



UPSHUR RECREATION CENTER

CFA PACKAGE - 21.NOVEMBER.2024

REPLACING TWO DISPARATE BUILDINGS —POOL HOUSE AND RECREATION CENTER—WITH A CENTRALIZED SUSTAIANBLE FACILITY WHICH SERVES THE COMMUNITY AND ENHANCES SITE ACCESSIBILITY.

History

In 1900, the District bought part of the land to build a tuberculosis hospital, which operated until 1937 and was later destroyed by fire in 1982. The surrounding area remained undeveloped until the 1970s when it was transformed into recreation facilities, the pool house building -which includes shower facilities & lockers- and the recreation center, along with playgrounds, pools and sports fields.

Proposed Development

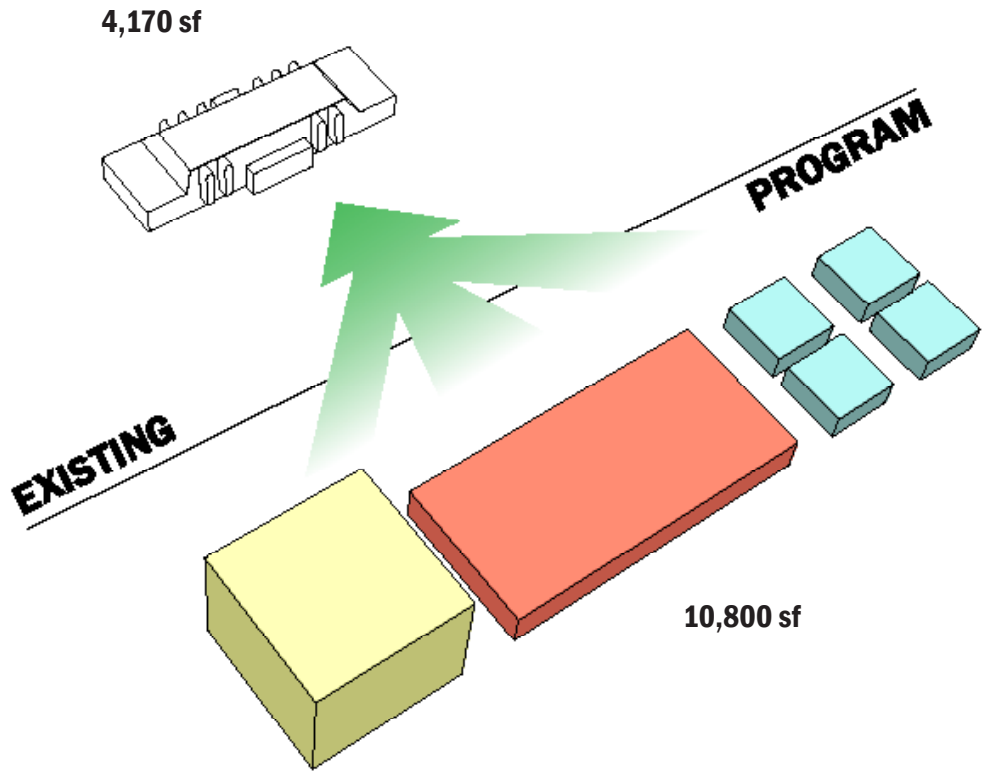
The proposed redevelopment includes a new 10,800 gsf recreation center and pool house, unifying existing facilities to one combined facility that is designed to meet Net-Zero energy reqs. to better serve the community. Additional new site programs including: a splash park, zero-entry feature at pool, expanded pool deck, playgrounds, basketball court, bio-retention for stormwater, and ADA accessible pathways, with efforts to preserve native trees.



UPSHUR RECREATION CENTER (TO BE DEMO'ED)



UPSHUR POOL HOUSE (NON-HISTORIC)



COMBINED CENTRALIZED FACILITY



Residential Flat Zone, RF-1

Residential Apartment Zone, RA-1

Mixed-Use Zone, MU-3A

Production, Distribution, and Repair, PDR-1

Road Direction

Ext. Site Boundary

Proposed Site

Building Entry

Site Entry

EXISTING SITE

Upshur Recreation Center is situated in the heart of Northwest DC, in the Petworth neighborhood. Anchored by Dorothy Height Elementary School and Roosevelt High School on its eastern boundary, and Powell Elementary School to the south, this park serves as a community resource both for the surrounding residential neighborhoods as well as the students in the adjacent schools.

The existing L-shaped single-story rec center is nestled at the corner of Arkansas Avenue NW and 14th Street NW. The building parking lots, temporary shade pavilion adjoined by a playground with picnic shelter.



Upshur Community Center Entry - Arkansas Ave



Upshur Poolhouse



Twin Oaks Community Garden - Designed by ISTUDIO

The larger park site contains a community garden, baseball field, basketball court, soccer field, playground, park and pool house with two exterior pools and stormwater management ponds while the East boundary of the site features a well-known mural wall. The site also features significant grade changes and steep slopes in various areas, along with large forested areas

The site is easily accessible by car, bike and public transportation. Georgia Ave-Petworth metro station is a 20 minute walk or 6 minute drive from the site, and the closest bus stop is located at the corner of 14th Street NW and Webster Street NW, serviced by the



Upshur Pool



Playground

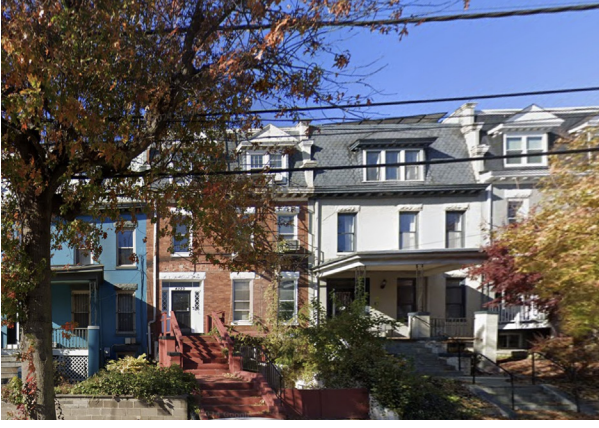


Site Edge - Mural Wall

NEIGHBORHOOD CONTEXT

This neighborhood has a mix of homes, schools, parks, and businesses that reflect the area's history and create a close-knit community. Nearby, single-family homes line the streets, many of them traditional rowhouses with brick façades and terracotta details, giving the neighborhood a classic and warm feel.

Nearby schools such as Powell Elementary, Dorothy I. Height Elementary, Sharpe Health School and Theodore Roosevelt High School are important landmarks in the neighborhood. Their buildings are also made of brick, blending well with the surrounding homes.



Single homes near Upshur rec center



Theodore Roosevelt High School



Businesses on street opposite of Ushpur poolhouse

These schools are central to the community, and Roosevelt High School, in particular, stands out with its large brick structure, symbolizing the importance of education in the area.

The neighborhood also has great outdoor spaces like the Twin Oaks Community Garden, a peaceful green area where residents grow plants and come together. Close by, the dog park and soccer and baseball fields provide more opportunities for recreation. Across from the Upshur pool house, small local businesses offer shopping and dining options, adding to the neighborhood's vibrant and active atmosphere.



