

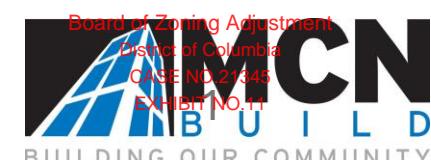


WHITTIER ELEMENTARY SCHOOL TEMPORARY MODULAR CAMPUS

BOARD OF ZONING ADJUSTMENT
6/4/2025



hord | coplan | macht



WHITTIER ES TEMPORARY MODULAR CAMPUS

PROJECT DESCRIPTION



THE MODULAR CAMPUS DESIGN FOR WHITTIER ELEMENTARY SCHOOL AIMS TO PROVIDE A STRATEGIC AND FLEXIBLE SOLUTION TO SUPPORT THE ONGOING MODERNIZATION OF THE SCHOOL WHILE MAINTAINING UNINTERRUPTED EDUCATIONAL OPERATIONS.

THIS TEMPORARY CAMPUS IS IN LOW DENSITY RESIDENTIAL NEIGHBORHOOD AT THE INTERSECTION OF SHERIDAN ST. NW AND 3RD ST. NW, WASHINGTON DC 20011. THE MODULAR CAMPUS IS TEMPORARY YET HIGHLY FUNCTIONAL TO SERVE AS A TRANSITIONAL SPACE, ENSURING THAT STUDENTS AND FACULTY HAVE ACCESS TO SAFE, EFFICIENT, AND CONDUCIVE LEARNING ENVIRONMENTS THROUGHOUT THE CONSTRUCTION PERIOD.

THE OVERALL SITE AREA IS APPROXIMATELY 282,810 SQUARE FEET, WITH A GROSS FLOOR AREA OF 44,500 SQUARE FEET FOR THE MODULAR CAMPUS TRAILERS. THE PROJECT CONSISTS OF FOUR PRE- ENGINEERED MODULAR TRAILERS, A MODULAR KITCHEN UNIT, A TENT MEMBRANE STRUCTURE (MULTI-PURPOSE SPACE (GYMNASIUM/DINING) AND AN ADA BATHROOM. TWO PLAYGROUNDS ARE PROVIDED FOR AGES PRE-K, K AND ANOTHER FOR 1ST GRADE AND 5-12 YEARS. ALL TRAILERS ARE CONNECTED BY EXTERIOR COVERED WALKWAYS. PARKING IS PROVIDED FOR 6 CARS. LONG-TERM 6 BICYCLE RACKS AND SHORT-TERM 24 BICYCLES ARE PROVIDED ON THE SITE. TWO SHOWERS AND LOCKERS ARE PROVIDED IN THE TRAILERS. A NEW CURB CUT IS REQUIRED FOR THE PARKING AND LOADING AREA. BERTH WILL HAVE TEMPORARY CHAIN LINK FENCE WITH PRIVACY SLATS FOR SCREENING. THE AREA BETWEEN TRAILERS WILL BE UNDISTURBED. THE SITE WILL BE RESTORED TO ITS ORIGINAL CONDITION AFTER THE REMOVAL OF THE CAMPUS.

