



Blakely Elementary School

Design Review Board
September 11, 2017

Project Goals

2

**FOSTER NEXT GENERATION LEARNING,
STRENGTHEN COMMUNITY,
ENHANCE CONNECTIVITY,
SAFETY AND FLOW,
CREATE A HEALTHY ENVIRONMENT FOR LEARNING.**

FOSTER NEXT GENERATION LEARNING

- Respect, honor, and extend traditional and innovative learning opportunities - exploration driven by curiosity, discovery inspired by play, and creativity and productivity enhanced by technology
- Support the quest for knowledge and discovery
- Celebrate and express the learning process through the built environment
- Emphasize the importance of play
- Inspire engagement in academic excellence

STRENGTHEN COMMUNITY

- Celebrate and strengthen the Blakely School culture + larger Bainbridge Island community
- Create flexibility and adaptability to support evolving pedagogical + program needs
- Accommodate expansion + convey wholeness regardless of enrollment
- Invite community partnerships
- Provide a welcoming place for parents and community users

ENHANCE CONNECTIVITY, SAFETY AND FLOW

- Allow access to the surrounding natural environment and nature-based play
- Create a safe place for all types of learners, educators and staff
- Configure effective pathways for students, parents and service to optimize efficiency and safety
- Employ balanced visual transparency to promote interconnection and safety
- Optimize layered functionality and accommodation of large and small group activities
- Design a facility to capture time and allow for educational innovation

CREATE A HEALTHY ENVIRONMENT FOR LEARNING

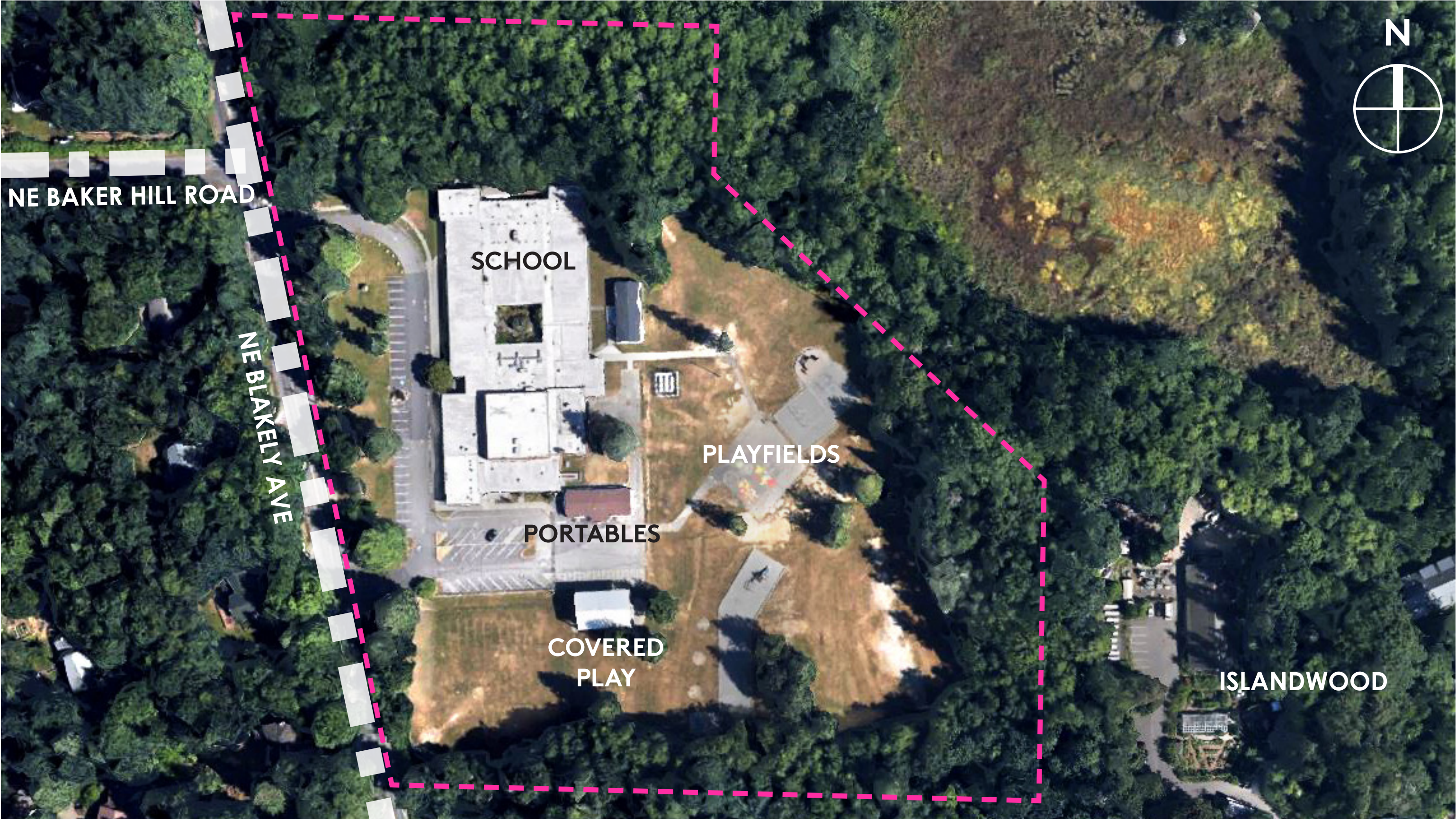
- Invite natural light into places of learning
- Integrate sustainability with the learning process
- Promote wellness and enhance learning through healthy materials and building systems
- Prioritize acoustic comfort and performance
- Design for lifetime maintenance commensurate with district resources

Agenda—

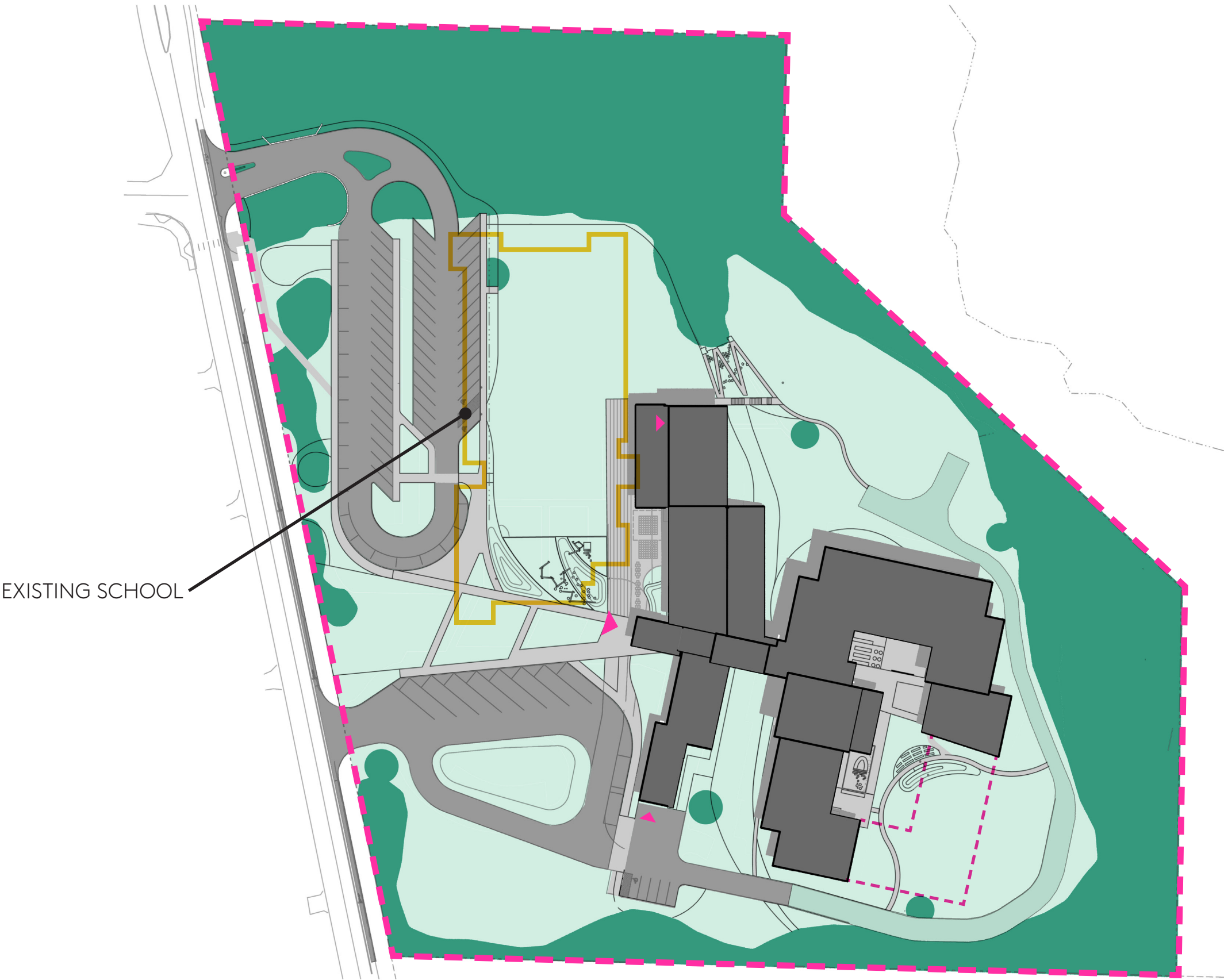
SEPTEMBER 11, 2017 DRB MEETING

- PROJECT SUMMARY
- MARCH 6, 2017 DRB MEETING: WHAT WE HEARD
- DESIGN GUIDELINES
- OVERVIEW OF WHAT HAS CHANGED
- SITE DESIGN
- BUILDING DESIGN
- SITE LIGHTING

