

The Field School

New Innovation Center
& Athletic Fields

November 11, 2024

Index

Section 1	Existing Conditions, Site Plan, and Zoning	3
Section 2	Building Addition Design	29
Section 3	Proposed Site and Planting Plans	42
Section 4	Field Orientation & Retaining Wall Studies - Summary	46
	Retaining Wall Study 1	50
	Retaining Wall Study 2	53
	Retaining Wall Study 3	58
Section 5	Field Lighting	67

Section 1

Existing Conditions, Site Plan, and Zoning

Contents

Existing Site Photos

Existing Architectural Site Plan

Proposed Architectural Site Plan

Building Height Measuring Point

Setbacks and Buffers

Lot Coverage

Parking Plan - Existing

Parking Plan - Proposed



1



2



3

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4

EXISTING VIEWS



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6





7



8



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10. EXISTING COMMUNITY PATHWAY



11. EXISTING COMMUNITY PATHWAY



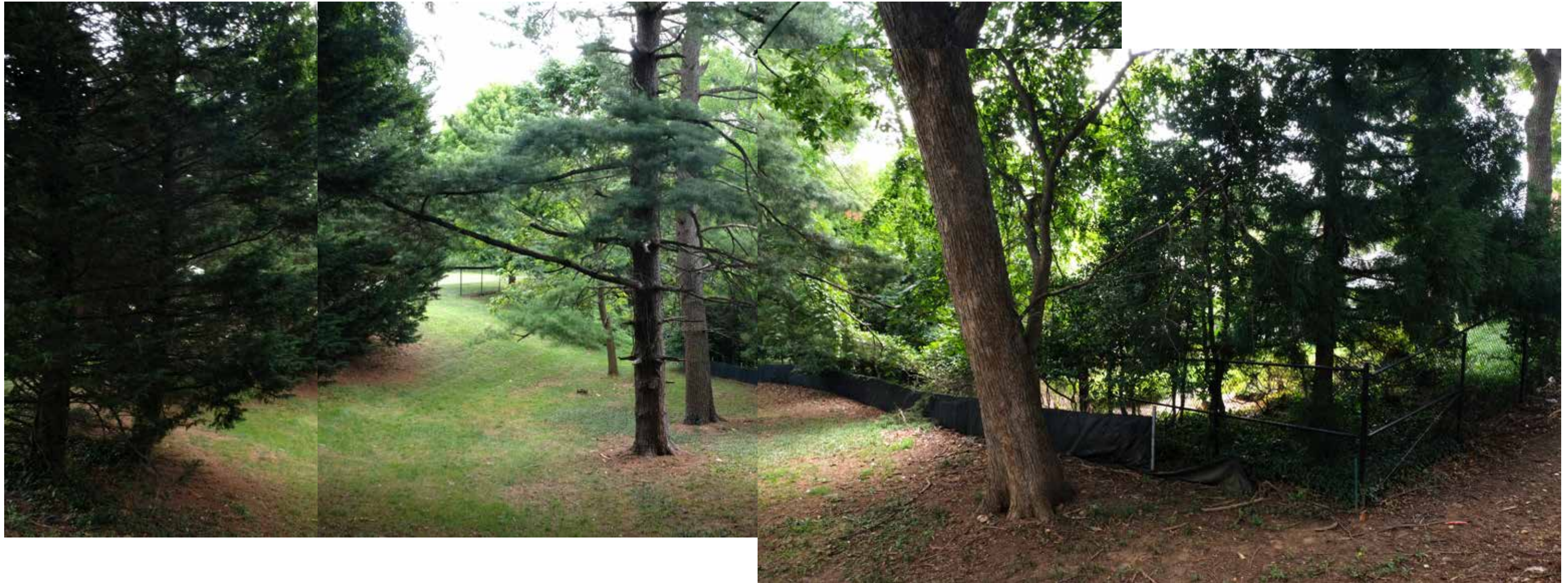
12. EXISTING COMMUNITY PATHWAY - STAIRS TO FIELD



