



**Crabtree, Rohrbaugh & Associates
Architects**

401 East Winding Hill Road
Mechanicsburg, Pennsylvania 17055
phone: (717) 458-0272 - fax: (717) 458-0047

September 21, 2020

The Philadelphia Art Commission
1515 Arch Street, 13th floor
Philadelphia PA 19102

**RE: The Philadelphia Art Commission Application for
The School District of Philadelphia (SDP) - Rhawnhurst Elementary School**

To Art Commission;

At the request of The School District of Philadelphia, we are pleased to be submitting the enclosed documents for Commission review and hopeful approval. We are submitting for the anticipated October 7th, 2020 Art Commission Meeting.

The School District of Philadelphia has utilized the services of Crabtree, Rohrbaugh and Associates – Architects to design additions and renovations to Rhawnhurst Elementary School that will be a High Performance Building and 21st Century Educational Center for Pre-kindergarten through 5th grade students planned to continue to serve approximately 750 students within the school district.

The Rhawnhurst Elementary School is located at 7809 Castor Avenue, Philadelphia, Pennsylvania. The existing facility is situated on an 8 acre campus. The existing building is 48,000 square feet. The new building addition will be approximately 37,000 square feet.

The project, has a projected cost of \$22 million, which would be bolstered by an anticipated \$2 million DCED ACE grant reducing the local impact cost to \$20 million and will be funded locally through a mix of new debt, existing capital reserve and yearly capital transfers from the operating budget.

The Elementary School will include demolition of a temporary modular classroom building at the location of the new 2 story addition.

Rhawnhurst Elementary School is located in North-East Philadelphia. The renovations and additions are planned to help strengthen this sense of community as a center to the local neighborhood which is experiencing growth in students.

The existing Rhawnhurst Elementary School has served for more than 70 years as an elementary school. Currently, Rhawnhurst Elementary School is functioning as a pre-kindergarten - 5th Grade school and was originally constructed in 1948. The building has not had a building wide renovation to bring it up to current educational program standards and most systems within the buildings are original to the 1948 construction, substantially beyond a typical building life expectancy.

The school is a two story building, with central shared facilities including gymnasium, auditorium, cafeteria and library that are also able to be opened for community use after hours. These core spaces are designed to be open, have ample daylight and promote congregation of students. Two learning

communities consisting of Pre-Kindergarten through 2nd in the existing building and 3rd through 5th grade in the addition, reduce the overall scale of the school for the students.

Four classrooms per grade, small group instruction rooms and support spaces will serve each grade level reducing the scale of the school for the age group of the students. The use of graphics, colors and wayfinding further allows each classroom wing to be unique and be easily identified by each grade level.

The exterior of the new building addition is designed as a contemporary interpretation of the existing building , using a modular rhythm derived from the existing building elevations. Variations in brick types are being used along the majority of the addition for durability and two colored brick types are used to add some playful colors to the building for the younger age group of the students. Second floor spaces utilize yellow and blue metal paneling, to again be playful for the age group and call out entry locations.

The existing building is receiving a masonry cleaning and replacement of windows with a new mechanical system to replicate the original character of the school. Roofing will be replaced in its entirety.

Highly durable materials were taken into consideration in all aspects to provide quality in construction for an elementary school building type. Major consideration of materials and finishes were based on the maintenance and cleaning of the building on an everyday basis.

Security remains one of the most important aspect of the school design. Several layers of security have been designed into the building design such as card reader access, security cameras, ample glazing for monitoring, lighting, controlled entry points and magnetic door closers at the classroom wings tied to an alarm activated at the front office in an event of an emergency.

The building is planned to be an educational tool for sustainability within the district and the building is anticipated to achieve U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Gold Certification, documenting the performance goals are achieved. The project includes a new high efficiency 4 pipe HVAC system, installation of LED energy efficient lighting, existing building thermal envelope upgrades and daylight sensors.

The exterior envelope is being designed with 6 inches of roof insulation and 3” of cavity wall spray foam insulation for the addition creating an air barrier system along with R-Value rating beyond International Building Code 2009 required standards. All mechanical, electrical, plumbing and exterior envelope system will be commissioned to optimize efficiency and quality control during construction.

The construction of The Rhawnhurst Elementary School is scheduled to begin in the beginning of 2021. It is anticipated that the building would be brought online operationally in August 2022.

Please feel free to contact me directly at (717) 514-9826 or via email at jstraub@cra-architects.com if you have any questions or if I may be of assistance.