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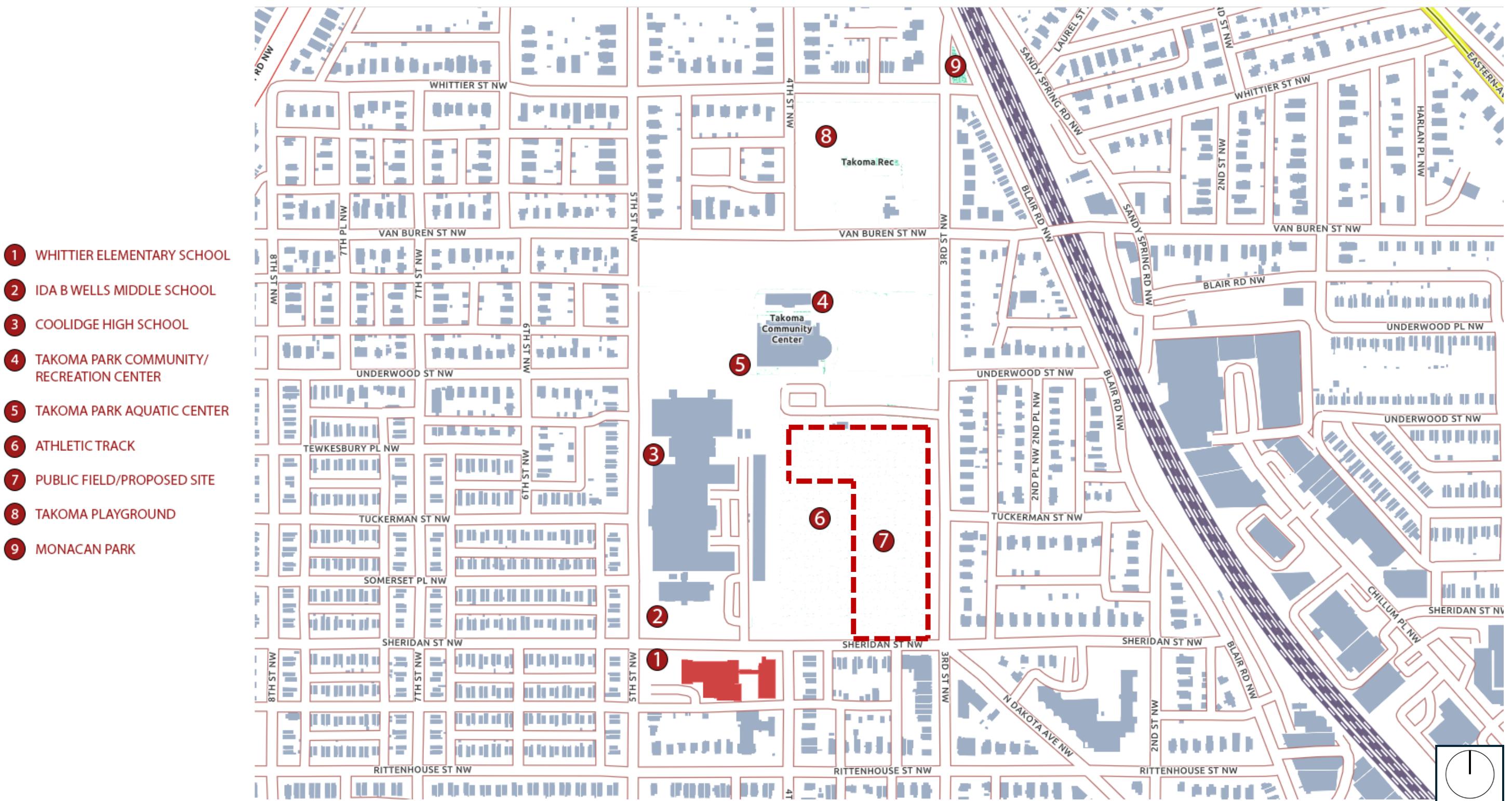
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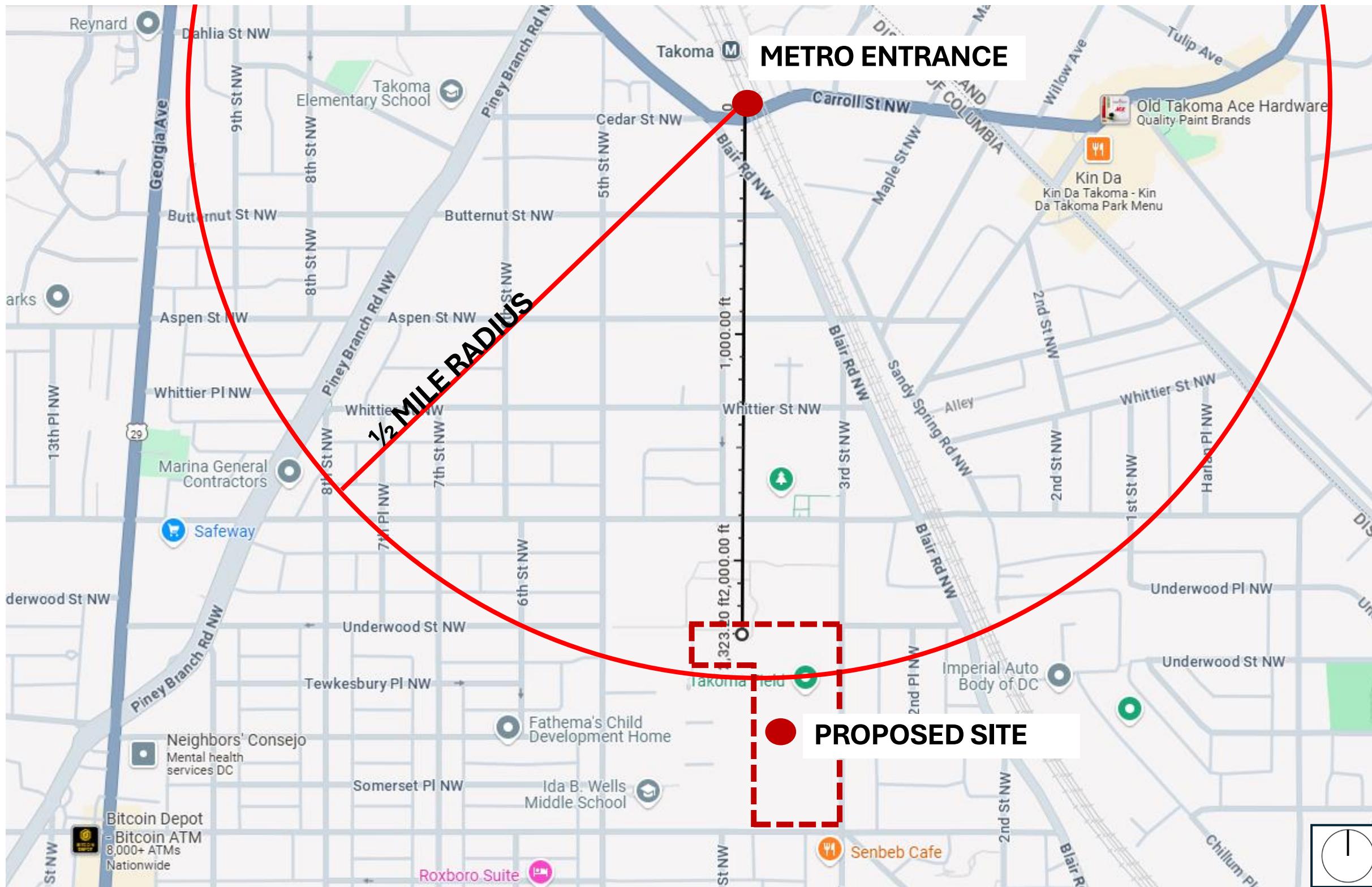
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EXISTING CONDITIONS VICINITY MAP



