The project site is situated in a military-industrial zone of large, utilitarian, spread-apart buildings and campuses. The 13 acre site originally featured a 4 story office building (footprint dashed in yellow) surrounded by asphalt parking lots.
EXISTING BUILDING = 336,000 SF

- POOR DAYLIGHT PENETRATION
- TOO MUCH AREA TO DEVELOP
- PROXIMITY TO POWER LINES

AFTER STRATEGIC DECONSTRUCTION = 220,000 SF

Building transformation strategy creates optimal 52,000 SF school floor plates with good natural light penetration and planning flexibility. 3 independent schools stack on top of ground floor shared space.

The new facade articulates the main massing operation in an animated way while creating terraces for the schools.
4 learning clusters of 6 classrooms around a flexible hub and smaller huddle spaces grouped around a large unprogrammed commons area.