

RECLAIMING COMMUNITY BY
REVITALIZING BRUTALIST STRUCTURES:
MARIE H. REED COMMUNITY
LEARNING CENTER

JENINE KOTOB, QUINN EVANS ARCHITECTS
KATIE LUNDGREN, D.C. PUBLIC SCHOOLS

ASSOCIATION FOR LEARNING ENVIRONMENTS:
BUILDING COMMUNITY THROUGH EDUCATION
APRIL 13, 2018



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QEA



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PRINCIPAL
DCPS



LEARNING OBJECTIVES

- Transforming a Brutalist structure into a 21st Century Learning Environment.
- How to have a successful community engagement process.
- How co-location of a school and public services can help your community.
- Embracing history of your site in the form of art.



THE BIG QUESTION:

ET TU, BRUTALISM?





M.R. LEARNING CENTER

BRUTALIST STRUCTURES



TRANSFORMATIONS

EDUCATION

WHATS NEXT?



LEADERS OF CHANGE

A black and white photograph of the Marie H. Reed Community Learning Center. The building is a long, two-story structure with a series of arched windows along the top. The entrance is on the left, with a sign above it that reads "MARIE H. REED COMMUNITY LEARNING CENTER". In front of the building is a large, paved plaza. To the right of the plaza is a fenced-in area, possibly a playground or sports field. The sky is overcast.

MARIE H. REED
COMMUNITY LEARNING CENTER

MARIE H. REED CLC

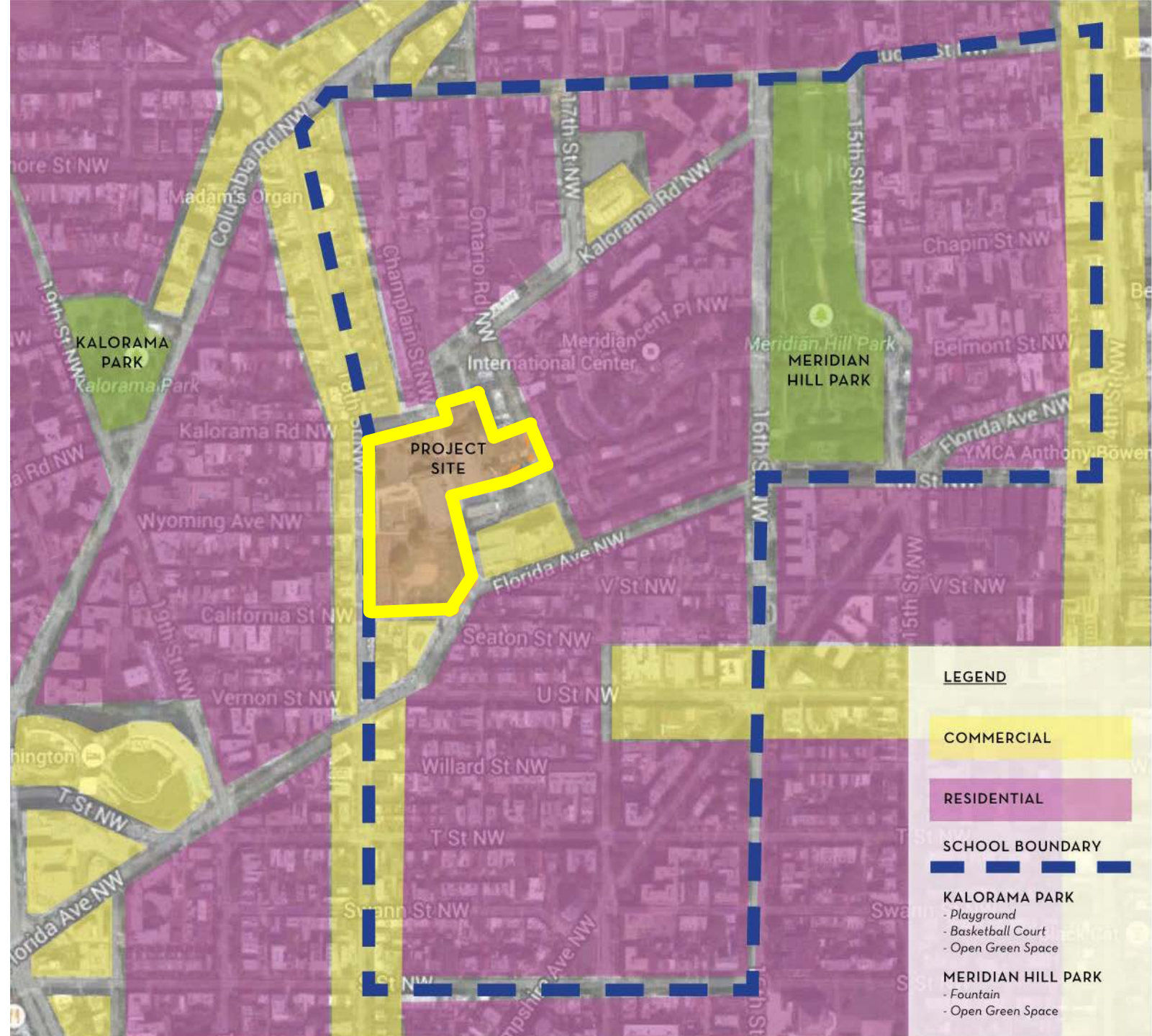
2015

DC Dep't of General Services
DC Public Schools
DC Dep't Parks and Recreation
Community of Hope
Children's National
United Planning Organization



ADAMS MORGAN







THE BEGINNING





LANIER HEIGHTS - 1883



WILSON SCHOOL

1891



MORGAN SCHOOL

1901



ADAMS SCHOOL

1930



THREE SCHOOLS



LANIER HEIGHTS - 1925



BROWN V. BOARD - 1954



A NEW VISION - 1968



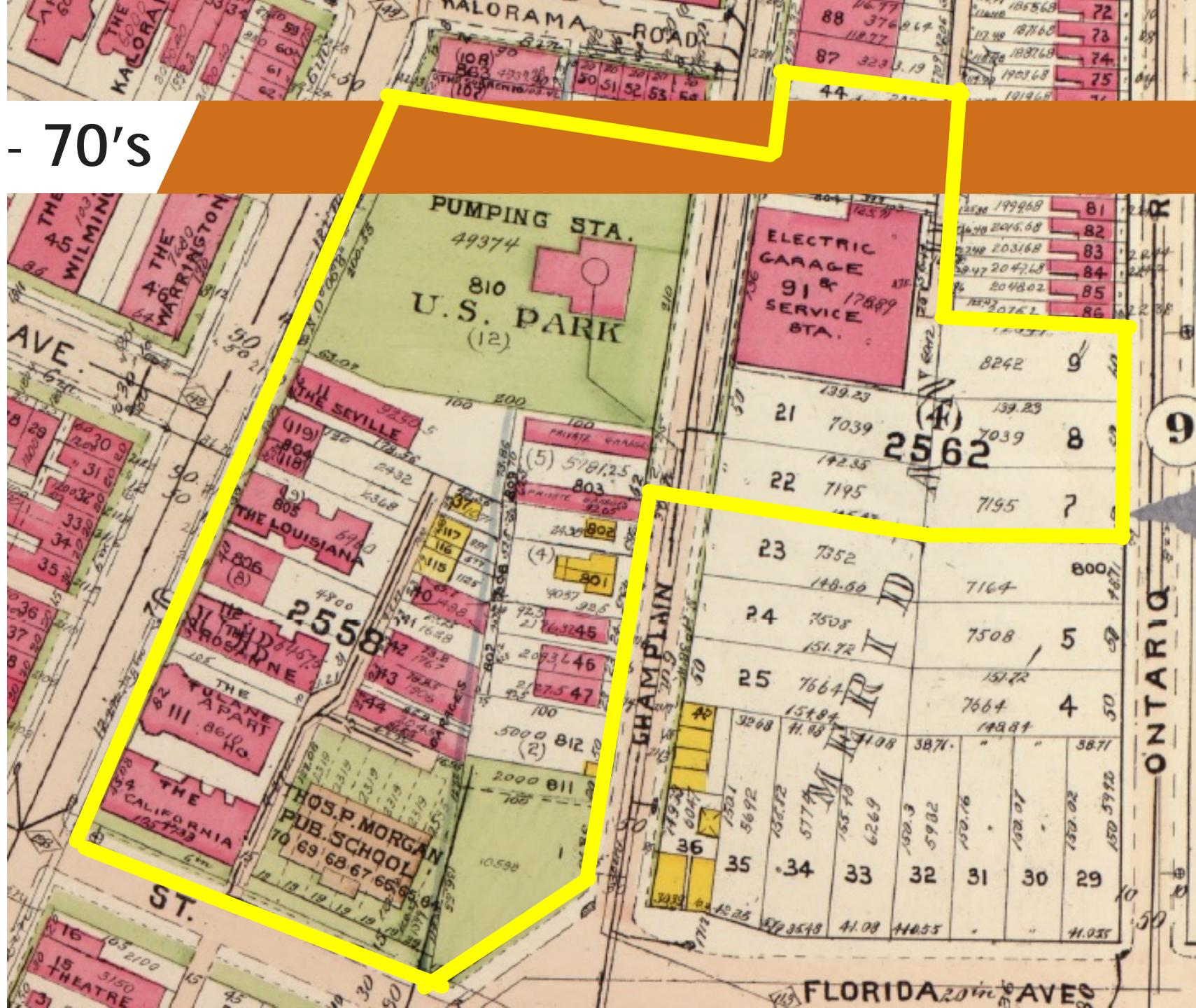
"**We needed to have a community school**; it was out of control. One snowy day, we met [a director from the DC school board] at her office. She was surprised that we showed up that morning because it was snowing so bad. She said, 'You folks coming down here in this weather?' So Ms. French said, '**We're here on behalf of our school.**' **Then she said, 'All right have a seat.' And we talked . . . that was beginning of it right there.**"

