

COMMUNITY
INFORMATION AND
LISTENING SESSION
JUNE 29, 2021

The River School Proposed Campus at 4220 Nebraska Avenue, NW Design Update

THIS MEETING IS BEING RECORDED

Overview

- Welcome and Introductions
- The River School and the 4220 Nebraska Avenue Opportunity
- Design Process and Feedback to Date
- Updated Design Concept
- Landscape Considerations
- Discussion
- Next Steps

Introductions

- Nancy Mellon, The River School
Founder and Head of School
- Rachel Weller, The River School
President, Board of Trustees
- Nicolle Rippeon, The River School
New Campus Committee Chair, Board of Trustees
- Patrick Burkhart, Shalom Baranes and Associates
Project Architect
- Craig McClure, Parker Rodriguez
Landscape Architect

The River School and the 4220 Nebraska Avenue Opportunity



Design Process and Feedback to Date

- Assembled outstanding project team, including lead architect Shalom Baranes & Associates and landscape architect ParkerRodriguez
- Consulted with historic preservation specialists and DC Historic Preservation Office (HPO) staff
- Gathered feedback from neighbors, Tenleytown Historical Society, and other interested stakeholders
- Submitted initial plan to DC Historic Preservation Review Board (HPRB) for preliminary courtesy review in February
- Based on HPRB feedback, team significantly revised design concept
- Follow up courtesy review with HPRB on July 1

Updated Design Concept

The revised design concept incorporates several revisions made in direct response to HPRB and community input:

- Eliminated 4th floor and reduced footprint
- Reduced overall program area
- Increased distance between mansion and portions of new pavilions by 20 to 40 feet
- Clearly defined and expanded interior lawn
- Retained existing wooden garage along north driveway

Updated Design Concept

- Reoriented Pool House and Classroom Pavilions to be parallel to 42nd Street
- Redesigned three pavilions utilizing a common vocabulary
- Tripled width of viewshed of mansion from Nebraska Avenue
- Eliminated angular geometry and developed a circular geometry relating to “Under Oak” theme
- Developed a green wall concept for new facades facing mansion
- Provided significant landscape buffers along campus perimeter and developed appropriate streetscapes for safety and continuity

RIVER SCHOOL

4220 NEBRASKA AVE. NW
WASHINGTON , DC

COMMUNITY INFORMATION AND LISTENING SESSION

June 29, 2021

OWNER:
DEVELOPER:
ARCHITECT:
LAND USE COUNSEL:

RIVER SCHOOL
JM ZELL PARTNERS, LTD.
SHALOM BARANES ASSOCIATES
GOULSTON & STORRS



DRAWING INDEX

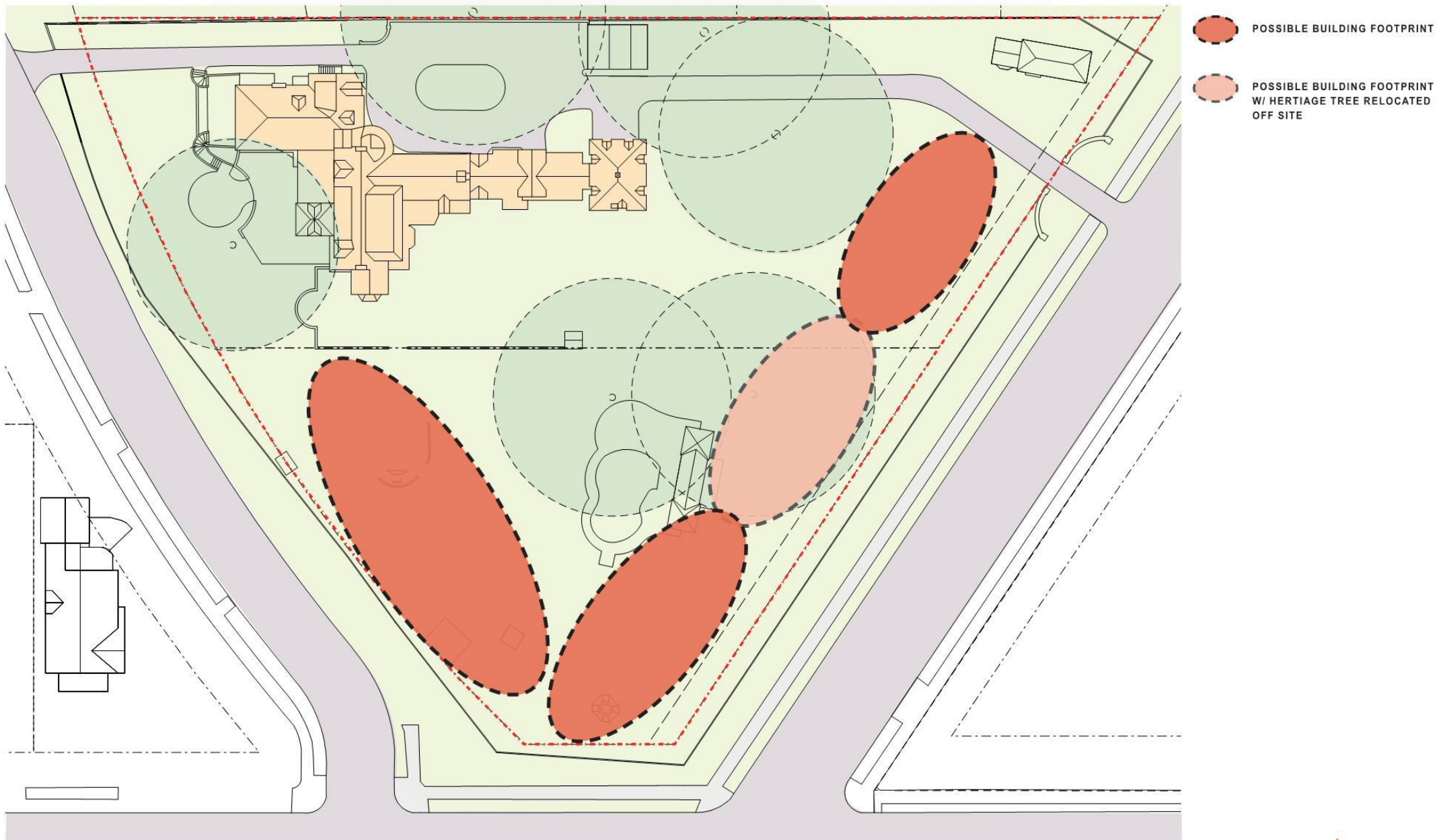
SHEET	TITLE
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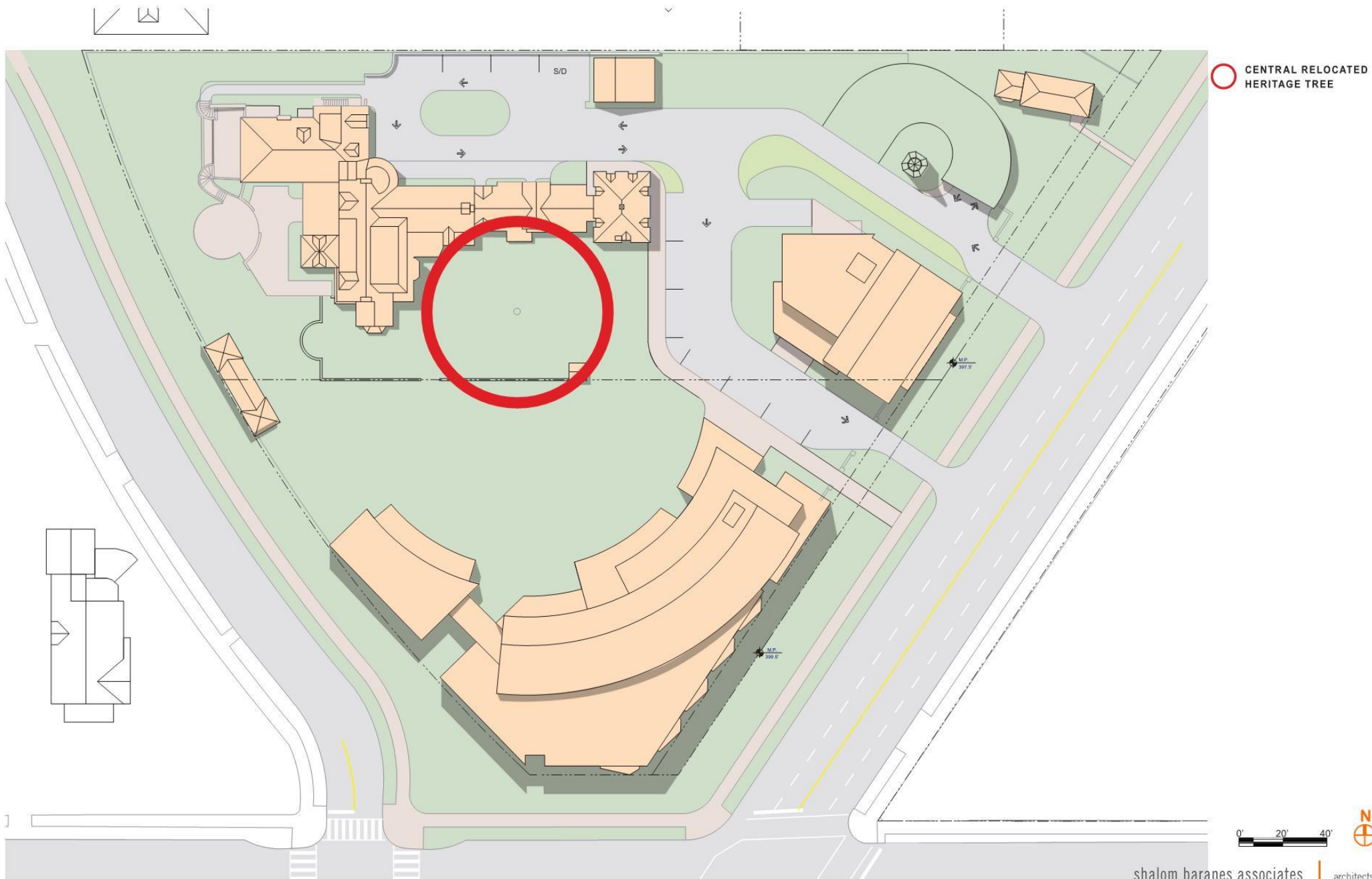


