

# DAMASCUS HIGH SCHOOL

December 11, 2023



**MOSELEY**ARCHITECTS  
DESIGNING SOLUTIONS ■ BUILDING TRUST ■ ENRICHING LIVES

# MEETING SCHEDULE



## Meeting Schedule

Staff Meeting  
December 4, 2023, 2:30pm

**SD Work Session #1**  
**December 11, 2023, 6:30pm**

SD Work Session #2  
January 10, 2024, 6:30pm

SD Work Session #3  
January 23, 2024, 6:30pm

## Overall Project Schedule

Schematic Design  
Design Development  
Construction Documents  
Construction

# GOALS FOR TODAY

## SD Work Session Goals

Review Site and Building Constraints and Opportunities

Share Preliminary Options , Phasing Plans and Receive Feedback

Plans presented are not the final. Plans will evolve based on the discussion.

Focus on big decisions, leave small decisions for future meetings

- Determine new building location on the site
- Determine preferred classroom groupings
- Establish preferred locations and adjacencies of major programs



# SITE ANALYSIS

Limited site access points

Need for increased parking / maintain parking during construction

Desire to separate bus and car drop-off traffic

Many programs require at-grade access or visitor access

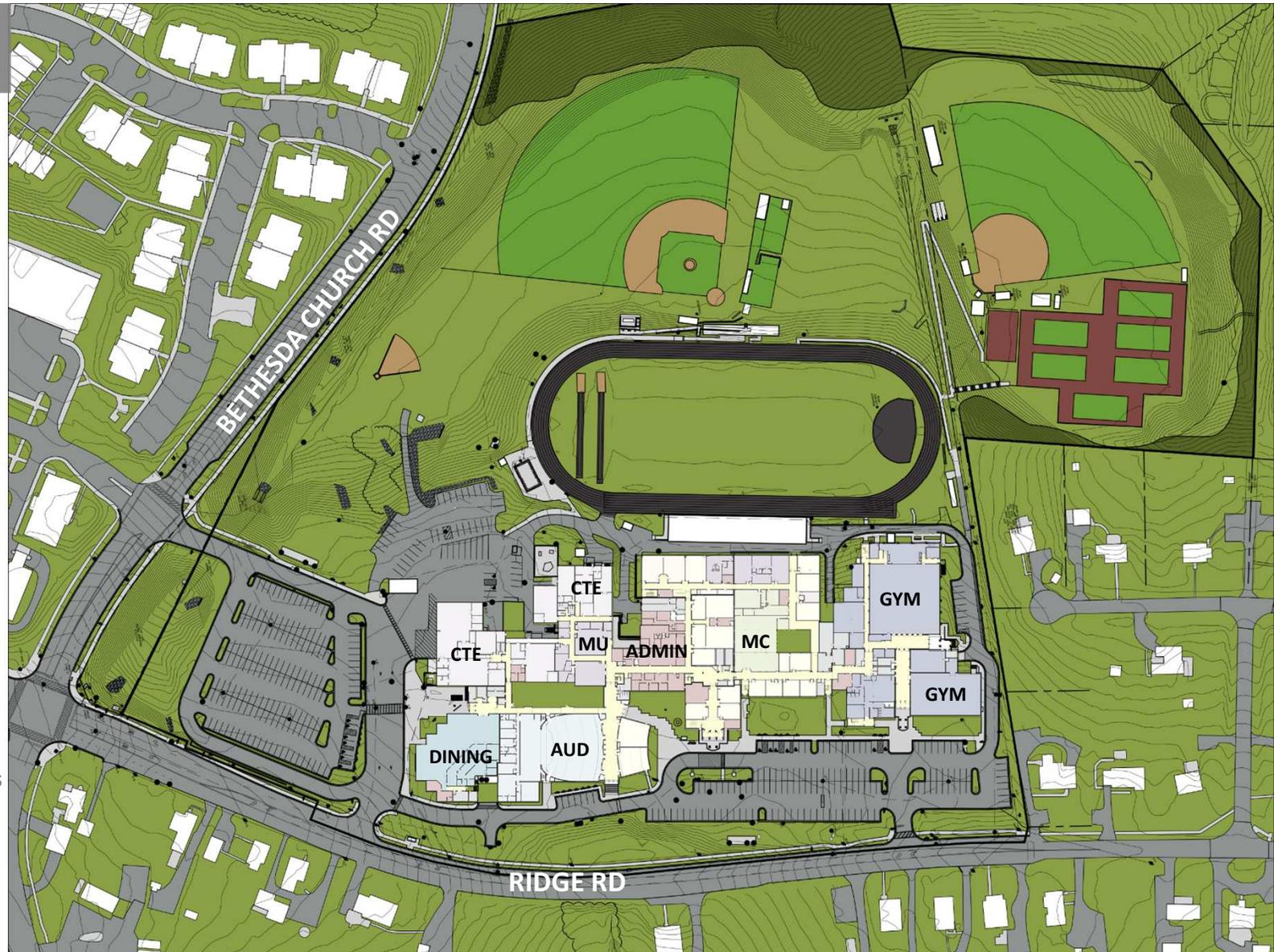
Need to maintain fire lane access during construction and final plan

Existing pinch points on site circulation

Existing stormwater control from adjacent property needs to be maintained

Stream buffer on east side of property

Existing stadium home side bleachers close to existing building



# SITE LOGISTICS

Temporary access off Bethesda Church road, loses some on-street parking and will require some temporary grading

Contractor lay-down / trailer area along Bethesda Church Road

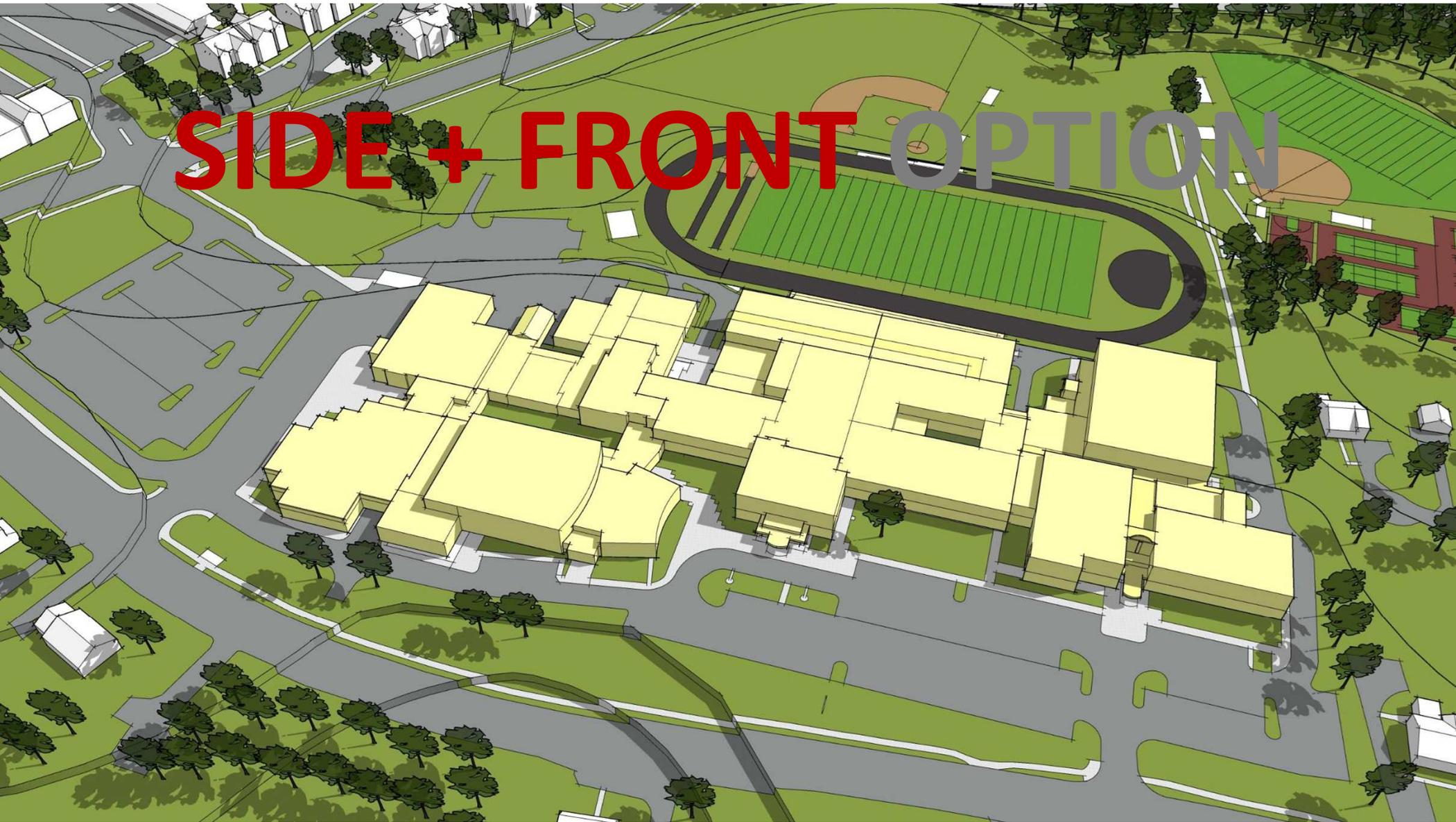
Temporary parking options limited by access points, swing space options for trailers, existing stadium?

