



DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

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DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR



DC PUBLIC SCHOOLS

Seaton Elementary Modernization: Concept Design Presentation

September 16, 2025 at 5:00pm

Agenda

1. Meeting Objectives
2. Meeting Norms
3. Project Overview
4. Engagement Strategy
5. Design-Build Team: Concept Design Presentation
6. Open Discussion
7. Next Steps



Meeting Objectives

1. Project Overview and Engagement Process
2. Design-Build team presentation of proposed concepts for Seaton ES modernization project
3. Feedback, Q&A, next steps around proposed concepts

Meeting Norms

- Be present and respectful of time.
- Virtual meetings will be recorded.
- Mute your microphone unless you are speaking.
- Use the **Chat** function to capture questions during the presentation. We will review questions at the end of each section.
- Be open to new ideas.
- Understand that we are all working towards the same end goal.



Project Overview

Project Overview

Project Location

1503 10th St NW

Ward

Ward 2

Projected Enrollment

398 students

Construction Type

Full Modernization, including demolition and new construction

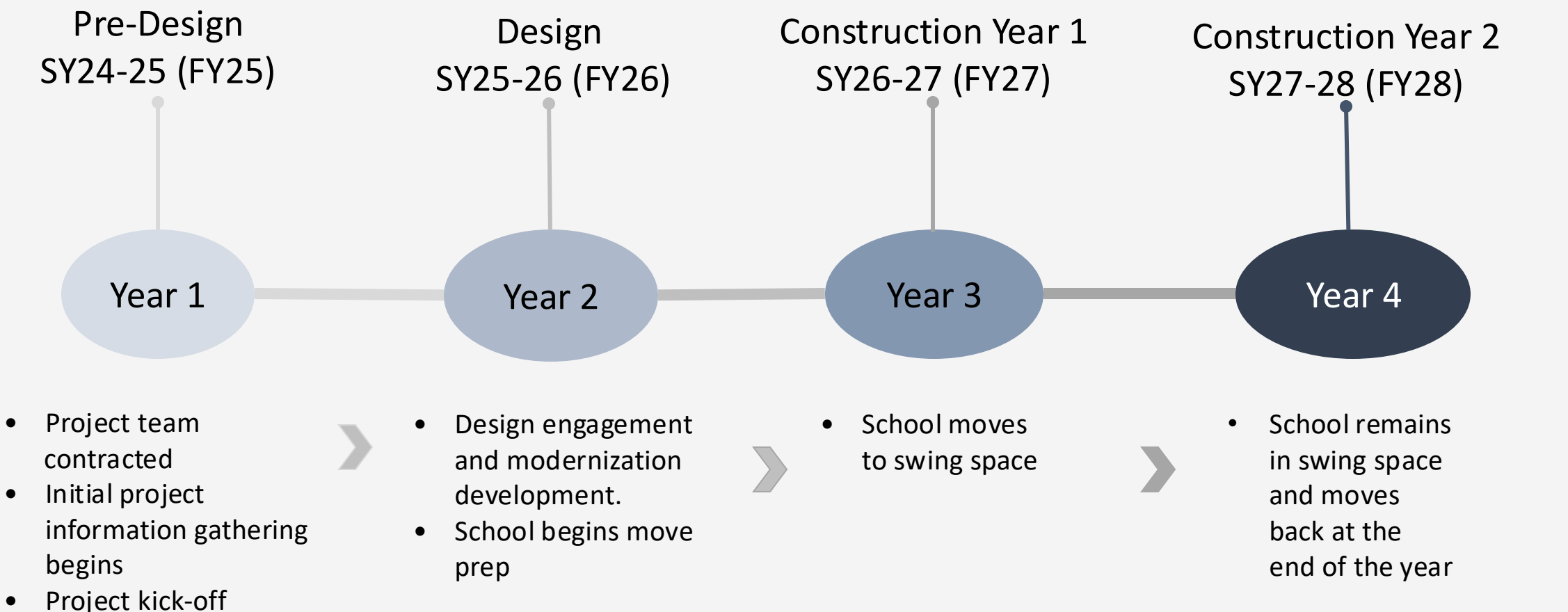
Project Team

DCPS POC: Michelle.Sterling@k12.dc.gov; Project Coordinator

DGS: Colby Pfister, Project Manager; Eyo Ephraim, (APM)

Design-Build Team: [GCS-Sigal](#)/[CGS](#)

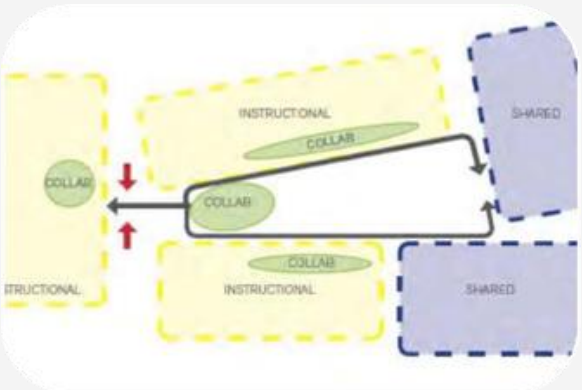
Project Timeline



Anticipated Project Completion: Summer 2028 for SY2028-29

Design Process

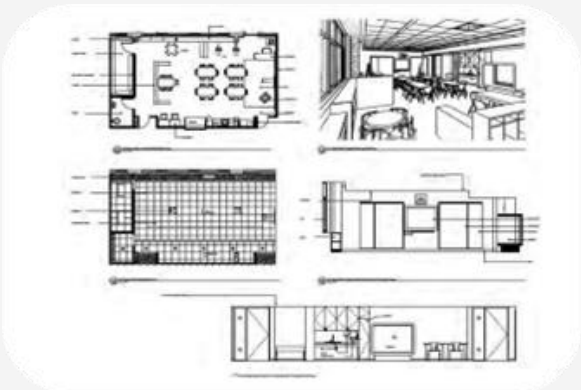
Each modernization follows a developmental sequence that is divided in four phases. Each phase builds off the last, with the engagement and input provided mainly in Concepts and Schematics.



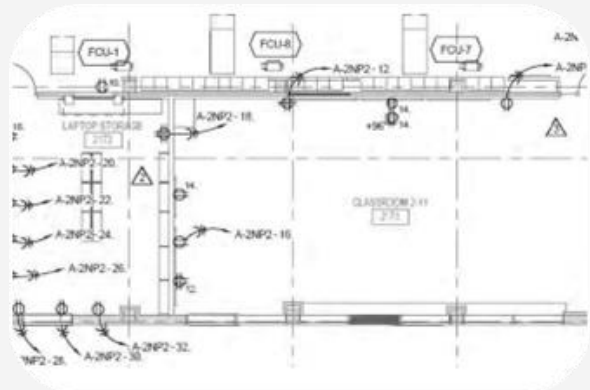
Concept Design



Schematic Design



Design Development

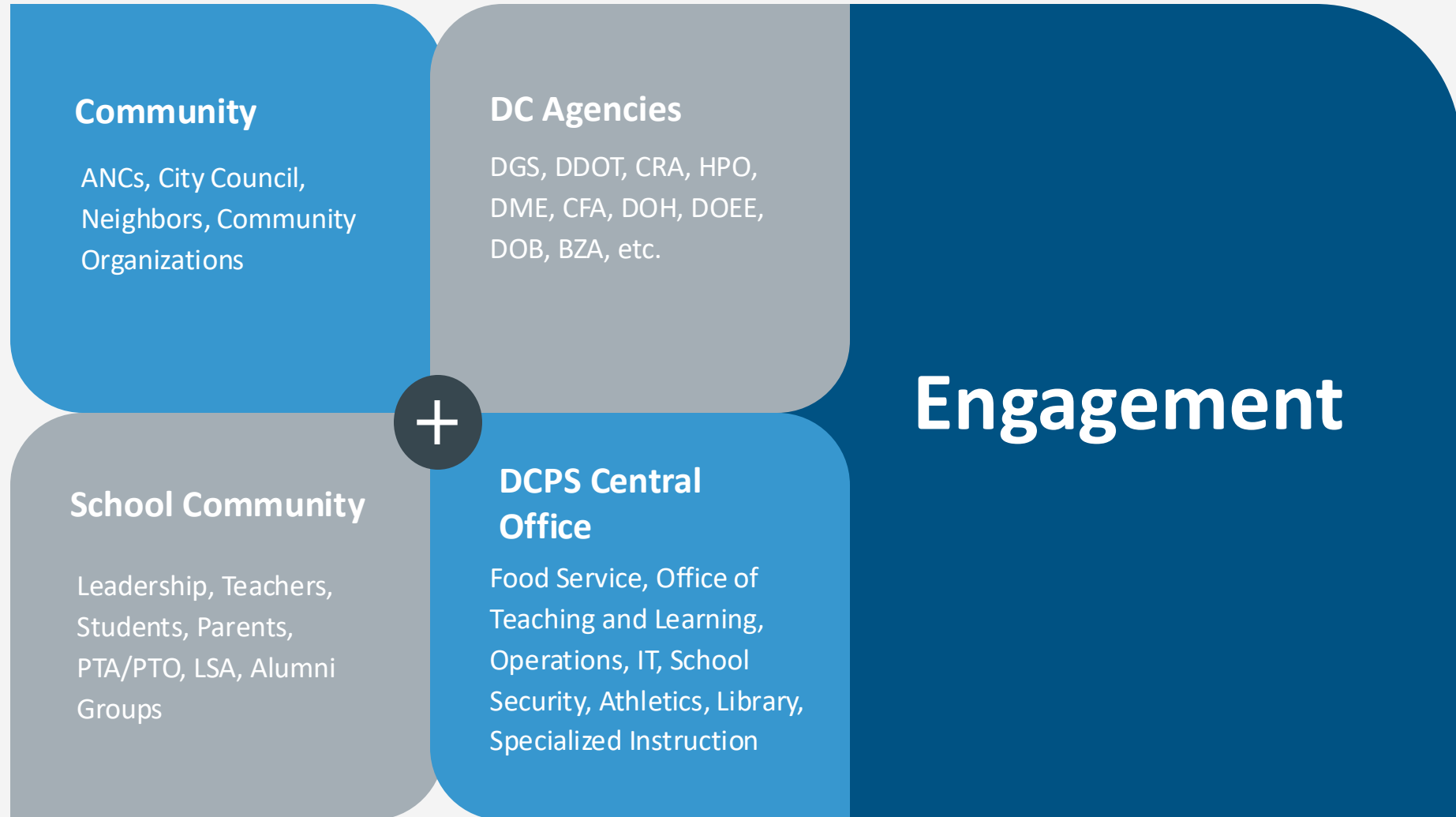


Construction Documents



Engagement Strategy

Key Stakeholders



Engagement Strategies

DCPS engages communities in three main ways:

1. School Improvement Team (SIT) Meetings
2. Community Meetings
3. Project Updates via Facilities Website

Facilities Website: <https://bit.ly/DCPS-Facilities>

Seaton ES Modernization Page: <https://bit.ly/SeatonMod>

Anticipated Meeting Structure

Project Phase	Name of Meeting	Community Meeting or SIT	Date(s)
Design Phase	Project Introduction with Design-Build Team	Community Meeting	March 18, 2025
	Project Introduction with Design Build Team	SIT Meeting	June 5, 2025
	Concept Design Presentation Meeting (part 1)	SIT Meeting	September 16, 2025
	Concept Design Feedback Working Meeting (part 2)	SIT Meeting	September 23, 2025
	Schematic Design Presentation Meeting (part 1)	SIT Meeting	
	Schematic Design Feedback Working Meeting (part 2)	SIT Meeting	
	Design Development Presentation Meeting	SIT Meeting	
Construction Phase	Construction Overview	Community Meeting	
	Back to School Design Update	SIT Meeting	
	Interiors Concept Overview	SIT Meeting	
	Construction Update (as needed)	Community Meeting	
	Exterior Site Furnishings/Playground Part 1 - Visioning	SIT Meeting	
	Exterior Site Furnishings /Playground Part 2 – Working Meeting	SIT Meeting	
	FF&E/Construction Update/Tour	SIT Meeting	

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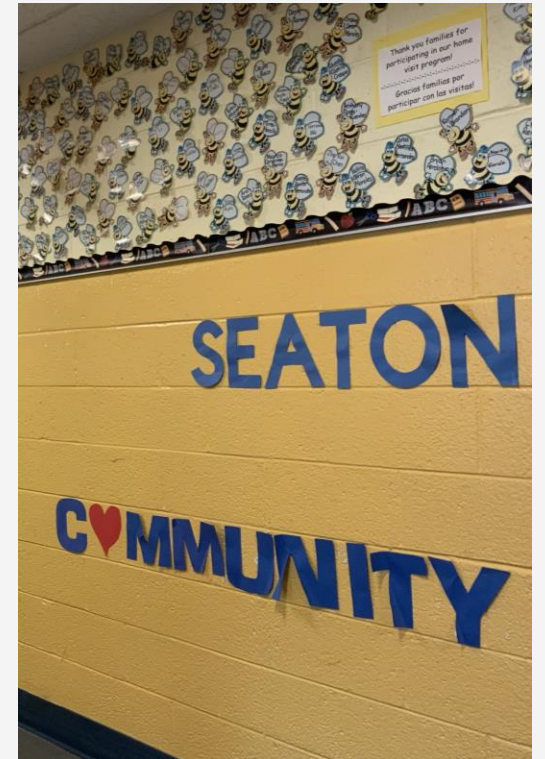


Design-Build Team: Concept Design Introduction

What We Heard: Overview

At the SIT Meeting, the School voiced:

- Large spaces for events, with flexibility to open up onto each other
- Separate gym & dining spaces – sized to hold the student population, especially for breakfast
- Improved access to playgrounds, with better shade
- Embodying School's values of diversity & inclusion by creating a space where all feel welcome



Concept Design: Overview

The Design-Build Team focused on:

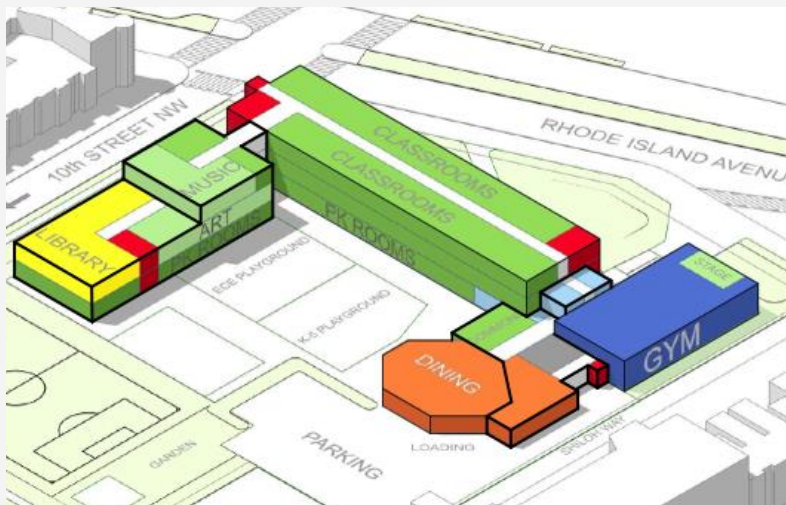
- Seaton's core values: Respect, Responsibility, Welcoming, Community, and Growth
- Providing space for a community that comes and works together as a Seaton "hive"
- A cross-cultural environment and rich cultures of the School community
- Properly serving the PK-5th Grade student body and robust CES and ESL programs



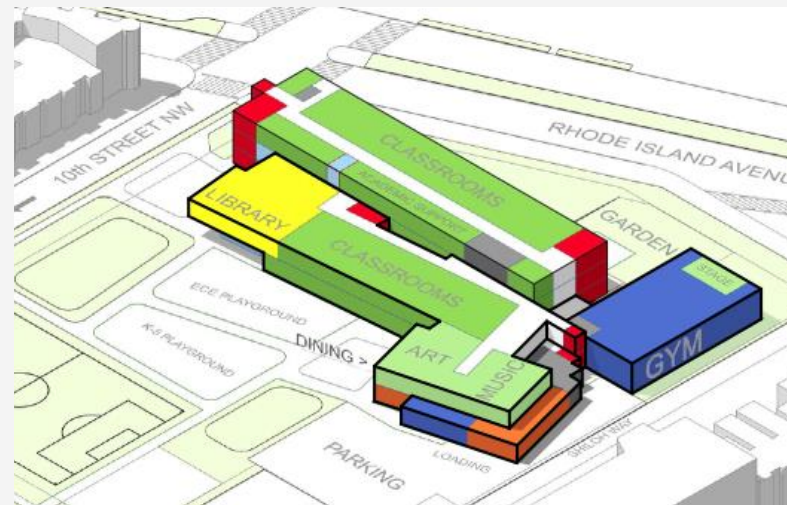
Concept Design: Overview

Legend

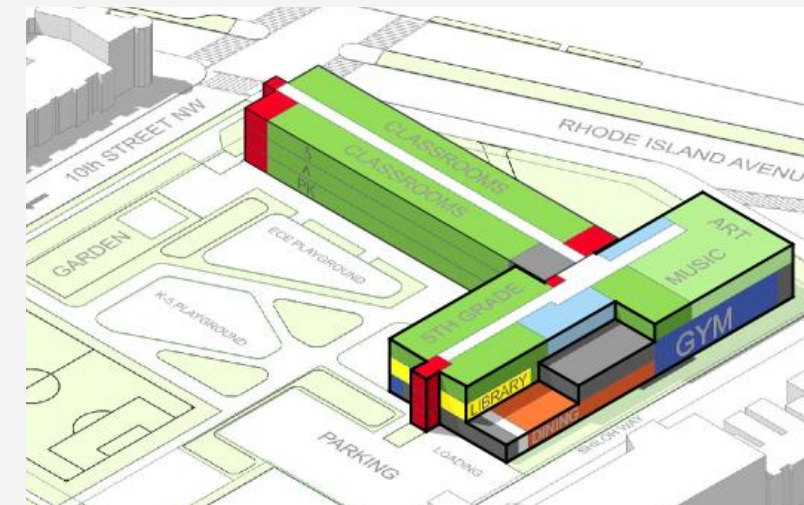
- Academic Space
- Art and Music
- Discovery Commons
- Library
- Physical Education
- Administration
- Health Services
- Student Dining
- Building Services
- Circulation
- Elevator / Stair



Concept A
Preserving Fabric



Concept B
Academic Loop

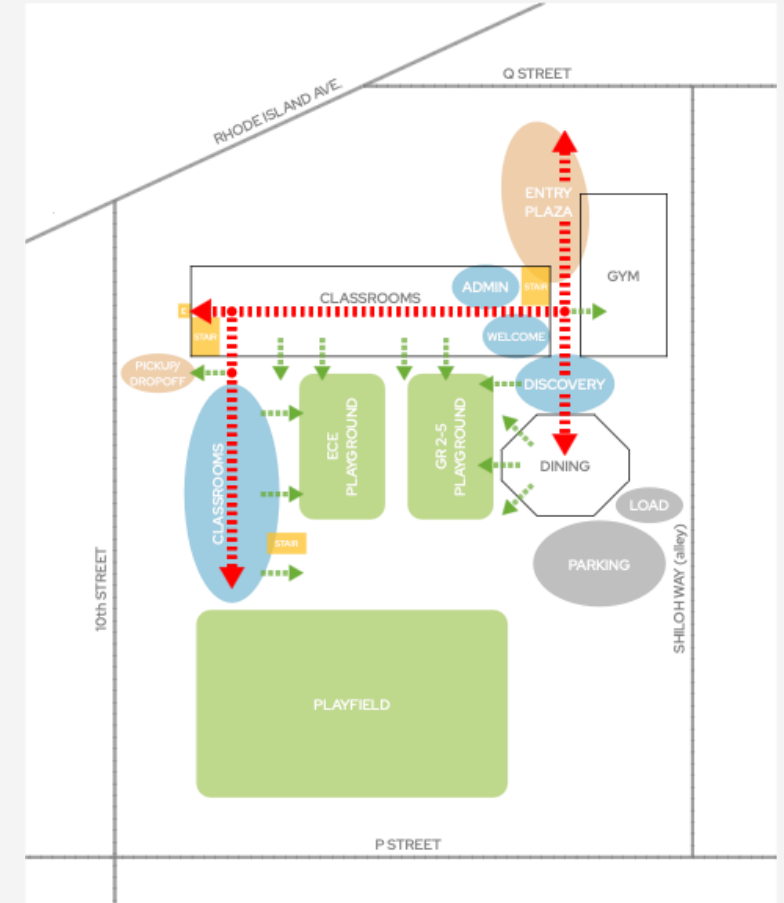


Concept C
Balancing Bars



Concept A: Preserving Fabric

- Maintains all existing core building segments
- Converts the Octagon into a new Dining and the Multipurpose becomes a dedicated Gym
- The Addition has a slightly wider plan than the existing classroom wing and is connected by a new connector
- Main program elements remain clustered around Rhode Island Ave entry node