Dorothy Height Elementary School

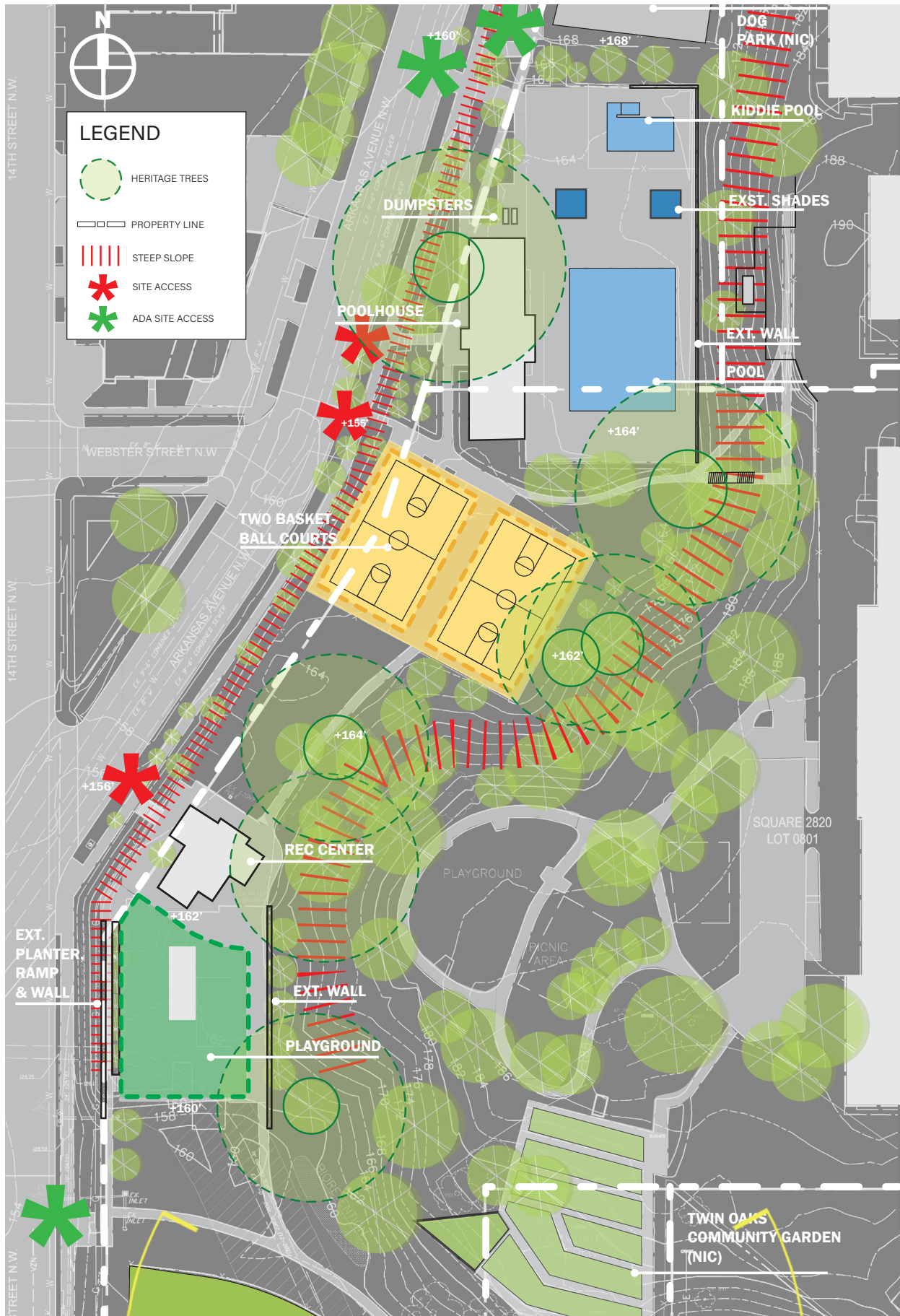


Powell Elementary School



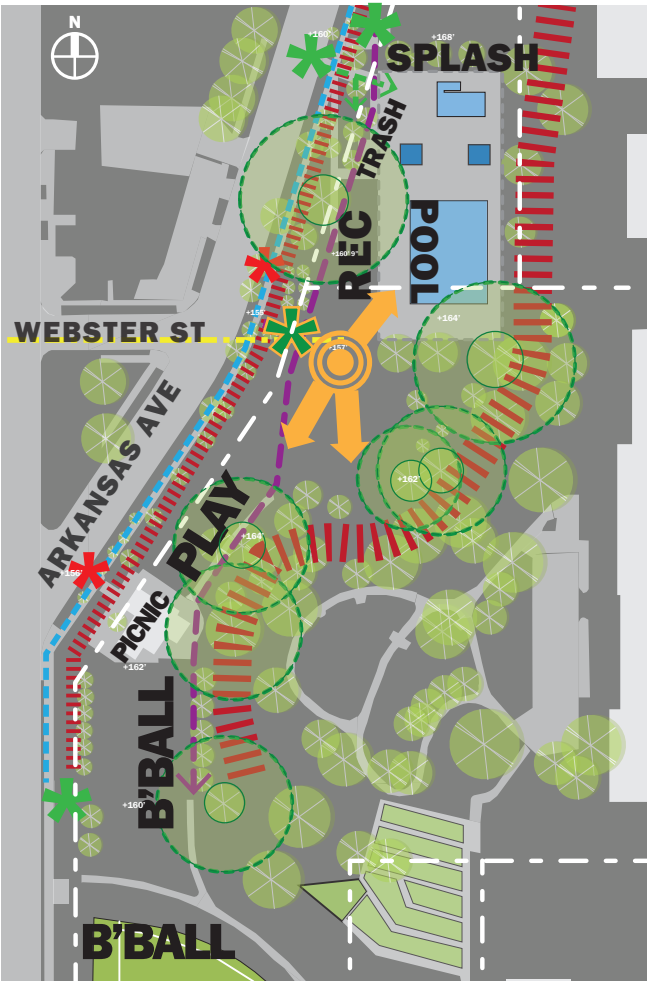
Upshur soccer & baseball field

EXISTING SITE CONDITIONS



SITE CHALLENGES & OPPORTUNITIES

- Field Utilization + Tree Critical Zone Areas:**
Large heritage trees and overgrown areas limit new construction opportunities, requiring a mindful approach to preserving critical root zones and maintaining the site's ecosystem.
- Grade:**
The site features steep terrain, with previous experience at nearby Twin Oaks Community Garden helping to design terraces that respect the site's topography while ensuring accessibility.
- Uses:**
The park includes a recreation center, playground, basketball courts, park, poolhouse, two outdoor pools, community garden, soccer field, dog park, and mural wall, offering diverse spaces for recreation and relaxation.
- ADA Accessibility / Grade / Entry:**
Sloping walkways ensure ADA access, particularly around the pool house and dog park, with all entry points being reassessed to meet accessibility standards.
- Views:**
Thickly wooded areas create natural visual and physical barriers, offering beautiful views from various vantage points within the site.
- Solar Access:**
The site benefits from good solar access moving east to west, with prevailing winds from the southwest, presenting opportunities for daylighting to enhance wellness and energy efficiency.
- Parking:**
While there is no dedicated parking on site, street parking and limited spaces at nearby educational facilities provide parking options.



