Westside Community Schools

Loveland Elementary

06.24.2025

Community Meeting No. 3

Concept Design Update

BVH ARCHITECTURE

pen ARCHITECT LLC

- Concept Design Direction
- Design Concept
- Schedule & Schematic Design Process
- Questions

Concept Design Direction

Westside Community Schools:
Guiding Design Principles

Create a building that PRESERVES THE CULTURE OF ITS COMMUNITY.

Design a LEARNER-CENTERED BUILDING that allows for showcasing and sharing of student work.

Create an environment that builds a SENSE OF COMMUNITY through purposeful utilization of space.

Design a facility with the understanding that the EDUCATIONAL ENVIRONMENT EXTENDS BEYOND THE BUILDING, to the site, and into the community.

Develop a building that will EMBRACE COLLABORATIVE AND PERSONALIZED LEARNING.

Design a SAFE AND SECURE facility for students and staff.

Loveland Elementary:
Design Goals

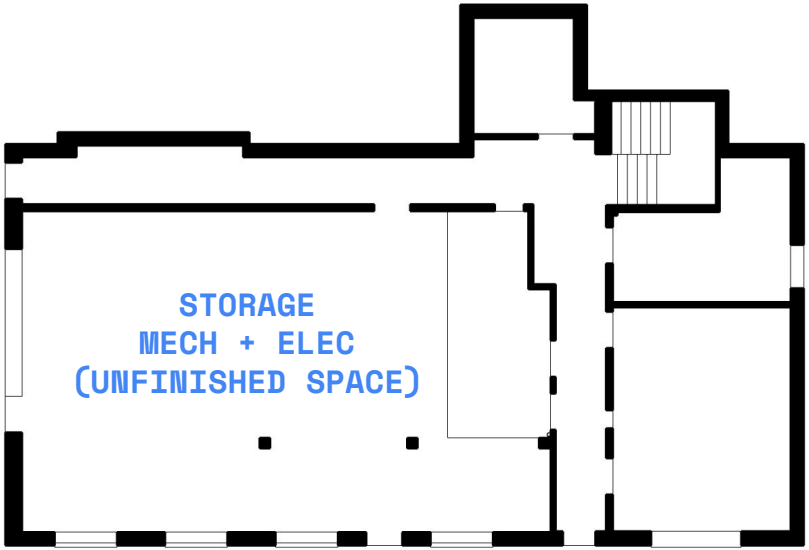
- **Respect Loveland Neighborhood**
  - Incorporate History
  - Unique Character
- **Optimize Site Layout & Access**
  - Work within Tight Site
  - Navigate Topography
  - Improve Traffic Flows
  - Drop-Off & Pickup
- **Program Space Improvements**
  - Dedicated Art, Music & Intervention Spaces
  - Separate Gym & Cafeteria
  - Introduce Areas for Project Based Learning (PBL)
- **Safety & Security**
  - Storm Shelter
- **Westside Schools Design Standards**

Site Research: 1932 Building Analysis

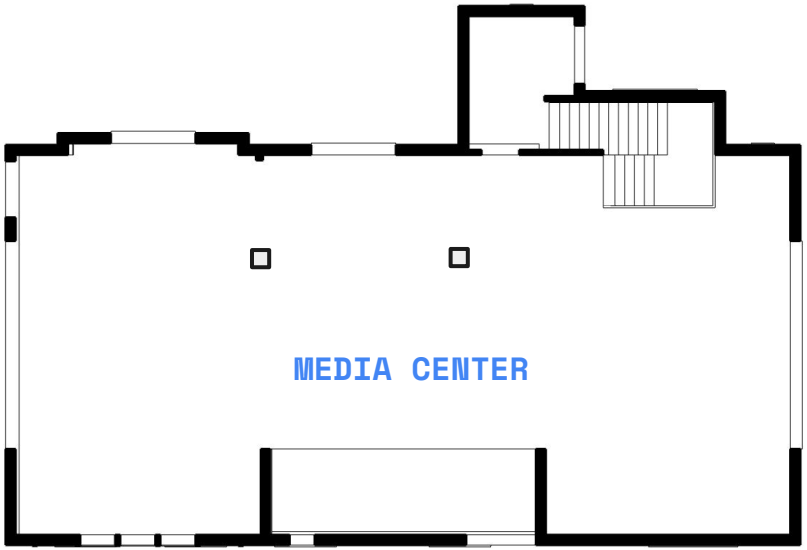
KEY DESIGN ELEMENTS TO BUILD FROM

- ➔ Sensitive to the Neighborhood
- ➔ Warm & Welcoming
- ➔ Students Feel “At Home”
- ➔ Non-institutional
- ➔ Authentic Qualities