Concept A – Site Plan

Preserving Fabric



LEGEND

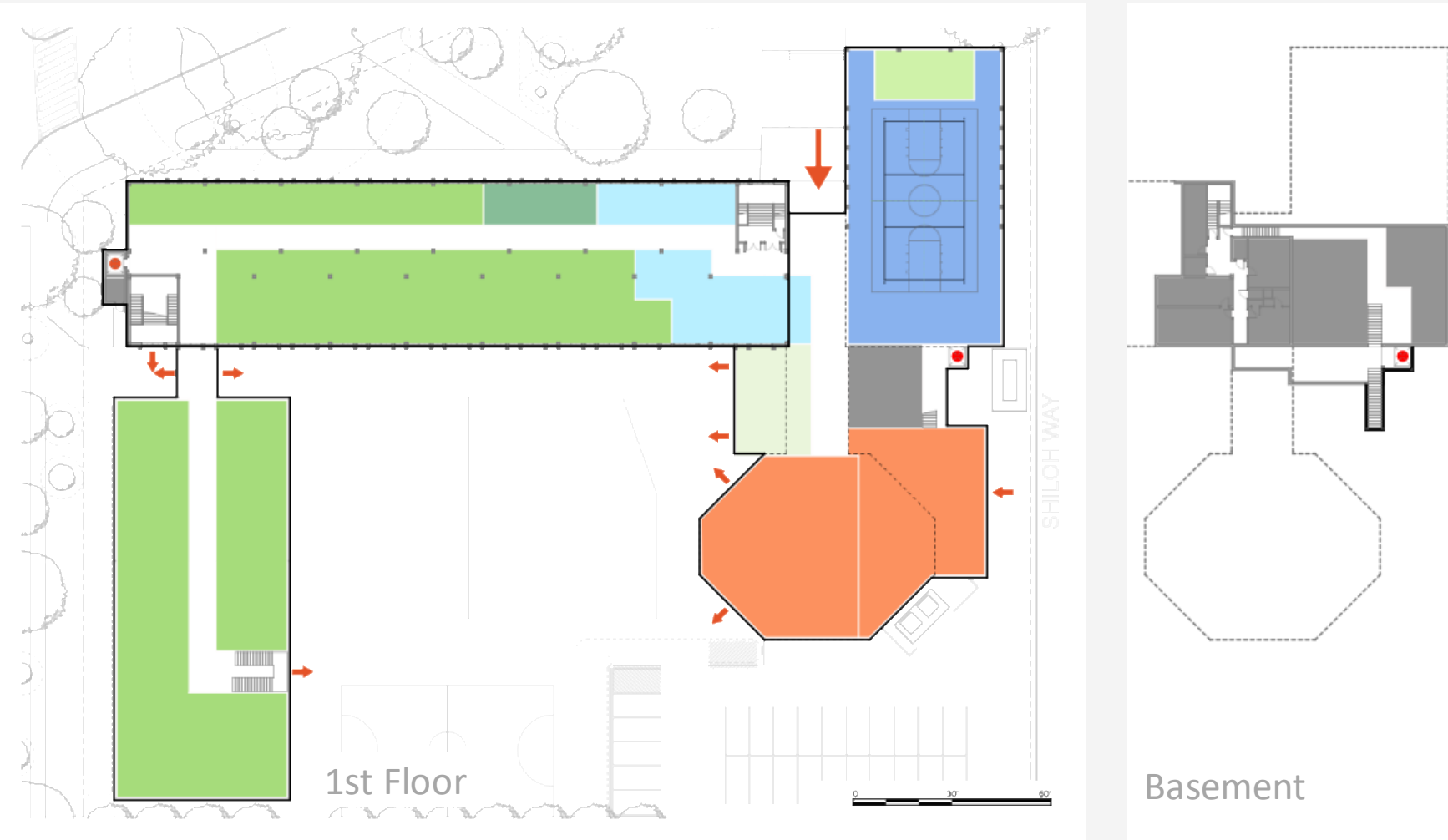
- ▼ Main Entry
- ▽ Exit / Secondary Entry
- 1 ECE Playground
- 2 K-5 Playground
- 3 Field
- 4 Court / Traffic Garden
- 5 Outdoor Classroom
- 6 Garden
- 7 Parking
- 8 Bioretention / Plantings

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Concept A – First Floor & Basement

Preserving Fabric



Legend

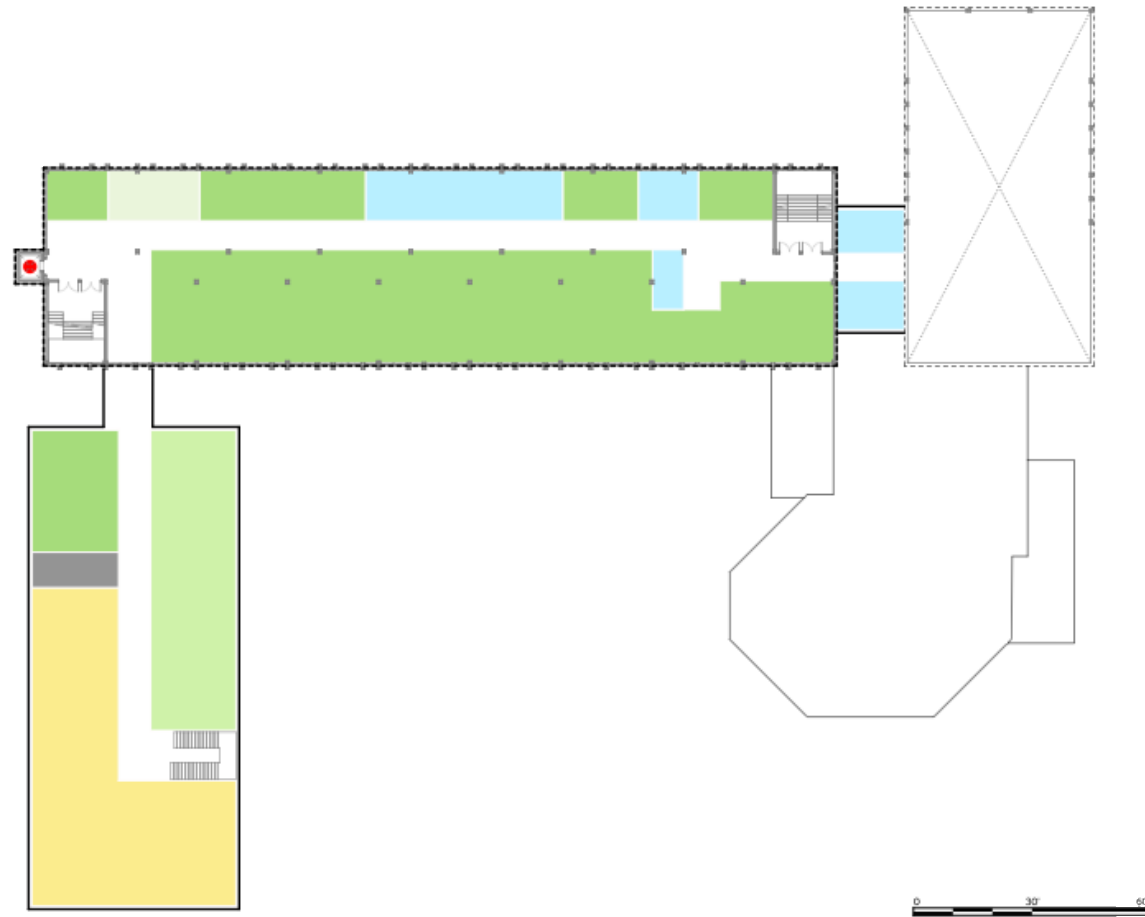
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Concept A – Second Floor

Preserving Fabric



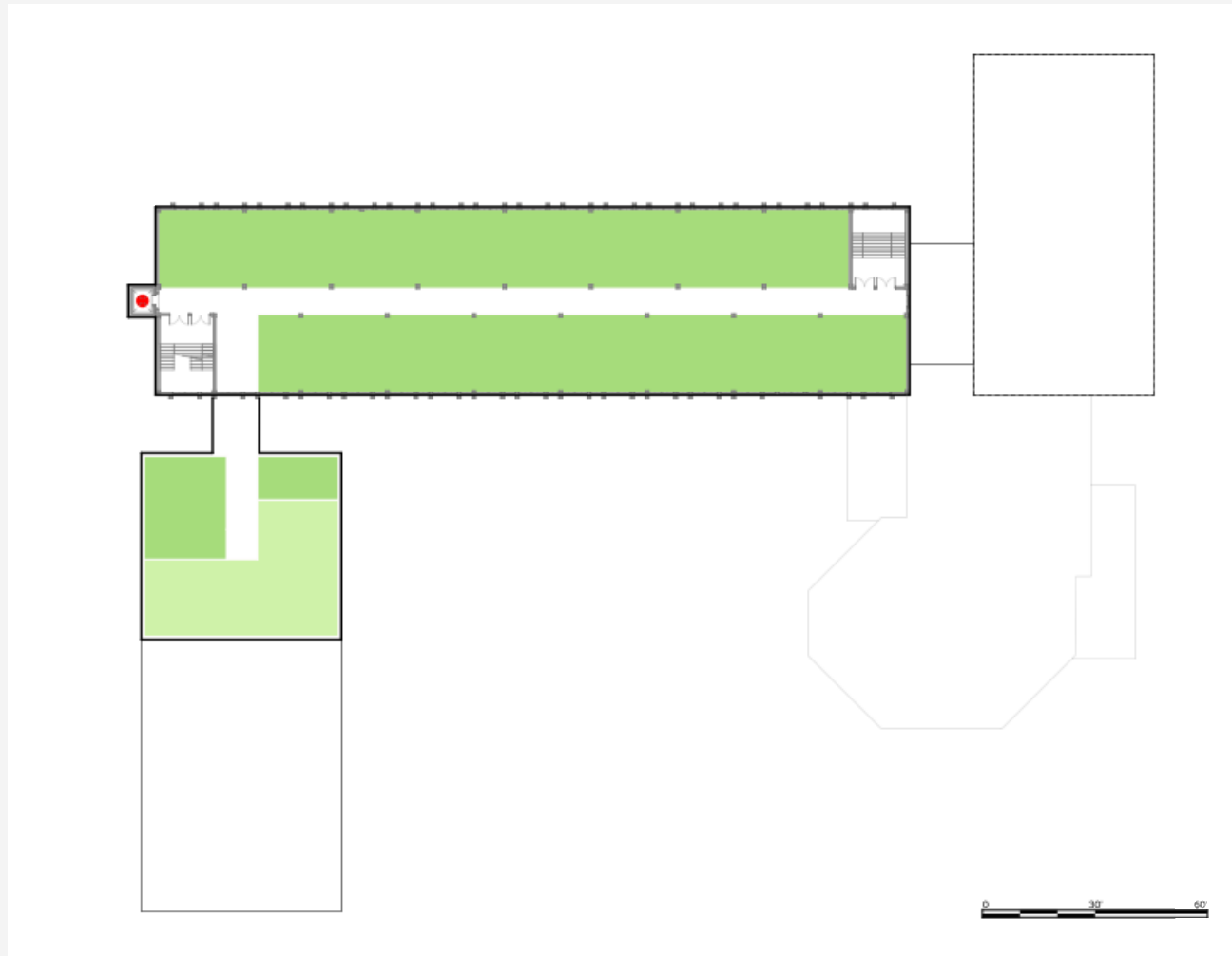
Legend

- Academic Space
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- Administration
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- Entry / Exit