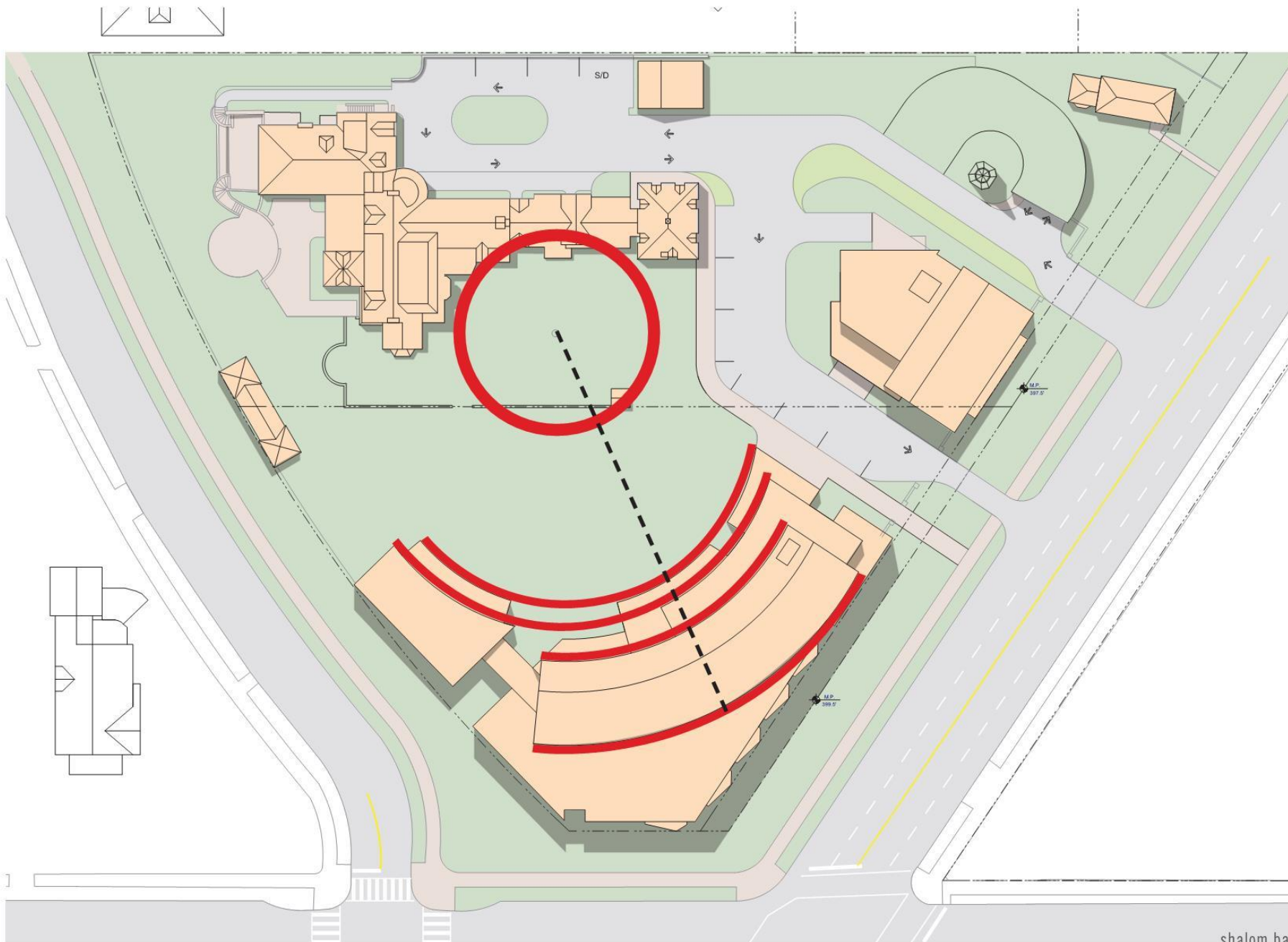
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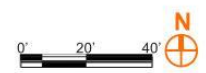








