

# FROM CUBICLES TO CLASSROOMS

Creative Solutions for Today's Real Estate Challenges



**COOPER CARRY**  
THE CENTER FOR CONNECTIVE ARCHITECTURE

# FROM CUBICLES TO CLASSROOMS

Creative Solutions for Today's Real Estate Challenges



## Presenters

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Questions related to specific materials, methods, and services will be addressed at the conclusion of each presentation.

# LEARNING OBJECTIVES



## Cubicles to Classrooms

At the end of this program, participants will be able to:

1. Define current real estate trends that may limit options for growing school districts.
2. Identify the benefits and challenges associated with developing schools on nontraditional sites.
3. Describe the facility and design considerations critical to the transformation of office buildings into schools.
4. Explain the community engagement process used for recent office to school conversion projects.



# WHAT IS ADAPTIVE RE-USE?

Reclaiming under utilized property and adapting it to a new purpose

- Office Buildings
- Warehouses
- Shopping Malls
- Underutilized Schools

In this case we will be addressing the conversion of office buildings into 21<sup>st</sup> century learning environments.





# WHY ADAPTIVE RE-USE?

Abundant Commercial Property is

- Vacant
- Underutilized
- Available at Reduced Cost

Available Land “Close In” is Scarce.

It's Sustainable.







## BENEFITS OF ADAPTIVE RE-USE

- **Cost:** 10-25% less than new construction\*
- **Schedule:** 15-25% faster than new construction\*
- **LEED Points**
- **Public Relations**
  - Revitalize existing neighborhoods
  - Control urban sprawl & environmental impact
  - Perception of tax dollars wisely spent
  - Community satisfaction

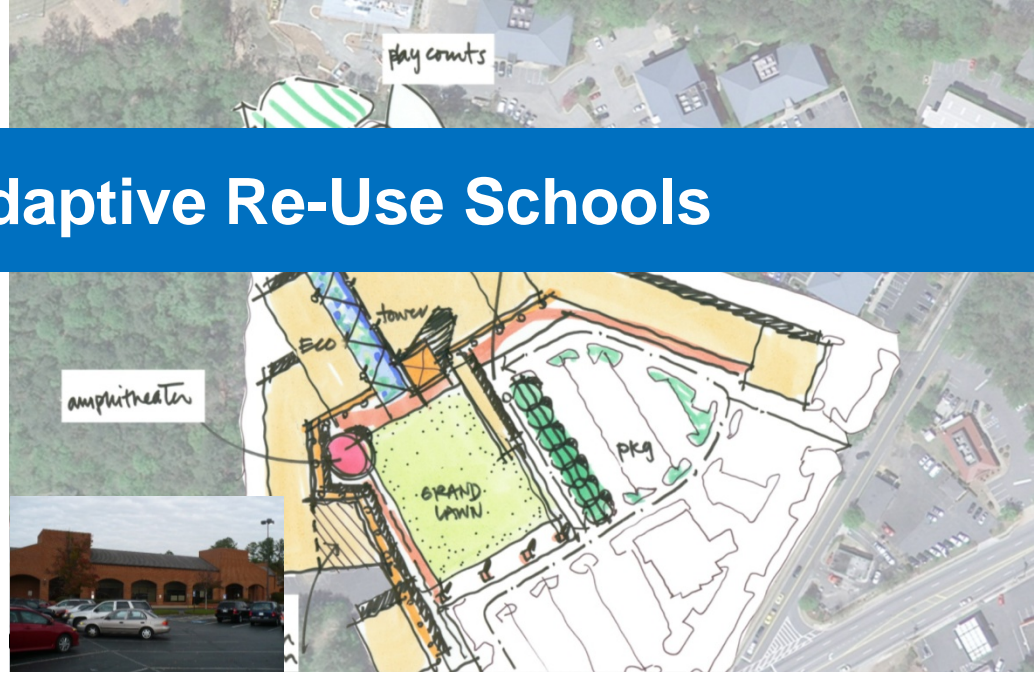
*\*These figure are debatable, but you get the idea.*



# Adaptive Re-Use Schools



**The Atlanta Academy**



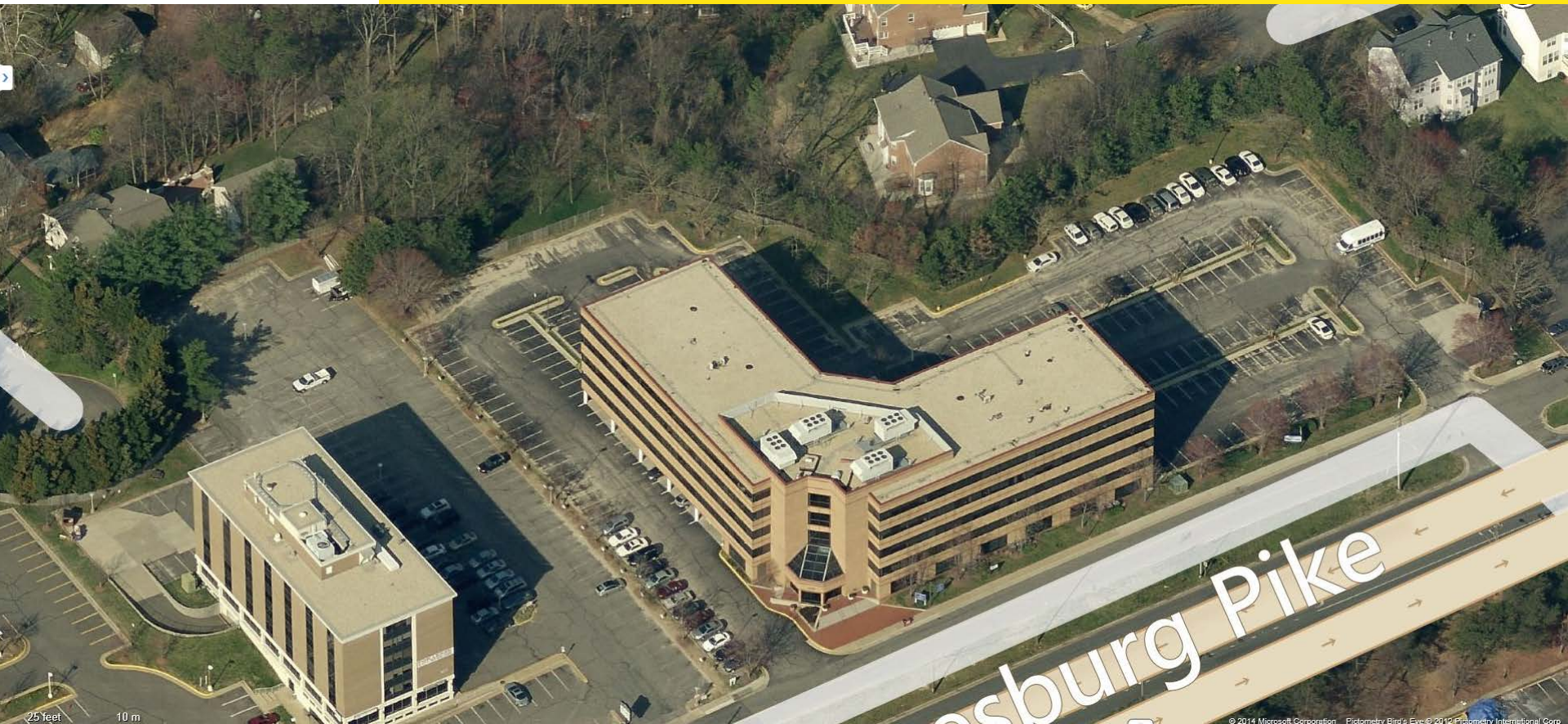
**Benning Charter School**



## Case Study

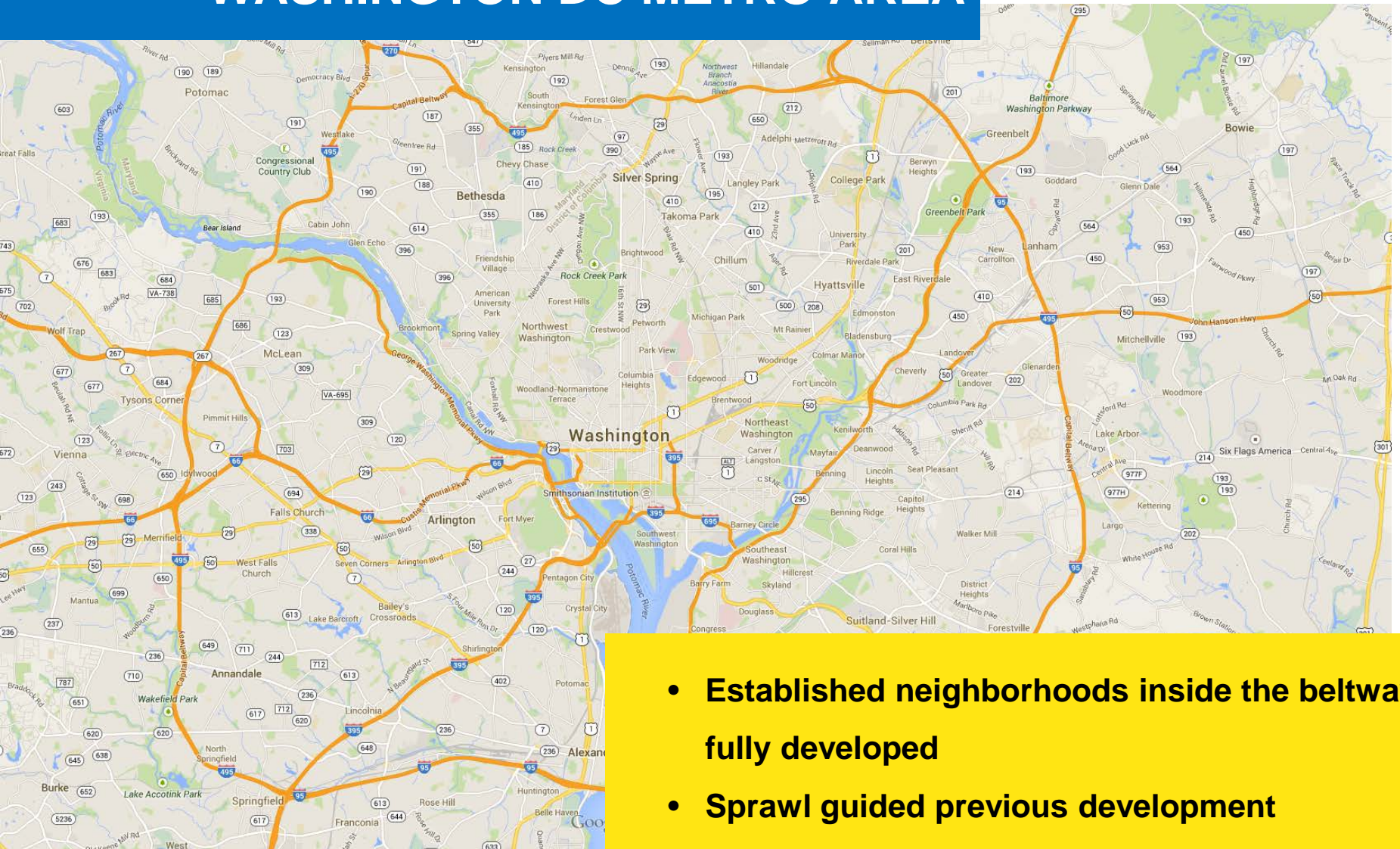
# BAILEY'S UPPER ELEMENTARY SCHOOL FOR THE ARTS & SCIENCES