Contractor parking will be limited

Preserve access and space to fields during construction



# SIDE + FRONT OPTION



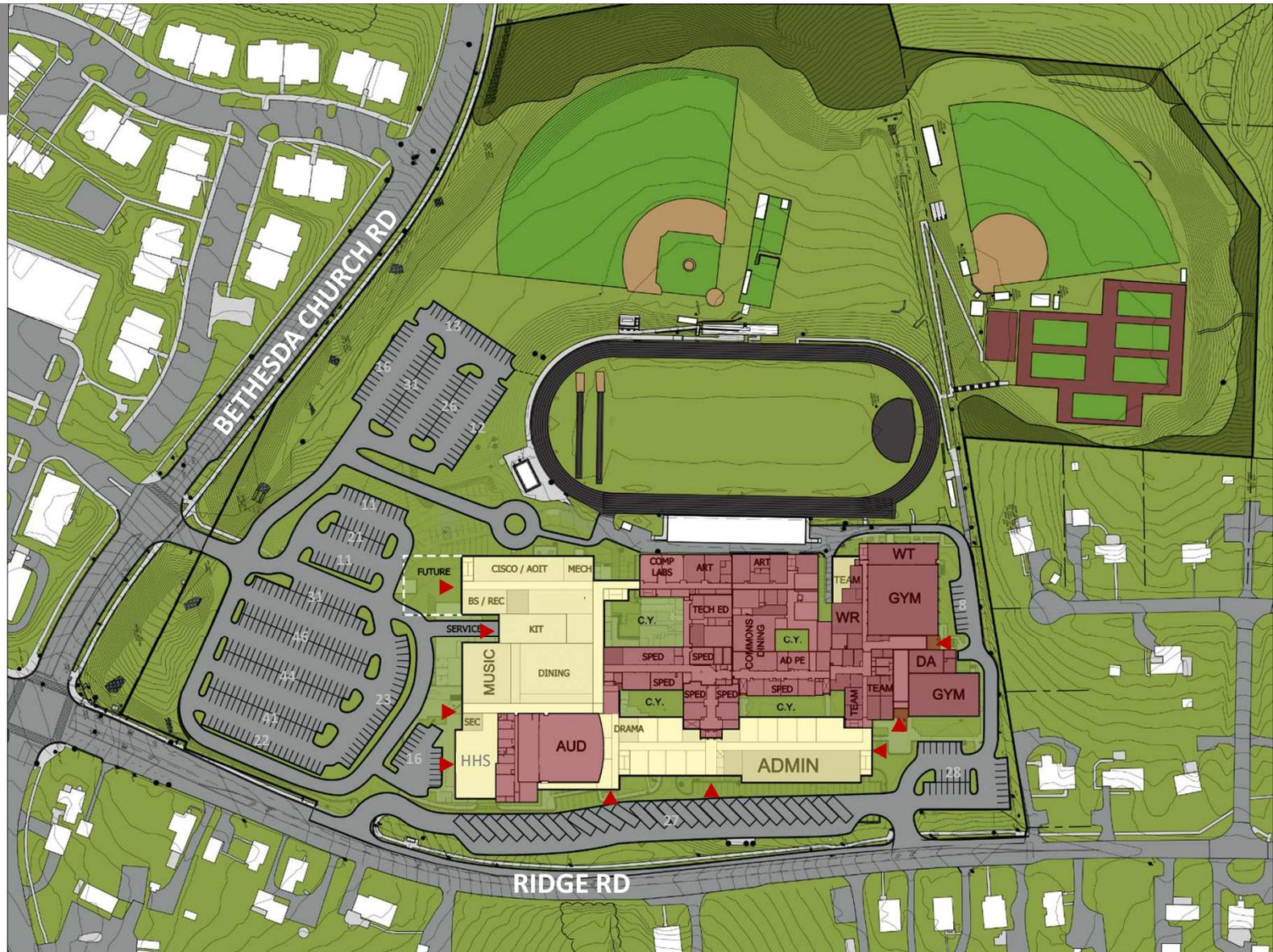
# EXISTING SITE

~360 Automobile Parking



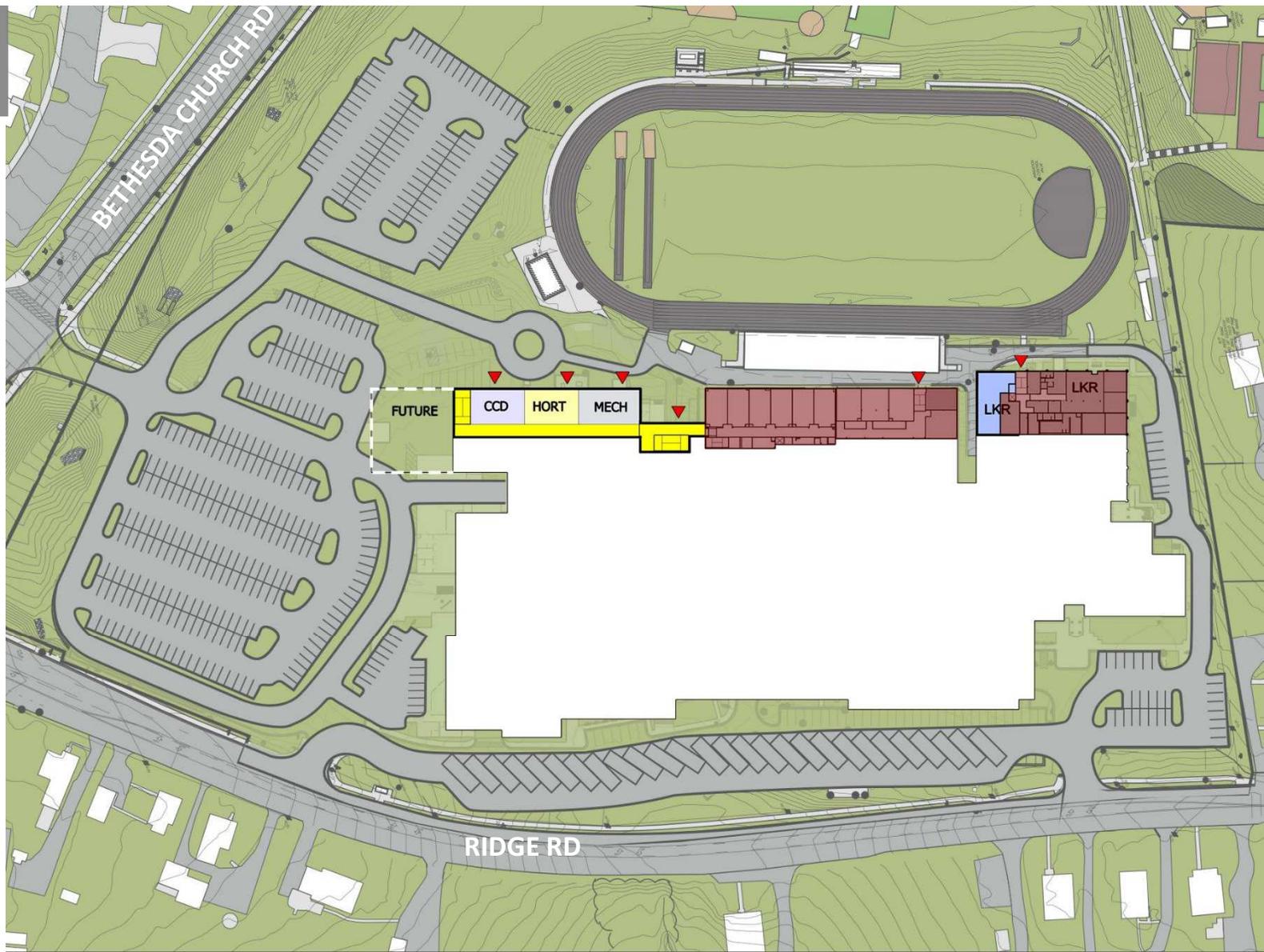
# SIDE + FRONT SITE

- Three-Story Addition along Ridge Road – New Front Door
- Three-Story Addition to north along Bethesda Church Road
- Existing field configuration to remain
- Upgraded stadium / track, turf field
- Bus Loop along Ridge Road – 27 Buses
- ~400 Automobile Parking



