

STEAD PARK COMMUNITY CENTER



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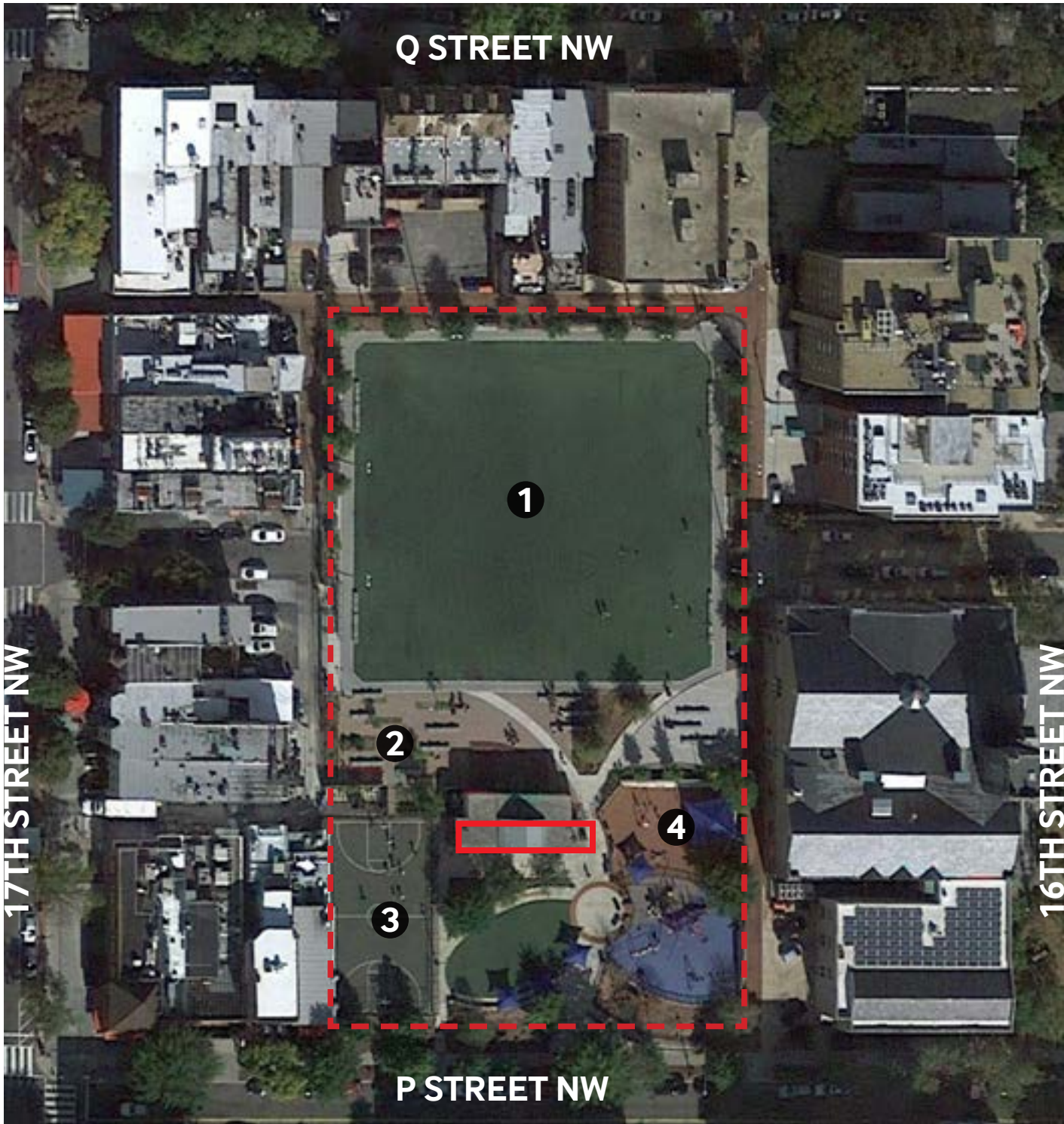
LANDSCAPE DESIGN

APPENDIX



PROJECT CONTEXT

EXISTING SITE: 2020



EXISTING SITE



2020 AERIAL PHOTOGRAPH



EXISTING BUILDING: 2020

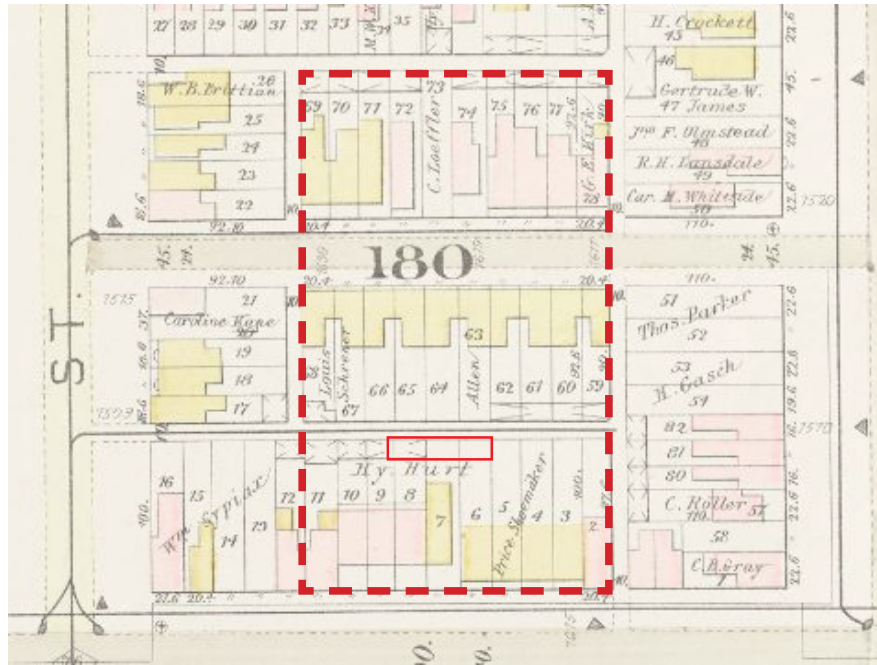


SITE ELEVATION

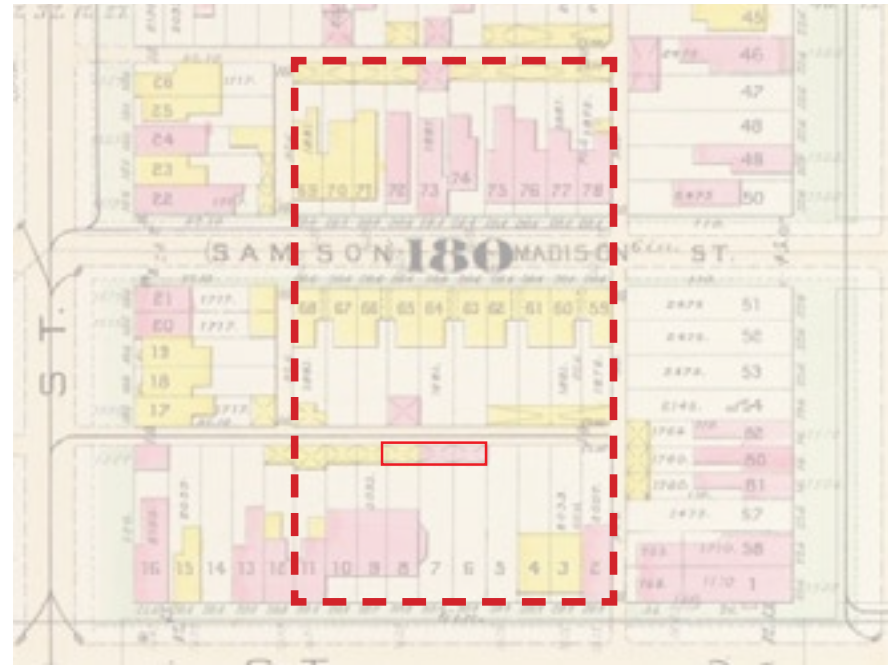


SITE ELEVATION (AS SEEN BELOW)

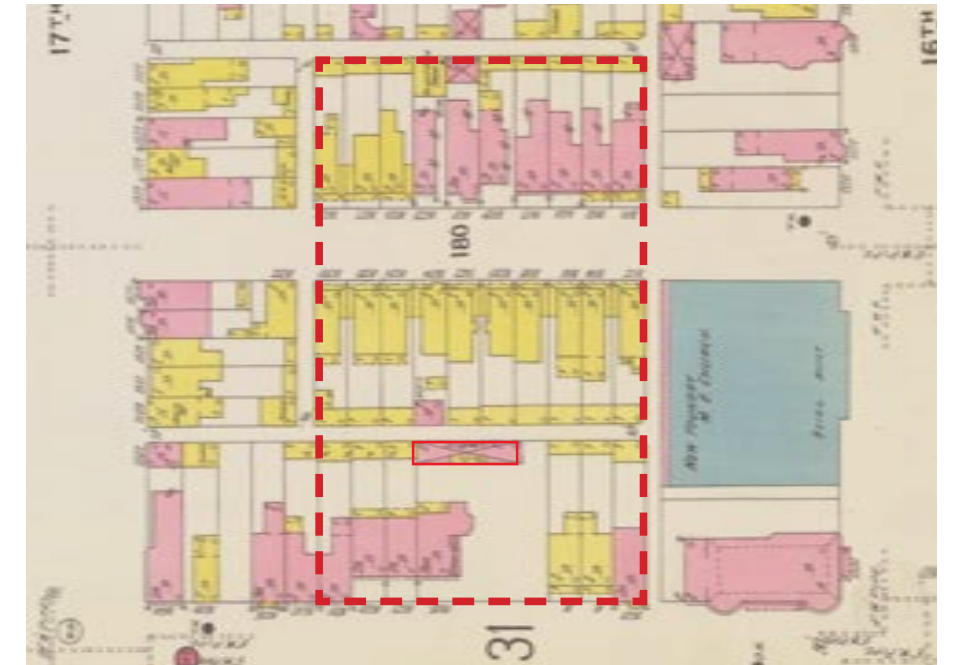




1887 - HOPKINS SURVEY
 WITHIN DUPONT CIRCLE HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



1903 BAIST MAP
 WITHIN DUPONT CIRCLE HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



1916 SANBORN FIRE MAP
 WITHIN DUPONT CIRCLE HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



1957 BAIST MAP
 EXISTING STABLE BUILDING TRANSFORMED INTO REC CENTER



2010 AERIAL
 SOON AFTER THE RENOVATION

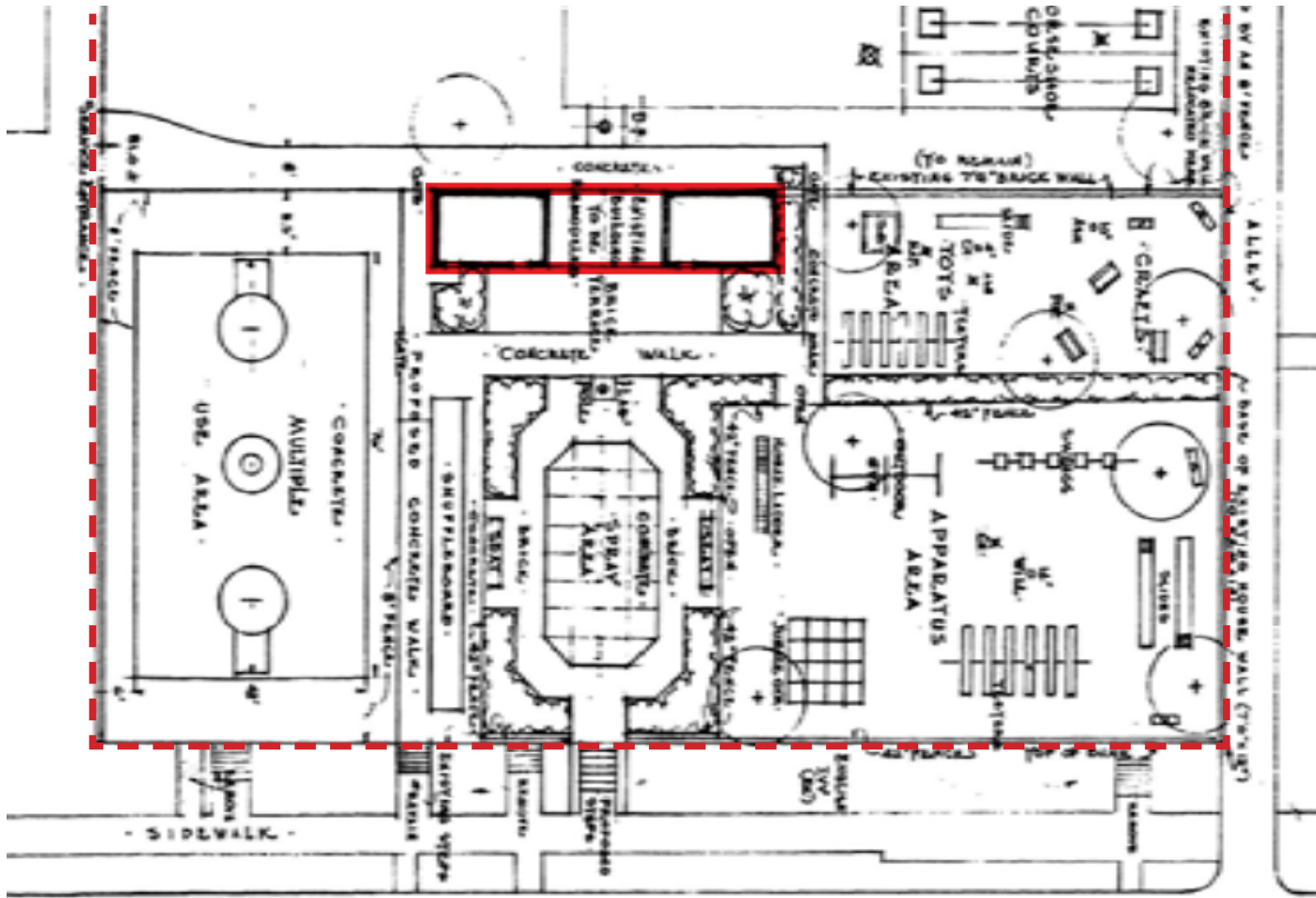


2020 AERIAL

1953 - ESTABLISHMENT OF STEAD PARK

Stead Playground arose from a joint NCPPC-Recreation Board initiative during the 1940s to develop new playgrounds in neighborhoods lacking recreational facilities and experiencing high rates of juvenile delinquency. Robert Stead, a prominent Washington architect, died in 1943 and in his will he specified that a charitable trust be established for the purpose of creating a playground for the use of the children of Washington.