Site Research: 1932 Building Analysis

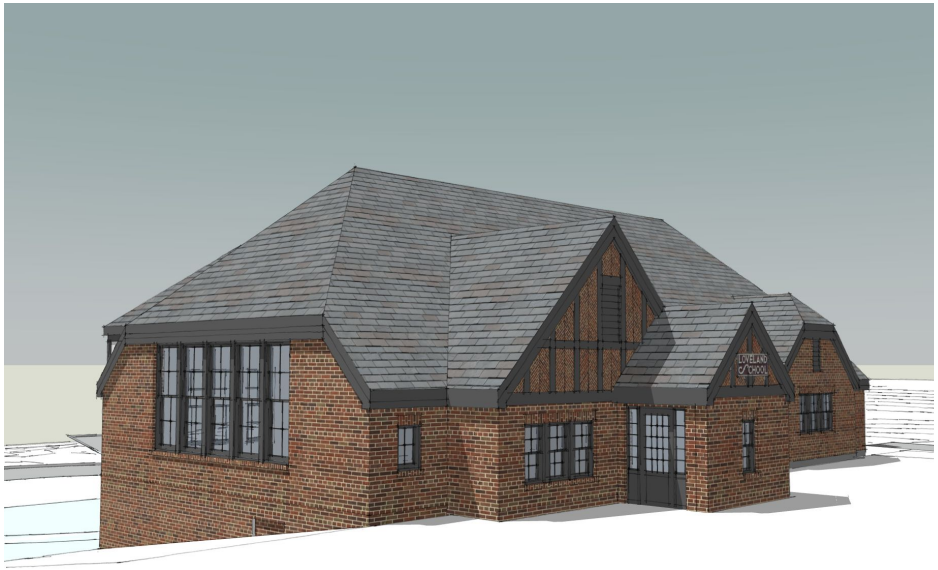


- **Lower Level**
- 2,970 gsf



- **Main Level**
- 2,970 gsf

Site Research: 1932 Building Analysis



SUMMARY

- 1932 building is built well, and can be utilized.
  - Exterior materials will be restored or replaced.
  - Interior space will be modernized, incl mech/elec systems.
- ~5% of total project square footage.
- New design will meet the EdSpec program requirements.
- 1932 building renovation cost is within project budget.