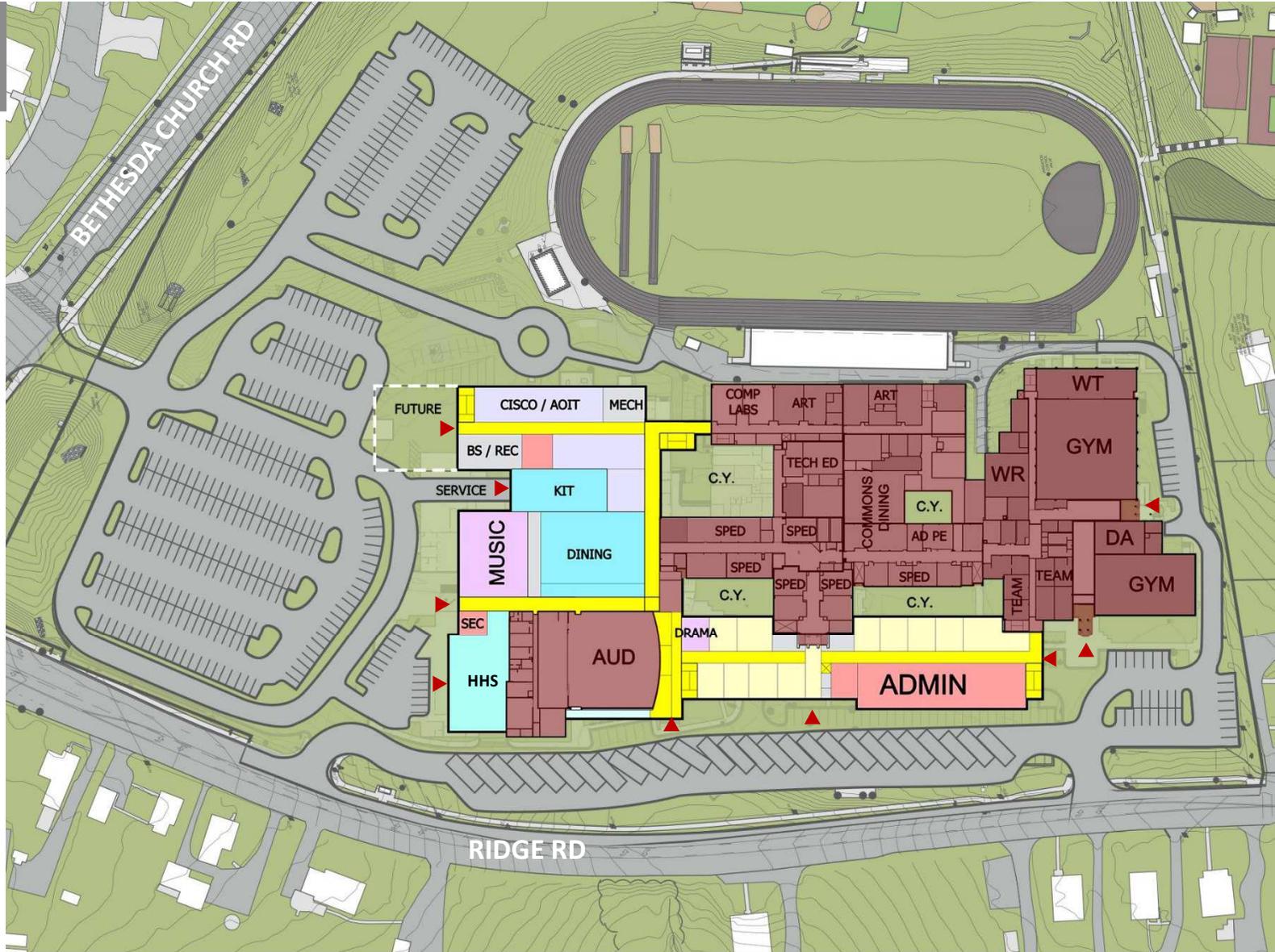
# SIDE + FRONT

LEVEL 0

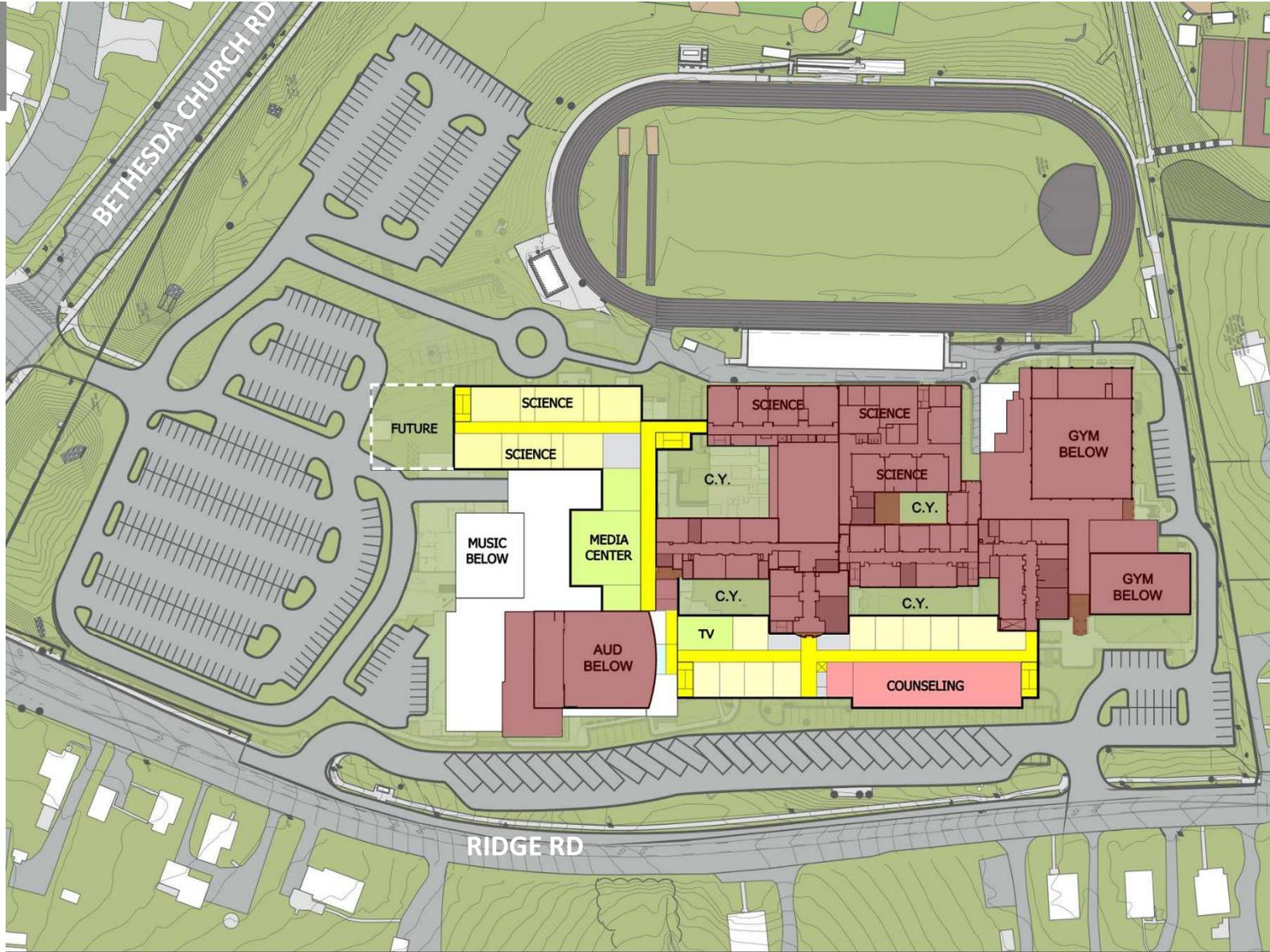


# SIDE + FRONT

LEVEL 1

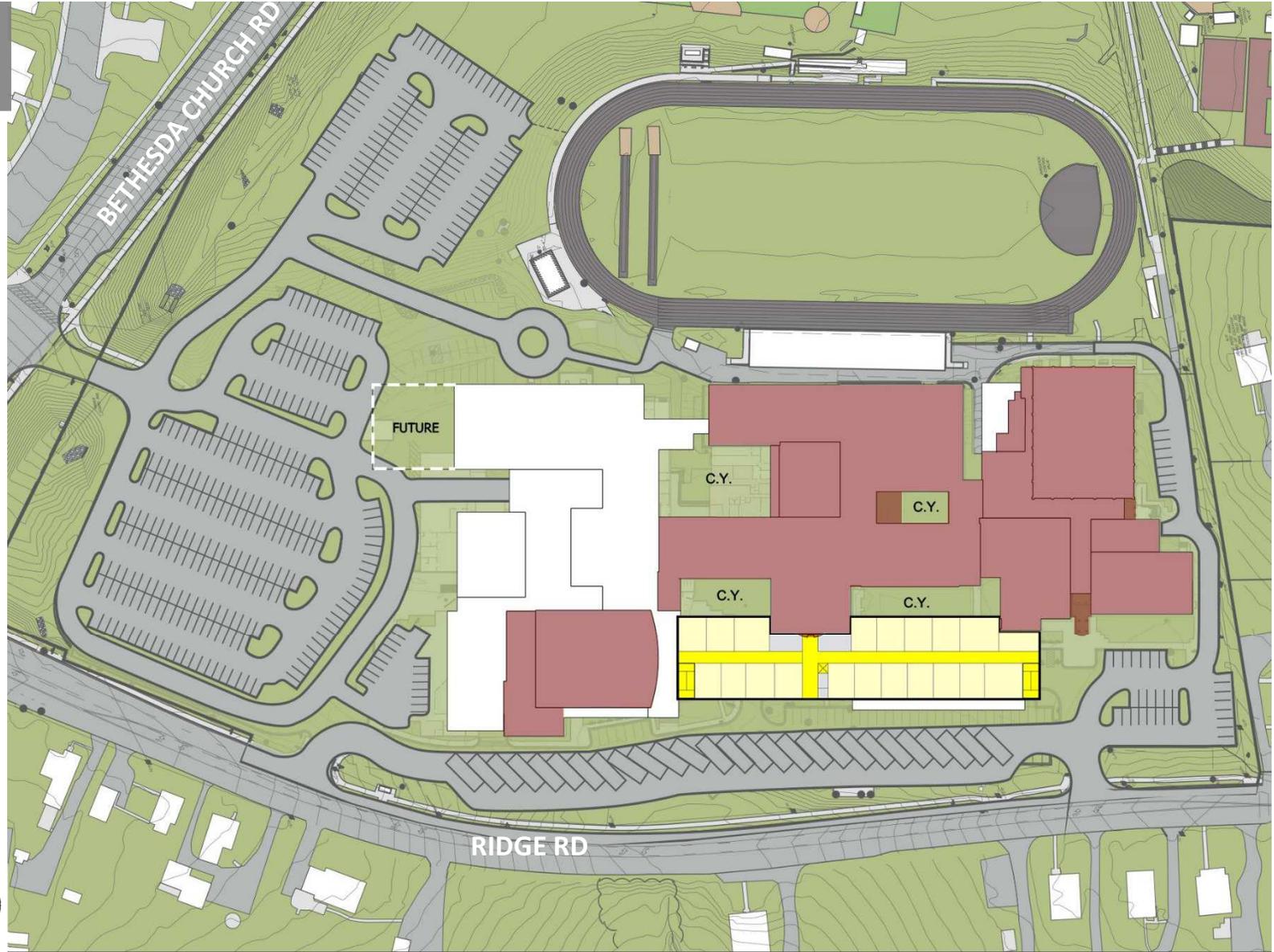


# SIDE + FRONT LEVEL 2



# SIDE + FRONT

LEVEL 3



# SIDE + FRONT PHASING



# EXISTING SITE



# SIDE + FRONT

## PHASE 1A

PHASE 1 – 3 Months

Establish Contractor Site Entrance

Establish contractor work area in front of building

Demolish Auditorium entry



# SIDE + FRONT

## PHASE 1B, 1C

PHASE 1B – 20 Months

Construct 3 Story Front Addition

Construct new bus loop

Phase 1C – Renovate Auditorium



# SIDE + FRONT

## PHASE 2A

PHASE 2A- 4 Months

Occupy new Addition

Establish Swing Space on existing stadium if necessary

