



ARCHITECT	ASSOCIATE ARCHITECT	MEP ENGINEERS	STRUCTURAL ENGINEER	CIVIL ENGINEER	LANDSCAPE ARCHITECT
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PROJECT OVERVIEW & PROGRAM

This project is a replacement of the existing small community building and park amenities at Congress Heights Park located in Ward 8 Washington, DC. The project includes a new 24,000 SF recreation center with new outdoor site amenities and trails. The replacement facilities will provide improved recreation and community amenities for this neighborhood location in Ward 8. The programmatic focus of this multi-generational facility are both the youth activities and activities for families to recreate and socialize together. MLK Jr. Elementary School has been using the existing playground areas. It is the intent that access to the new playground areas will continue for the students of the elementary school.

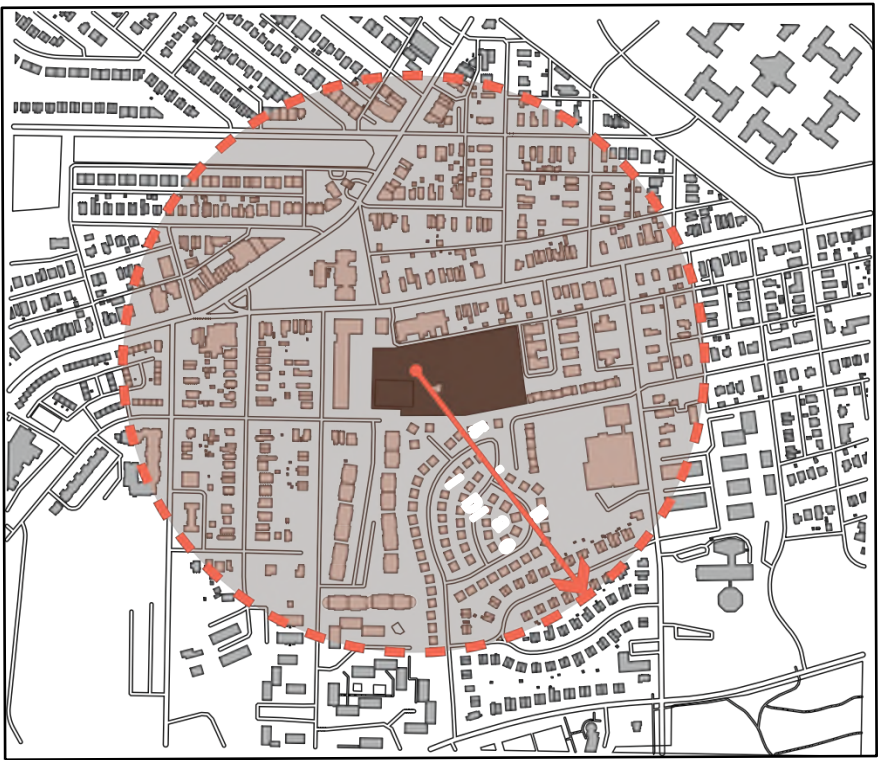
Outdoor site program amenities include two playground areas for children 2-5 years old and children 5-12 years old, interactive splash pad, outdoor court, multi-purpose field for pee-wee football and U-11/U-12 soccer, community garden, picnic shelters, fitness trail and nature trail.

Recreation center program elements include gymnasium with spectator seating, 2-lane bowling alley, fitness room, activity rooms, technology lounge, music room, incubator kitchen, community store, admin areas and support spaces.

The project will be designed for LEED Silver Certification.