EXISTING SITE



PROJECT STATS



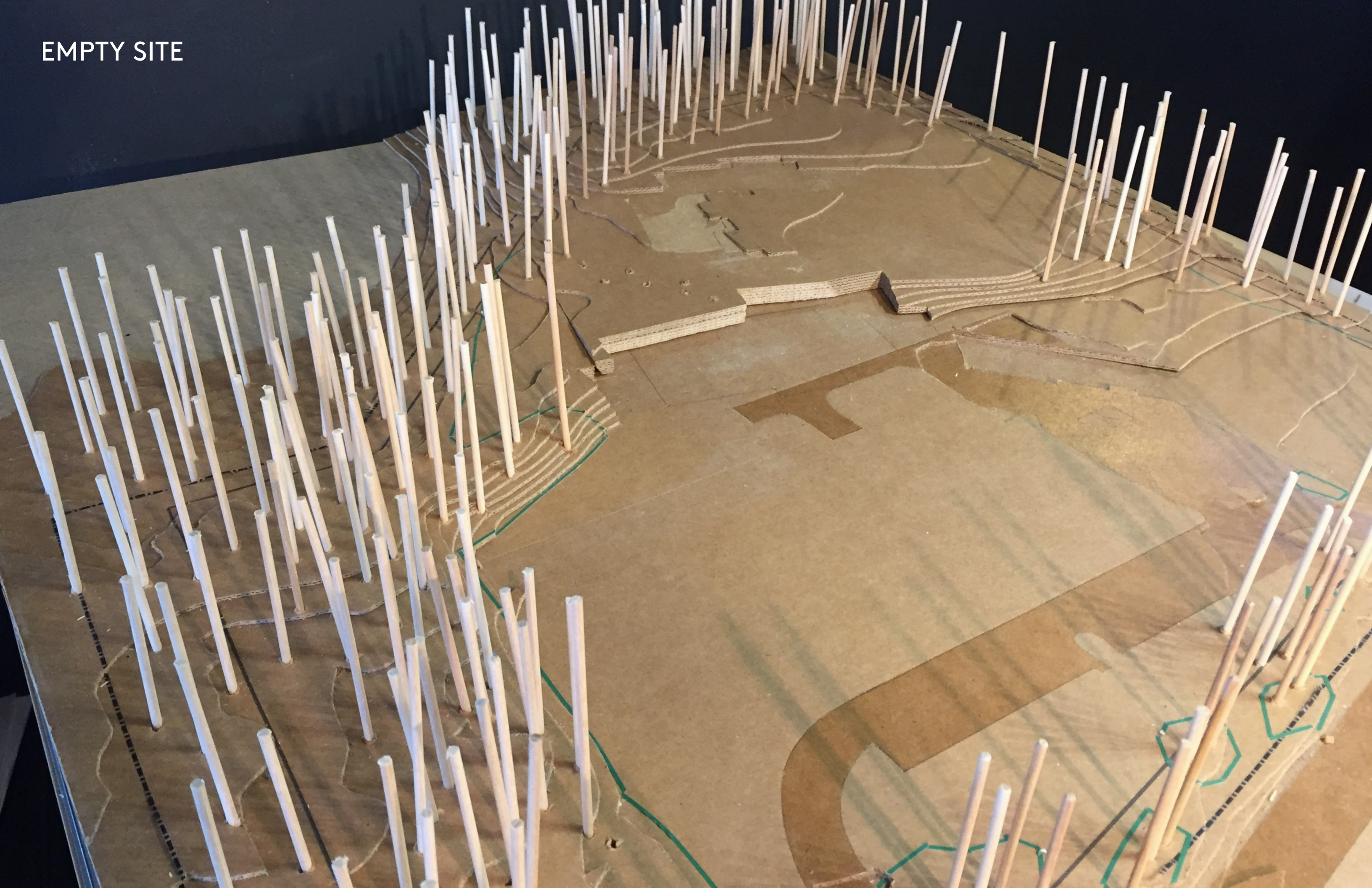
BLAKELY ELEMENTARY
REPLACEMENT

450 Students
63,250 gsf (current)
Two stories / three levels

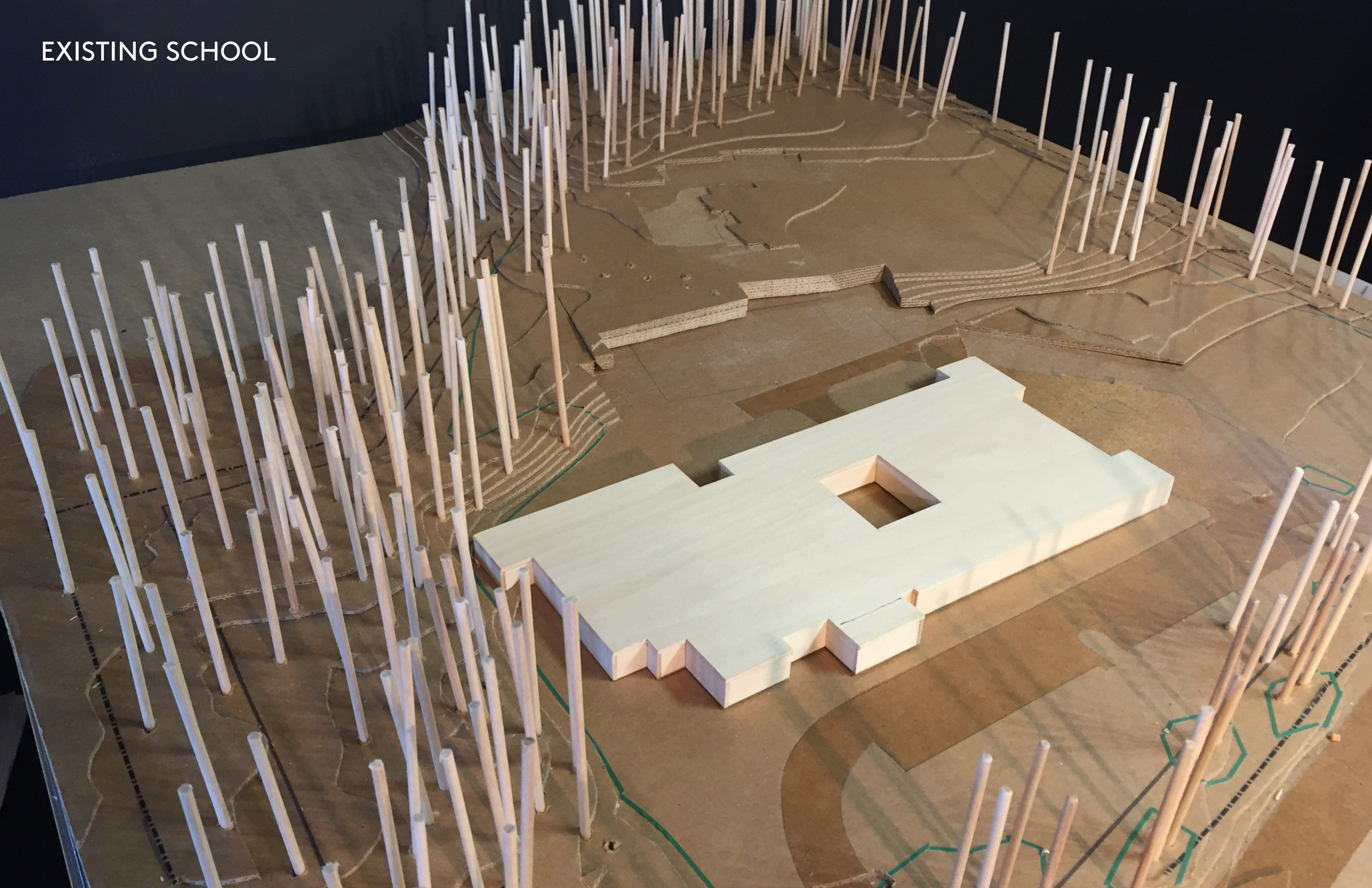
FUTURE EXPANSION

600 Students
~80,000 gsf

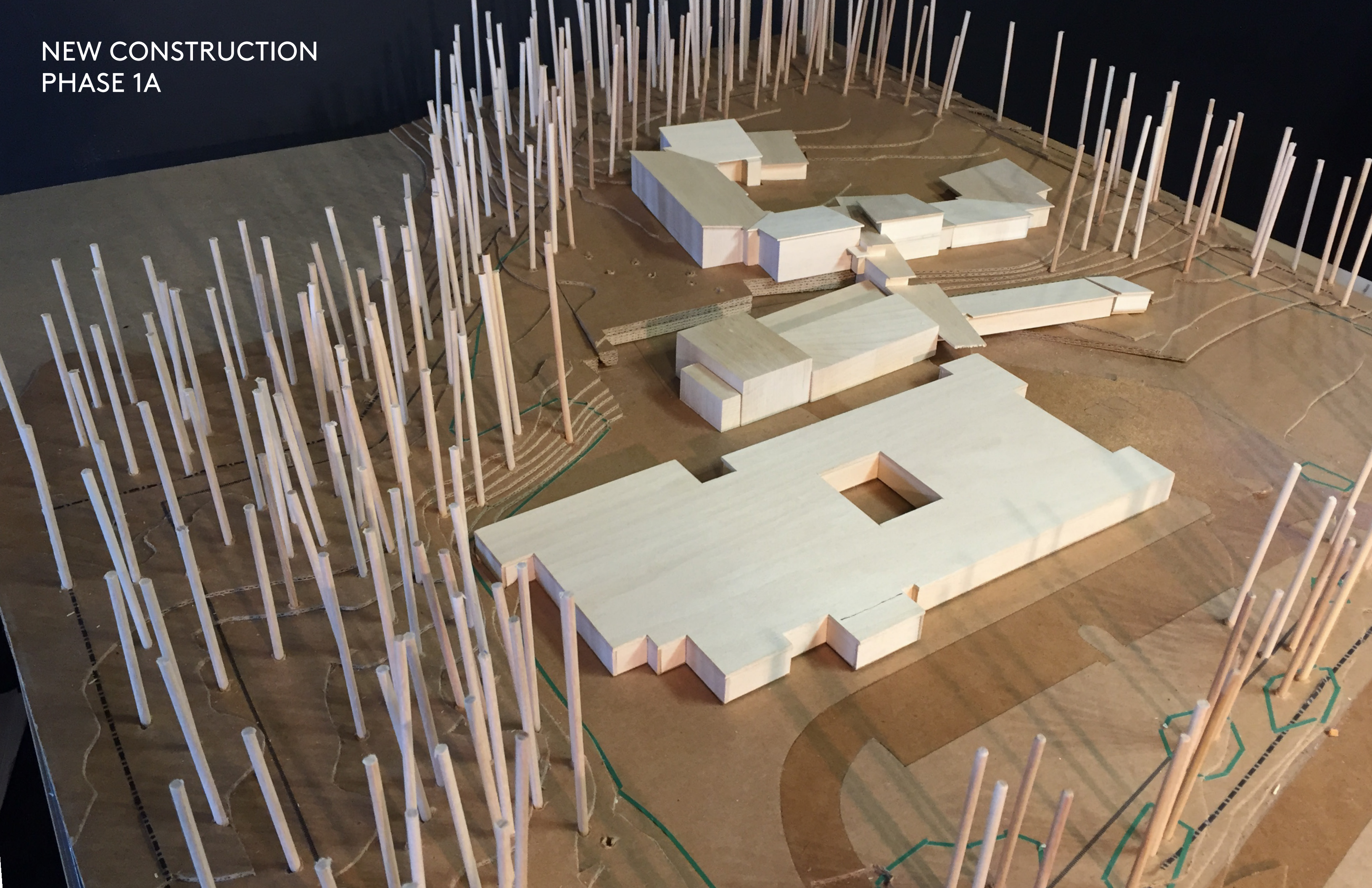
EMPTY SITE



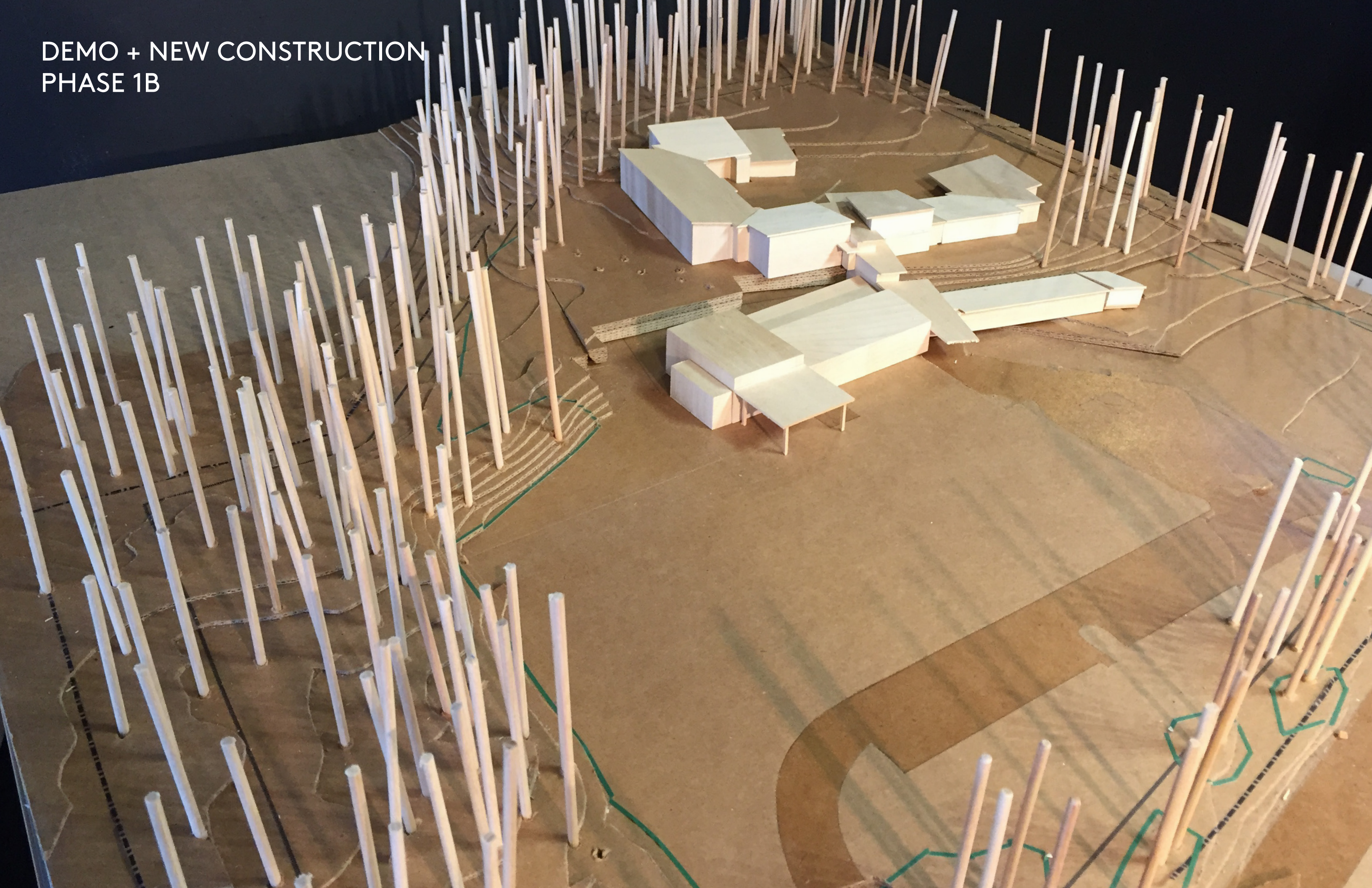
EXISTING SCHOOL



NEW CONSTRUCTION
PHASE 1A



DEMO + NEW CONSTRUCTION
PHASE 1B



What we Heard—

MARCH 6, 2017 DRB MEETING

- BAKER HILL ROAD ALIGNMENT
- LANDSCAPE BUFFER AT PARKING
- SCHOOL PRESENCE AT BLAKELY
- PEDESTRIAN ACCESS

DESIGN GUIDELINES

Application Design Guidelines				
#	Intent	Guideline	Design Response	DRB Action (Y/N)
1	To develop variation in façade treatment to provide visual interest	Vary building materials or patterns to produce variations in texture.	Masonry,varigated metal panels and the articulation of fenestration is varied along each building elevations	
2	To modulate the scale of building masses	Building elevations shall be vertically modulated in no more than 20' increments or horizontally in more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material).	Each building elevation is modulated with changes of plane or material to reduce the scale of the building masses. Certain large volume spaces such as the gym and commons will utilize texture and fenestration to modulate scale.	
3	To limit the visual impact of blank walls and facades and better assure aesthetic appeal	Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of the building or where required by building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public.	The only blank walls in the project are located where program requirements dictate. These wall have material and/or fenestration articulation to mitigate 'blank' effect.	

DESIGN GUIDELINES

Application Design Guidelines				
#	Intent	Guideline	Design Response	DRB Action (Y/N)
4	To establish visually prominent ground floor facades	The first floor of multi-storied buildings shall be taller than upper floors. Minimum ceiling heights shall be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominate surface of the first floor	The first floor height of the multi-story portion of the building is greater than 10'. There are large windows to promote natural daylighting in the project. The main entrance has a prominent canopy.	
5	To maintain pedestrian scale along facades facing public ways	Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged.	The front canopy and fenestration articulation at the front is scaled for pedestrians.	

DESIGN GUIDELINES

Application Design Guidelines				
#	Intent	Guideline	Design Response	DRB Action (Y/N)
6	To maintain the pedestrian activities by encouraging continuous frontages along sidewalks	Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street.	N/A	