Demolish CTE wing



# SIDE + FRONT

## PHASE 2B

PHASE 2B– 21 Months

Construct 3 Story CTE / Dining addition

PHASE 2C – Renovate existing academic and gym spaces



# SIDE + FRONT

## PHASE 3A

PHASE 3A- 4 Months

Demolish Existing Dining and Kitchen

Restore Stadium



# SIDE + FRONT

## PHASE 3B

PHASE 3B – 8 Months

Construct / Renovate SBWC

Demolish and Restore hallway from  
Music to Dining

Convert contractor lay-down area to  
permanent parking

### Total Construction Duration

48 Months for School Construction +  
12 Months for HHS



# SIDE + FRONT

## PROS

“Front door” on Ridge Road / Street presence

Receiving moved from front elevation

New Kitchen does not impact Food Service operations during construction

Compact footprint allows for more parking

## CONS

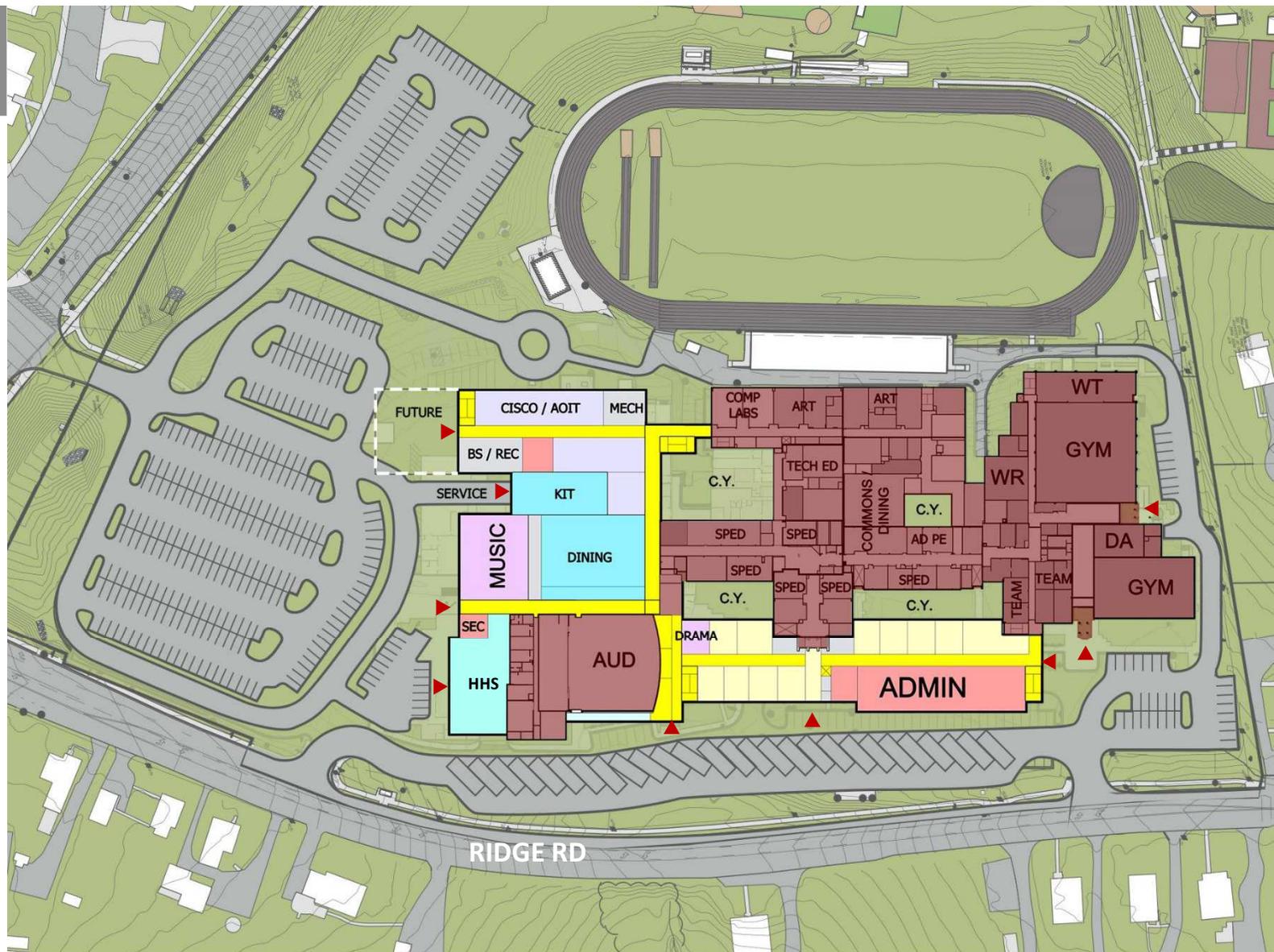
48 Months for School Construction + 12 Months for HHS = Longer Duration of construction on site

Limited Space along Ridge Road, will require buses to arrive in shifts

Parking for Visitors to Admin is limited because of bus loop

Parking for Athletics events in Gyms limited / remote

Trailer swing space will be required for Music and other specialized CTE programs



**SIDE ONLY** OPTION



# EXISTING SITE

~360 Automobile Parking



# SIDE ONLY

## SITE

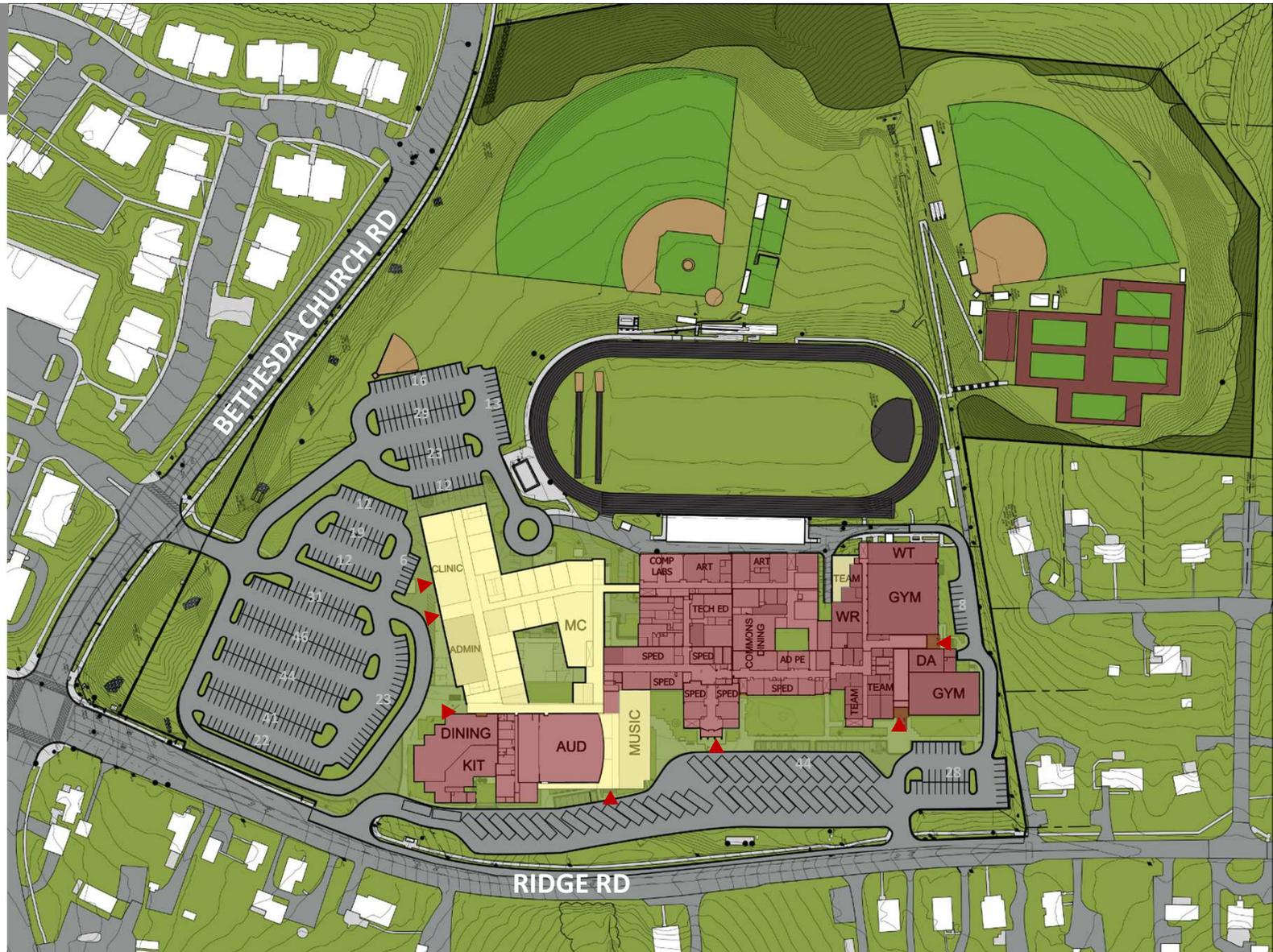
Three-Story Addition along Bethesda Church Road– New Front Door