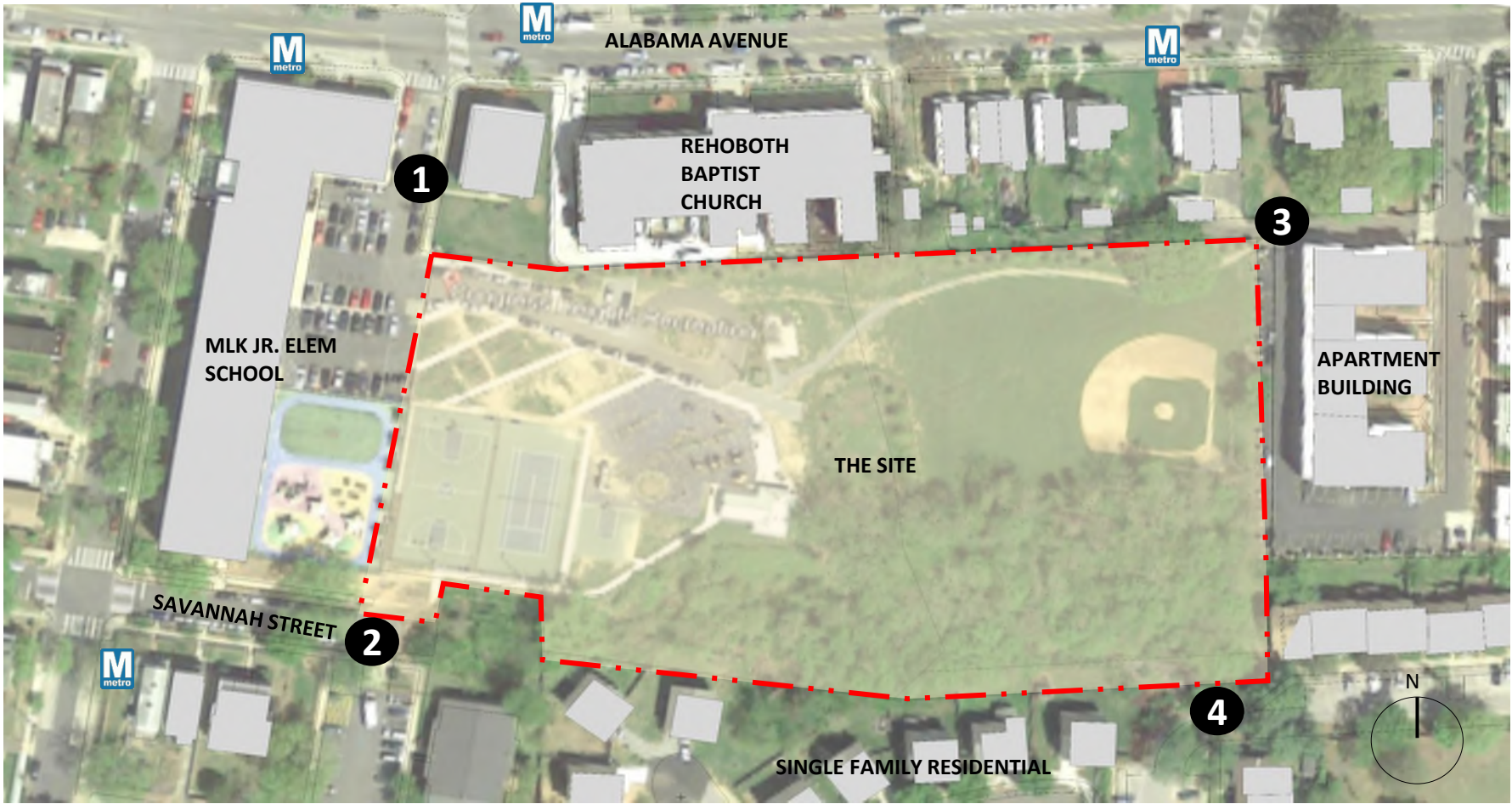
EXISTING SITE DESCRIPTION

The existing park site is land bound on all four sides with no direct access to any main street, Martin Luther King Jr. Elementary School on the west, Rehoboth Baptist Church on the north, apartment building on the east and single- family residential development on the south.



5 MINUTE WALK RADIUS

EXISTING PARK



1 VEHICULAR/PEDESTRIAN ACCESS FROM ALABAMA AVE.

2 PEDESTRIAN ACCESS FROM SAVANNAH STREET

3 PEDESTRIAN ACCESS FROM WHEELER HILL DRIVE

4 PEDESTRIAN ACCESS FROM 8TH STREET

The “front” entry is via an alley that utilizes DCPS land (the parking lot and drive aisles of the Martin Luther King Jr. Elementary School) to provide both vehicular and pedestrian access the site and current building from Alabama Avenue. Savannah Street ends at the park edge and access is via a deteriorating stairway from the SW corner of the site. Both the NE and SE corners have informal pedestrian access created over time by the residents.

The total area of the park site is approximately 4.4 acres. Two thirds of the existing park is the developed area which include tennis and basketball courts, parking, small community building playground areas, community garden and youth baseball field. The natural area of the park stretches along the south. It occupies about one third of the park site. There is also a stream that runs through this area. DOEE just completed the stream restoration that removed debris and overgrown weed vegetation at the stream edge. Five specimen trees in the park are designated to remain.

The key challenges in the project are the following:

- Improve access both vehicular and pedestrian to the park
- Visibility of the new recreation center from both Alabama Avenue and Savannah Street
- Integration of the natural park edge to the park design layout
- Safe student access from MLK Jr. Elementary School to the park
- Maintaining the five specimen trees in the park