EXISTING CONDITIONS RADIUS MAP



ZONING ANALYSIS

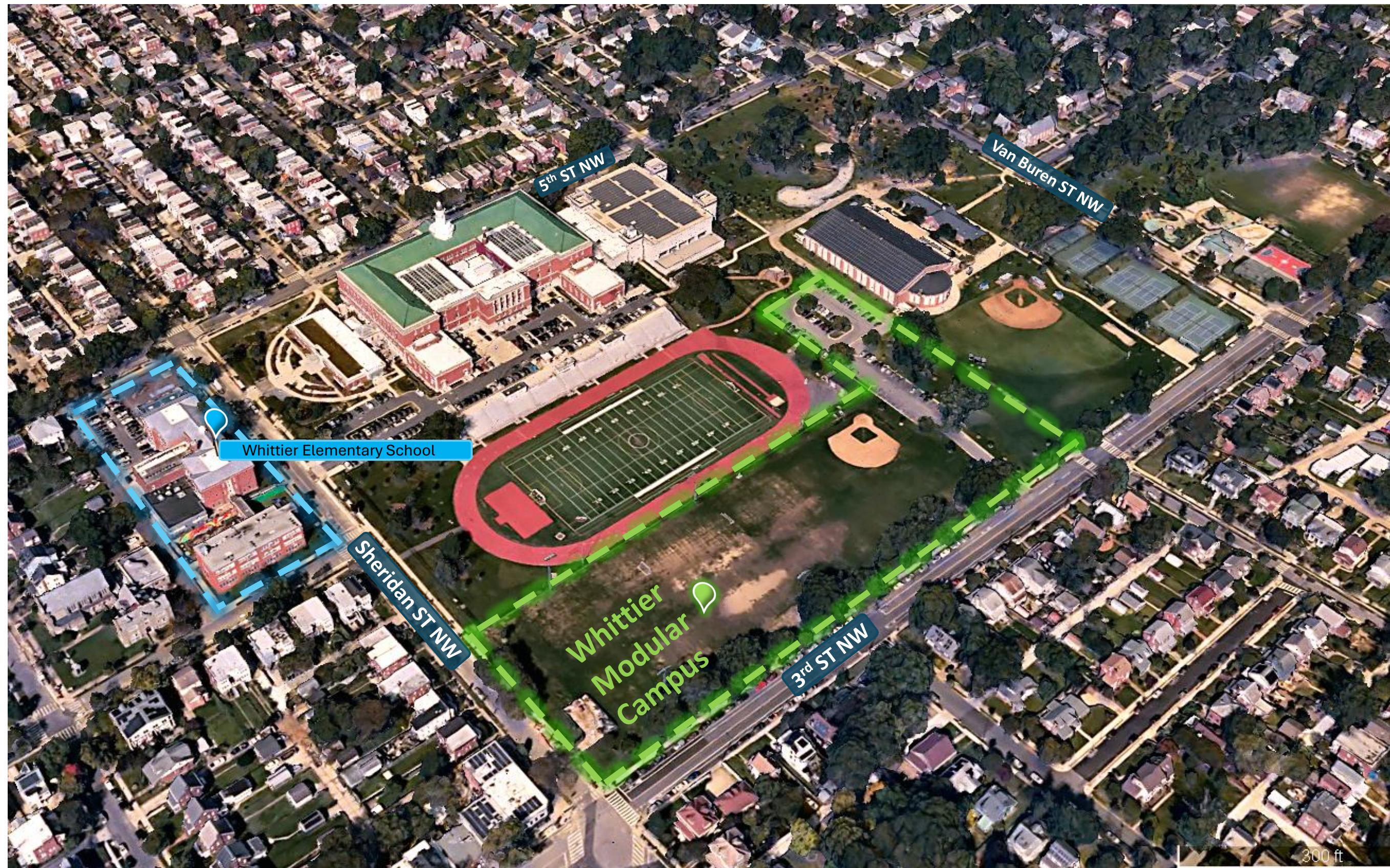
ZONING REGULATIONS



ZONING INFORMATION		
ZONING DISTRICT	R-1	
SQUARE	3269	
LOT	65	
WARD	4	
SITE AREA	283,200 SF	
GROSS AREA	44,577 GSF	
ZONING REGULATIONS		
	REQUIRED	PROPOSED
HEIGHT (FT)	60 FT	15 FT
HEIGHT (STORIES)	NOT LIMITED	1
FLOOR AREA RATIO (FAR)	1.8	0.16
PERCENTAGE OF LOT OCCUPANCY	60%	16%
REAR YARD SET BACK (FT)	NOT REQUIRED RECREATION AREA ABUTS THE LOT LINE (4907.2)	-
SIDE YARD SET BACK (FT)	8 FT NORTH SIDE	6'-3" FT (ABUTS NORTH SIDE RECREATION AREA) 4908.4
CAR PARKING GROSS AREA = 45,577 SF	0.25 PER 1,000 SF 12 CARS	6 (702.2 - 50% REDUCTION FOR PUBLIC SCHOOLS, IN THE 0.5 MIL RADIUS FROM METROPOLITAN STATION)
LONG TERM BICYCLE PARKING (802.1)	1 PER 7,500 SF 6 SPACES	6
SHORT TERM BICYCLE PARKING (802.1)	1 PER 2,000 SF 23 SPACES	24
SHOWERS AND LOCKERS (806.3)	2 / 2 (STAFF ONLY)	2 / 2 (STAFF ONLY)
LOADING BERTH 30,000 TO 10,000 SQFT GFA (901.1)	1	1 20'-0" x 30'-0"
SCREEN (908.3) FOR LOADING BERTH	72" HIGH SOLID MASONARY SCREEN	TEMPORARY 8'-0" CHAIN LINK FENCE WITH SLATS