—Ed Jackson



COMMUNITY VOICE

ADAMS MORGAN - 70's

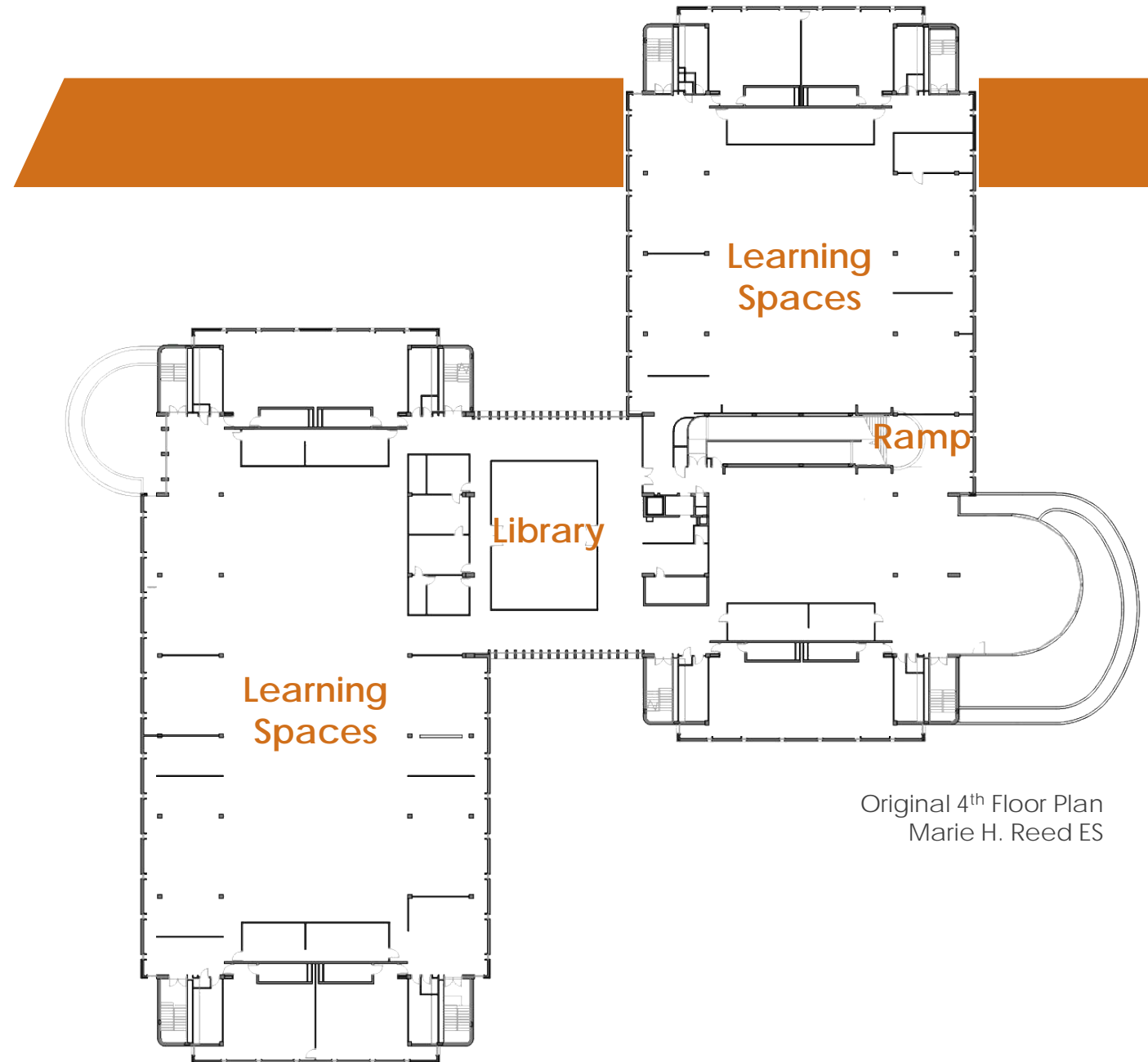




MARIE REED - 1977

1970s PEDAGOGY

- Open-Plan School Design
- Self-guided Learning
- Increased student – teacher interaction



Original 4th Floor Plan
Marie H. Reed ES



M.R. LEARNING CENTER
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WHAT IS BRUTALISM?



// Brutalism is an architectural style featuring bold, structurally innovative forms that use raw concrete as their primary material. At once recognizable for their massing and materiality, Brutalist buildings often reveal the means of their construction through unfinished surfaces that bear the imprints of the molds that shaped them.

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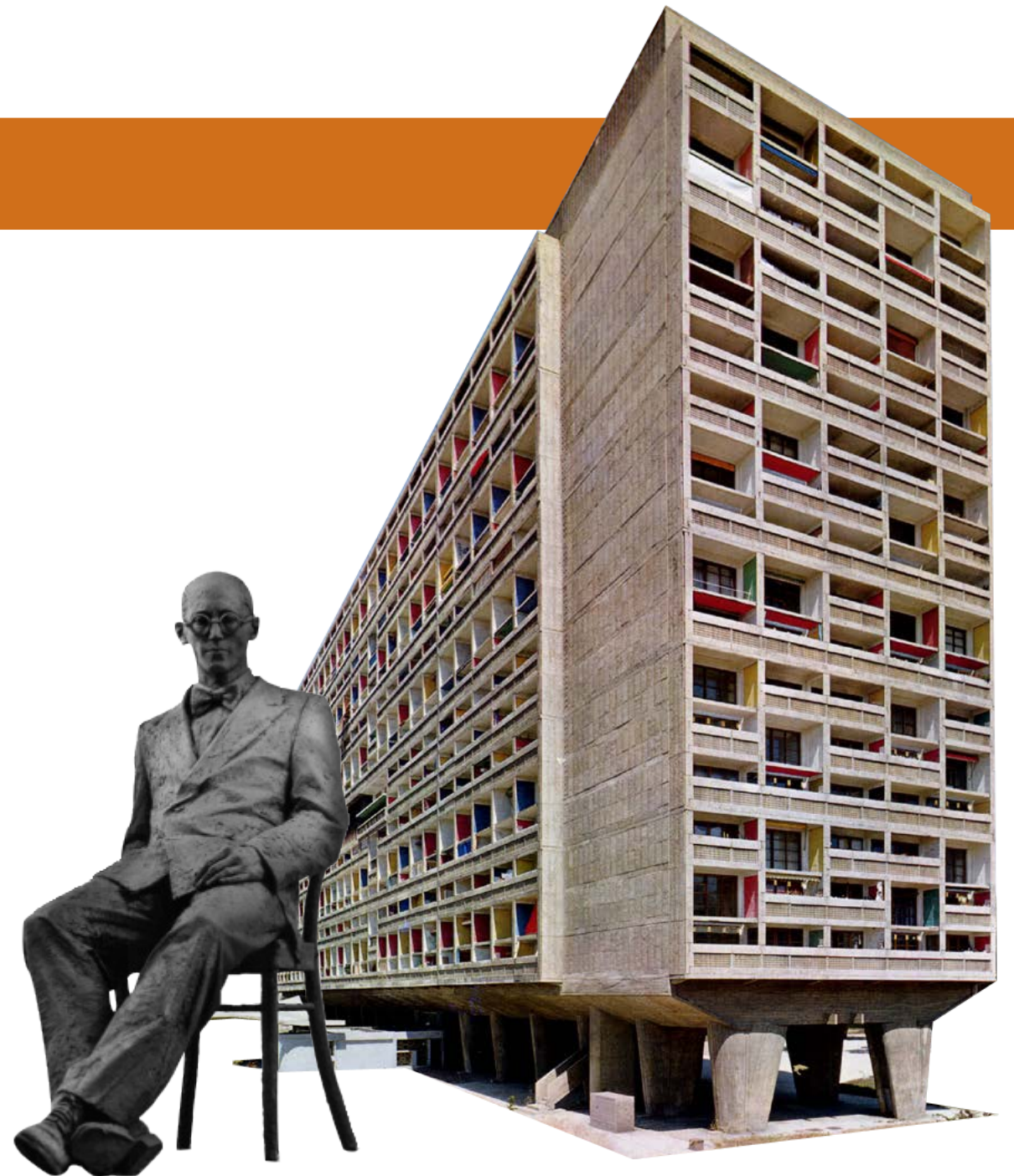