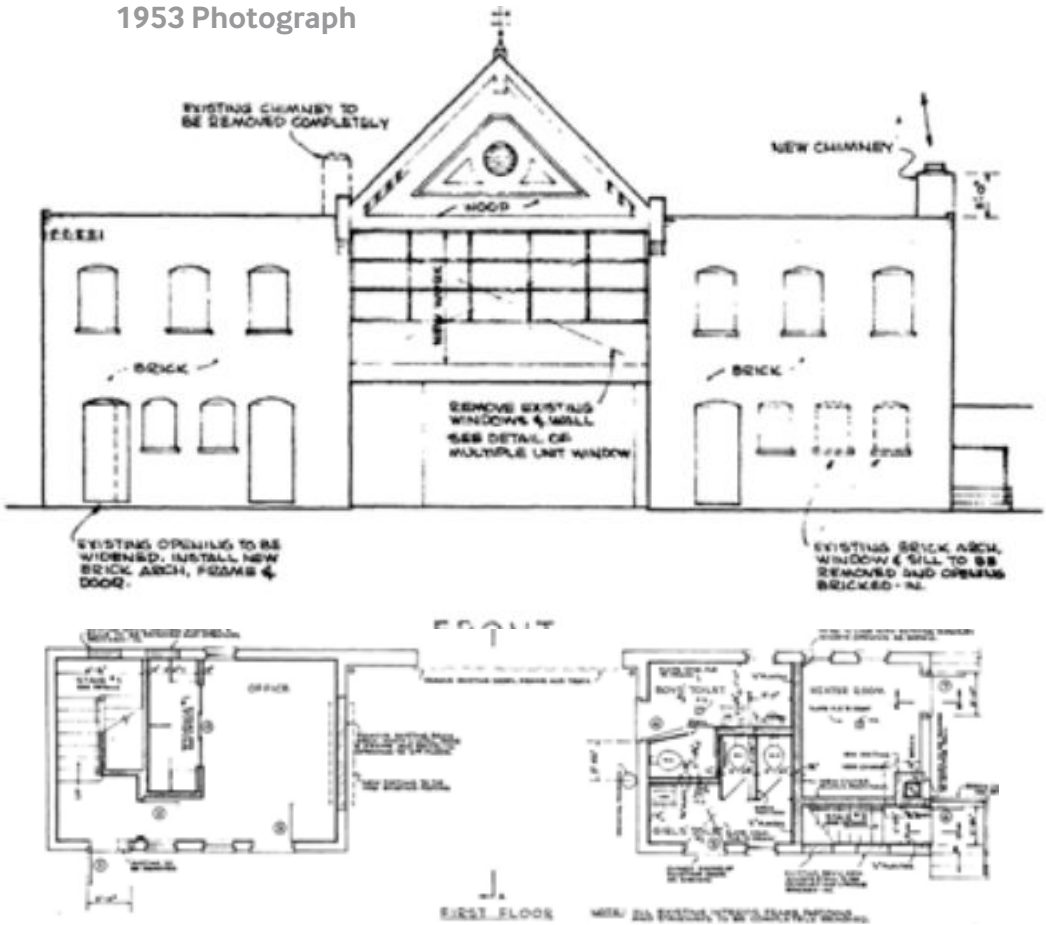
The Mary Force Stead Playground, named in honor of Robert Stead’s late wife, was officially opened on November 12, 1953, in a ceremony attended by District officials, members of the Stead family, and 400 neighborhood children. While primarily serving the area’s African American community, the park, referred to as an “open” facility in the 1952 report of the District Commissioners, reflected District policies at the time to eliminate segregation in public recreation facilities.



1953 Site Plan



1953 Photograph



1953 Construction Documents

DESIGN OVERVIEW

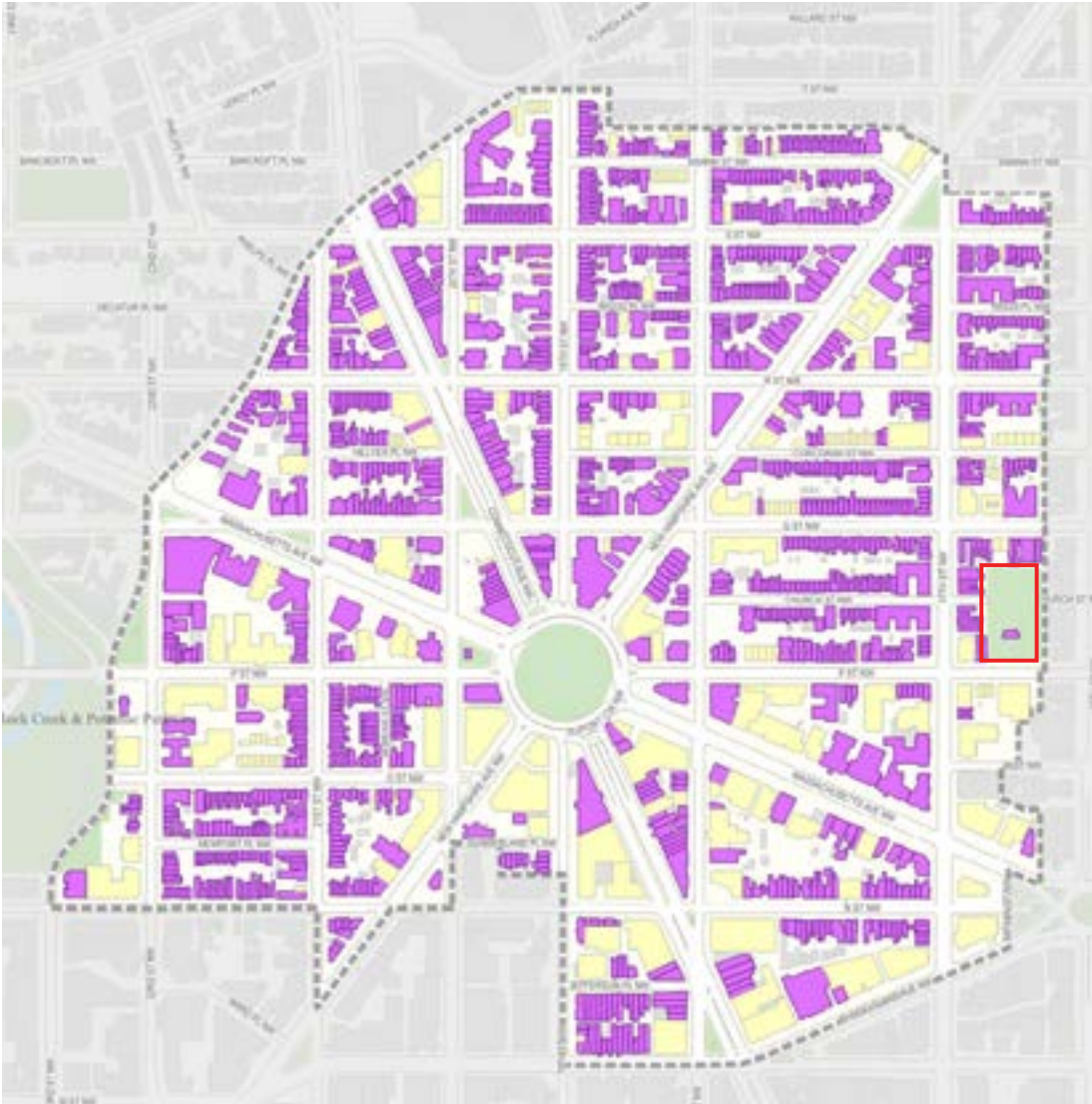
PROJECT SCOPE:

MODERNIZATION OF EXISTING COMMUNITY CENTER
ADDITION TO INCREASE PROGRAMMING CAPACITY FOR ALL AGES
RETAIN OUTDOOR OPEN AND PLAY SPACE
NET-ZERO CONSTRUCTION (FIRST REC CENTER IN DC)
CONTRIBUTING STRUCTURE TO HISTORIC DISTRICT

PROGRAM:

LARGE COMMUNITY GATHERING (150-200 CAPACITY)
FLEXIBLE MULTIPURPOSE SPACES
FITNESS SPACE
DEMONSTRATION KITCHEN
TEEN SPACE
SENIOR-FOCUSED SPACE
PLAYGROUNDS
SPLASHPAD

ECHOING THE PAST



DUPONT CIRCLE HISTORIC DISTRICT BOUNDARIES AND CONTRIBUTING STRUCTURES



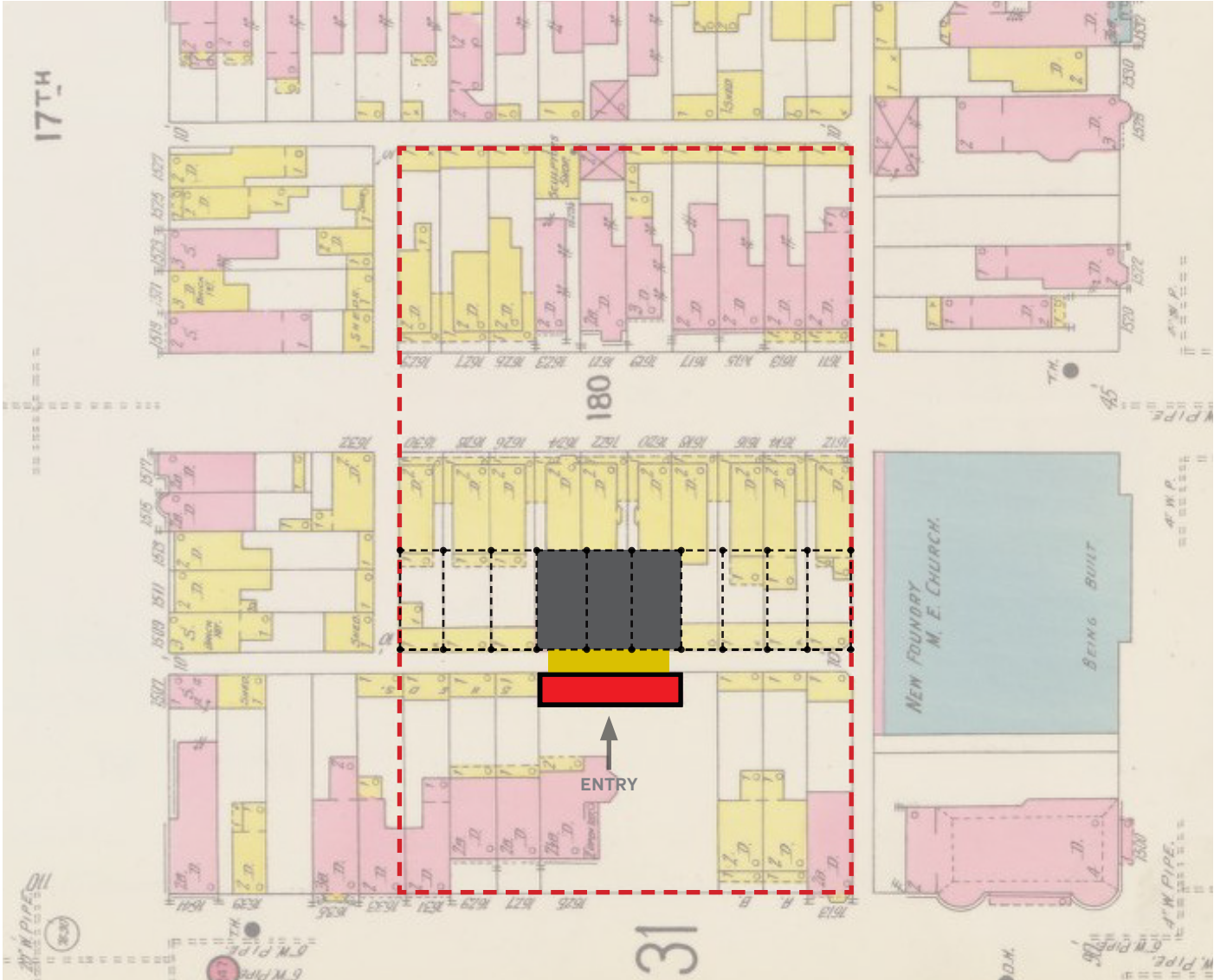
RE-INTRODUCE ORIGINAL HISTORIC LOT LINES AS STRUCTURAL GRID IN FORMER LOCATION OF HISTORIC BUILT FABRIC

1916 SANBORN MAP

ECHOING THE PAST



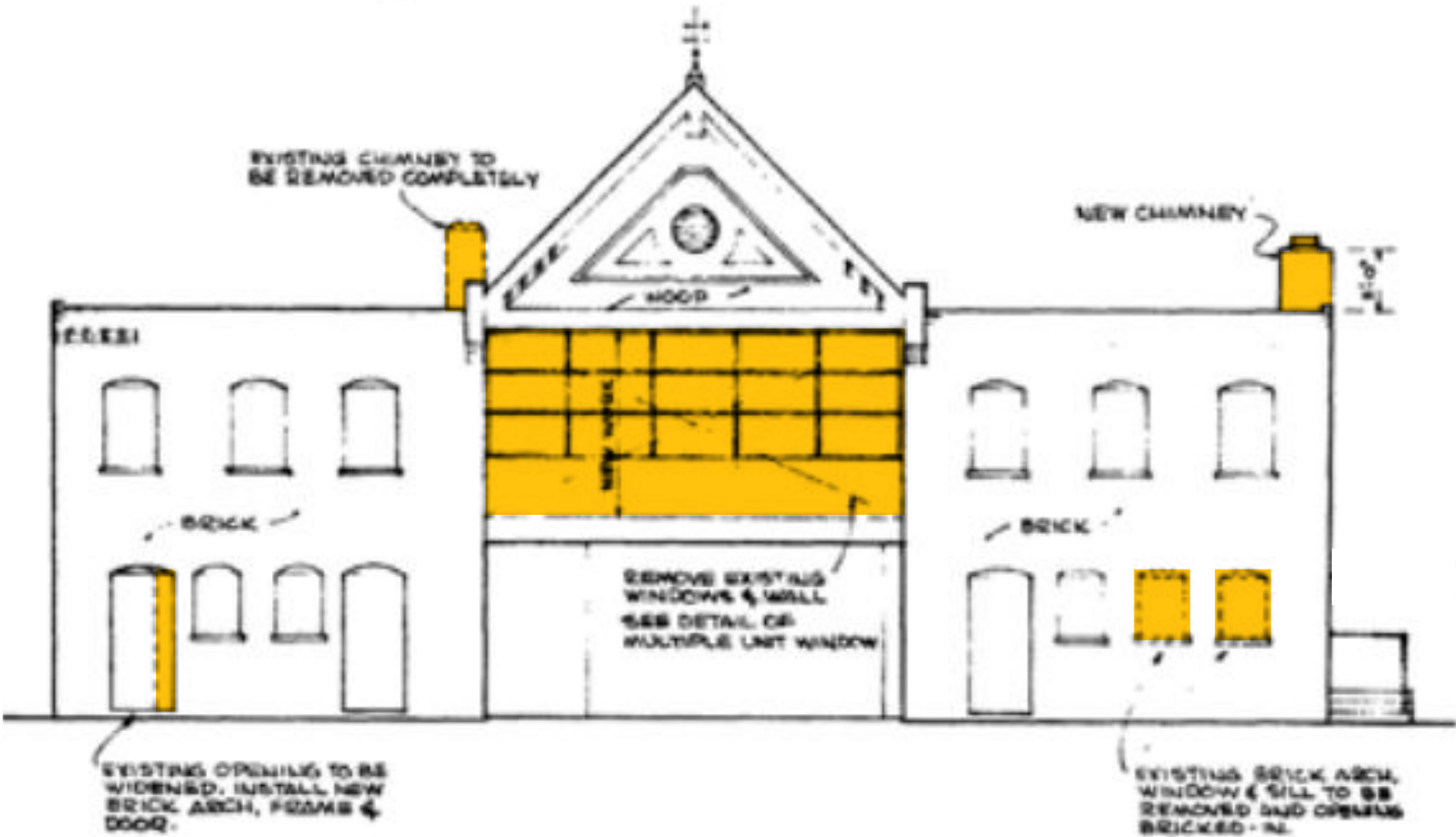
TIGHTEN GRID TOWARDS HISTORIC ALLEY AND EXISTING STRUCTURE, INTERSECTION OF GRID LINES BECOMES COLUMN LOCATIONS