EXISTING CONDITIONS

EXISTING AERIAL VIEW LOOKING SOUTHEAST



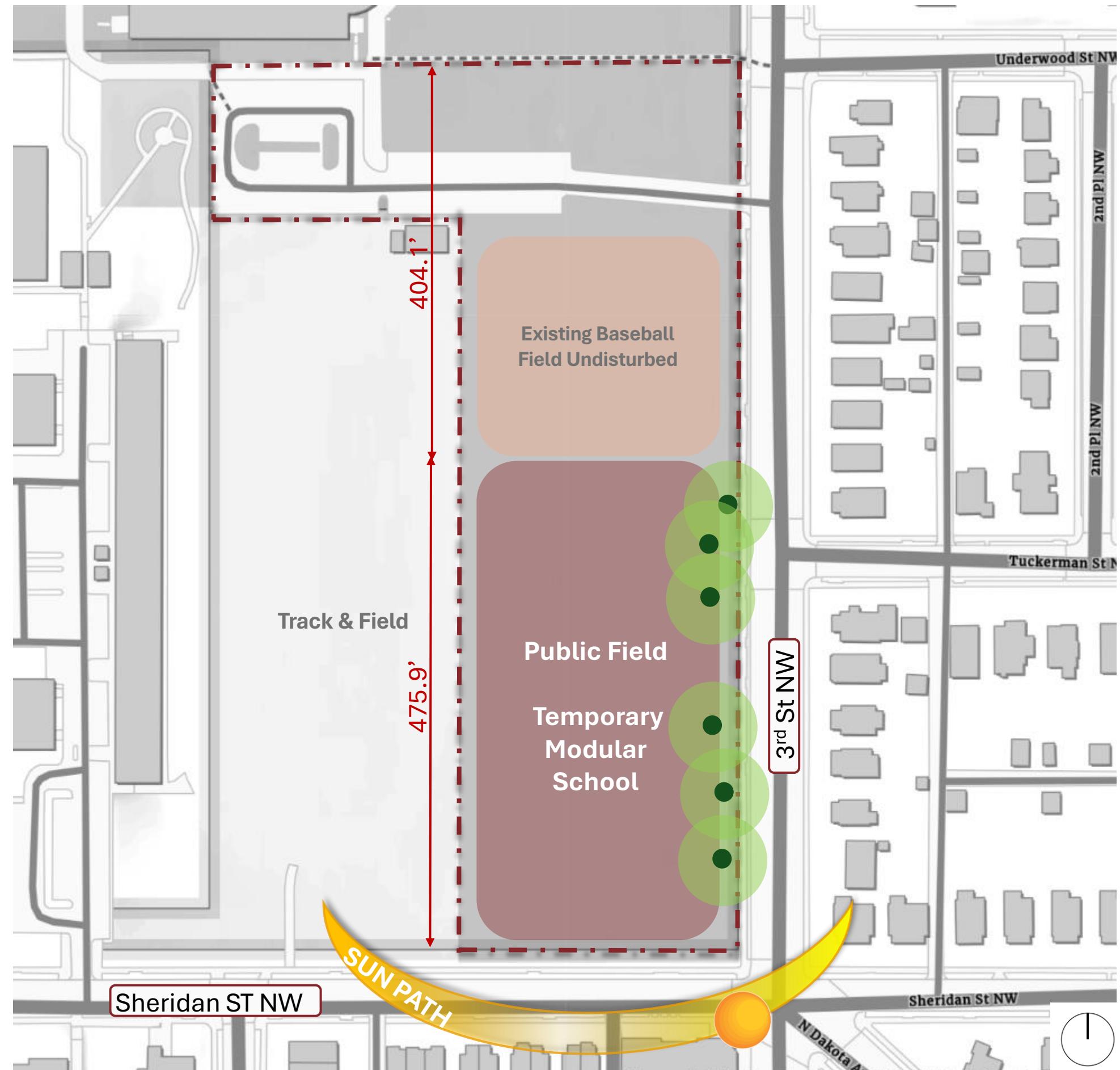
DGS WHITTIER ELEMENTARY MODULAR CAMPUS

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EXISTING CONDITIONS

EXISTING SITE PLAN

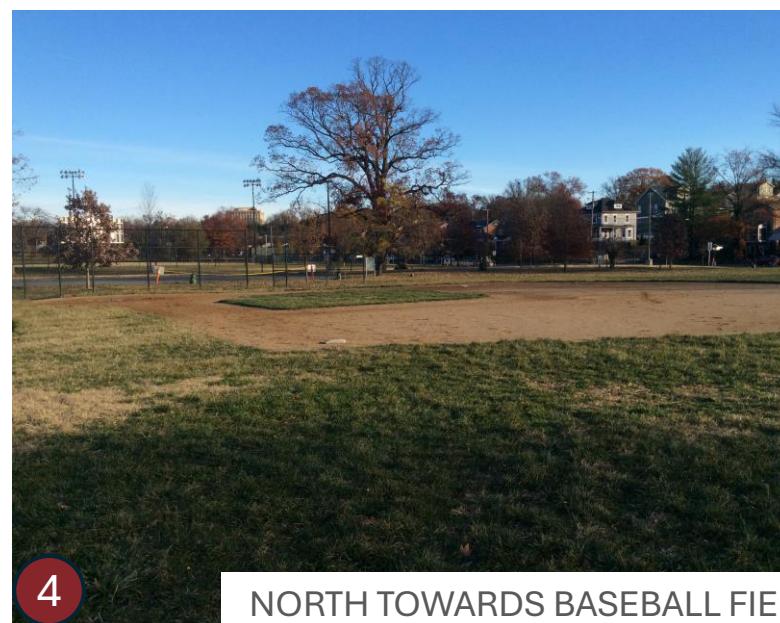
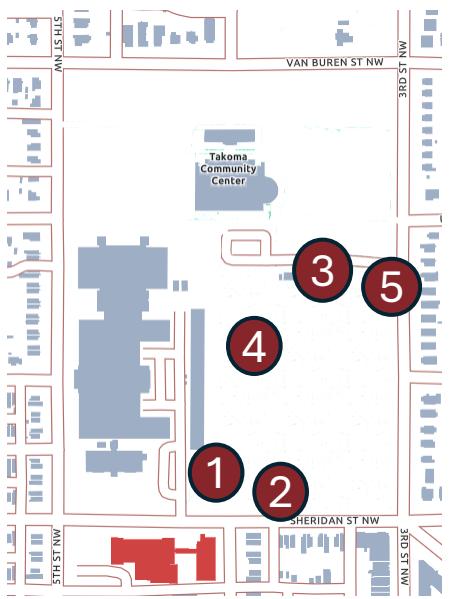
- **EXISTING PUBLIC FIELD** IS CURRENTLY BEING USED AS A BASEBALL FIELD TO THE NORTH AND A SOCCER FIELD TO THE SOUTH
- **TRACK AND FIELD** TO THE WEST IS BEING USED BY COOLIDGE HIGH AND IDA B WELLS MIDDLE SCHOOL TO THE WEST
