



ASSOCIATION FOR LEARNING ENVIRONMENTS

2016 EXHIBITION OF SCHOOL PLANNING & ARCHITECTURE

EMILY GRIFFITH CAMPUS

CATEGORY: RENOVATION
DENVER PUBLIC SCHOOLS
DENVER, COLORADO



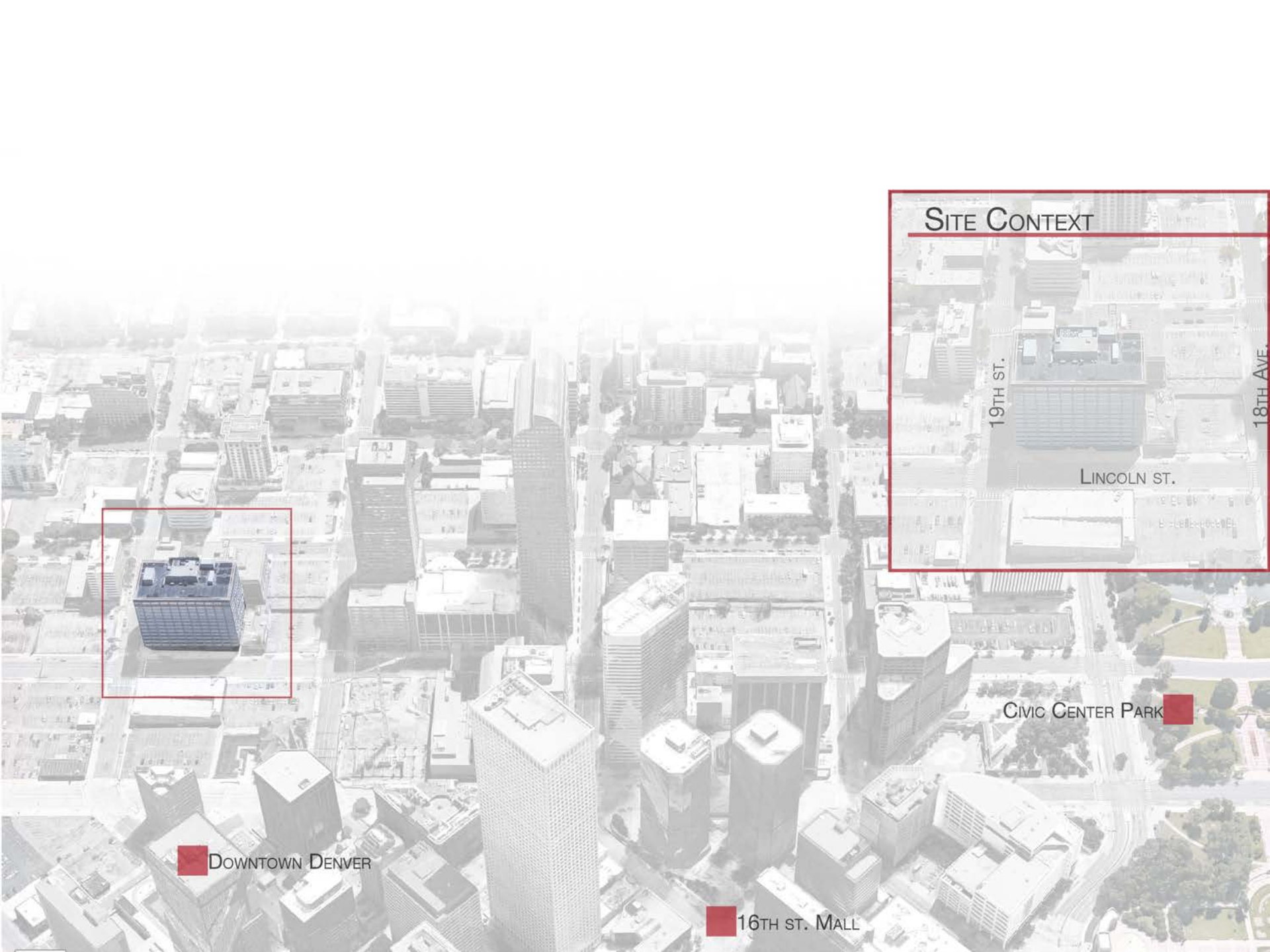
DOWNTOWN DENVER
EXPEDITIONARY SCHOOL

EMILY

GRIFFITH

CAMPUS

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SITE CONTEXT

19TH ST.

18TH AVE.

LINCOLN ST.

CIVIC CENTER PARK

DOWNTOWN DENVER

16TH ST. MALL

COMMUNITY ENVIRONMENT

+ENGAGES THE COMMUNITY, CREATING A SENSE OF OWNERSHIP.

RIGHT AT THE STREET LEVEL THERE IS A PLAYGROUND, A MULTI-FUNCTION GYM / DPS BOARD ROOM AND A STUDENT-RUN CAFÉ THAT SERVES THE NEIGHBORHOOD.

+TAKES ADVANTAGE OF THE ASSETS AVAILABLE WITHIN THE COMMUNITY.

THE BEAUTY OF THE VERTICAL CAMPUS ARRANGEMENT OF SPACES IS THAT STUDENTS AND ADMINISTRATORS CAN INTERACT WITHIN THE BUILDING. IT'S AN UNUSUALLY NOVEL WAY TO CREATE MENTORING AND LEARNING OPPORTUNITIES FOR THE STUDENTS AND STAFF.

+FOSTERS COMMUNITY USE/JOINT-USE, PARTNERSHIPS.

AS MENTIONED, THE GROUND LEVEL HAS A VARIETY OF SPACES THAT SUPPORT AFTER SCHOOL AND WEEKEND COMMUNITY ACTIVITIES. AMONG THESE ARE ATHLETICS, LECTURES, PARENT/CHILD CULTURAL EVENTS, AND EVEN FOOD SERVICE FROM EMILY'S CAFÉ.

+REFLECTS THE UNIQUE ATTRIBUTES OF THE COMMUNITY.