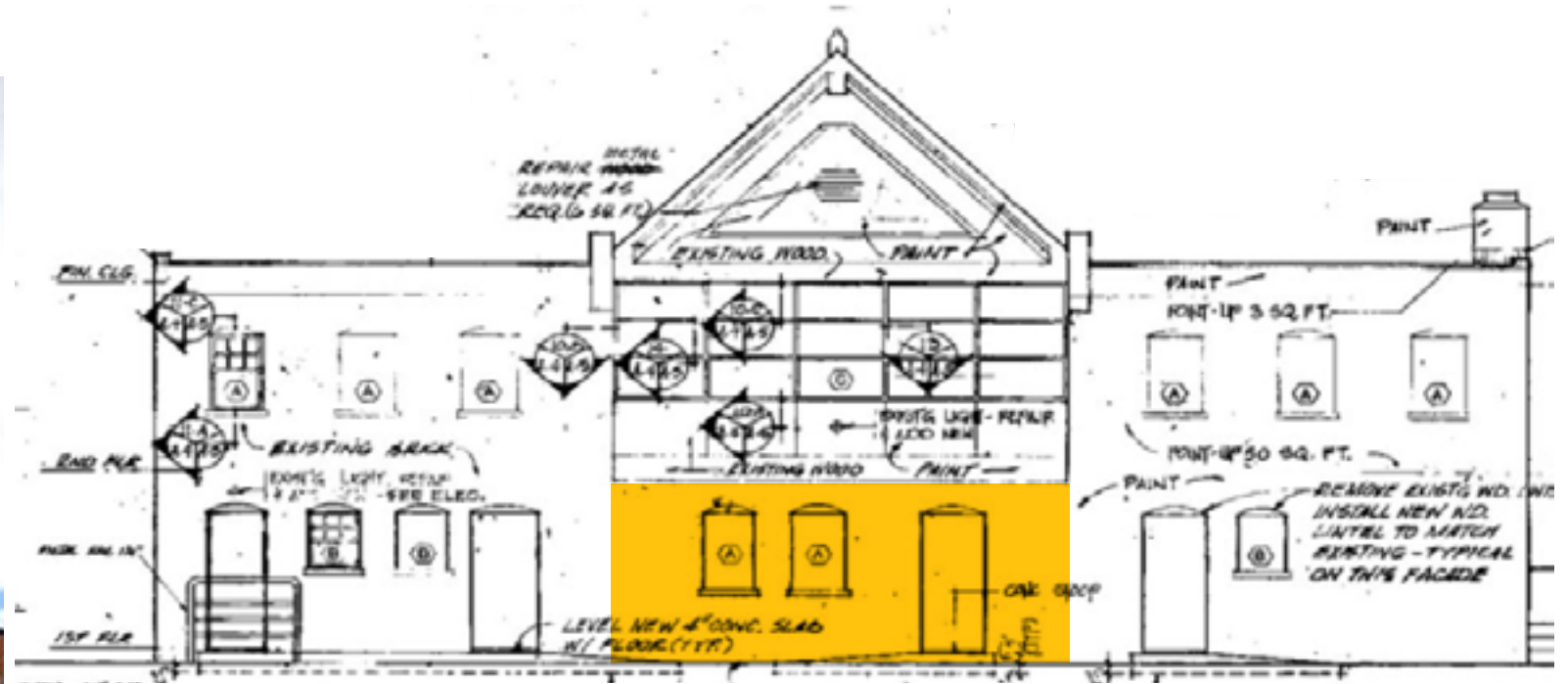
MINIMIZE AMOUNT OF NEW CONSTRUCTION AT PARK LEVEL
CONNECT NEW CONSTRUCTION TO HISTORIC BUILDING WITH A LIGHT “HYPHEN”

1916 SANBORN MAP

1950s RENOVATION:



A photograph of a red brick building. The upper portion features a large, multi-paned white window with a decorative pediment above it. The pediment contains a circular vent. Below the window is a grey horizontal band with several small, round, decorative elements. The lower portion of the building is red brick, with a white door visible at the bottom.



Updates from Approved Concept Review

July 2020 - April 2021

Site Design

- 1 Playground expansion
- 2 Addition of trees in entry court and stair landing
- 3 Trash area relocation
- 4 Seating area on north side

Park Level

- 5 Removal of stair towers
- 6 Removal of west multipurpose space
- 7 Narrowing of solar canopy (N-S)
- 8 Realign hyphen

Lower Level

- 9 Reduction in overall footprint
- 10 Updated floor plan
- 11 Exterior stairs included in courtyards

Exterior Conditions

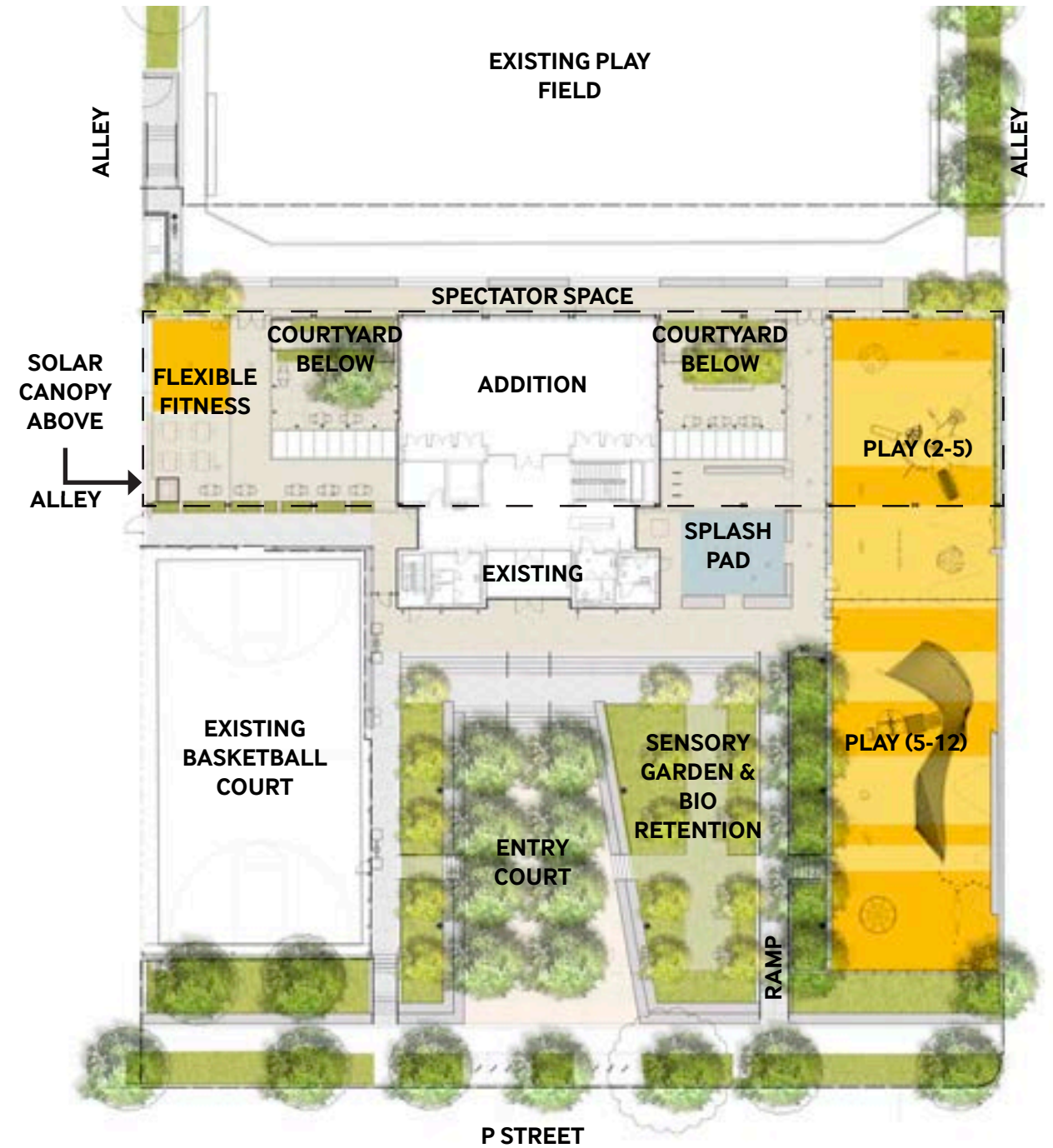
- 12 Updated material palette
- 13 Restoration of historic brick
- 14 Refinement of south facade infill
- 15 Lowered height of the solar canopy
- 16 Refinement of solar canopy structure and detailing
- 17 Reorganization of solar panels