13



14



15



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17



18



19. ADJACENT PROPERTIES



20. ADJACENT PROPERTIES



21. ADJACENT PROPERTIES



22





23



24



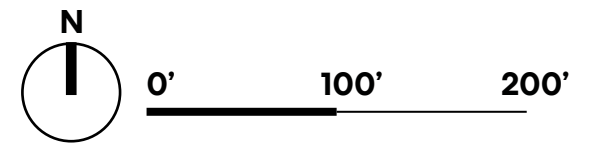
Legend

- 1 Aude Building
- 2 Meeting House
- 3 Cafritz House
- 4 Bridge
- 5 Sapere
- 6 Wonder Building
- Existing Structure
- Property Line
- o Existing Trees



Legend

- 1 Aude Building
- 2 Meeting House
- 3 Cafritz House
- 4 Bridge
- 5 Sapere
- 6 Wonder Building
- 7 New Addition
- Addition to Existing
- Existing Structure
- Limit of Site Disturbance
- Property Line
- Site Pedestrian Entry
- Site vehicular Entry/Exit
- Community Pathway
- New Trees
- Existing Trees
- Potential Bioretention Area



Field School Phase 03 Zoning Summary

Square:	1341
Lots:	856, 861, 878, and 879
Ward	3
BZA Cases	16559 18431

	Existing		New Addition	
	Allowed	Provided	Allowed	Provided
Use	Private School		Private School	
Zoning	R-1-A	R-1-A	R-1-A ¹	R-1-A ¹
Site Area	459,962		459,962	

¹ Permitted by special exception pursuant to 11-X DCMR § 104, 11-U DCMR § 203.1(m)

	Existing	New Addition	Allowable	Total	Total Increase
Building Footprint	33,987.00	9,330.00		43,317.00	
Lot Occupancy	7.39%	2.03%	40%	9.42%	
Gross Square Footage	87,340.00	15,377.00		102,717.00	17.61%

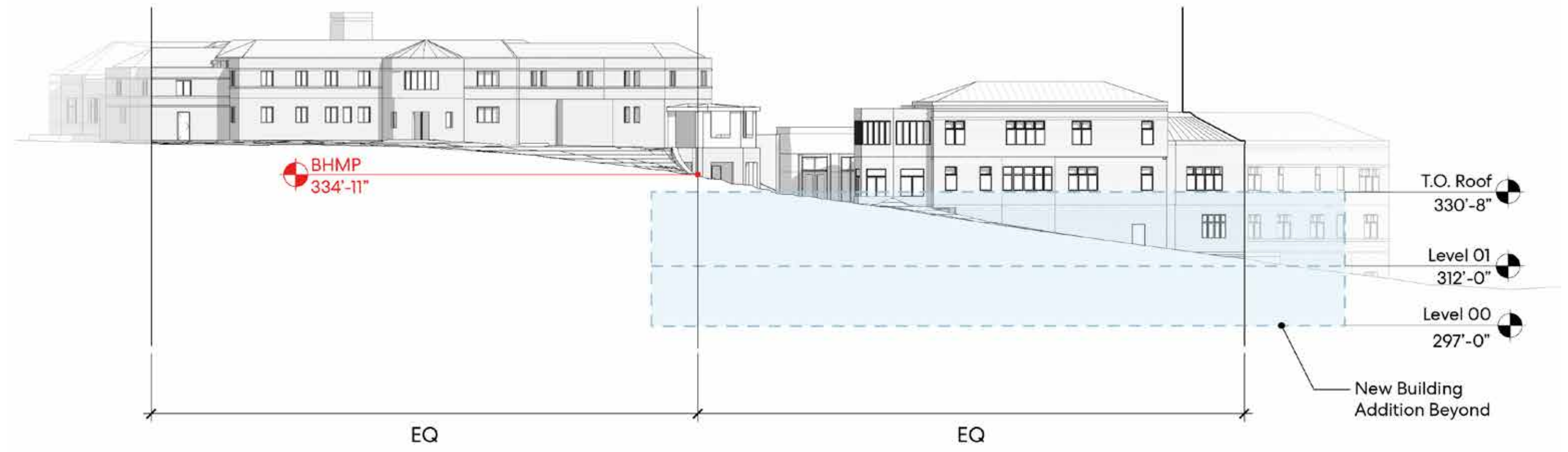
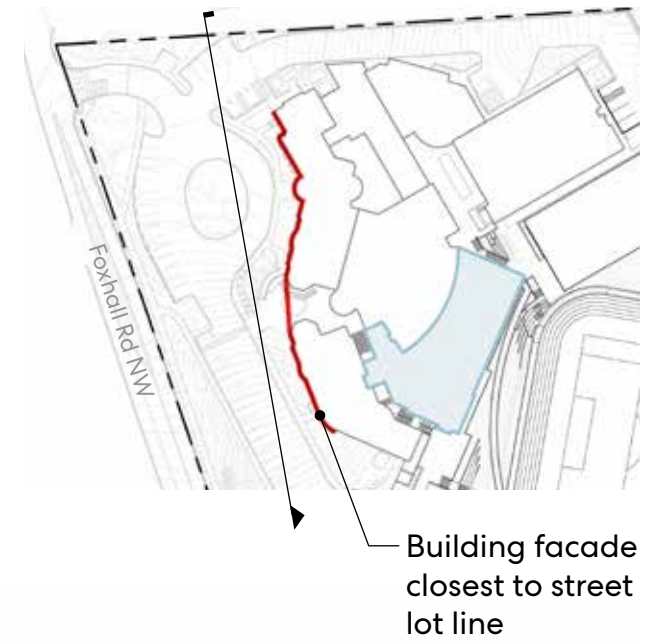
	Existing		New Addition		
	Allowed	Provided	Allowed	Provided	
Setbacks					
Front	Equal to existing setbacks on same block				
Rear	25'-0"		25'-0"		
Side	8'-0"		8'-0"		
Building Height	40'-0"	34'-0"	40'-0"	(-)4'-3" ²	² The height of the new building is below the BHMP
Number of Stories	3 stories	3 stories	3 stories	0 stories	