Thank you for your time,
CRABTREE, ROHRBAUGH & ASSOCIATES



R. Jeffrey Straub, AIA, LEED AP BD&C, REFP, CPD

Studio Director | Principal

Enclosure (3 copies & digital); to be provided 1 week prior to presentation on October 7, 2020.

Existing Building Exterior Photos

Existing Overall Site Photos

Existing Neighborhood Photos

Neighborhood Design Charrette

Proposed Site Plan

Proposed First Floor Plan

Proposed Second Floor Plan

Overall Exterior Elevations

Proposed Exterior Rendering – New Addition & Student Drop Off

Proposed Exterior Rendering – New Addition (Classrooms and Cafeteria)

Proposed Interior Renderings – Entry & Cafeteria

Cost Estimate

Building Permit Form

RHAWNURST ELEMENTARY SCHOOL



PHILADELPHIA ART COMMISSION PRESENTATION - OCTOBER 7, 2020



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





EXISTING OVERALL SITE PHOTO (FRONT)



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





EXISTING OVERALL SITE PHOTO (REAR)



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





A MAIN ENTRANCE
FACING CASTOR AVENUE



B SIDE ENTRANCE CLASSROOM WING
FACING GRIFFITH STREET



C CLASSROOM WING
FACING HARD SURFACE PLAY AREA AND LARGE STREET