BRUTALIST ORIGINS

- Béton brut = concrete that is raw or unfinished
- “Machine for Living,” Le Corbusier, Unité d’Habitation, Marseilles, 1952
- Split off Modernism, post-war affordability

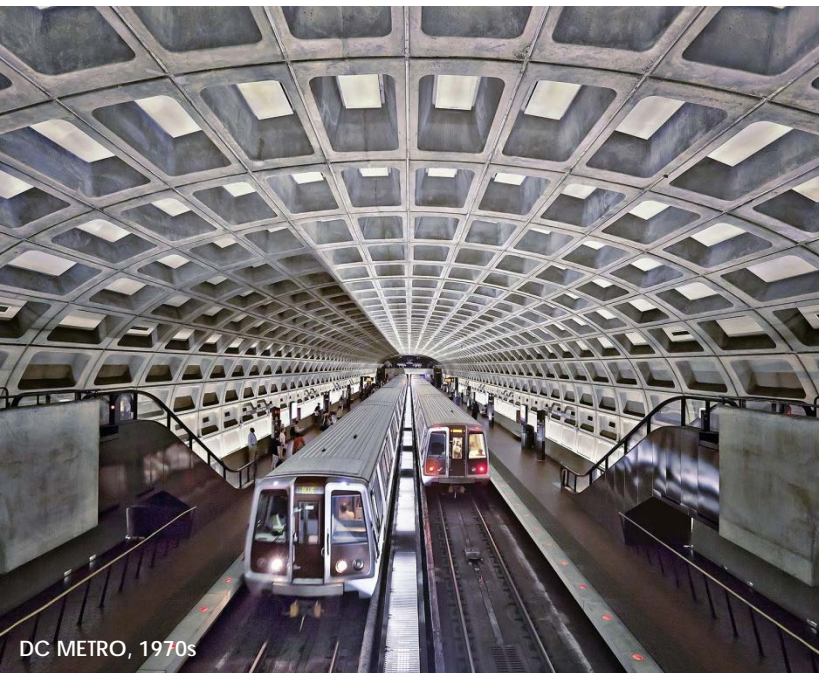
- Memorability as an Image
- Clear exhibition of structure
- Valuation of materials for their inherent qualities ‘as found.’

- Reyner Banham, “The New Brutalism,” 1955





WASHINGTON, D.C.



DC METRO, 1970s



AIA HEADQUARTERS



FBI BUILDING



MARIE REED - 2015

EXISTING CONDITIONS

LEGEND

- SITE BOUNDARY
- EXISTING BUILDING
- ←---→ CONTEXTUAL AXES
- DESIRE LINES
- EXISTING NODES
- EXISTING VIEWSHED
- CHANGE IN ELEVATION
(LIGHT BLUE INDICATES HIGHEST ELEVATION)



0 125 250 FT
SCALE 1"=125'



Unwelcoming entries that do not clearly identify different tenant groups:
School, Recreation, Clinic.



Views of Washington Monument.

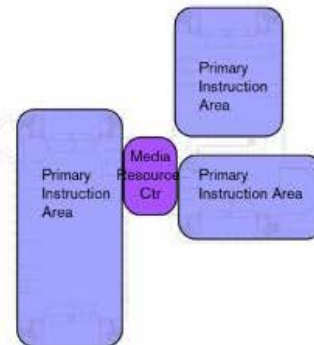
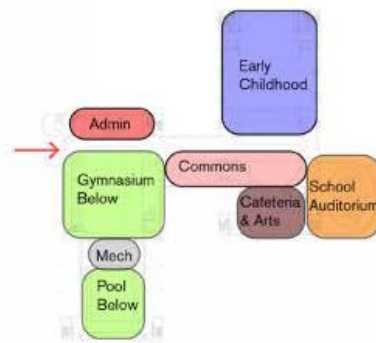
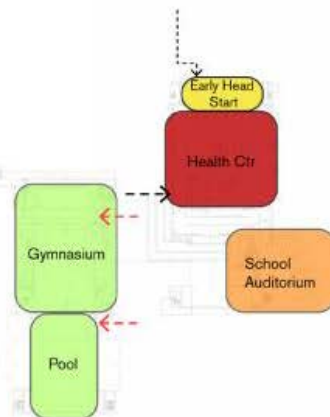
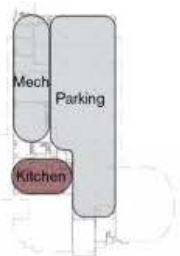
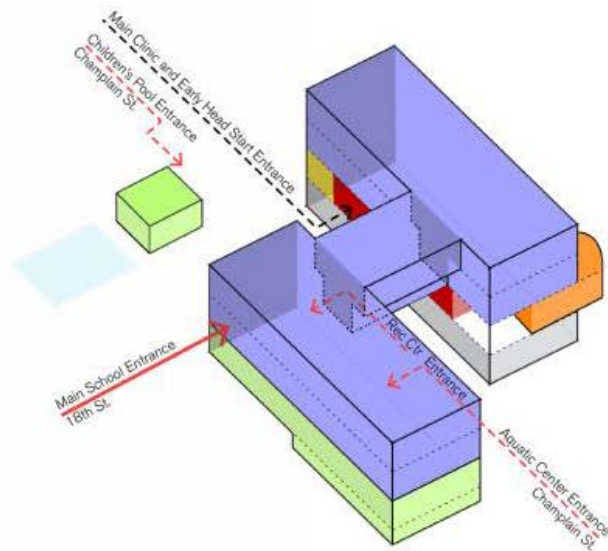


Harsh, steep, unusable play space.

EXISTING CONDITIONS

LEGEND

- Core Academic
- Recreation Ctr. Aquatic Ctr. & Children's Pool
- Health Center and Children's Hospital Clinic
- School Auditorium
- Parking/Support
- Early Head Start
- School Entries
- - - DPR Entries
- - - Clinic Entry
- - - Daycare Entry