PARTI:

NEW REC CENTER
(CENTERALLY LOCATED)

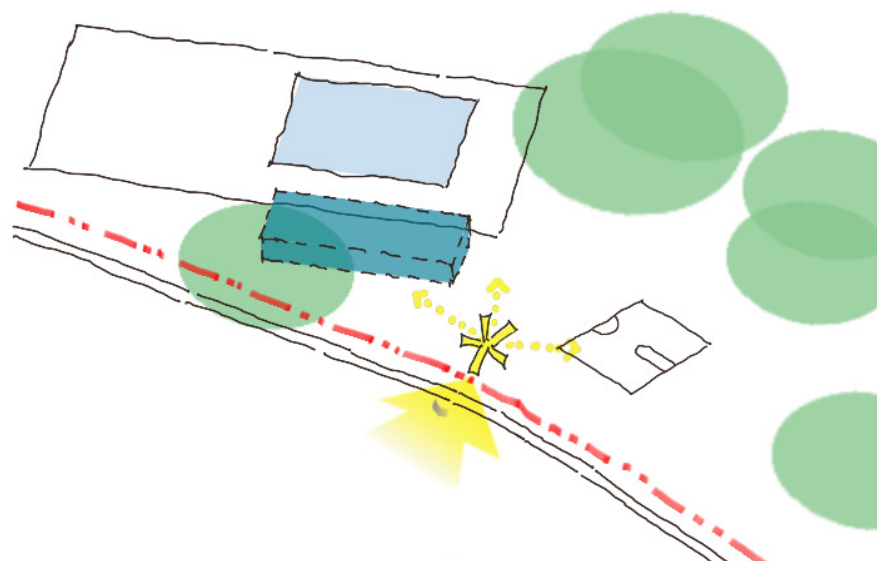
ON SITE PATH
(WITH ACCESS TO ALL SITE AMENITIES)

BETTER SITE ACCESS
(RAMPS FROM SIDEWALK)

EXPAND THE POOL
(ZERO-ENTRY, SPLASH PAD, MORE DECK & SHADE)

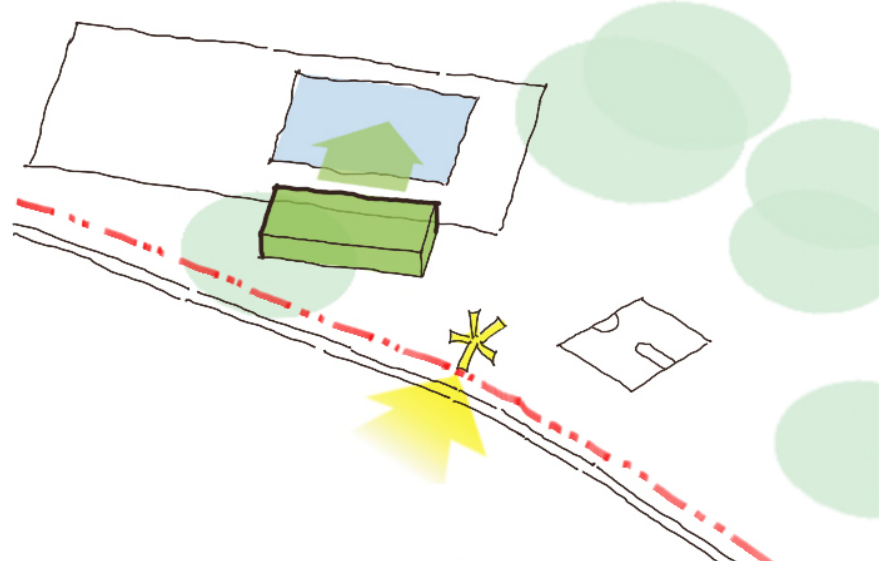
NEW SITE AMENITIES
(OUTDOOR BASKETBALL, PLAYGROUNDS, PICNIC PAVILION)

CENTRAL ACCESS



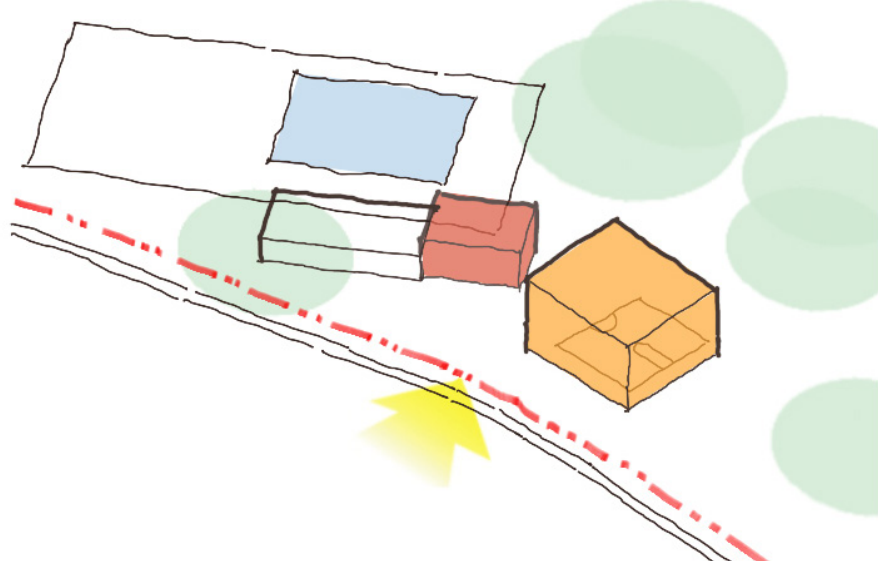
A new entry plaza along Arkansas Ave provides a central point for accessing site amenities. A new facility will have to work around site boundaries, existing program, and the critical root zone of heritage trees.

REPLACE EXISTING



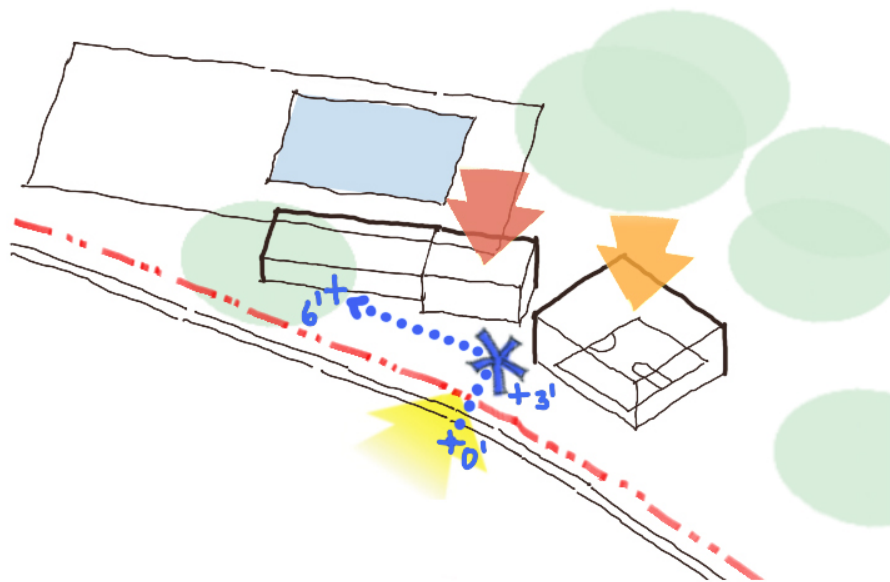
New locker rooms and showers will replace the existing poolhouse. This wing will be located at the pool deck elevation 6 feet above the sidewalk but fit underneath the existing heritage willow oak.