DOWNTOWN DENVER IS A THRIVING COMMUNITY MADE UP OF A VERY DIVERSE DEMOGRAPHIC OF PEOPLE. THIS NEW FACILITY IS A MIRROR OF THAT CULTURE WITH AGE, ETHNIC, ECONOMIC AND IDEOLOGICAL DIVERSITY WELCOMED INSIDE.

+CONNECTS STUDENTS TO THEIR COMMUNITY AND ENVIRONMENT.

DENVER IS UNDERGOING A RENAISSANCE OF CULTURAL, ENTERTAINMENT, SPORTS, RESIDENTIAL AND BUSINESS ACTIVITIES. THIS IS THE SETTING AND "PLAYGROUND" FOR THE EDUCATION PROGRAMS HOUSED IN THIS BUILDING.

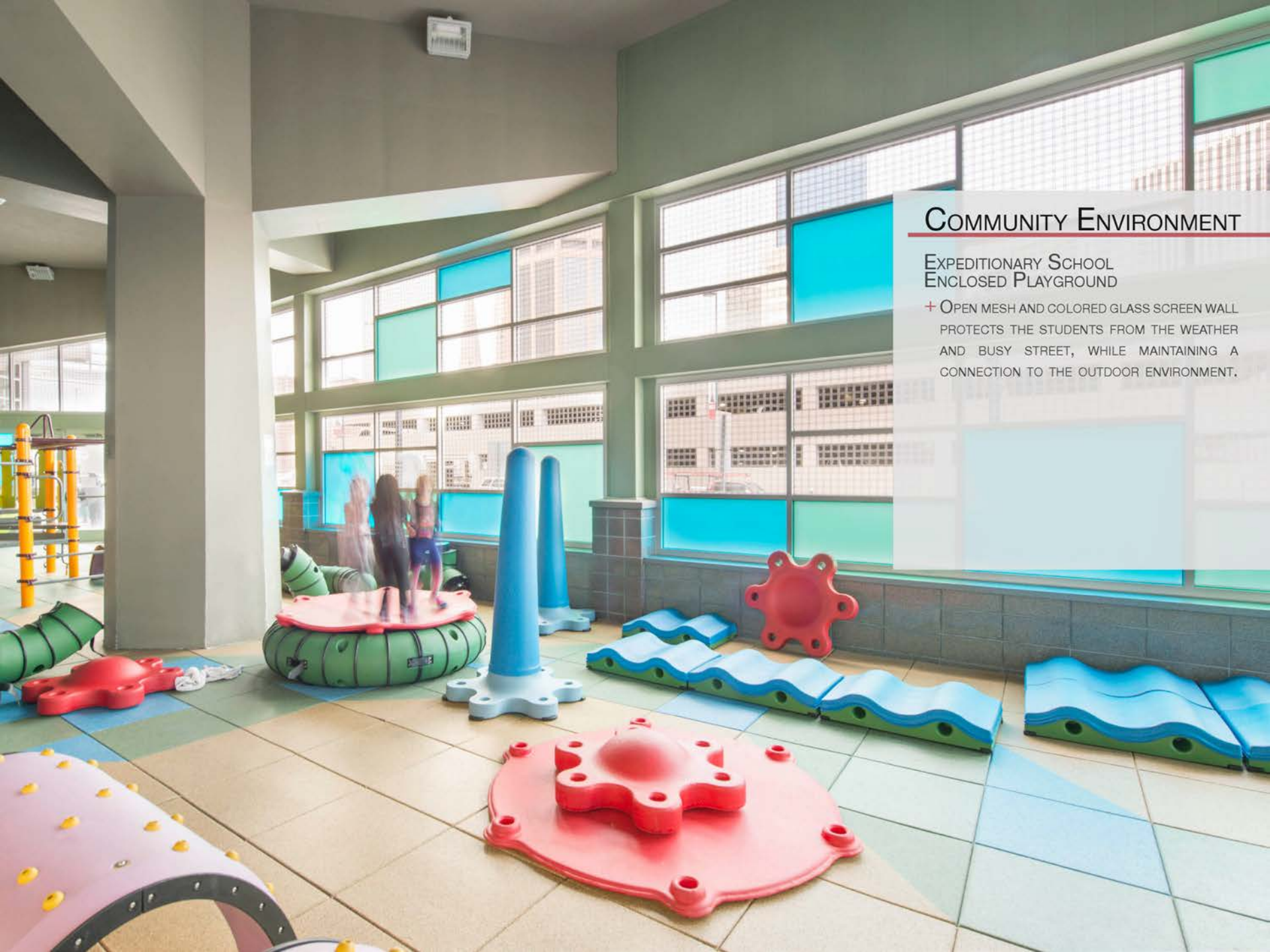


COMMUNITY ENVIRONMENT

EMILY GRIFFITH CAMPUS ENTRY

+ THE FRONT DOOR TO ALL THE EMPLOYEES, STUDENTS, AND VISITORS. THE SPACE CELEBRATES EACH UNIQUE USER GROUP.





COMMUNITY ENVIRONMENT

EXPEDITIONARY SCHOOL ENCLOSED PLAYGROUND

- + OPEN MESH AND COLORED GLASS SCREEN WALL PROTECTS THE STUDENTS FROM THE WEATHER AND BUSY STREET, WHILE MAINTAINING A CONNECTION TO THE OUTDOOR ENVIRONMENT.



COMMUNITY ENVIRONMENT

EMILY'S CAFE

- + A STUDENT-RUN TEACHING AND CAFE ALLOWS STUDENTS TO SERVE IN A PROFESSIONAL RESTAURANT SETTING.
- + SITTING DIRECTLY ADJACENT TO LINCOLN ST. SIMILAR TO THE ENCLOSED PLAYGROUND THE COLORED GLASS SCREEN WALL OFFERS A BUFFER TO PEDESTRIAN AND VEHICULAR TRAFFIC ALIKE, WHILE MAINTAINING A CONNECTION TO THE EXTERIOR.

LEARNING ENVIRONMENT

+ REFLECTS THE DESIRED LEARNING PROGRAM.