Concept A – Third Floor

Preserving Fabric



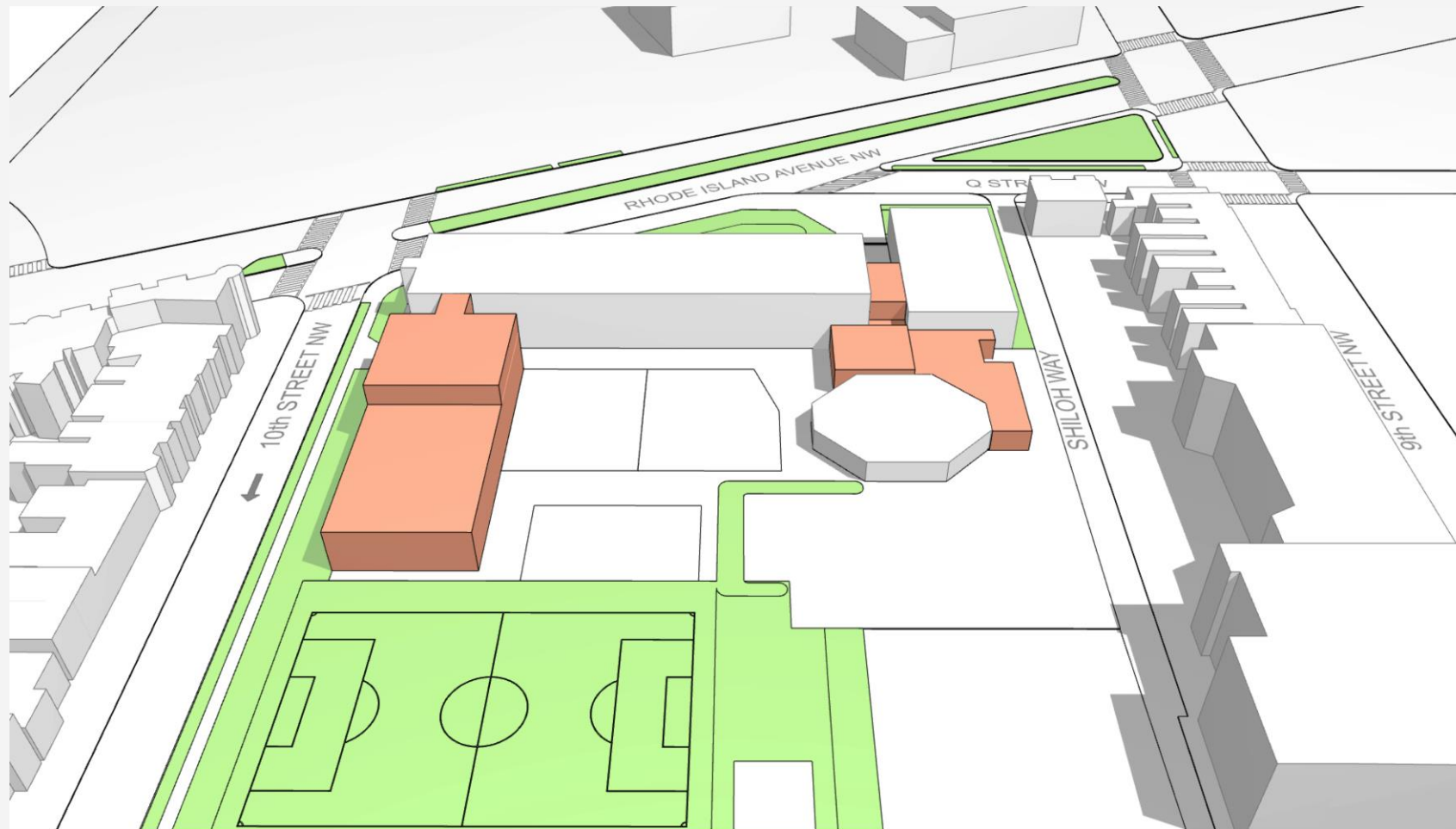
Legend

- Academic Space
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- Entry / Exit



Concept A – 3D Diagram & Massing

Preserving Fabric



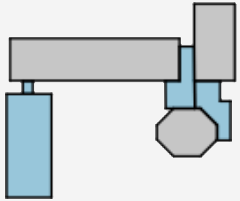
Legend

- Renovated
- Addition



Concept A –Strengths & Trade-Offs

Preserving Fabric



Strengths

- Existing buildings remain mostly intact
- All PK/K Classrooms on First Floor and PK with “own space”
- Dining can open onto Commons for larger events and gatherings
- Gym & Cafeteria could be used after hours without the rest of the building

Trade-Offs

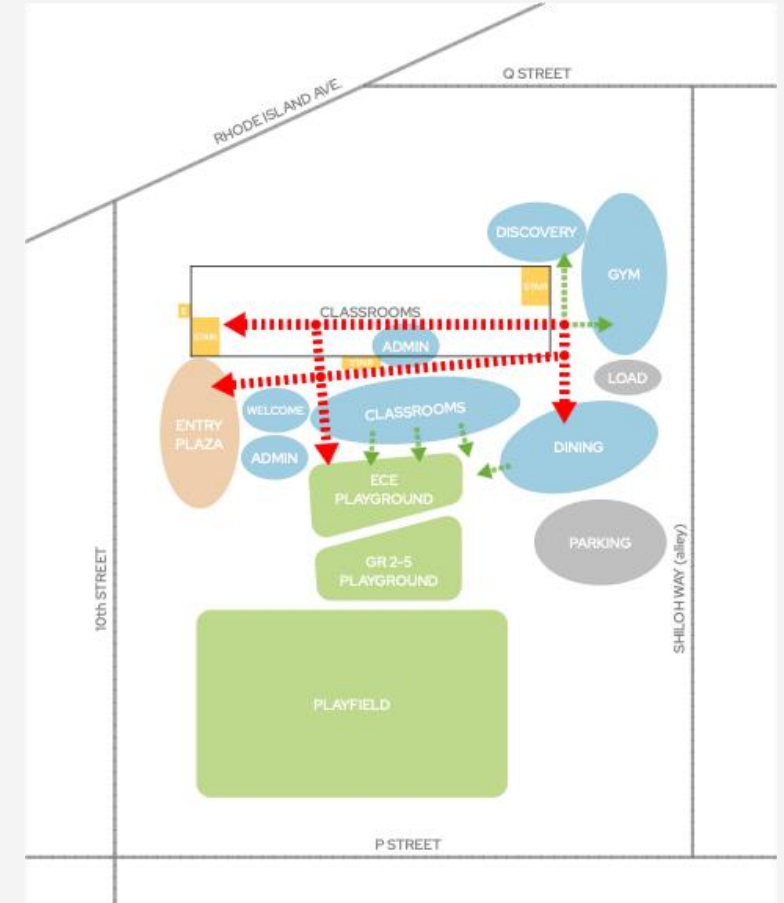
- Addition footprint reduces available playground area
- Addition area has longer travel distance to entry
- Fewer resource rooms and less admin presence on third floor

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Concept B: Academic Loop

- Adds a second Classroom bar to the south of existing core Academic wing
- Rotated bar creates a loop around new atrium and monumental stair, allowing for flexible circulation
- Clusters users close to main program elements and new hub of Gym, Dining, and Discovery
- Moves the Main Entry to 10th Street



Concept B – Site Plan

Academic Loop



LEGEND

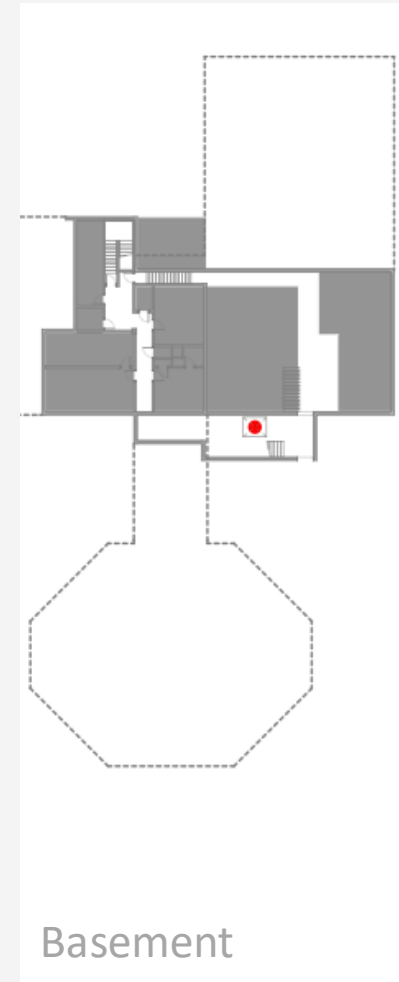
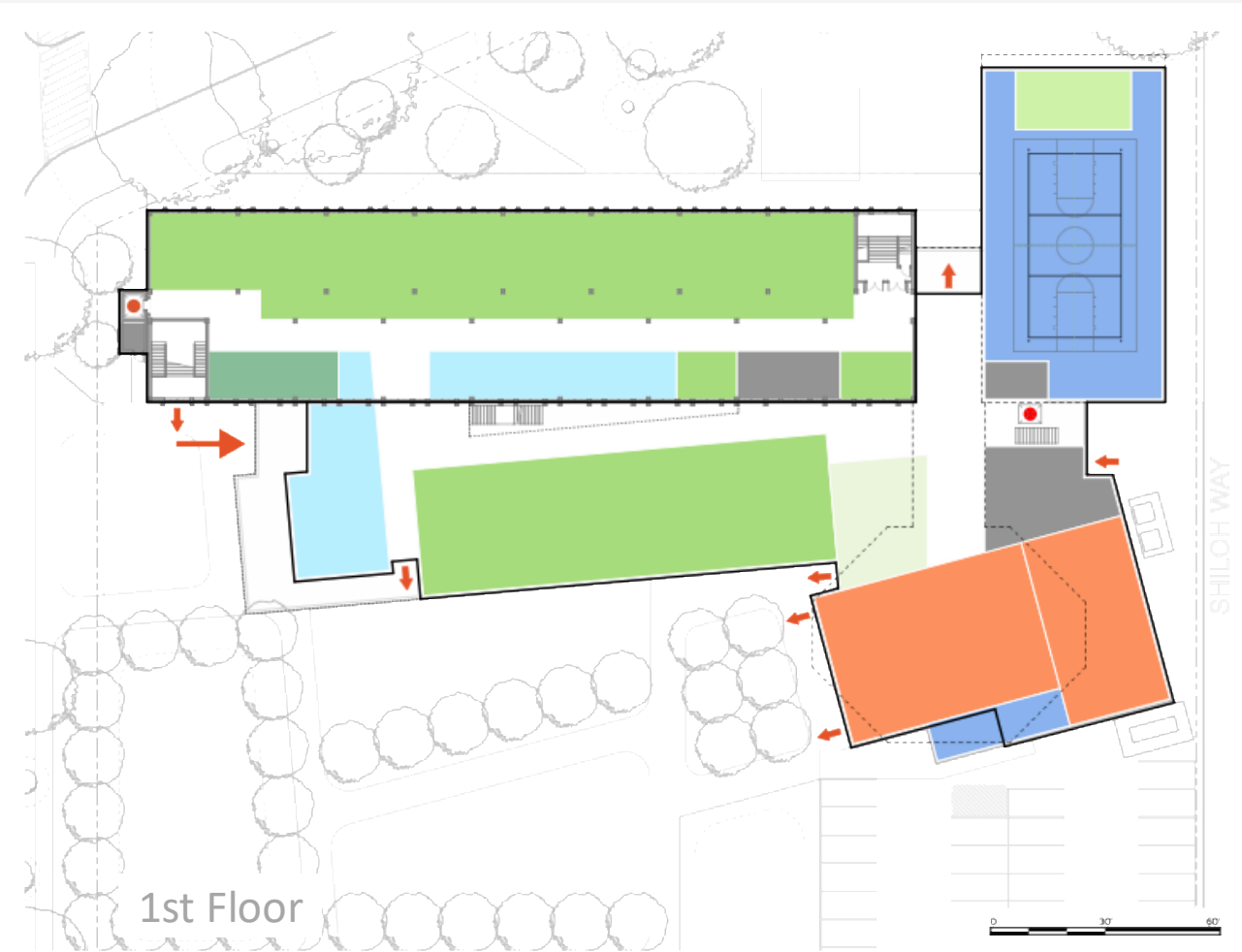
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Concept B – First Floor & Basement