3 HERITAGE TREE LOCATED NORTH OF BASEBALL FIELD



4 DOEE STORMWATER RETROFIT PROJECT AT THE NATURAL AREA OF THE PARK



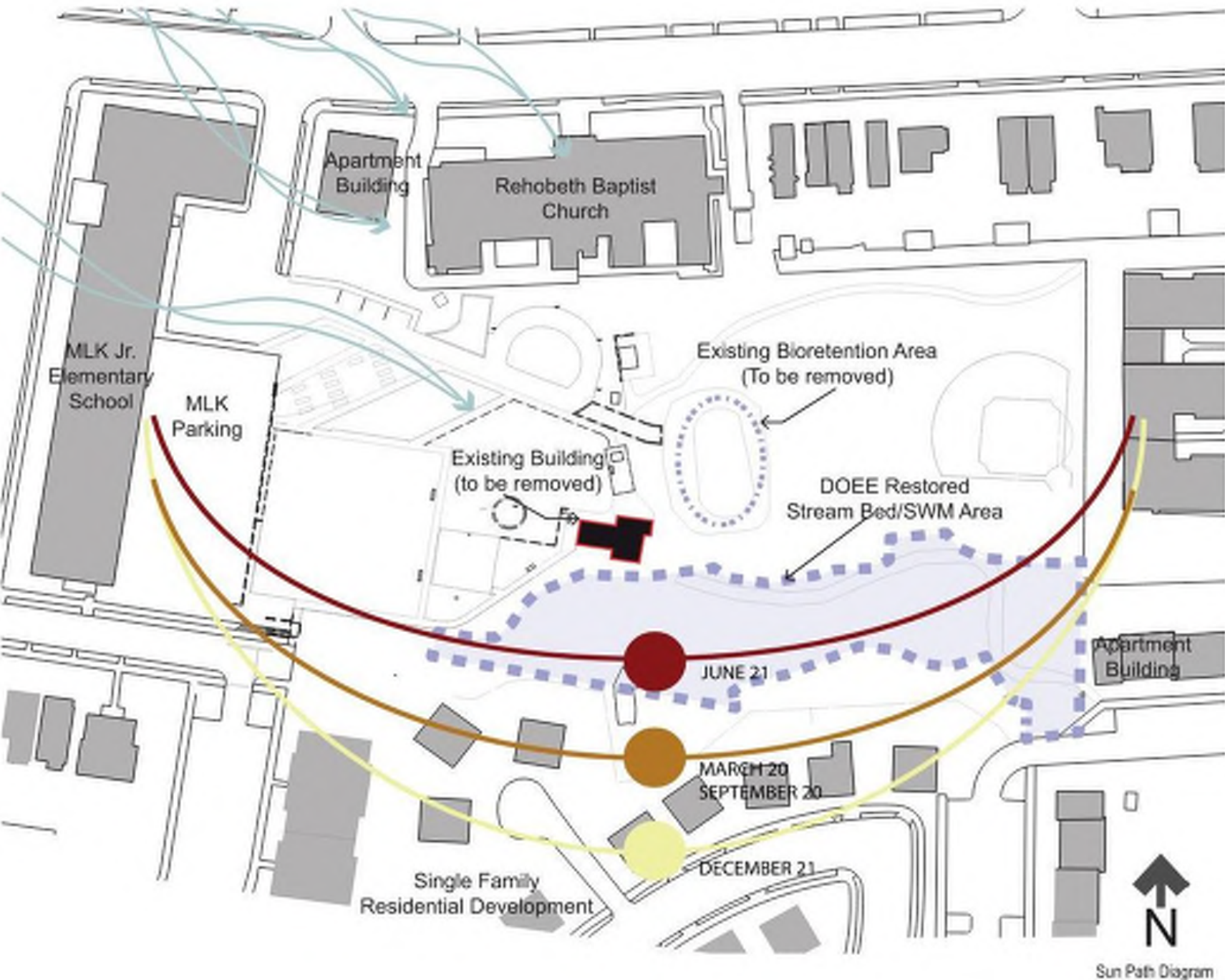
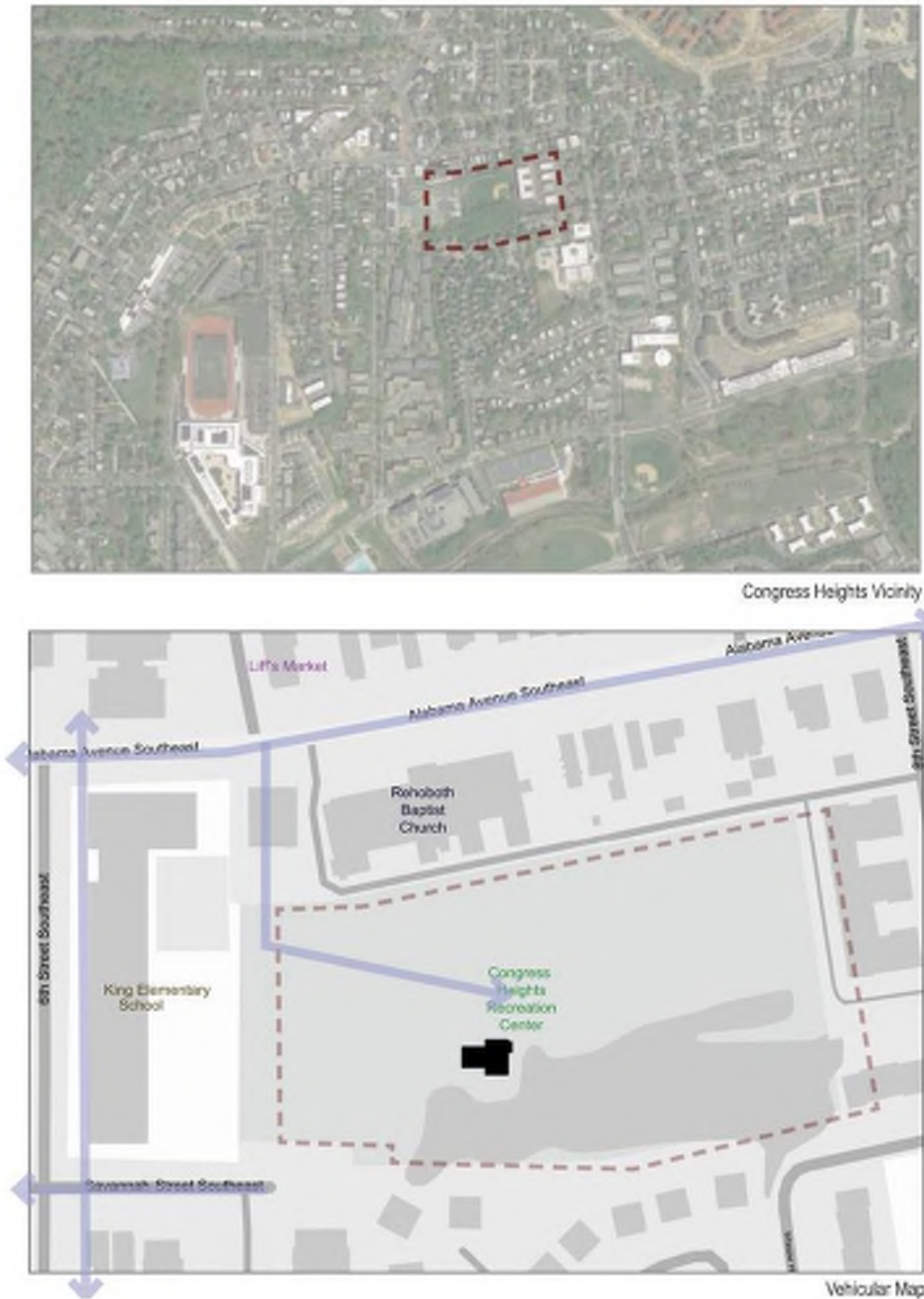
1 VEHICULAR/PEDESTRIAN ENTRY FROM ALABAMA AVENUE