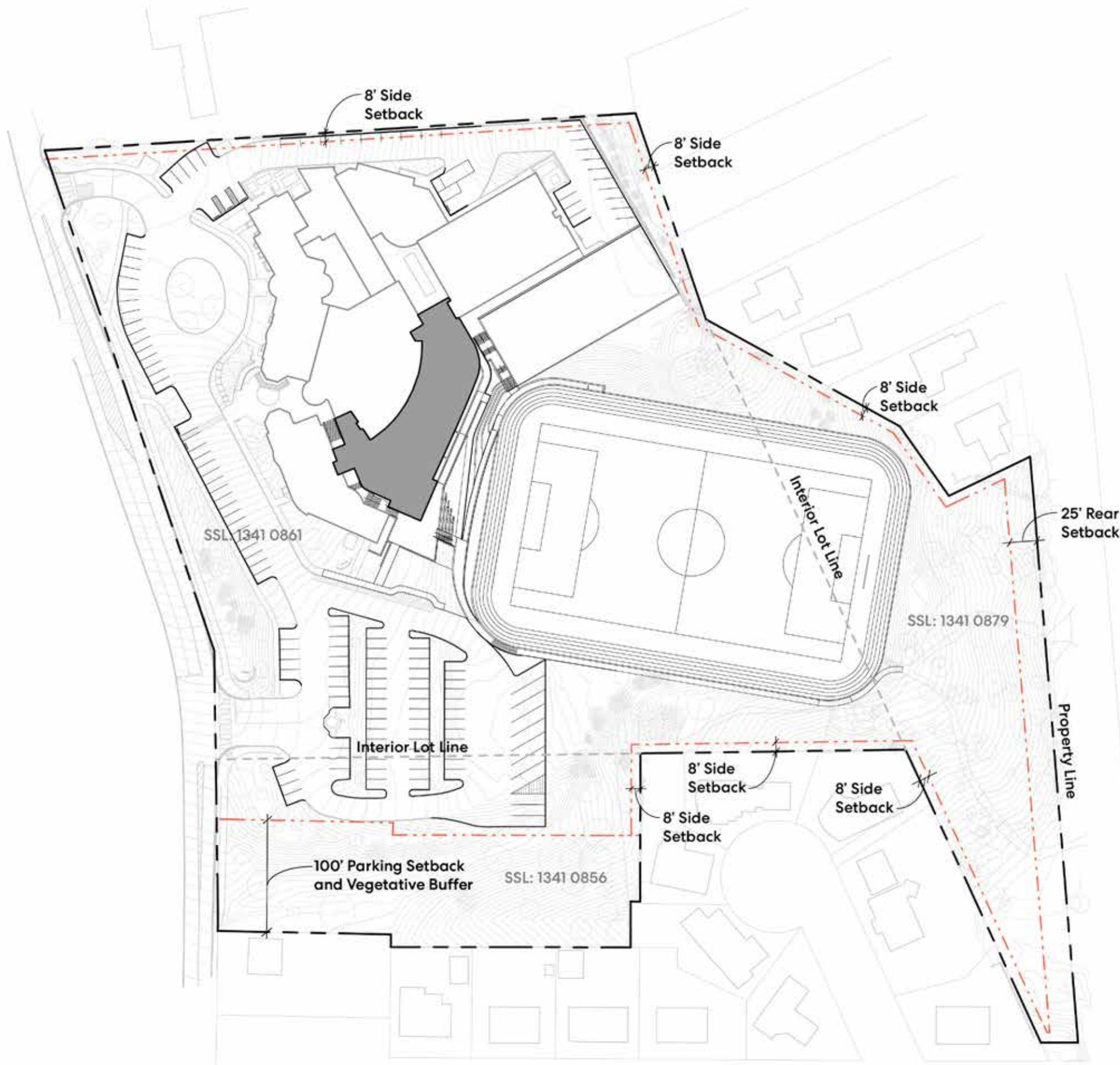
Parking	2 spaces for each 3 teachers and other employees, plus either 1 for each 20 classroom seats or 1 for each 10 seats in the largest auditorium, gymnasium or area usable for public assembly, whichever is greater.			
	128 maximum parking spaces per BZA Order 18431			
	Proposed student and faculty count: 120 faculty, 425 students, 441 Meeting House capacity (80+44=124 total minimum parking spaces)			
	Min. Required (Previous BZA Approval)		Proposed	
	Vehicle Parking	ADA Parking	Vehicle Parking	ADA Parking
	123 (73 fac. + 50 gathering)	5 spaces (4 standard + 1 van min)	124 spaces	5 spaces (4 standard + 1 van)