-  CENTRAL RELOCATED HERITAGE TREE
-  PROPOSED MASSING MAJOR OUTLINES



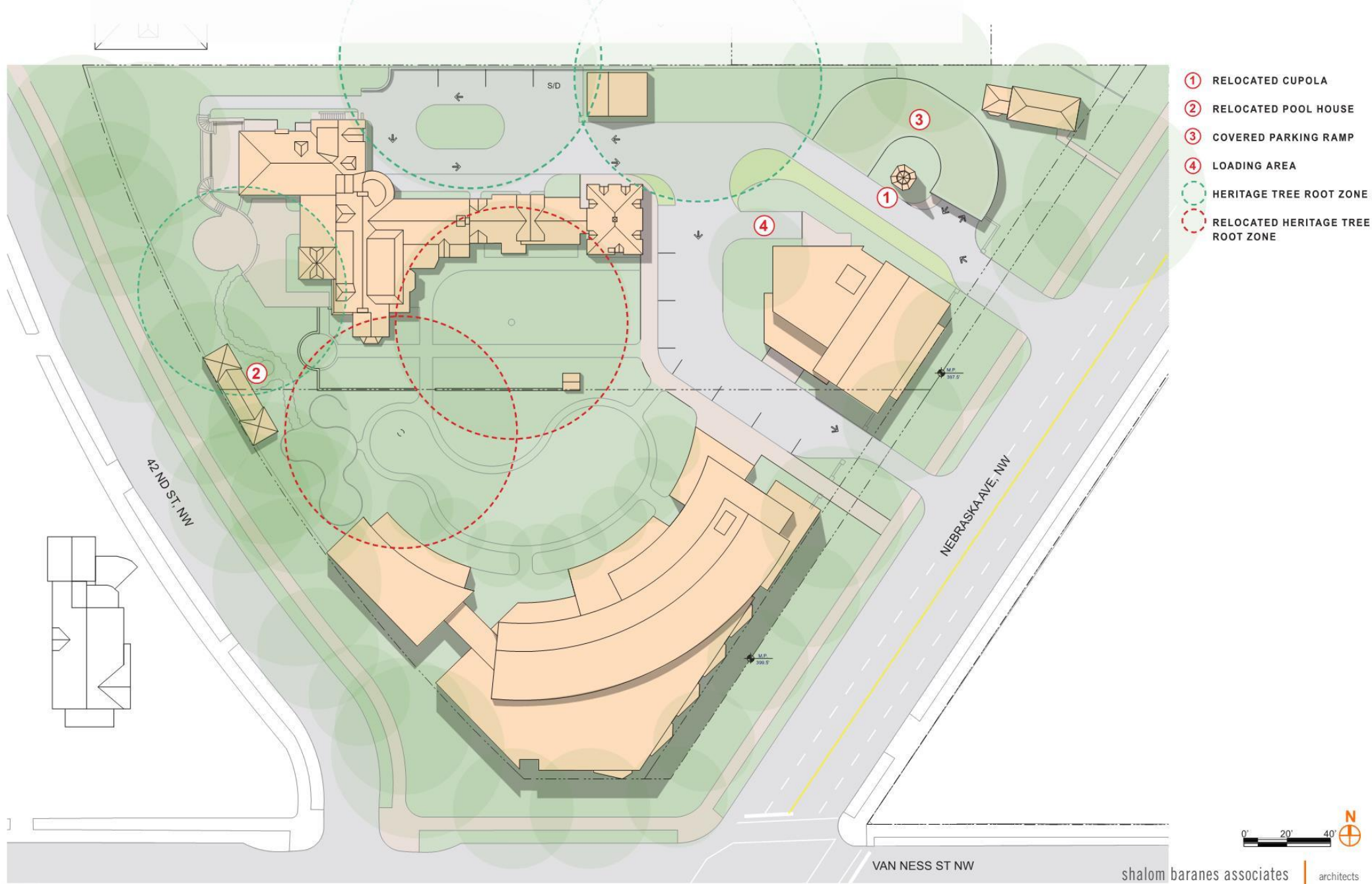
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2021-02-25 HPRB HEARING
BUILDING OUTLINE