7	To reduce overall scale of the building into multiple building masses.	Facades of 128' in length shall be separated by pedestrian passage or open space. Passages should be at least 12' wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space.	The building is separated into a number of distinctive wings, separated by a central spine that is articulated in plan, section and elevation from the adjacent building masses.	
8	To encourage the creation of public outdoor spaces.	Building setbacks may be increase for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and sidewalk.	Public space, including play space and informal seation is provided at the front of the building.	
9	To soften the impact of the built environment.	Encourage public pedestrian passageways and vegetation between buildings.	Vegetation separated the school from all other buildings, on all sides.	

DESIGN GUIDELINES

Application Design Guidelines				
#	Intent	Guideline	Design Response	DRB Action (Y/N)
10	To encourage compatibility of development with both community and neighborhood characteristics.	Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing.	The building is situated where no neighboring buildings are visible and visa-versa.	
11	To minimize the intrusiveness of commercial signage.	Signage, corporate colors and other icons of the business may not dominate the exterior of the building, including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or materials but exterior building and structure colors may not be used as signs, or as the extension of signs.	School identification and way finding signage will be incorporated into the architectural expression.	

DESIGN GUIDELINES

Application Design Guidelines				
#	Intent	Guideline	Design Response	DRB Action (Y/N)
12	To improve the pedestrian environment around buildings and minimize curb cuts	Where a drive through facility is allowed, drive through must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from the public streets. Drive through should consist of no more than a single vehicle lane.	No drive through.	
13	To provide pedestrian access to buildings.	Provide multiple entrances along streets. Pedestrian passageways are encouraged.	For security purposes, a single main entrance is provided for the building. There is a secondary entrance to select spaces for after-hours usage.	
14	To provide weather protection for pedestrians	Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used.	All primary entrances are protected from the weather with canopies.	
15	To maintain smaller scale commercial buildings.	Buildings in excess of 10,000 square foot footprints should be visually split into two or more distinct elements.	The building is split into a number of wings to break down the scale of the building.	
16	To reduce the visual impact of parking areas.	Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designated as streets with sidewalks, planters and pedestrian scale lighting.	Parking and drop off is separated with vegetated landscaping between pedestrian walkways.	