Falls Church, Virginia





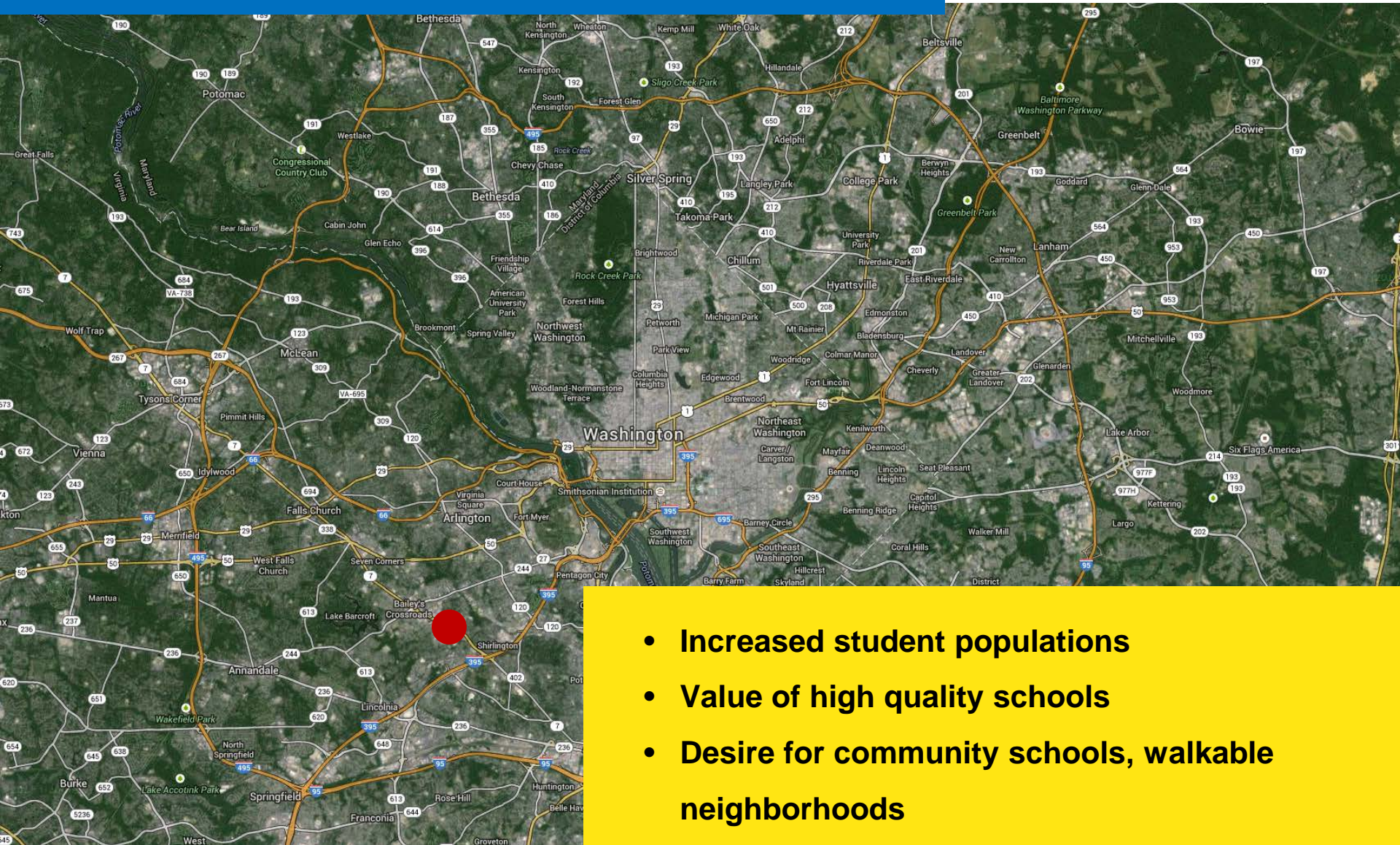
# WASHINGTON DC METRO AREA



- **Established neighborhoods inside the beltway fully developed**
- **Sprawl guided previous development**
- **New development focusing on densification**
- **Finite real estate resources**



# WASHINGTON DC METRO AREA



- Increased student populations
- Value of high quality schools
- Desire for community schools, walkable neighborhoods
- Finite green space



# BAILEY'S ELEMENTARY SCHOOL

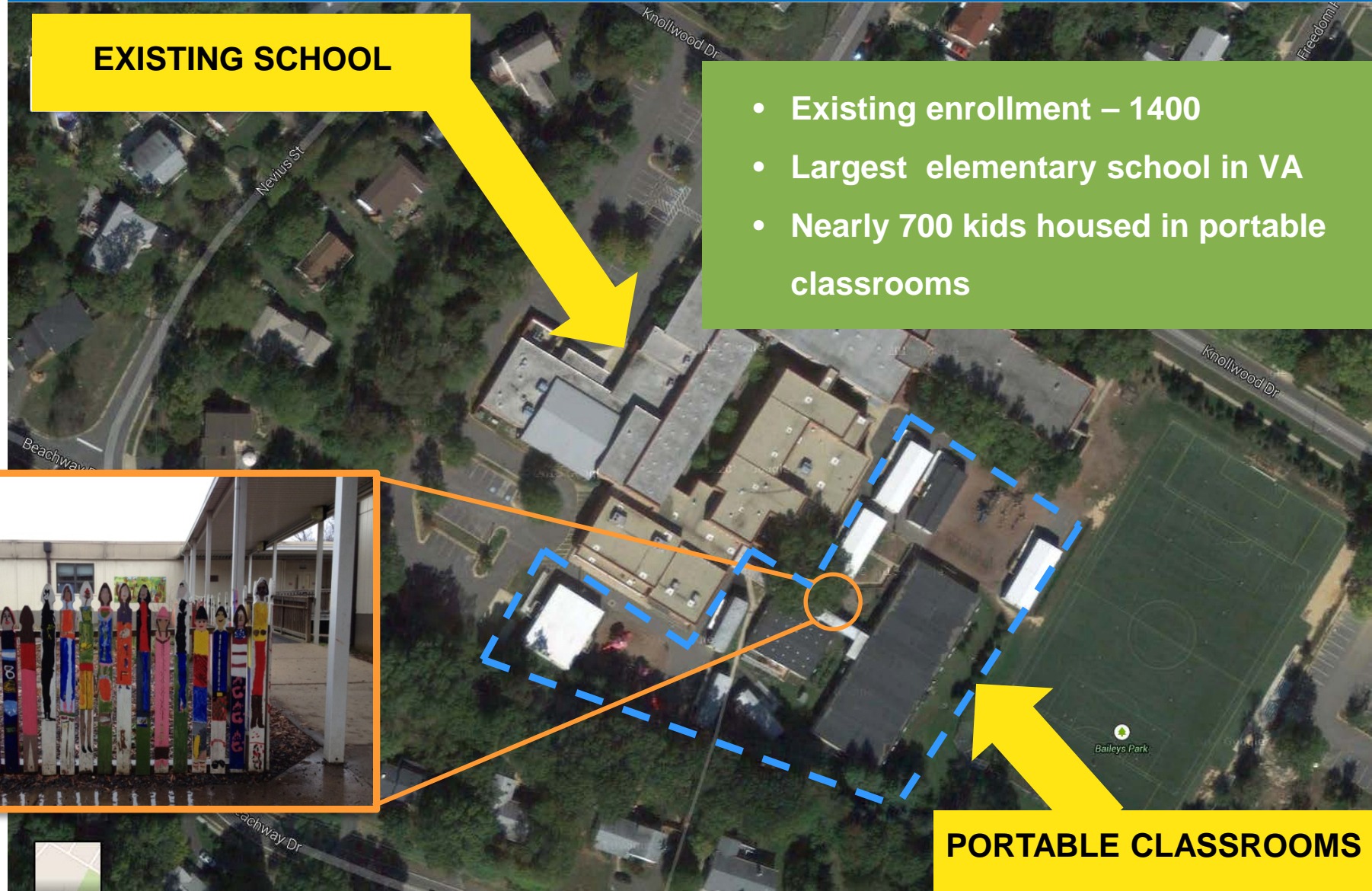
## For the Arts and Sciences

**EXISTING SCHOOL**

- Existing enrollment – 1400
- Largest elementary school in VA
- Nearly 700 kids housed in portable classrooms



**PORTABLE CLASSROOMS**





# BAILEY'S ELEMENTARY SCHOOL For the Arts and Sciences

## THE NEW SCHOOL SITE (Office Building)



- Dramatic increase in enrollment during recession
- Needed immediate solution
- What real estate is available?

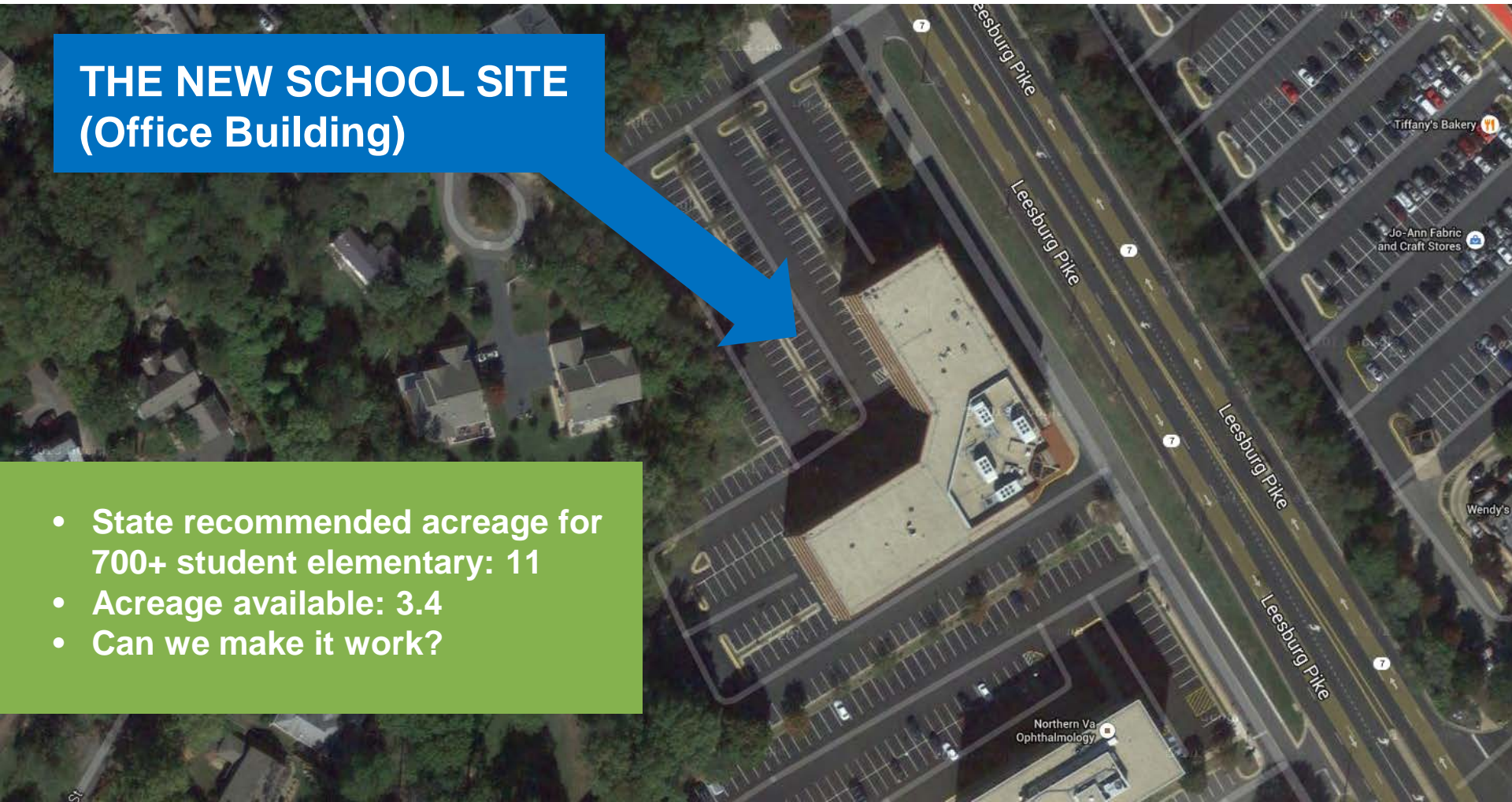
**EXISTING SCHOOL**



# BAILEY'S UPPER ELEMENTARY SCHOOL For the Arts and Sciences

## THE NEW SCHOOL SITE (Office Building)

- State recommended acreage for 700+ student elementary: 11
- Acreage available: 3.4
- Can we make it work?