ADD PROGRAM



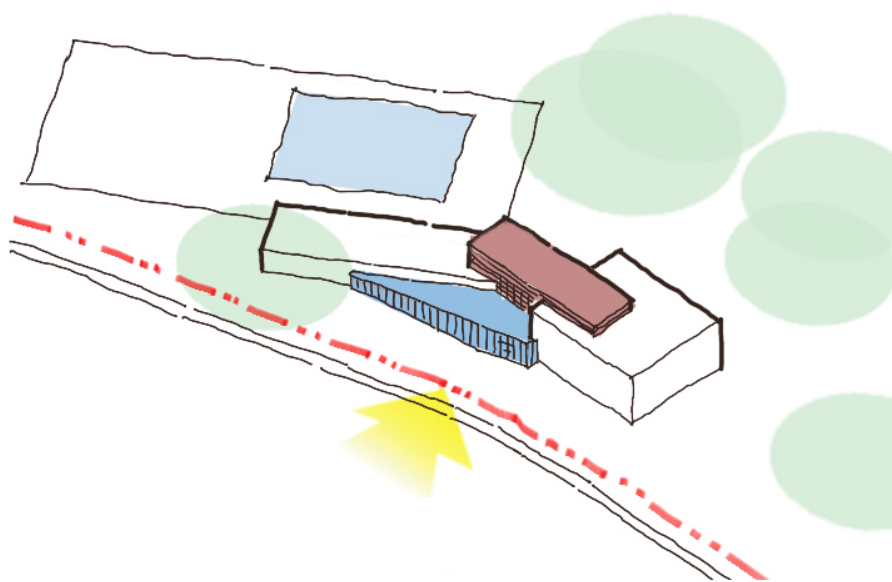
Additional Community center facilities with high ceilings like a large Community Room and Gym are built adjacent to the poolhouse, away from heritage trees. They create separate volumes.

SCALE + CONNECT



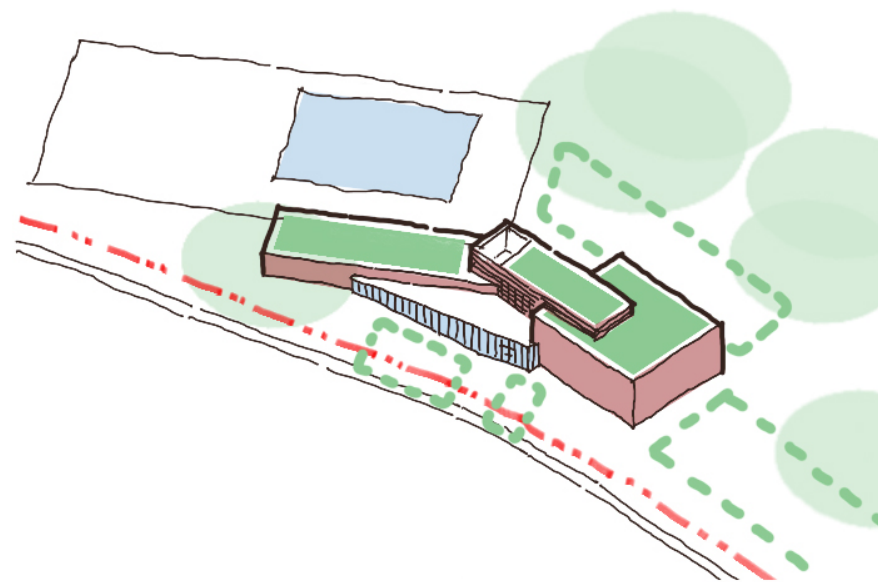
The Gym and Community Room are built at a lower elevation to complement the smaller scale/ lower height of the poolhouse. Ramps and a sloped plaza connect the three different elevations.

ENCLOSE



A glass enclosure with west-facing fins encloses the ramp and entry in front of the two main volumes while a penthouse encloses mechanical equipment and connects them at the top.

LANDSCAPE + SWM



Landscaping and pathways are used to connect outdoor program like playgrounds and gardens. Stormwater management and site plantings are integrated into the building and the project site.