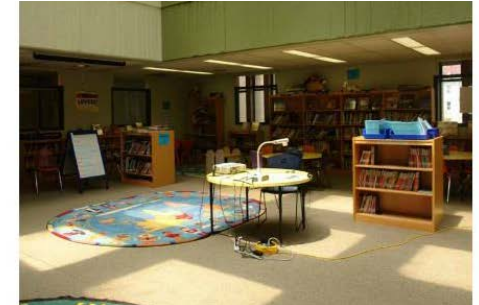
No trash disposal area



Desirable shared spaces



Inefficient parking



Sharp and harsh light



Lack of visual access to community



Unique skylight feature

DEMOLISH OR **SAVE?**

SCHEME A: NEW BUILDING

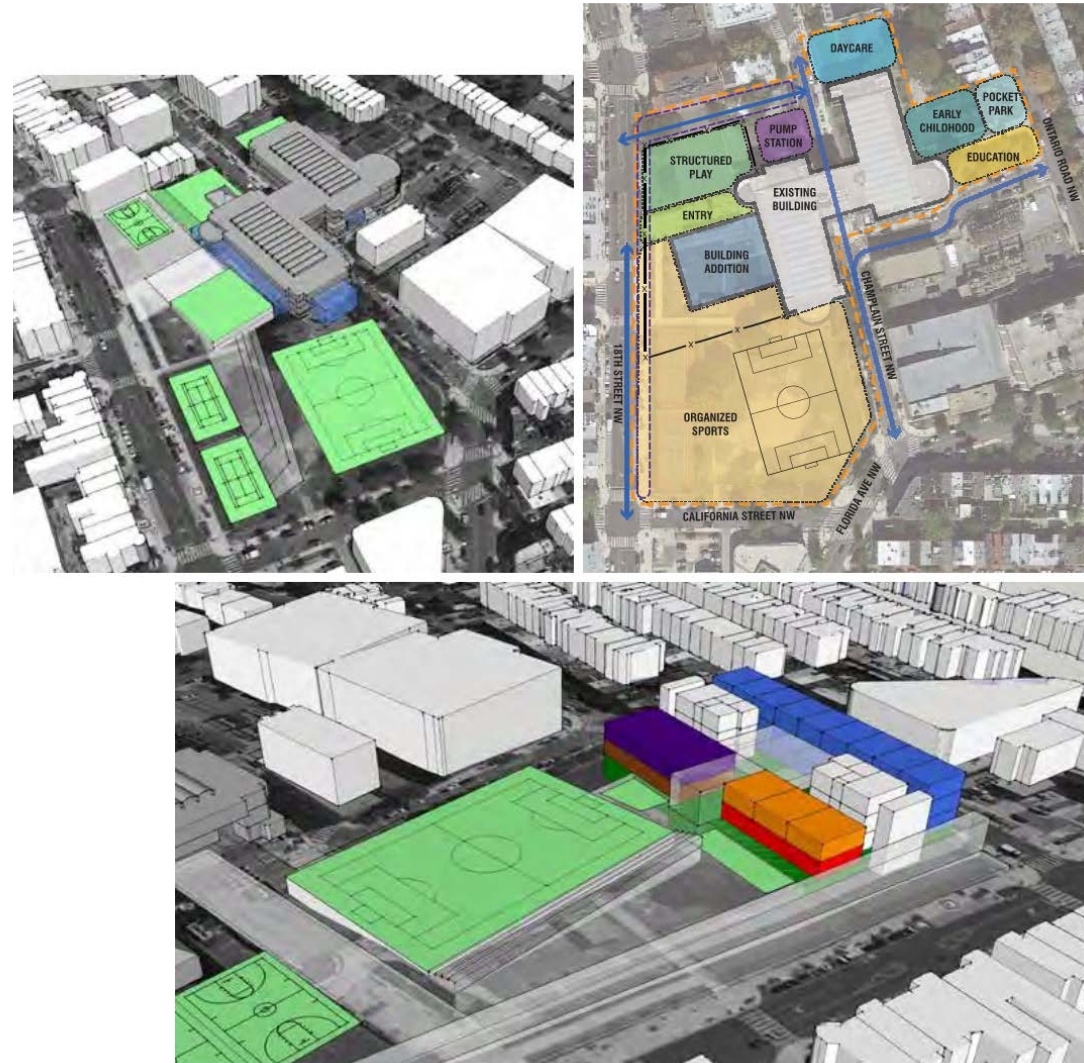


SCHEME B: REHABILITATION AND REUSE



PROS VS. CONS

- Urban Place-Making
 - Public space
 - Recreation Center
- Learning Environment
 - Meets Educational Specifications
 - 21st Century educational facility
 - A place for the in-school partners
- Economics
 - Initial Cost
 - Life-cycle Cost
- Community Partners Environments
 - Community of Hope Clinic
 - UPO Daycare
 - Women and Infant Care Facility
- Environmental Stewardship
 - Construction impact
 - Sustainable and regenerative design
 - Embodied energy



COMMUNITY DRIVEN

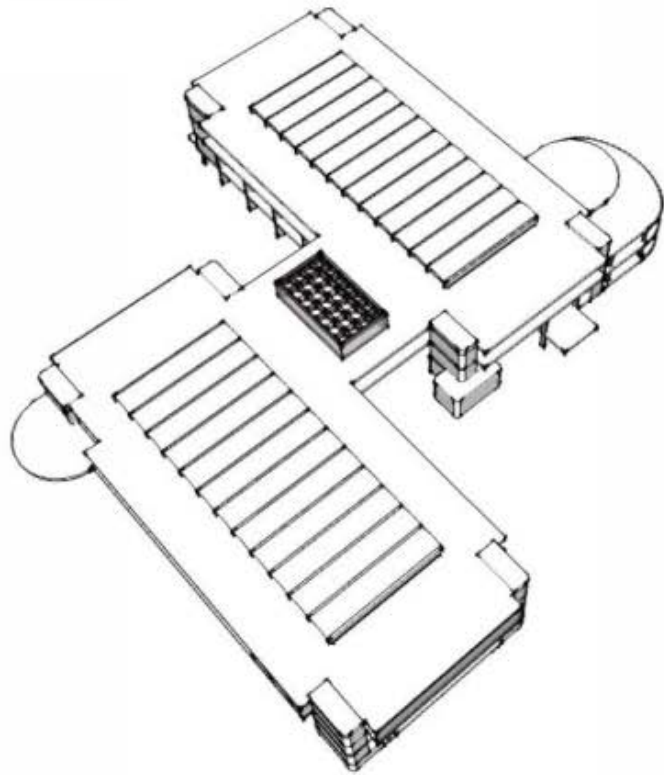


COMMUNITY DRIVEN

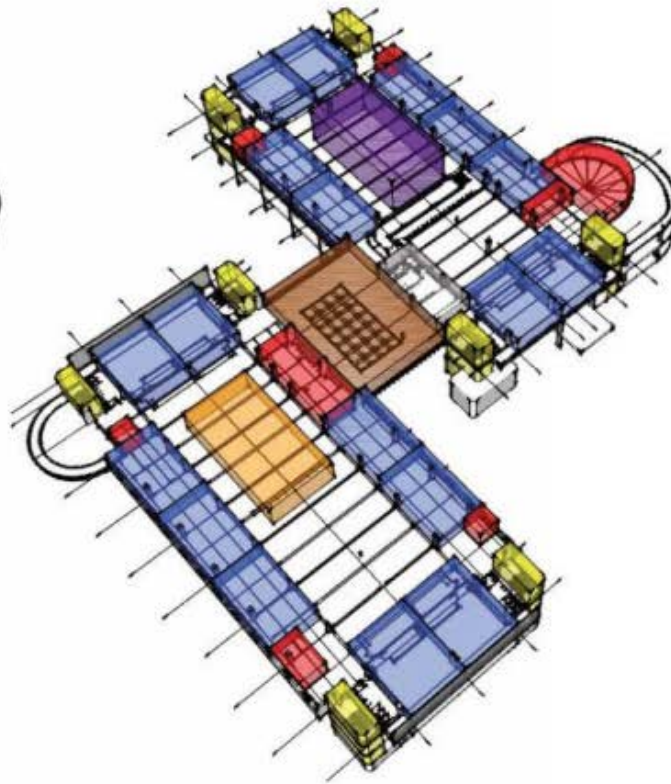


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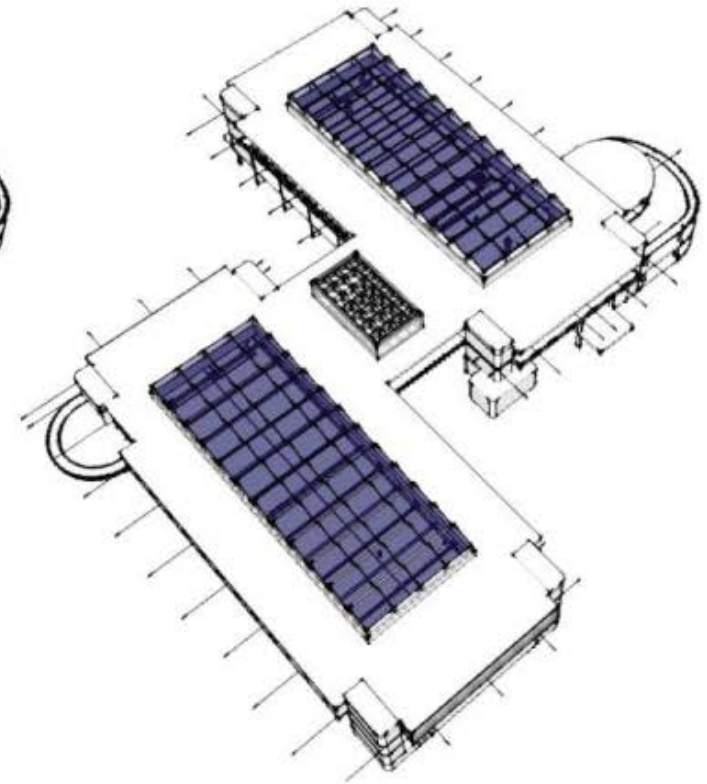
MARIE REED, THE IDEA