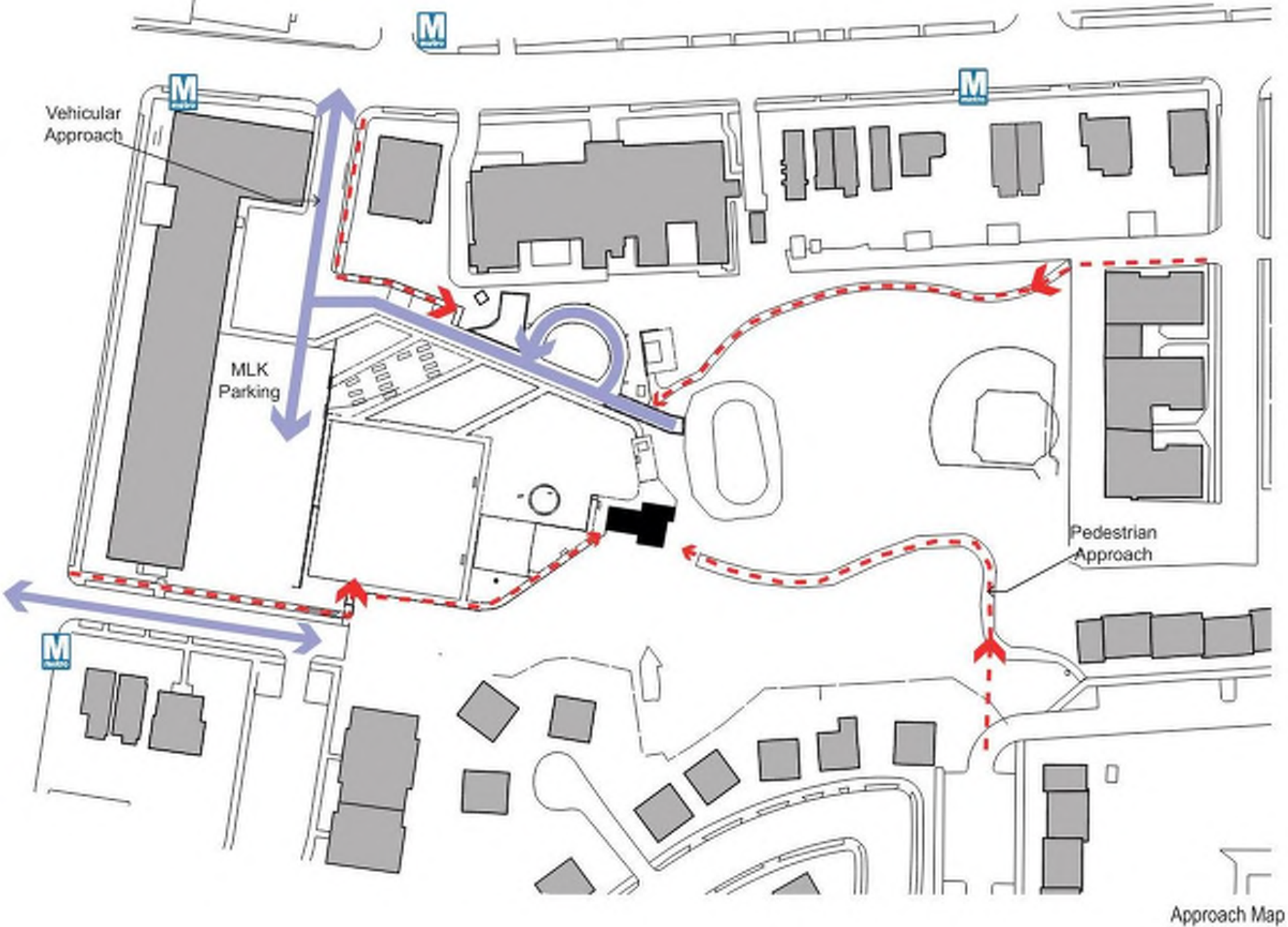
2 PEDESTRIAN ENTRY FROM SAVANNAH STREET



SITE ANALYSIS (ENVIRONMENTAL)



SITE ANALYSIS (EXISTING VEHICULAR & PEDESTRIAN CIRCULATION)



SITE DESIGN CONCEPT

The unique feature of the park is the natural edge located at the south of the property. The DOEE restoration project of the stream left this area a little bare. But as when this area get reforested and matures, this enclave has a potential to be a neighborhood refuge from urban life and a naturalist educational tool for the young.