PRECEDENTS



PRECEDENTS



FITNESS CENTER



1/2 COURT GYM - MASS TIMBER

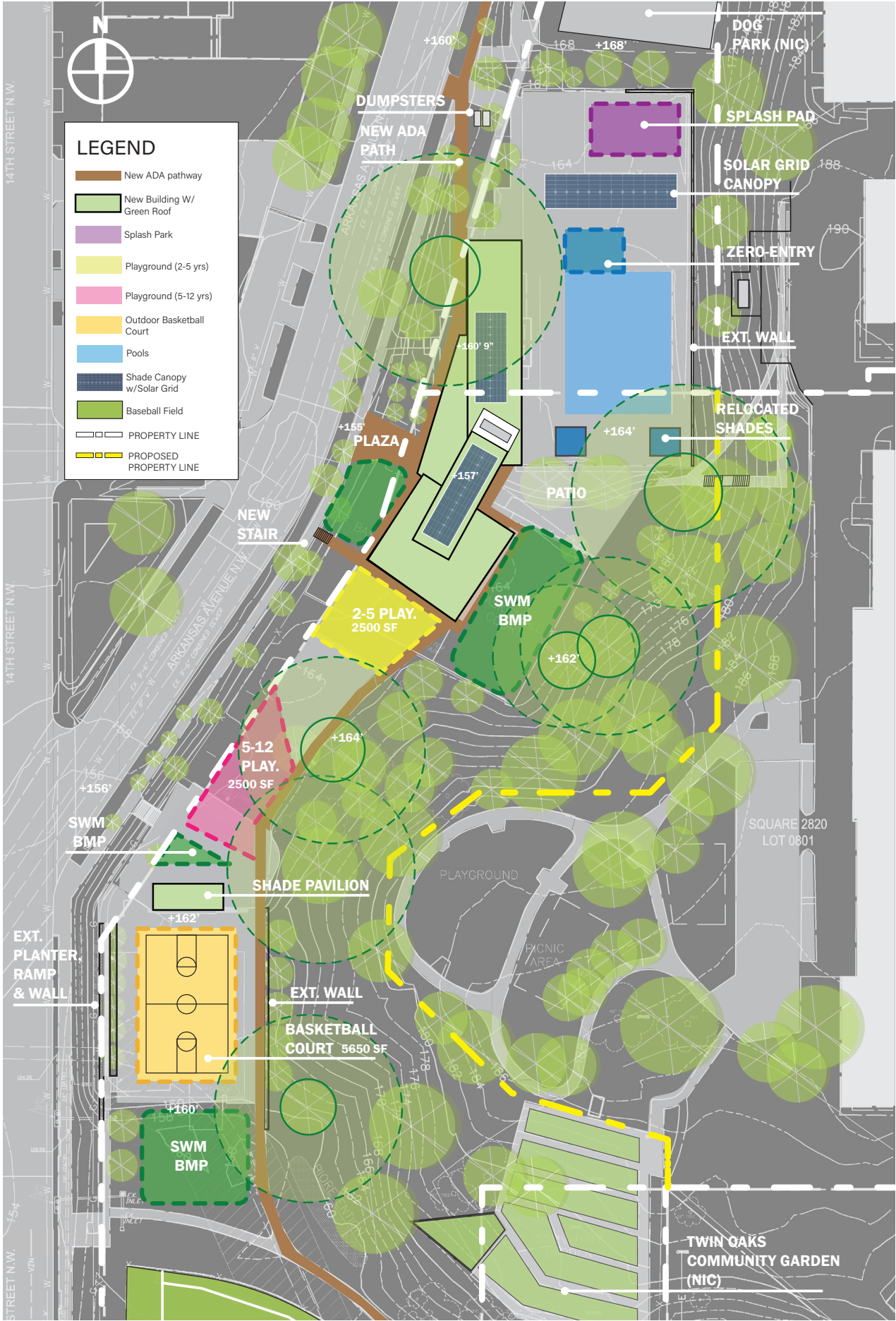


TECH LOUNGE



COMMUNITY ROOM

PROPOSED SITE PLAN

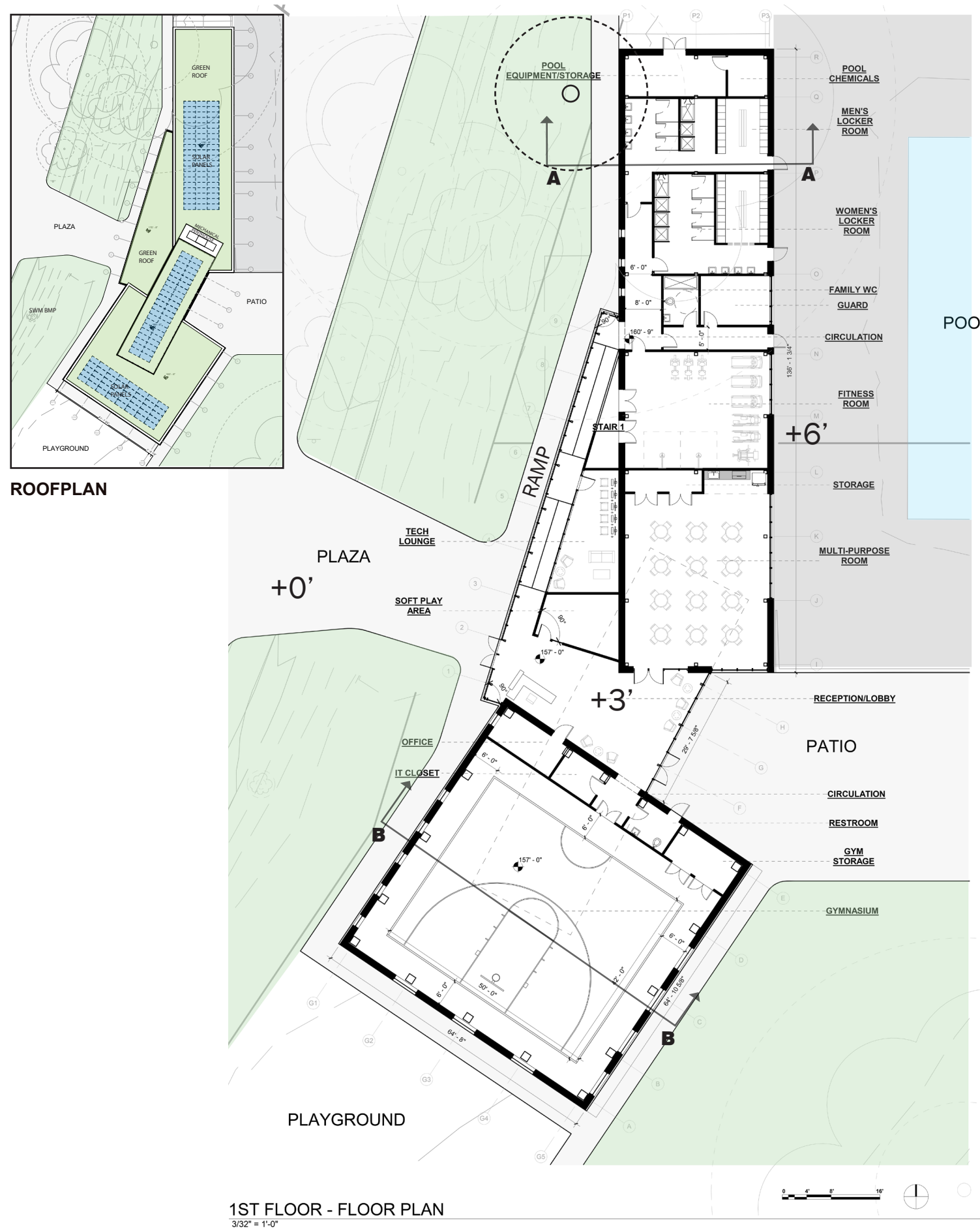


PROGRAM

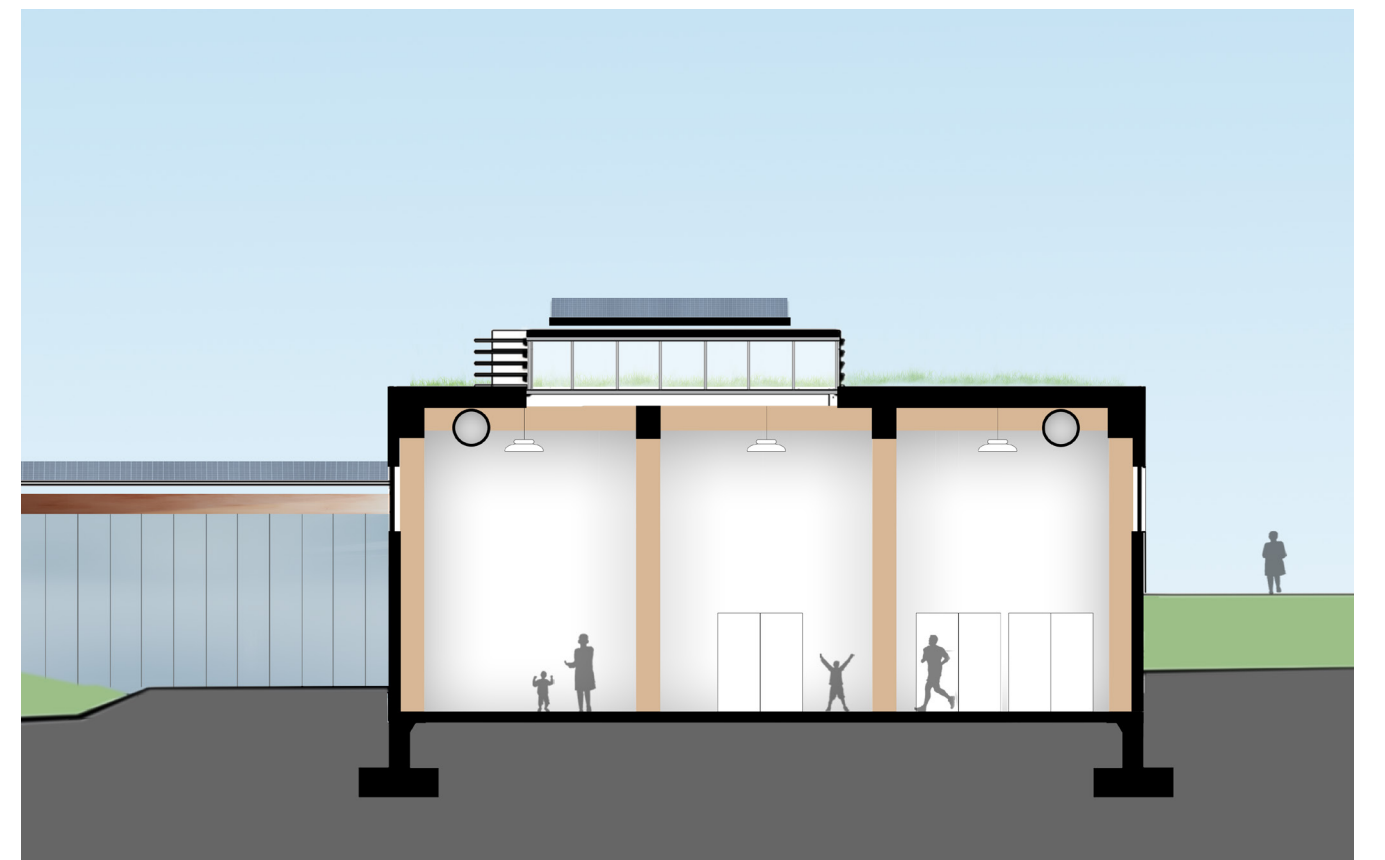


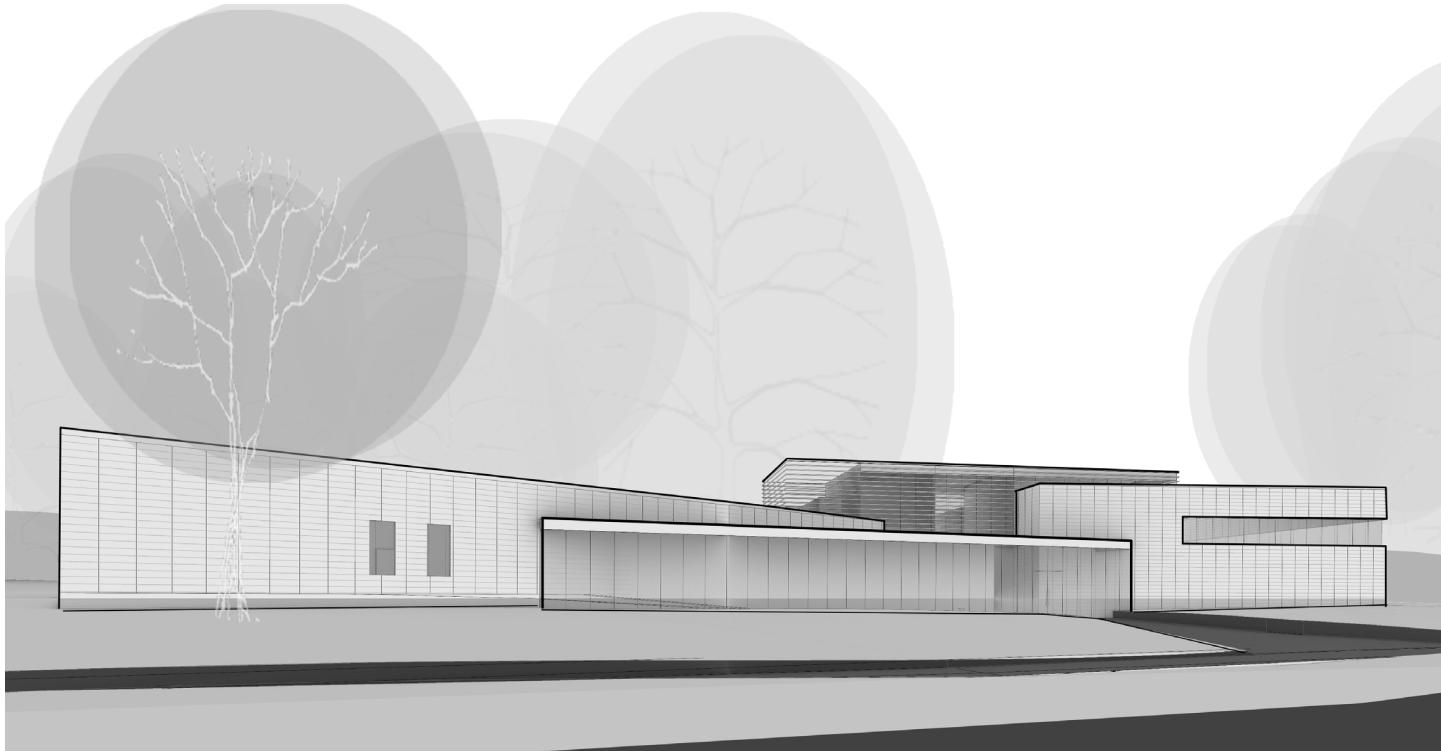
Room	Typ Area Req'd	Precedent (Arboretum / Jelleff)	Comments
1. Community	1,250 sf	1,243 sf	Includes kitchenette similar to Arboretum
2. Fitness	800 sf	658 sf	
3. Soft Play	200 sf	152 sf	
4. Tech Lounge	310 sf	345 sf	
5. 1/2 Gym	3,350 sf	3,446 sf	Includes basketball halfcourt with 5 ft run out
6. Storage (Gym, Multi-purpose, Fitness)	300 sf	60 sf	
7. Office	125 sf	142 sf	
8. Reception / Lounge	850 sf	226 sf	
9. IT / Data	80 sf	72 sf	
10. Restrooms	80 sf	319 sf	Accessible to exterior basketball court
11. Locker Rooms	1,150 sf	1,200 sf	Includes mens, womens, and family / non-gender
12. Guard	160 sf	236 sf	
13. Pool Chemicals	80 sf	0 sf	
14. Circulation	1,865 sf	928 sf	
15. Pool Equipment/Elec	200 sf	196 sf	Mechanical penthouse (300 sf) is on roof
TOTAL BUILDING FOOTPRINT			
	10,800 sf	9,223 sf	Jelleff total 25,000 sf; Arboretum total 7,720 sf