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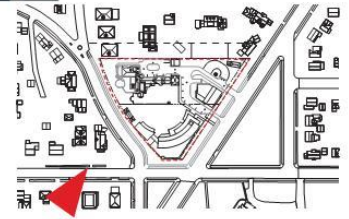
THE RIVER SCHOOL

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AERIAL VIEW

A9



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AERIAL VIEW

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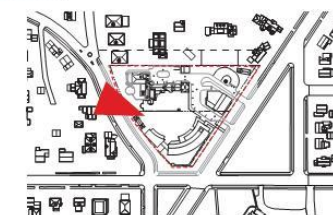
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AERIAL VIEW

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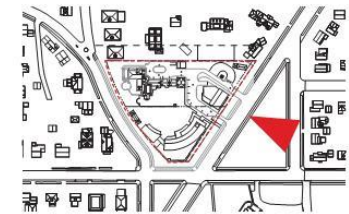


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GROUND LEVEL VIEW

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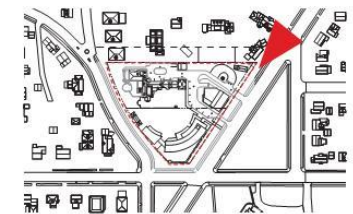
STREET LEVEL VIEW

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KEY

- 1 LAWN PANEL
- 2 PLAY SPACE
- 3 PLAY SCULPTURE
- 4 SCREENING PLANTINGS
- 5 DDOT STANDARD SIDEWALK
- 6 POOL HOUSE
- 7 DECORATIVE PAVING
- 8 TREE TIMELINE
- 9 RETAINING WALL
- 10 FENCE
- 11 MAKERSPACE
- 12 HERITGE TREE
- 13 EXISTING BRICK WALL

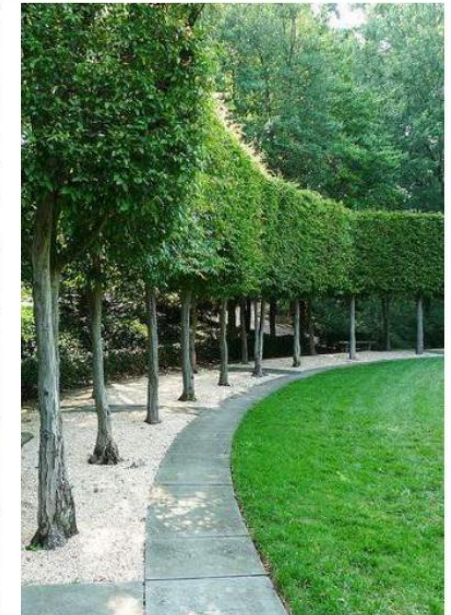
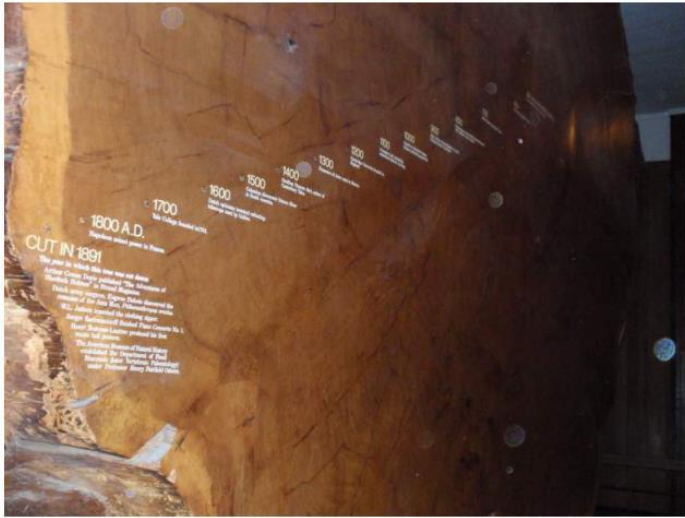
VAN NESS STREET NW