Bicycle Parking	(802.5) An addition to an existing building, or the expansion of a use within a building, triggers additional bicycle parking requirements only when the gross floor area of the building or use is expanded or enlarged by twenty-five percent (25%) or more beyond the gross floor area.						
	<table><tr><th>Required - Previous BZA Approval</th><th>Proposed</th></tr><tr><th>Short-Term Spaces</th><th>Short-Term Spaces</th></tr><tr><td>24</td><td>25</td></tr></table>	Required - Previous BZA Approval	Proposed	Short-Term Spaces	Short-Term Spaces	24	25
Required - Previous BZA Approval	Proposed						
Short-Term Spaces	Short-Term Spaces						
24	25						

Loading	(901.6) An addition to an existing building, or the expansion of a use within a building, triggers additional bicycle parking requirements only when the gross floor area of the building or use is expanded or enlarged by twenty-five percent (25%) or more beyond the gross floor area.		
	Required	Existing	Proposed
	(1) 20'x10' and (1) 30'x12' space plus 100 SF platform	(1) 17'-6"x16' and (1) 18'x9' space plus 100 SF platform	(1) 20'x10' and (1) 30'x12' space plus 100 SF platform

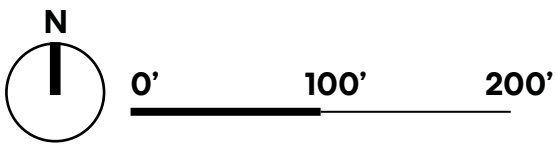
Retaining Walls	(1401.2) Subject to the height limitations of 1401.3-1401.6, the maximum height of a retaining wall shall be 6 ft.
	(1402.1) Retaining walls not meeting the requirements of this section may be approved by the Board of Zoning Adjustment as a special exception pursuant to Subtitle X. In addition to meeting the general conditions for being granted a special exception as set forth in that subtitle, the applicant must demonstrate that conditions relating to the building terrain, or surrounding area would to make full compliance unduly restrictive, prohibitively costly, or unreasonable.