Existing Structure w/ Barrel Vault Roof

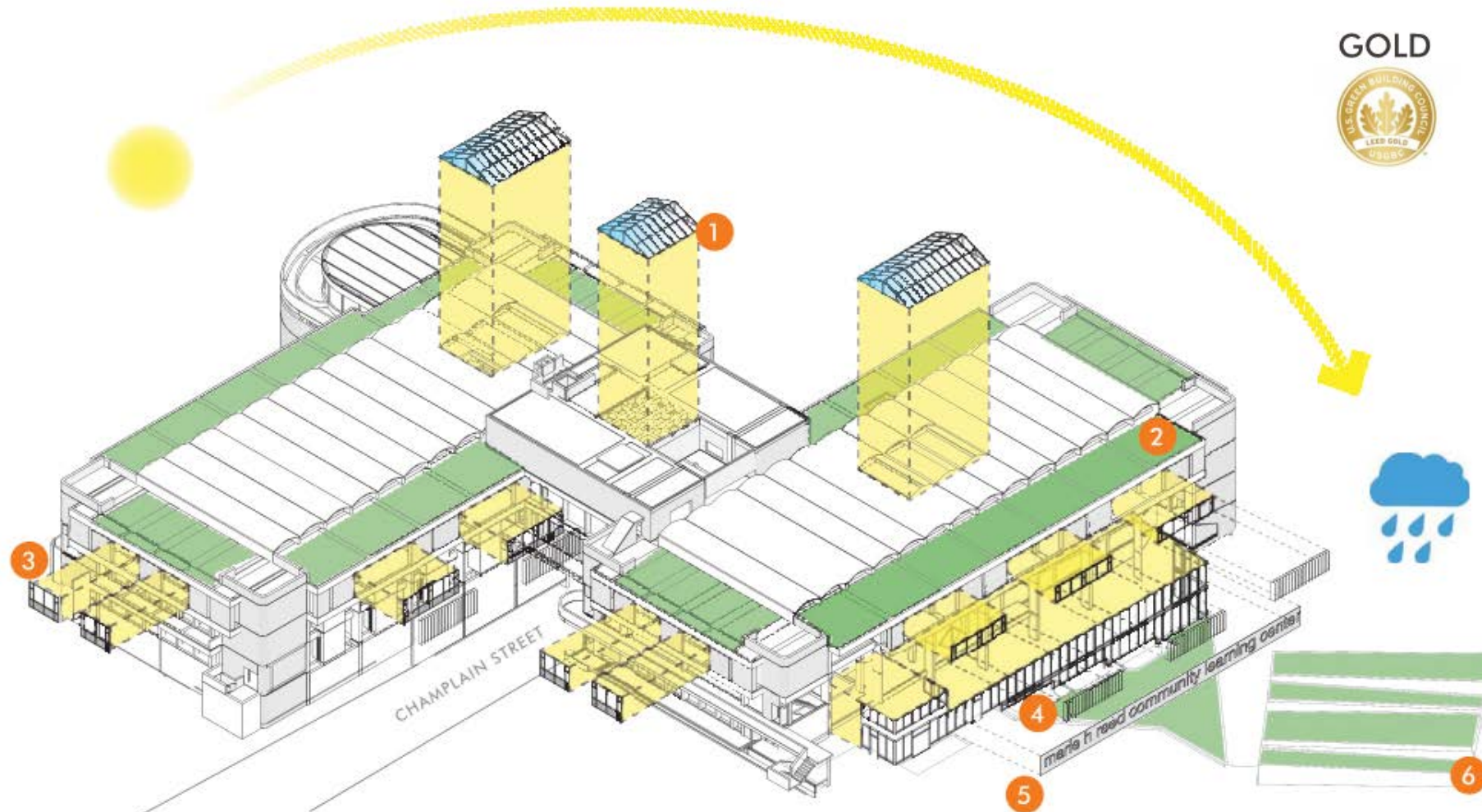


New Learning Communities



New Skylights at Roof

A NEW PLACE



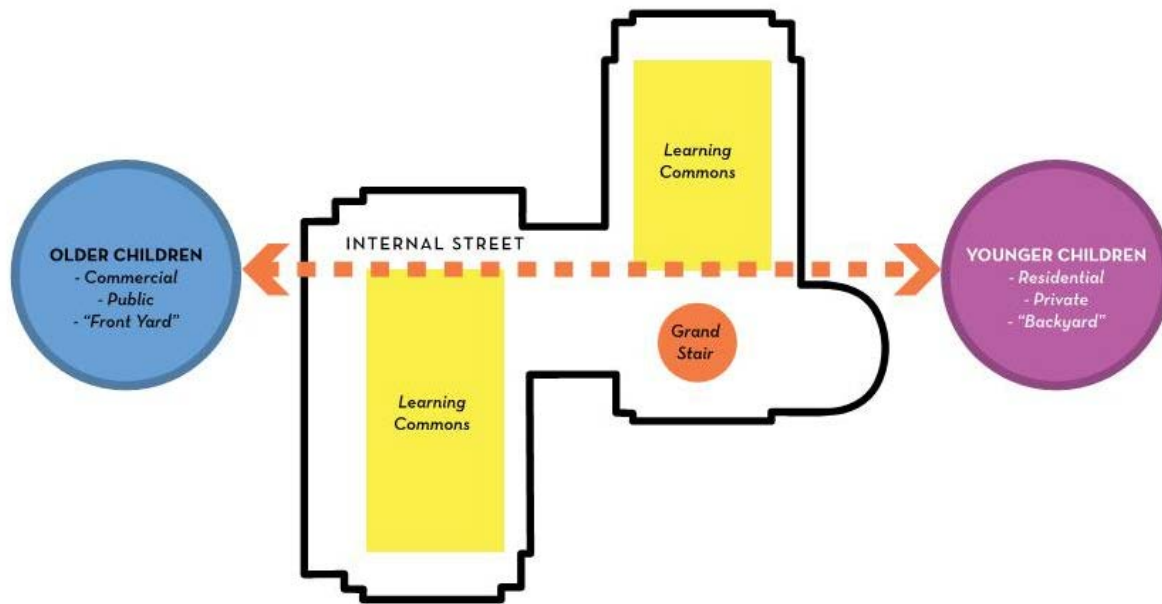
GOLD



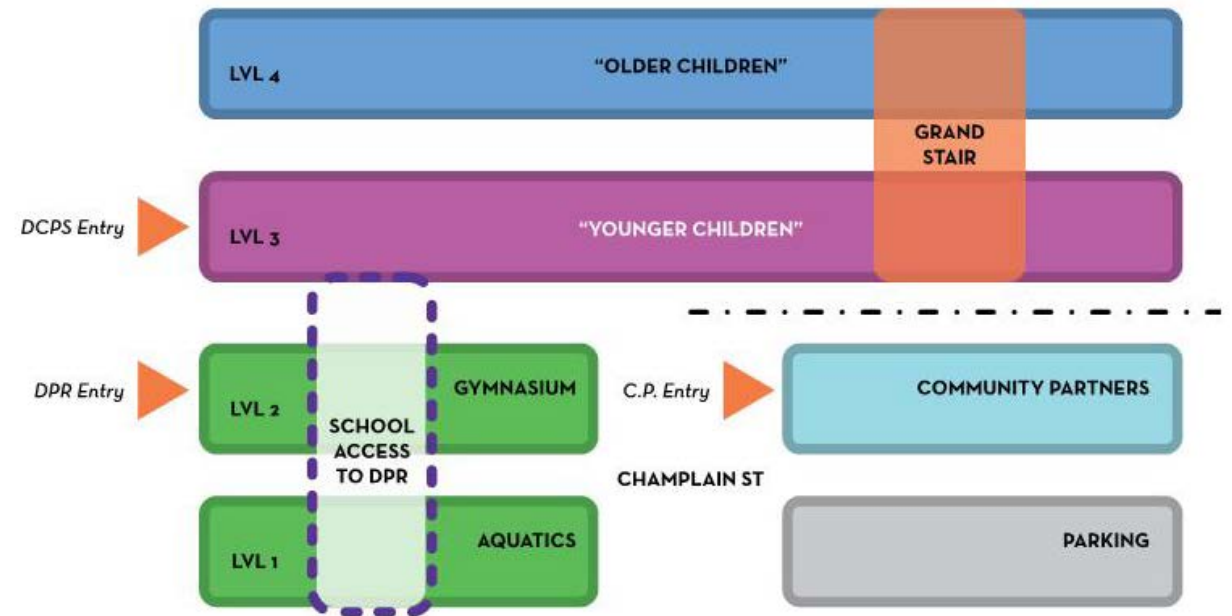
1. Skylights with smart glass technology
2. Green Roof
3. New glazing replaces existing brick panels
4. Vertical fins on East/West facades
5. Metal scrim shading at new curtain wall
6. Stormwater Management bioretention areas

