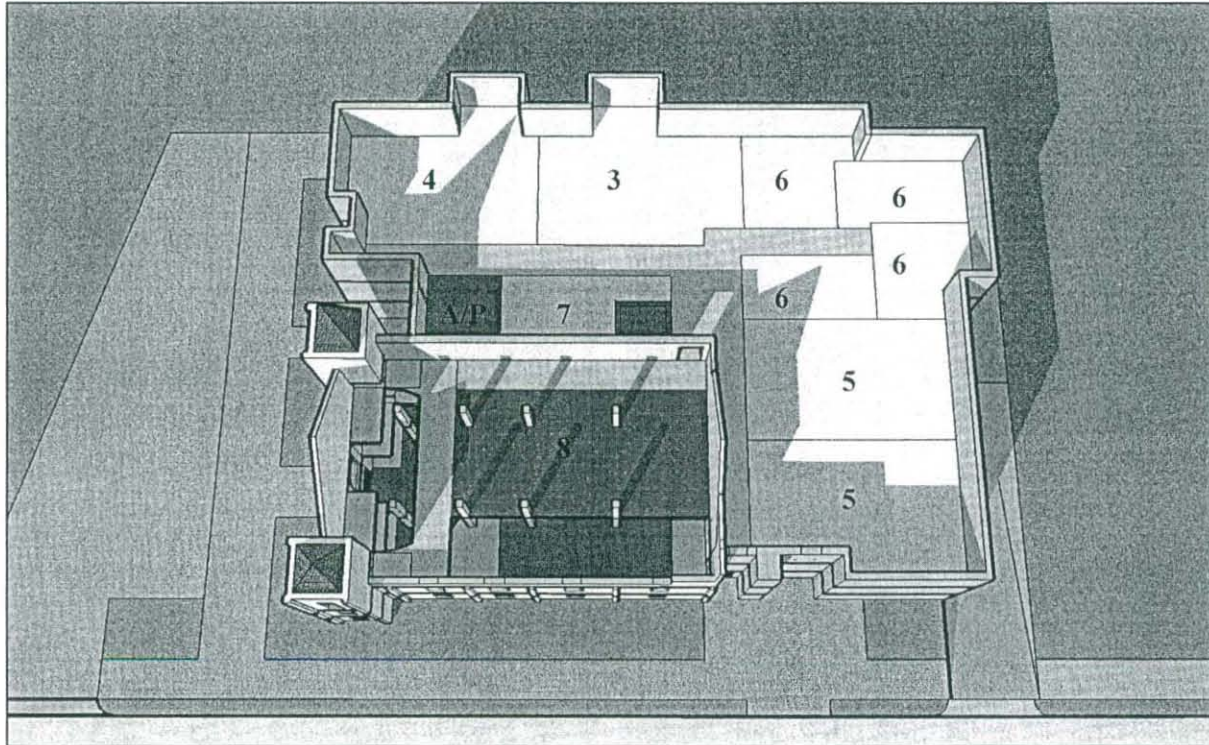
See Outline Program Matrix Above for
Space Color Code