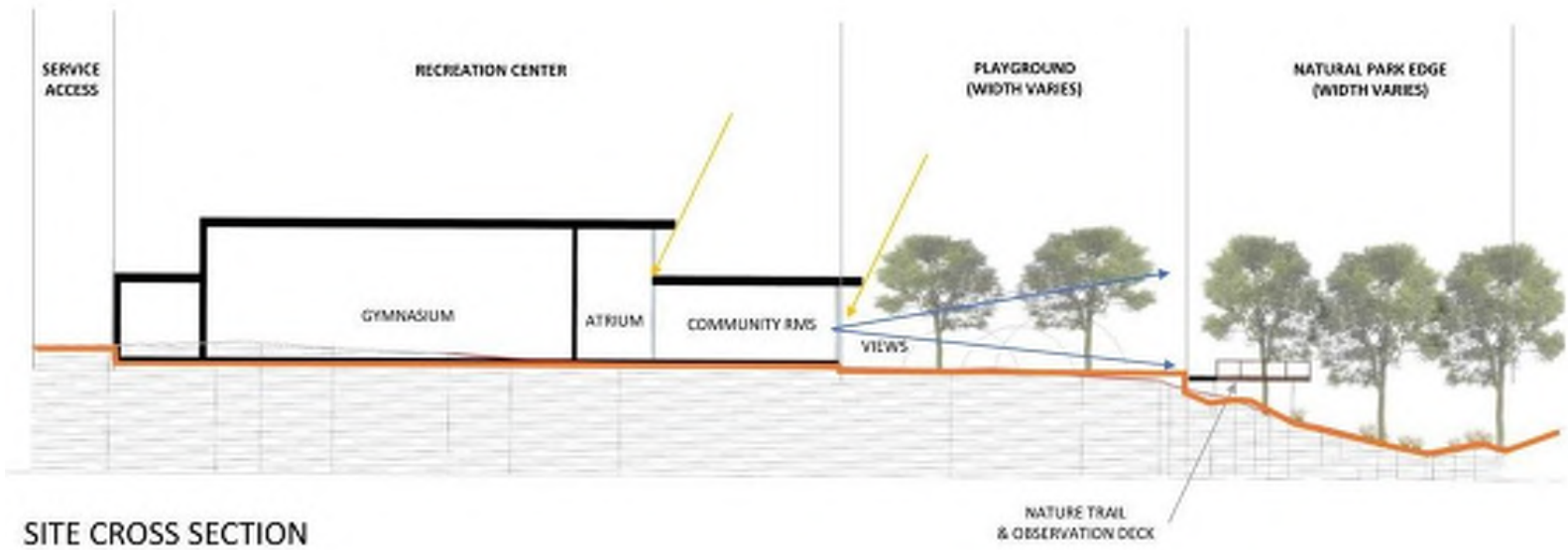
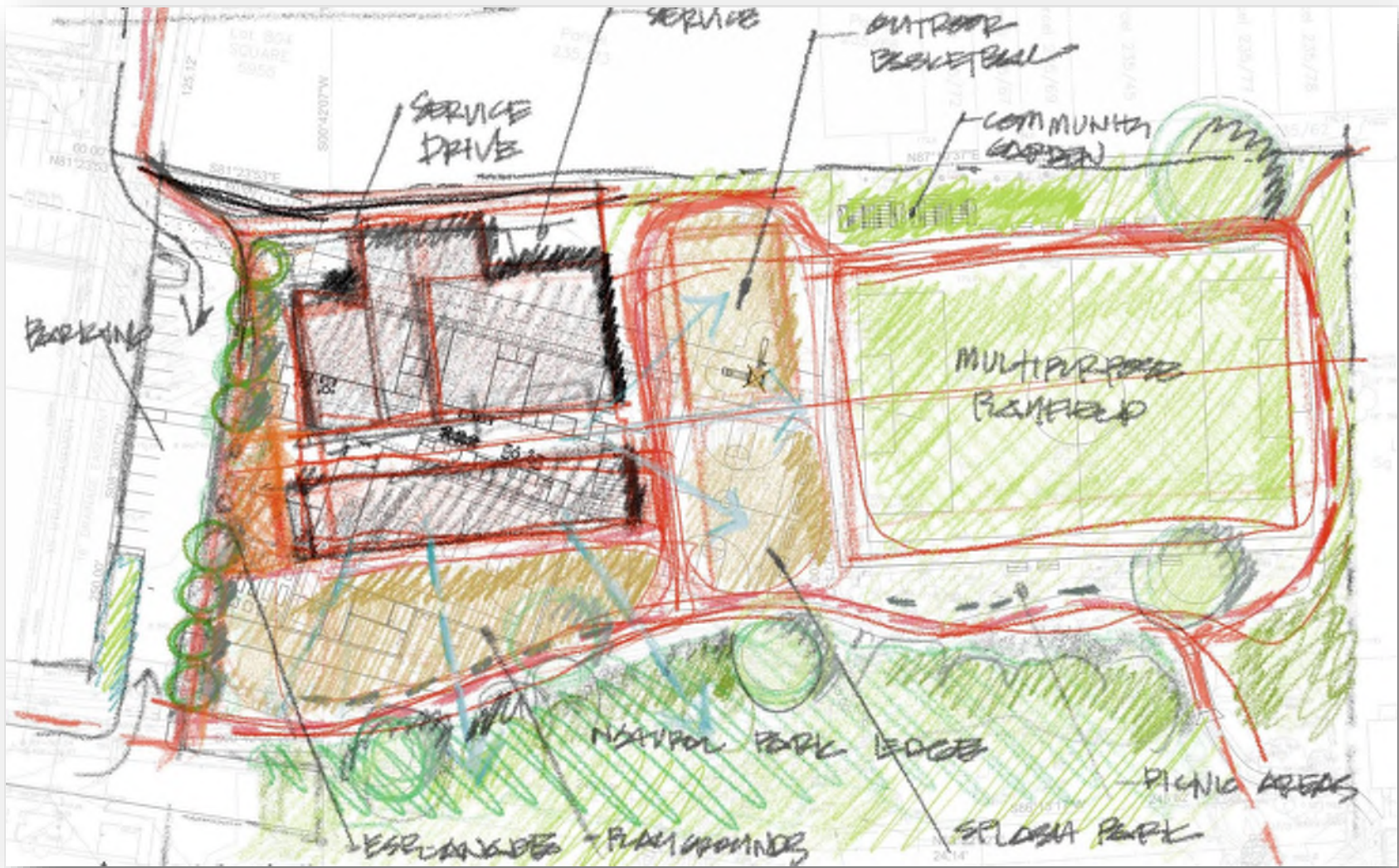
A new drive is proposed to connect vehicular and pedestrian access from Alabama Avenue and Savannah Street. This new drive and pedestrian esplanade on the west side of the property will provide a new front face of the recreation building / park and enhances its presence. Parking for 13 spaces will be provided.

The new recreation center is located on the north west corner of the park with its main entry located along the esplanade. The building service and emergency field access are consolidated and adjacent to the church service drive. Community spaces in the building will have visual connectivity with the playground areas and the natural edge of the park

The playgrounds and splash pad are located south of the building with views to the natural edge of the park. The multi-purpose playfield replaces the existing youth baseball field. New trails intertwines with the outdoor park amenities and link to the various park access points.