FOR THE EXPEDITIONARY SCHOOL, THE STUDENTS REGULARLY TRAVEL TO CULTURAL, SCIENTIFIC AND BUSINESS INSTITUTIONS IN DENVER. THE CLASSROOMS OPERATE AS REPOSITORIES OF THE INFORMATION BROUGHT BACK FROM THESE EXCURSIONS. THE RESULTS OF THE STUDENT INQUIRIES ARE POSTED DIGITALLY AND ACTUALLY IN THE COMMON AREAS.

+ RELATES TO THE LEARNER/USER.

THE EGTC SERVES AN UNDERPRIVILEGED STUDENT BODY. THE PROGRAMMED IS STACKED ON 4 FLOORS WHICH REDUCES THE SCALE OF THE COLLEGE TO MORE COMFORTABLE SIZED SPACES. GROUP STUDY AND LOUNGE AREAS ARE INTERSPERSED TO CREATE MANY BREAK-OUT SPACES TO MIX THE STUDENT AND TEACHER POPULATION.

+ SUPPORTS VARIED LEARNING STYLES AND INSTRUCTIONAL DELIVERY METHODS.

THE EXPEDITIONARY SCHOOL TEACHING SPACES ARE SCALED FROM SMALL TO LARGE... RANGING FROM INTIMATE SETTINGS TO ALL-SCHOOL LEARNING / LECTURE FORMATS.

+ ENABLES ALL LEARNERS TO BE SUCCESSFUL.

FOR THE EGTC THERE IS A GROUP OF SERVICES JOINED TOGETHER THAT PROMOTE STUDENT SUCCESS, INCLUDING TUTORING, COUNSELLING, AND MENTORING.

+ ADDRESSES FUTURE CHANGES IN EDUCATIONAL THROUGH FLEXIBILITY AND ADAPTABILITY.

THE PRIMARY METHOD TO CREATE THE MOST EDUCATIONAL FLEXIBILITY WAS A GENEROUS DIGITAL NETWORK, WITH LOTS OF CAPACITY AND VERSATILITY FOR CHANGES. THIS IS THE BACKBONE TO ALLOW THE LEARNING ENVIRONMENTS TO ADAPT OVER TIME.



LEARNING ENVIRONMENT

EXPEDITIONARY SCHOOL CLASSROOM

- + FLEXIBLE FURNITURE ALLOWS FOR INDIVIDUALIZED CLASSROOM LAYOUTS AND TEACHING METHODS.
- + CLASSROOMS ACT AS A MOMENT OF REFLECTION FOR THE STUDENTS, AS A LARGE PART OF THE CURRICULUM IS TO TRAVEL TO INSTITUTIONS WITHIN THE DENVER AREA.



LEARNING ENVIRONMENT

TECHNICAL COLLEGE CULINARY KITCHEN

- + THIS COMMERCIAL KITCHEN ALLOWS STUDENTS TO LEARN AND EXECUTE FOOD PREPARATION AND COOKING.
- + THE TECHNICAL COLLEGE HOUSES MULTIPLE COSMETOLOGY CLASSROOMS, PRACTICAL NURSING, DENTAL LABS, AND CULINARY LABS. THE COLLEGE SPACES WERE UNIQUELY DESIGNED TO MEET THE INDIVIDUAL PROGRAMMATIC AND TECHNICAL NEEDS.



LEARNING ENVIRONMENT

TECHNICAL COLLEGE DENTAL LAB

+ A SIMULATION-BASED CLASSROOM ALLOWS STUDENTS TO LEARN BY WORKING ON MODELS IN A PROFESSIONAL ENVIRONMENT. SUCH ENVIRONMENTS PRODUCE KNOWLEDGE THROUGH PERSONAL EXPERIENCES WITHIN THE WORKPLACE.

PHYSICAL ENVIRONMENT

+ DEMONSTRATES SUSTAINABILITY.

BY FAR THE MOST SIGNIFICANT ASPECT OF SUSTAINABLE DESIGN WAS THE DPS DECISION TO REMODEL AN EXISTING BUILDING RATHER BUILD A NEW ONE.

+ SUPPORTS SAFETY AND SECURITY

THE LOCATION IN DOWNTOWN DENVER AND THE UNUSUAL MIX OF USER GROUPS REQUIRED A SPECIAL ATTENTION TO SAFETY AND SECURITY. SEPARATE ENTRANCES ARE PROVIDED FOR EACH OF THE THREE SCHOOLS (DDES ELEMENTARY, GRIFFITH HIGH SCHOOL AND EGTC). SECURITY STAFF IS DISCRETELY LOCATED NEAR THE MAIN LOBBY.

+ DEMONSTRATES A CREATIVE USE OF MATERIALS, SYSTEMS, AND OTHER BUILDING ELEMENTS.