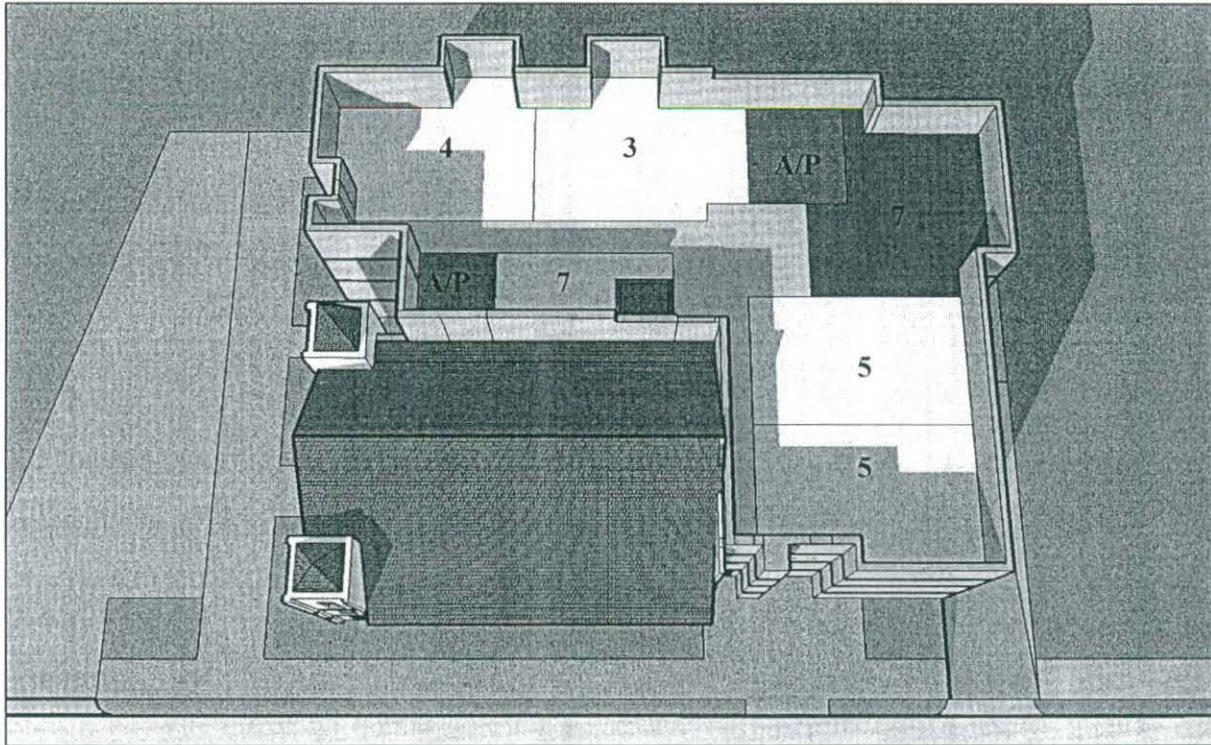
Second Floor Plan
Not to Scale

See Outline Program Matrix Above for
Space Color Code



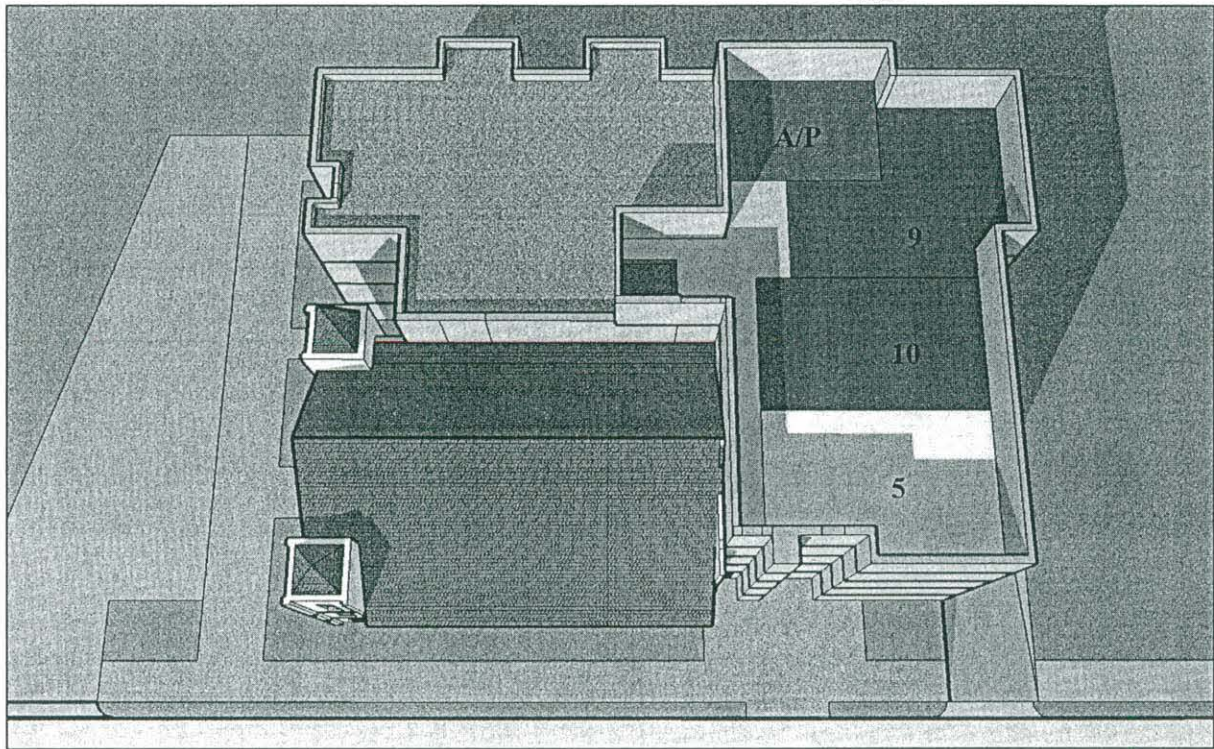
Third Floor Plan
Not to Scale

See Outline Program Matrix Above for
Space Color Code



Fourth Floor Plan
Not to Scale

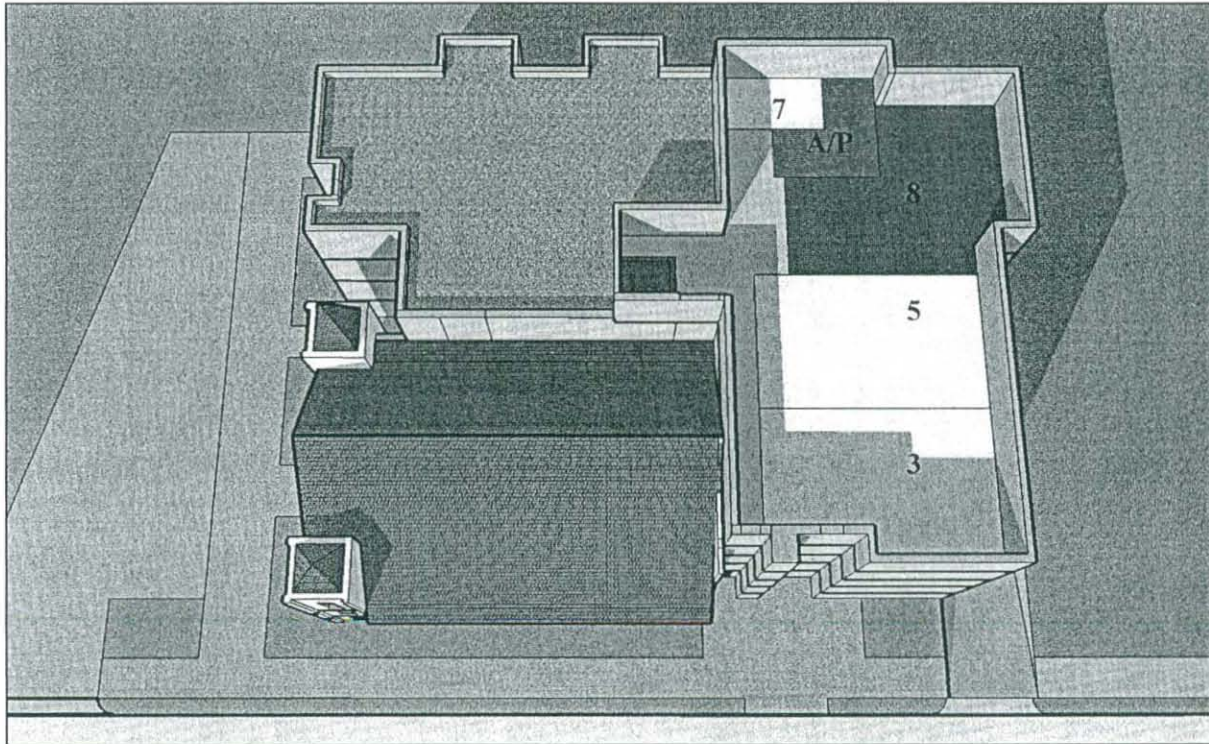
See Outline Program Matrix Above for
Space Color Code