D TWO STORY CLASSROOM WING
FACING HARD SURFACE PLAY AREA AND LARGE STREET



E CLASSROOM WING
FACING HARTEL AVENUE



F SIDE ENTRANCE TO CLASSROOM WING
FACING CASTOR AVENUE

EXISTING BUILDING



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





A COMMERCIAL PROPERTIES
ACROSS CASTOR AVENUE FROM MAIN ENTRY



B HOUSING
CASTOR AVENUE ACROSS FROM SCHOOL



C SIDEYARD OF SCHOOL FACING HOUSING
SOUTH EDGE OF SITE



D SINGLE FAMILY HOUSING UNITS
REAR OF SCHOOL- LARGE STREET & BORBECK STREET



E SINGLE FAMILY HOUSING
REAR OF SCHOOL- LARGE STREET & CHANDLER



F HOUSING
REAR OF SITE- LARGE STREET

EXISTING SURROUNDING NEIGHBORHOOD



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





1

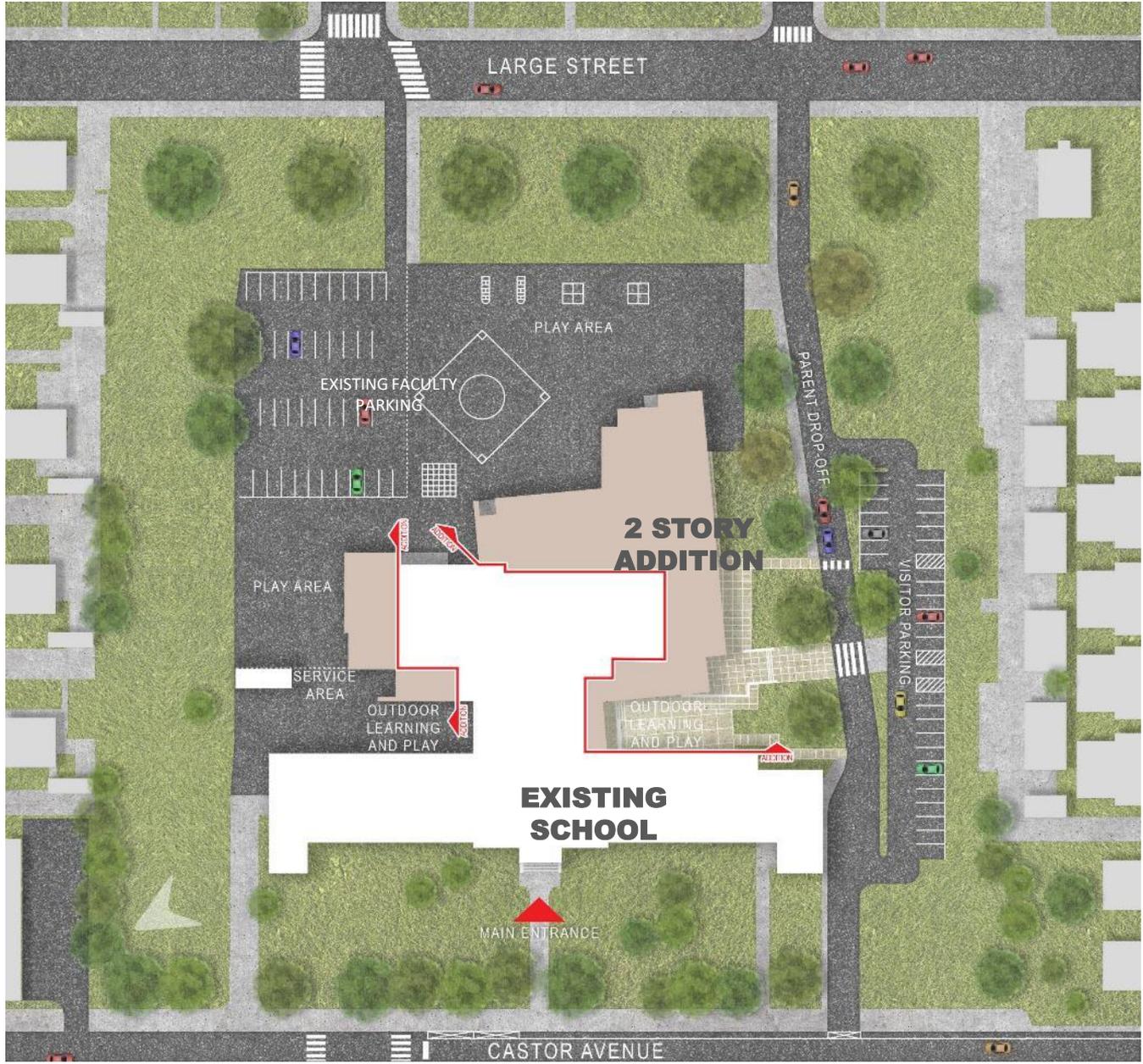
COMMUNITY MEETING FEBRUARY 2020



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





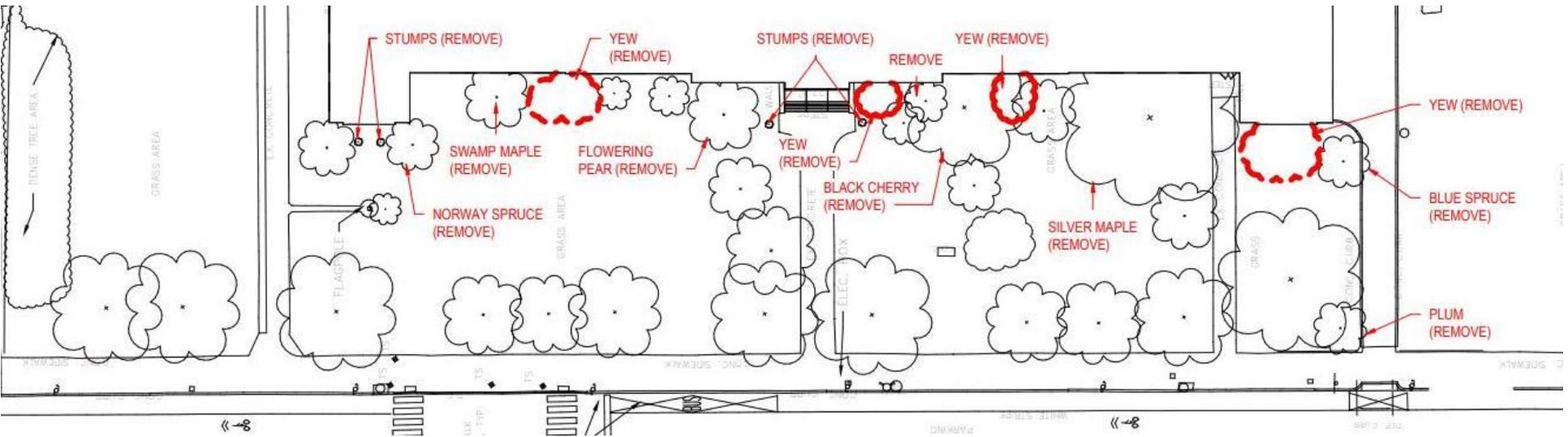
PROPOSED SITE PLAN



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





EXISTING LANDSCAPING TO BE REMOVED (CASTOR AVENUE)



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
 401 EAST WINDING HILL ROAD
 MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
 THE SCHOOL DISTRICT OF PHILADELPHIA