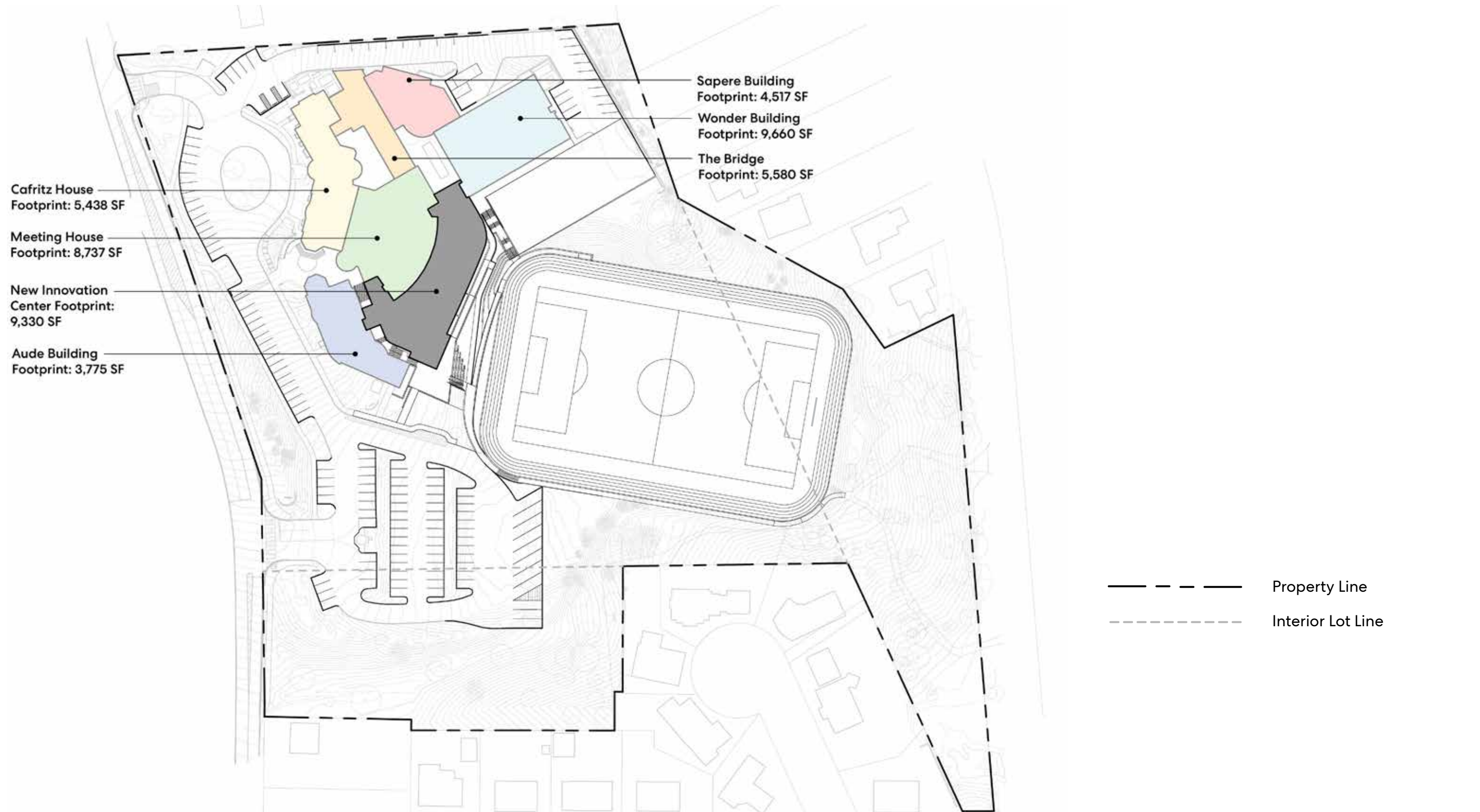




- - - - - Setback Line
- - - - - Property Line
- - - - - Interior Lot Line

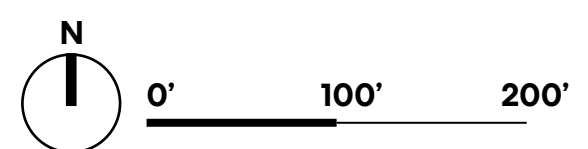
Setbacks and Buffers	
Front	Equal to existing setbacks on same block
Rear	25'-0"
Side	8'-0"
*the school shall install and maintain a 100-foot vegetative buffer between the parking lot and adjoining property to the south per BZA Case 16559 and 18431.	