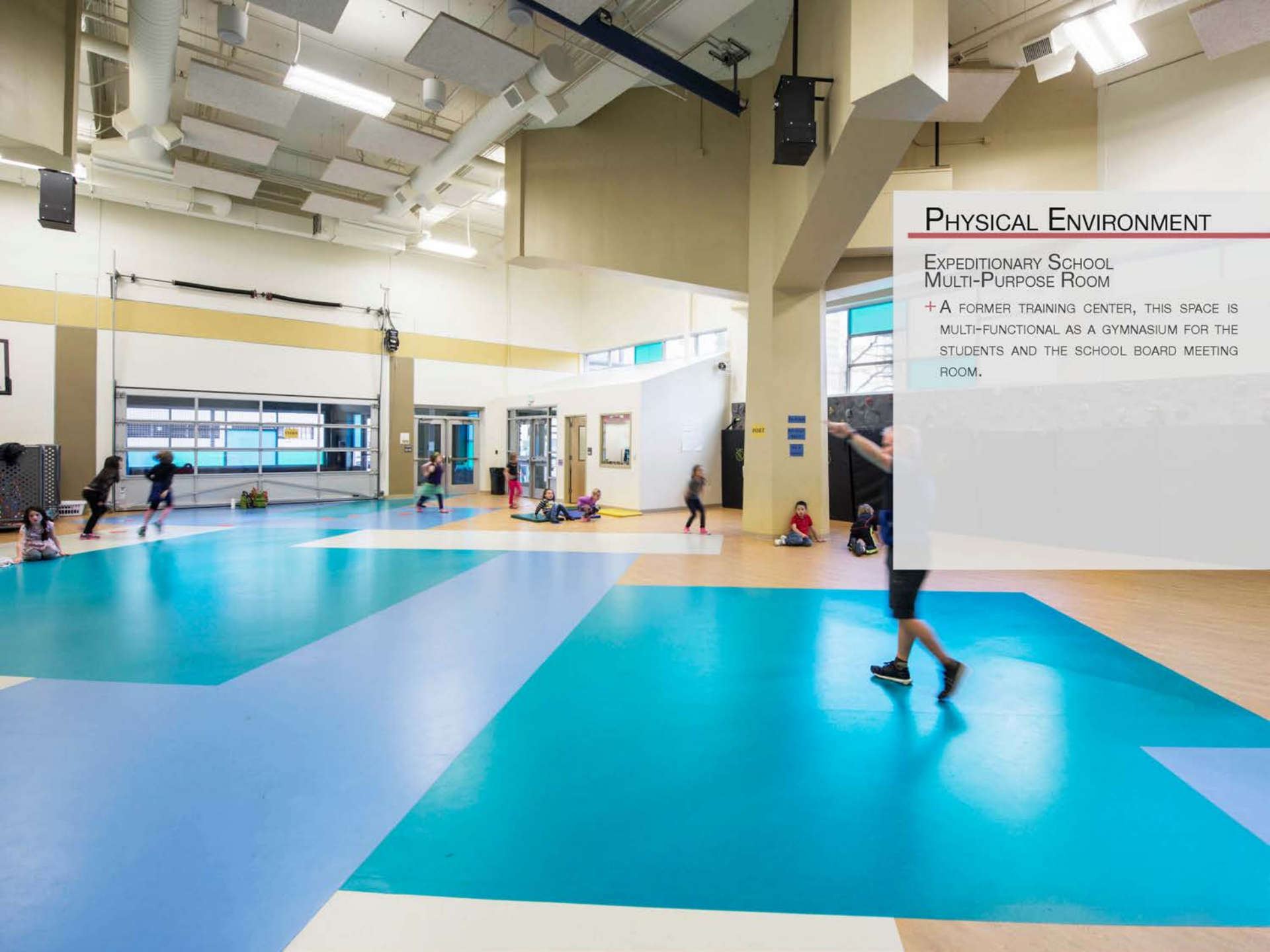
THE MOST CREATIVE DESIGN ASPECT OF THE BUILDING IS THAT IT OPERATES AS A VERTICAL CAMPUS..... THE ELEMENTARY, HIGH SCHOOL, TECHNICAL COLLEGE AND THE DPS ADMINISTRATION ARE STACKED IN THAT ORDER FROM BOTTOM TO TOP.

+ RELATES TO THE EXISTING SITE AND THE GREATER ENVIRONMENT.

THE KEY TO THE SELECTION OF THIS PROPERTY WAS THAT IT WAS CENTRALLY LOCATED TO SERVE THE DOWNTOWN STUDENT GROUPS. THE DDES IS THE FIRST NEW ELEMENTARY SCHOOL IN DOWNTOWN IN OVER 50 YEARS, PROVIDING FOR THE GROWING NUMBER OF RESIDENCES BEING BUILT HERE.

+ INSPIRES BOTH INTERNALLY AND EXTERNALLY.

THIS 50-YEAR OLD BUILDING WAS COMPLETELY RENOVATED GIVING IT SOME BRIGHT NEW TOUCHES ON THE STREET LEVEL, A MAIN LOBBY THAT IS A MAJOR CROSSROADS OF INFORMATION AND ACTIVITY, AND A PENTHOUSE CONFERENCE AND DINING CENTER THAT IS USED FOR SPECIAL EVENTS TO SERVE THE ENTIRE DPS POPULATION.



PHYSICAL ENVIRONMENT

EXPEDITIONARY SCHOOL MULTI-PURPOSE ROOM

+ A FORMER TRAINING CENTER, THIS SPACE IS MULTI-FUNCTIONAL AS A GYMNASIUM FOR THE STUDENTS AND THE SCHOOL BOARD MEETING ROOM.

PROF. DEV.