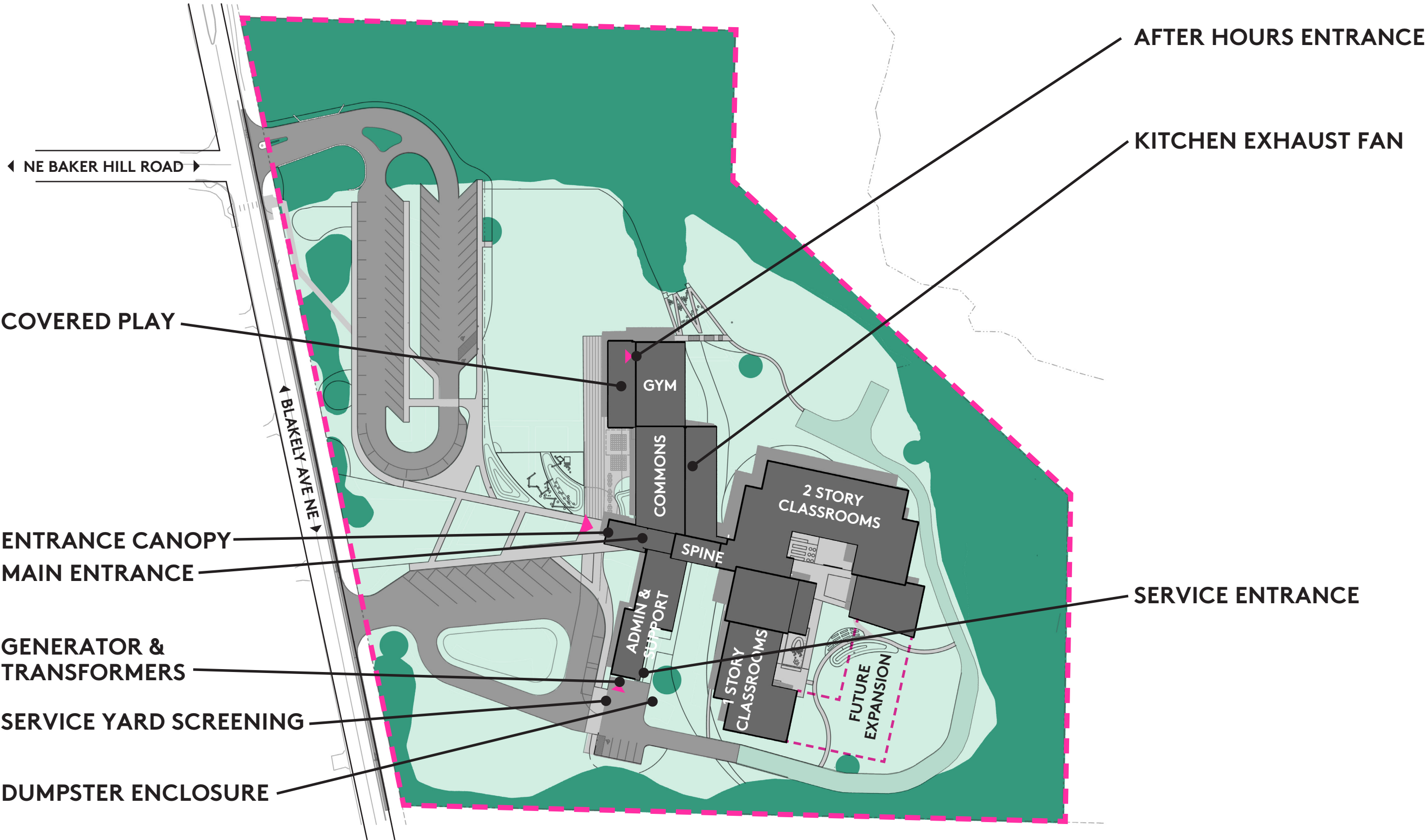
What has Changed—

- BAKER HILL ROAD ALIGNMENT
- ADJUSTMENTS TO MATERIALS & CHARACTER

What hasn't Changed—

- CONNECTION TO THE SITE
- OVERALL PLANS
- MASSING

PROPOSED PROJECT ELEMENTS



SITE ELEMENTS



LANDSCAPE PLAN



LANDSCAPE SPATIAL EXPERIENCES



STREET FRONTAGE - BLAKELY AVE - EXISTING



A B

~165' TO SCHOOL



A B



STREET FRONTAGE - BLAKELY AVE - EXISTING



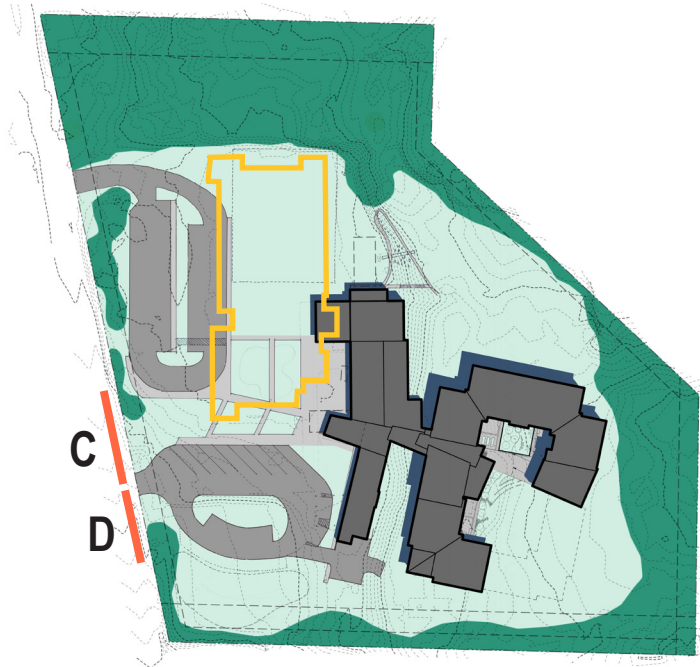
~140' TO SCHOOL

C D



EXISTING SOUTH SCHOOL DRIVEWAY

C D



STREET FRONTAGE - BLAKELY AVE

~330' TO NEW SCHOOL



PARENT DROPOFF APPROACH



BUS DROPOFF APPROACH



PLANT PALETTE



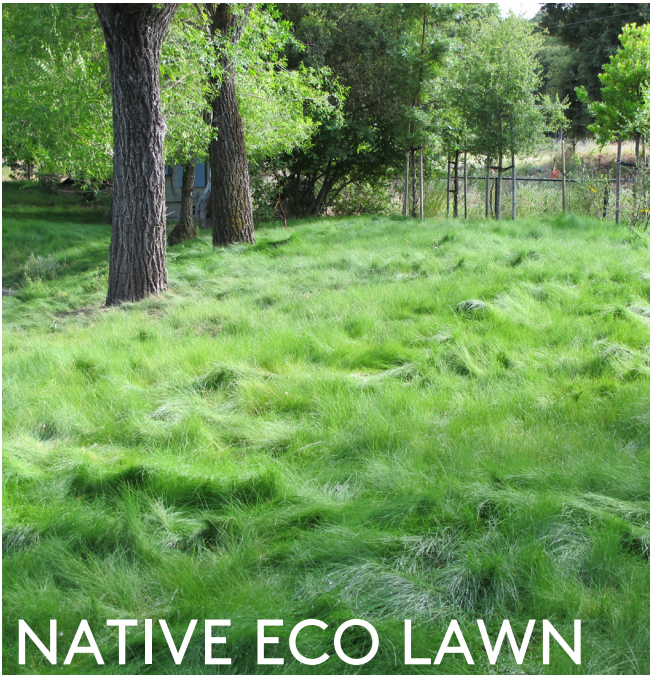
NATIVE NW FOREST



ORNAMENTAL MEADOW GRASSES