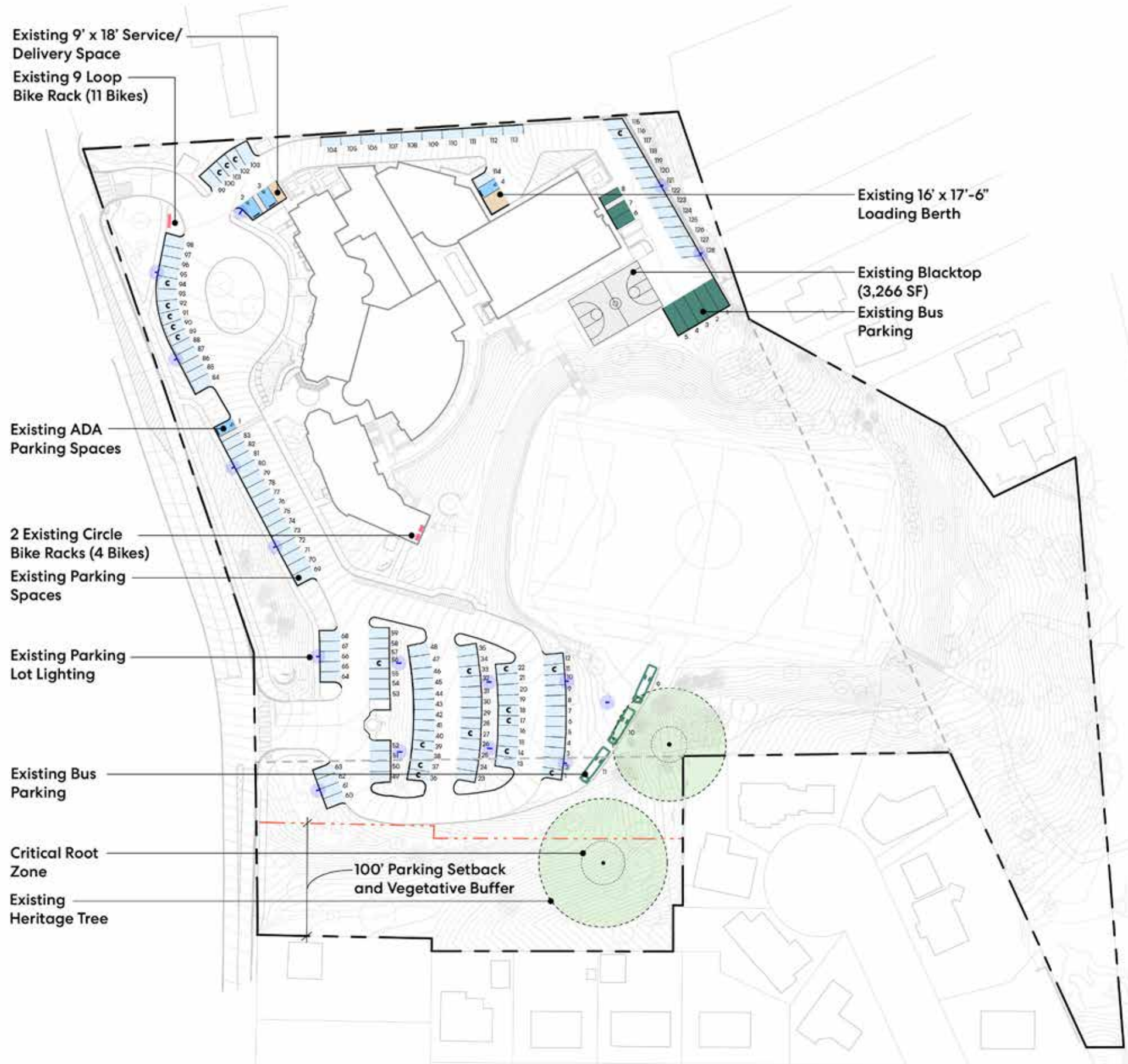




	Aude Building	The Bridge	Cafritz House	Meeting House	Sapere Building	Wonder Building	New Innovation Center	Total
Building Footprint (SF)	3,775	1,860	5,438	8,737	4,517	9,660	9,330	41,897
Lot Coverage	0.82%	0.40%	1.18%	1.90%	0.98%	2.10%	2.03%	9.42%
Allowable Lot Coverage								40.0%

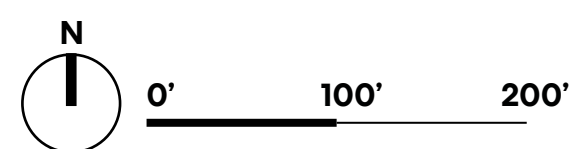
Property Line
 Interior Lot Line





- C** Compact Parking
- Existing Site Lighting
- Existing Bicycle Parking
- Existing Vehicular Parking
- Existing ADA Parking
- Existing Bus Parking
- Existing Loading Berth
- Setback Line
- Property Line
- Interior Lot Line

Parking & Loading Provided - Existing	
Vehicle Parking	128 vehicle parking spaces
ADA Parking	4 ADA parking spaces
Bus Parking	11 bus parking spaces
Bicycle Parking	15 short-term bicycle parking spaces
Loading	1 loading berth, 1 service/delivery space



Reconfigured 12' x 30'
Loading Berth plus 100
SF platform

Existing 9
Loop Bike
Rack (11 Bikes)
to Remain

Existing Parking
Lot Lighting to
Remain

New Inverted U
Bike Racks (14 Bikes)

Existing Parking
Spaces to Remain

**Regraded and
Reconfigured
Parking Area**

Relocated Parking
Lot Lighting

Reconfigured
Bus Parking

Critical Root
Zone

Existing
Heritage Tree

100' Parking Setback
and Vegetative Buffer

10' x 20' Service /