**BLOODGOOD
PLANETREE**



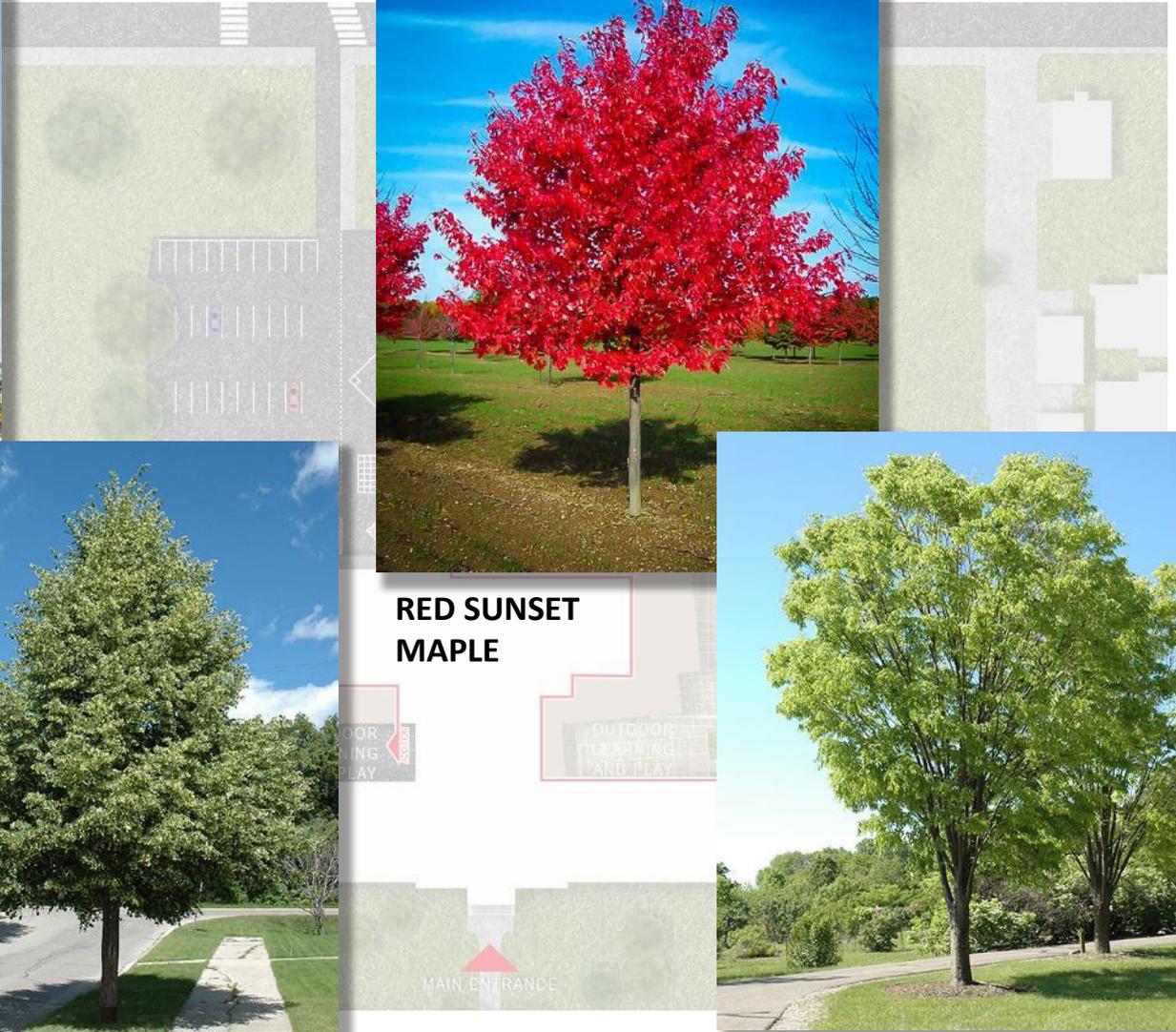
**RED SUNSET
MAPLE**



GREENSPIRE LINDEN



GREEN VASE ZELCOVA



PROPOSED NEW TREES ALONG NEW DROP-OFF DRIVE AND LARGE STREET



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