APPROVED CONCEPT DESIGN



FINAL DESIGN



APPROVED CONCEPT DESIGN



FINAL DESIGN



APPROVED CONCEPT DESIGN



PAST



PRESENT



CONCEPT DESIGN

FINAL DESIGN



PAST

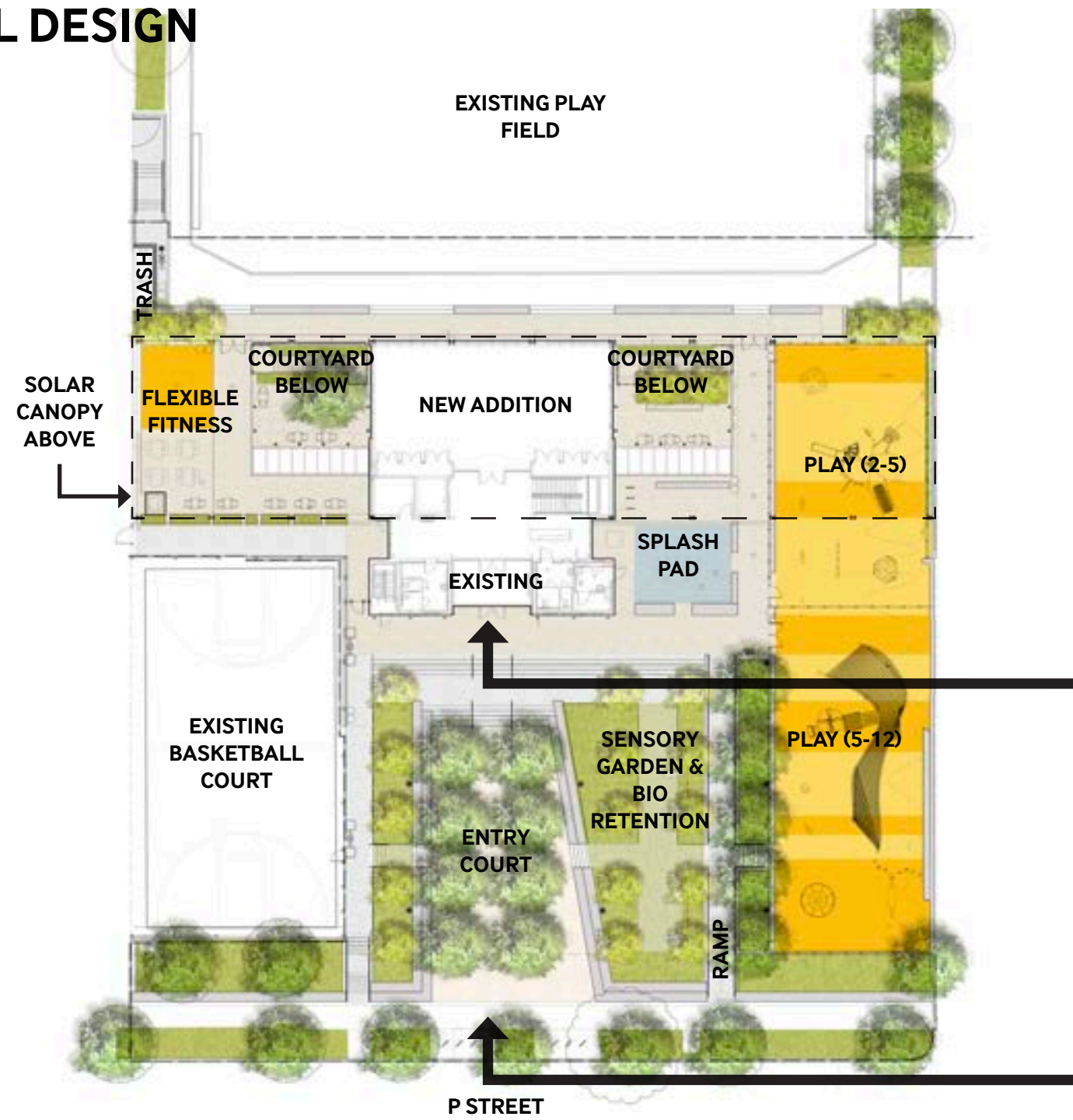


PRESENT

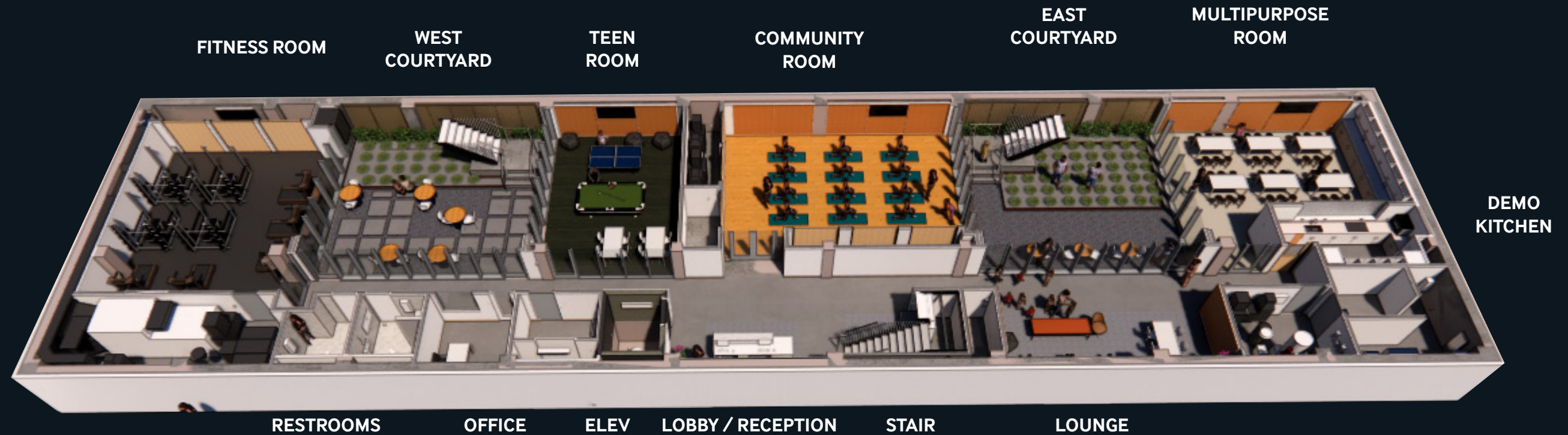


FUTURE

FINAL DESIGN



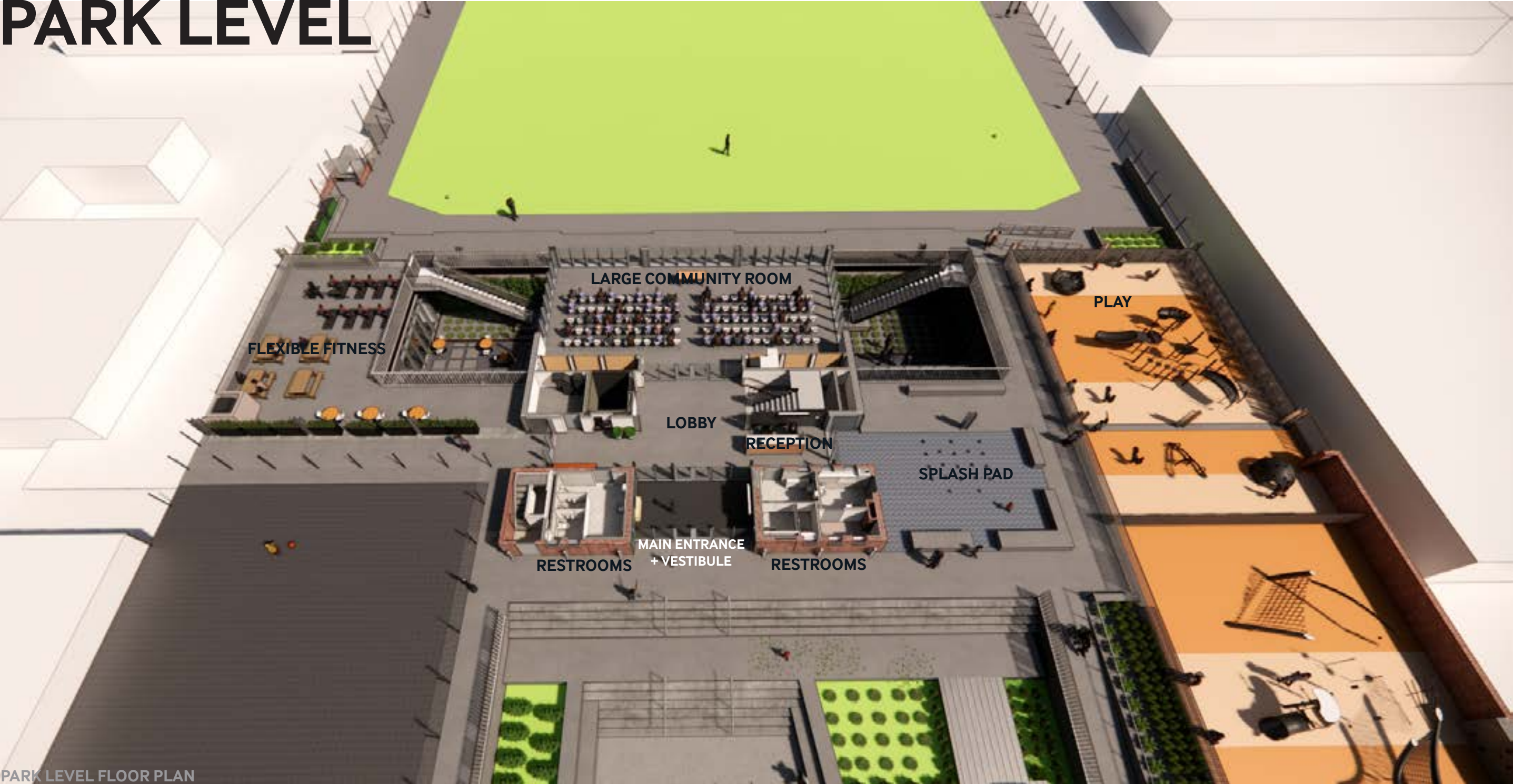
LOWER LEVEL



LOWER LEVEL



PARK LEVEL



PARK LEVEL FLOOR PLAN



MEZZANINE LEVEL



SITE SECTION

APPROVED CONCEPT DESIGN



FINAL DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

FINAL DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

FINAL DESIGN



APPROVED CONCEPT DESIGN



PRECEDENT IMAGE

FINAL DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

FINAL DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

FINAL DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

FINAL DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

DESIGN OVERVIEW

CFA COMMENTS FROM CONCEPT REVIEW:

KEY DETAILS AT SOLAR CANOPY AND CONNECTIONS

TREATMENT OF HISTORIC CARRIAGE HOUSE

HYPHEN CONNECTION

ENTRY COURT

SENSORY GARDEN

RAMP

ADDITIONAL PARK ENTRANCES

FINAL DESIGN



FINAL DESIGN



APPROVED CONCEPT DESIGN



FINAL DESIGN

FINAL DESIGN



APPROVED CONCEPT DESIGN



APPROVED CONCEPT DESIGN

FINAL DESIGN



FINAL DESIGN



FINAL DESIGN



FINAL DESIGN



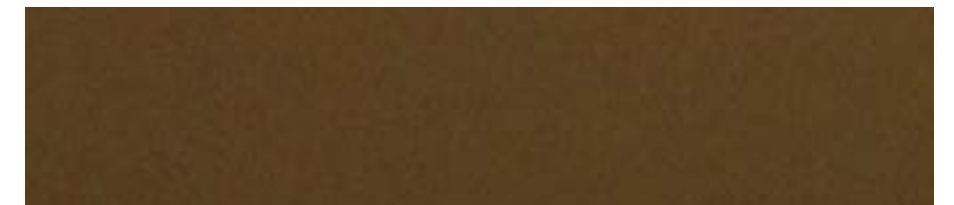
MATERIALS



APPROVED CONCEPT DESIGN



Existing Brick - Repointed, Restored, Repainted



Painted Metal

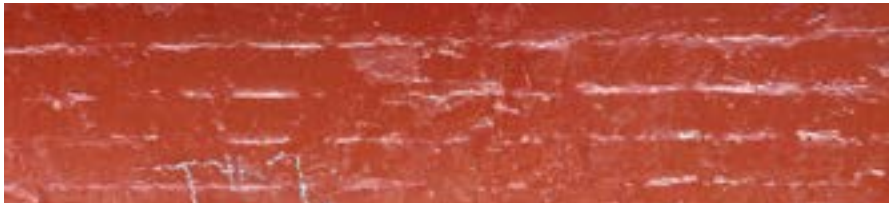


New Brick

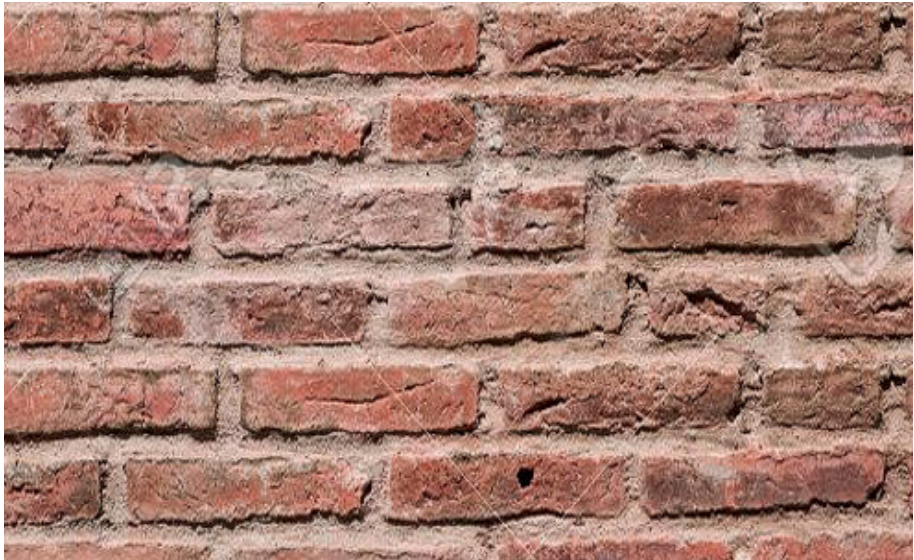
FINAL DESIGN: MATERIAL PALETTE



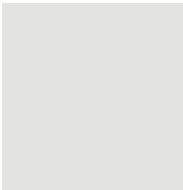
Existing Brick - Uncovered



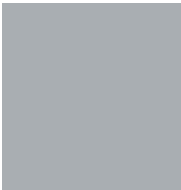
Existing Brick - Currently Painted



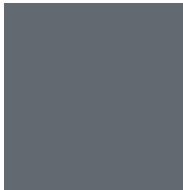
Existing Brick - To Be Restored and Repointed



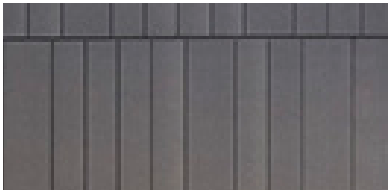
PT-1



PT-2



PT-3



Composite Metal Panel



Architectural Exposed Structural Steel



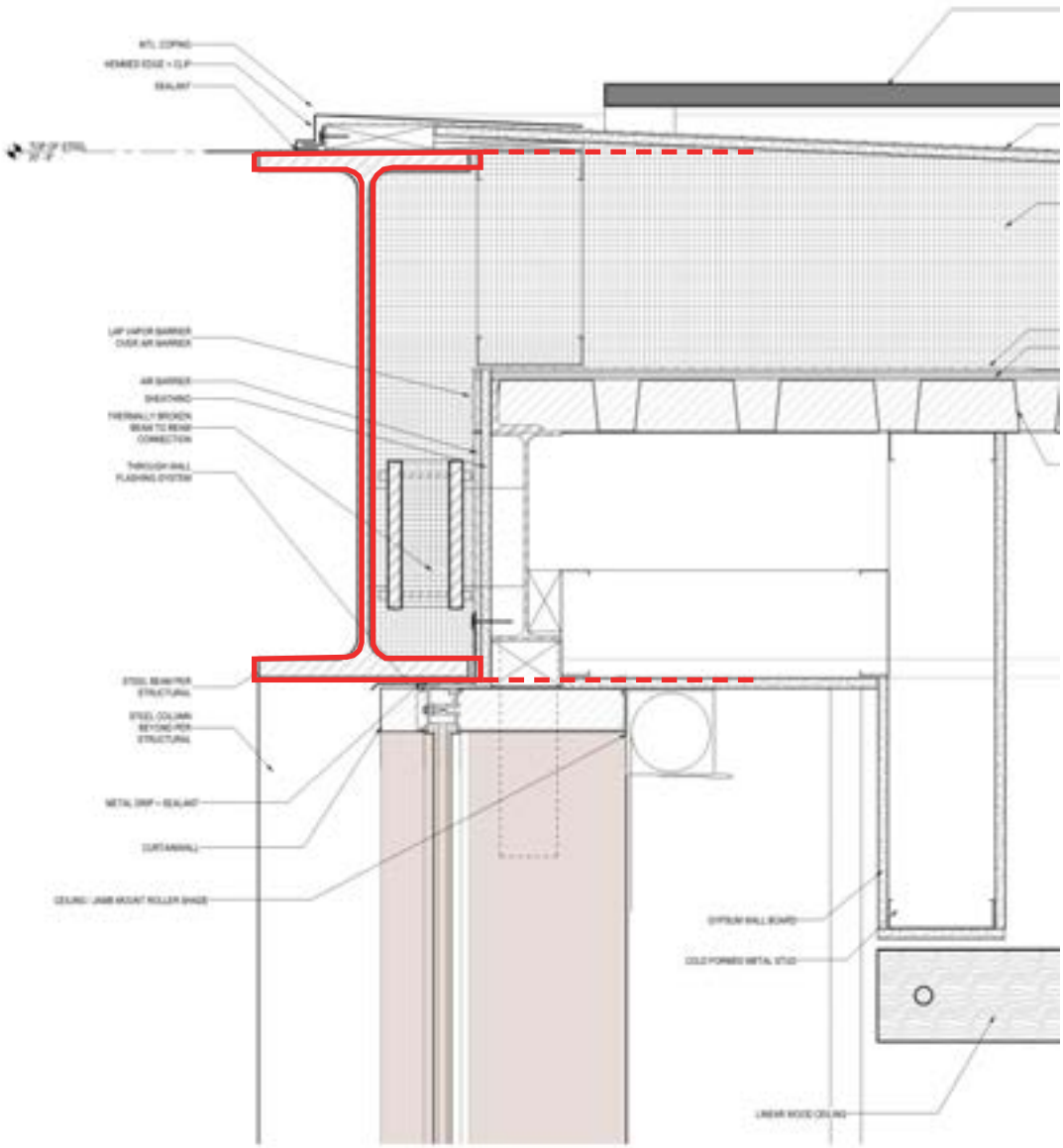
Curtain Wall



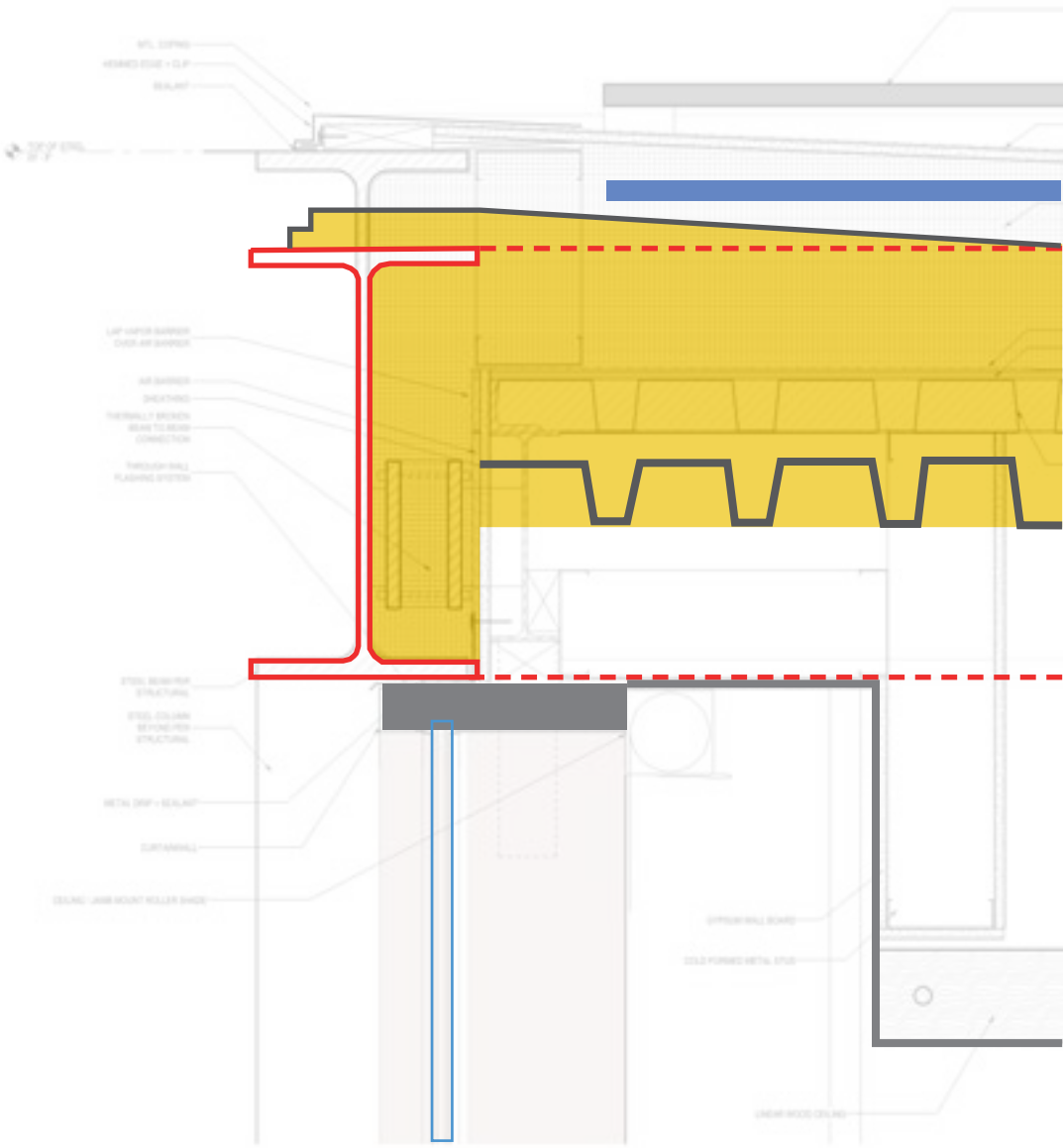
DETAILING AND CONNECTIONS AT SOLAR CANOPY & HISTORIC BUILDING