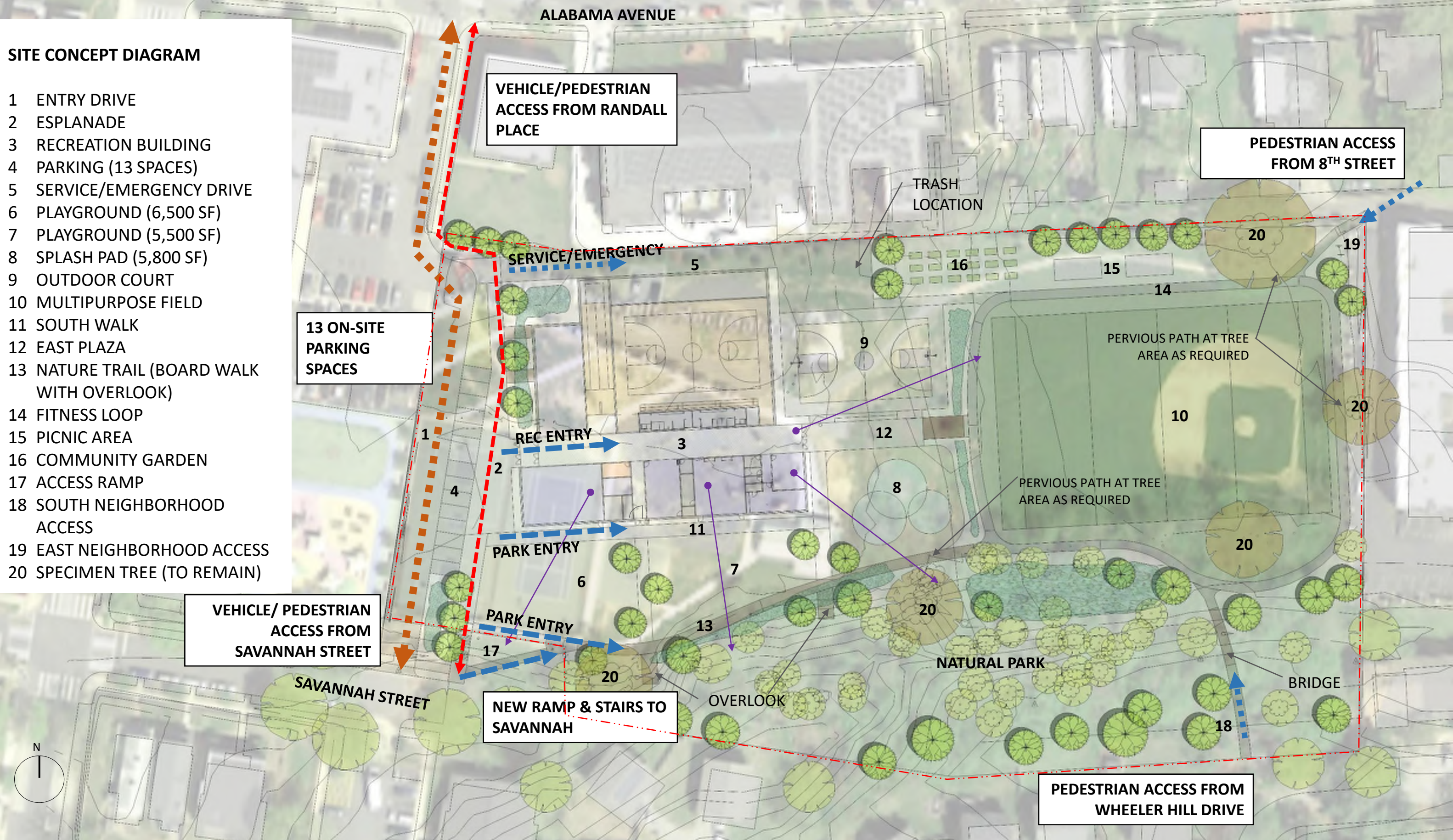
The overall park layout preserves the existing five specimen trees in the site. The reforestation needed for the stream area will most likely be a mix of deciduous/evergreen native canopy trees to ensure visual buffer between the park activities and residential neighborhood to the south.

Stormwater management will consist of green roof at designated building roof areas, multiple bioretention system and pervious surface areas.



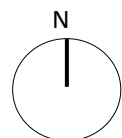
SITE CONCEPT DIAGRAM

- 1 ENTRY DRIVE
- 2 ESPLANADE
- 3 RECREATION BUILDING
- 4 PARKING (13 SPACES)
- 5 SERVICE/EMERGENCY DRIVE
- 6 PLAYGROUND (6,500 SF)
- 7 PLAYGROUND (5,500 SF)
- 8 SPLASH PAD (5,800 SF)
- 9 OUTDOOR COURT
- 10 MULTIPURPOSE FIELD
- 11 SOUTH WALK
- 12 EAST PLAZA
- 13 NATURE TRAIL (BOARD WALK WITH OVERLOOK)
- 14 FITNESS LOOP
- 15 PICNIC AREA
- 16 COMMUNITY GARDEN
- 17 ACCESS RAMP
- 18 SOUTH NEIGHBORHOOD ACCESS
- 19 EAST NEIGHBORHOOD ACCESS
- 20 SPECIMEN TREE (TO REMAIN)



PROPOSED SITE PLAN

- 1 ENTRY DRIVE
- 2 ESPLANADE
- 3 RECREATION BUILDING
- 4 PARKING (13 SPACES)
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WASHINGTON, DC



OUTDOOR COURT



COMMUNITY GARDEN



PICNIC PAVILION



4

MULTIPURPOSE FIELD



PLAYGROUND AREAS



1



SPLASH PARK



2



NATURE TRAIL



3



PARK AMENITIES



WEST AERIAL VIEW



PLAYGROUND

SPLASH PAD

OUTDOOR COURT

SERVICE

COMMUNITY
GARDEN

MULTIPURPOSE FIELD

EAST AERIAL VIEW

BUILDING DESIGN CONCEPT

ORGANIZATION

The building is designed as a multigenerational recreational and community facility. The community atrium act as the building’s circulation spine. All the building amenities are accessible from this central space. The atrium is designed to allow not just for circulation but also accommodate social seating and activity staging for larger events in the gymnasium. This area also provides excellent amenity engagement or visual connection to the different activities within the building. The view thru this space extends to the park. During special events, the park can become an extension of the building. Control Desk is located strategically to have visual access and control to all the building amenities.