PA BLOODGOOD
PLANETREE



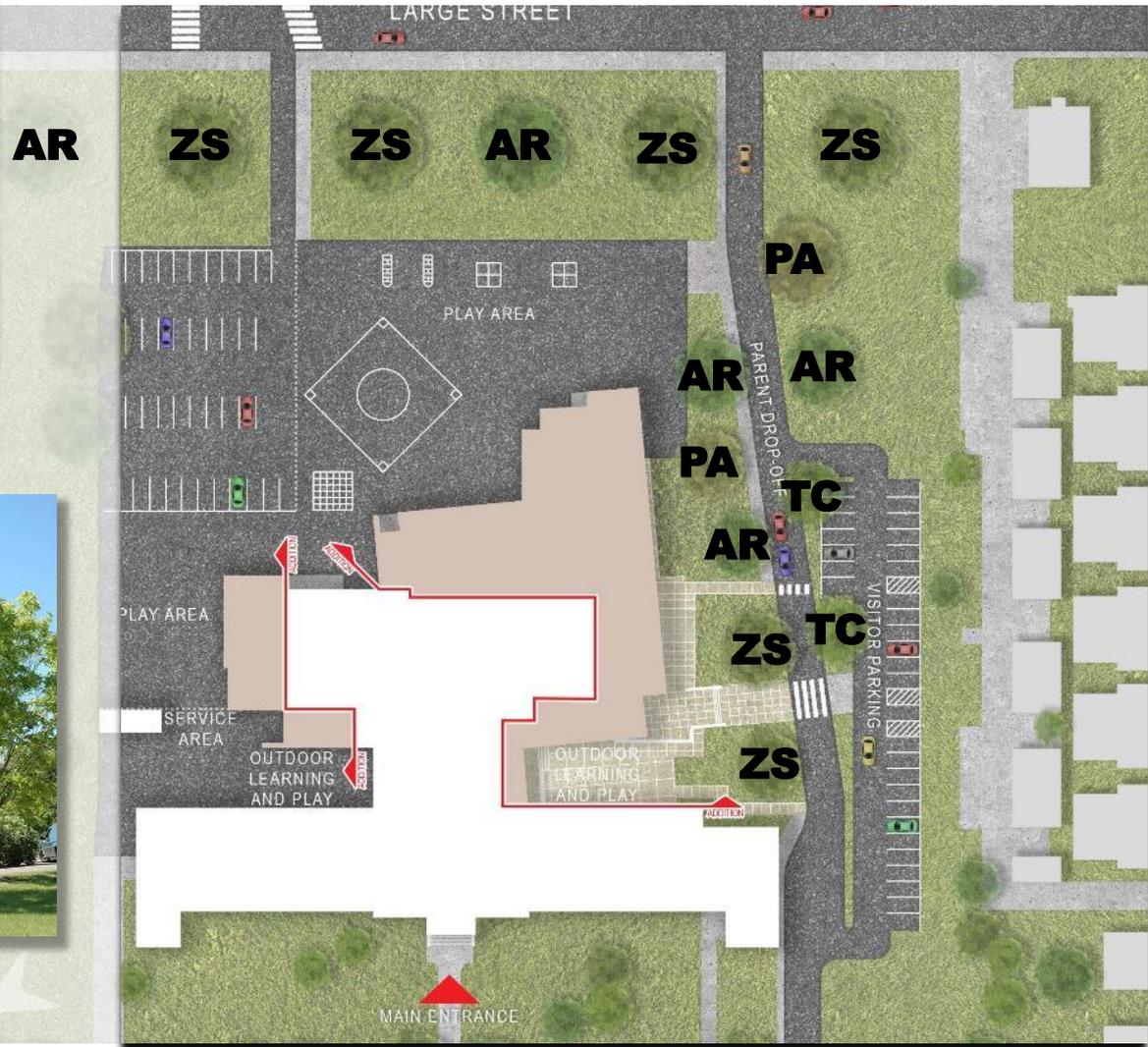
TC GREENSPIRE
LINDEN



AR RED SUNSET
MAPLE



ZS GREEN VASE
ZELCOVA



PROPOSED NEW TREES ALONG NEW DROP-OFF DRIVE AND LARGE STREET



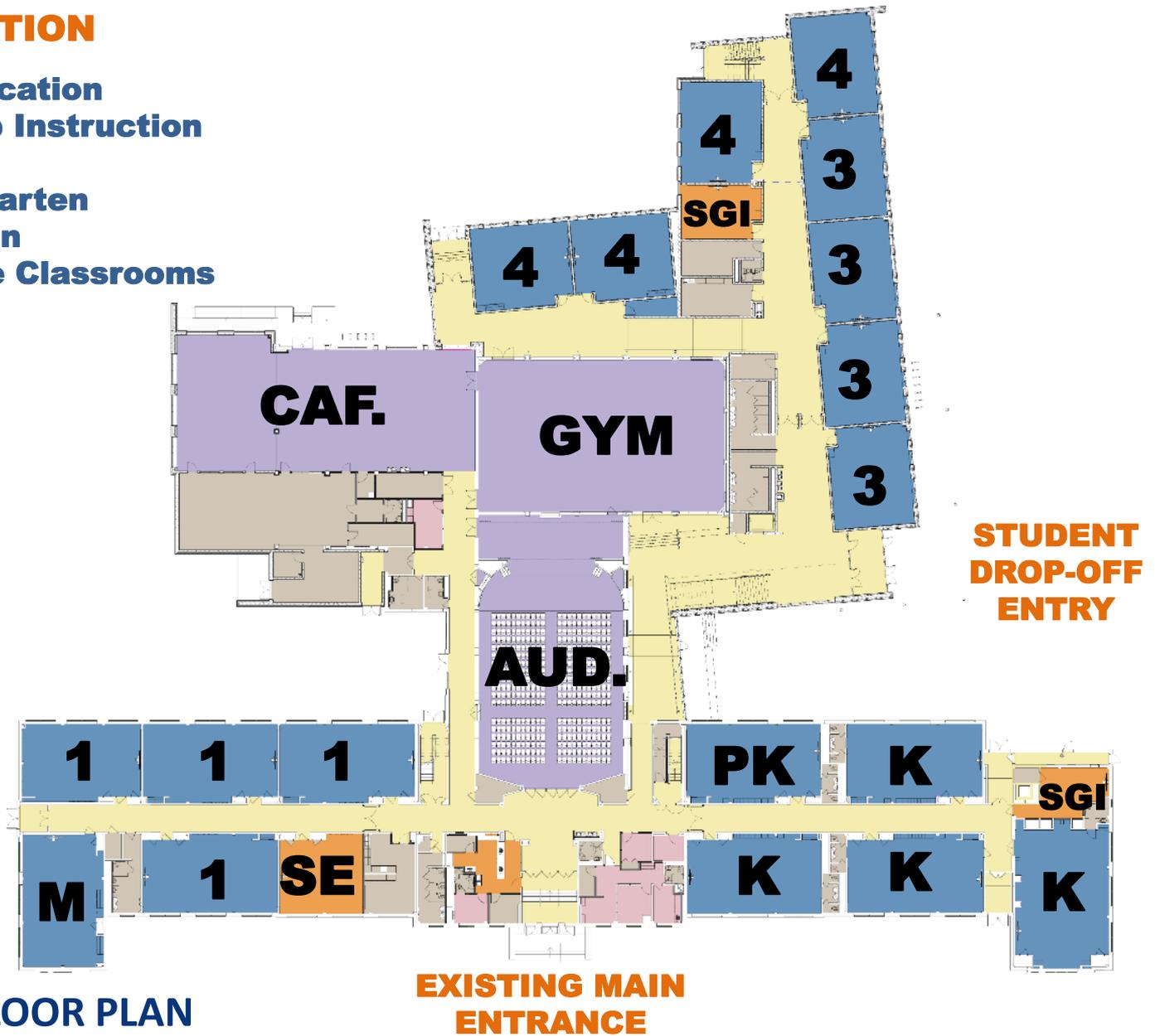
CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA



ROOM DESIGNATION

- SE** Special Education
- SGI** Small Group Instruction
- M** Music
- PK** Pre-Kindergarten
- K** Kindergarten
- 1-5** 1st-5th Grade Classrooms
- AUD** Auditorium
- CAF** Cafeteria