Academic Loop



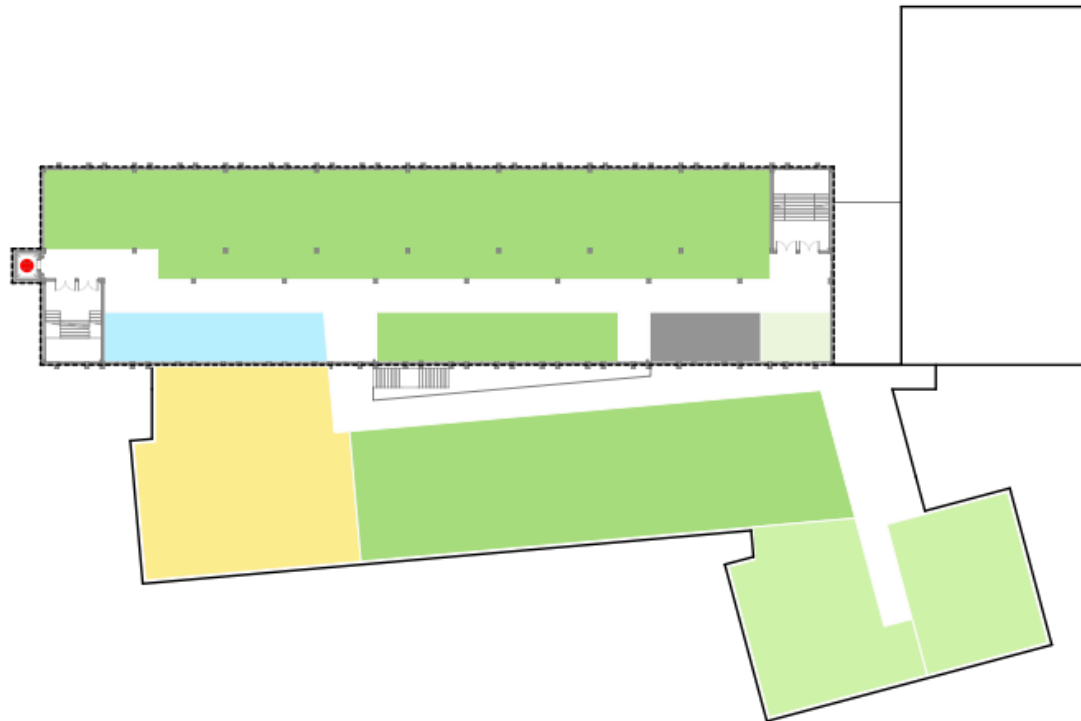
Legend

- Academic Space
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Concept B – Second Floor

Academic Loop



Legend

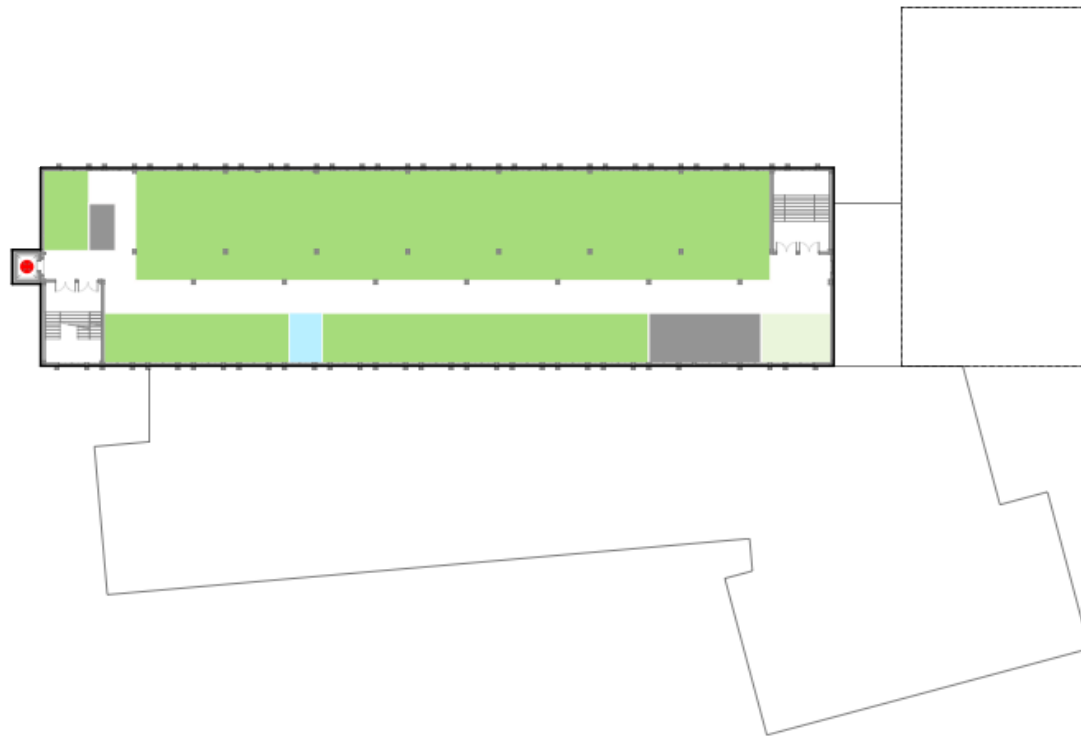
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Concept B – Third Floor

Academic Loop



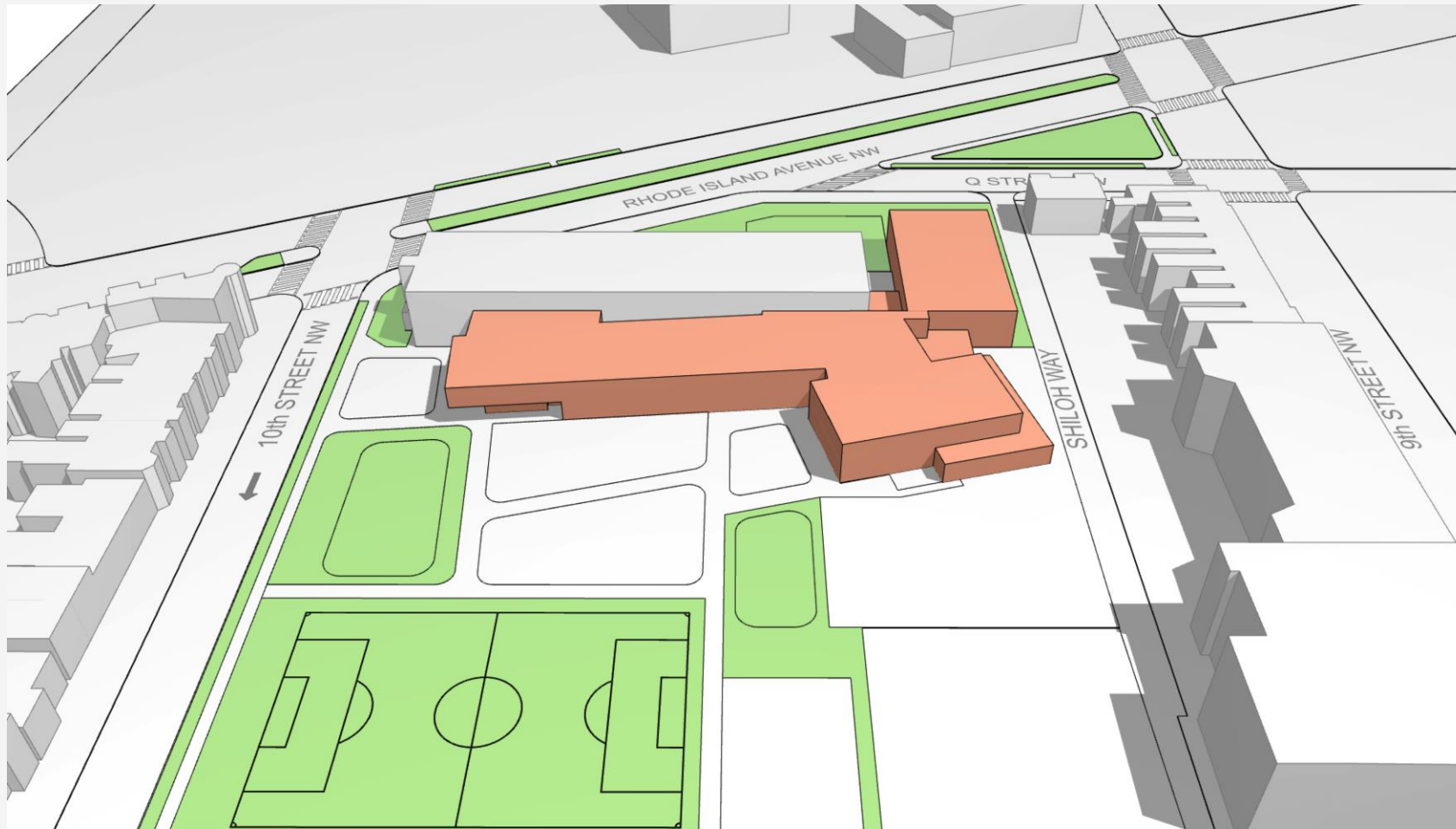
Legend

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Concept B – 3D Diagram & Massing

Academic Loop



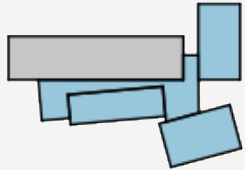
Legend

- Renovated
- Addition

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Concept B – Key Strengths and Trade-Offs



Strengths

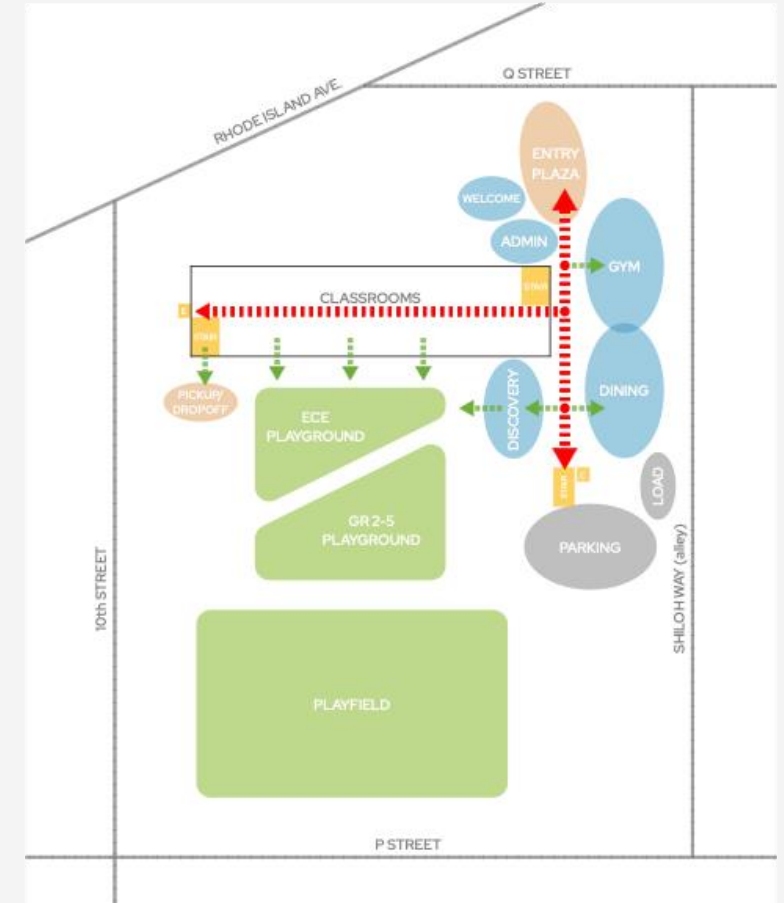
- Main PK/K Classrooms are on First Floor with playground access
- Aligns the Main Entry with address on 10th Street for easier drop off
- Condensed to one area on-site which allows for landscape and playground opportunities, with good oversight
- Aftercare pickup can occur directly from playground without entering building