PROPOSED FLOORPLAN & ROOFPLAN

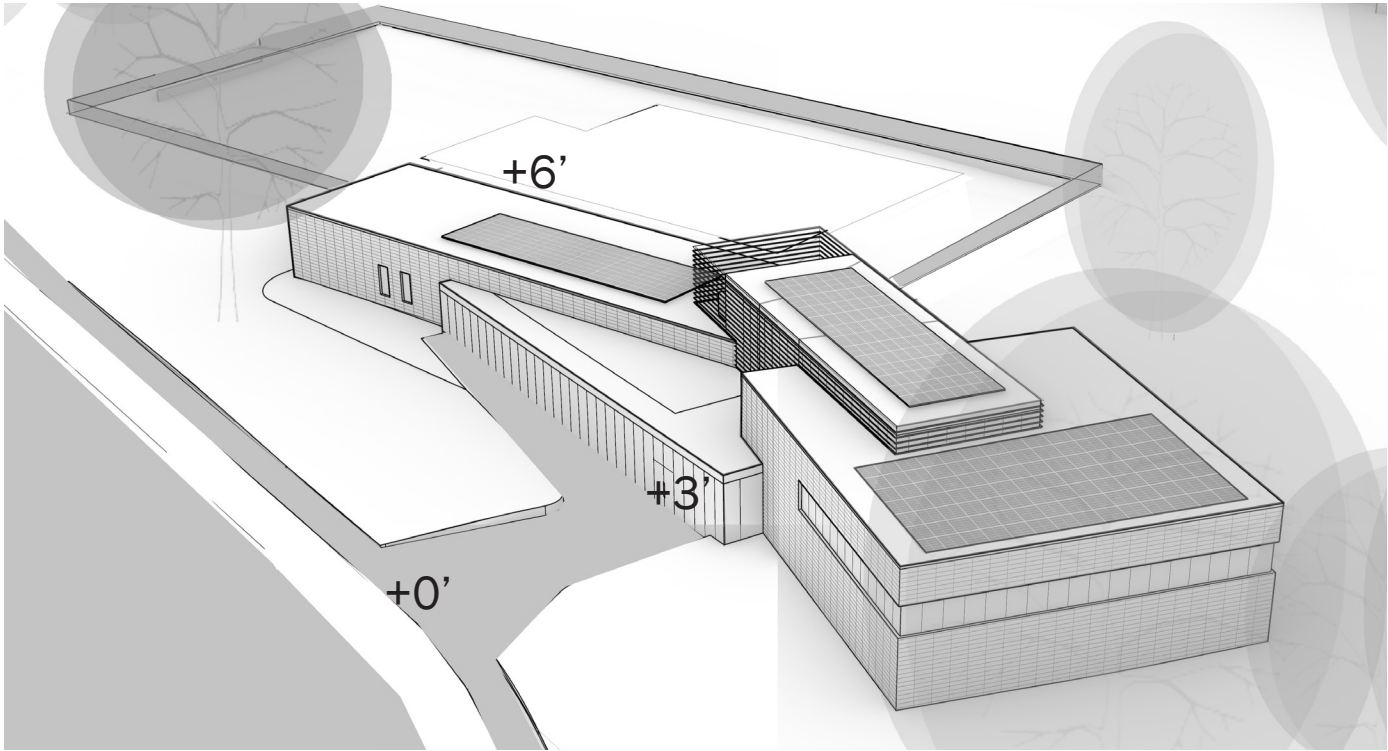


BUILDING SECTIONS

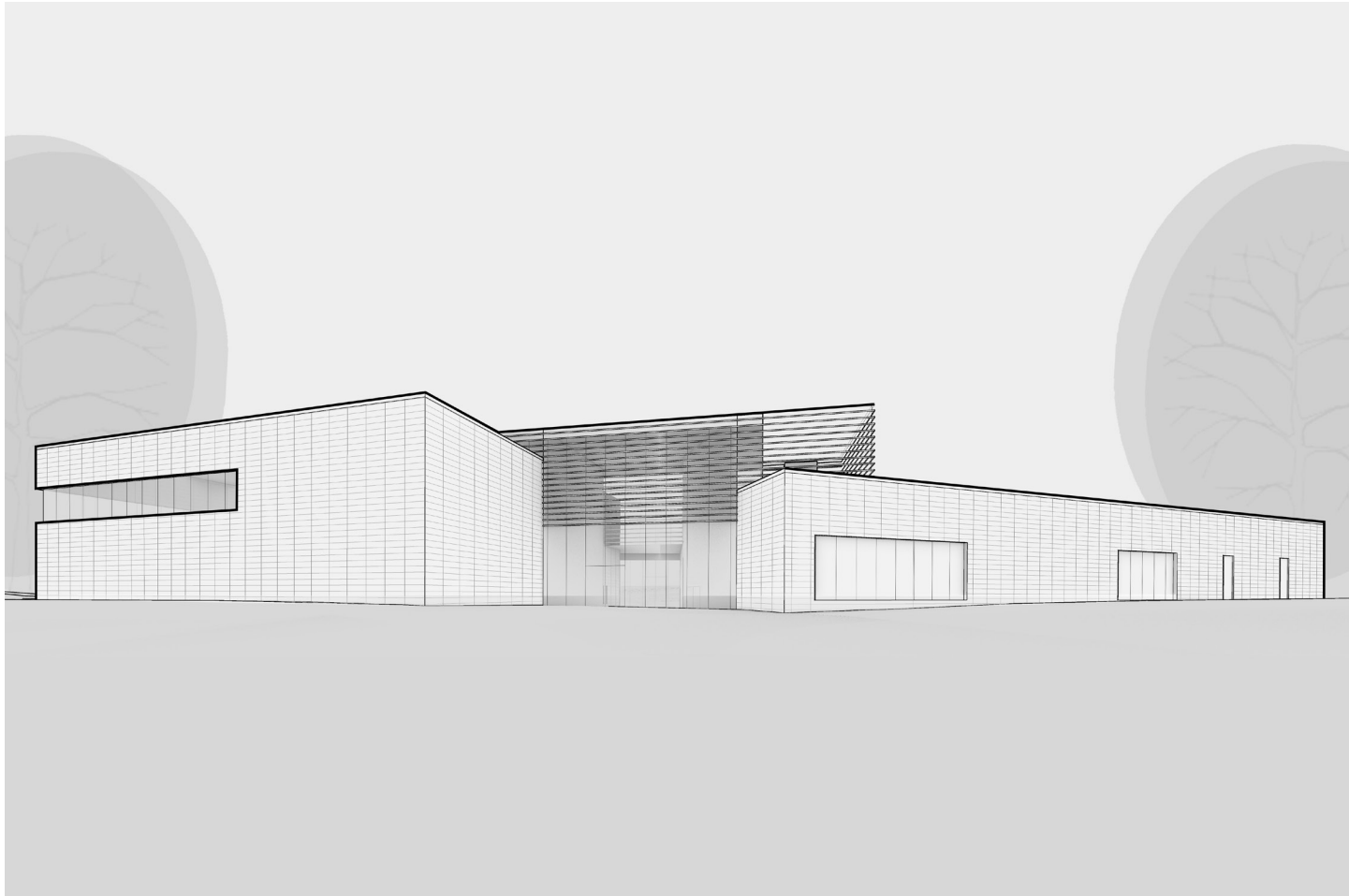




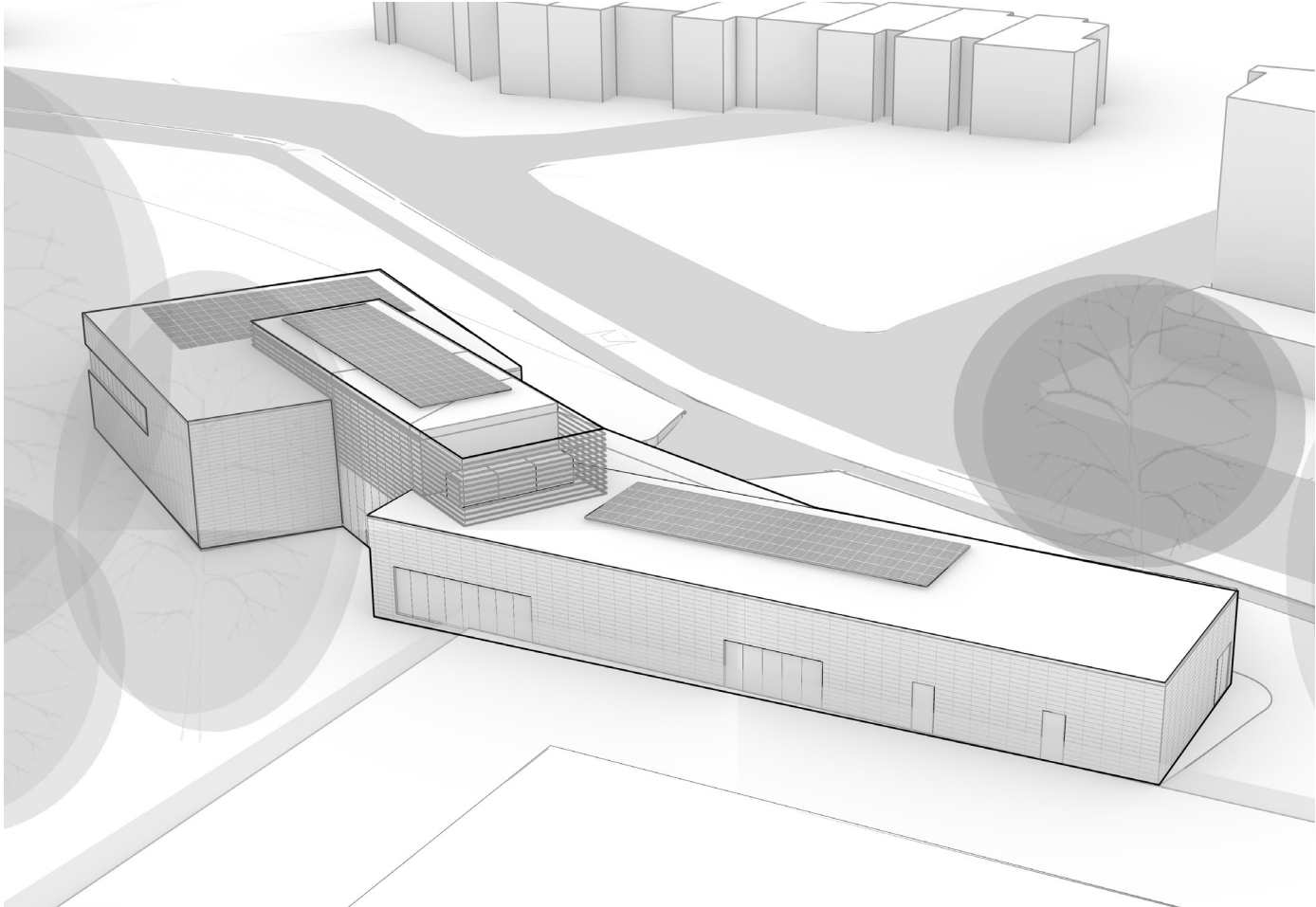
Front Building Perspective