GROSS SQUARE FOOTAGES

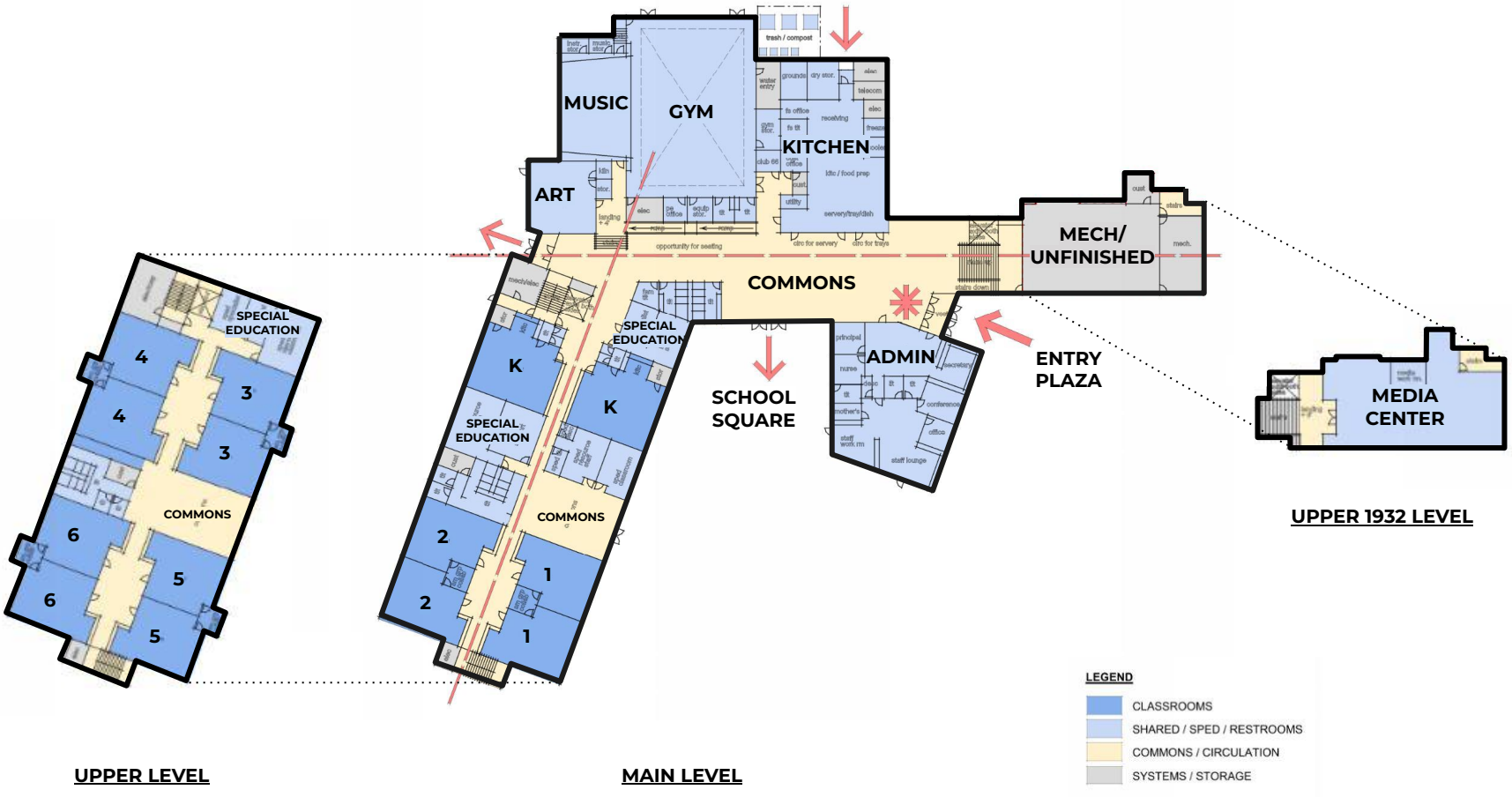
LOWER FLOOR:	3,360 GSF
FIRST FLOOR:	37,780 GSF
SECOND FLOOR:	13,320 GSF
TOTAL =	54,460 GSF

(TARGET = 54,800 GSF)