DPS DISTRICT ADMINISTRATION

TECH. COLLEGE

HIGH SCHOOL

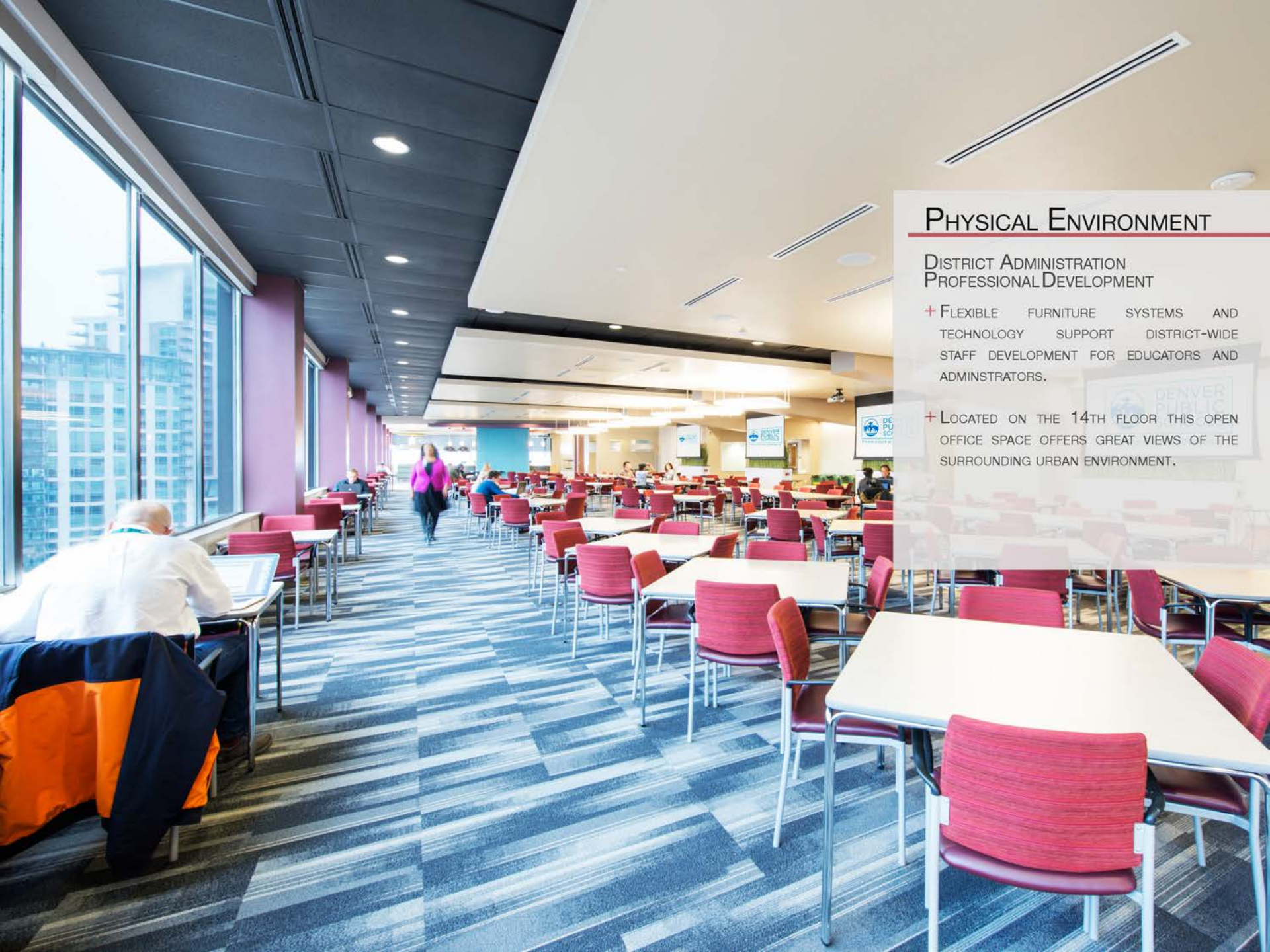
EXPEDITIONARY SCHOOL

PHYSICAL ENVIRONMENT

BUILDING SECTION - VERTICAL CAMPUS

+ A VERTICAL CAMPUS HOUSES 4 UNIQUE DENVER PUBLIC SCHOOL ENTITIES SPEAKING TO THE DIVERSITY THAT EXISTS WITHIN THE PHYSICAL ENVIRONMENT.





PHYSICAL ENVIRONMENT

DISTRICT ADMINISTRATION PROFESSIONAL DEVELOPMENT

- + FLEXIBLE FURNITURE SYSTEMS AND TECHNOLOGY SUPPORT DISTRICT-WIDE STAFF DEVELOPMENT FOR EDUCATORS AND ADMINISTRATORS.
- + LOCATED ON THE 14TH FLOOR THIS OPEN OFFICE SPACE OFFERS GREAT VIEWS OF THE SURROUNDING URBAN ENVIRONMENT.

PLANNING PROCESS

+WHO WAS INVOLVED IN THE PROCESS?

DENVER PUBLIC SCHOOLS (DPS) WAS THE CLIENT FOR THIS PROJECT. WITHIN DPS THERE WERE THREE MAIN USER GROUPS: THE DOWNTOWN DENVER EXPEDITIONARY (ELEMENTARY) SCHOOL (DDES), THE EMILY GRIFFITH TECHNICAL COLLEGE (EGTC) AND THE DPS ADMINISTRATIVE OFFICES. THE DESIGN /BUILD TEAM LED THE PROCESS.

+WHAT WAS THE STRUCTURE OF THE PLANNING PROCESS?

DPS SET UP A BUILDING COMMITTEE WITH AN OVERALL PROJECT MANAGER ASSISTED BY A PROGRAMMING DIRECTOR. THE DESIGN / BUILD TEAM MET REGULARLY OVER A PERIOD OF 6 MONTHS WITH THE BUILDING COMMITTEE AND THE USER GROUPS TO DEVELOP SEVERAL DESIGN ALTERNATIVE SOLUTIONS FOR THE LAYOUT OF THE SPACES.

+HOW DID THE PROCESS AFFECT THE LEARNING ENVIRONMENT?


THE DESIGN RESULTED IN VERY CUSTOM-DESIGNED SOLUTIONS FOR EACH OF THE VERY DIFFERENT USER GROUPS. THE DESIGN/BUILD PARTNERS CREATED THREE DESIGN TEAMS.... ONE FOR EACH OF THE THREE USER GROUPS. THE RESULTING LEARNING ENVIRONMENTS HAD ELEMENTS OF TRADITIONAL PEDAGOGIC TEACHING APPROACHES AND ONES THAT ARE HIGHLY VERSED IN THE DIGITAL REVOLUTION.

+HOW DID THE PLANNING TEAM CONTINUE TO BE INVOLVED THROUGH THE DESIGN, CONSTRUCTION, AND POST OCCUPANCY PHASES?

RIGHT FROM THE GET-GO THERE WAS AN UNDERSTANDING THAT THIS WAS A SPECIAL PROJECT (ONCE IN A GENERATION FOR DPS) THAT REQUIRED THE CLIENT AND DESIGN / BUILD TEAMS TO KEEP THEIR KEY TEAM MEMBERS INVOLVED THROUGHOUT THE PROJECT.

+WHAT METHODS WERE USED THROUGHOUT THE PROCESS TO ENSURE THE FINAL ENVIRONMENT WOULD ALIGN WITH THE VISION AND GOAL?