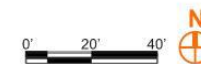
ParkerRodriguez shalom baranes associates

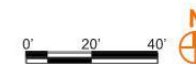


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LEVEL 2 FLOOR PLAN

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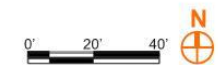
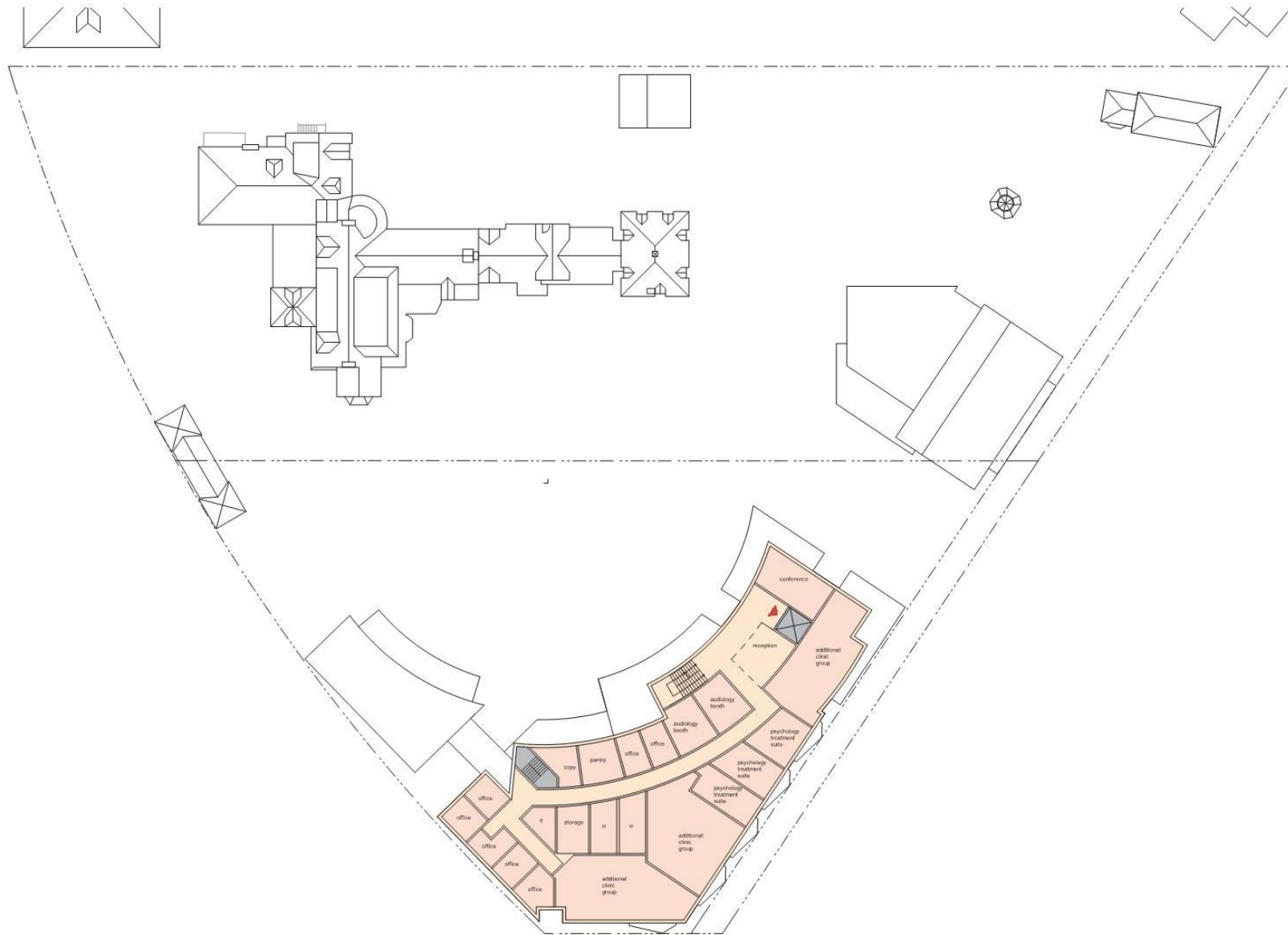