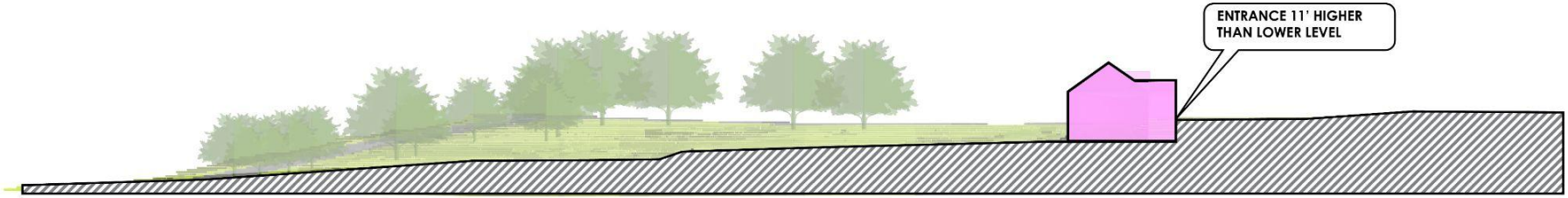
LEGEND

- CLASSROOMS
- SHARED / SPED / RESTROOMS
- COMMONS / CIRCULATION
- SYSTEMS / STORAGE

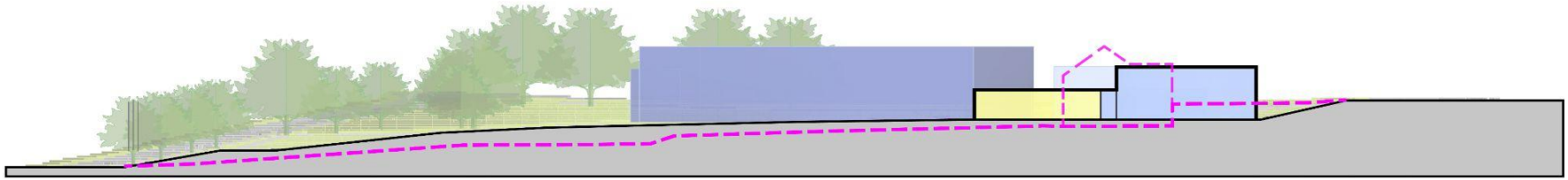
30 0 30 60
SCALE 1" = 30'-0" FEET


SPECIAL EDUCATION
4
4
3
3
COMMONS
6
6
5
5
MUSIC
GYM
ART
KITCHEN
trash / compost
COMMONS
SPECIAL EDUCATION
K
K
SPECIAL EDUCATION
COMMONS
2
2
1
1
SCHOOL SQUARE
ADMIN
ENTRY PLAZA
MECH/ UNFINISHED
MEDIA CENTER
UPPER 1932 LEVEL
LEGEND
CLASSROOMS
SHARED / SPED / RESTROOMS
COMMONS / CIRCULATION
SYSTEMS / STORAGE
UPPER LEVEL
MAIN LEVEL