OVERALL FIRST FLOOR PLAN



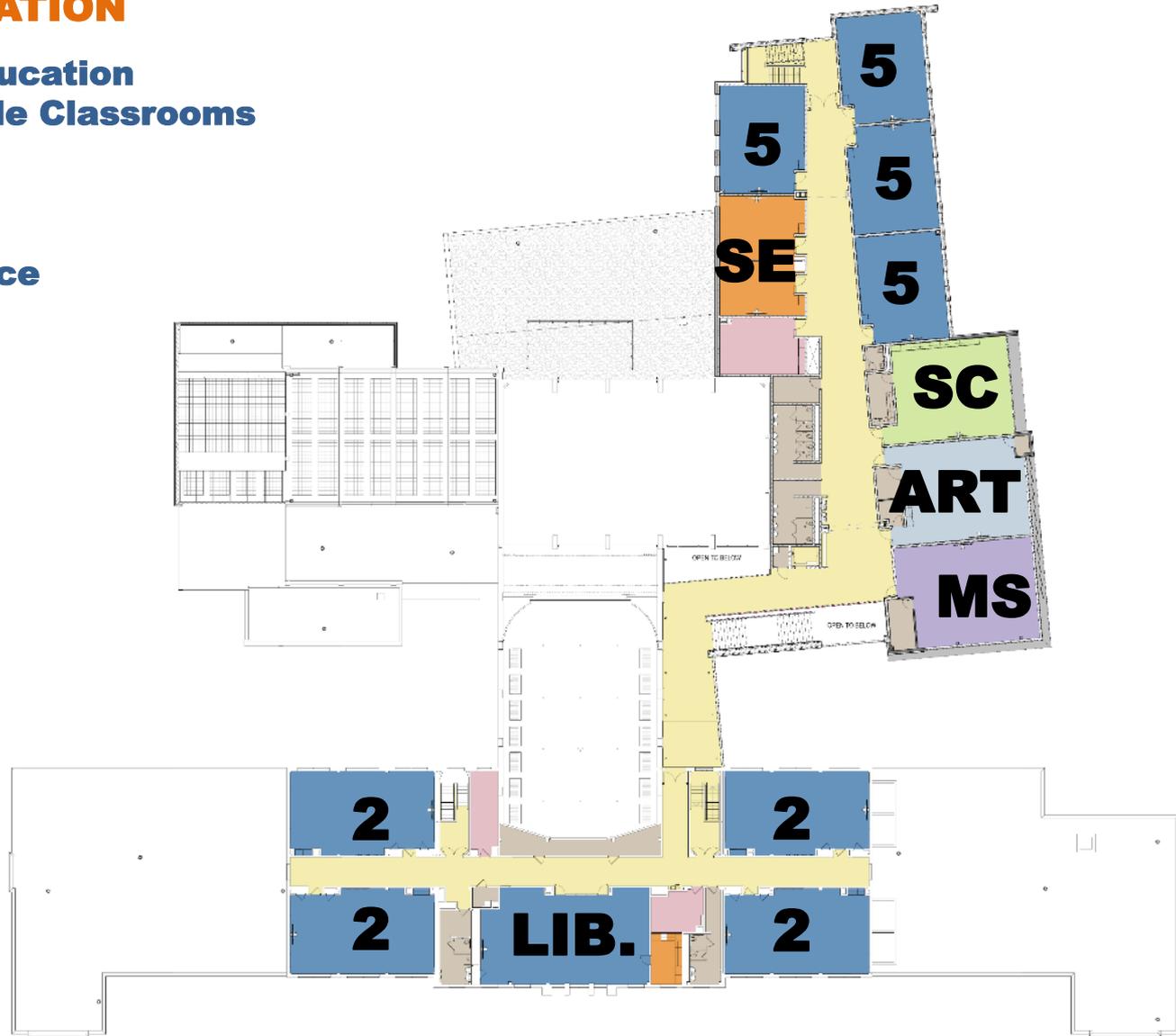
CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
 401 EAST WINDING HILL ROAD
 MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
 THE SCHOOL DISTRICT OF PHILADELPHIA



ROOM DESIGNATION

- SE** Special Education
- 1-5** 1st-5th Grade Classrooms
- SC** Science
- ART** Art
- LIB** Library
- MS** Maker Space