Fifth Floor Plan
Not to Scale

See Outline Program Matrix Above for
Space Color Code

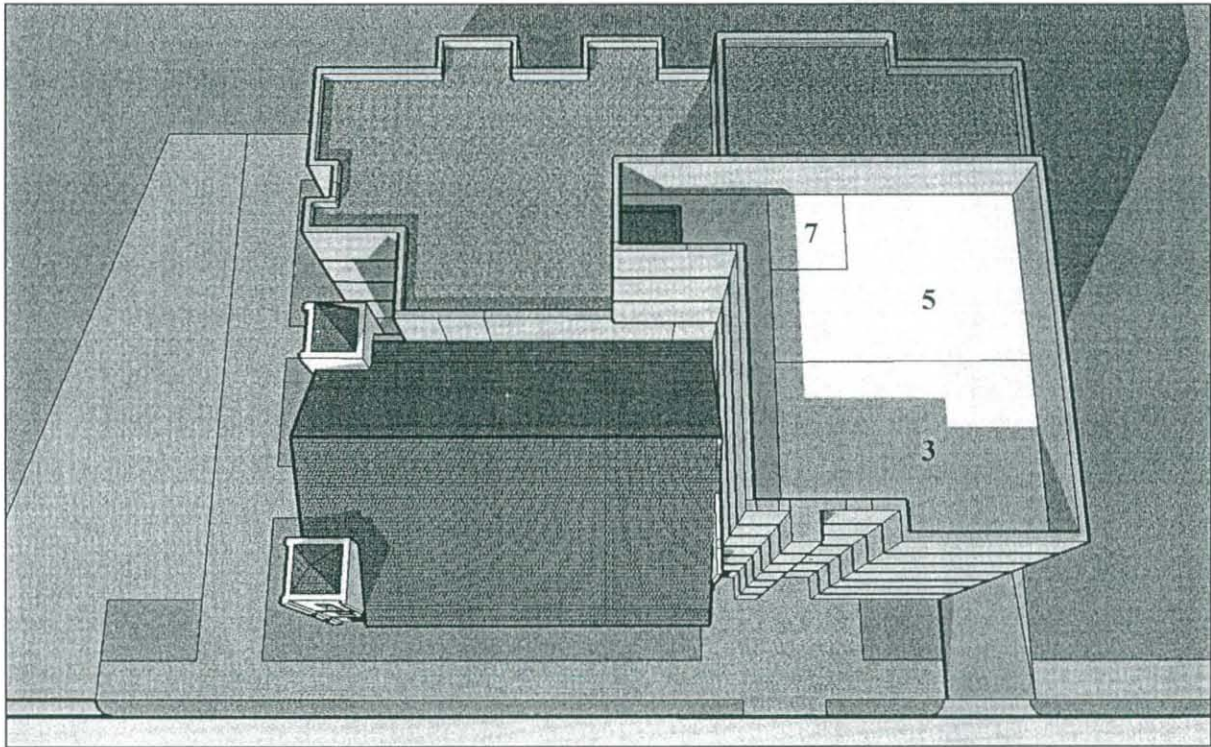




Sixth Floor Plan
Not to Scale

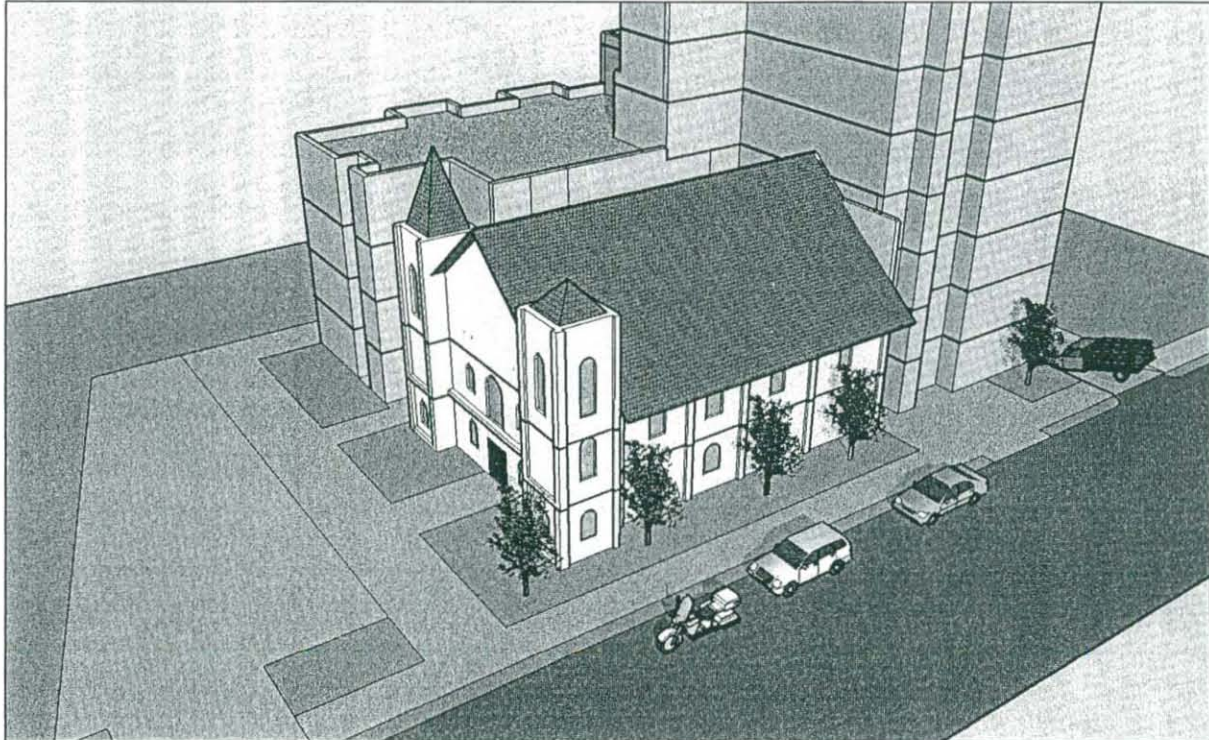
See Outline Program Matrix Above for
Space Color Code