Existing field configuration to remain

Upgraded stadium / track, turf field

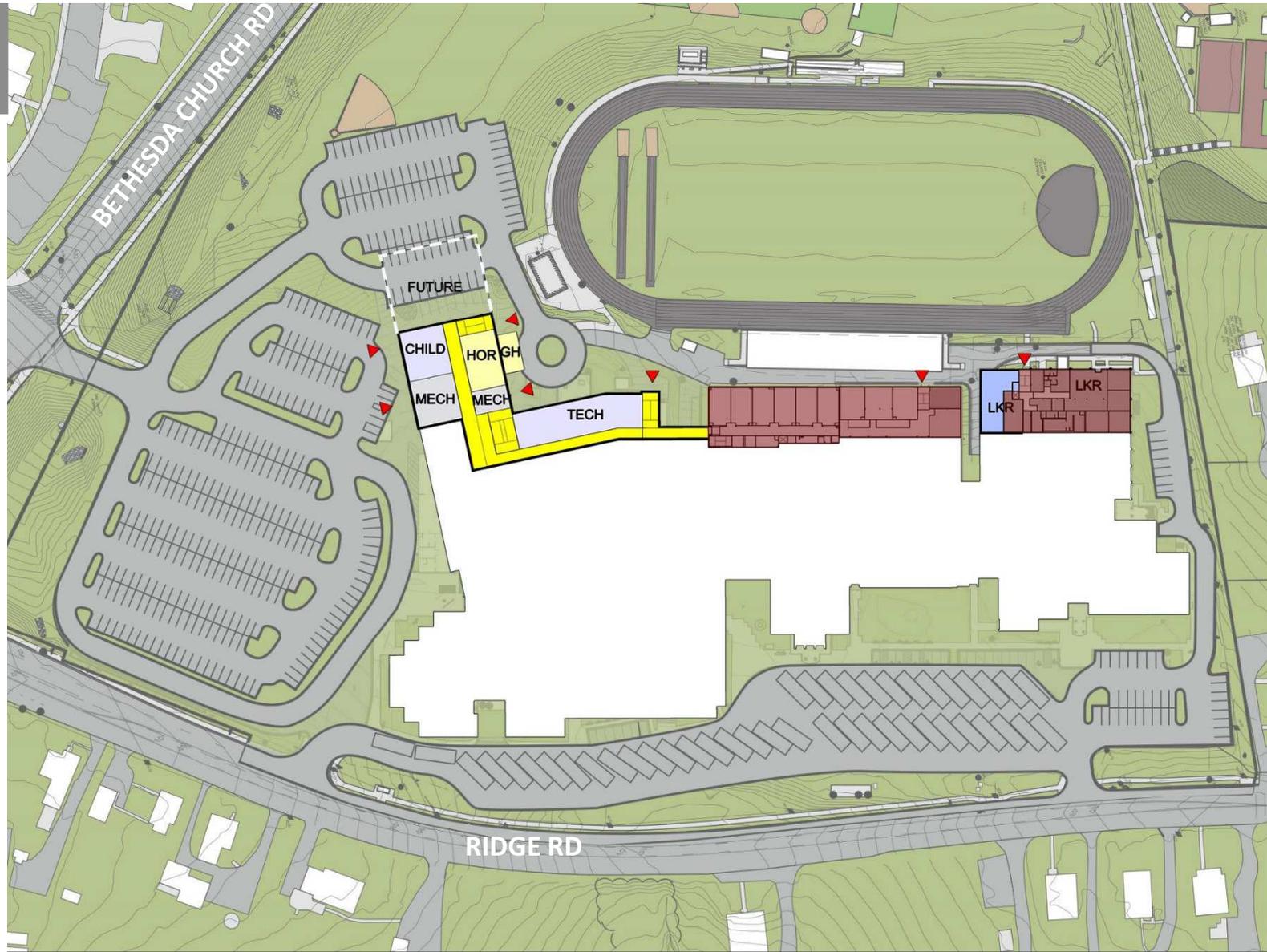
Bus Loop along Ridge Road – 44 Buses

~385 Automobile Parking



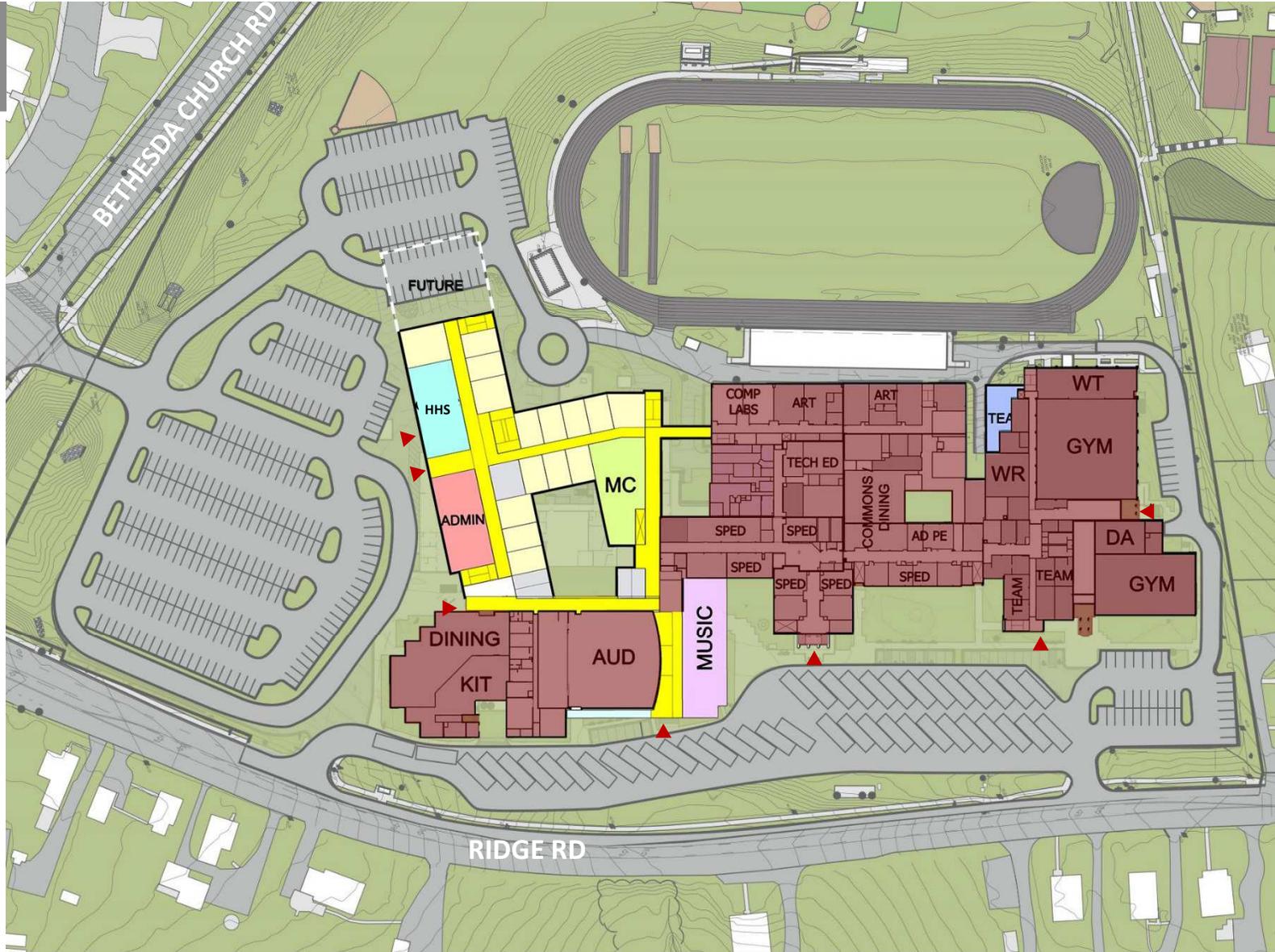
# SIDE ONLY

LEVEL 0



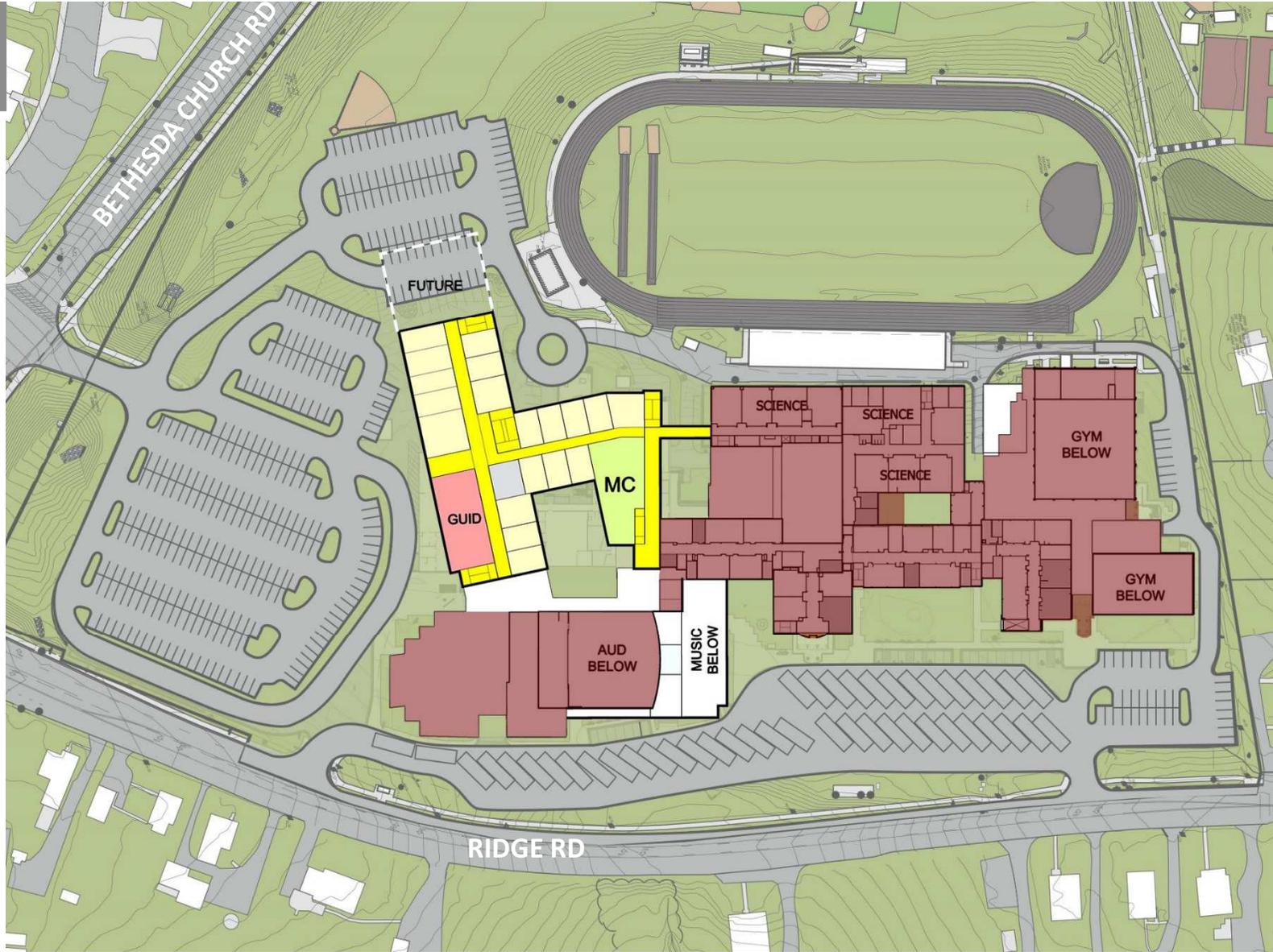
# SIDE ONLY

LEVEL 1



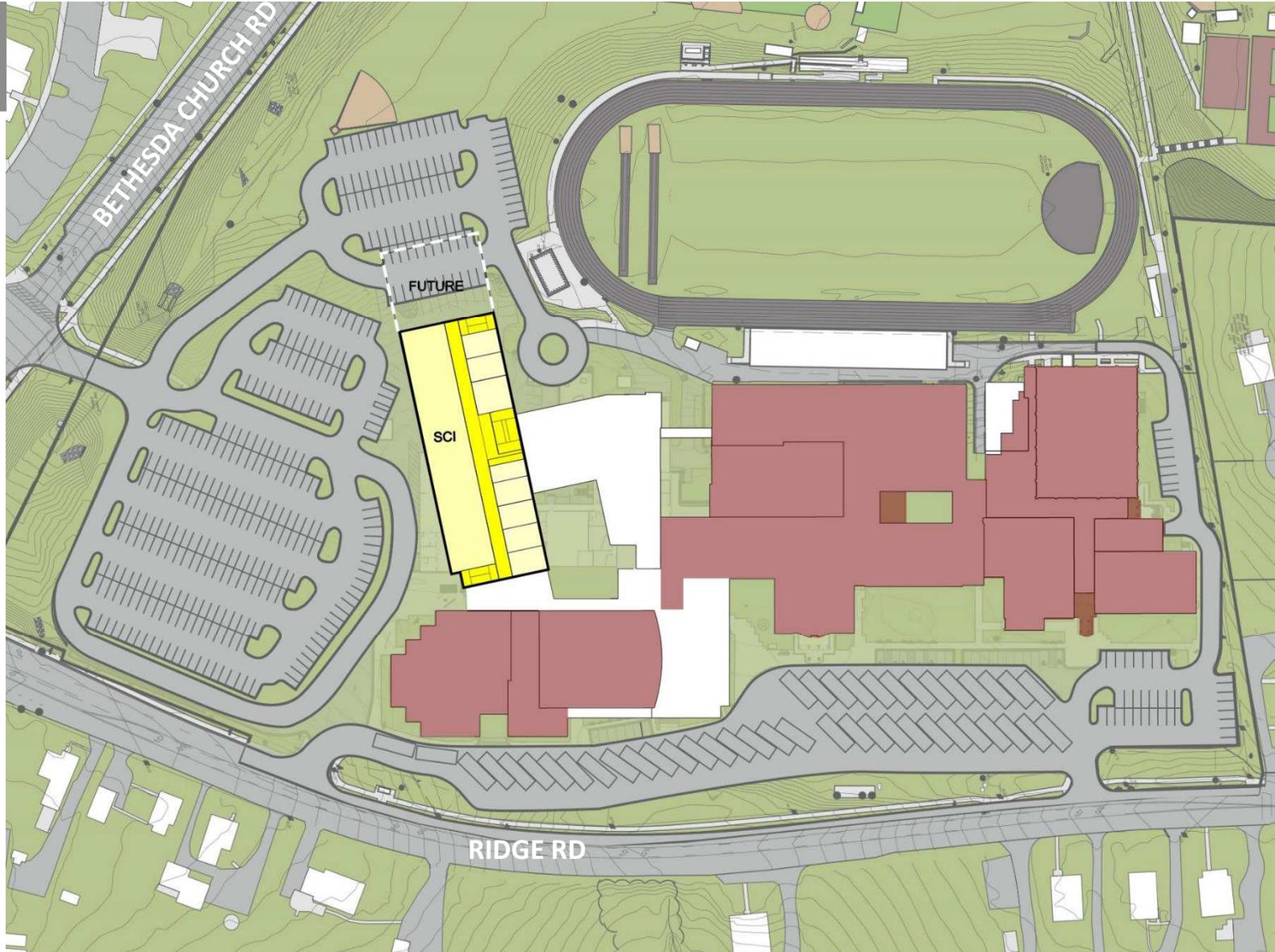
# SIDE ONLY

LEVEL 2



# SIDE ONLY

LEVEL 3



**SIDE ONLY PHASING**



# EXISTING SITE



# SIDE ONLY

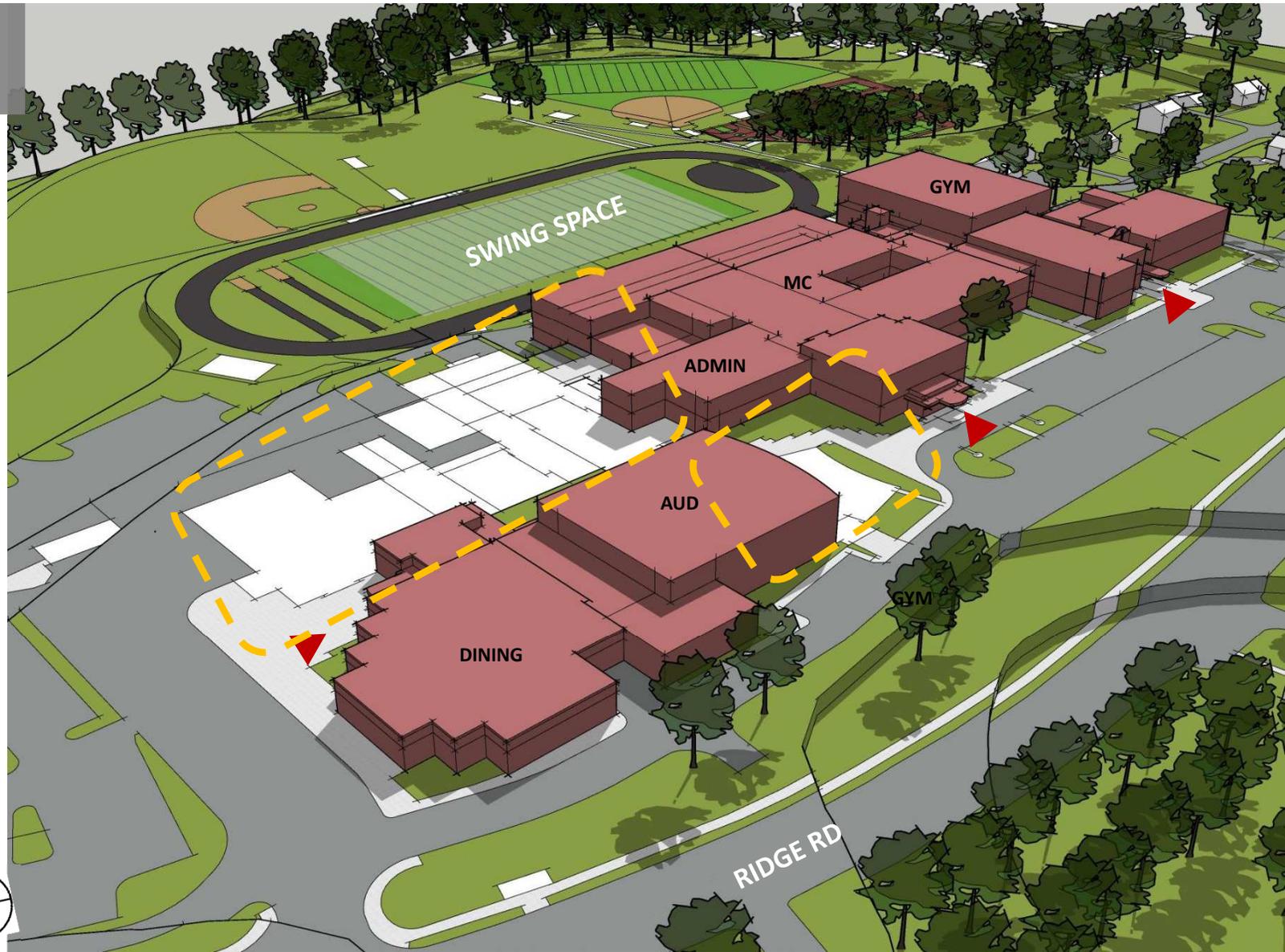