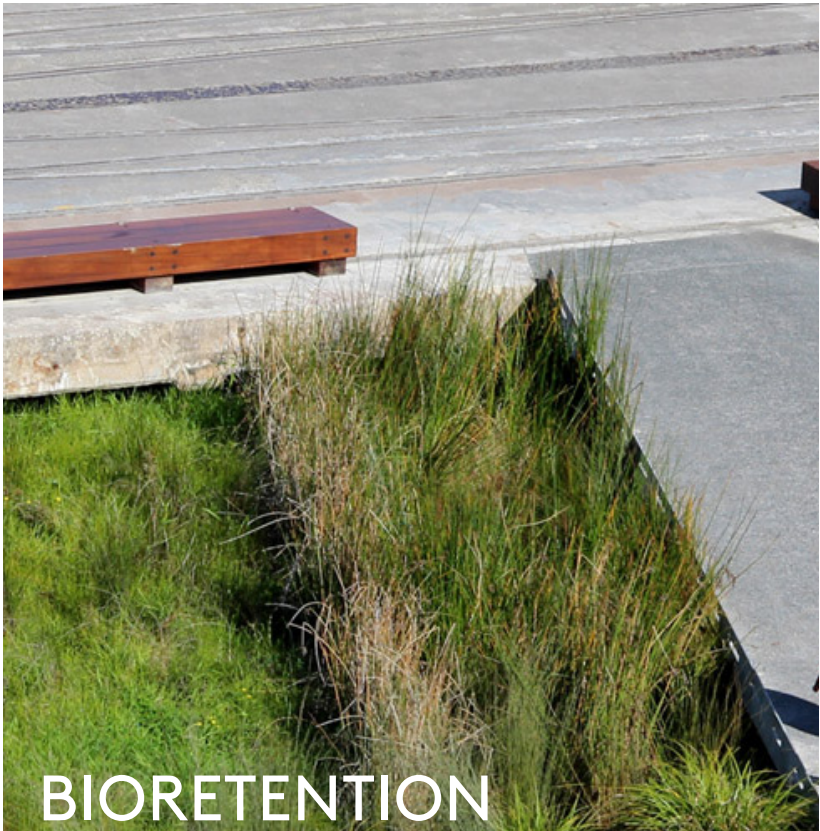
NATIVE NW FOREST



NATIVE ECO LAWN



VEGETABLE GARDENS



BIORETENTION

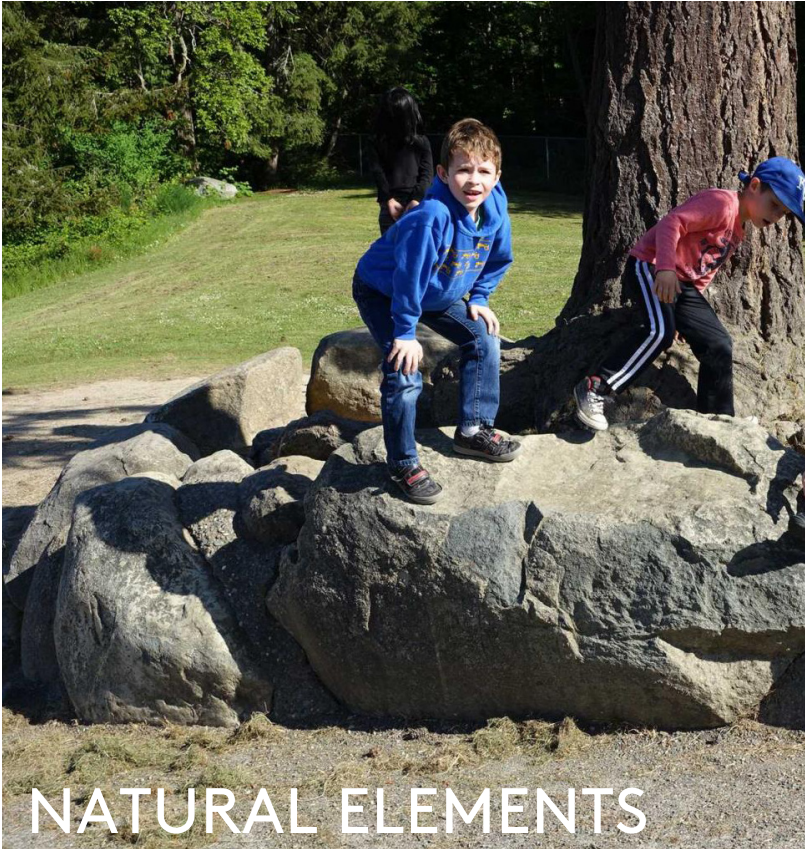
LANDSCAPE MATERIALS



CONCRETE PATIOS



NATURAL PLAY STRUCTURES



NATURAL ELEMENTS



HARD AND SOFT PAVING



HILLS

A NATURALLY INSPIRED BUILDING

ARTICULATED MASSING

CASCADING OVERHANGS

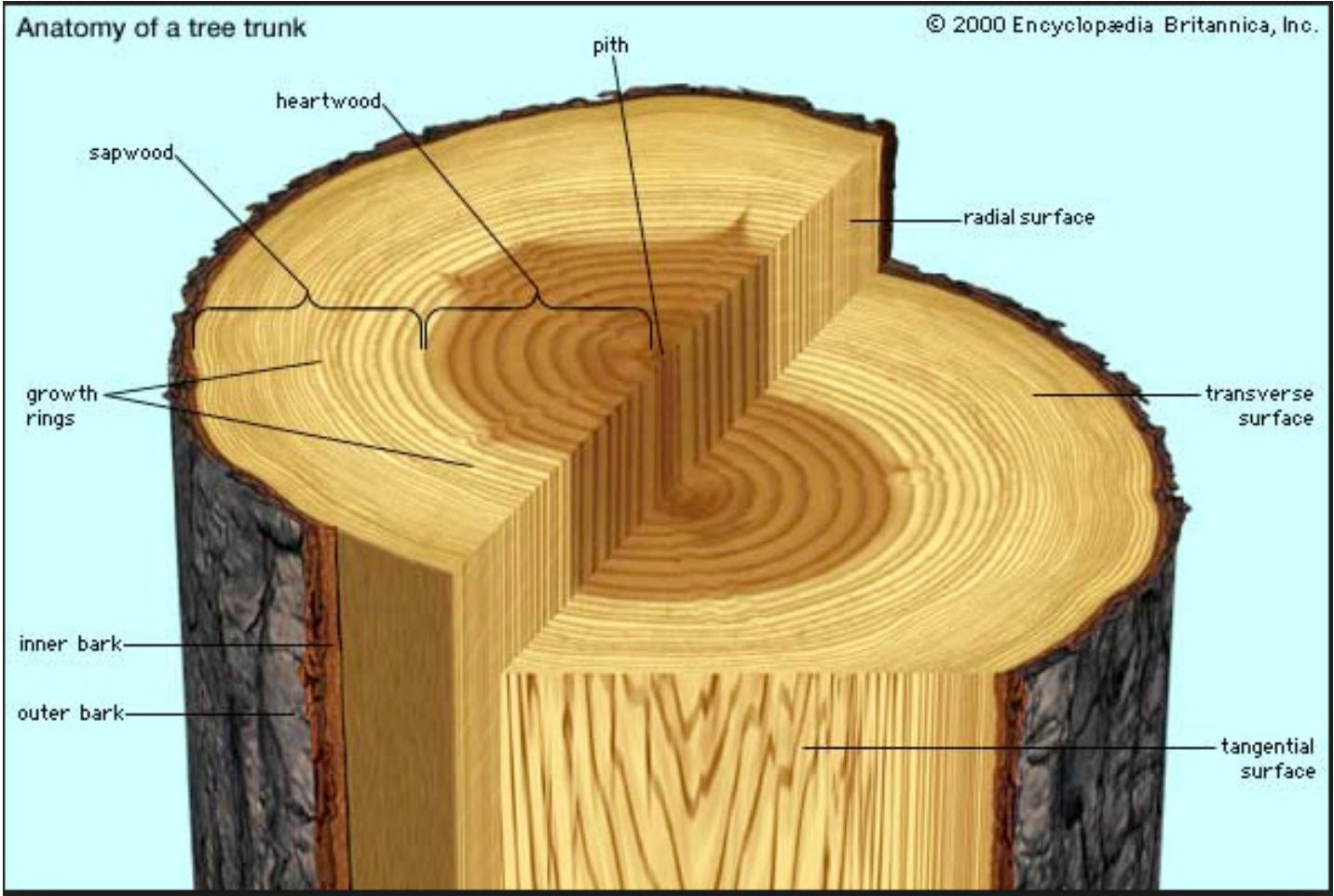
VARIED FENESTRATION

QUIET FACADE WITH SELECT MOMENTS OF ACCENTS

MATERIAL PALETTE



EXPOSED STRUCTURE



NATURALLY INSPIRED COLOR PALLETE



WINDOW SYSTEMS



MASONRY



METAL PANELS

CASCADING OVERHANGS



VARIED FENESTRATION



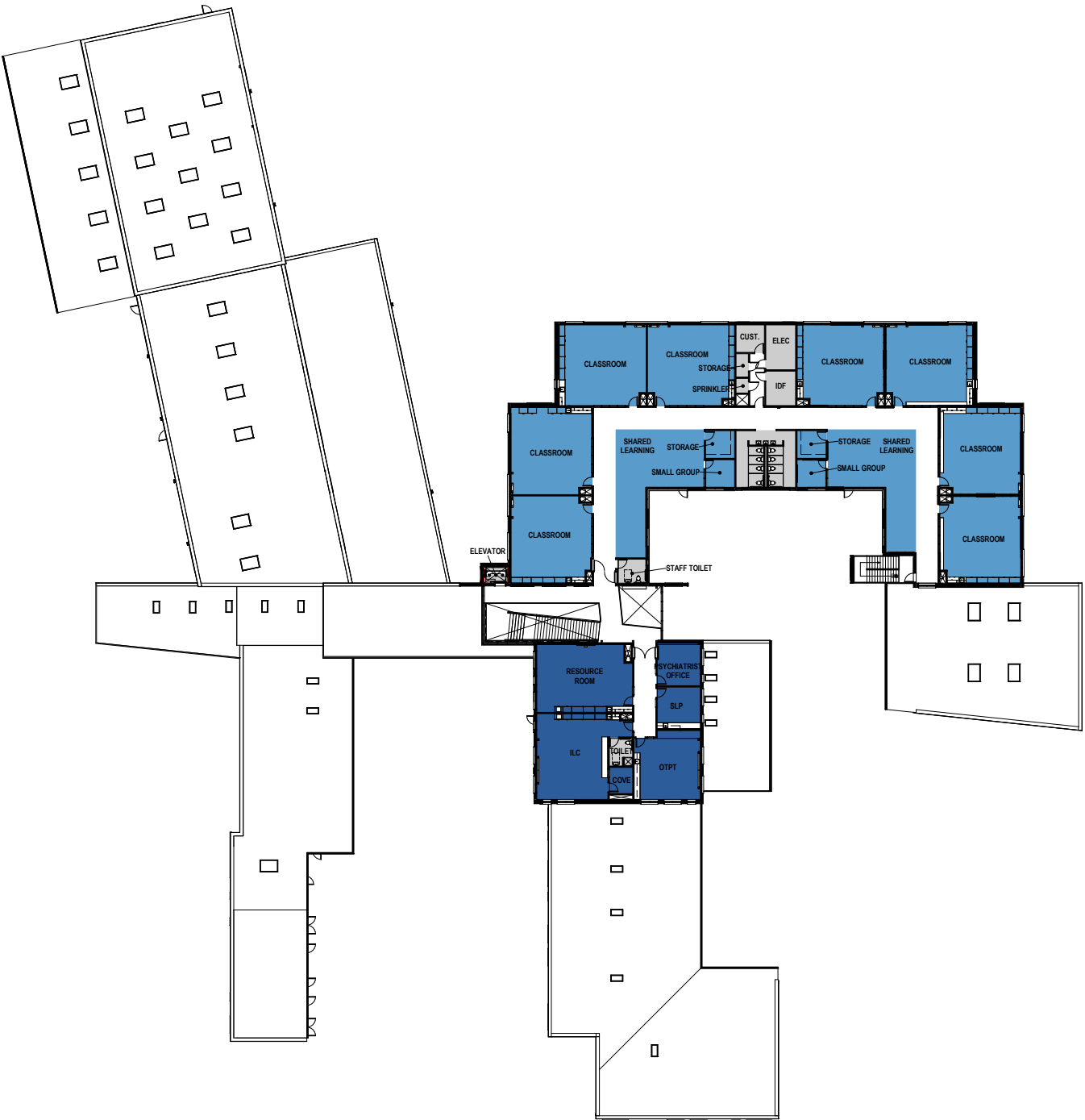
QUIET FACADE WITH SELECT MOMENTS OF ACCENTS