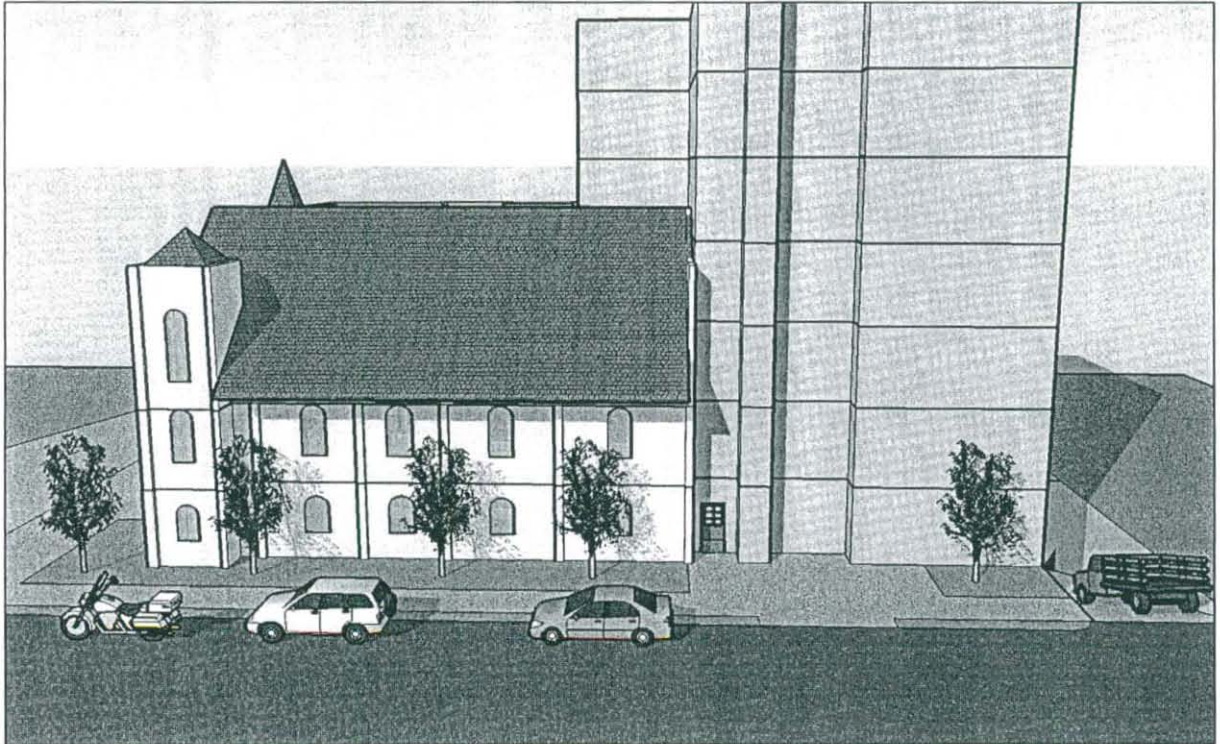
Seventh Floor Plan
Not to Scale

See Outline Program Matrix Above for
Space Color Code



View Looking North East
Not to Scale





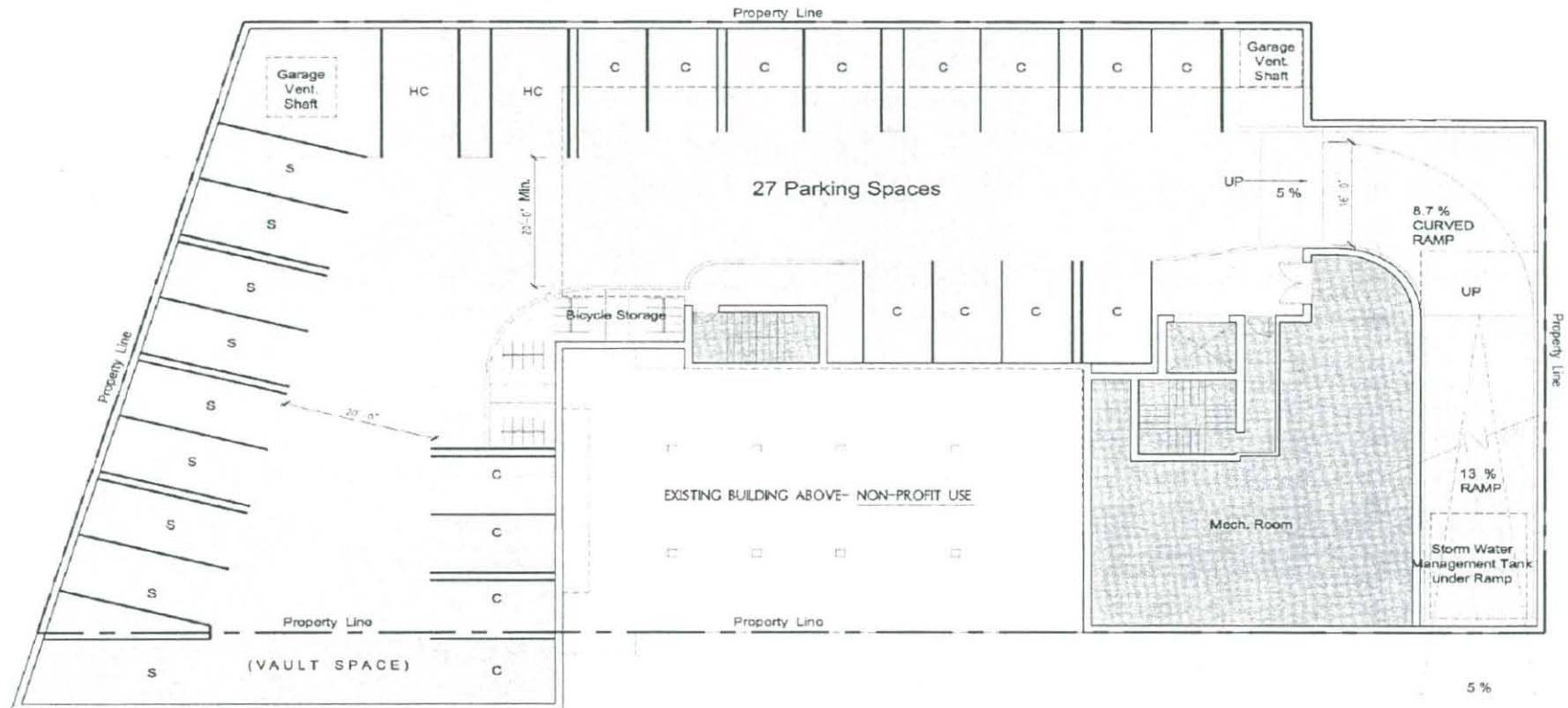
South Elevation View
Not to Scale

EXHIBITS TO FOLLOW:

- i. Parking Plan from PUD Submission
- ii. Select Images from Corcoran's Randall School PUD Submission
- iii. Clapper Community Center Sketches
- iv. Other Select Images of the Delaware Avenue Site



Exhibit i



Parking Plan from PUD Submission

Exhibit ii



THE RANDALL SCHOOL

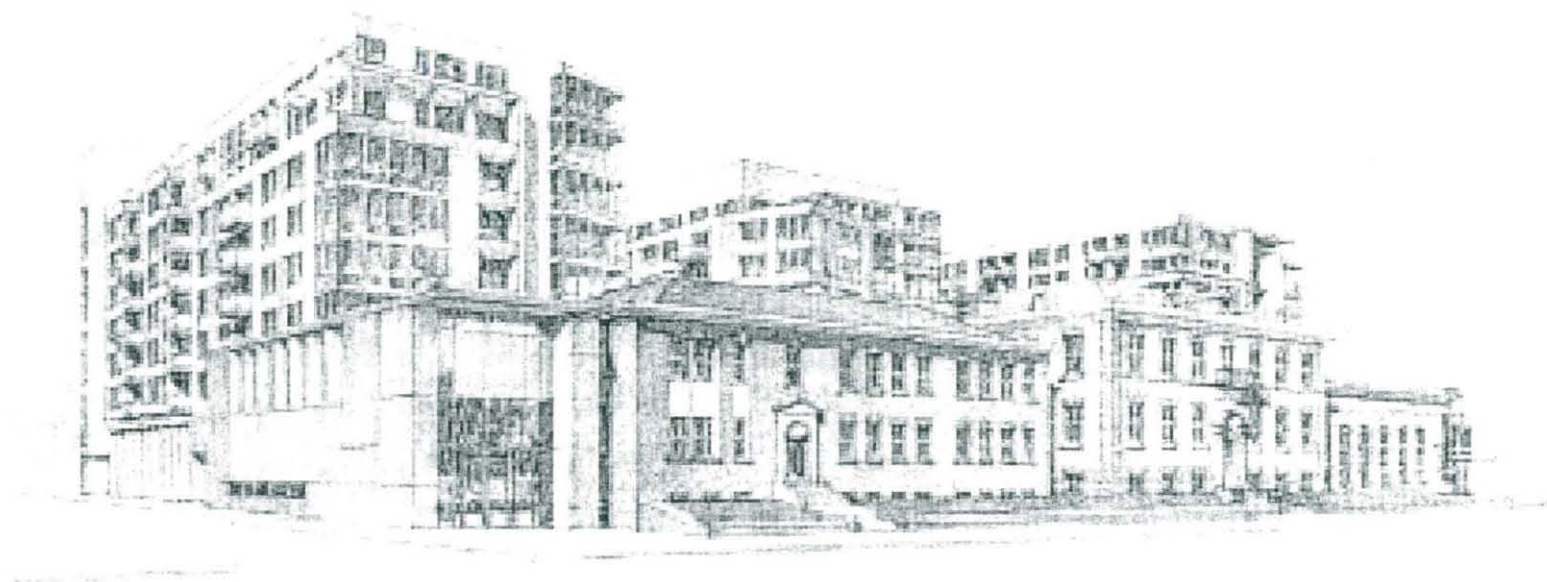
N
NOT TO SCALE

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architects

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AERIAL VIEW OF SITE



THE RANDALL SCHOOL

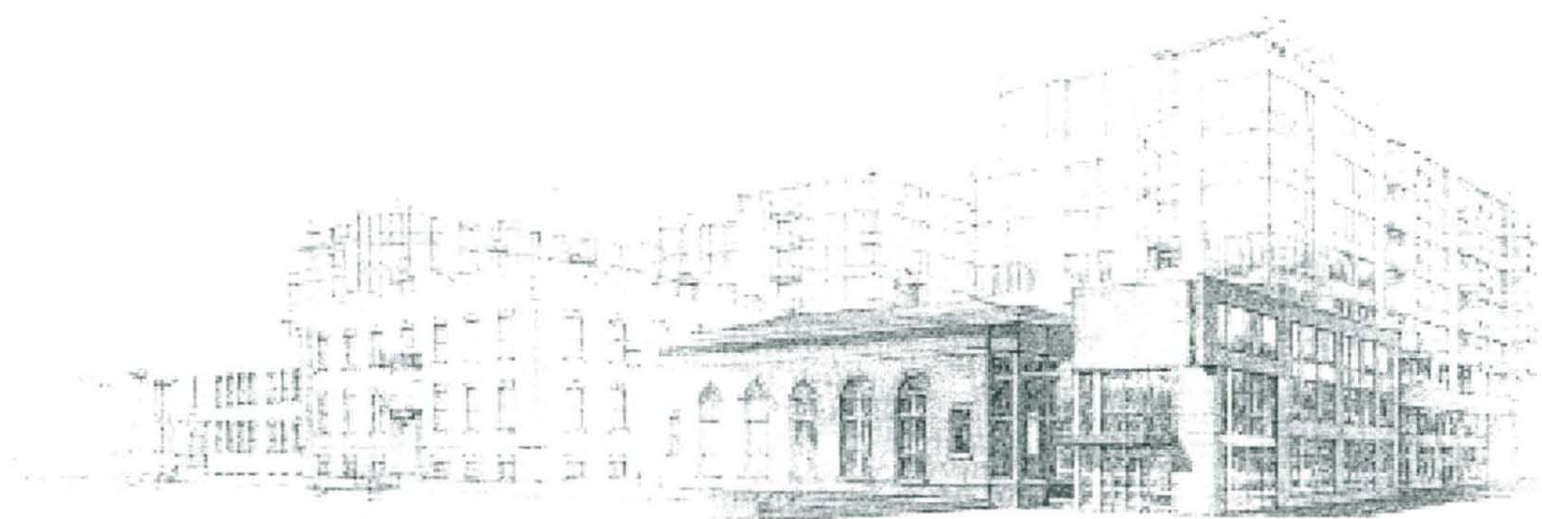
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NORTHEAST VIEW