# BAILEY'S ELEMENTARY SCHOOL

## For the Arts and Sciences



- **Class B Office Building**
- **Under Foreclosure**
- **Time is of the essence – Tenant fit-up permit**



# BAILEY'S UPPER ELEMENTARY SCHOOL

## PROJECT SUMMARY

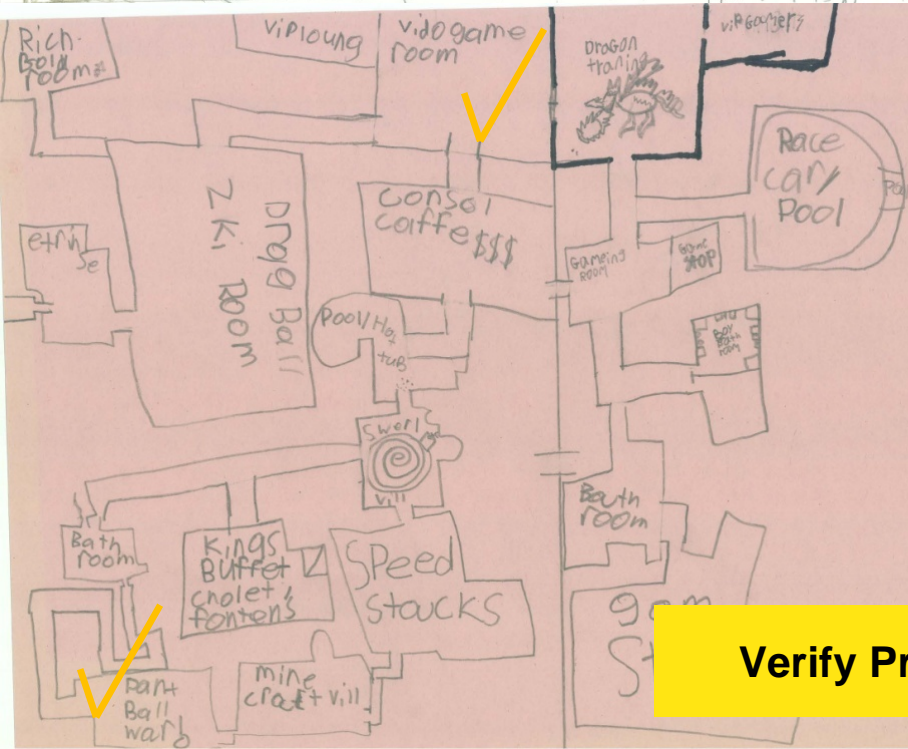
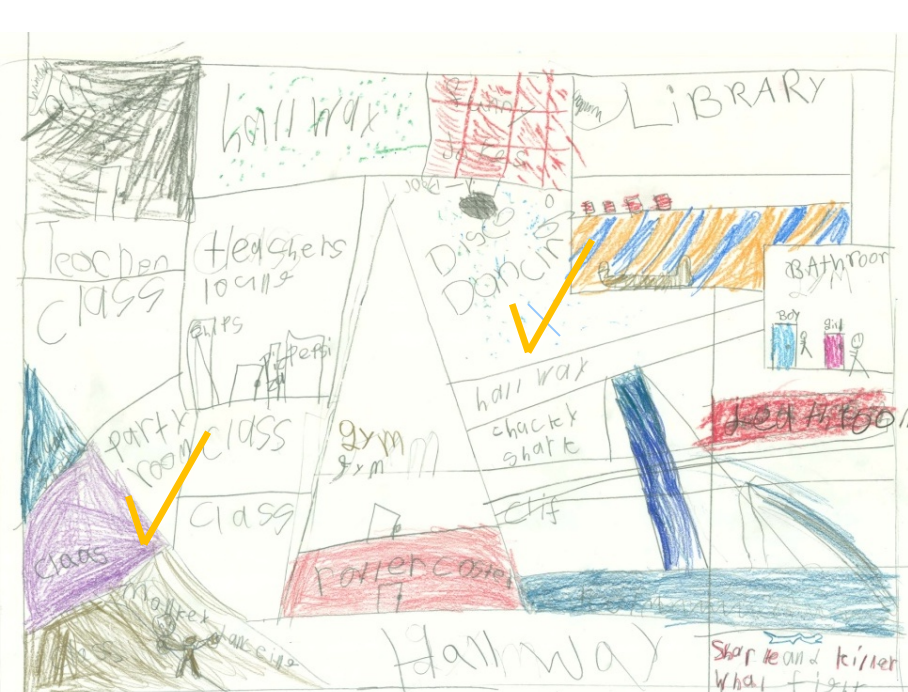
- 100,000 square-foot full renovation
- 5 weeks Design
- 5 months Construction



- Community concern
- Difficult to visualize
- Challenges & opportunities



# ENGAGING THE USERS



**Verify Programming**



# ENGAGING THE COMMUNITY



## CHALLENGES:

- Vertical exiting distance
- Atypical program adjacencies

## OPPORTUNITIES:

- Enhanced Security
- Daylight and Views
- Acoustical Separation



# ENGAGING THE COMMUNITY

## CHALLENGES:

- Limited recreational space
- Traversing multiple floors between classes

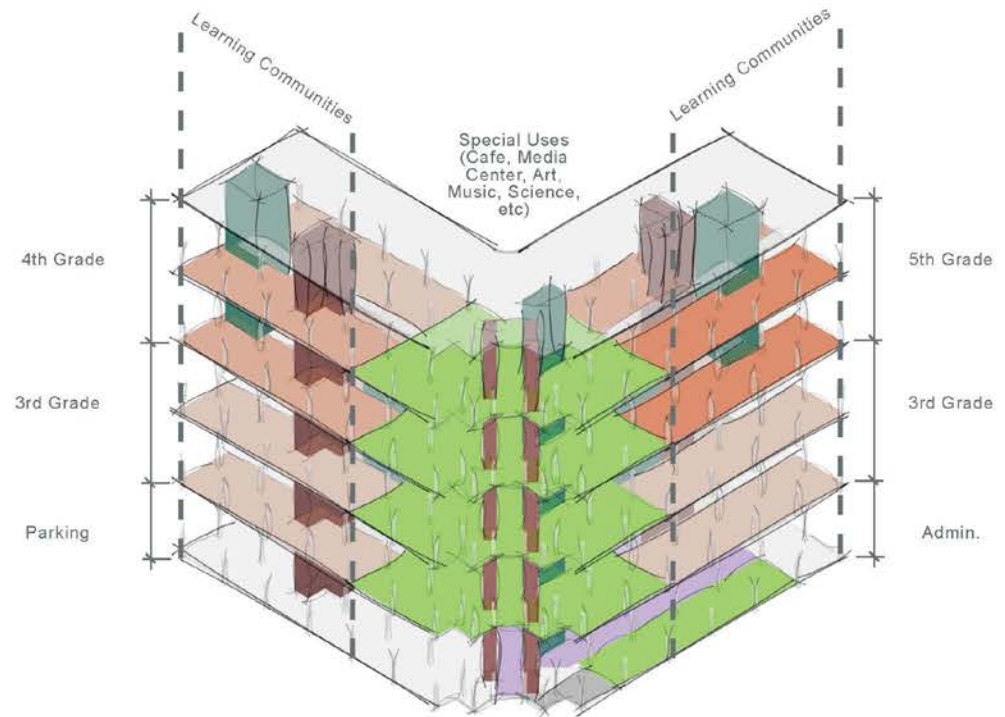
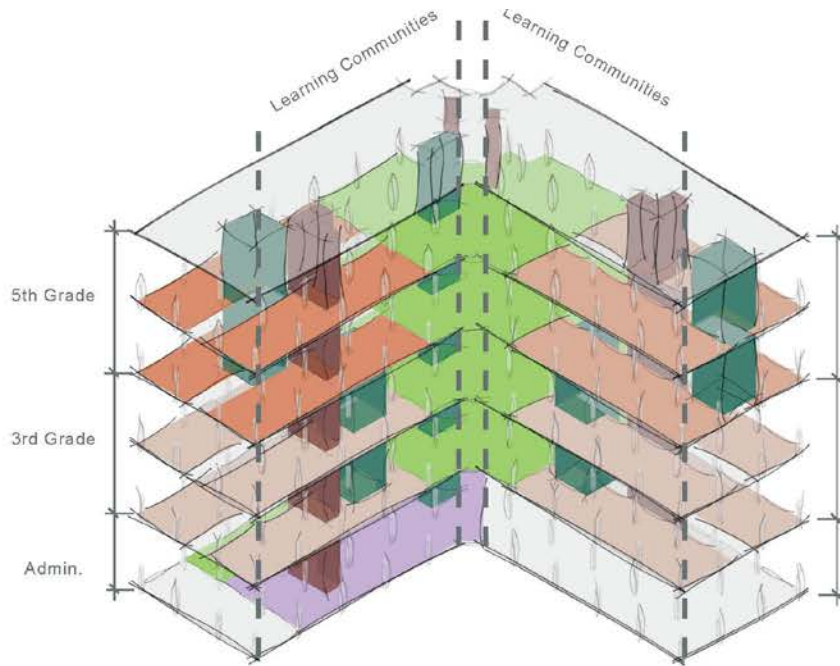


## OPPORTUNITIES:

- Utilize rooftops, interactive fitness rooms
- Increasing physical activity **IMPROVES** learning outcomes



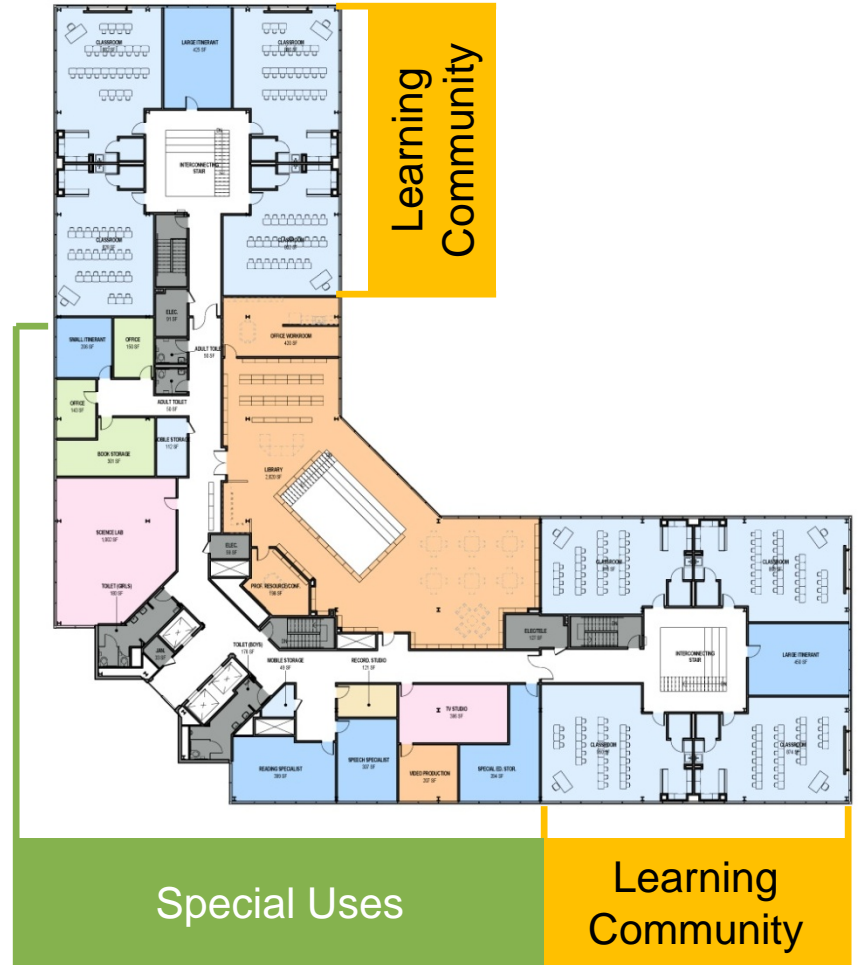
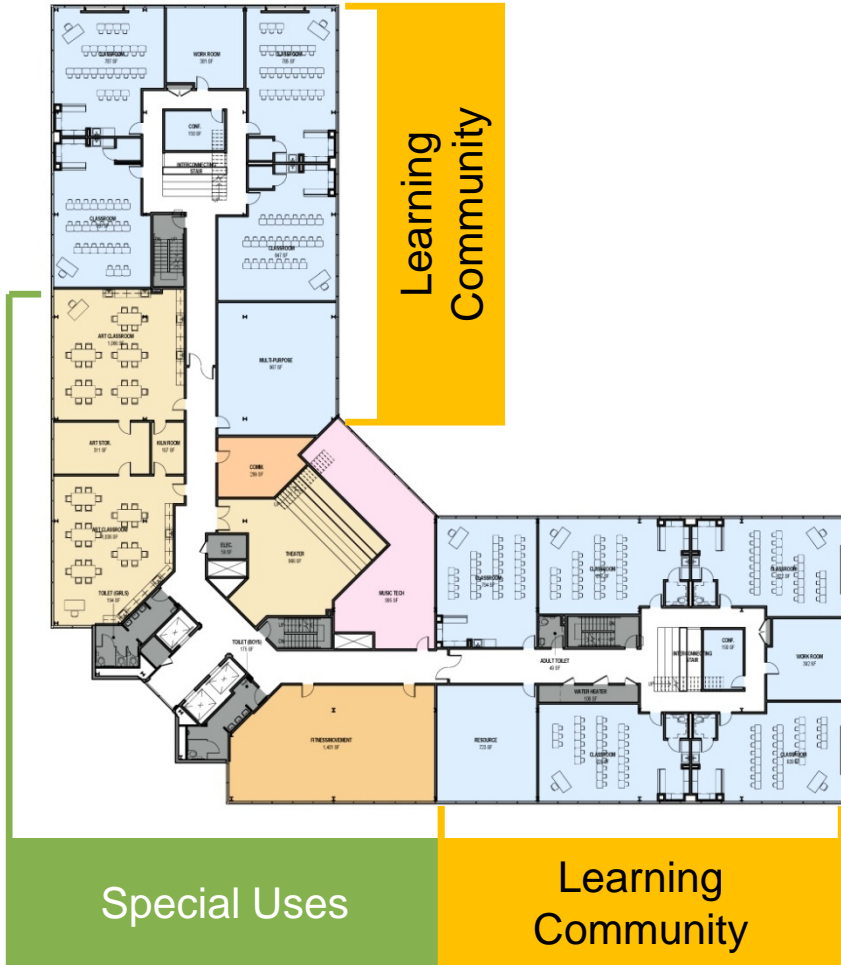
# BAILEY'S UPPER ELEMENTARY SCHOOL