Trade-Offs

- Dining and gym are farther from entry
- Some loading and parking inefficiencies due to angle of building
- Large amount of New Construction
- Limited exterior windows in the loop's core (mitigated with interior views & skylight)
- Kindergarten on 2nd floor level

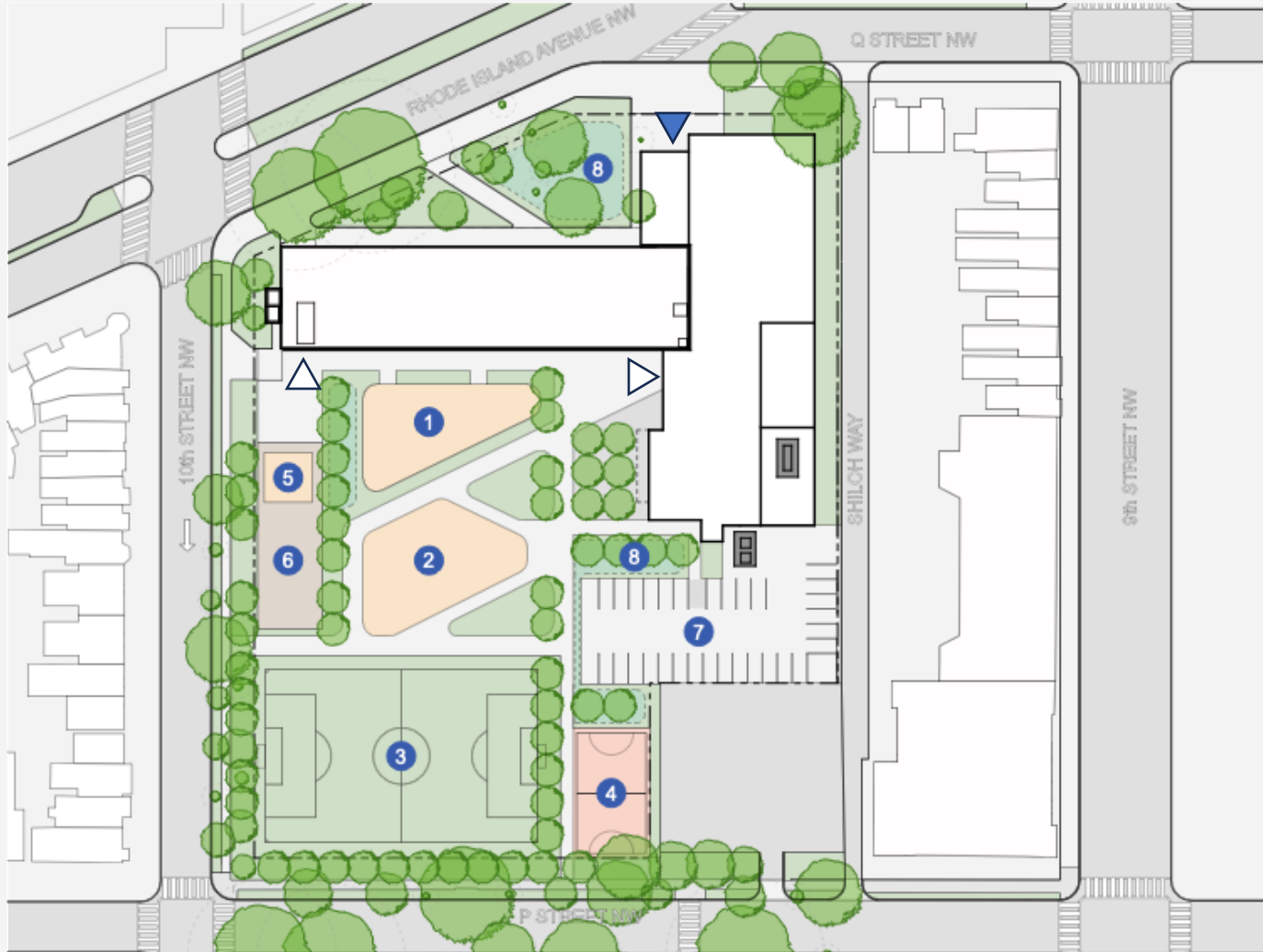
Concept C: Balancing Bars

- Simple circulation and massing with two main elements to maximize envelope efficiency
- New mass pushes north to create new entry relationship with Rhode Island Ave
- Ability to open main large program spaces onto each other and out to exterior



Concept C – Site Plan

Balancing Bars



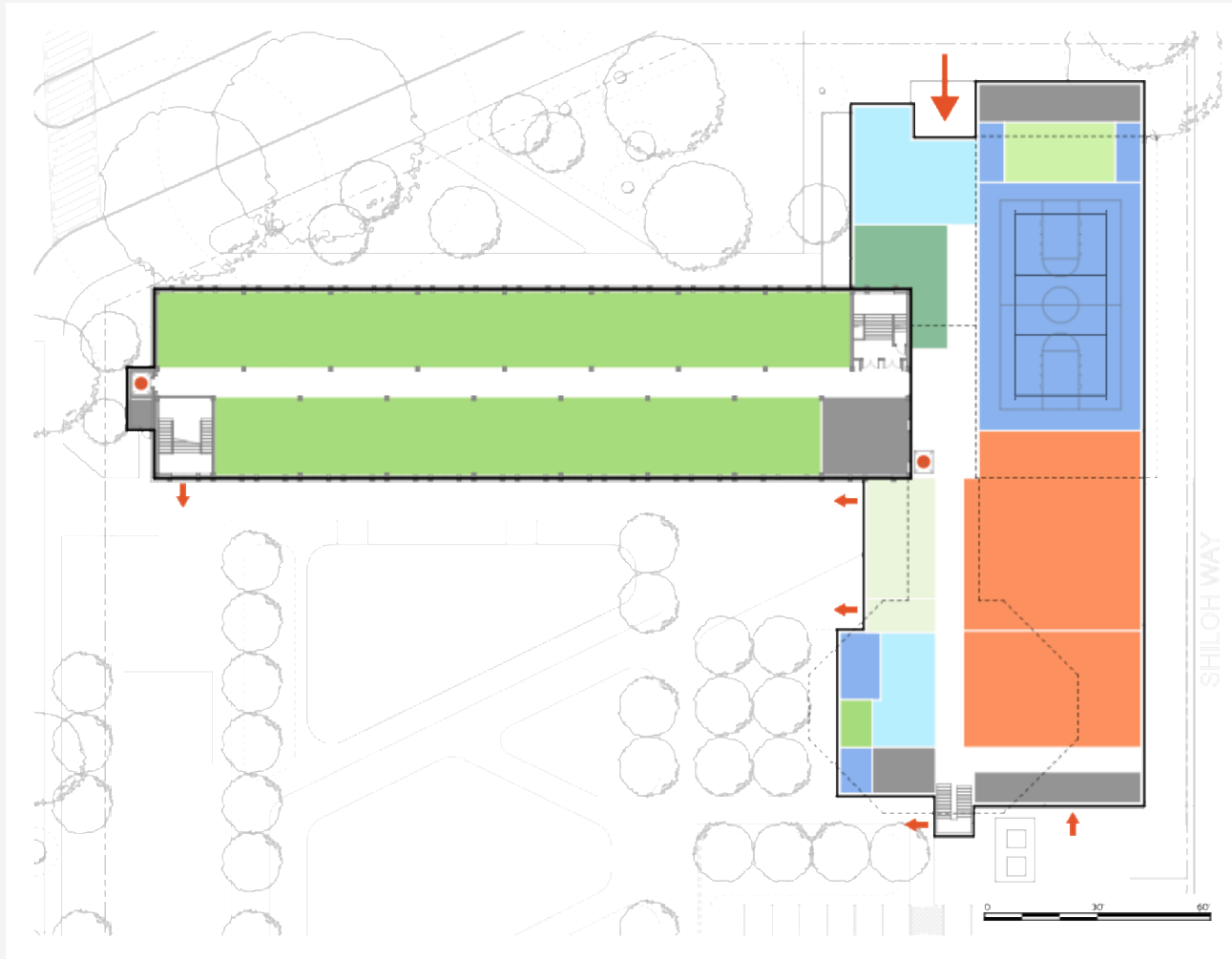
LEGEND

- ▼ Main Entry
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- 1 ECE Playground
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Concept C – First Floor