THE BUILDING

Horizontal Building Organization

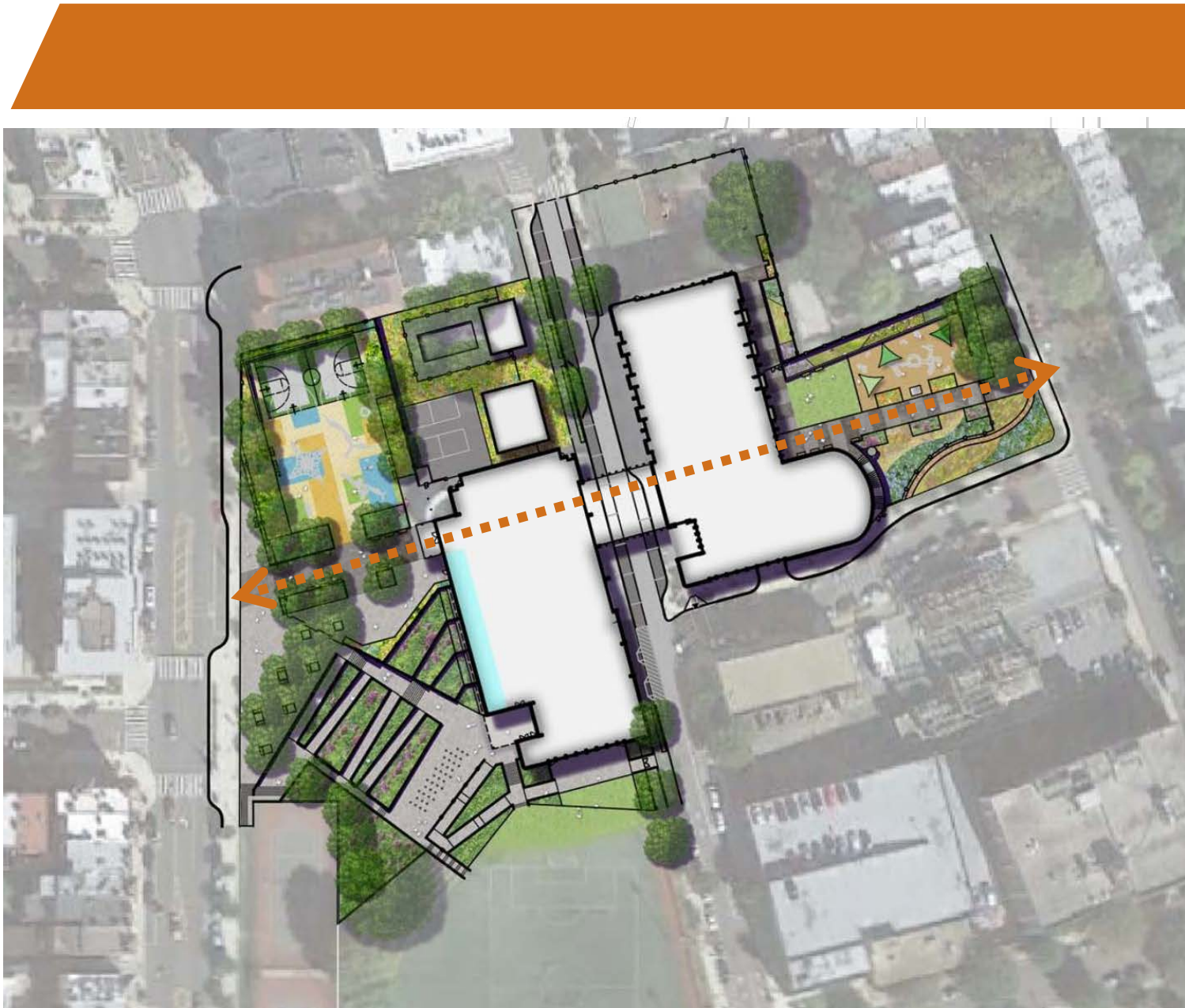
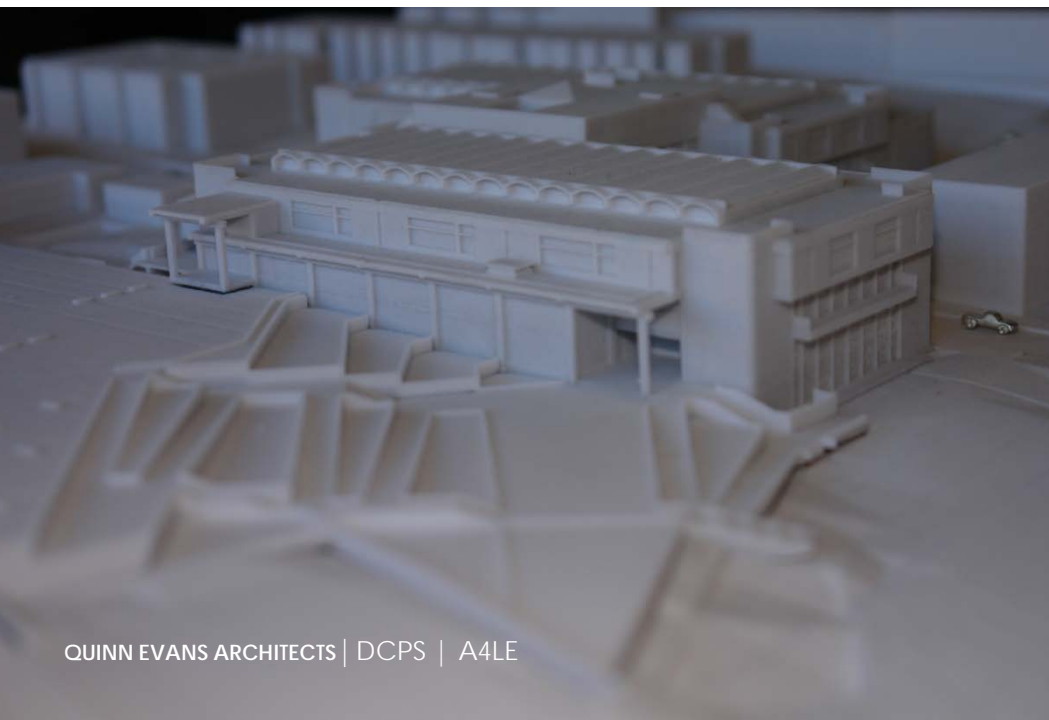