- **Creating community**
- **Collaborative learning spaces**
- **Vertical connectivity**



# BAILEY'S UPPER ELEMENTARY SCHOOL





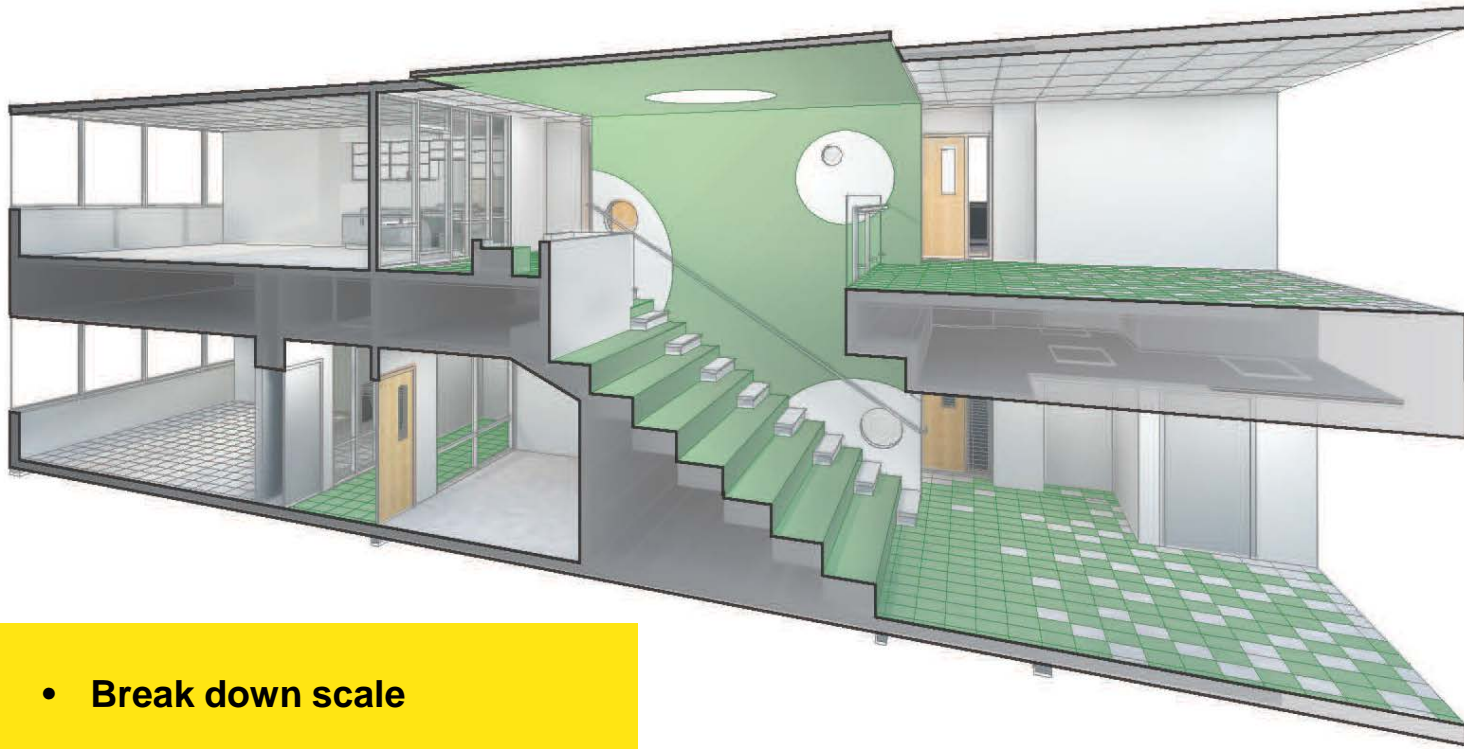
# BAILEY'S UPPER ELEMENTARY SCHOOL



Entry



# BAILEY'S UPPER ELEMENTARY SCHOOL



- Break down scale
- Flexible learning spaces
- Vertical Connectivity

**Learning Community**



# BAILEY'S UPPER ELEMENTARY SCHOOL



**Learning Community**



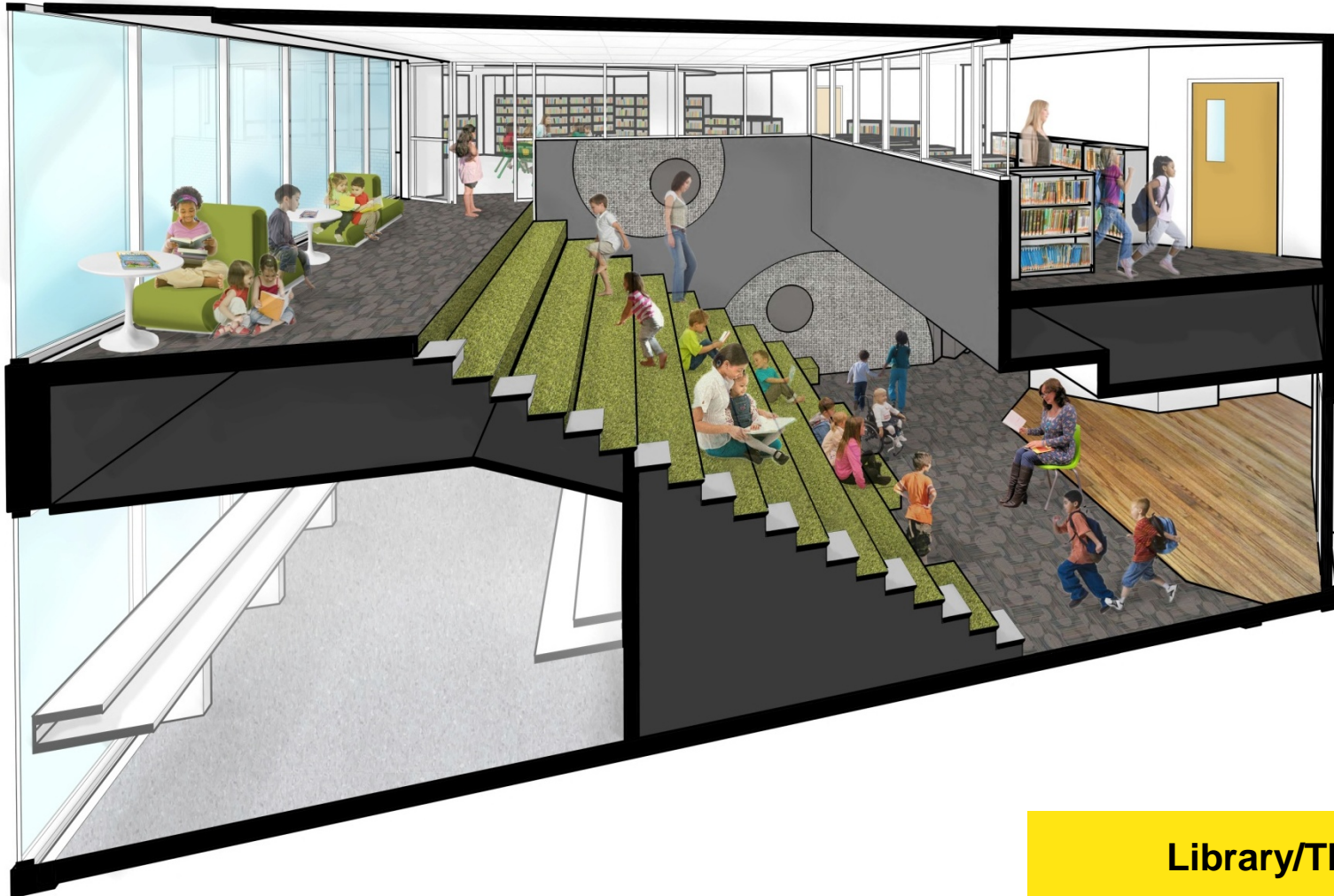
# BAILEY'S UPPER ELEMENTARY SCHOOL



**Learning Community**



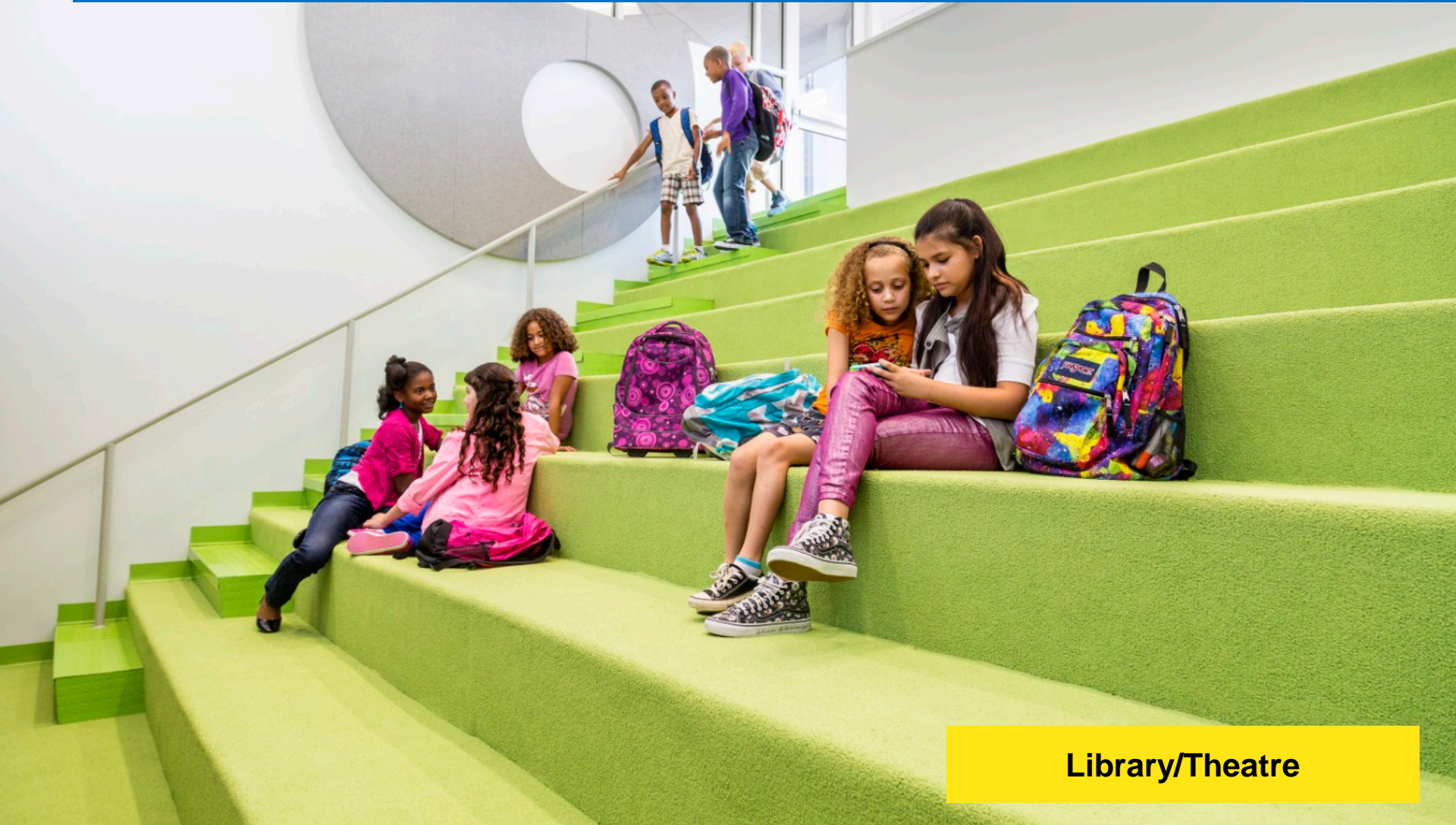
# BAILEY'S UPPER ELEMENTARY SCHOOL



Library/Theatre



# BAILEY'S UPPER ELEMENTARY SCHOOL



**Library/Theatre**



# BAILEY'S UPPER ELEMENTARY SCHOOL



Library



# BAILEY'S UPPER ELEMENTARY SCHOOL



Library



# BAILEY'S UPPER ELEMENTARY SCHOOL



Cafeteria



# BAILEY'S UPPER ELEMENTARY SCHOOL



Fitness Area



# BAILEY'S UPPER ELEMENTARY SCHOOL



**Interactive Fitness Room**



# BAILEY'S UPPER ELEMENTARY SCHOOL



**Classroom**



# BAILEY'S UPPER ELEMENTARY SCHOOL



**Classroom**



# BAILEY'S UPPER ELEMENTARY SCHOOL



Phase 1



Phase 2



# BAILEY'S UPPER ELEMENTARY SCHOOL



**Bus drop off**



# BAILEY'S UPPER ELEMENTARY SCHOOL

- Listen
- Engage stakeholders
- Create a vision
- Design for Learning

## Finding Creative Real Estate Solutions

*"I think it's a very unique idea in terms of building a school here in this area inside the beltway where space is very limited."*

**–Jen Keefer, mother of two**



*"I think it's going to be a fabulous place for them to learn."*

**– April Ege, mother of two**







**Case Study**

**THE NEW NORTH ATLANTA HIGH SCHOOL**

Atlanta, Georgia

**Architect of Record:**

Cooper Carry