Delivery Space

Relocated Kiln
Existing Kiln
Location

Existing Blacktop
(3,266 SF) to be
Demolished

**Relocate Stormwater
Utilities as Required**

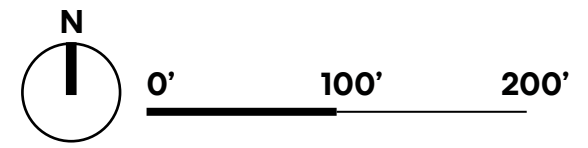
New Practice
Field (11,000 SF)

- New Practice Field: 11,000 SF
- All 11 bus parking spaces relocated to south lot
- One bay of south lot regraded and reconfigured for bus parking
- North lot storm water redesign required because of expanded practice field
- Wonder Building kiln relocation required

- C** Compact Parking
- Existing Site Lighting
- Relocated Site Lighting
- Existing Bicycle Parking
- New Bicycle Parking
- Existing Vehicular Parking
- Relocated ADA Parking
- Existing ADA Parking
- Relocated Vehicular Parking
- Relocated Bus Parking
- Relocated Loading Spaces

- Setback Line
- Property Line
- Interior Lot Line

Parking & Loading Provided - Proposed	
Vehicle Parking	124 vehicle parking spaces
ADA Parking	5 ADA parking spaces
Bus Parking	11 bus parking spaces
Bicycle Parking	25 short-term bicycle parking spaces
Loading	1 loading berth, 1 service/delivery space



Section 2

Building Addition

Design

Contents

3D Views

Elevations

Sections

Overall Plans





EXISTING VIEW

VIEW WITH NEW BUILDING



EXISTING VIEW



VIEW WITH NEW BUILDING



EXISTING VIEW



VIEW WITH NEW BUILDING