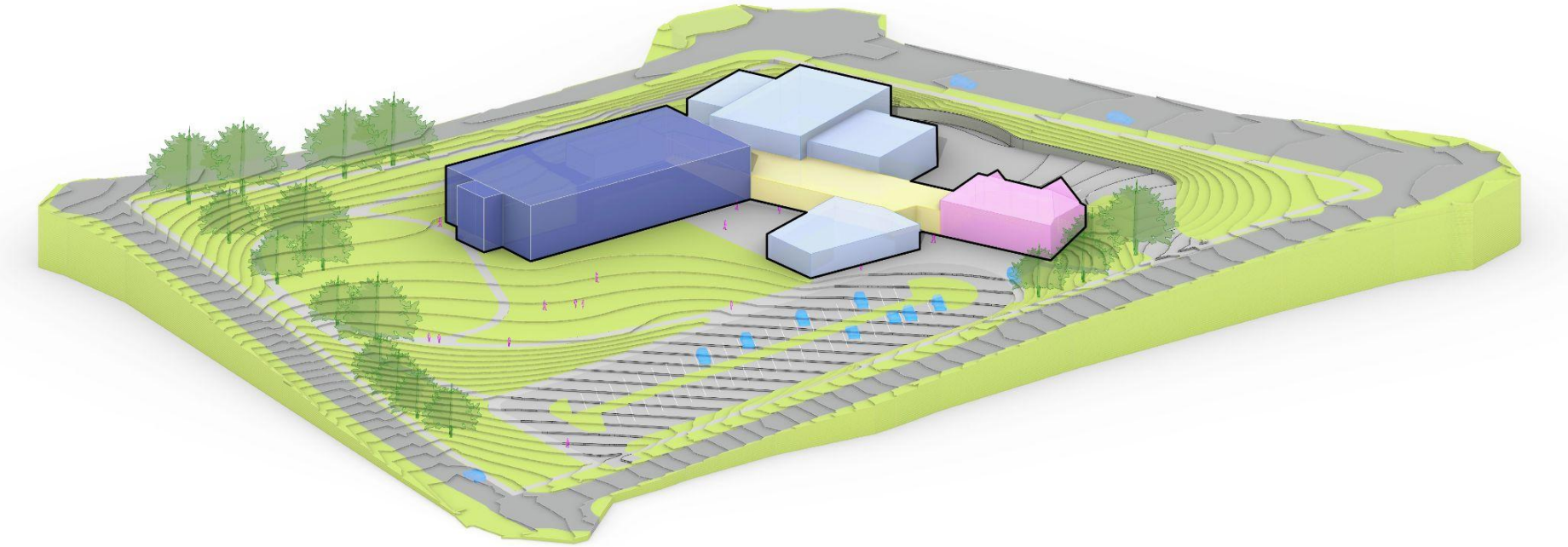
Loveland: Site Section Diagram



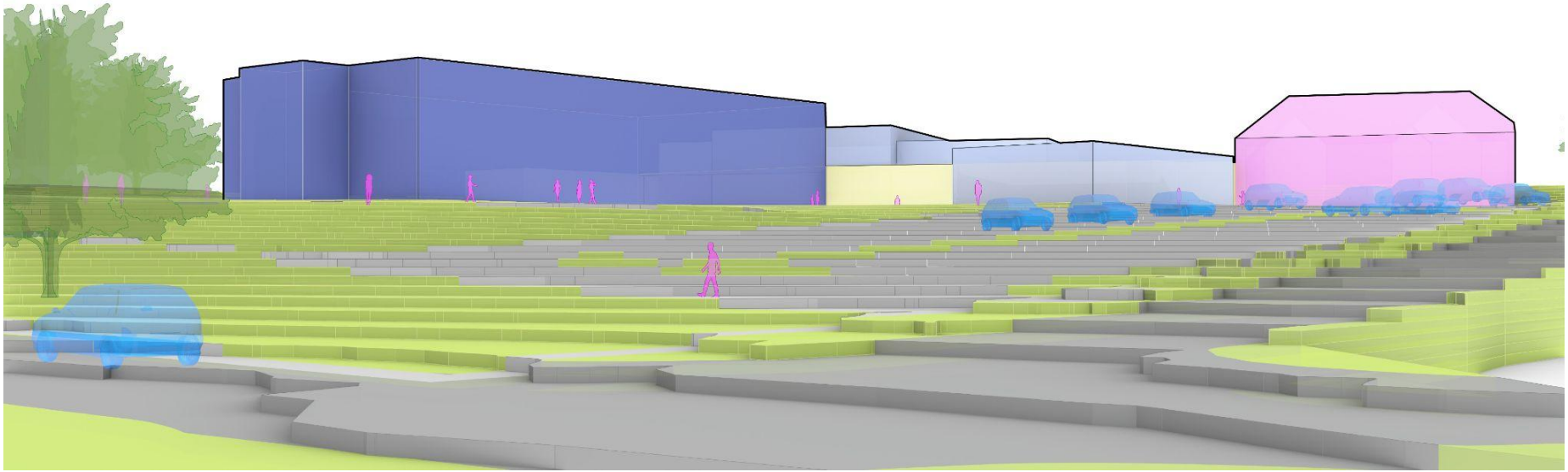
Loveland: Concept Massing



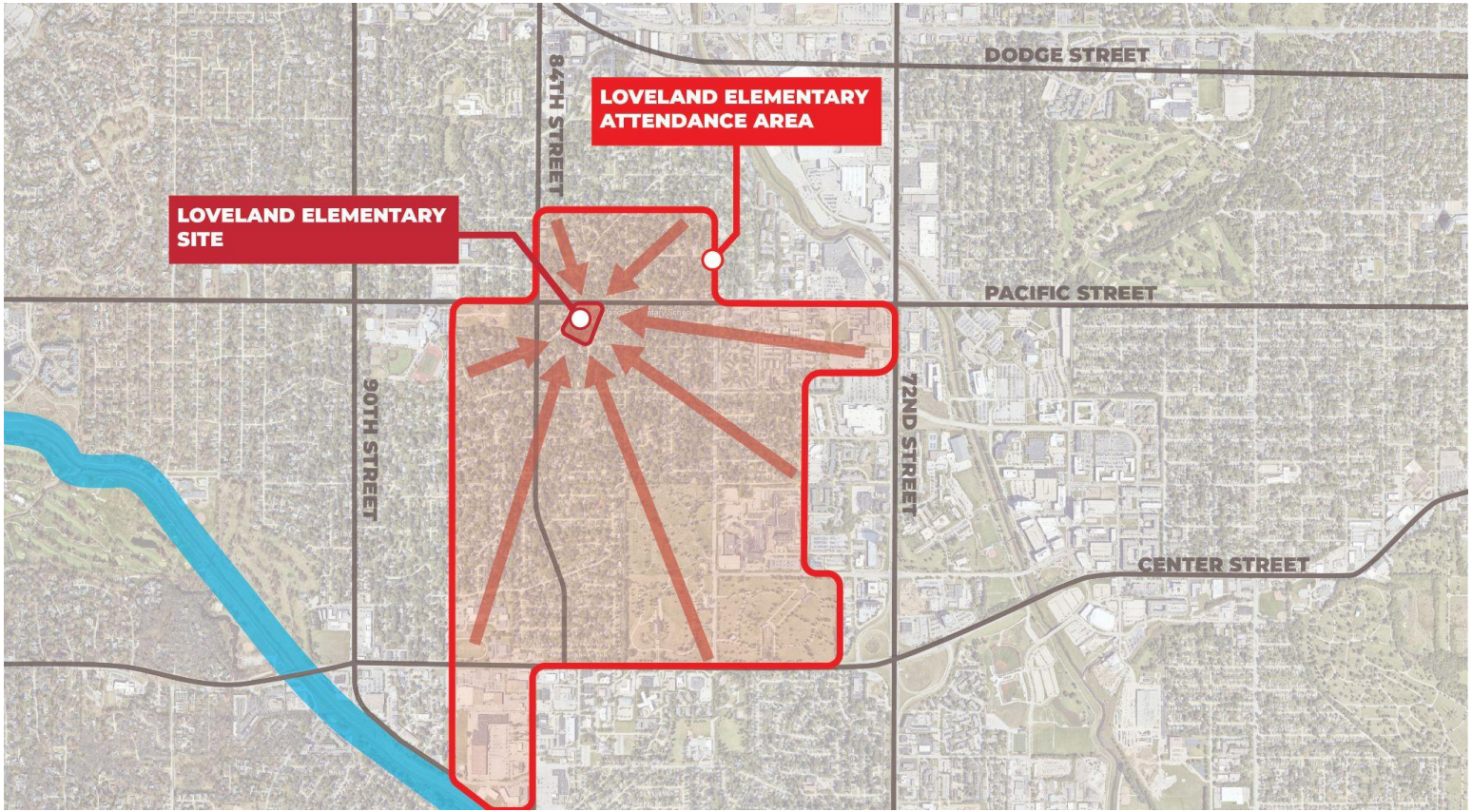
Loveland: Concept Massing