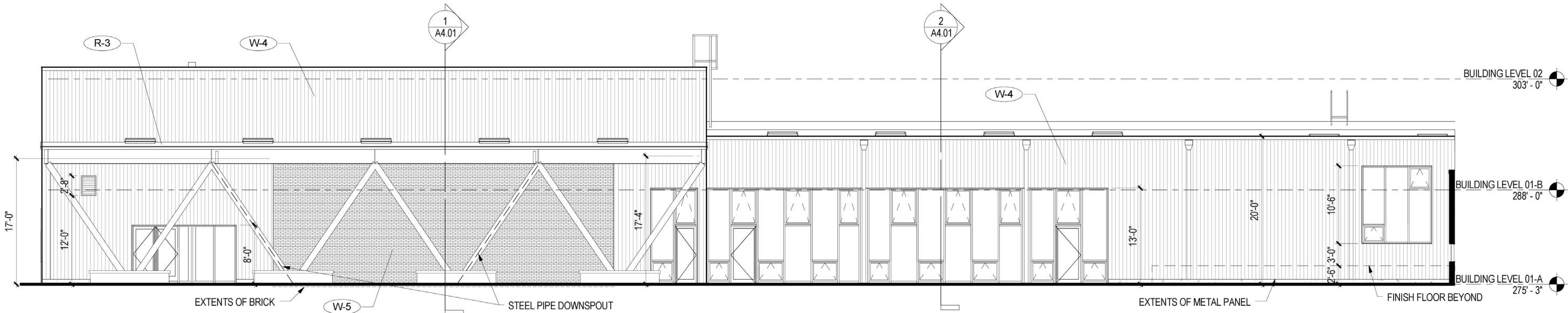
PRELIMINARY FLOOR PLAN : GROUND LEVEL



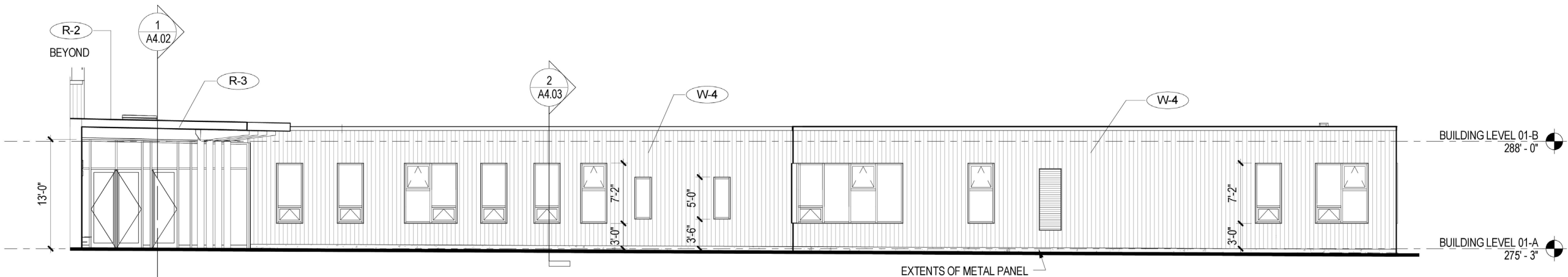
PRELIMINARY FLOOR PLAN : UPPER LEVEL



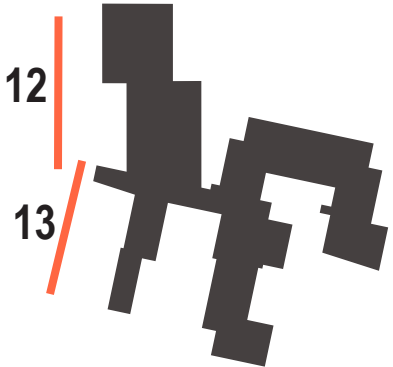
PRELIMINARY ELEVATIONS



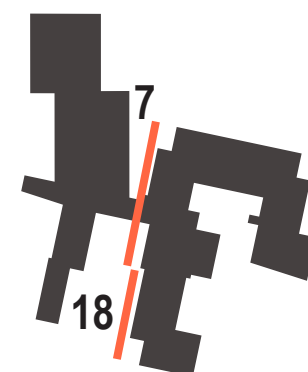
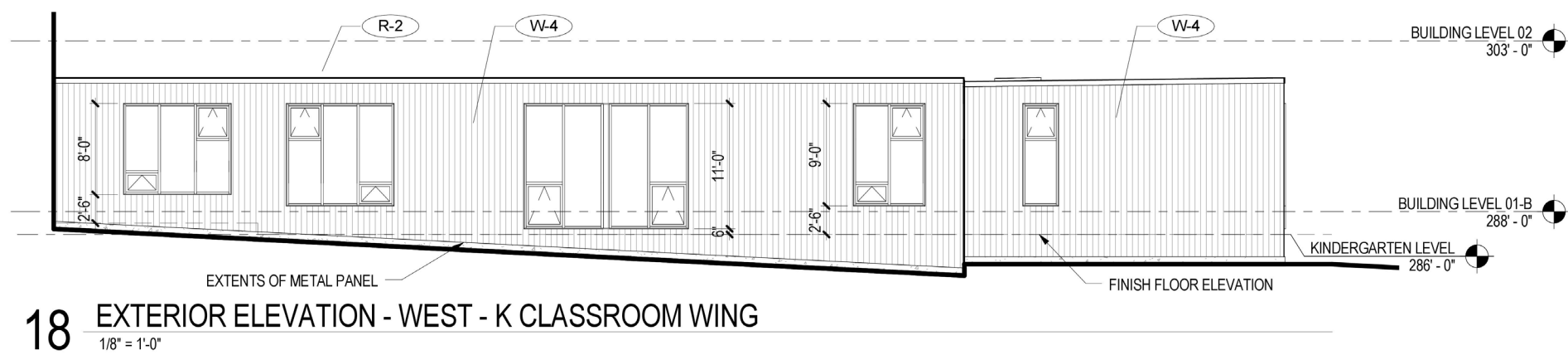
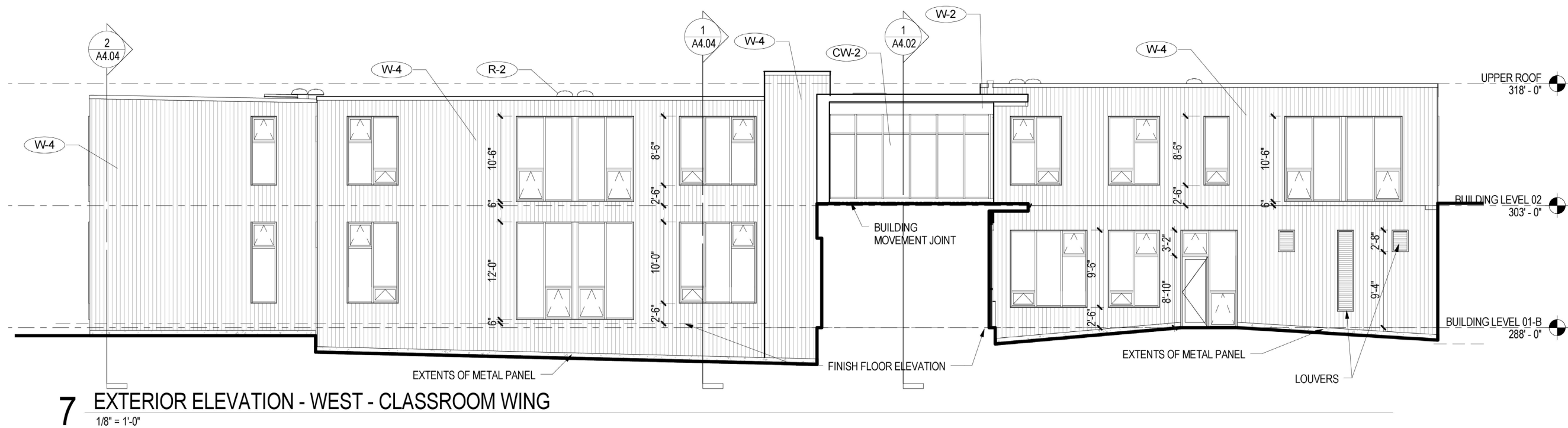
12 EXTERIOR ELEVATION - WEST - GYM / COMMONS
1/8" = 1'-0"



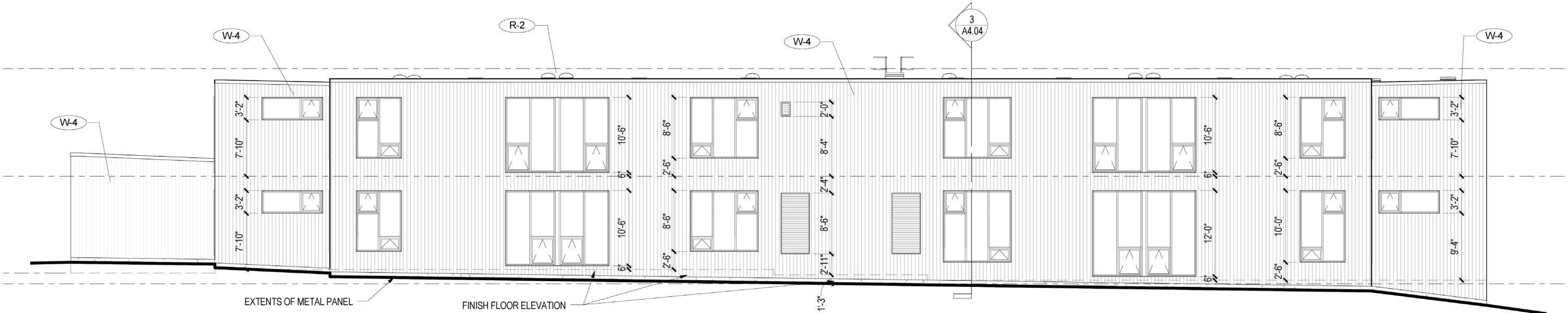
13 EXTERIOR ELEVATION - WEST - ENTRY / ADMIN
1/8" = 1'-0"