- **SHERIDAN STREET** IS A TWO LANE STREET WITH STREET PARKING
- **3RD STREET** IS A FOUR LANE STREET WITH STREET PARKING
- **HERITAGE TREES** LINE UP THE MAJORITY OF 3RD STREET



EXISTING CONDITIONS

SITE PHOTOS

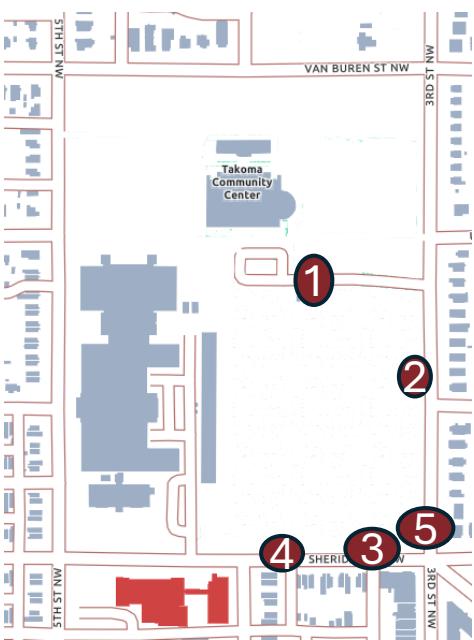
IMMEDIATELY TO THE NORTH THE SITE HAS A BASEBALL FIELD AND THE TAKOMA PARK AQUATIC CENTER. TO THE SOUTH IS A SOCCER FIELD. TO THE WEST IS THE TRACK AND FIELD BELIEVED TO BE USED BY COOLIDGE HIGH SCHOOL AND IDA B. WELLS, BUT IS ALSO ACCESSIBLE TO THE PUBLIC. TO THE EAST IS 3RD STREET, THAT IS LINED WITH SEVERAL HERITAGE TREES.