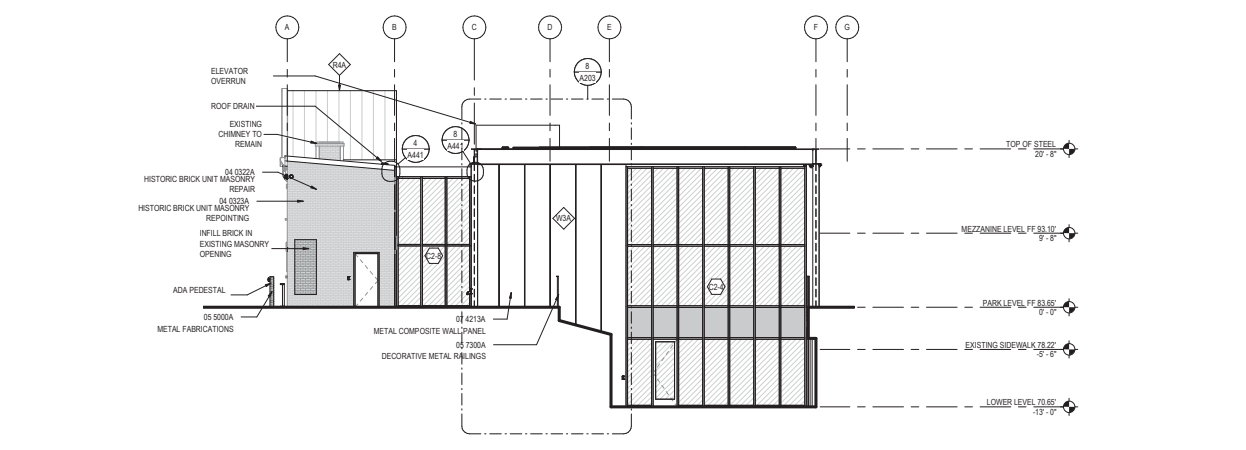
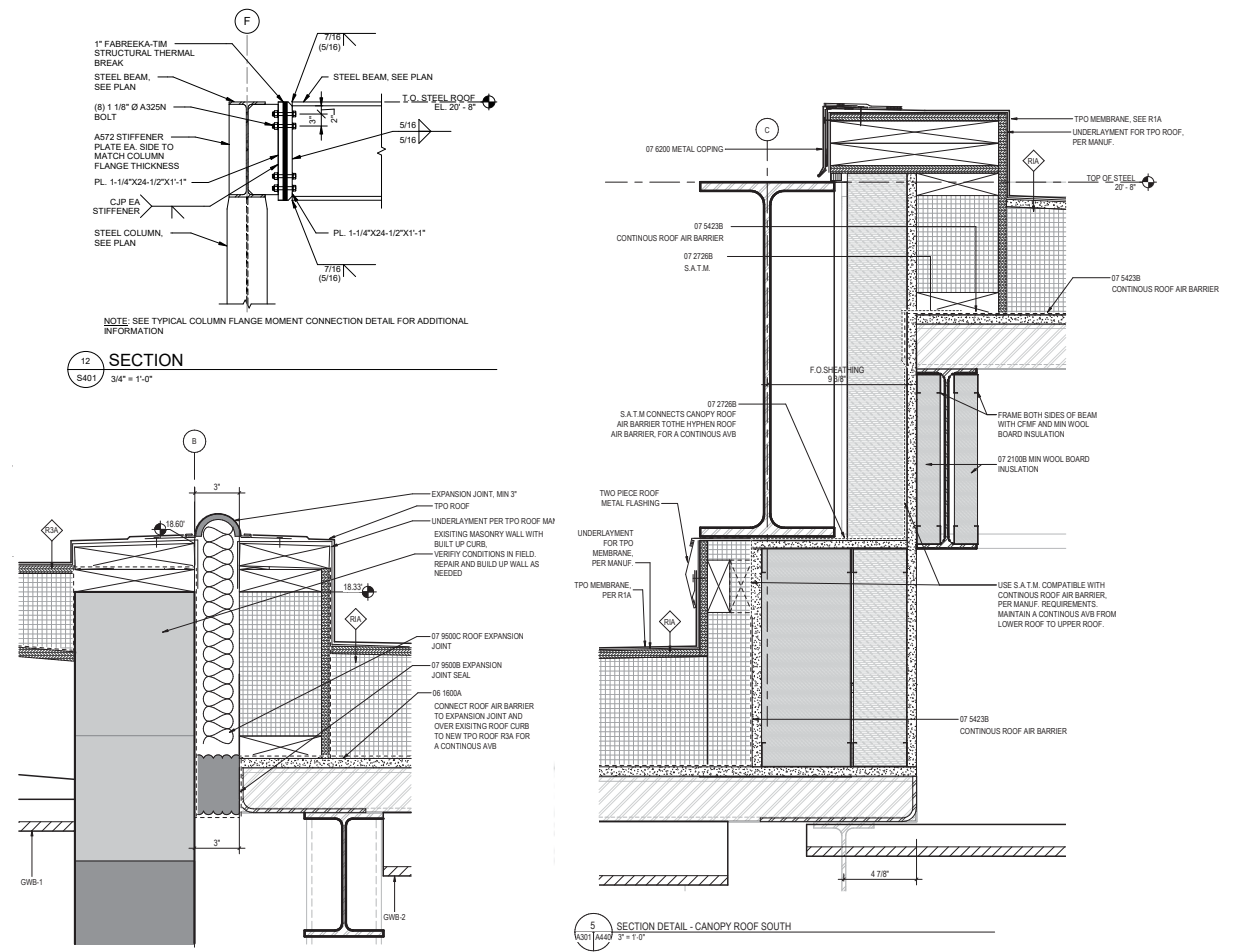
CONCEPT DESIGN
W14X159 COLUMNS : 15" X 15"
W30X173 BEAMS : 30.4" DEEP X 15" WIDE

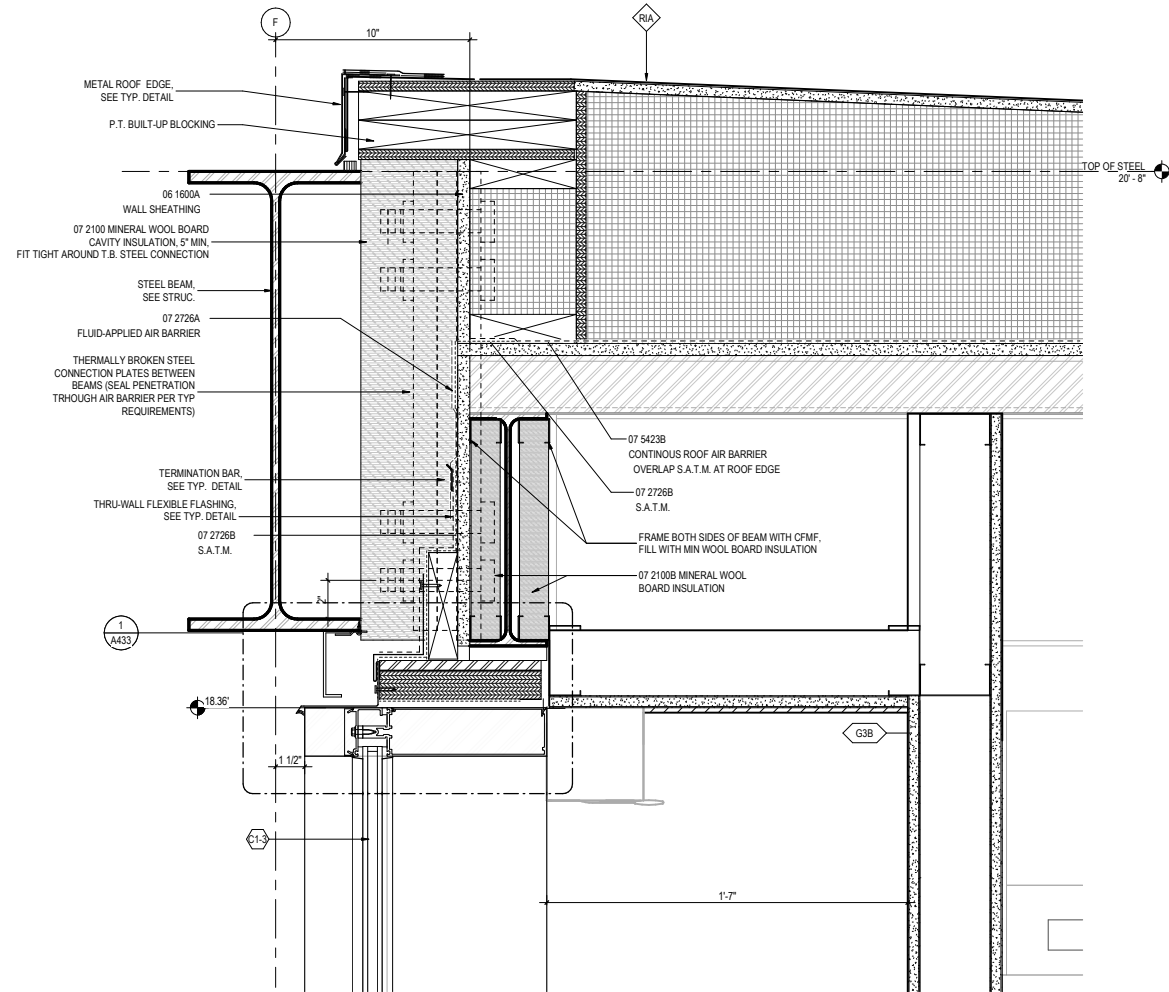


REVISED DESIGN
W14X61 COLUMNS : 13.89" X 9.95"
W24X131 BEAMS N/S : 24.48" DEEP X 12.855" WIDE
W24X68 BEAMS E/W : 23.73" DEEP X 8.965" WIDE