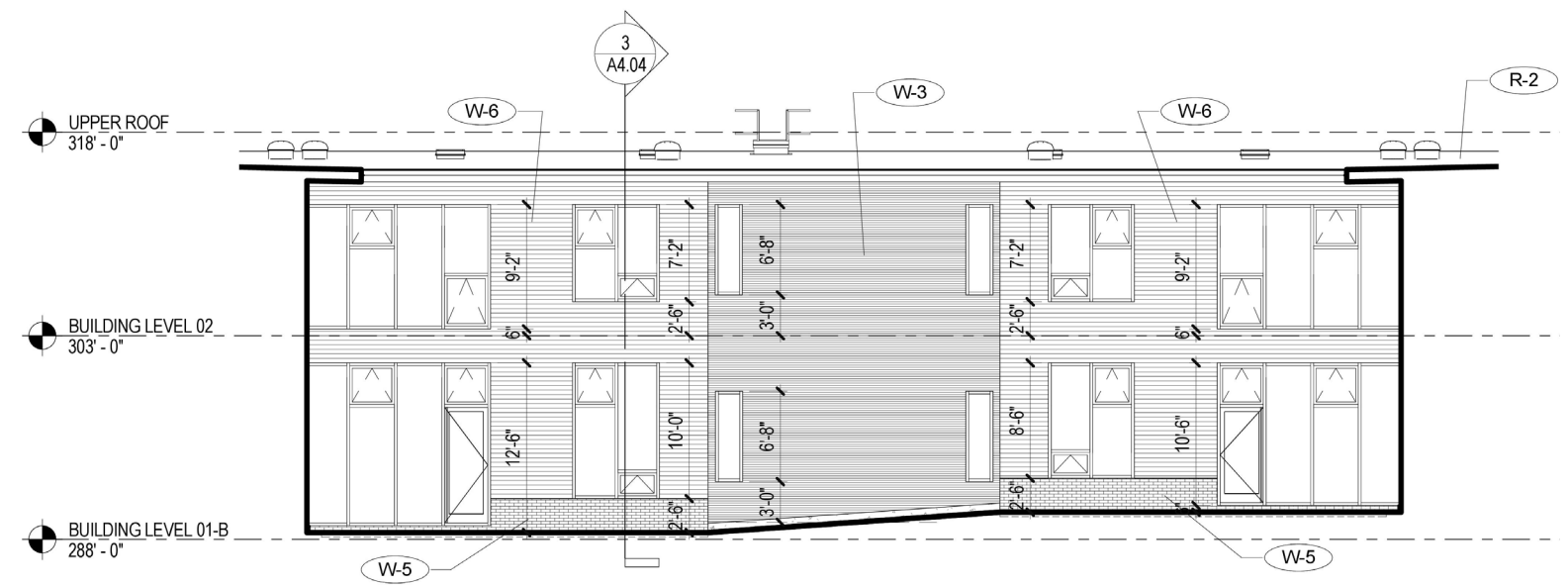
PRELIMINARY ELEVATIONS



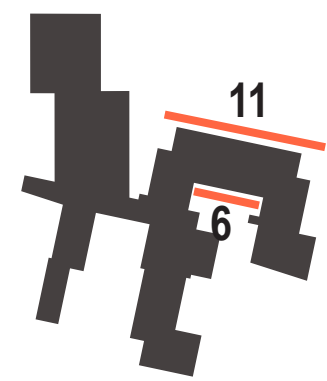
PRELIMINARY ELEVATIONS



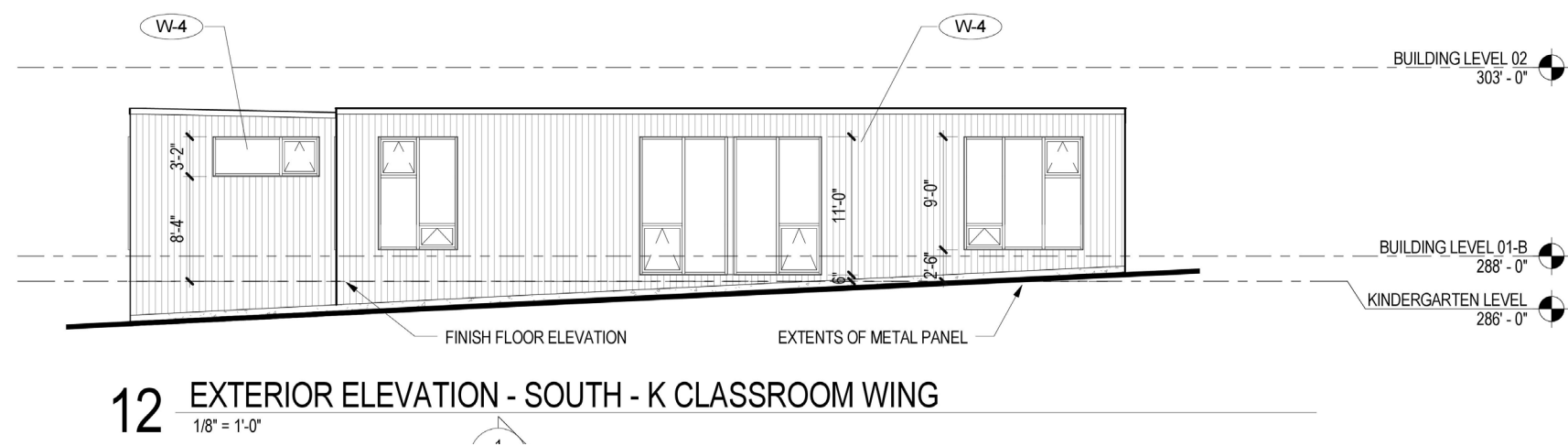
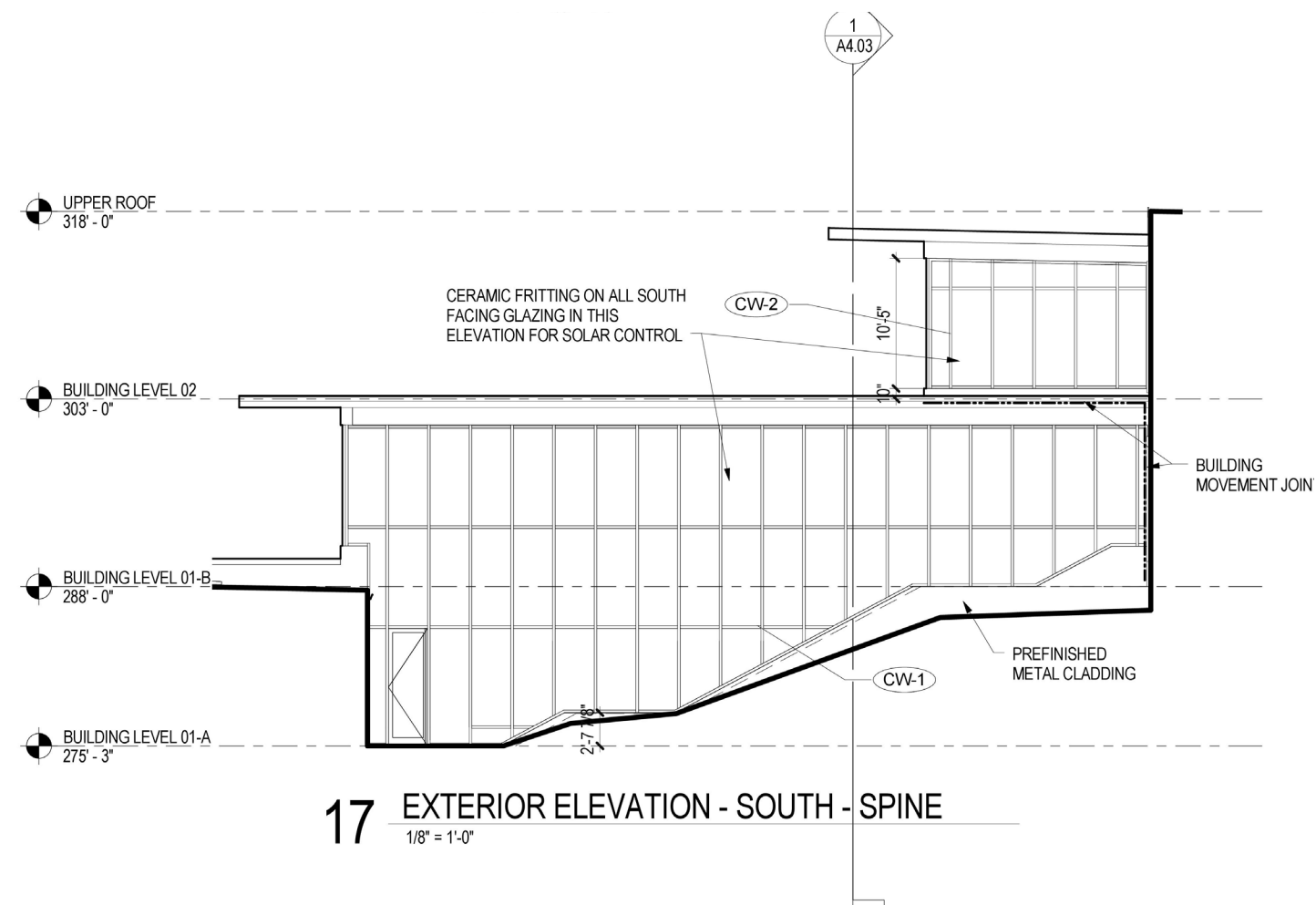
11 EXTERIOR ELEVATION - NORTH - CLASSROOM WING
1/8" = 1'-0"



6 MAIN COURTYARD ELEVATION - SOUTH - CLASSROOM WING
1/8" = 1'-0"



PRELIMINARY ELEVATIONS



SITE SECTIONS :: EAST / WEST



SITE SECTIONS :: NORTH / SOUTH



SITE LIGHTING CONCEPT

Summary

The site lighting design concept strives to highlight the landscape architectural elements in an understated manner while minimizing light trespass and pollution.

The discussion at right describes key areas of the site lighting design.

Roadways and Parking

Light levels at the roadways and parking areas have been optimized to provide adequate light levels for safety and security while adhering to the municipality’s requirements for zero light trespass and light pollution reduction.



Entry Sequence

Low level bollard lighting and strategic use of landscape lighting creates a pleasant path of travel for visitors, leading them to an entrance canopy that is light primarily by in-grade uplighting.

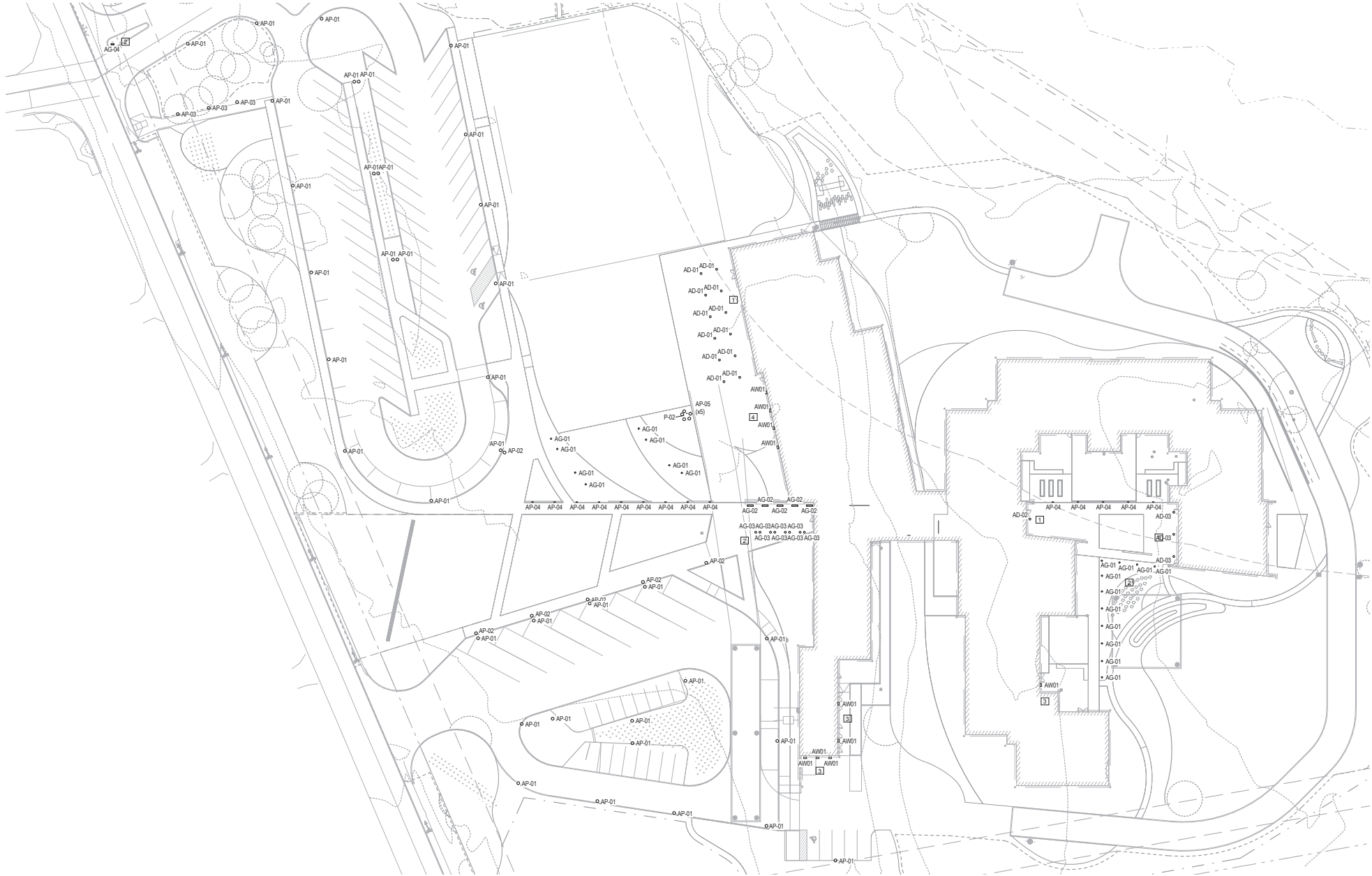


Play

The high activity play areas, with tall play towers will be lit by a tall wood pole with multiple fixtures mounted in a playful manner. This strategy complements the height of the play towers and the trees that will surround this play area.