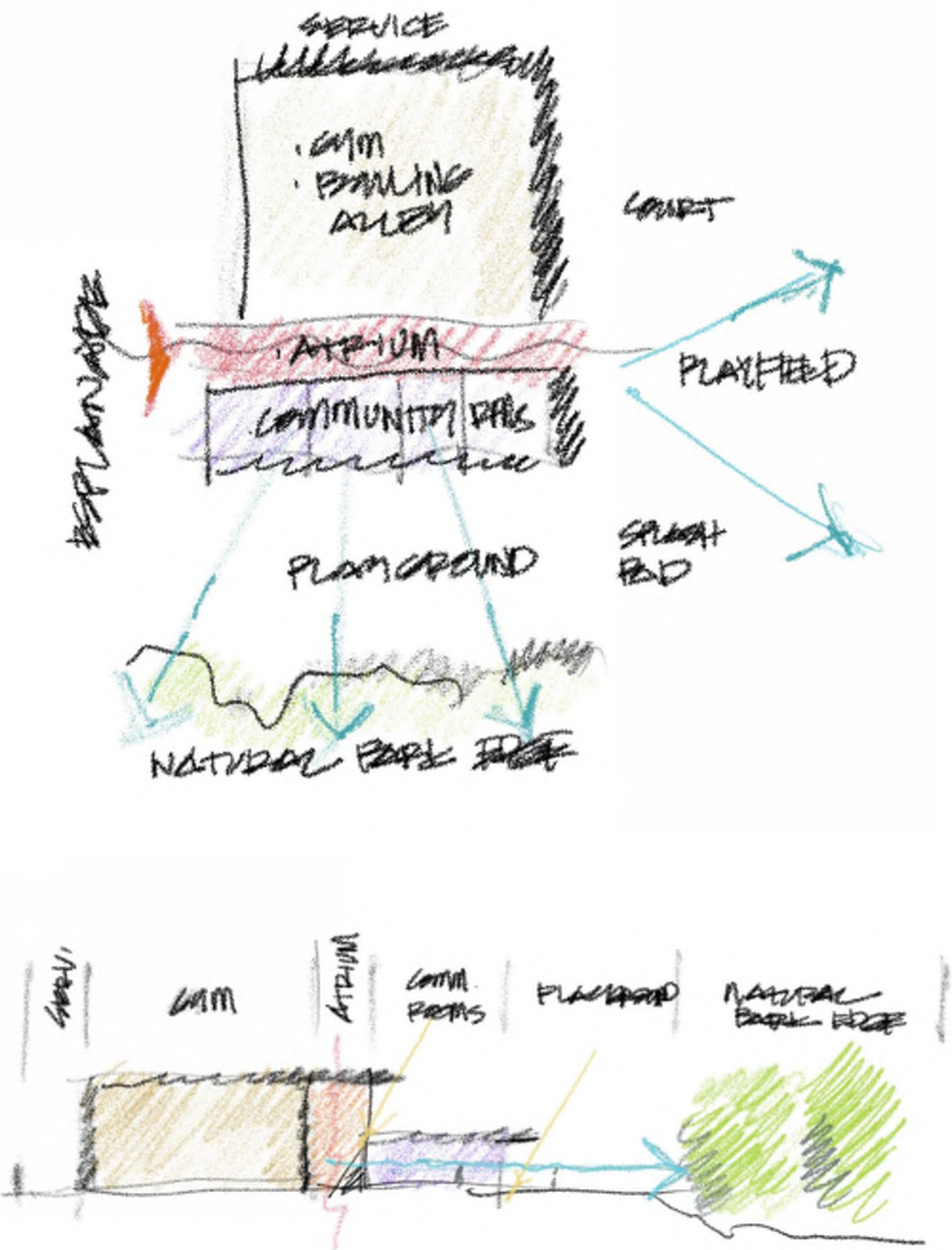
Along the north of the atrium are the incubator kitchen and community store (with separate entries from the outside), 2-lane bowling alley and gymnasium. To the south of the atrium are the fitness room at the building corner, music room and activity rooms. These rooms will also have good views of the playground areas and natural park edge. Also located at the south side of the facility are the technology lounge and music room.

Supports spaces include locker rooms with toilets/showers, universal toilets, program storage rooms and building support spaces.

EXTERIOR MASSING

The community atrium is the central feature of the building exterior composition. It provides a visual beacon to the building. Its high clerestory windows provide natural light into the interior of the building. The gentle roof of the atrium peaks at the entry and canopy extending to the playground/park entry. Walls and ceiling of this space will be clad with accent paneling to reinforce a warmth and inviting space. The exterior skin will be metal panels.

The exterior building material palette include metal cladding, brick/masonry veneer and low-e glazing. Translucent wall panels will be located at gymnasium. Canopies will be composite aluminum finish. Windows facing south and west will have canopy/ solar shading devices to reduce heat gain. Roofing includes adhered membrane roofing and green roof system at selected areas.



