

Master Plan and Learning Center Dallas, Texas St. Philip's School and Community Center

Objective

Develop and execute a master plan for a block with fragmented ownership at an inner city location. Establish a PD zoning district, construct a community center that also serves as a classroom building for an expanded school enrollment. Manage the development process to meet a very strict budget, and construct the building on a densely developed site occupied by school operations.



Services

Building Solutions was the project manager for the master plan and subsequent projects, most recently a proposed chapel and classroom that are in fundraising stages. They have advised the board on selection of the design team and contractors, and managed all planning and preconstruction activities, as well as construction. Budget control and use of low-maintenance materials and details has been a major program requirement. Sustaining positive relationships with adjacent property owners is especially important in this neighborhood setting.

The Project

The initial project involved a master plan and rezoning of portions of a city block currently owned by the school. A two-story Learning Center was initially funded by a foundation with a specific construction deadline. The construction of this initial building required placing a portable temporary structure, providing temporary emergency egress from the existing buildings, and renovating fire and life safety systems. A city street was abandoned and an athletic field constructed on the resulting tract.

St. Philip's is a unique, inner city high-calibre elementary school primarily serving an economically depressed community in south Dallas. It is supported by several churches, foundations, and dedicated individuals. It is accredited by ISAS (Independent Schools of the Southwest) and many of its graduates attend the top ranked independent high schools in the area. Beginning as a community center in a drug-infested, crime-ridden neighborhood, tradition mandates that the community center and school functions remain in balance.



20,000 sf community center

10-year master plan for 60,000 sf
Architect: F&S Partners/T. Howard & Associates