SITE LIGHTING PLAN



Proposed Site Lighting Plan

	AD-01 Canopy Downlight		AP-01 20' Pole Light
	AD-02 Canopy Downlight		AP-02 14' Pole Light
	AD-03 Canopy Downlight		AP-03 3' Bollard
	AG-01 Landscape Uplight		AP-04 Wood Bollard
	AG-02 Entry Wall Graze		AP-05 Tall Multi-headed Pole Light
	AG-03 Entry Column Uplight		AW-01 Facade-mounted Fixture
	AG-04 Signage Uplight		

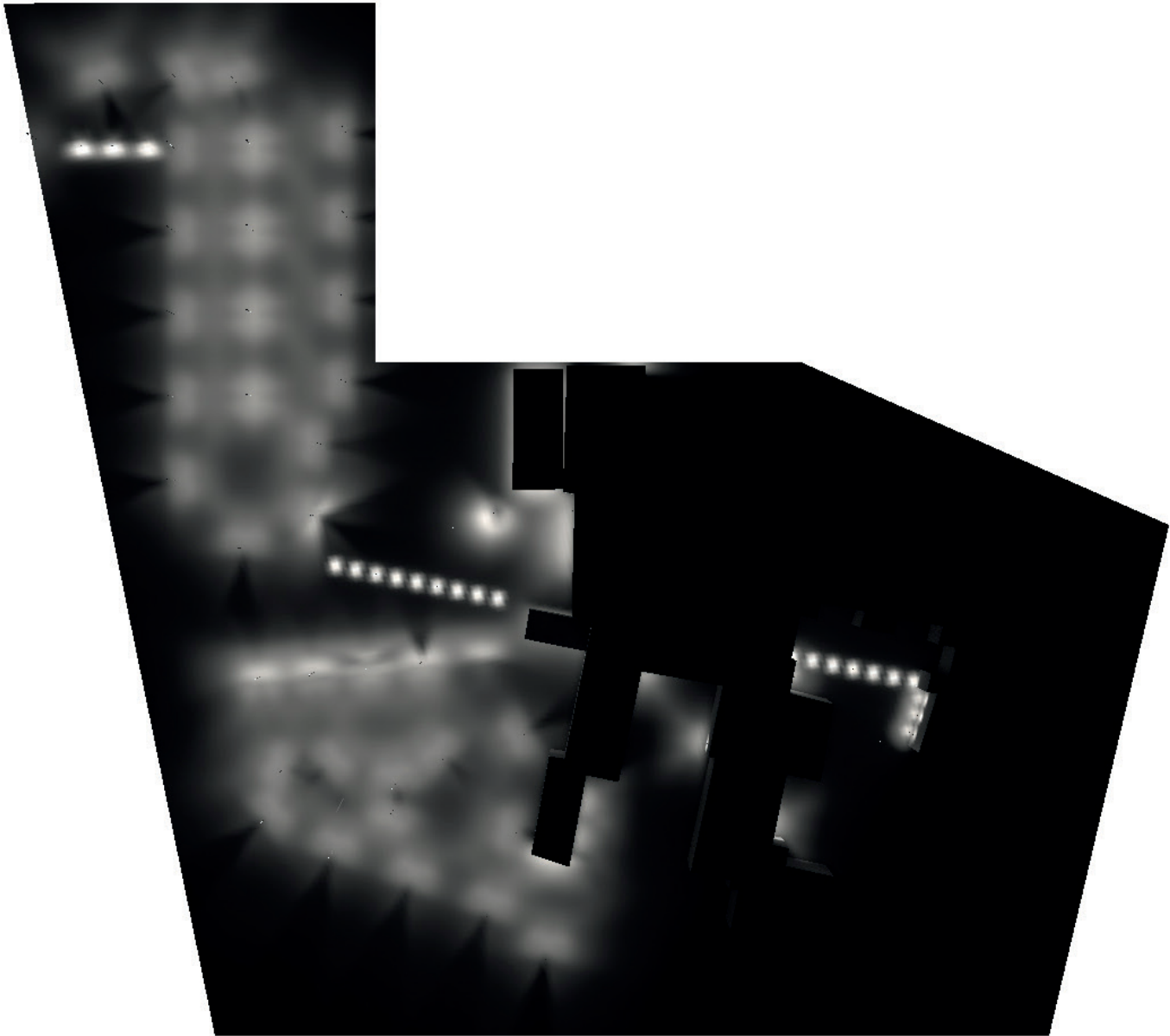
SITE LIGHTING PLAN

Discussion

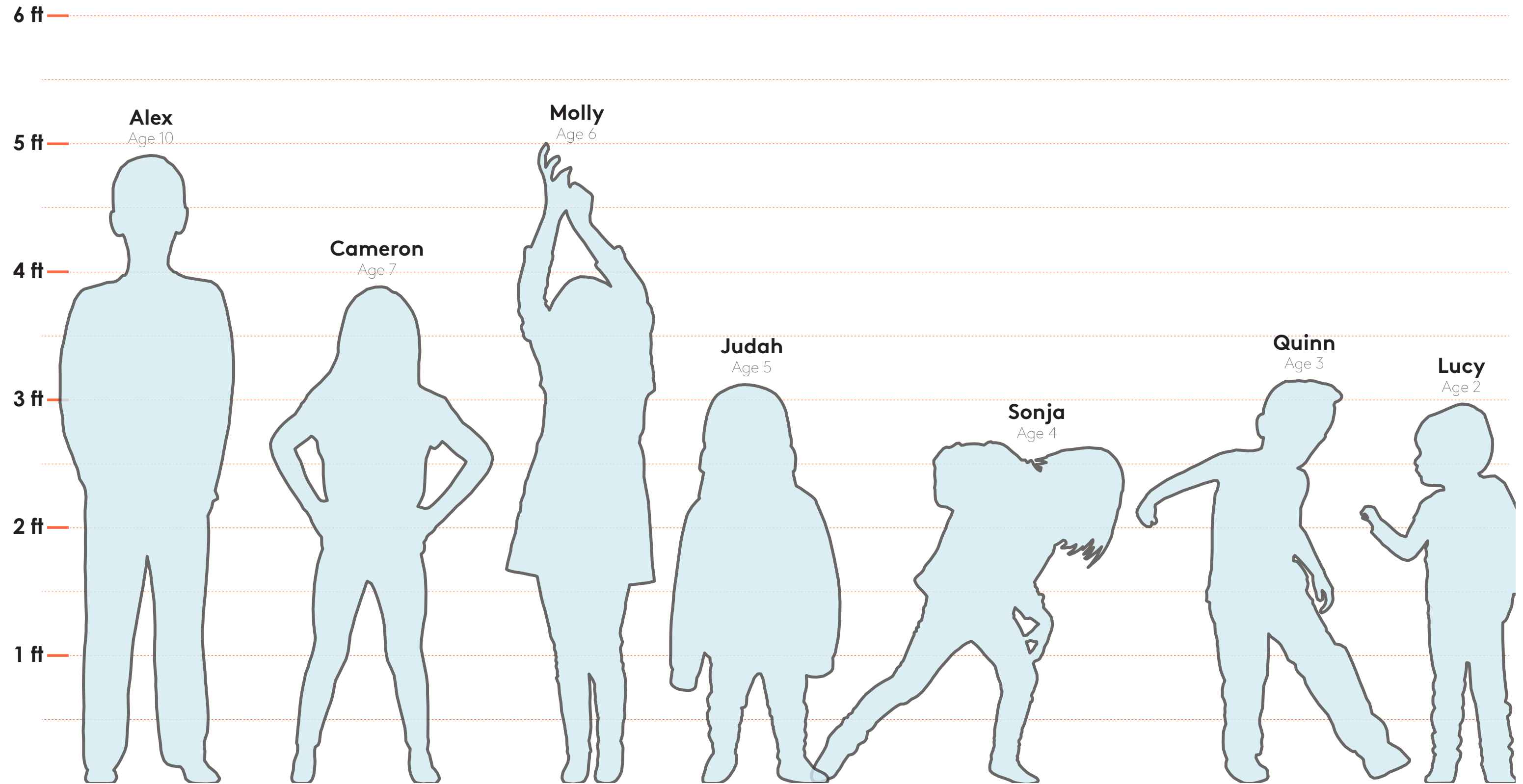
The site lighting at Blakely has been designed according to the criteria indicated at the end of this document.

To the right is a grayscale rendering exported from AGI, the lighting calculation software that was used.

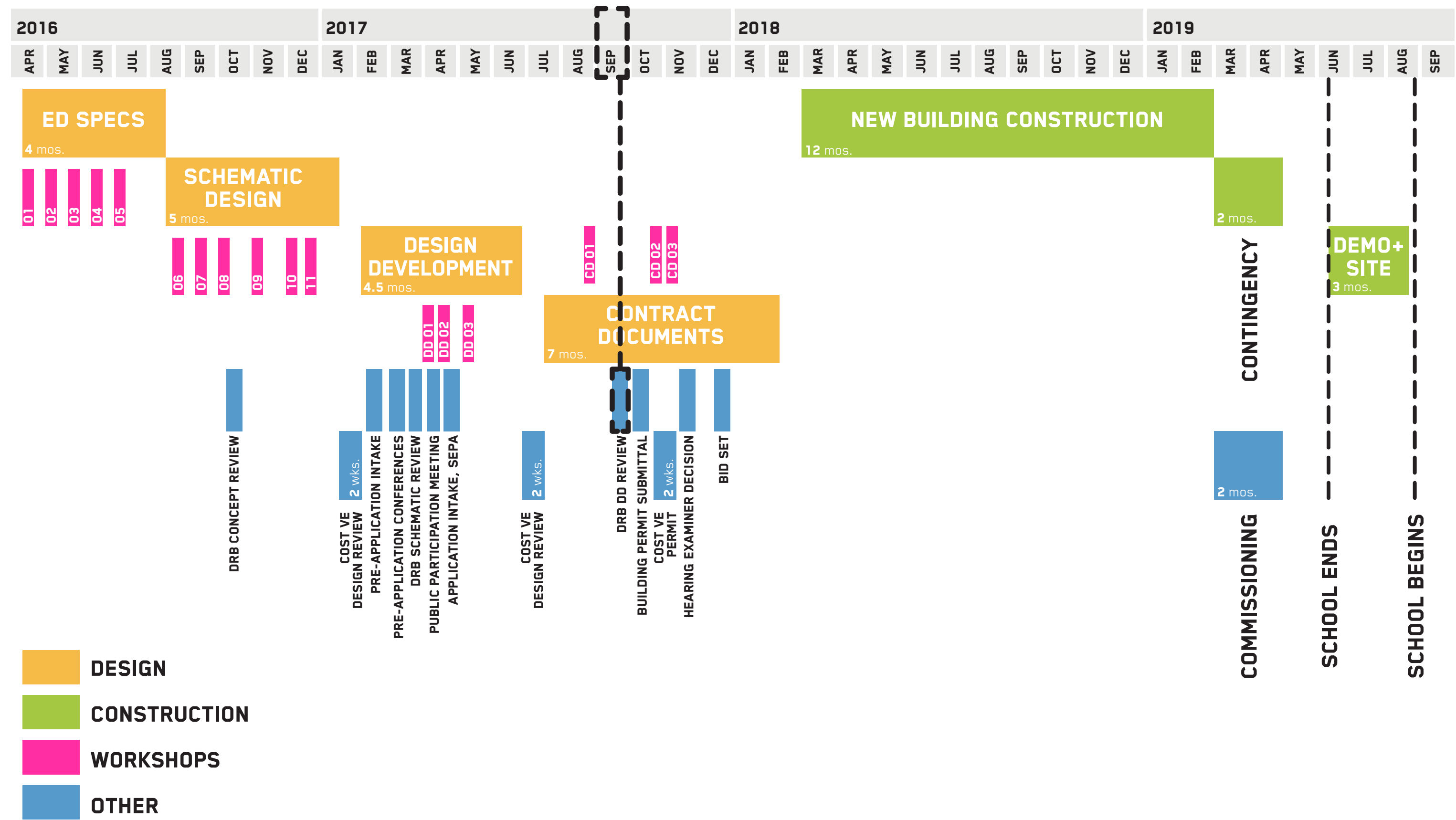
Sketches



Grayscale rendering



GRAPHIC SCHEDULE



QUESTIONS—



47