Exhibit ii



THE RANDALL SCHOOL

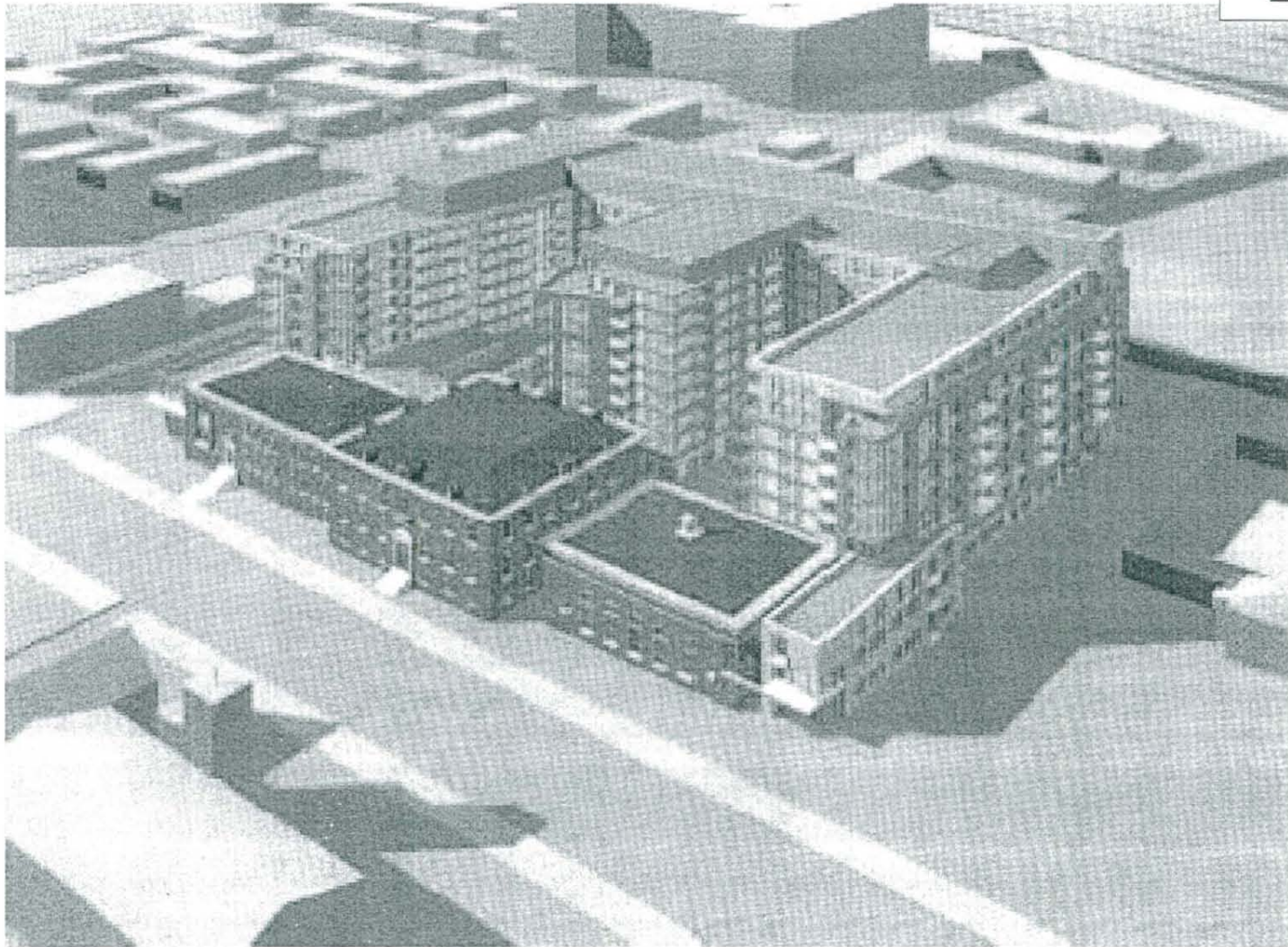
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NORTHWEST VIEW

Exhibit ii



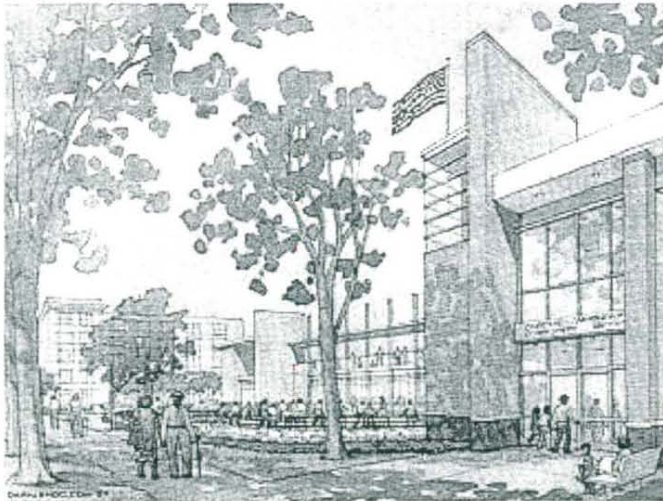
THE RANDALL SCHOOL

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WASHINGTON, D.C. | FEBRUARY 22, 2007 | SPUR COMMISSION | Copyright © 2007 SAA #2 BIRDS-EYE VIEW NORTHWEST