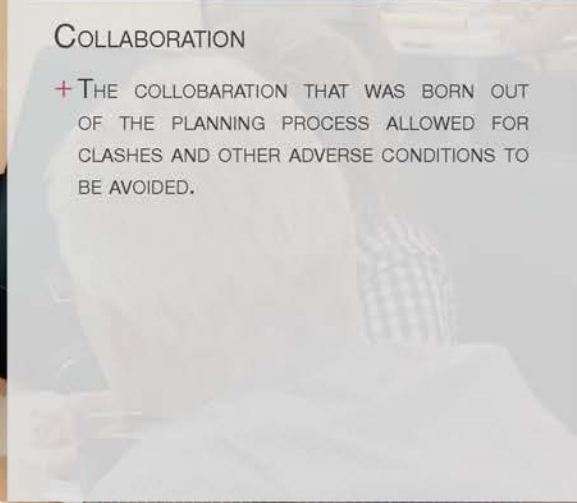
A LIST OF THE KEY CLIENT-DRIVEN DESIGN GOALS WAS DEVELOPED AT THE START AND REVIEWED AT THE REGULAR OWNER / ARCHITECT / CONTRACTOR MEETINGS. DPS ALLOWED THE REGULAR OAC MEETINGS TO TAKE PLACE RIGHT IN THE BUILDING DURING THE ACTUAL CONSTRUCTION TO BEST BE ABLE TO OBSERVE THE ENVIRONMENTS AS THEY WERE BEING BUILT.



PLANNING PROCESS

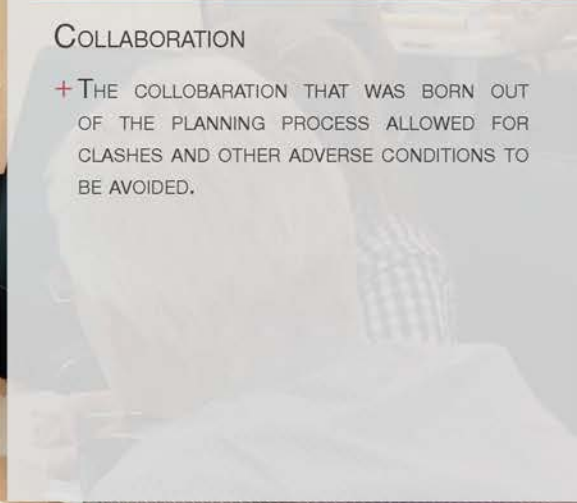
COLLABORATION

- + THE COLLOBARATION THAT WAS BORN OUT OF THE PLANNING PROCESS ALLOWED FOR CLASHES AND OTHER ADVERSE CONDITIONS TO BE AVOIDED.