EXISTING CONDITIONS

SURROUNDING CONTEXT PHOTOS

THE SITE IS SITUATED IN A MOSTLY RESIDENTIAL AREA. IT ALSO HAS SOME BUSINESSES INCLUDING A DAY CARE ADJACENT TO THE SITE. COOLIDGE HIGH SCHOOL AND IDA B WELLS ARE SITUATED TO THE WEST AND WHITTIER ELEMENTARY IS SITUATED TO THE SOUTHWEST, SOUTH OF COOLIDGE AND IDA B. WELLS.



PROPOSED CONCEPT DESIGN

OVERALL SITE PLAN

- ① COVERED WALKWAYS
- ② LOADING BERTH
- ③ 8' FENCE
- ④ 4' FENCE
- ⑤ LONG TERM BIKE SPACES 6
- ⑥ SHORT TERM BIKE SPACES: 24
- ⑦ PRE-K – 1ST PLAYGROUND
- ⑧ 2ND-5TH PLAYGROUND
- ⑨ MODULAR BUILDINGS
- ⑩ PARKING
- ⑪ OPEN LANDSCAPE
- ⑫ SWITCHGEAR ROOM
- ⑬ MULTIPURPOSE
- ⑭ EMERGENCY EGRESS PATH
- ⑮ TEMPORARY DROP OFF AREA
- ⑯ PROTECTED AREA FOR HERITAGE TREES
- ⑰ MAIN (PUBLIC) ENTRANCE
- ⑱ TEMPORARY BUS PARKING AS NEEDED
- ⑲ NEW CURB CUT FOR VEHICLE ACCESS
- ⑳ SCREEN AT PARKING
- ㉑ STORM WATER DETENTION
- ㉒ CRZ
- ㉓ TEMPORARY CHAIN LINK FENCE



PROPOSED CONCEPT DESIGN DEPARTMENTS

- ACADEMIC SPACES
 - ADMINISTRATION
 - BUILDING SUPPORT
 - VISUAL ARTS
 - CIRULATION
 - HEALTH SUITE
 - LIBRARY
 - PERFORMANCE ARTS
 - MULTIPURPOSE
 - KITCHEN
 - ADA BATHROOM
 - SWITCHGEAR ROOM

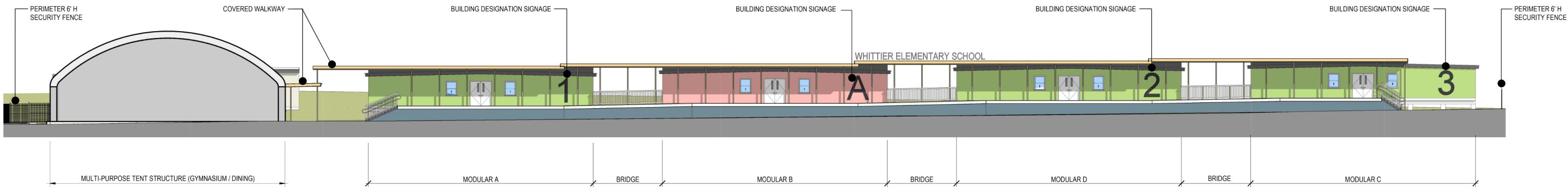


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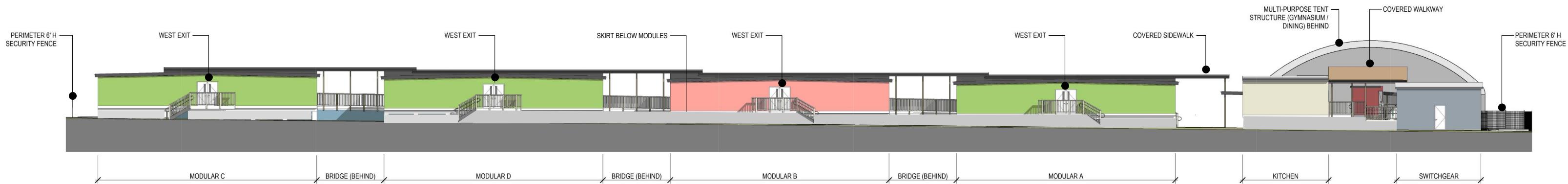
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PROPOSED CONCEPT DESIGN