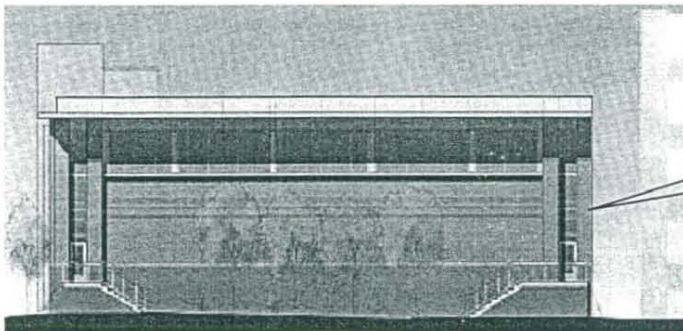
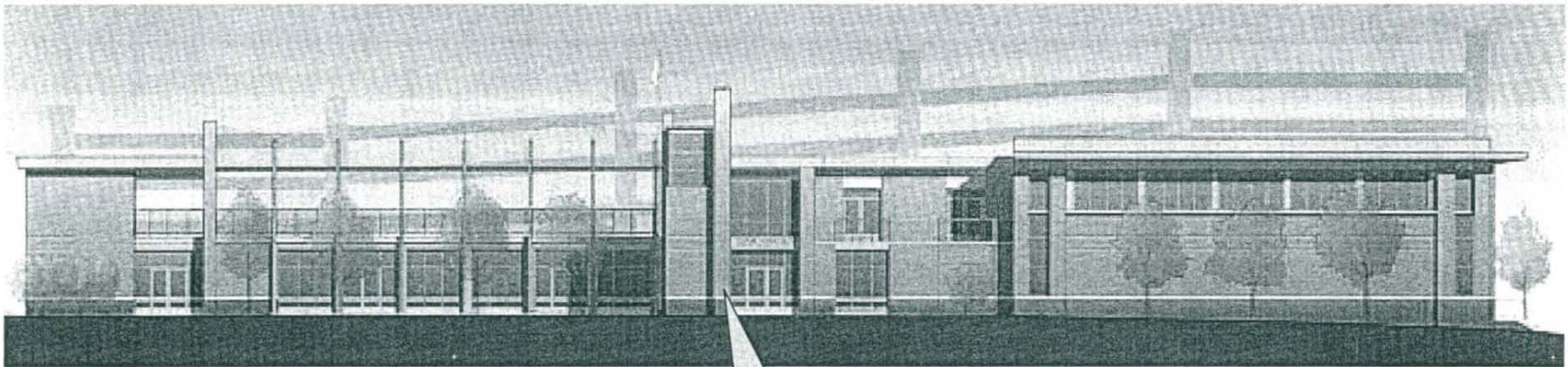
Exhibit iii



Rendering of Proposed Clapper Recreation Center.

The new community center, replacing the current one at 5th and K Streets, will include a daycare facility for 66 children, a Rec center, a computer lab, a gym, a game room, and meeting / classrooms.

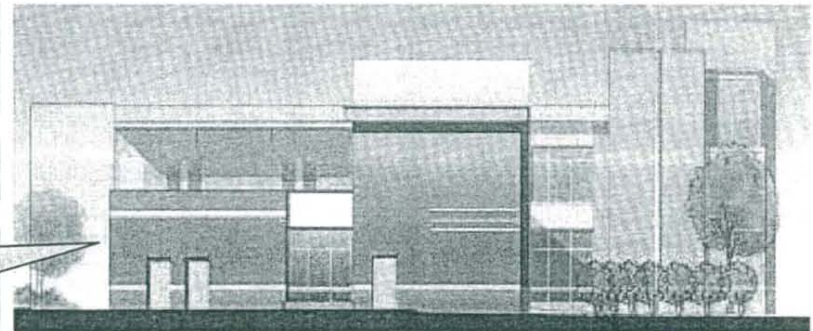
Renderings by Torti Gallas / CHK Architects



5th St
Elevation

L St Elevation

K St
Elevation





H St. Photo
Looking North

The following photographs are illustrative of the existing building, the site context, the adjacent ball fields, and include an artist's rendering of what the proposed building might look like.