**Associate Architects:**

Collins Cooper Carusi &

Paul Cheeks Architects



# NEW NORTH ATLANTA HIGH SCHOOL



**Dilemma:** Where would Atlanta Public Schools find roughly 60 acres within the developed urban area of northern Atlanta to build a new high school?

**Solution:** Adaptive Re-Use



**Parking Deck**  
942 cars

**Lakeside Building**  
380,000 sf  
Built 1977

**Hillside Building**  
420,000 sf  
Built 1987

**Original Office Complex**

**NEW NORTH ATLANTA HIGH SCHOOL**



A photograph of a modern, multi-story office building with a white facade and large glass windows. The building is situated on a hillside, partially obscured by bare trees and some greenery. The foreground shows a body of water reflecting the building and trees. A yellow banner is overlaid at the top, and a blue banner is overlaid at the bottom.

# NEW NORTH ATLANTA HIGH SCHOOL

**Class 'A' Office Space  
Lakeside 1977 & Hillside 1987**



# NEW NORTH ATLANTA HIGH SCHOOL





# NEW NORTH ATLANTA HIGH SCHOOL

**Lakeside Building**  
380,000 sf  
Built 1977

**Hillside Building**  
420,000 sf  
Built 1987



**The BIG Decision**



# NEW NORTH ATLANTA HIGH SCHOOL



Time To Clean Up



# NEW NORTH ATLANTA HIGH SCHOOL

Working with the land





# NEW NORTH ATLANTA HIGH SCHOOL

PARKING DECK

CLASSROOM TOWER

FINE ARTS

GYM

BUS & CARS

BASEBALL  
SOFTBALL  
FIELDS

FOOTBALL  
FIELD

PRACTICE  
FIELD

Working with the land

401

Horace E Tate

Northside Pkwy NW

3



# NEW NORTH ATLANTA HIGH SCHOOL



Site Plan



# NEW NORTH ATLANTA HIGH SCHOOL



Aerial



Parking  
Deck



Lakeside Building

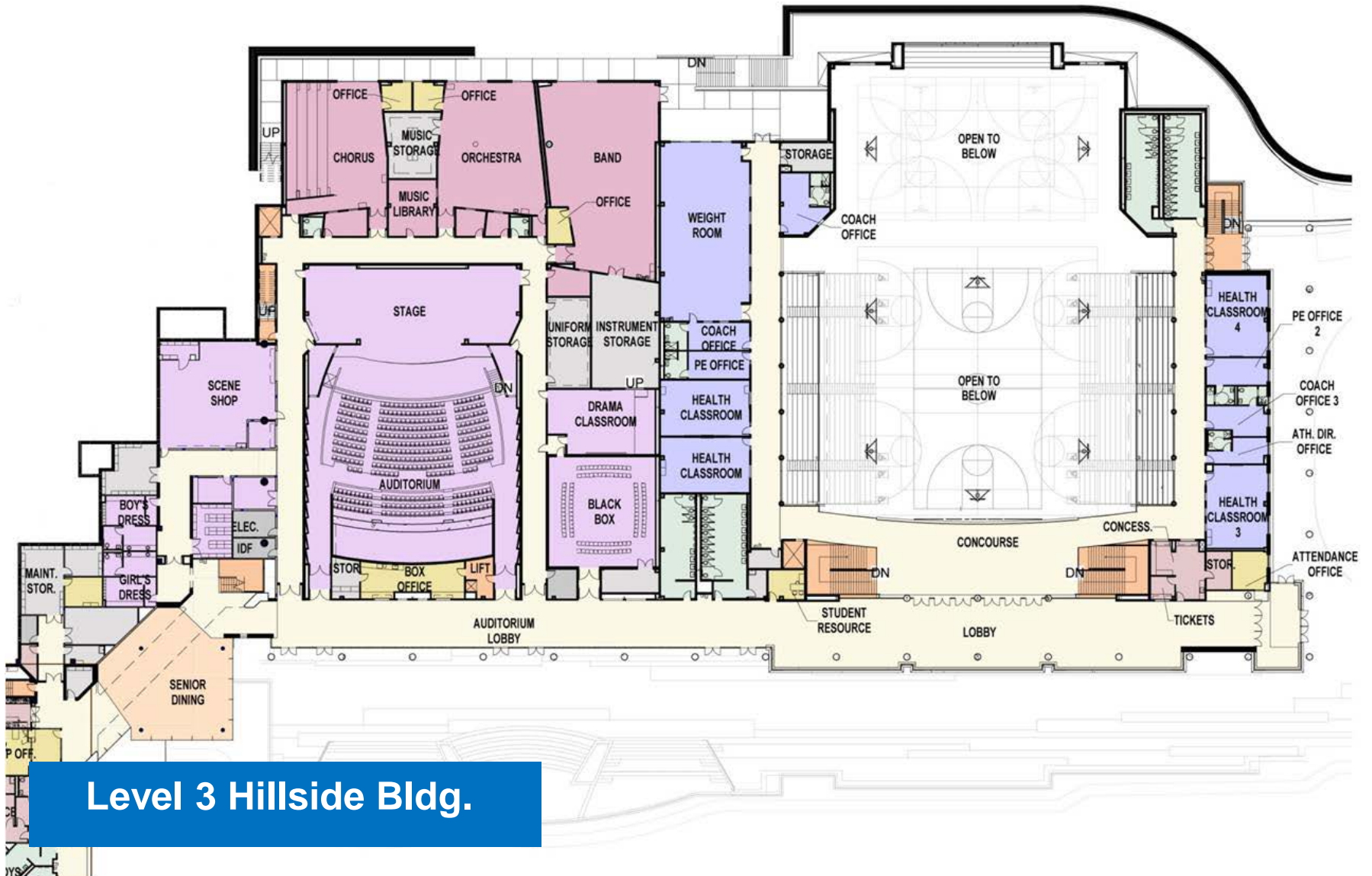


Hillside Building





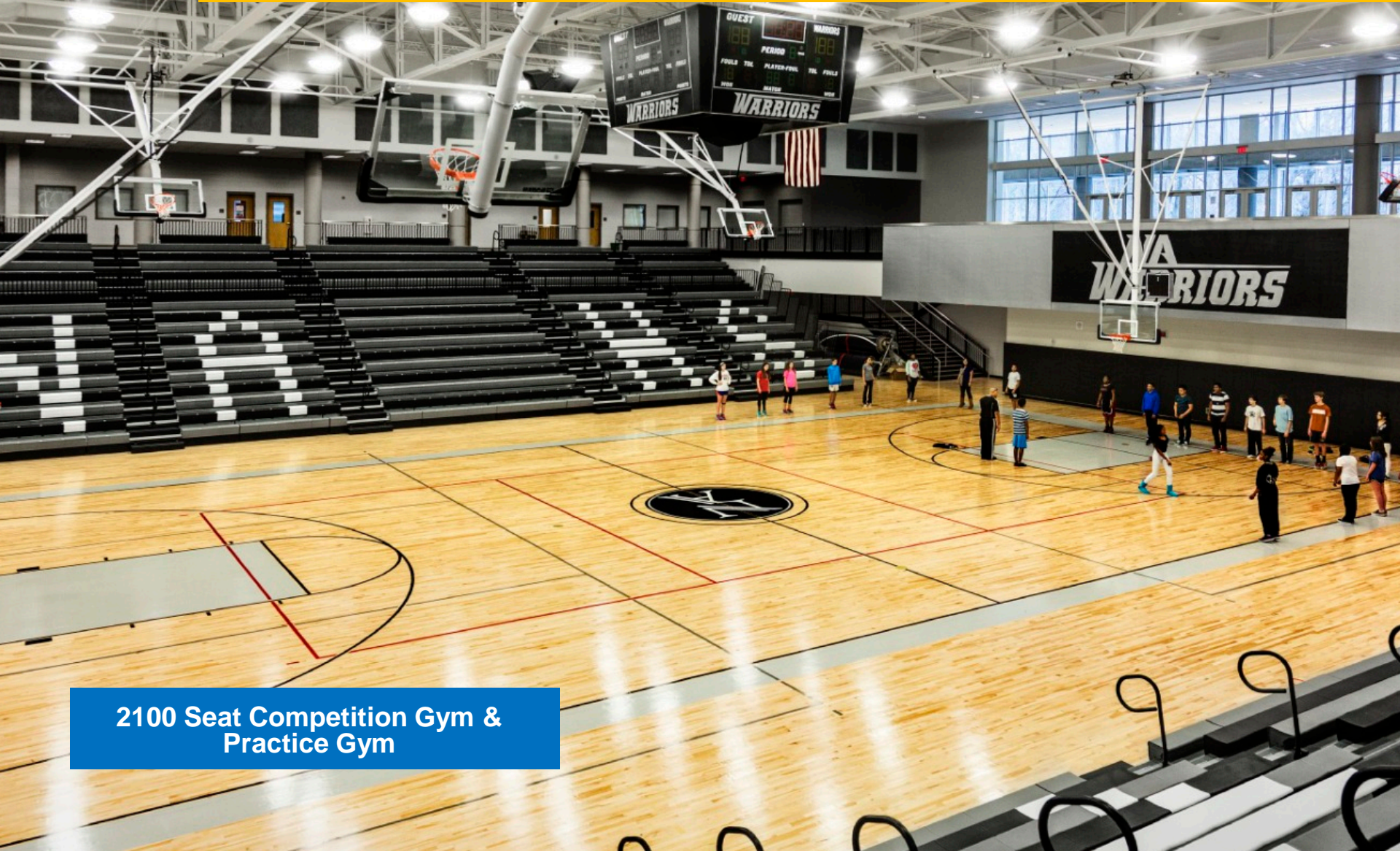
# NEW NORTH ATLANTA HIGH SCHOOL HILLSIDE BLDG.