EXTERIOR ELEVATIONS



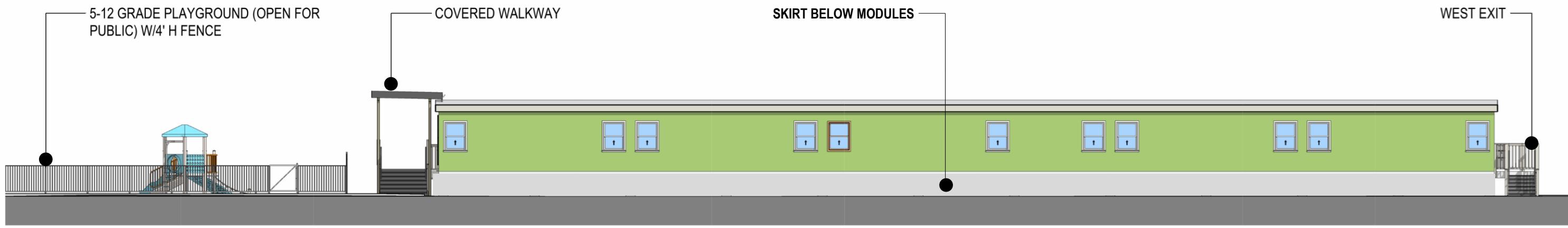
EAST ELEVATION



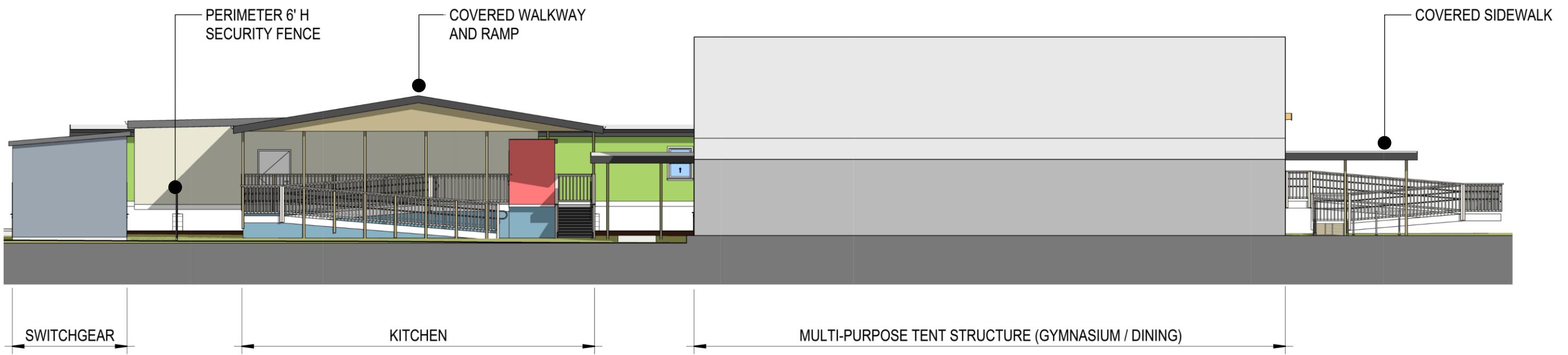
WEST ELEVATION

PROPOSED CONCEPT DESIGN

EXTERIOR ELEVATIONS



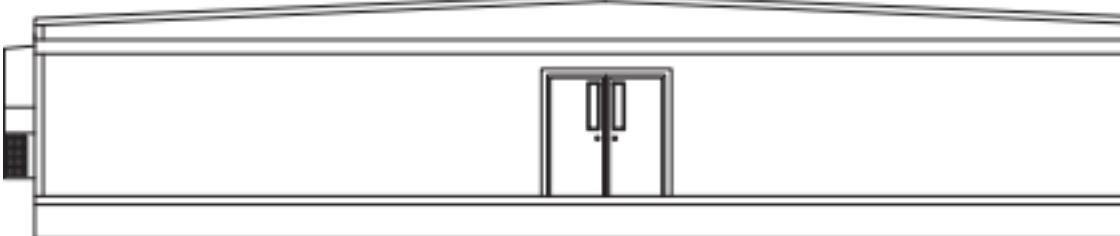
NORTH ELEVATION



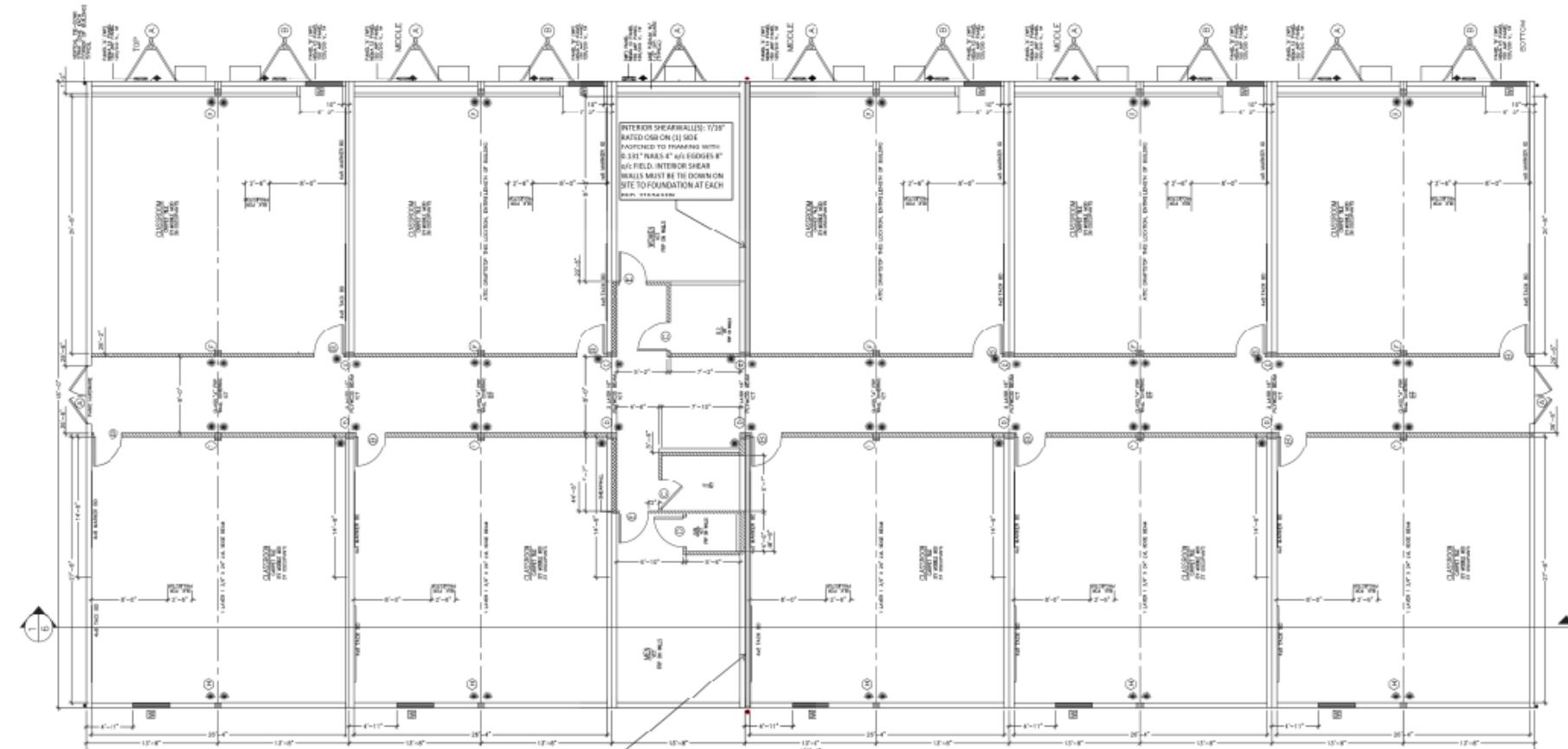