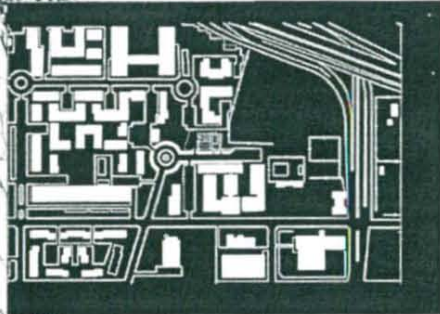
Rendering by Shalom Baranes

Exhibit iv

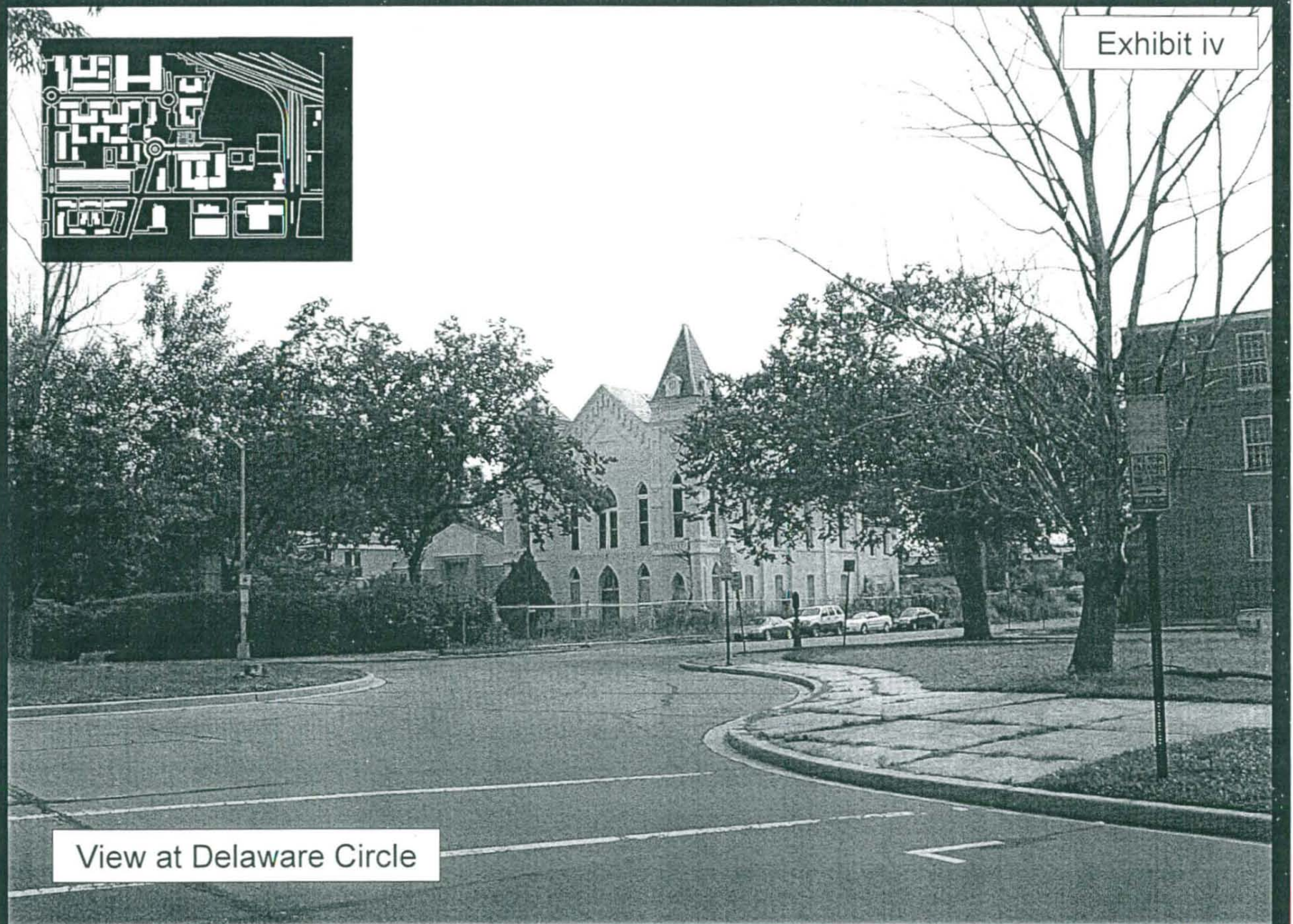


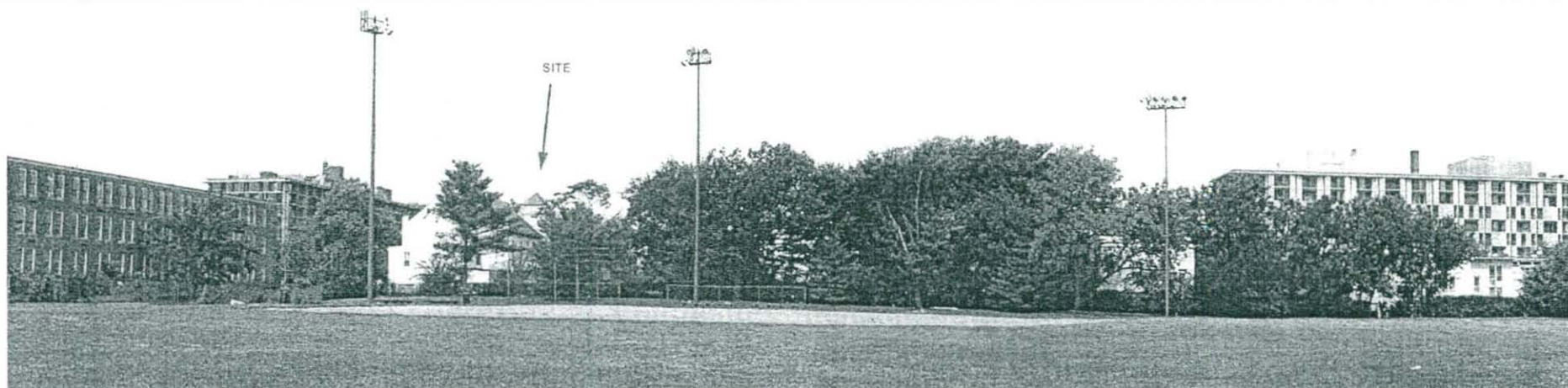
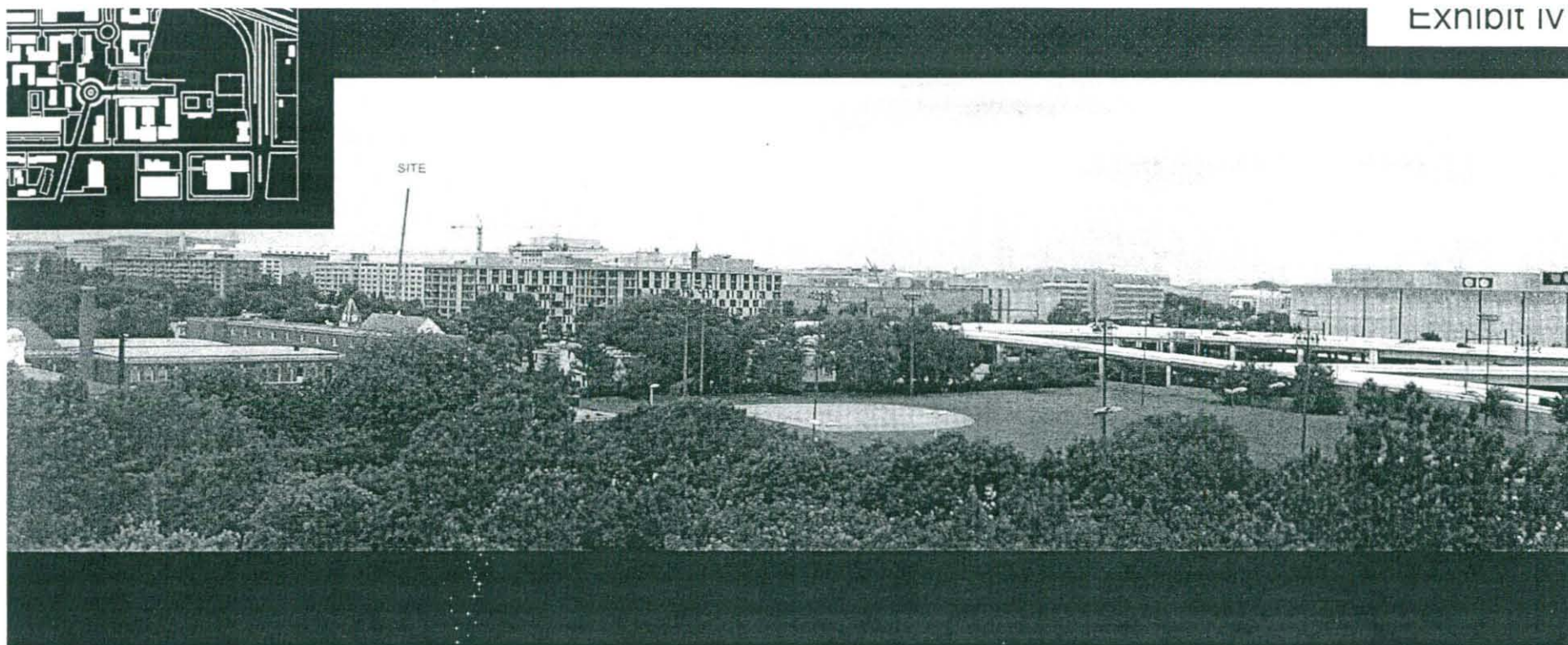
H St. Photo
Looking East