Balancing Bars



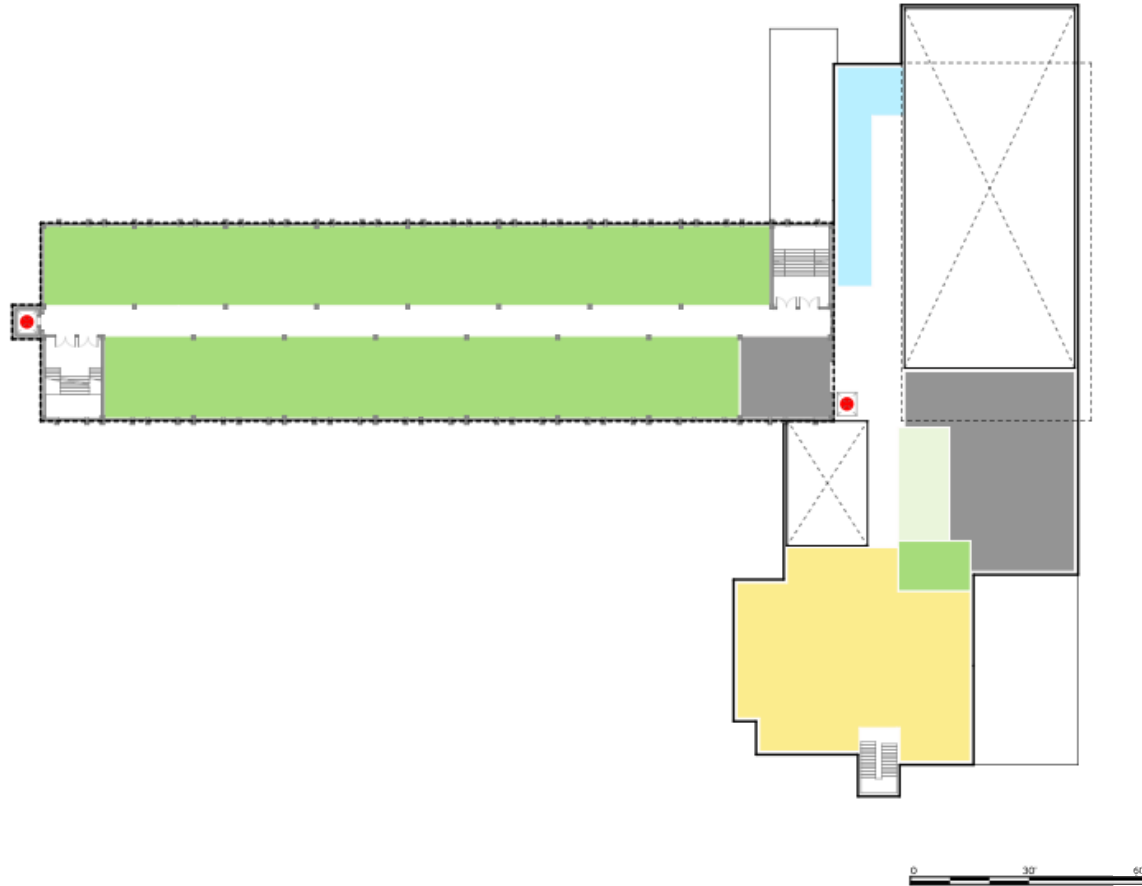
Legend

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Concept C – Second Floor

Balancing Bars



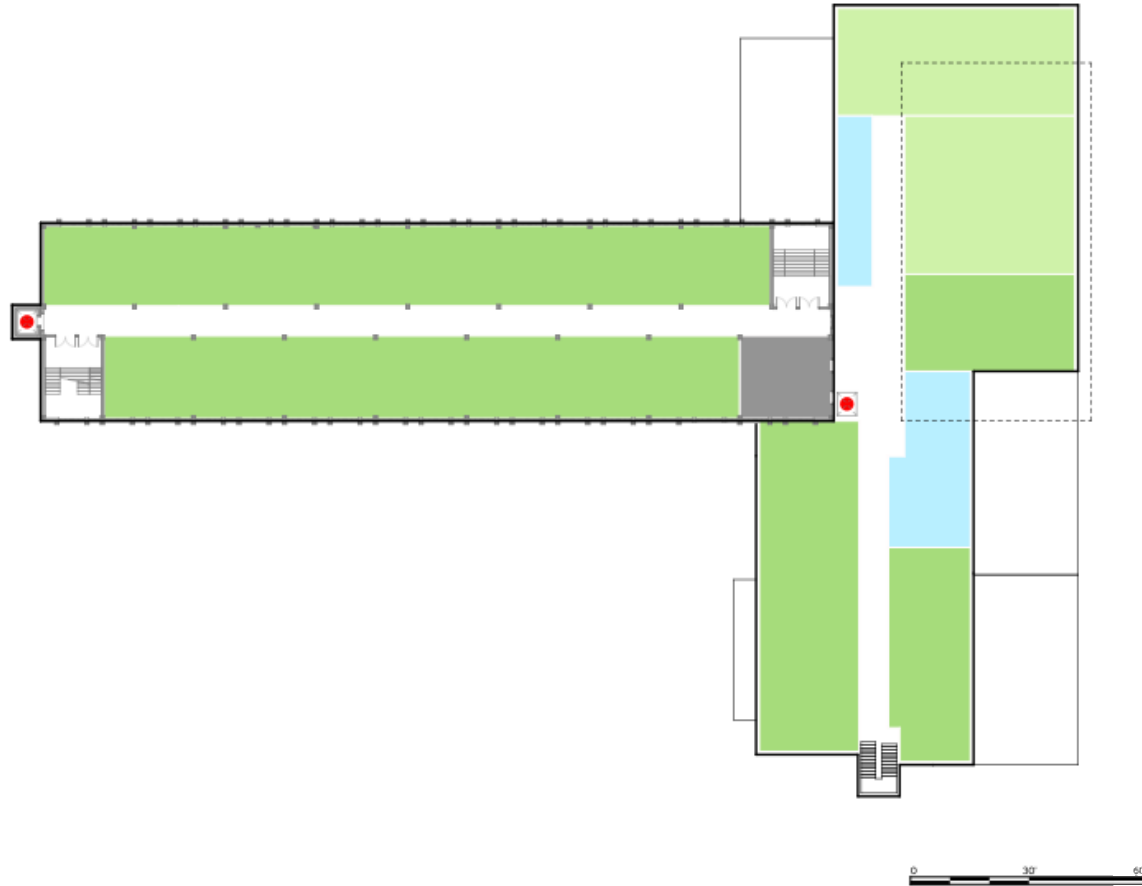
Legend

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Concept C – Third Floor

Balancing Bars



Legend

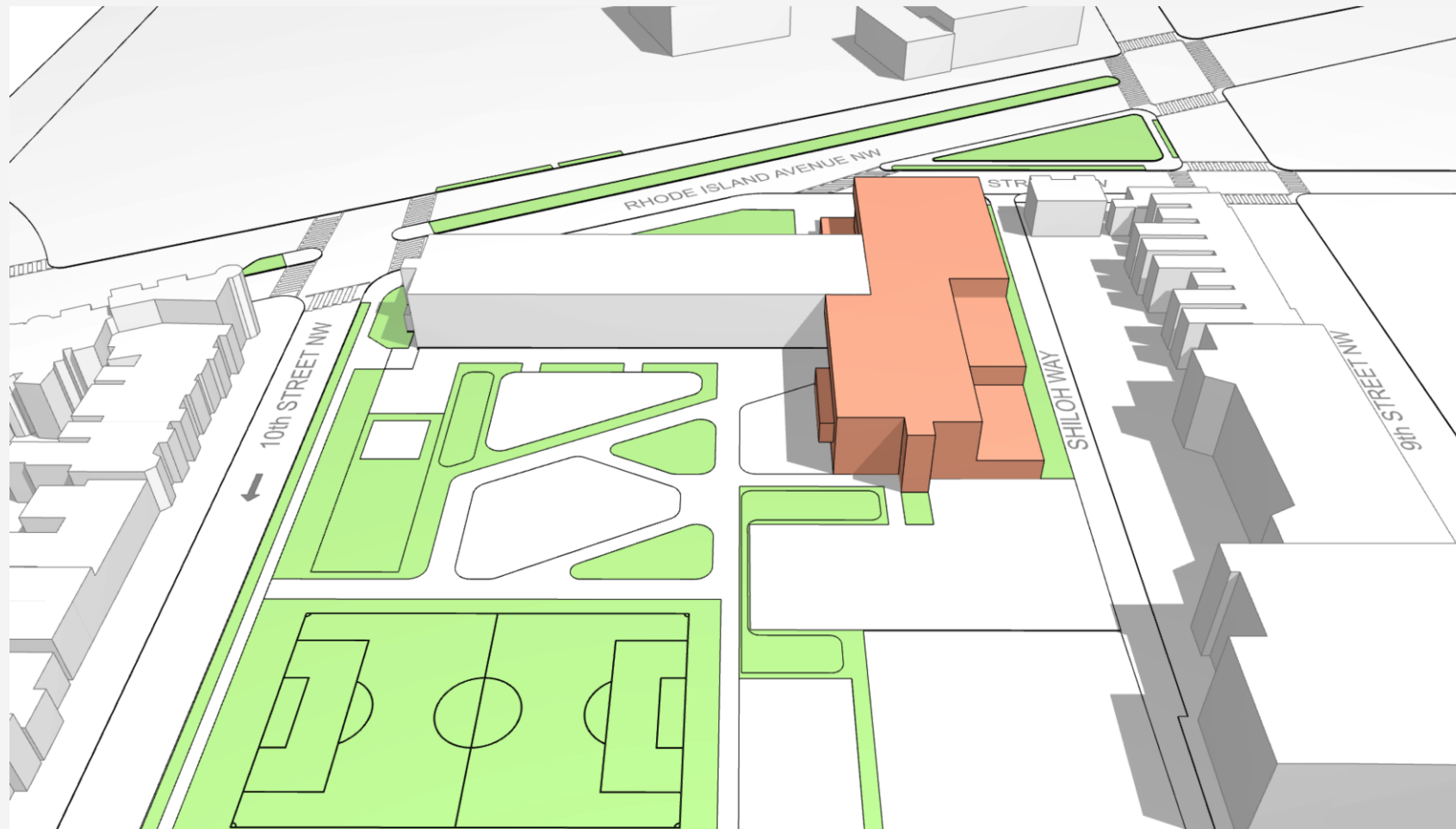
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Concept C – 3D Diagram & Massing

Balancing Bars



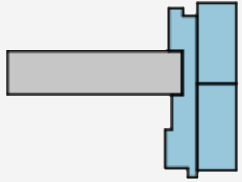
Legend

- Renovated
- Addition

GCS||SIGAL



Concept C – Key Strengths and Trade-Offs



Strengths

- Dining can be used together with Gym and/or Discovery Commons
- Uses more the front of the school and move entry closer to Rhode Island Ave
- No Basement / underground spaces.
- Open playground with good visibility

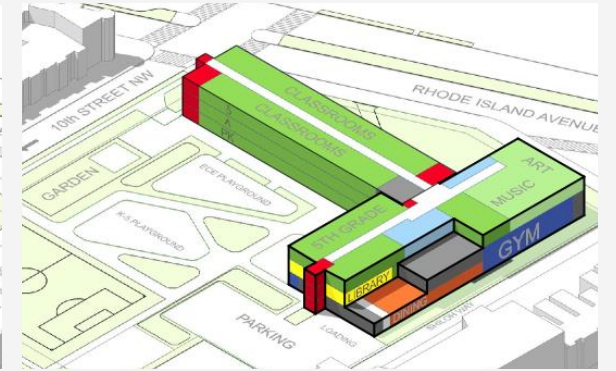
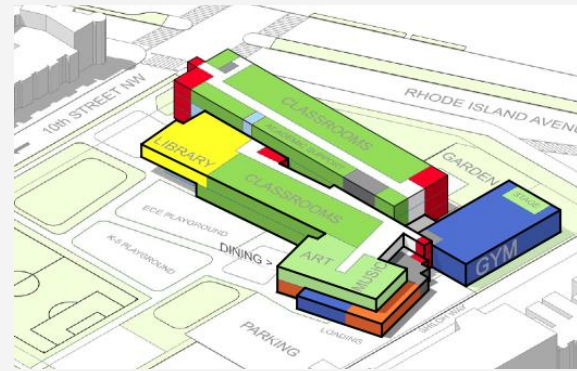
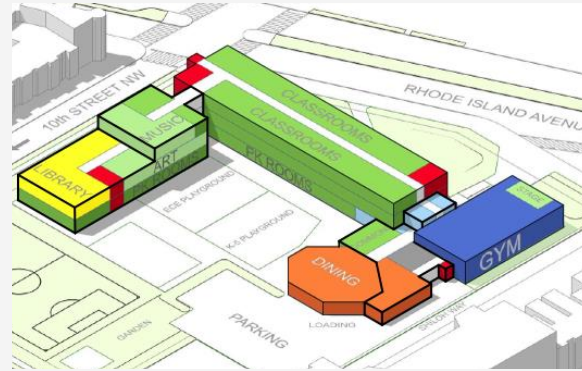
Trade-Offs

- Program spaces overlooking alley
- Longer travel distances to some specials
- Kindergarten on 2nd floor level