Level 3 Hillside Bldg.



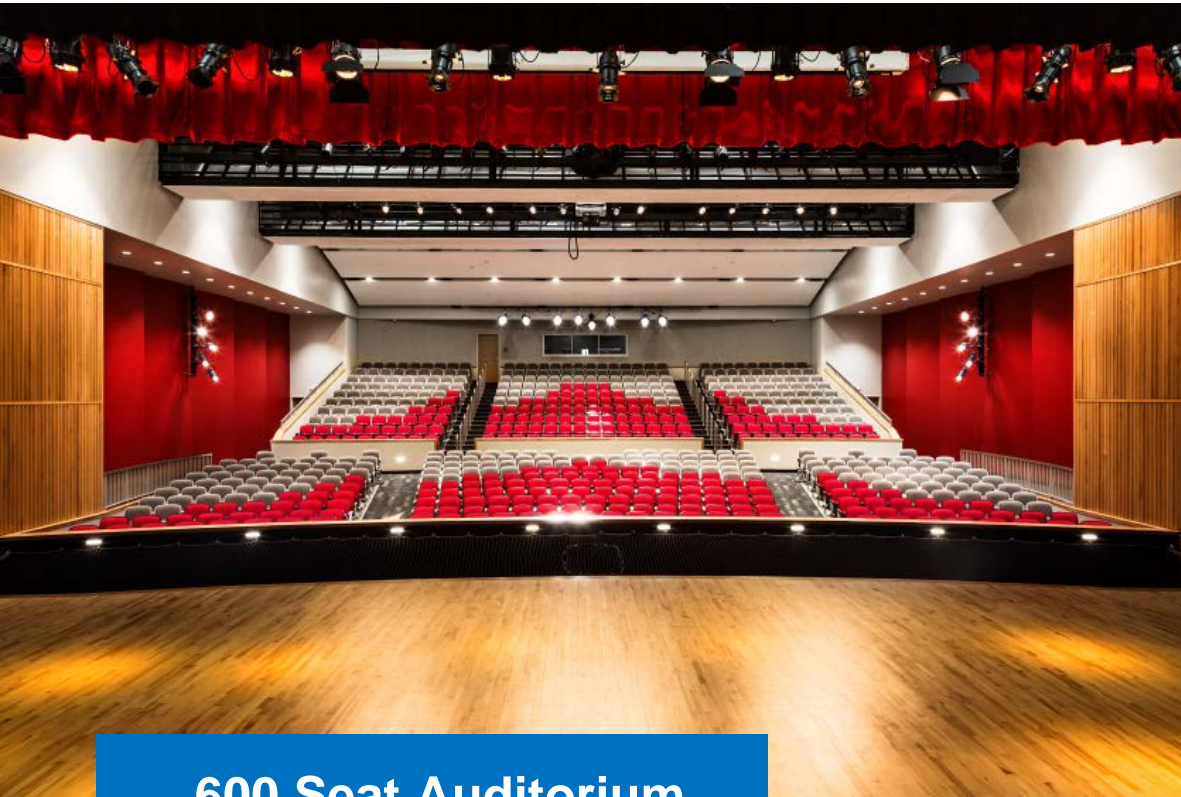
# NEW NORTH ATLANTA HIGH SCHOOL HILLSIDE BLDG.



2100 Seat Competition Gym & Practice Gym



# NEW NORTH ATLANTA HIGH SCHOOL HILLSIDE BLDG.

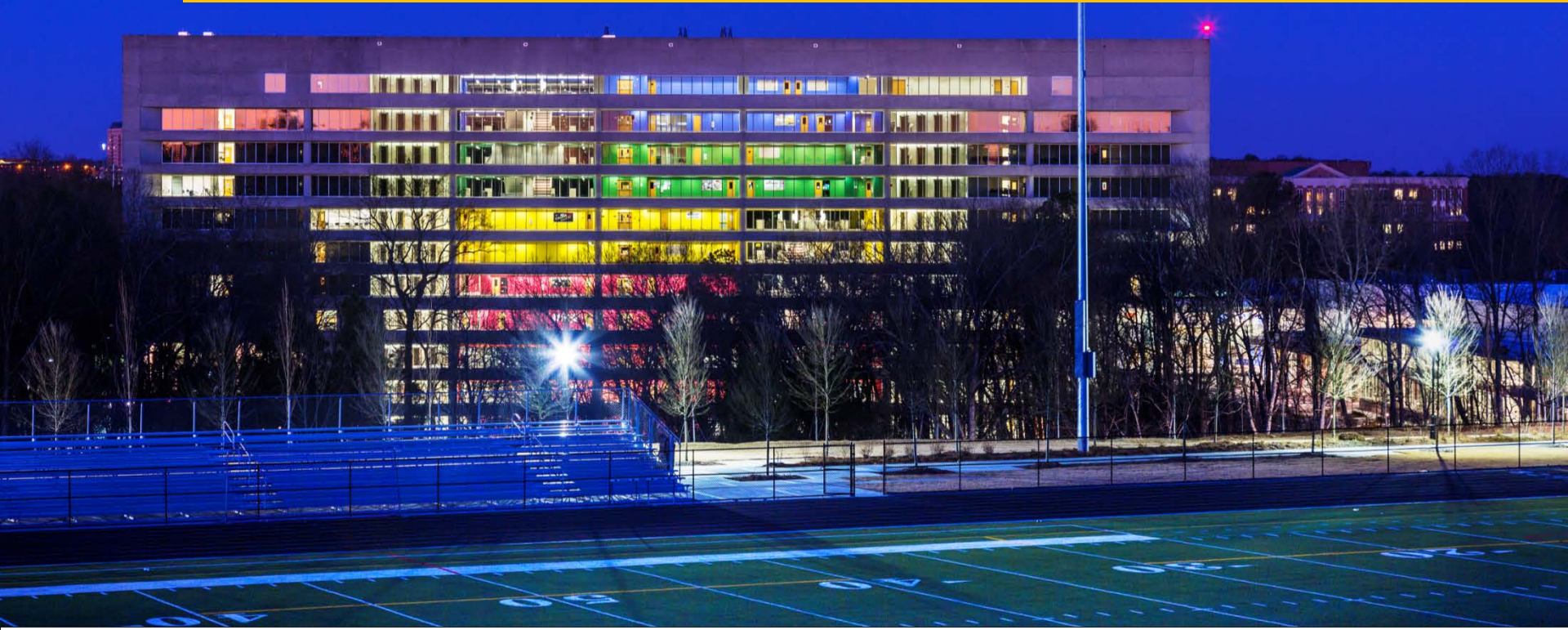


600 Seat Auditorium













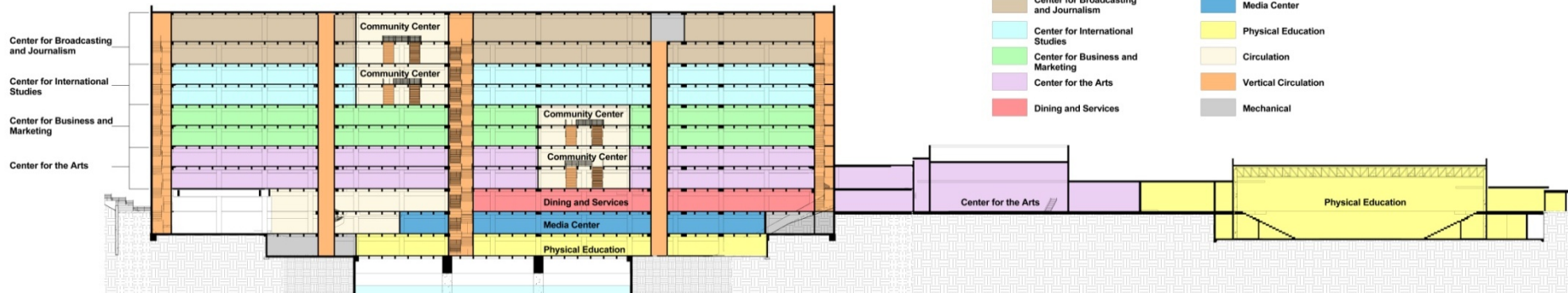


# NEW NORTH ATLANTA HIGH SCHOOL LAKESIDE BLDG.



## Academy Department Legend

- |   |  |   |                      |
|---|--|---|----------------------|
|  | Center for Broadcasting and Journalism |  | Media Center         |
|  | Center for International Studies       |  | Physical Education   |
|  | Center for Business and Marketing      |  | Circulation          |
|  | Center for the Arts                    |  | Vertical Circulation |
|  | Dining and Services                    |  | Mechanical           |

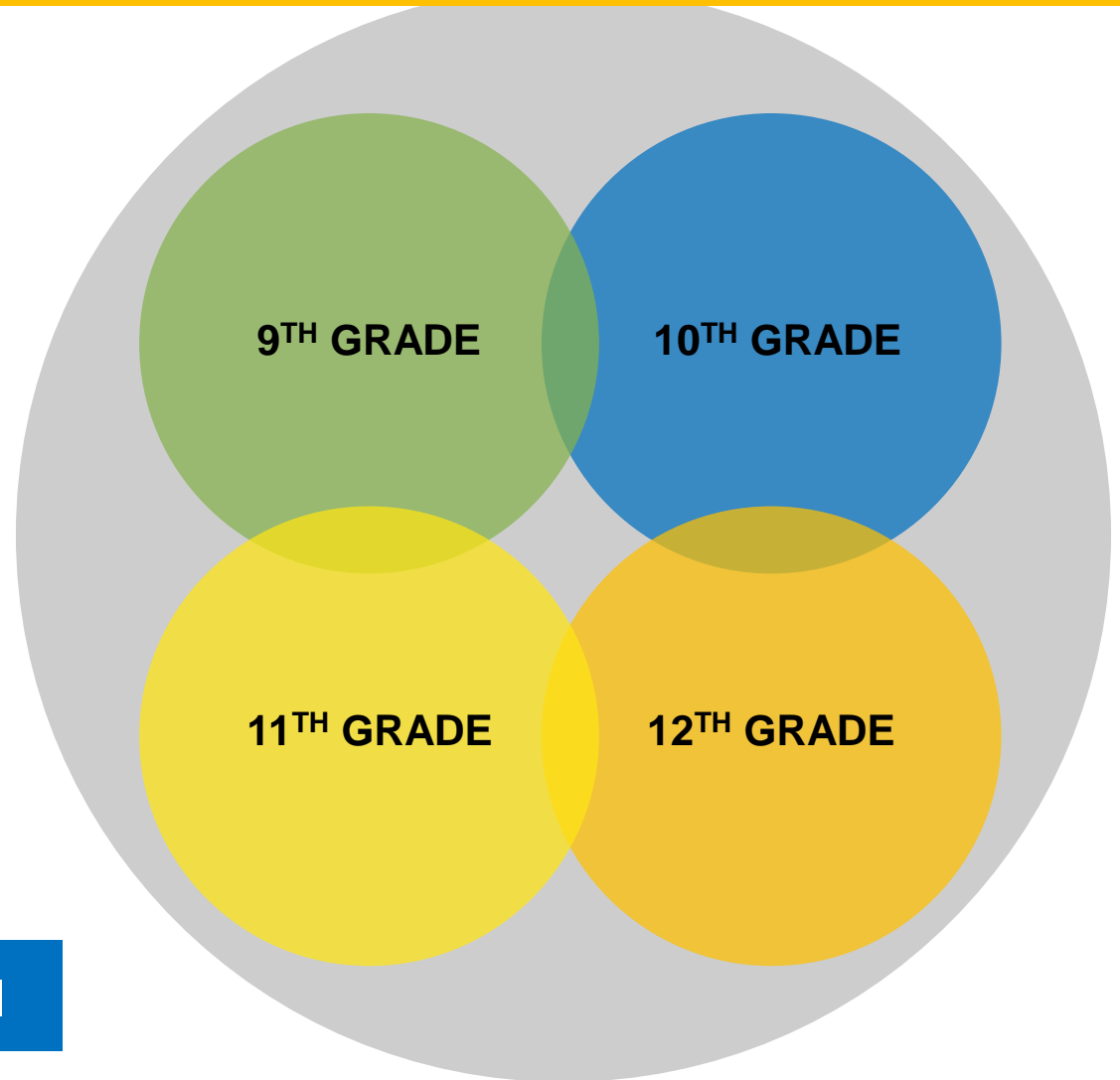




# NEW NORTH ATLANTA HIGH SCHOOL LAKESIDE BLDG.

**Original Program Design  
was to have four special  
Academies**

- 1 - Broad Cast Journalism**
- 2 - International Studies**
- 3 - Business Marketing**
- 4 - Center for the Arts**