Vertical Building Organization

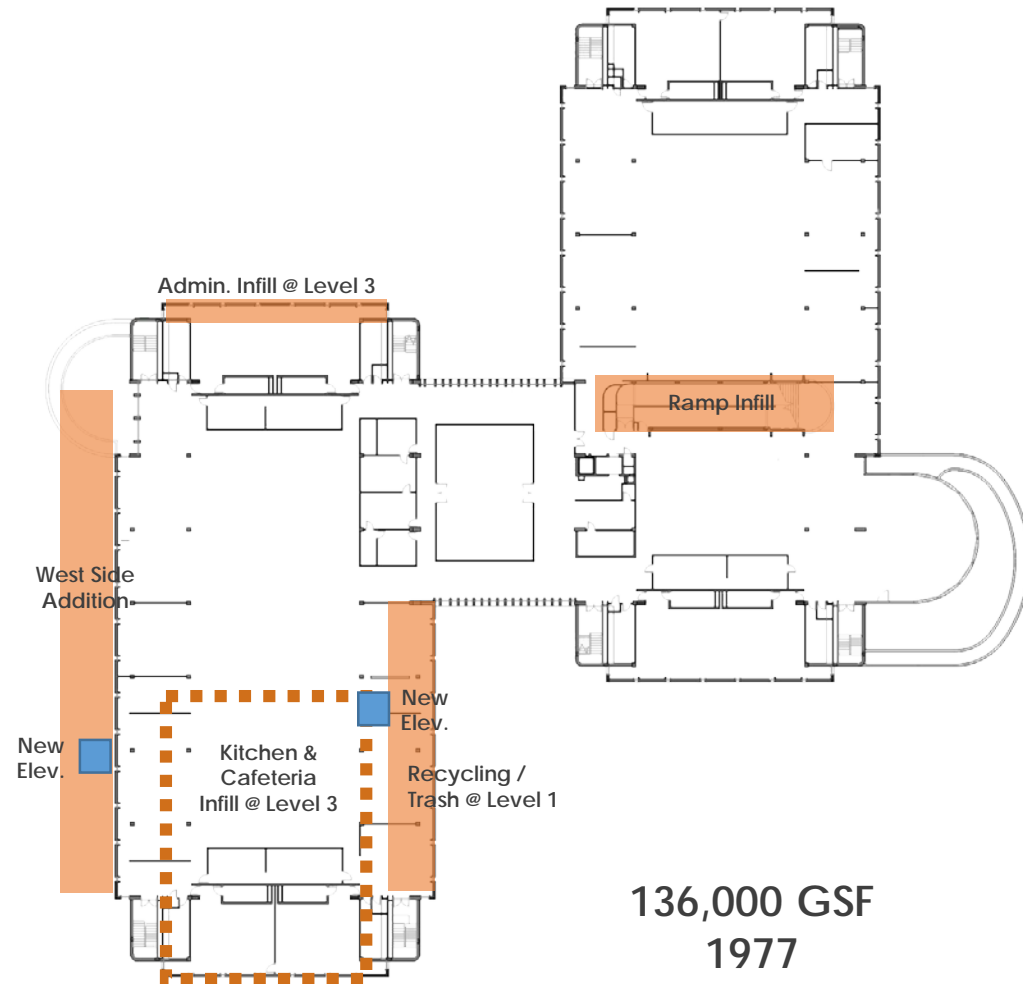




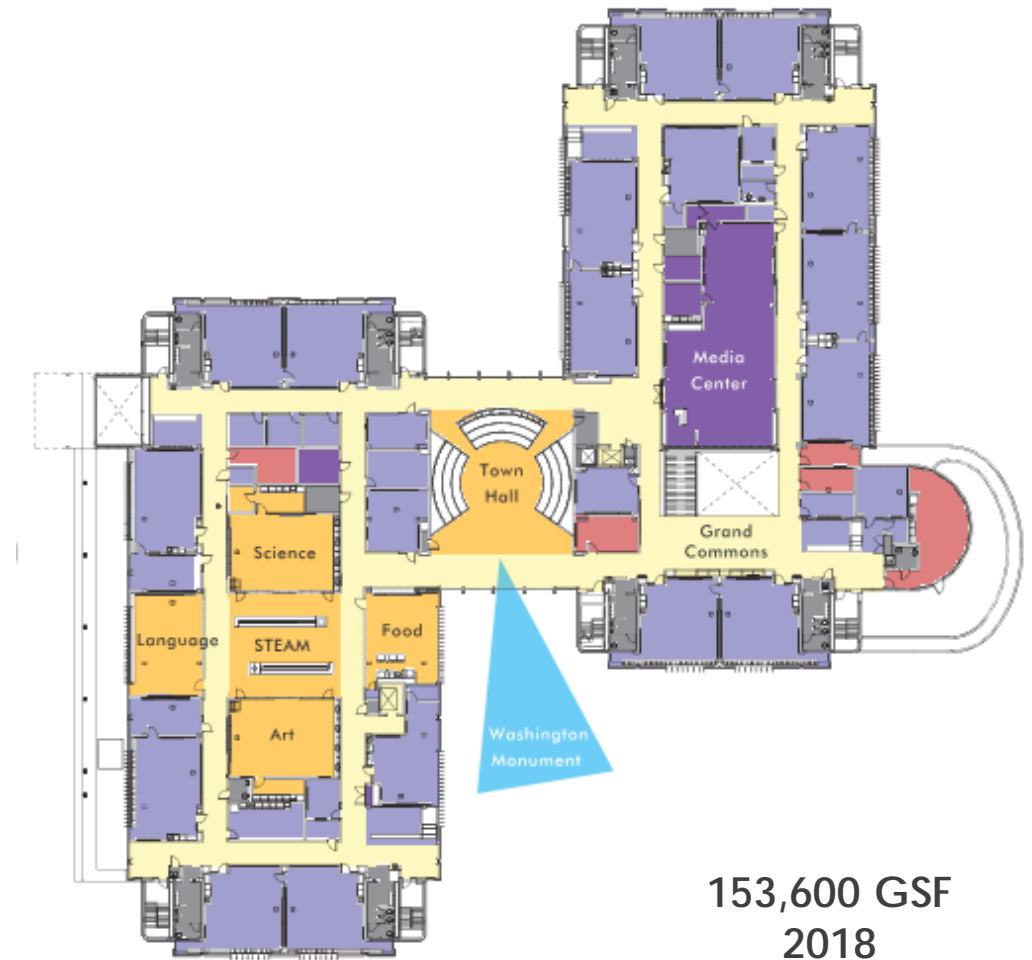
THE SITE



A NEW PLACE



136,000 GSF
1977



153,600 GSF
2018

CONSTRUCTION - 2016





MARIE REED - 2018



QUINN EVANS ARCHITECTS | Washington, DC