Exhibit iv

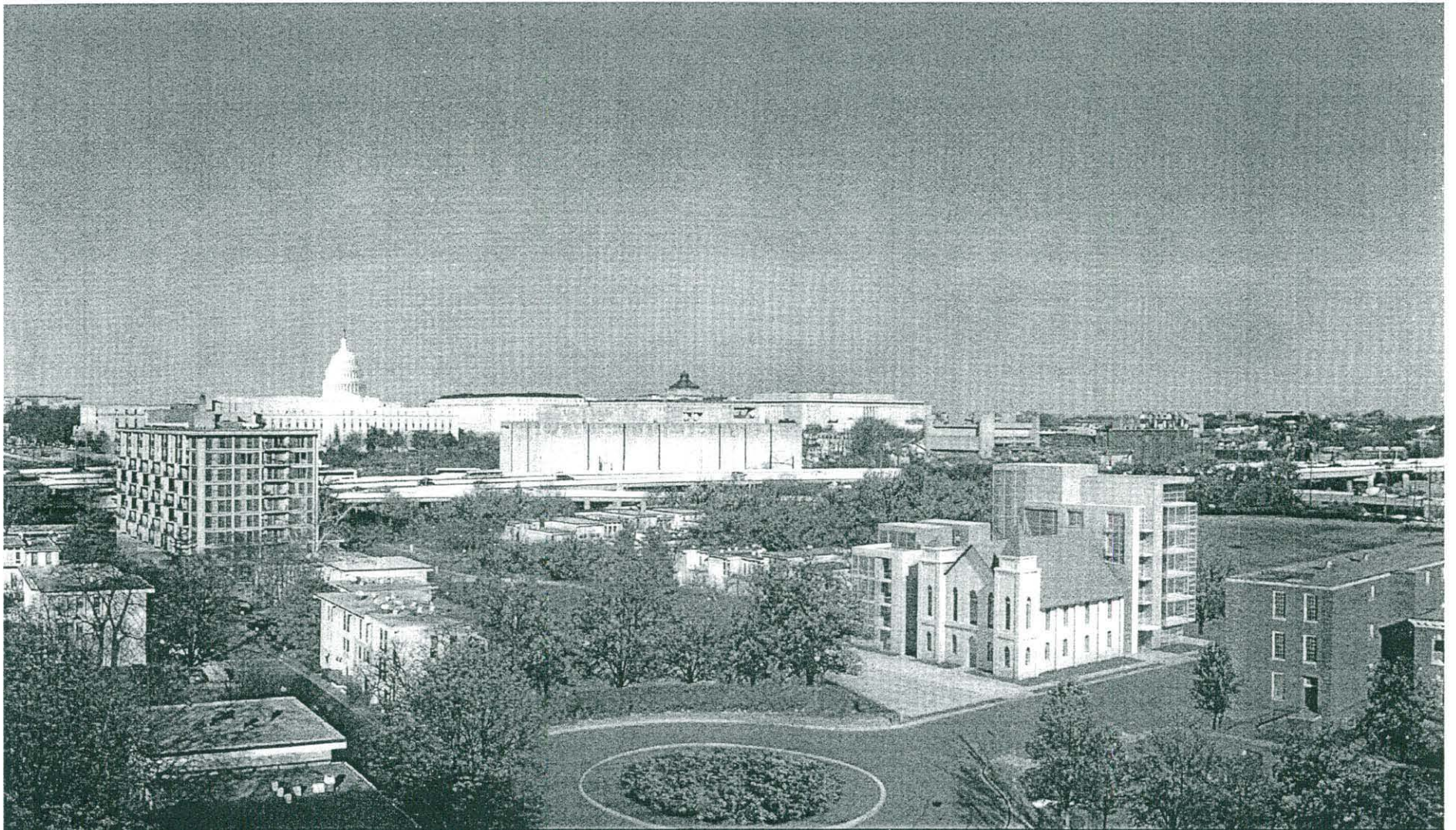


View at Delaware Circle





View of Site and Adjacent Ball Fields



Rendering of Proposed Building
at Delaware Ave & H St.

LAND USE ANALYSIS

The following Table provides basic DC Zoning land use information based on current zoning regulations (June 2005).

Zoning	R-4	Proposed R-5-C (Project is "By Right")
Height	70 ft.	
FAR	2.5 total (1.0 Residential; 1.5 Other)	$50,613 * 1.5 = 75,920$
Lot coverage	75%	$50,613 * .6 = 32.368$
Rear yard	8'-1"	-
Side yard	no less than 10 ft;	-
Parking	Verify count	Approximately 32 spaces

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AERIAL PHOTO



REGIONAL MAP



PROJECT CONCEPT SUMMARY

HIGH SCHOOL

The proposed KIPP DC program for an elementary school is based on an enrollment of between 280 and 350 high school students. The variance is dependent upon the ratio of students per classroom and assumes either 20 or 25 students for each designated classroom within the accompanying program. This program includes 14 classrooms, 2 science labs, various breakout rooms for study and interaction, a large multi-purpose room, a guided reading library, classrooms for art & music, a computer center, a language lab, and of course a cafeteria for the students. The facilities to accommodate these operations include the administrative areas and offices. Based on the land use parameters, this building is expected to be 7 stories above ground at its highest point and includes a basement level for parking.

B&D estimated the net assignable square feet for the school building to be approximately 36,120 SF. To estimate gross square footage, an efficiency factor of .75 was applied to the net assignable, per standard planning practice. The result is approximately 48,160 SF.

The Delaware Avenue site is close to nearby Metro bus and rail service and is directly adjacent to two ball fields owned by DC Parks & Recreation. These fields are in good condition and regularly used on weekends by local residents. They are available for use during the week and provide an excellent outdoor play area for high school students in an easily supervised setting. Several blocks away at 5th and K St. SE, the proposed Capper Community Center is set to break ground for a new 28,000 community recreation center which will include a daycare facility for 66 children, a recreation center, a computer lab, a gym, a game room, and meeting/classrooms. This site could be considered as a viable location for use of the gymnasium as that particular use cannot be accommodated within the available footprint. However, if deemed necessary to the program, a half court gym could be accommodated within the footprint with some loss of classroom capacity. Lastly, The Corcoran is constructing a new school across the street from the Delaware Avenue site. This school, designated the Randall School, shall house a variety of academic programs for those studying the arts. The Corcoran has many outreach programs for students within the District and its location suggests a dynamic synergy that could exist between it and a charter school at Delaware and H St. The Corcoran School has indicated a willingness to seek opportunities to expand their outreach programs to accommodate a charter school across the street.



PRELIMINARY OUTLINE PROGRAM

Public Charter School - Outline Program				4-Sep-07	
New School Property					
Outline Program - High School					
				Outline Program	
Space		Actual Qty.	Net Area	Total NASF	
Teaching					22,330
1	Science Lab A (w/ Prep Area)	2	1,130	2,260	
2	Science Lab B (w/ Prep Area)	2	1,130	2,260	
3	Classroom - 9th through 12th (Size A - 870 SqFt)	4	870	3,480	
4	Classroom - 9th through 12th (Size B - 820 SqFt)	4	820	3,280	
5	Classroom - 9th through 12th (Size C - 800 SqFt)	8	800	6,400	
6	Breakout Rooms	4	300	1,200	
7	Toilets - Students	10	180	1,800	
8	Multipurpose Room / Hub	1	1,250	1,250	
9	Guided Reading Library	1	400	400	
Common Spaces					10,060
1	Library, with reading room	1	1,200	1,200	
2	Reheat / Catering Staging Area	1	400	400	
3	Toilets - General	2	180	360	
4	Cafeteria (200 seats)	1	3,000	3,000	
5	Lobby (gathering place)	1	400	400	
6	Parents' Resource Center	1	300	300	
7	Classroom - Music	1	800	800	
8	Classroom - Art	1	800	800	
9	Language Lab	1	800	800	
10	Computer Media Center	1	800	800	
S	Building Storage	4	300	1,200	

Program Continued, Next Page...

OVERVIEW

In September 2007, Brailsford & Dunlavey (B&D) was asked by Iron Point Partners, LLC to complete a preliminary test fit analysis of a property at Delaware Avenue and H Street, SW in Washington DC, to accommodate a proposed charter high school. B&D prepared an outline program which was subsequently reviewed by KIPP DC for general compliance with its spatial requirements for a high school. The outline program was deemed within the acceptable parameters of charter high school meeting KIPP DC standards.

B&D analyzed the land use / PUD guidelines of the properties as developed by Shalom Baranes Associates and the space needs program reviewed by KIPP DC, and then sketched a series of preliminary blocking and stacking diagram for the site in order to determine if the site could accommodate the program in a reasonable fashion.

This report does not intend to suggest the actual layout for the program elements or the interior spaces. Its function is to determine the feasibility of the site to host the program. While spaces are identified within the blocking and stacking diagrams, any future design work should consider various architectural alternatives in or to maximize site efficiency. Lastly, the site includes an historic structure, the façade of which must be preserved. Therefore, the blocking and stacking diagrams within this analysis follow the same massing alternatives as identified within the Shalom Baranes PUD report.

KIPP DC Knowledge is Power Program

KIPP DC schools are based on the successful model known as KIPP – "Knowledge is Power Program" – and is part of the KIPP Network of Schools. There are currently 57 locally run KIPP schools operating in 17 states and Washington DC serving over 14,000 students. Founded in the summer of 2001, KIPP DC currently has three middle school campuses and one elementary school campus in the District and has plans for future expansion of its presence in the District. Currently, there is consideration for a new high school campus to be located adjacent to the property under construction at 4801 Benning Road SE.