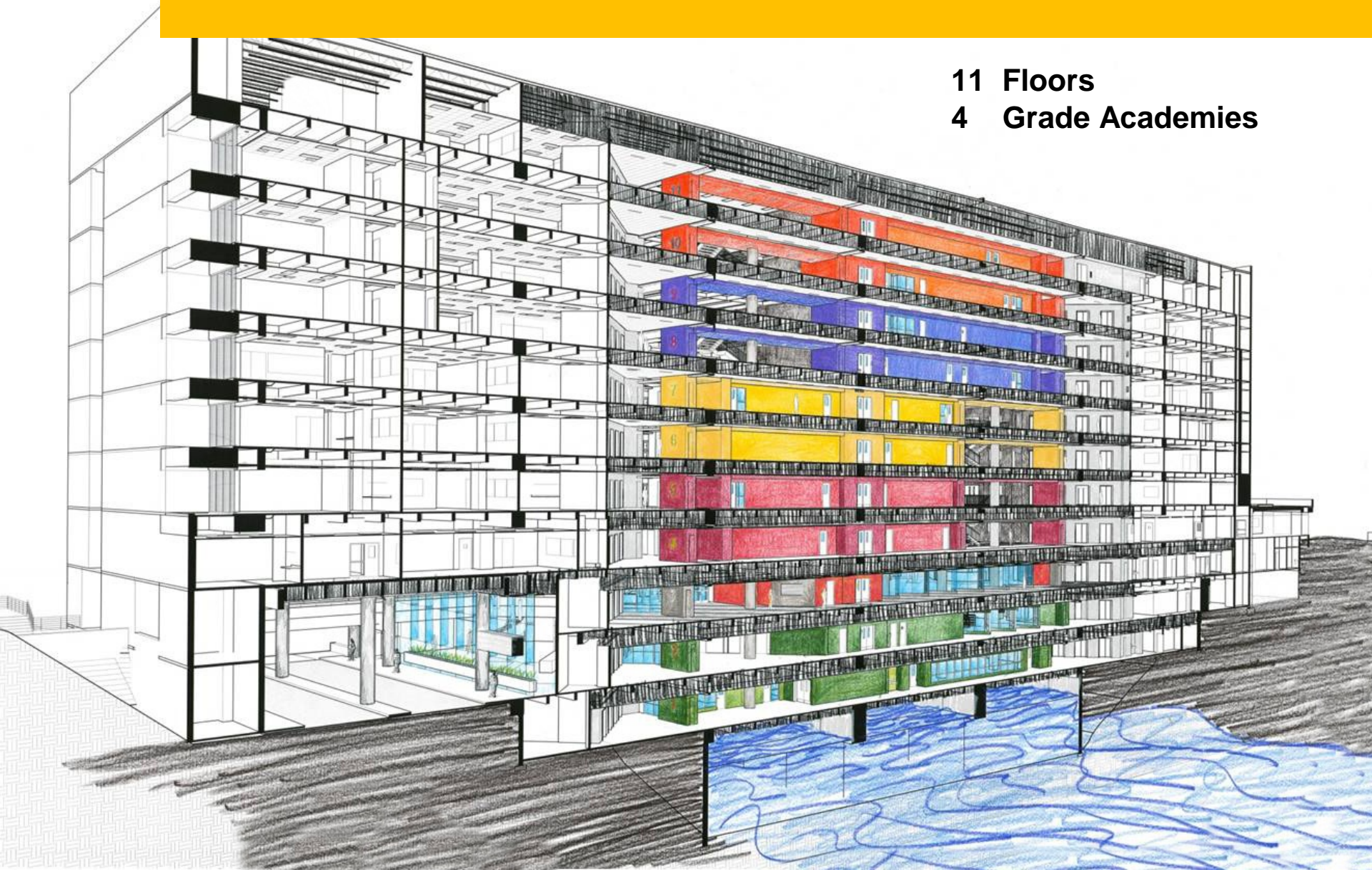


**School Within A School**



# NEW NORTH ATLANTA HIGH SCHOOL LAKESIDE BLDG.

**11 Floors**  
**4 Grade Academies**





12<sup>th</sup> Grade

# NEW NORTH ATLANTA HIGH SCHOOL LAKESIDE BLDG.

11<sup>th</sup> Grade

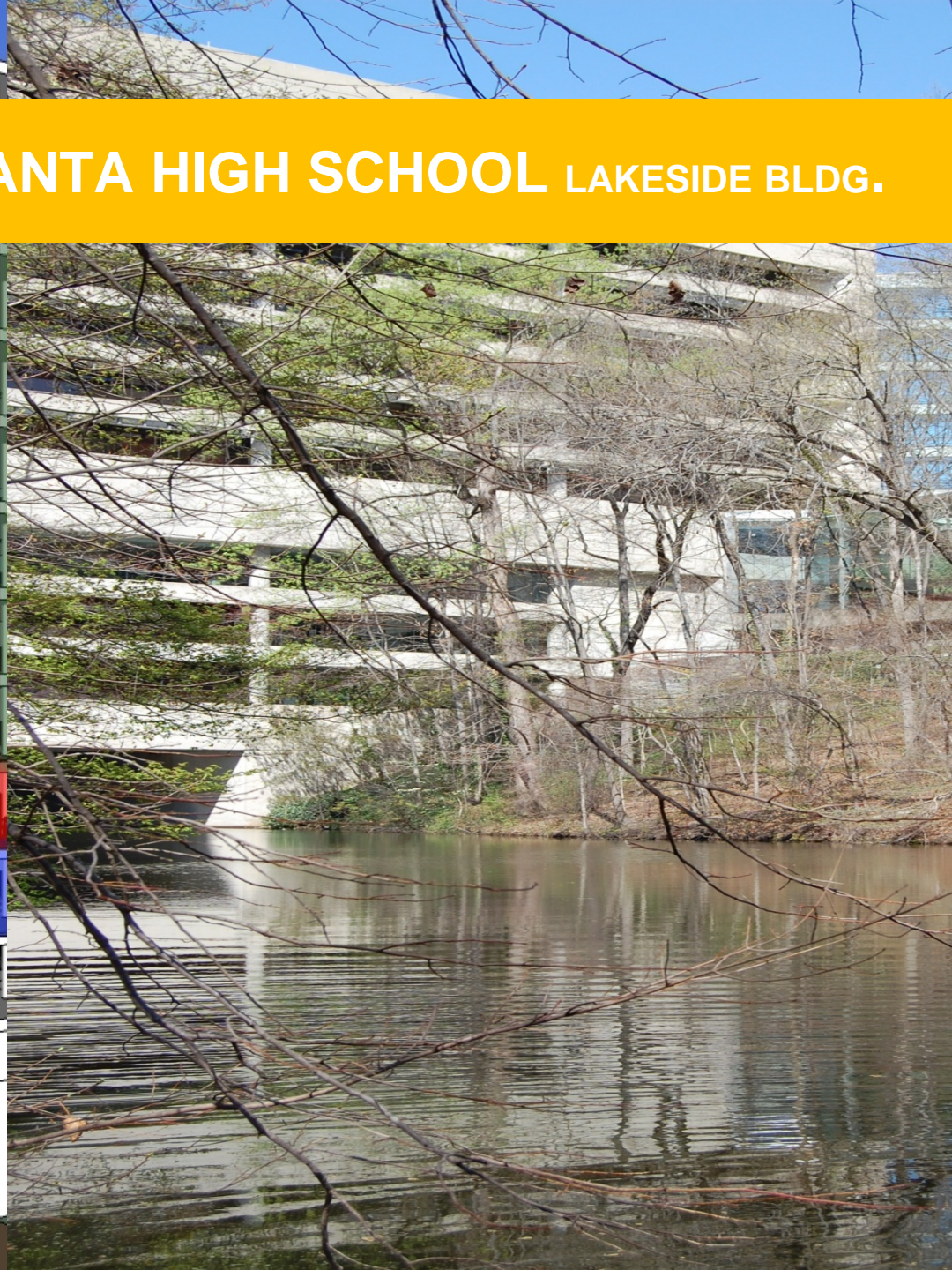
10<sup>th</sup> Grade

9<sup>th</sup> Grade

Cafeteria

Media Center &  
Admin

Misc.





Level 11

Level 10

Level 9

Level 8

Level 7

Level 6

Level 5

NAHS

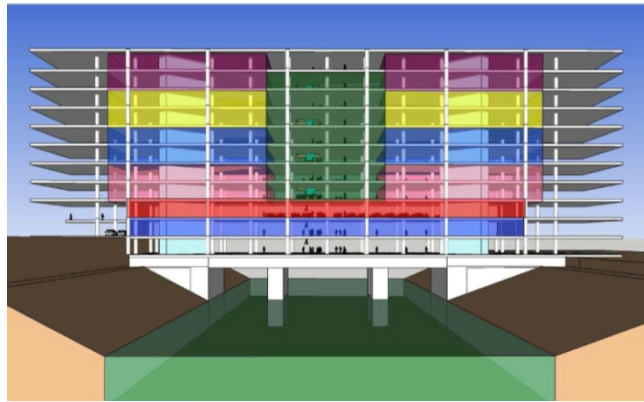
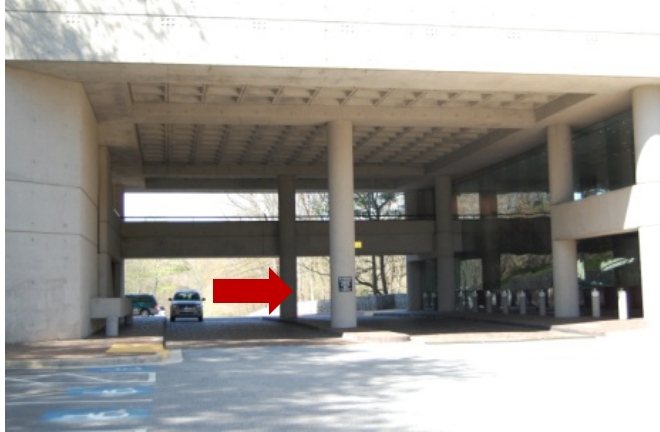
Level 4