OVERALL SECOND FLOOR PLAN



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA

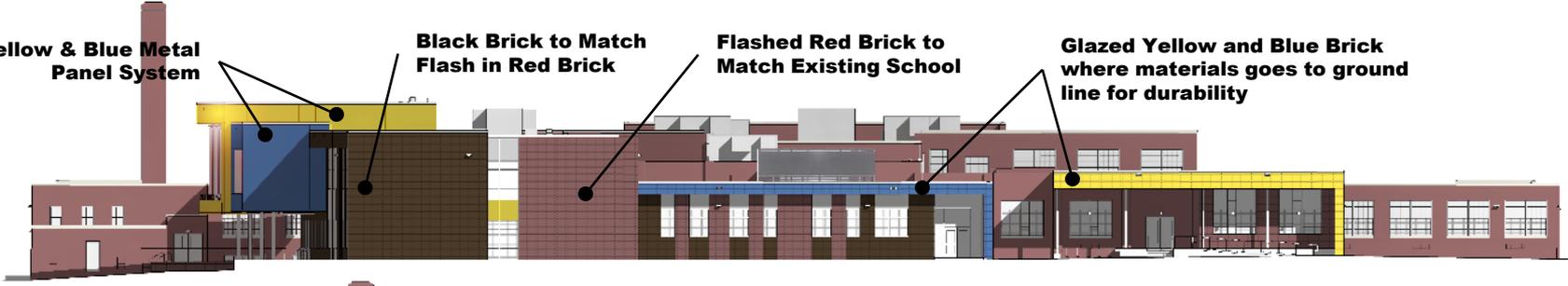


Yellow & Blue Metal Panel System

Black Brick to Match Flash in Red Brick

Flashed Red Brick to Match Existing School

Glazed Yellow and Blue Brick where materials goes to ground line for durability

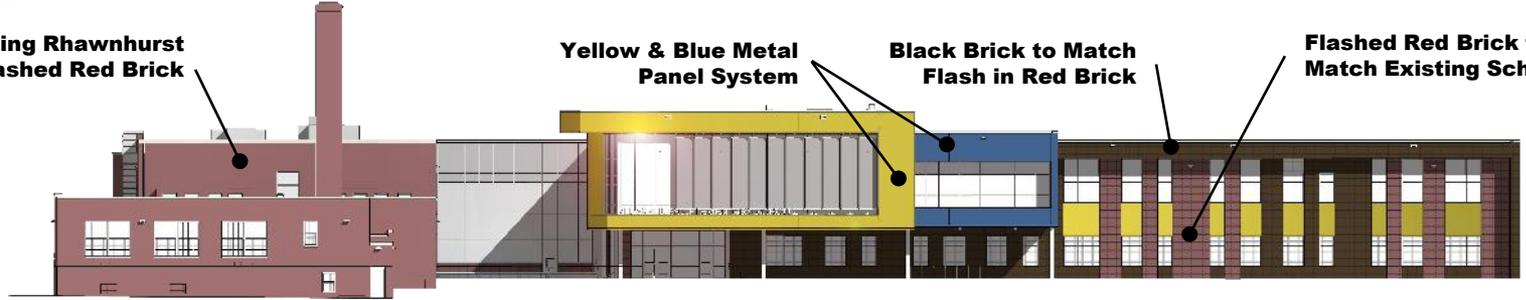


Existing Rhawnhurst School- Flashed Red Brick

Yellow & Blue Metal Panel System

Black Brick to Match Flash in Red Brick

Flashed Red Brick to Match Existing School



Existing Rhawnhurst School- Flashed Red Brick

Replacement Windows to Original Building Windows

Yellow Metal Panel System Beyond



Yellow Metal Panel System

Black Brick to Match Flash in Red Brick

Glazed Yellow and Blue Brick where materials goes to ground line for durability

Yellow Metal Panel System Beyond

Existing Rhawnhurst School- Flashed Red Brick



OVERALL EXTERIOR ELEVATIONS



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





NEW STUDENT DROP-OFF AND VISITOR PARKING



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





CAFETERIA AND CLASSROOM ADDITION FACING LARGE STREET



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





VISITOR ENTRANCE LOBBY



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





VISITOR ENTRANCE LOBBY- 2ND FLOOR



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





ENTRANCE TO GYMNASIUM



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA





NEW CAFETERIA REPLICATING CLOUDS IN EXISTING AUDITORIUM



CRABTREE ROHRBAUGH AND ASSOCIATES ARCHITECTS
401 EAST WINDING HILL ROAD
MECHANICSBURG PENNSYLVANIA 17055

RHAWNURST ELEMENTARY SCHOOL
THE SCHOOL DISTRICT OF PHILADELPHIA



SCHEDULE

- **DESIGN**
 - **BEGAN IN DECEMBER 2019**
 - **COMPLETE OCTOBER 2020**
- **BUILDING, ZONING & CITY PERMITS**
 - **ZONING SUBMITTED- SEP '20**
 - **CODE SUBMITTED- OCT. 2020**
- **SRC/BOARD APPROVAL**
 - **JANUARY 2021**
- **CONSTRUCTION**
 - **START – FEBRUARY 2021**
 - **18 MONTHS OF CONSTRUCTION**
 - **BUILDING FINISHED AUGUST 2022**





QUESTIONS?



Thank You