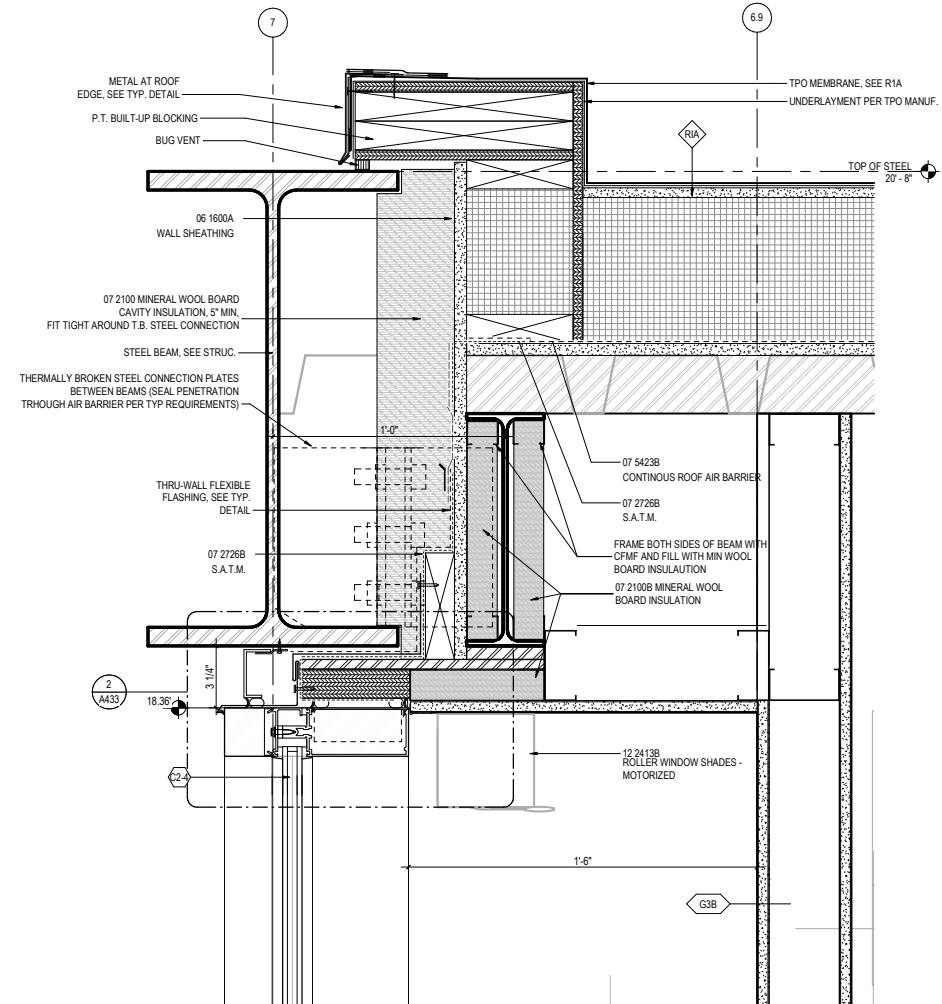


~6.5" DROP IN OVERALL BUILDING AND CANOPY HEIGHT

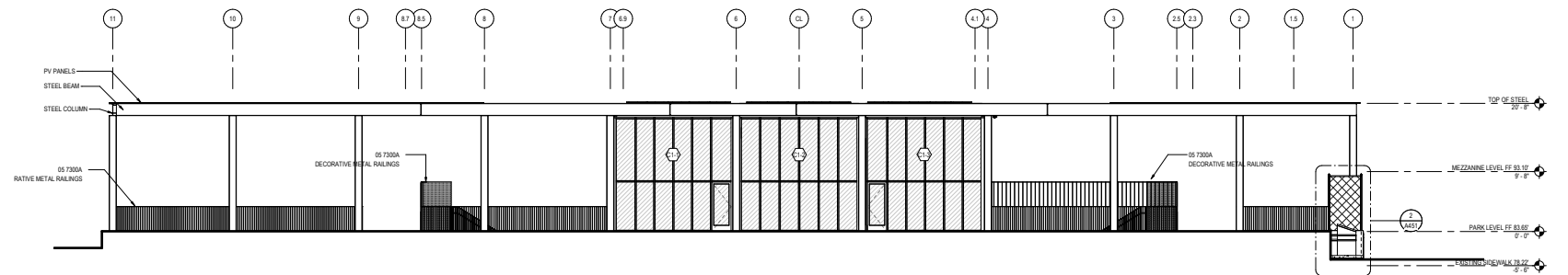




1 WALL SECTION - CANOPY TO ROOF AT NORTH CURTAINWALL
3" = 1'-0"



2 SECTION DETAIL - CANOPY TO ROOF AT EAST/WEST CURTAINWALL
3" = 1'-0"



HISTORIC FACADE

ELEVATION OPTIONS



Option 1: Throwback



Option 2: Hurt Loft



Proposed

FINAL DESIGN



HYPHEN



HYPHEN OPTIONS



Option 1: Glass Curtainwall

Option 4: Channel Glass



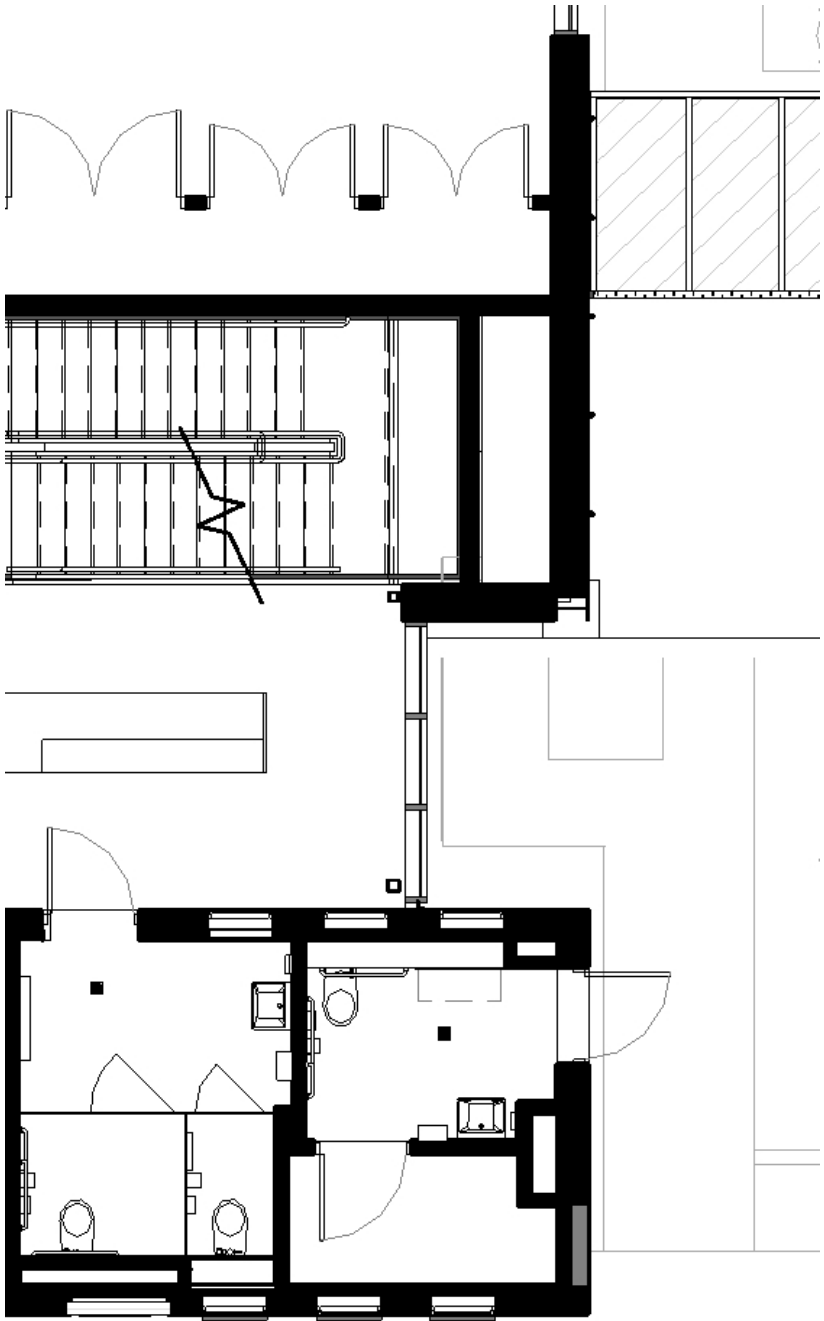
Proposed



HYPHEN WIDTH



FINAL DESIGN



SITE DESIGN

LANDSCAPE PLAN

KEY NOTES

- A** PROPOSED NEW BUILDING
- B** EXISTING BUILDING
- C** EXISTING BASKETBALL COURT
- D** PLAZA
- E** SENSORY GARDEN
- F** SMALL KIDS' PLAYGROUND
- G** SPLASH PAD
- H** BIG KIDS' PLAYGROUND
- I** PLAY + SEATING SPACE
- J** COURTYARD GARDEN
- K** NORTH PATIO
- L** ADULT FITNESS AREA
- M** PICNIC AREA