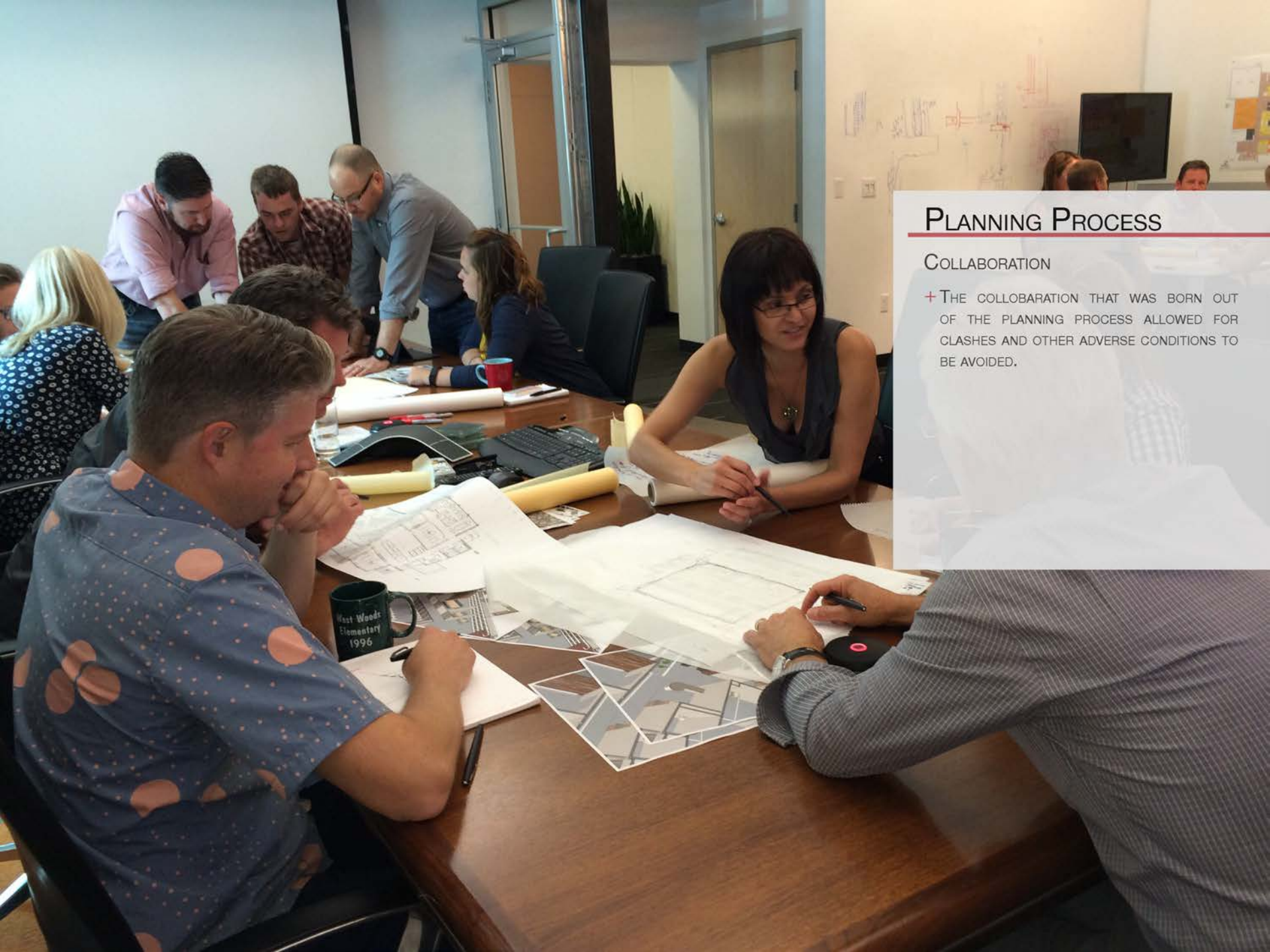
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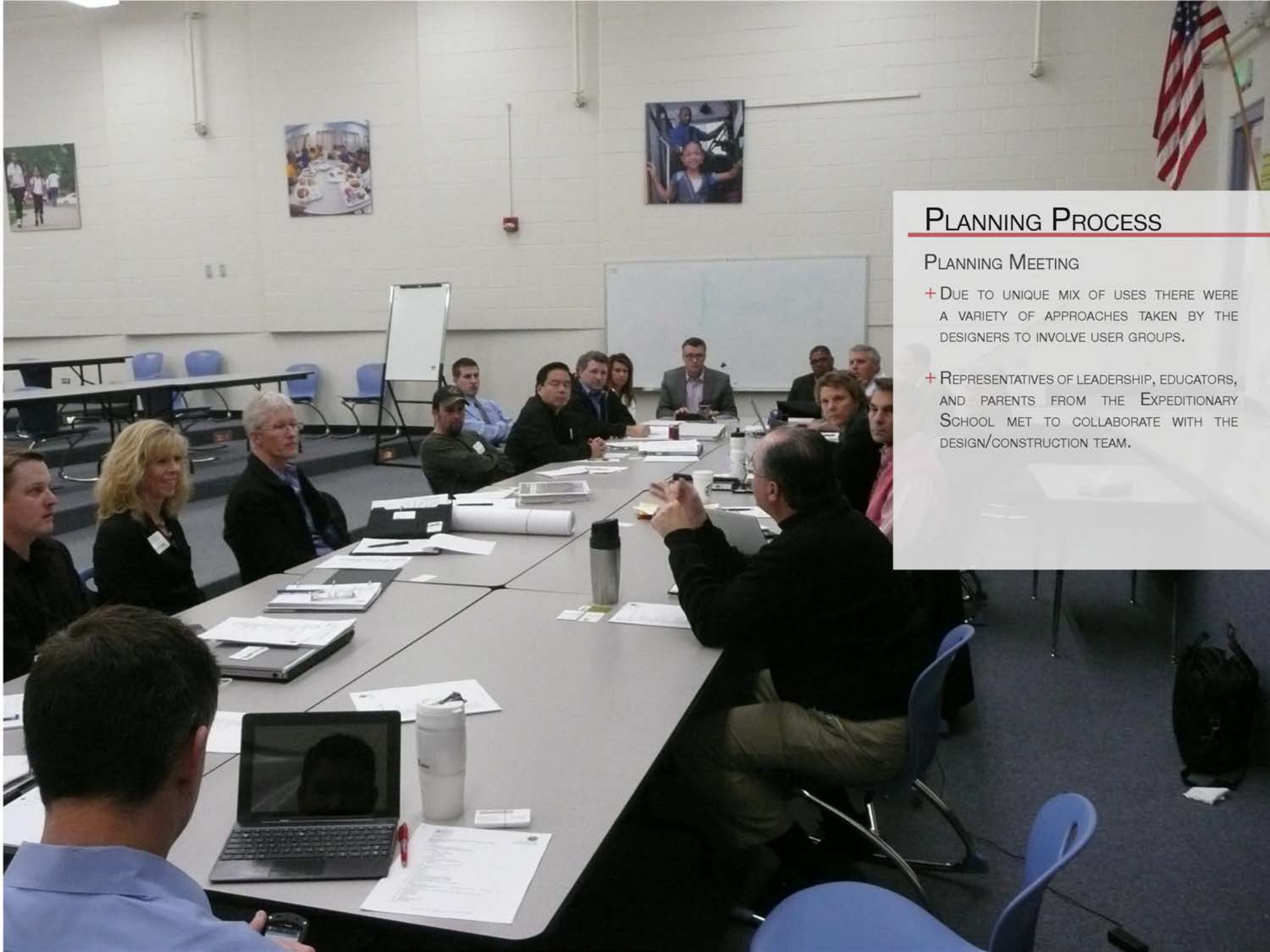
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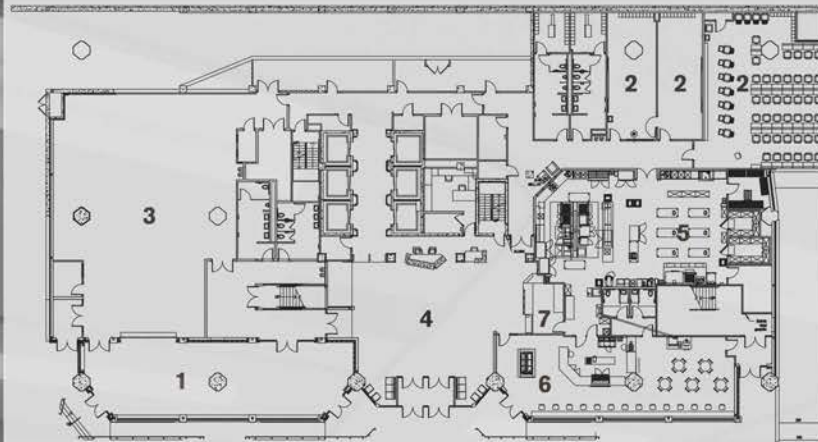