## PHASE 1A

PHASE 1A – 4 Months

Establish Contractor Site Entrance

Establish Swing Space on Existing Stadium

Demolish CTE and Auditorium Entry



# SIDE ONLY

## PHASE 1B

PHASE 1B – 24 Months

Build 3 Story Academic Wing and  
CTE Addition



# SIDE ONLY

PHASE 2A, B, C ....

PHASE 2A – 20 Months

Occupy New Addition

Restore Stadium

Renovate existing academic and gym spaces

Total Construction Duration

48 Months for Construction



# SIDE ONLY

## PROS

48 Months for School Construction (Two Phases) - Less total construction time

One Major Addition

Larger Bus loop accommodates all buses

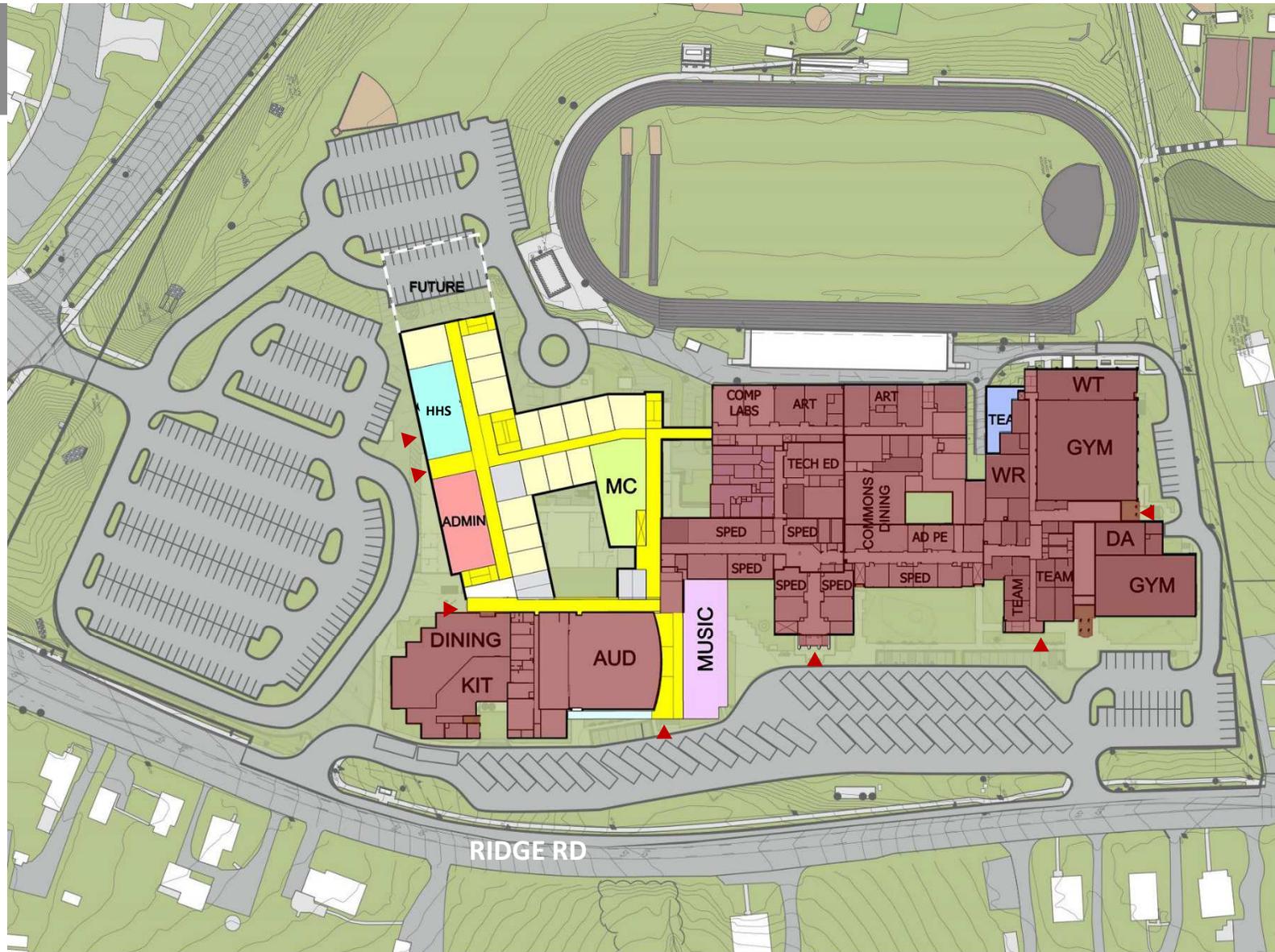
## CONS

Kitchen deliveries remain on the front of the building, creating a pinch point in site circulation

Kitchen expansion "in-place" will be challenging

Trailer swing space will be required for Music and other specialized programs

More teaching spaces will remain windowless





# QUESTIONS?



SIDE + FRONT



SIDE ONLY



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