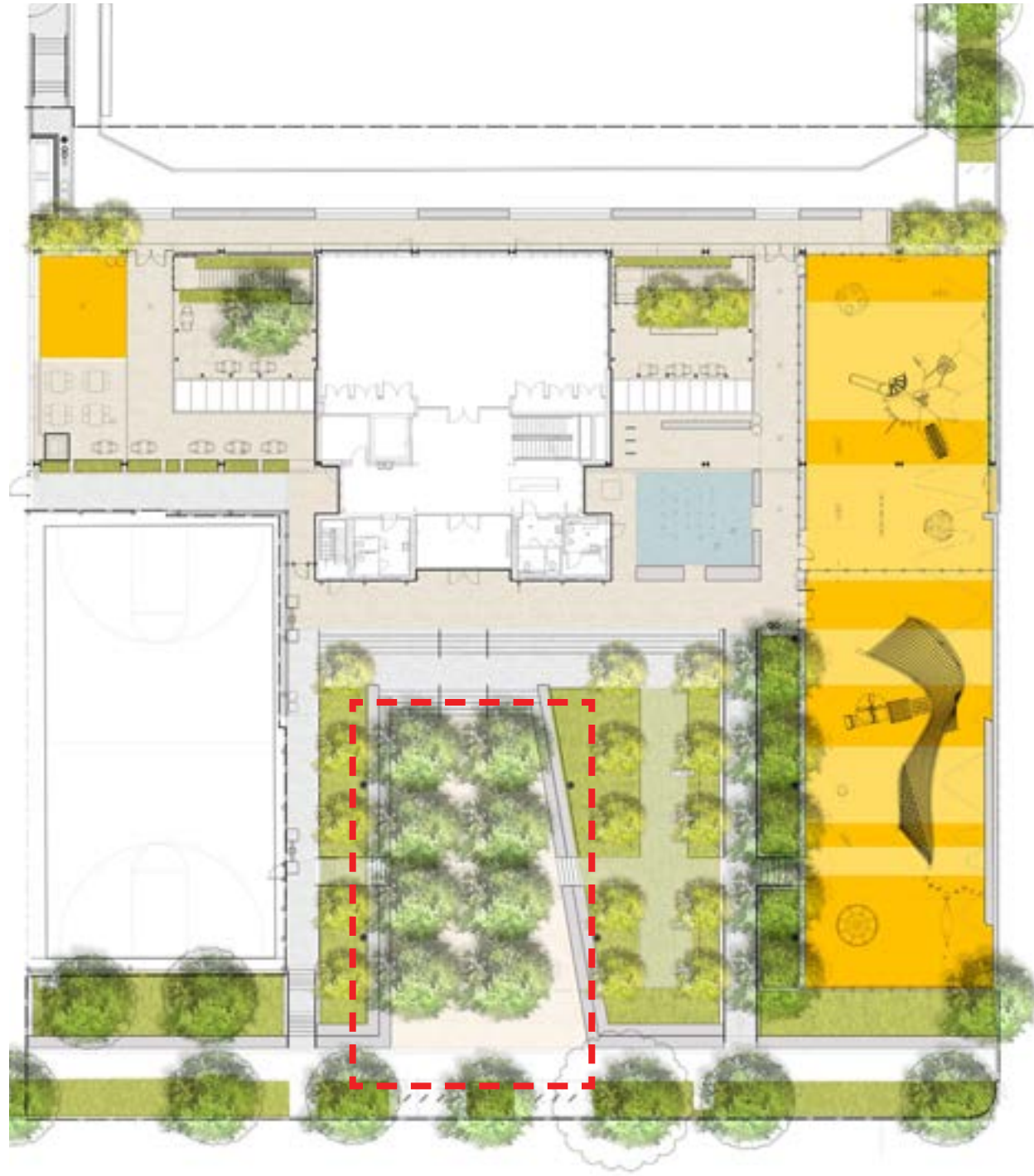
LANDSCAPE GRADING PLAN





STREETSCAPE





ENTRY PLAZA





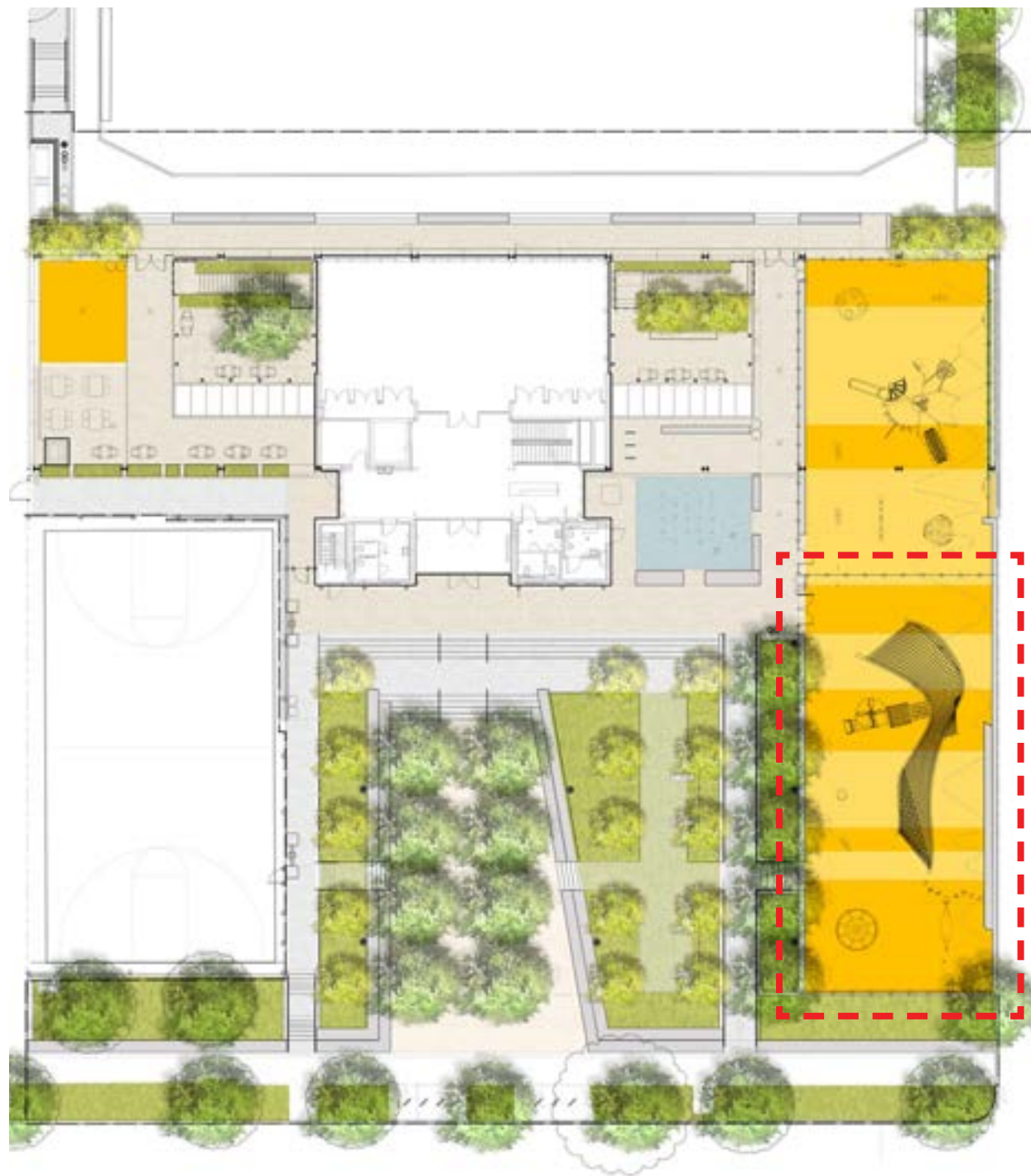
SENSORY GARDEN





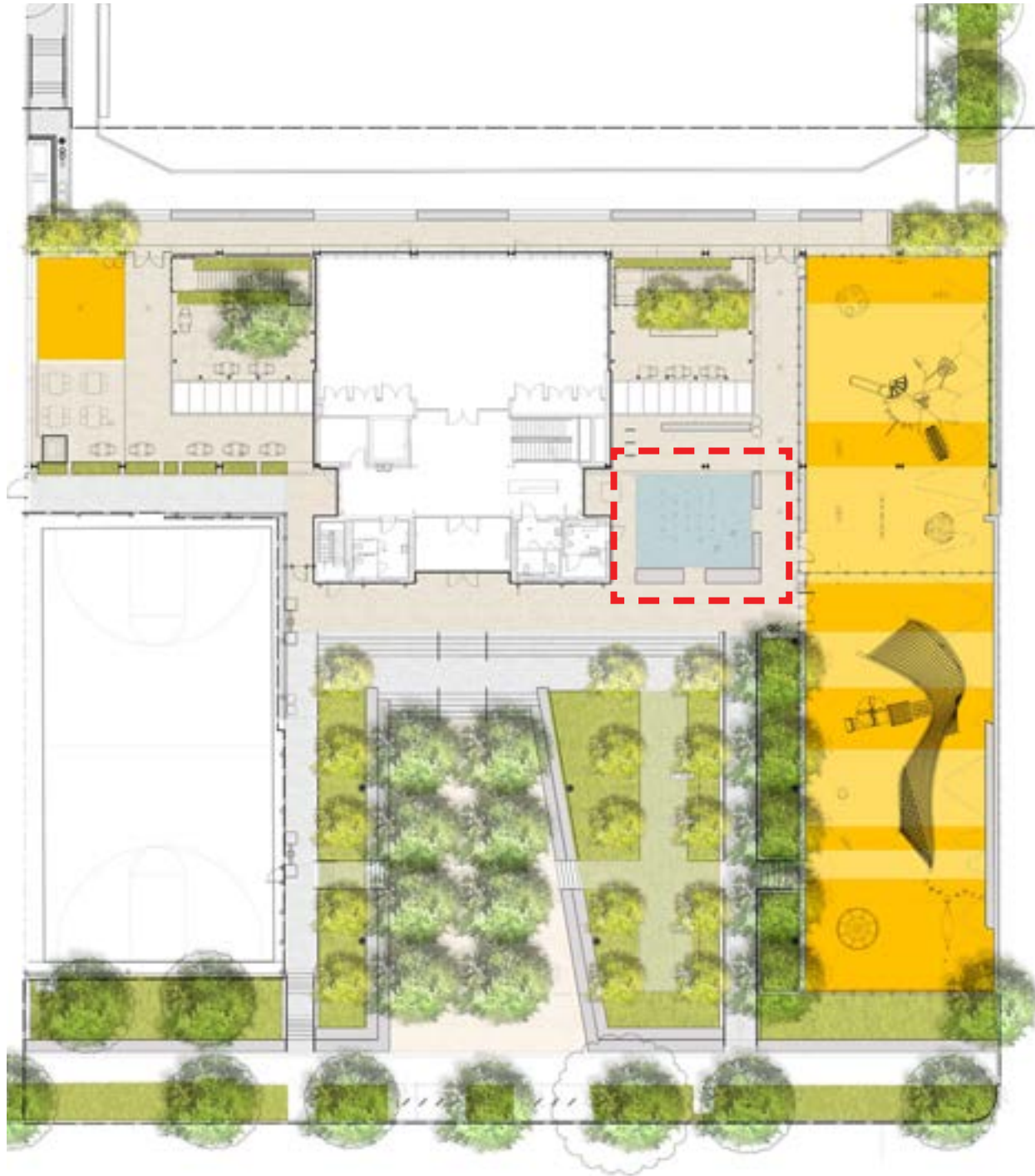
PLAYGROUND| SMALL KIDS





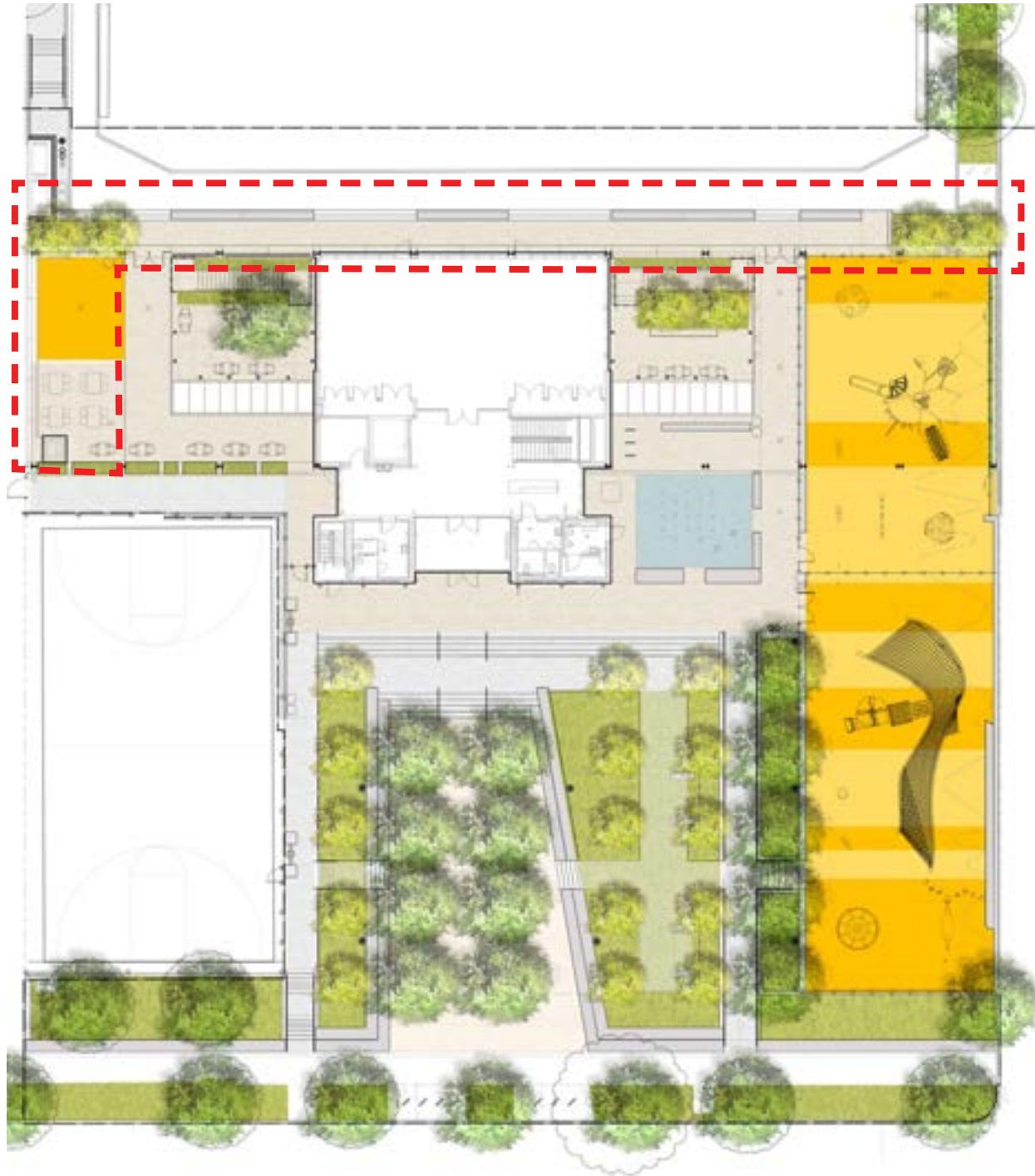
PLAYGROUND| BIG KIDS





SPLASH PAD





ADULT EXERCISE AND SEATING AREAS



LANDSCAPE PLAN



ENTRY PLAZA

1 | EXPOSED AGGREGATE CONCRETE PAVING



2 | CIP CONCRETE



3 | RESIN BOND 3/8" PEA GRAVEL



4 | PRECAST AMPHITHEATER SEAT



SENSORY GARDEN

5 | OHIO GRATING - SGI SERIES



PLAYGROUND

6 | POUR IN PLACE RUBBER PLAY SURFACE

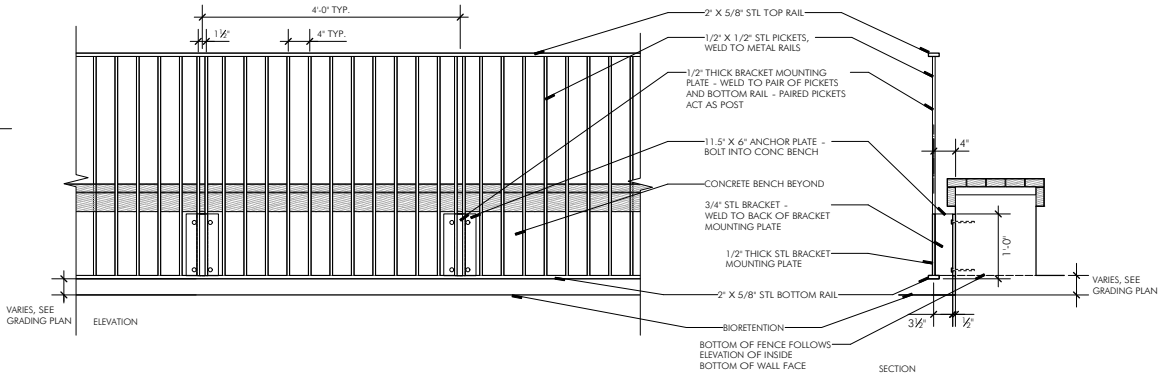


LANDSCAPE PLAN

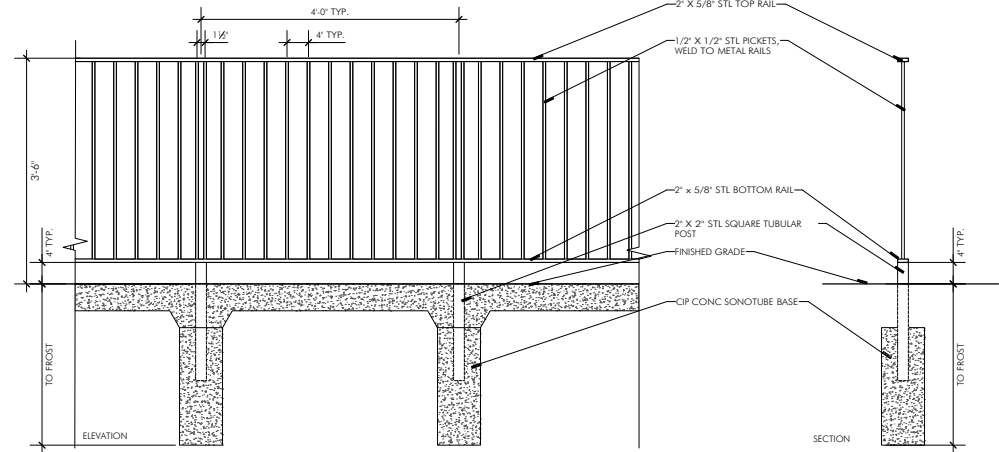


FENCE AND GATE

7|WALL MOUNT FENCES



8|FENCE MOUNT ON GRADE



METAL FENCE



SEATING WITH WOOD TOP



APPENDIX: SUPPORTING DRAWINGS

CFA Approved Concept Review

July 16, 2020:

Key Details at Solar Canopy and Connections: CFA advised that as the design is developed, the skillful treatment of several details would be important, including: the profile of the pavilion columns, as well as their intersection with the new brick walls and the ground plane; the detailing, bird-proofing, and maintenance of the solar panels; and the way the new construction would engage the historic brick facades.

Treatment of the Historic Carriage House: CFA encouraged development of a design that retains the existing historic elements—the Queen Anne-style pediment and the steel support beam—as shown in Options #1 and #2. They commented that Option #1 would provide a visual connection and sense of transparency between the old and new structures due to their matching colors and materials. For either option, they suggested that the pattern of vertical infill elements align between the first and second levels, preferably centered on the rosette details on the historic beam.

Hyphen: CFA expressed support for a design that would provide glazing, as shown in Options #1 and #4.

Entry Court: CFA recommended careful consideration of how the selected trees and their disposition across the site would shape the space, and they advised revising the arrangement of the bosque and allée of trees, especially since locating the allée on two levels—on the plaza near the street, and on the terrace 18” above the street—would create an awkward configuration.

Sensory Garden: CFA noted the difficulty of creating and maintaining a bioretention area as a sensory garden, and they recommended a design using a layered combination of perennials, shrubs, and grasses to ensure a durable, attractive character for this garden.

Ramp: CFA observed that the proposed barrier-free ramps would be too narrow to allow people with wheelchairs or strollers to pass one another, and they recommended wider ramps to ensure adequate space for circulation.

Additional Park Entrances: CFA encouraged future consideration of improving access to the park from the adjacent alleys.

Design Responses for CFA Final Review

March 2021:

→ **Key Details & Connections at Solar Canopy:** The design team has developed details of the architecturally exposed structural steel to express the consistent W-shaped beams and columns for the solar canopy. Beams and columns have been calibrated so that the flange of the beams aligns with the width of the columns in both orientations. Due to the ultimate PPA arrangement, the design team has developed requirements and coordinated the future installation to integrate the panels into the canopy structure and minimize the visual impact of conduit, electrical equipment, and supporting substructure.

→ **Treatment of the Historic Carriage House:** The design team has engaged a historic masonry and envelope consultant (WDP) to provide testing and analysis of the existing historic masonry and mortar. WDP has provided specifications for cleaning (including paint removal), repair, and re-pointing of the historic masonry. The historic masonry will be restored to its original appearance. The original Queen Anne style pediment and steel support beam will also be restored and repainted. On the south facade, the vertical components of the infill glazing have been aligned with the existing rosettes on both the mezzanine and park levels.

→ **Hyphen:** The design team has developed the hyphen element to be all glazing.

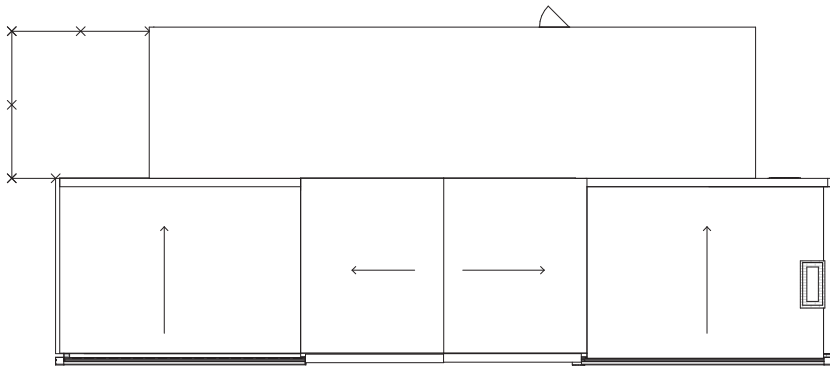
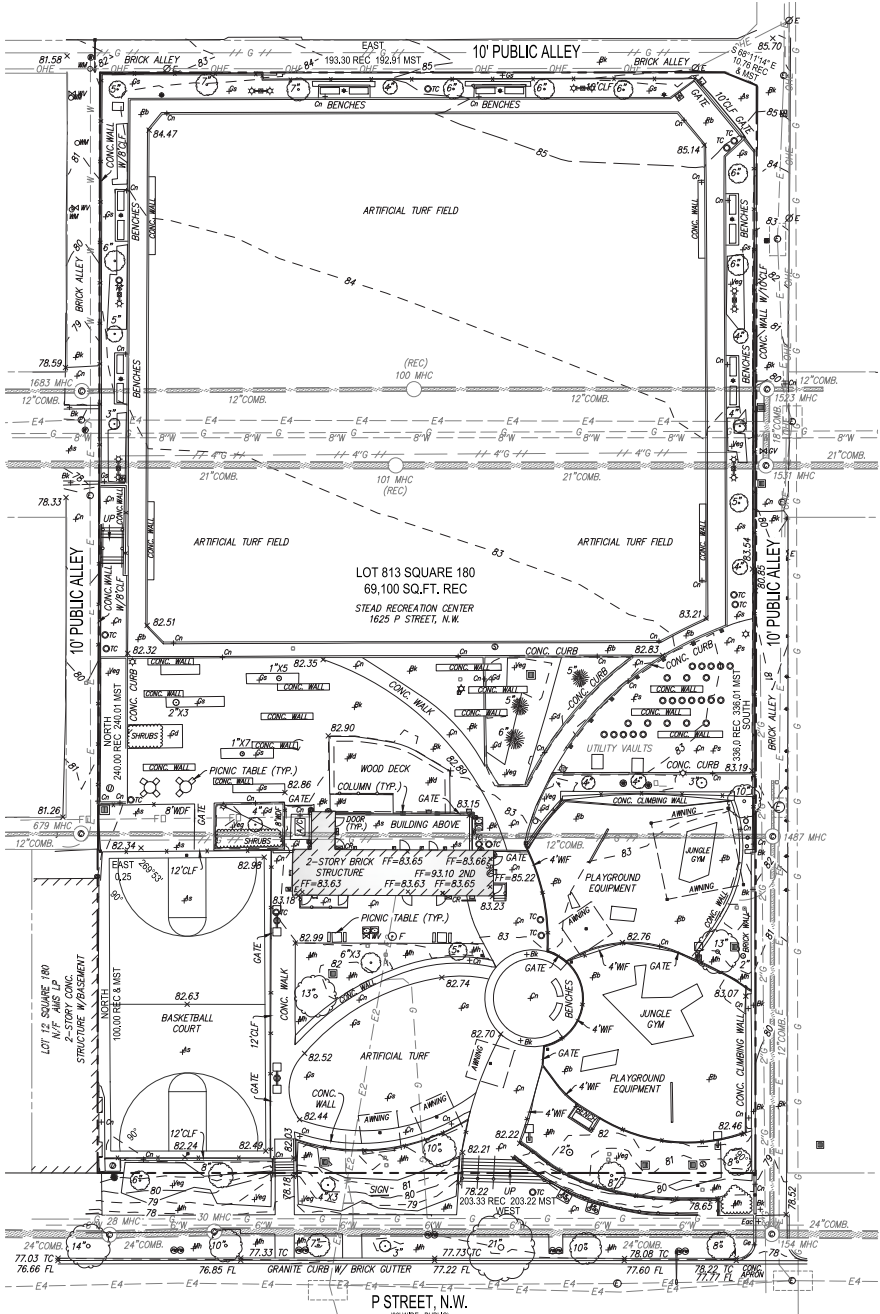
→ **Entry Court:** The arrangement of the entry area trees has been carefully considered. The center plaza space will be planted with large shade trees (Elms) all at one level. These frame the axial entrance to the historic building distinctly. The rows of Amelanchier trees which will flank the center plaza will be much smaller than the Elms. These will all be raised above the center plaza level in the bioretention basins and on the landing. The difference in height, form, and leaf color will set the Elms and Amelanchiers apart, but all of the trees will be planted quite close together. The trees will compete and knit together into a single high canopy quickly, forming a foliage mass with a nave and side aisles section.