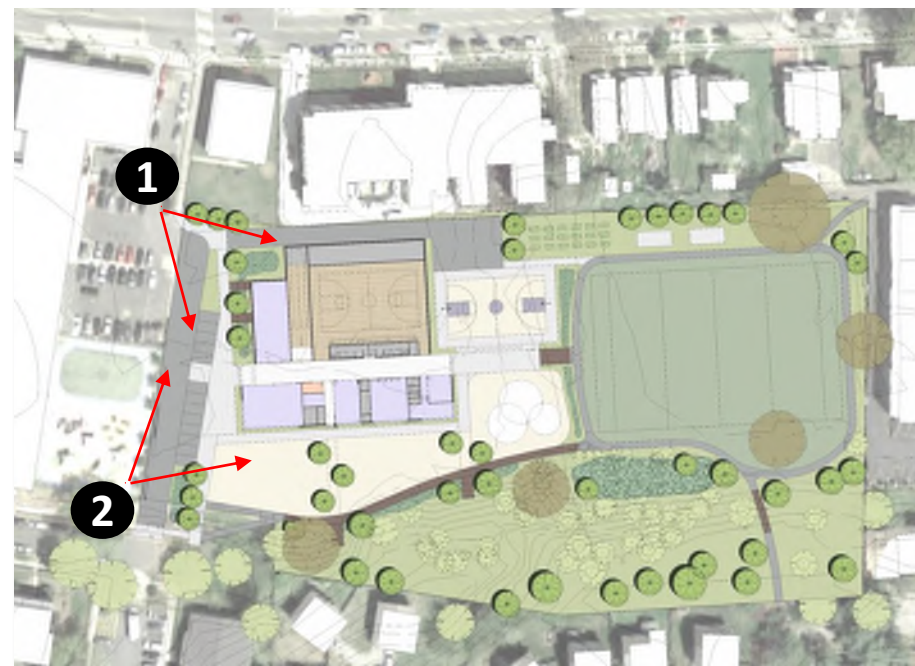
FLOOR PLAN

- 1 COMMUNITY ATRIUM
- 2 CONTROL DESK/ ADMIN
- 3 GYMNASIUM
- 4 FITNESS CENTER
- 5 ACTIVITY ROOM # 1
- 6 INCUBATOR KITCHEN
- 7 TECHNOLOGY LOUNGE
- 8 2-LANE BOWLING ALLEY
- 9 ACTIVITY ROOM # 2
- 10 ACTIVITY ROOM# 3
- 11 MUSIC ROOM
- 12 TOILET/LOCKERS
- 13 UNIVERSAL CHANGING
- 14 BUILDING SUPPORT
- 15 COMMUNITY STORE





1 ALABAMA AVENUE VIEW

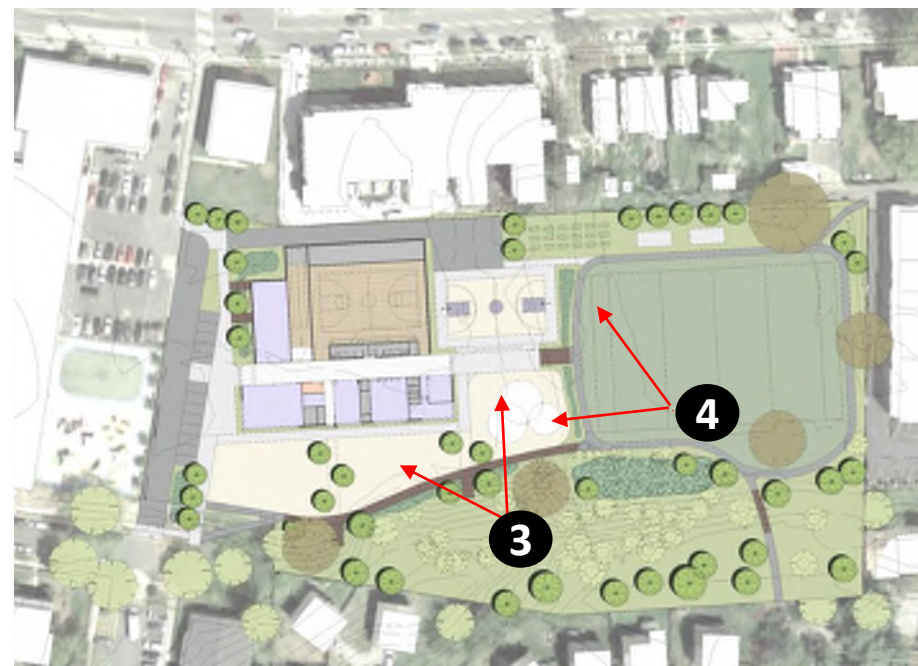


2 SAVANNAH STREET VIEW





3 STREAM VIEW



4 PLAYFIELD VIEW





WEST ELEVATION (ENTRY/ESPLANADE)

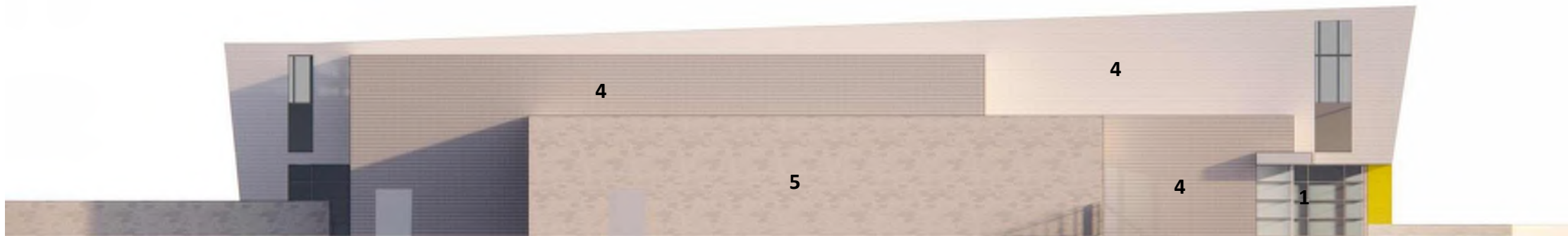
- 1 STOREFRONT
- 2 CLERESTORY WINDOW
- 3 CURTAINWALL
- 4 METAL WALL PANEL
- 5 BRICK VENEER
- 6 COMPOSITE METAL FACIA/CANOPY



SOUTH ELEVATION (PLAYGROUND)



EAST ELEVATION (PLAYFIELD)



NORTH ELEVATION (SERVICE)



VIEW OF RECREATION ENTRY



COMMUNITY ATRIUM



BOWLING ALLEY



FITNESS ROOM



TEEN LOUNGE



GYMNASIUM



ACTIVITY ROOM # 1



WEST AERIAL VIEW