Concept Comparison

Legend

- Academic Space
- Art and Music
- Discovery Commons
- Library
- Physical Education
- Administration
- Health Services
- Student Dining
- Building Services
- Circulation
- Elevator / Stair



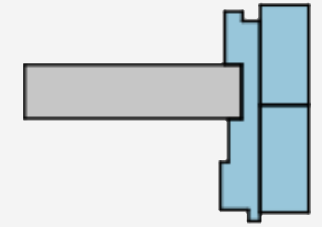
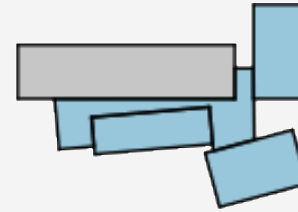
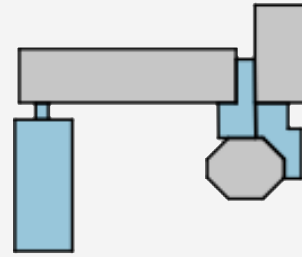
Building Element	A - Preserving Fabric	B - Academic Loop	C - Balancing Bars
Building Entry	Q St / Rhode Island	10 th Street	Q St – closer to road
Basement	Yes – only non-occupiable	Yes – includes facilities	No
Playground Access	<ul style="list-style-type: none"> • Dining • From 2 Connectors • Pre-K & K Classrooms 	<ul style="list-style-type: none"> • Dining • Entry & Commons • Pre-K & K Classrooms 	<ul style="list-style-type: none"> • Commons • 2 Stairs • Pre-K Classrooms



Concept Comparison

Legend

- Existing / Renovation
- New Construction



Building Element	A - Preserving Fabric	B - Academic Loop	C - Balancing Bars
Gym & Dining Adjacency	Gym to Welcome Dining to Commons & PG	Gym to Commons Dining to Commons & PG	Gym to Dining Dining to Commons
Early Education	10 on 1 st floor Pre-K all in addition	8 on 1 st floor Mixed existing & addition	7 on 1 st floor All existing
Library	2 nd floor (in addition)	2 nd floor (above new entry)	2 nd floor (overlooking playground)
Dining	Old Octagon	Wing off Main building	Next to Gym & Commons
Admin	First floor & second of existing buildings	Against inner loop - Primarily floors 1 & 2	Divided between 4 clusters, some on all floors



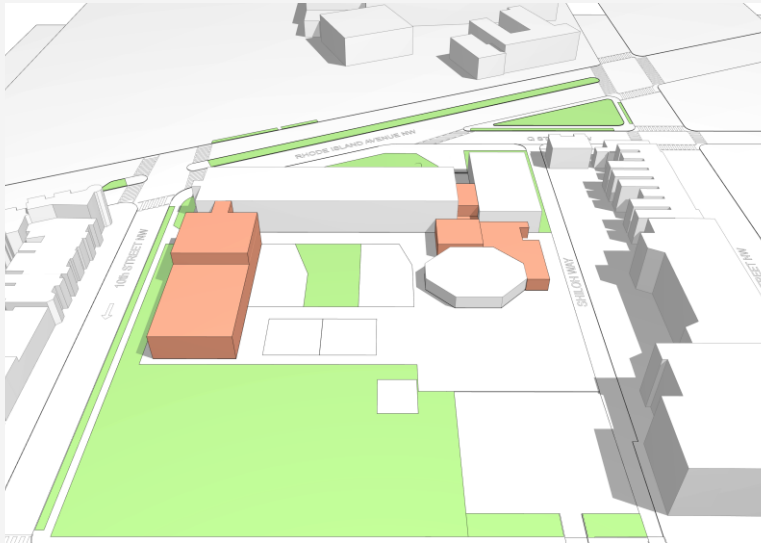


Open Discussion

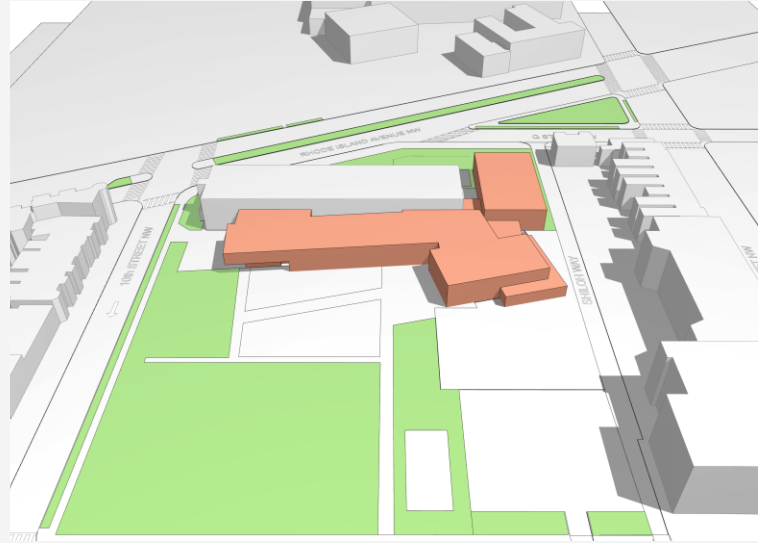
Which concept do you feel will best support Seaton's culture?

Legend

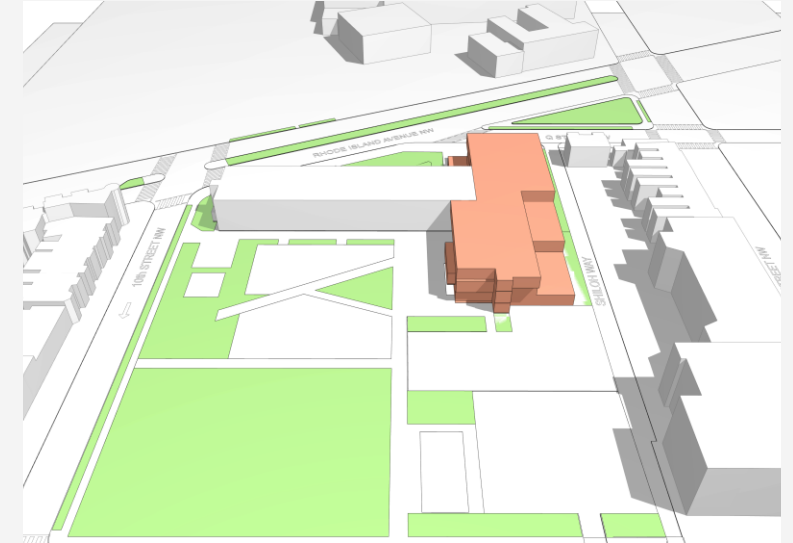
- Renovated
- Addition



Concept A
Preserving Fabric



Concept B
Academic Loop



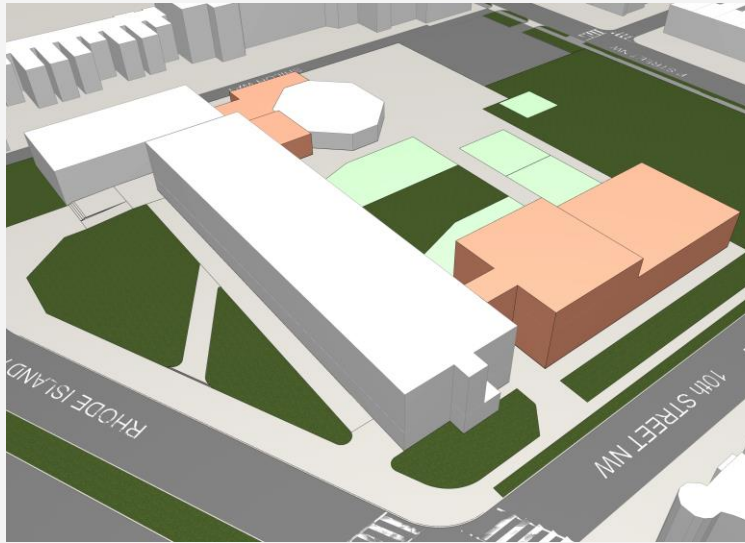
Concept C
Balancing Bars



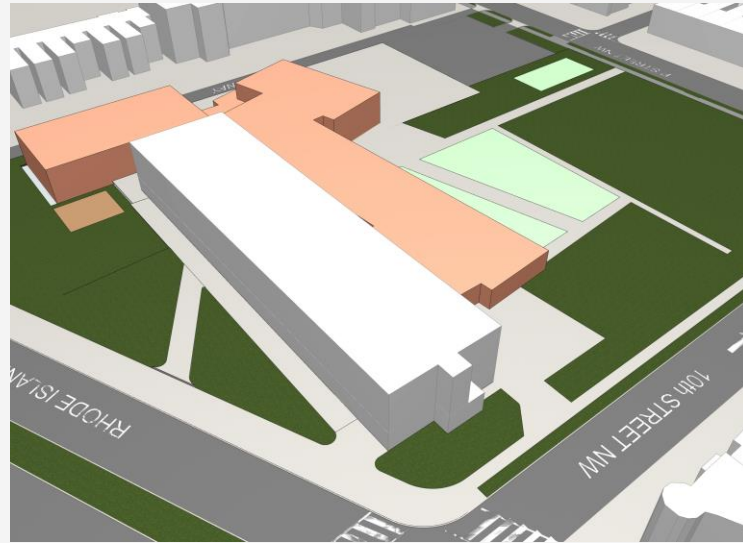
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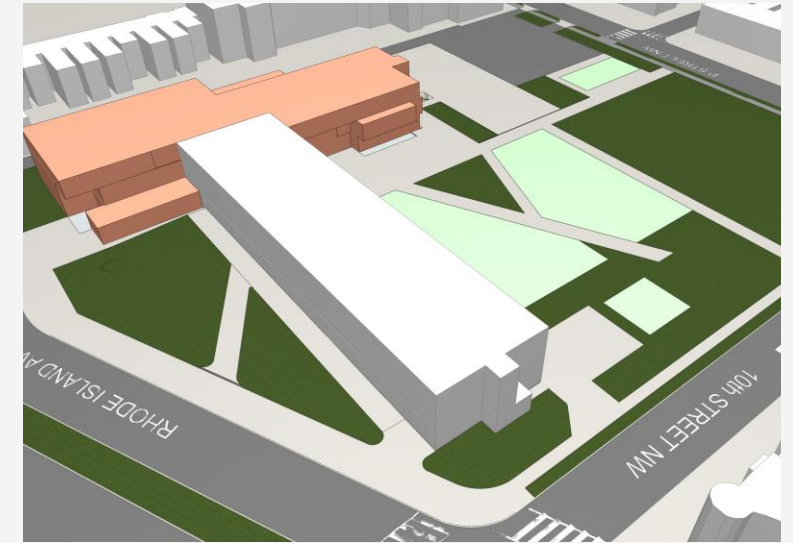
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Concept A
Preserving Fabric



Concept B
Academic Loop



Concept C
Balancing Bars



Next Steps

The next SIT meeting is scheduled for September 23, 2025 at 5:00 pm, where the SIT will provide their gathered feedback on the concept designs.

Updates will be posted to the project page on the Facilities website.

Connect with us:

DCPS POC: Michelle.Sterling@k12.dc.gov; Project Coordinator

Seaton ES Project Page: <https://bit.ly/SeatonMod>