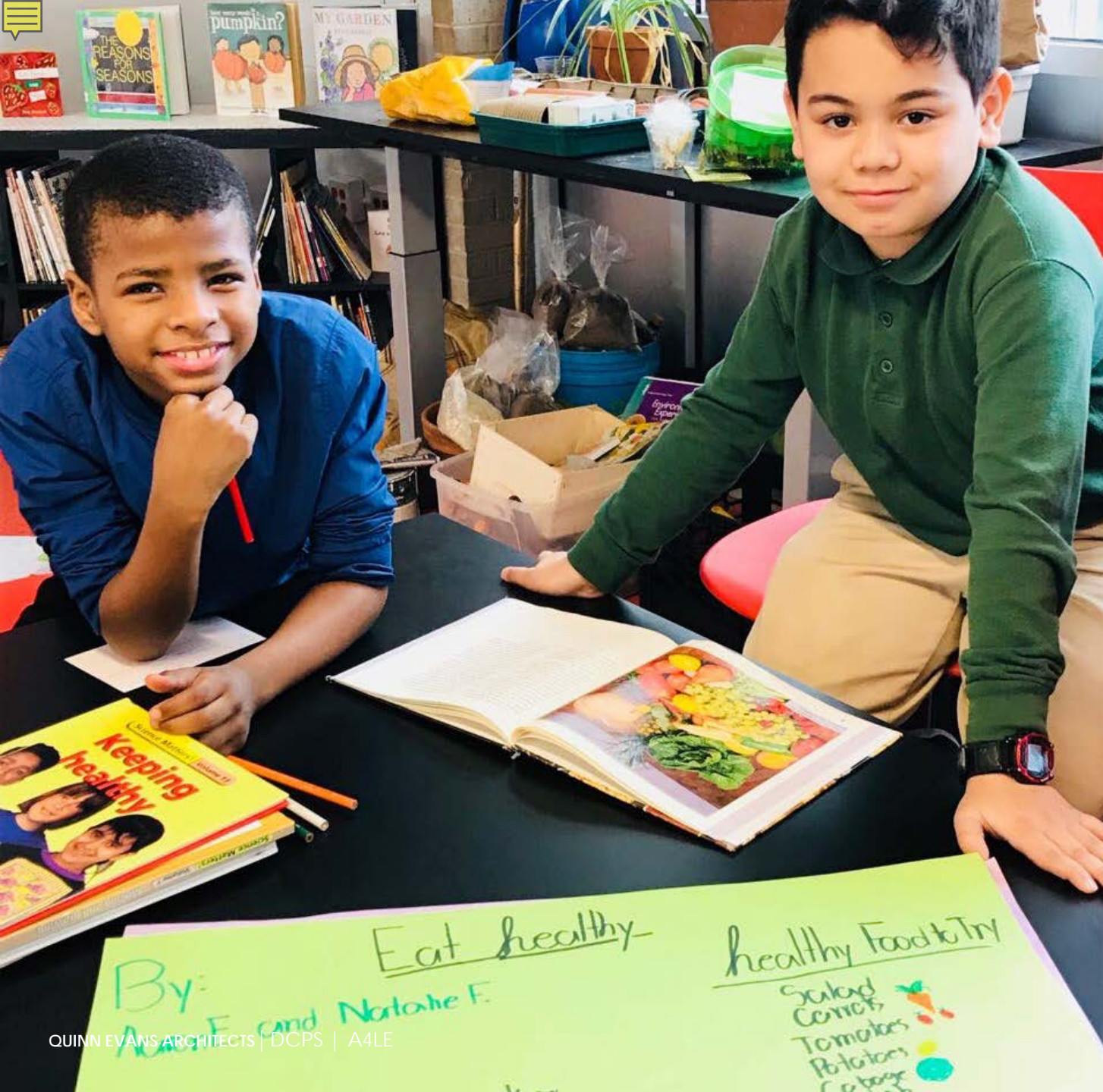




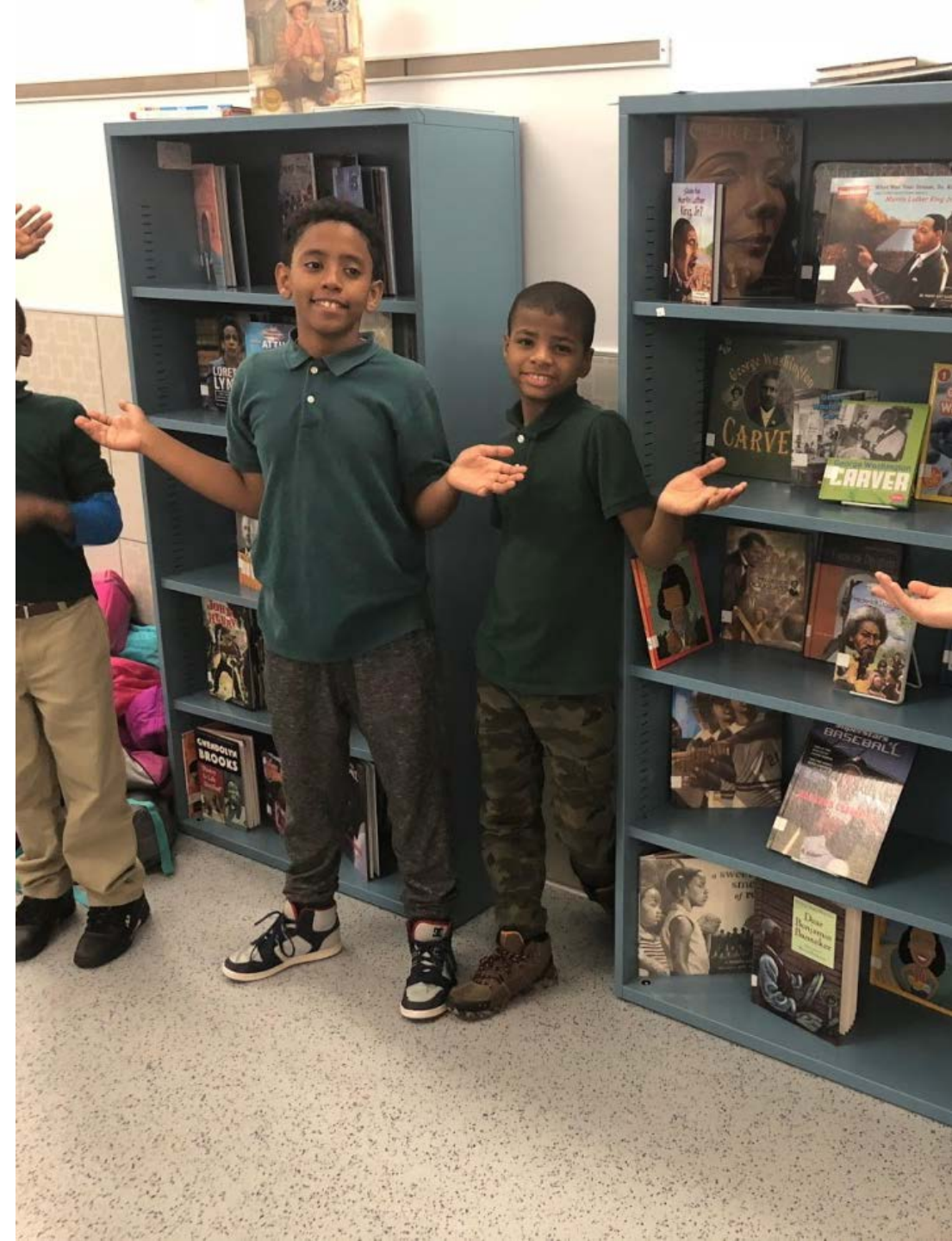




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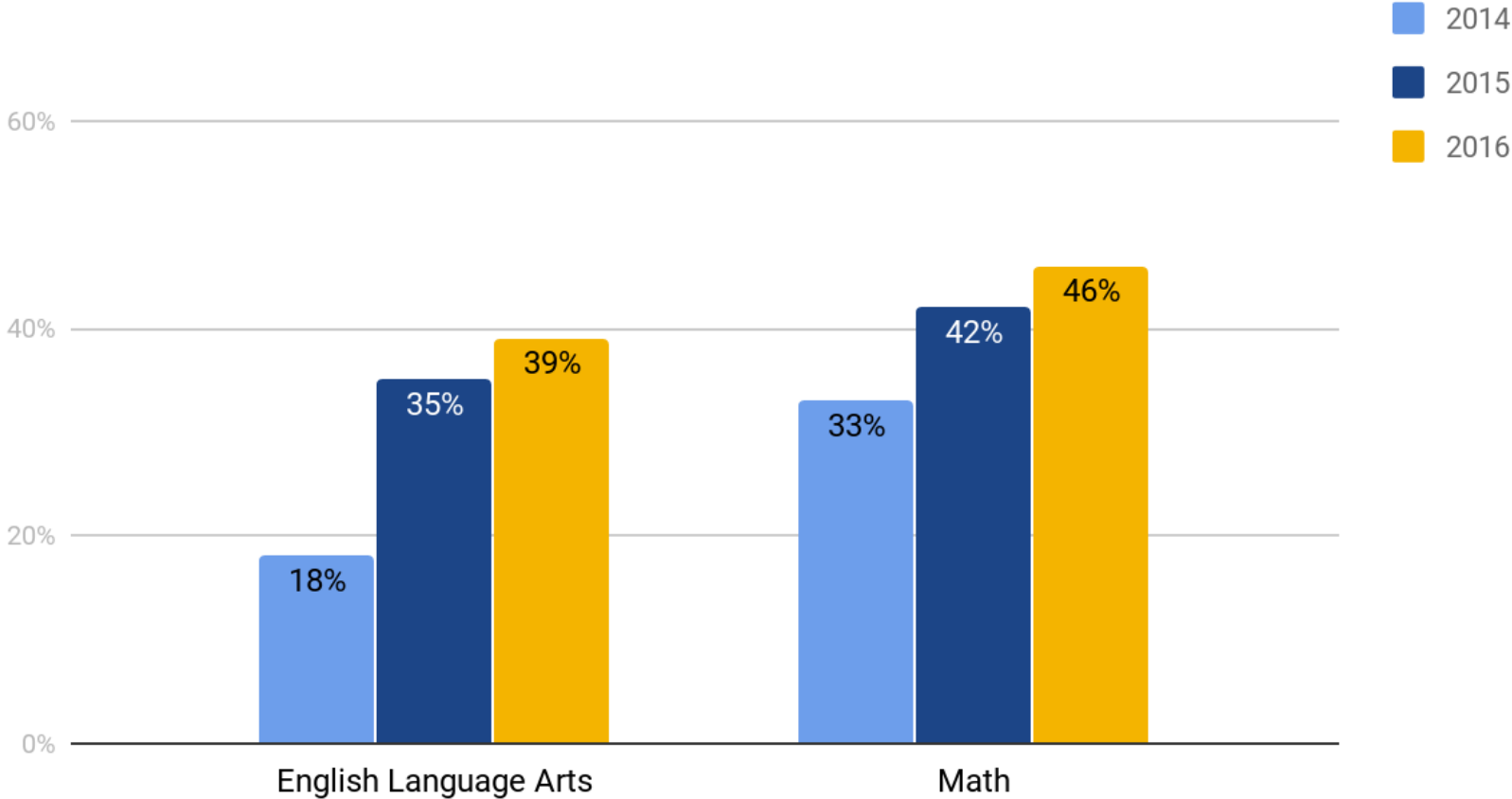


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RISING RESULTS

PARCC Results (Grades 3-5)





OPENING DAY

2018