Loveland: Concept Perspective



Loveland: Neighborhood Context



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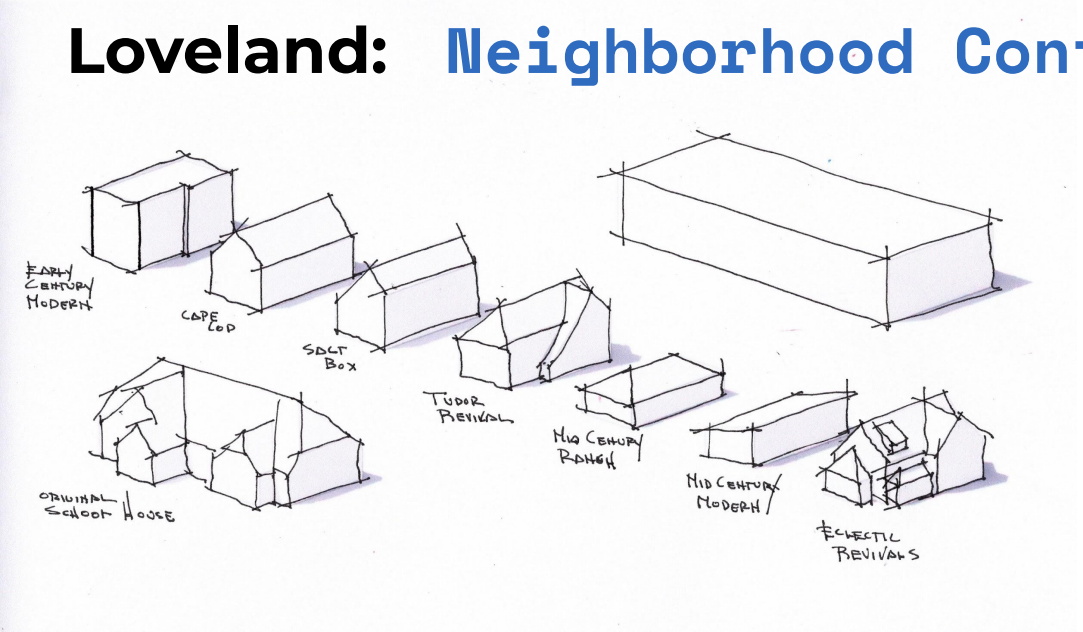
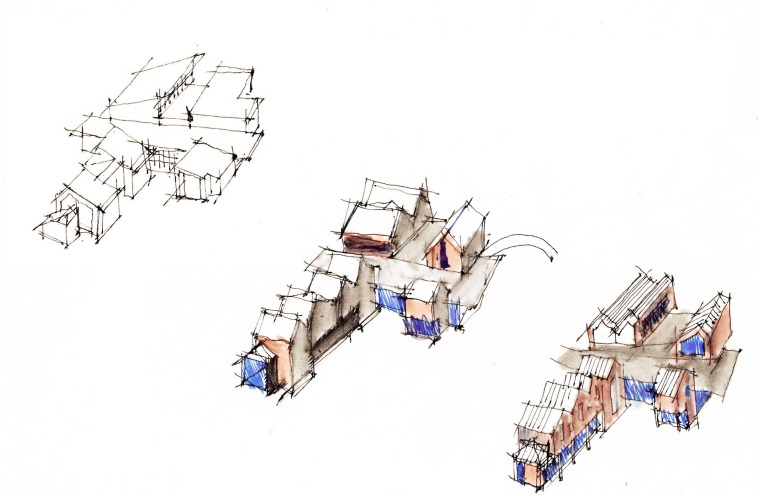