Level 3

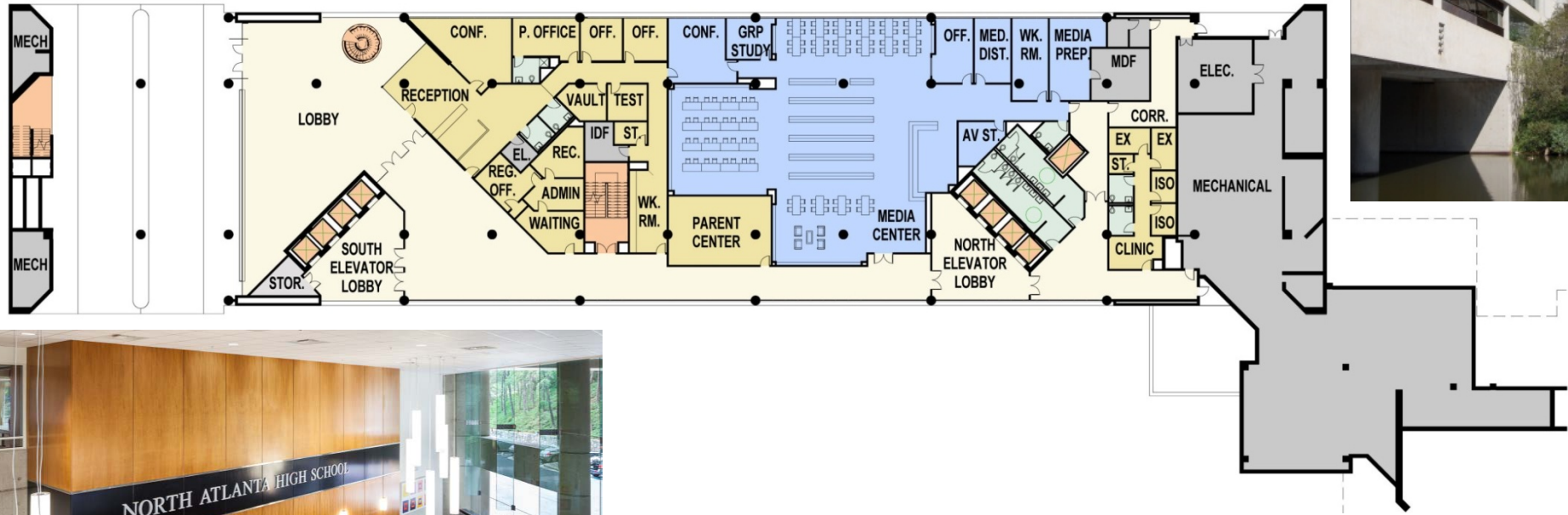
Level 2







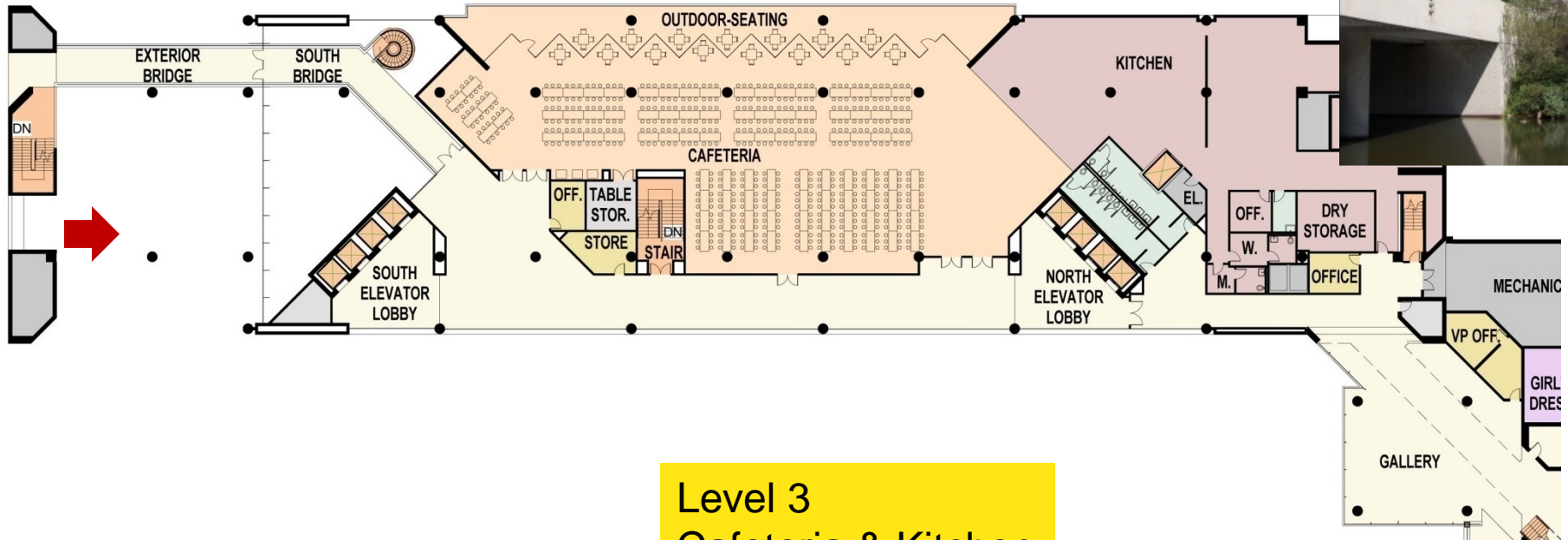
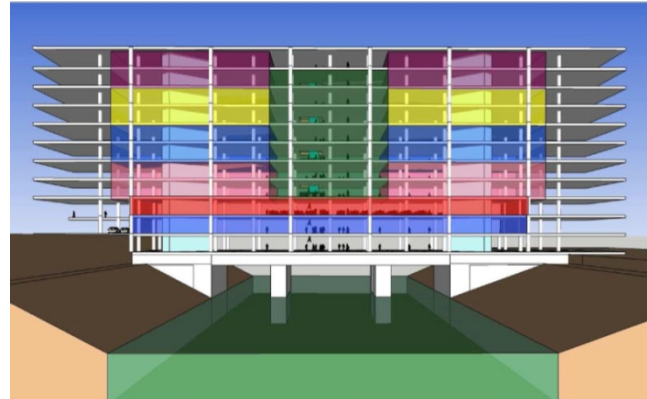
LAKESIDE BLDG.



Level 2  
Public Entrance, Administration & Media Center



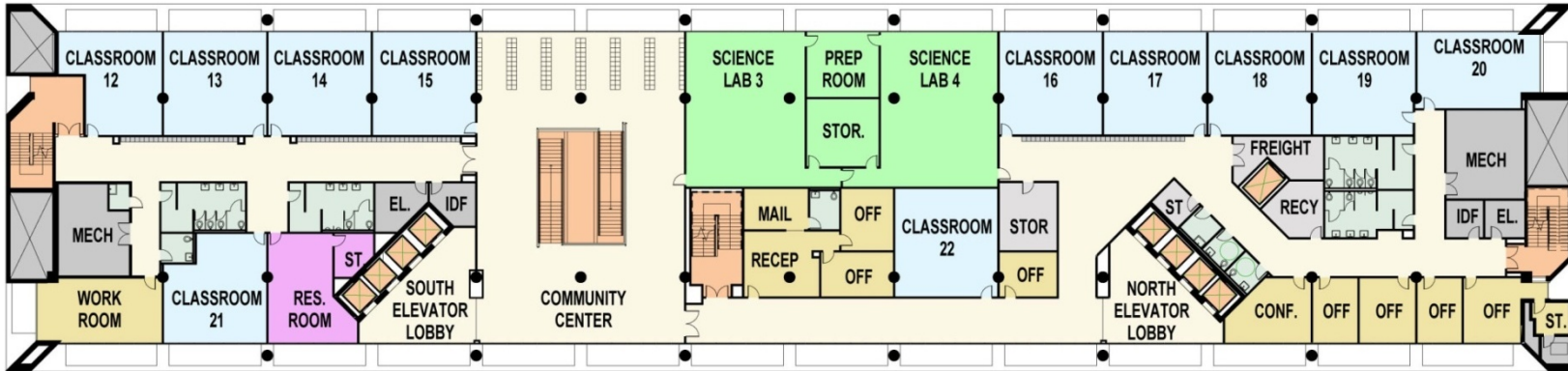
# LAKESIDE BLDG.



Level 3  
Cafeteria & Kitchen

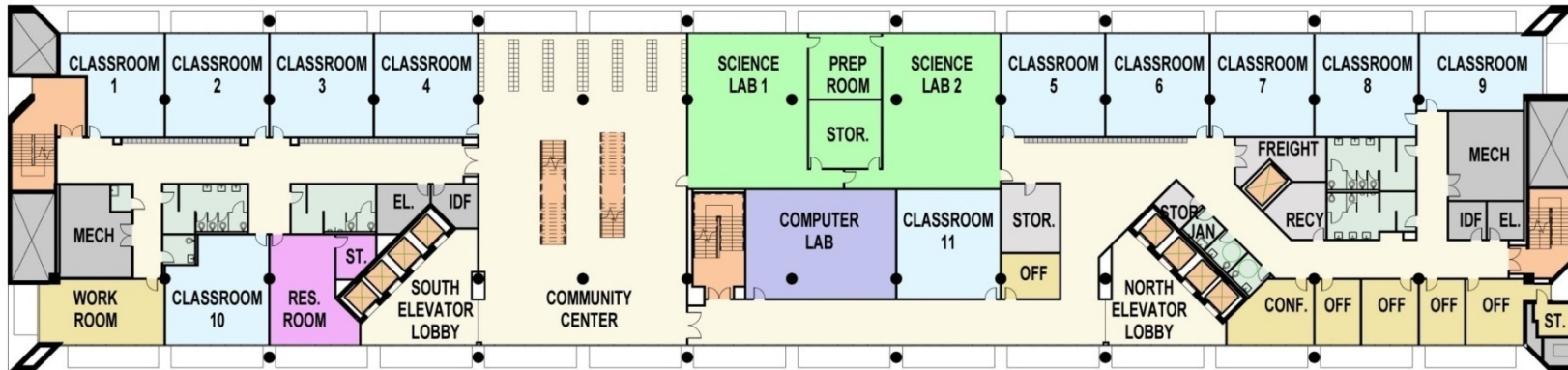


# NEW NORTH ATLANTA HIGH SCHOOL LAKESIDE BLDG.



**Grade 11 – Floor 9**

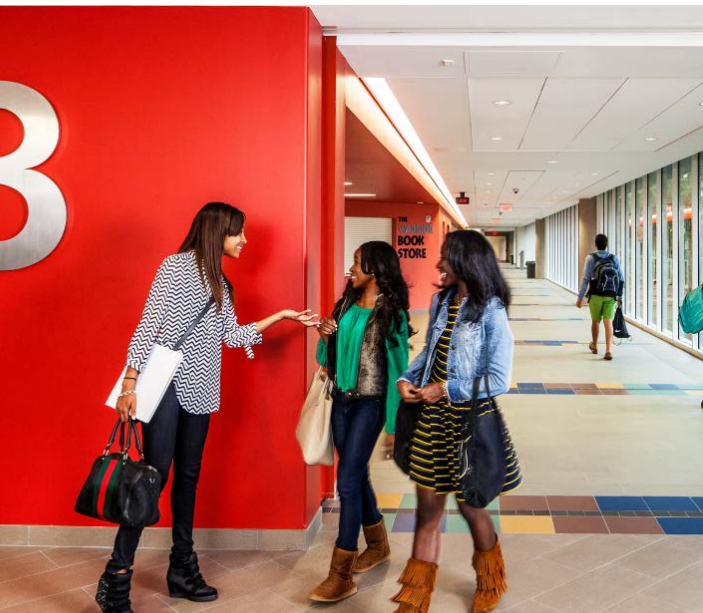
Classrooms	22
Science Labs	4
Computer Lab	1



**Grade 11 – Floor 8**



# NEW NORTH ATLANTA HIGH SCHOOL HILLSIDE BLDG.





# NEW NORTH ATLANTA HIGH SCHOOL

**Issue:**  
**Linking the old with the new**





# NEW NORTH ATLANTA HIGH SCHOOL



**Issue:**  
**Linking the old with the new**



# NEW NORTH ATLANTA HIGH SCHOOL



**Issue:**  
**How do you get 2400 students  
to class on time?**



# NEW NORTH ATLANTA HIGH SCHOOL



**Issue:**  
How do you get 2400 students  
to class on time?

**Passive Design**



# NEW NORTH ATLANTA HIGH SCHOOL



**Issue:**  
How do you get 2400 students  
to class on time?

**Destination Elevators**



# NEW NORTH ATLANTA HIGH SCHOOL LAKESIDE BLDG.

**Issue:**  
**Low floor to floor height**





# NEW NORTH ATLANTA HIGH SCHOOL

- Views
- Energy Efficiency
- Safety

**Issue:  
Floor to Ceiling Glass**





# NEW NORTH ATLANTA HIGH SCHOOL



CLEARANCE 11'0"

NORTH ATLANTA HIGH SCHOOL

BEFORE



# NEW NORTH ATLANTA HIGH SCHOOL





# NEW NORTH ATLANTA HIGH SCHOOL



NORTHSIDE PARKWAY  
(R/W VARIES)  
(A.K.A. US HIGHWAY 40)



**QUESTIONS?**





A photograph of a busy university hallway. The scene is captured with a motion blur effect, showing a large number of students walking in various directions. The hallway is modern, with a high ceiling, large windows on the left, and a multi-story building with glass windows in the background. The floor is decorated with colorful geometric patterns. A prominent yellow rectangular box is overlaid in the upper center of the image, containing the text "THANK YOU!" in bold, black, sans-serif capital letters.

**THANK YOU!**