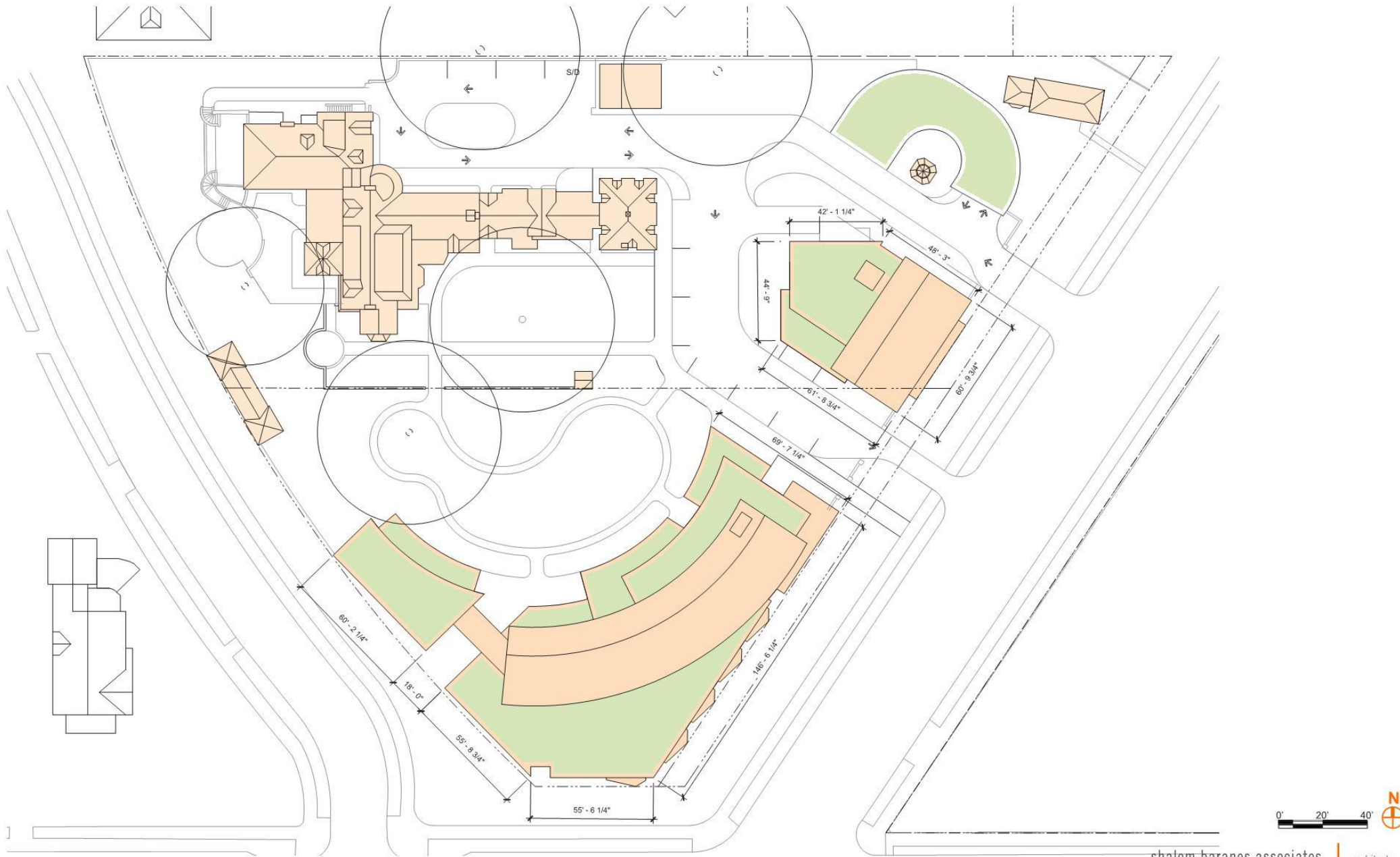
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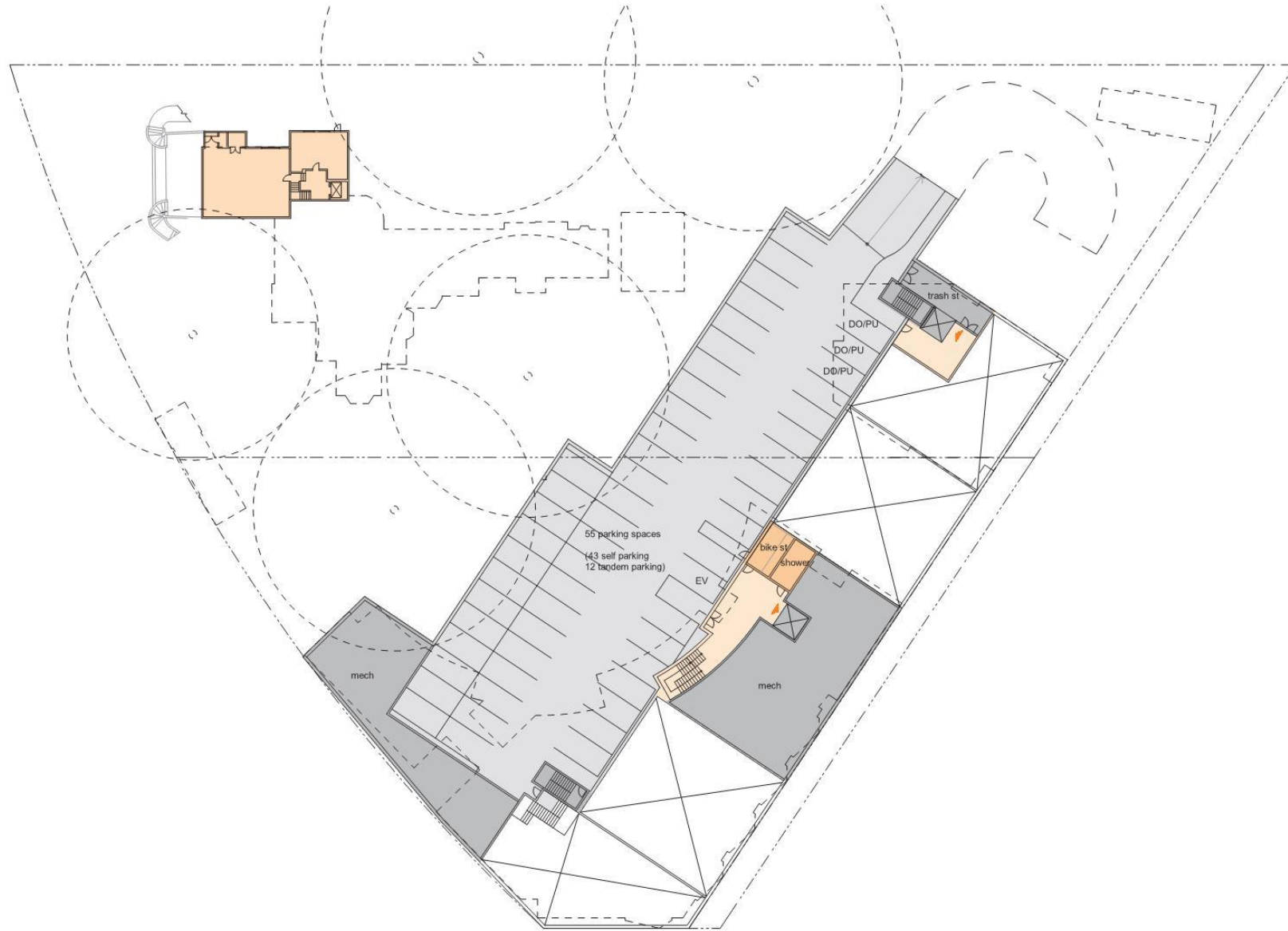
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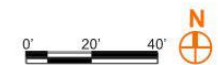
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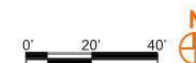








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Discussion

Next Steps

- HPRB follow up courtesy review July 1, 2021
- Transportation Information and Listening Session July 1, 2021
- ANC 3D project update on July 7, 2021
- ANC 3E project update on July 8, 2021
- Small group information sessions on site throughout the summer
- BZA submission will continue to be updated in response to input and feedback
- Final submission will be filed in early October in advance of October 27, 2021 BZA hearing
- Additional resources and community input portal available at <https://riverschool.net/proposed-new-campus/>