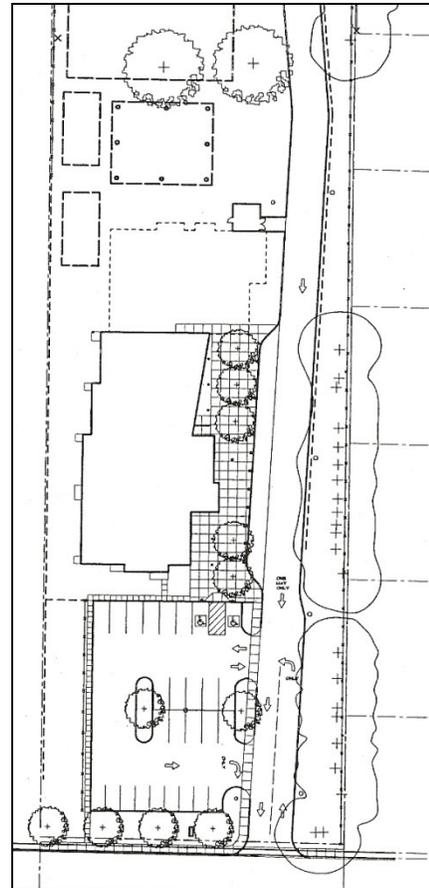




## Cascadia Montessori School- Phase 1



Cascadia Montessori School- Entry



Site Plan

### Company profile

Cascadia School is an educational community that offers multi-age Montessori learning environments for elementary and middle school age students.

### Business situation

When the school student body growth began to exceed the capacity of the facilities shared with Vancouver Montessori School, the school administrator started looking for a new location. While the need existed to expand facilities, Cascadia Montessori School wanted to maintain its close collaboration with Vancouver Montessori School. The two schools complemented and

supported each other, and the students and their families enjoyed the close connection. Vancouver Montessori served ages 3 to 6, while Cascadia School served students in first grade through sixth grade.

### **Technical situation**

Considering options to relocate into a larger facility, it became apparent that it would be desirable to stay in the same general area where the school was established. Given the limited options available, one viable solution seemed to be to buy residential land down the street from their original location on which to design and construct a facility that would meet current and future needs.

The City of Vancouver Zoning Code requires school use projects to be reviewed and approved through a conditional use and public hearing process.



Cascadia Montessori School

### **Solution**

As part of the search process for a new home for the school, feasibility, initial planning and subsequent entitlement services were started. A key factor was finding an appropriate site of an optimum size for the initial campus building, as well as future building expansion, adequate open play areas and student pickup/drop off and parking.

Cascadia School chose to stay in the general area and find property that would support the school use and program. Property was found close by that offered the added benefit of adjacency to an existing City park with open space and trails. This provided the added opportunity to incorporate these natural areas into the school curriculum.

After initial communication with local City authorities, it was determined that public sewer was not available nearby. Extending sewer lines to the general area was cost prohibitive. During the feasibility phase to study identified property, it was critical to obtain detailed data on site soil conditions not only for suitability of structural capabilities to support building foundations, but also for the suitability for the installation of a septic system.

It was determined that the soils in the property supported the septic systems and proposed building structural requirements. The City of Vancouver conditional use and site plan review processes were started and subsequently approved for the Cascadia School Campus project.

## **Benefits**

This process of obtaining this early data was instrumental in not only finding an ideal site but also to persuade the City that the site was feasible to support the future school use without the costs to design and construct lengthy off-site sewer lines.

The property was ideally located on a site adjacent to a City park so the curriculum could utilize the adjacent natural open spaces. The property for the new campus was also located close by the Vancouver Montessori School, allowing the continuation of the close collaboration which benefits both schools. The school facility was designed to accommodate the initial campus building and covered play structure with consideration for a second building phase. This is anticipated to allow for future expansion without the need to relocate or cause major disruption to the existing school during that phase of construction.

## **Services Provided**

- Master Planning Services
- Conditional Use and Site Plan Review Jurisdictional Review and Approval Processes
- Full Range of Architectural Design Services
- Coordination of Engineering Consultants
- Building Permit Submittal and Approval Process
- Bidding and Negotiation Services
- Construction Administration Services

## **Project Summary**

Architect/Role: David Commeree, Partner-in-Charge  
Client: David Drakos, Administrator  
Address: 10606 NE 14th Street, Vancouver, WA 98664  
Project Type: K-5 Education  
Construction Cost: \$1,200,000  
Project Area: 8,100sf -Phase 1 Built (4,540sf -Phase 2) Future  
Site Area: 2.4 Acres  
General Contractor: Perry Contracting, Inc.

Project undertaken while with ARCHITECTS Barrentine.Bates.Lee AIA  
Bridging design, Construction and Management  
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