PLANNING PROCESS

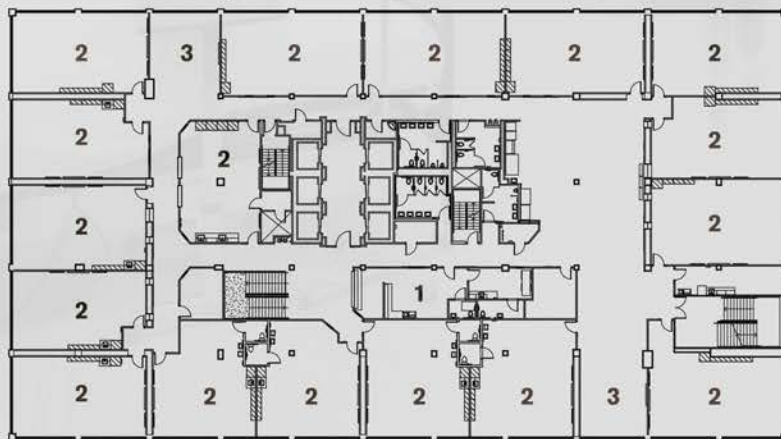
PLANNING MEETING

- + DUE TO UNIQUE MIX OF USES THERE WERE A VARIETY OF APPROACHES TAKEN BY THE DESIGNERS TO INVOLVE USER GROUPS.
- + REPRESENTATIVES OF LEADERSHIP, EDUCATORS, AND PARENTS FROM THE EXPEDITIONARY SCHOOL MET TO COLLABORATE WITH THE DESIGN/CONSTRUCTION TEAM.

GROUND FLOOR PLAN



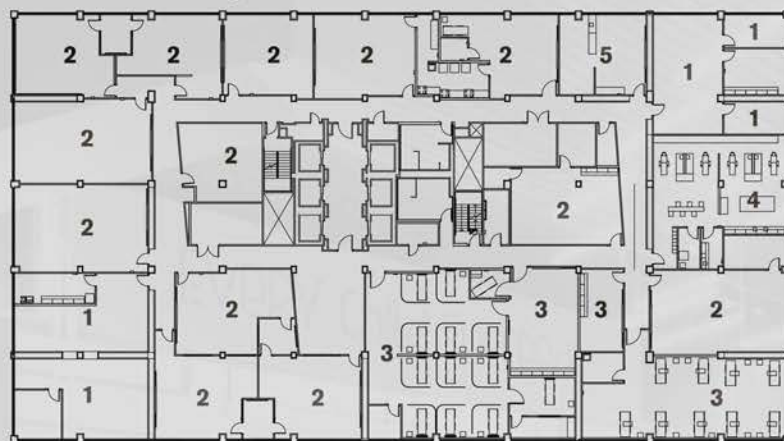
- 1 + PLAYGROUND
- 2 + COSMETOLGY
- 3 + MULTI-PURPOSE
- 4 + LOBBY
- 5 + KITCHEN
- 6 + DELI
- 7 + COFFEE BAR



SECOND FLOOR PLAN

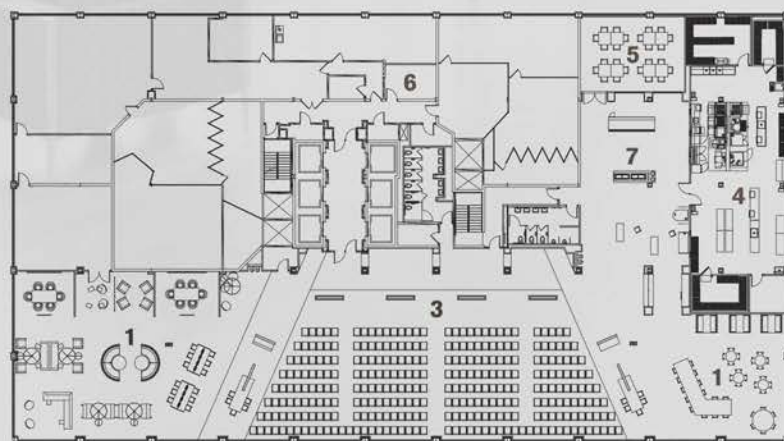
- 1 + ADMINISTRATION
- 2 + CLASSROOM
- 3 + FLEXIBLE LEARNING





FIFTH FLOOR PLAN

- 1 + DEPARTMENTAL OFFICES
- 2 + CLASSROOM
- 3 + PRACTICAL NURSING
- 4 + DENTAL LAB
- 5 + PHARMACY CLASSROOM



FOURTEENTH FLOOR PLAN

- 1 + FLEXIBLE WORKSPACE
- 2 + CLASSROOM
- 3 + ASSEMBLY
- 4 + KITCHEN
- 5 + DINING
- 6 + KILN
- 7 + SERVERY

EMILY GRIFFITH CAMPUS

Project Description:

1860 Lincoln Street, Denver, CO 80203

A vertical campus comprised of four unique Denver Public Schools entities:

- Downtown Denver Expeditionary School, a charter elementary school
- Emily Griffith High School, an alternative high school
- Emily Griffith Technical College, a career technical education program
- Administrative and Executive offices of the Denver Public School District

Project Details:

Project Delivery Method: Design / Build

Occupancy date: April 2014

Project data - Grades Housed:

- Downtown Denver Expeditionary School (K-5 - 400 students)
- Emily Griffith high school (9 to 12 equivalency - 595 students, part time enrollment)
- Emily Griffith Technical College - 2,420 students

Project size:

Site Size: .65 Acres

Gross Area: 415,700 sf gross square feet

Area Per Pupil: 121 SF / Pupil

Net or Gross: Gross

Project cost and cost per square foot: \$32,562,000 (\$78 / SF)

EMILY GRIFFITH CAMPUS

Submitting Firm: Hord Coplan Macht

Project Role: Architect (Design/Build)

Project Contact: Adele Wilson

Title: Educational Principle

Address: 1331 19th st.

City, State: Denver, Colorado 80202

Phone: 303.607.0977

Joint Partner Firm: N/A

Other Firm: N/A

Construction Firm: PCL Construction

Project Role: Contractor (Design/Build)

Project Contact: Kevin Welch

Title: Project Manager

Address: 2000 S. Colorado Blvd.

City, State: Denver, Colorado 80222

Phone: 303.365.6500