SOUTH ELEVATION

PROPOSED CONCEPT DESIGN

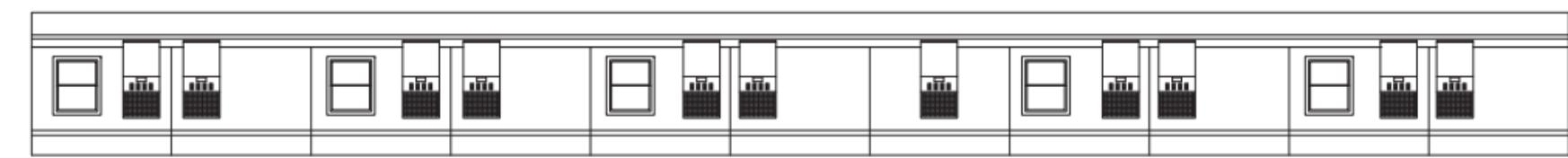
MATERIAL AND EXPRESSION



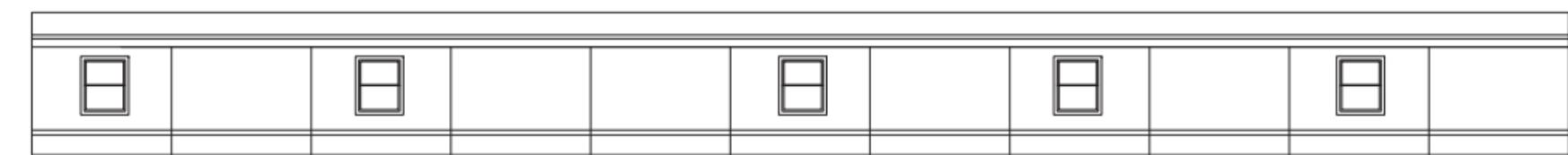
TYPICAL MODULAR TRAILER ELEVATION



TYPICAL MODULAR TRAILER FLOOR PLAN



RIGHT ELEVATION



TYPICAL MODULAR TRAILER ELEVATION