Gaining an Understanding of Local Patterns

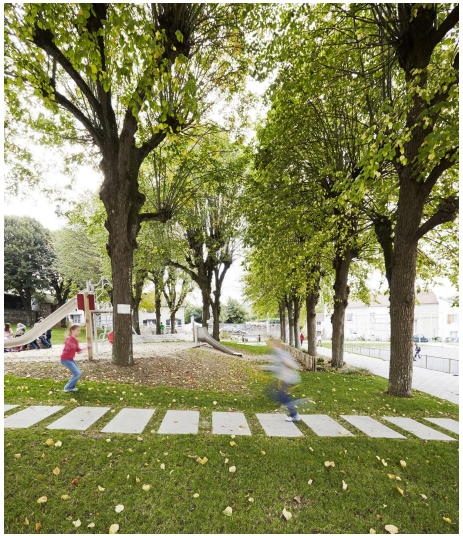
How will the Built Environment inform the Design?

ROOF FORM CONCEPT STUDY

“Village Square”
Design Concept

Loveland: "Village Square" Concept

Architecture
Eclectic forms & materials, old and new; responds to exterior and interior activities



Softscape
Connection to nature; playgrounds, walking paths & landscaping

Hardscape
Gathering space; classroom & commons, social meeting space, or performance stage

Loveland: “Village Square” Concept

AI Generated Images

Village Square Concept Design Components

- ➔ Neighborhood Scale
- ➔ Kit of Parts
- ➔ Existing and New
- ➔ Materiality
- ➔ Indoor/Outdoor Connections

Schedule & Next Steps

LOVELAND SCHEDULE

LISTEN		Timeline
➔ CONCEPT DESIGN		JUN 16, 2025
VALIDATE		
➔ **SCHEMATIC DESIGN**		**AUG 15, 2025**
➔ DESIGN DEVELOPMENT		NOV 14, 2025
INFORM		
➔ CONSTRUCTION DOCUMENTS		FEB 20, 2026
➔ BIDDING & PERMITS		MAR-APR 2026
➔ CONSTRUCTION		MAR 2026 → DEC 2027

SCHEMATIC DESIGN (SD)

Next step in taking the concept and turning it into the design, **Schematic Design (SD)** documents more clearly define the building design and components.

SCHEMATIC DESIGN (SD)

Deliverables for this phase include:

- **Site Plans**: Grading, parking, walks, landscaping, utilities
- **Building Plans**: All rooms, sizes & adjacencies set
- **Exterior Design**: Massing, materials & character development
- **Structural Systems:** Foundations, steel & precast concrete
- **MEP Systems**: General equipment sizing, layout & zoning
- **Estimate and Schedule** update

After schematic design, a Construction Manager will be brought on to the team during this phase to help advise on construction methods, schedule and budget. After the construction documents are complete, they will bid out the sub-contractor work and manage the construction process.

Questions?


8' max height retaining wall
TRASH
DELIVERY
GYM
MUSIC
KITC.
ART
10' max height retaining wall
K/1 PICKUP
COMMONS
ENTRY PLAZA
ADMIN.
SCHOOL SQUARE
K-6 2-STORY
HARD SURFACE
DROP-OFF
PLAY GROUND
OPEN FIELD
LOVELAND DRIVE
RIDGEWOOD AVENUE
S. 83RD STREET
POPPLETON AVE
GROSS SQUARE FOOTAGES
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Thank you!