→ **Sensory Garden:** Planting in the bioretention basins has been designed with a layered combination of perennials, shrubs, grasses and small trees. All of the plants are native, from Mid-Atlantic river bottom communities. All selected plants are tough, resilient, available and selected to thrive in the basin conditions.

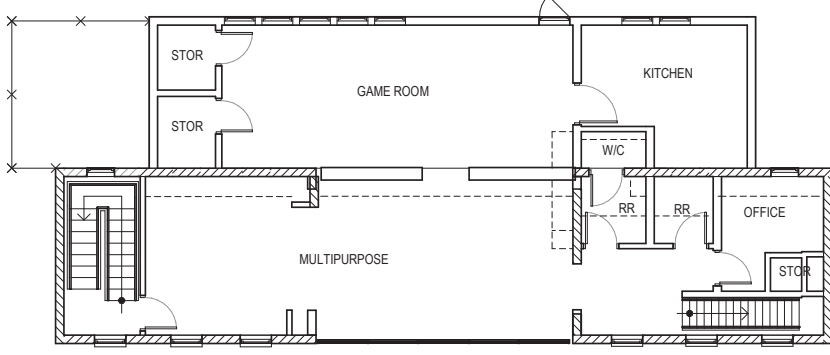
→ **Ramp:** The design team has increased the size of the ramp to 6’8” to be passable by 2 strollers, wheelchairs, or signing users

→ **Additional Park Entrances:** The design team has considered the possibility of additional entrances, but due to grade changes, security considerations, and the substantial space needed to address accessibility, the team determined that the primary access to the site should remain on P Street for park and recreation center functions, with the existing additional entrances (on the west side alley and the northeast corner) would be sufficient to serve the play field, both being balanced with other priorities.

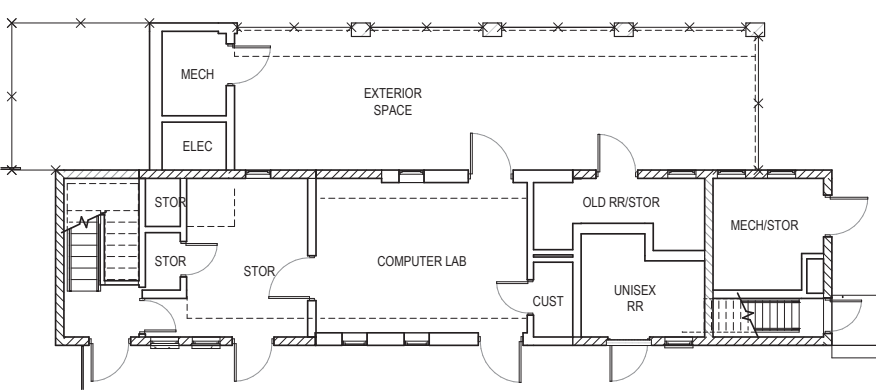
EXISTING CONDITIONS



2 EXISTING PLAN - ROOF
A301 D001 1/8" = 1'-0"



3 EXISTING PLAN - UPPER LEVEL
0100 D001 1/8" = 1'-0"



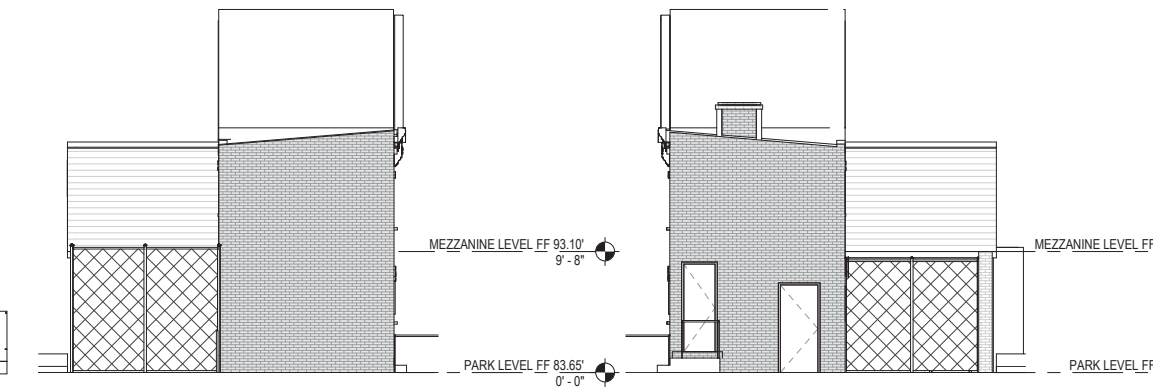
4 EXISTING PLAN - PARK LEVEL
0100 D001 1/8" = 1'-0"



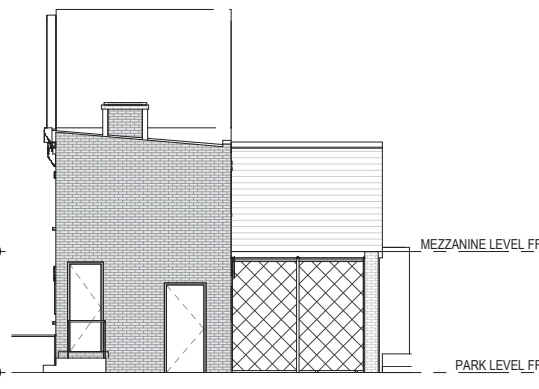
5 EXISTING SOUTH ELEVATION
D001 1/8" = 1'-0"



6 EXISTING NORTH ELEVATION
D001 1/8" = 1'-0"

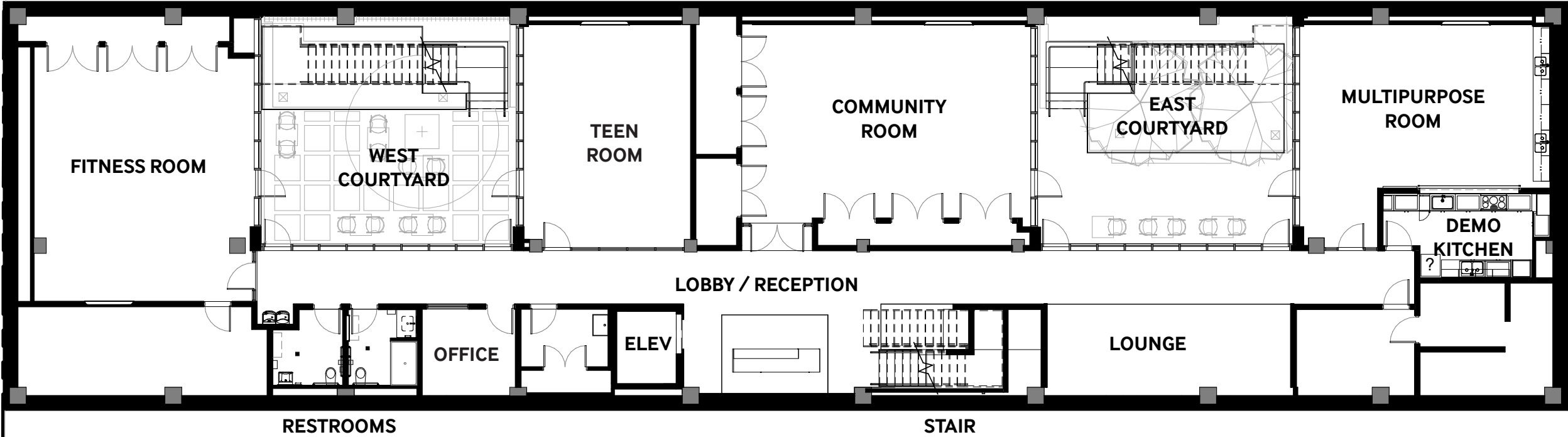


7 EXISTING WEST ELEVATION
D001 1/8" = 1'-0"

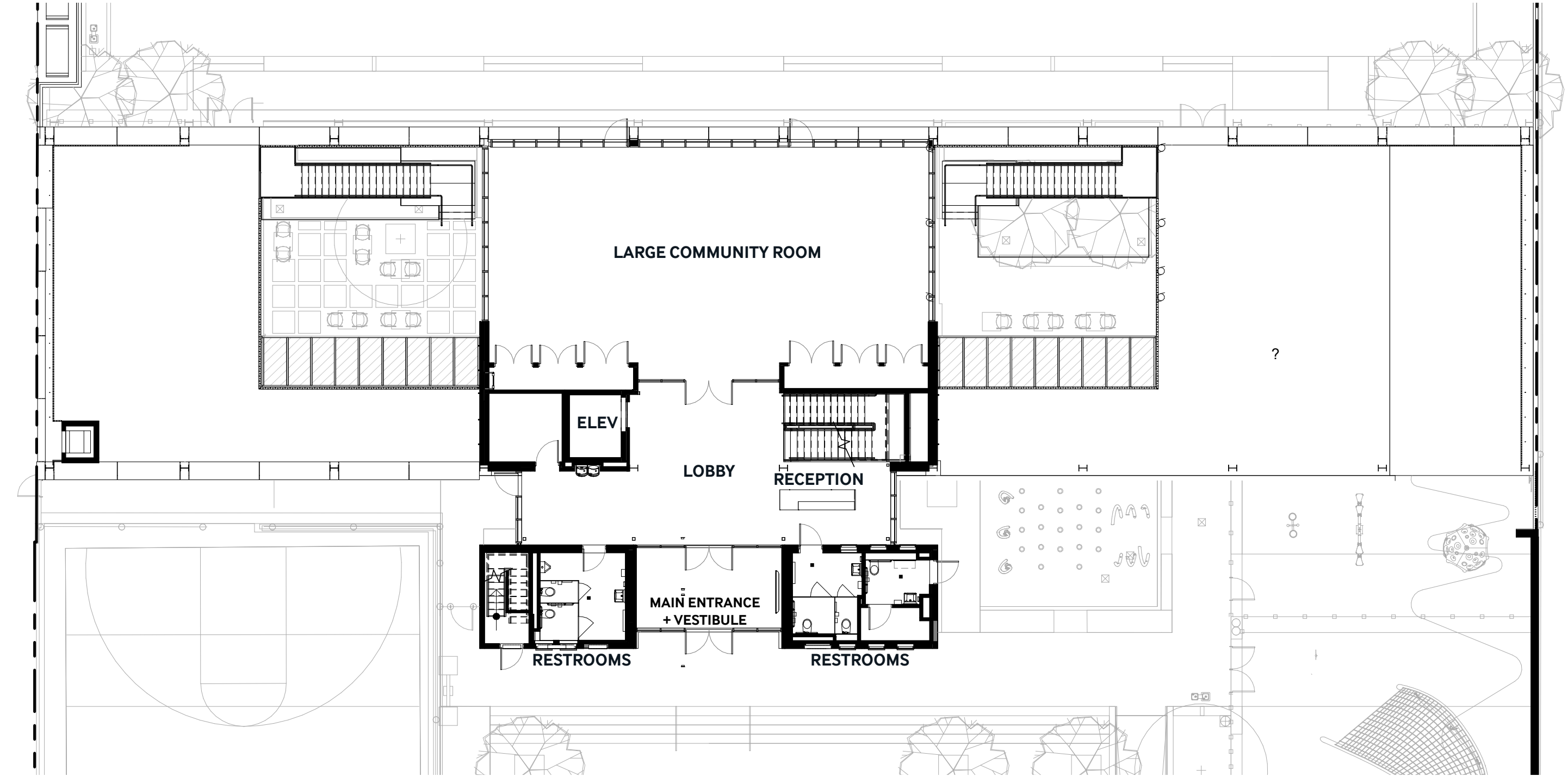


8 EXISTING EAST ELEVATION
D001 1/8" = 1'-0"

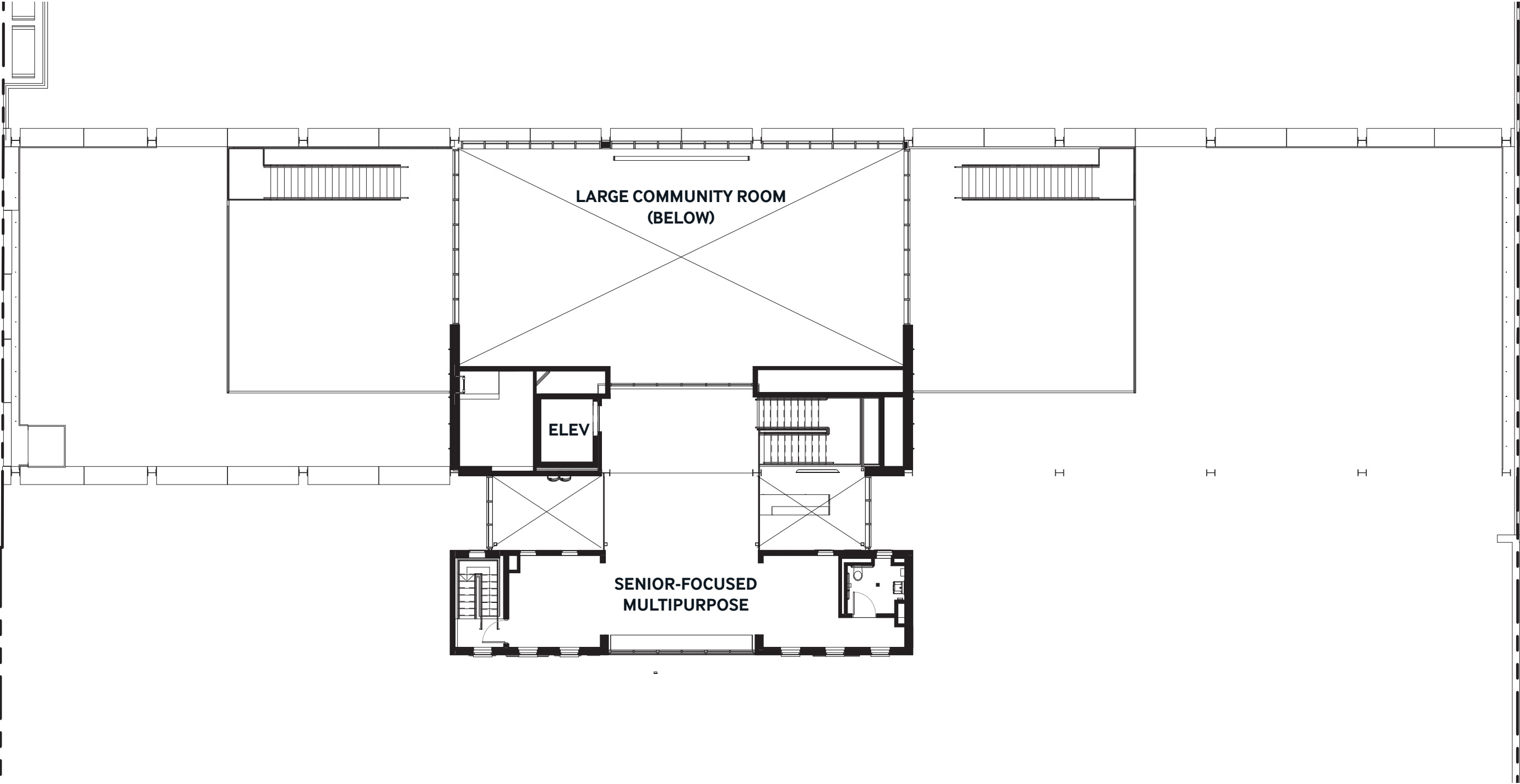
PLAN - LOWER LEVEL



PLAN - PARK LEVEL



PLAN - MEZZANINE LEVEL



FINAL DESIGN