Bird's eye view - Looking NorthEast



East Building Perspective

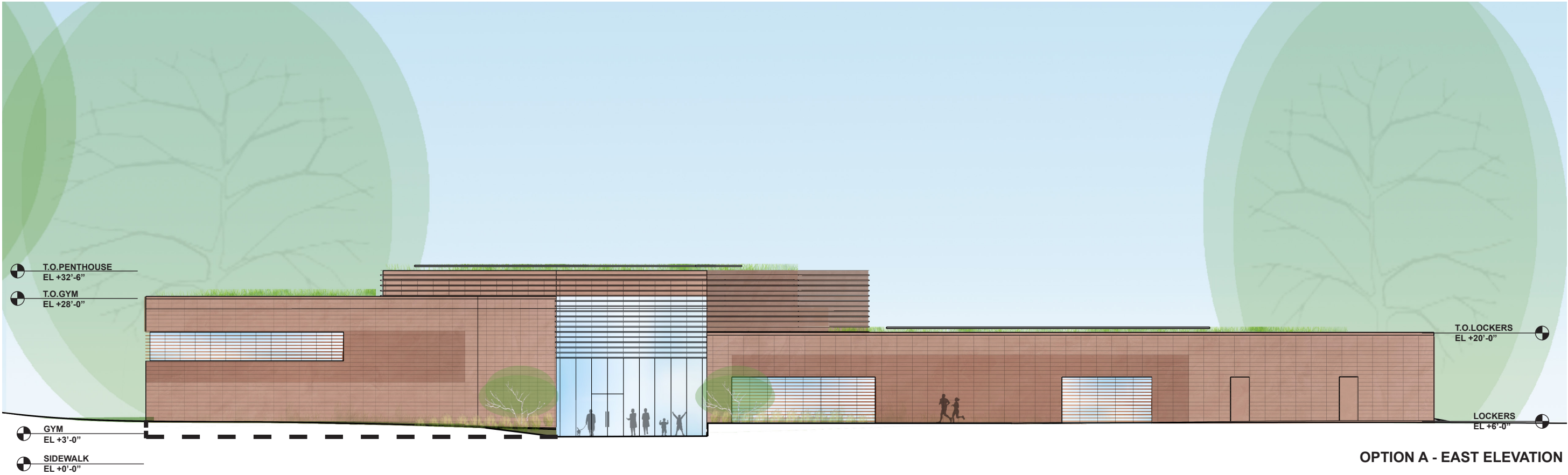


Bird's eye view - Looking SouthWest

ELEVATIONS



OPTION A - WEST ELEVATION



OPTION A - EAST ELEVATION



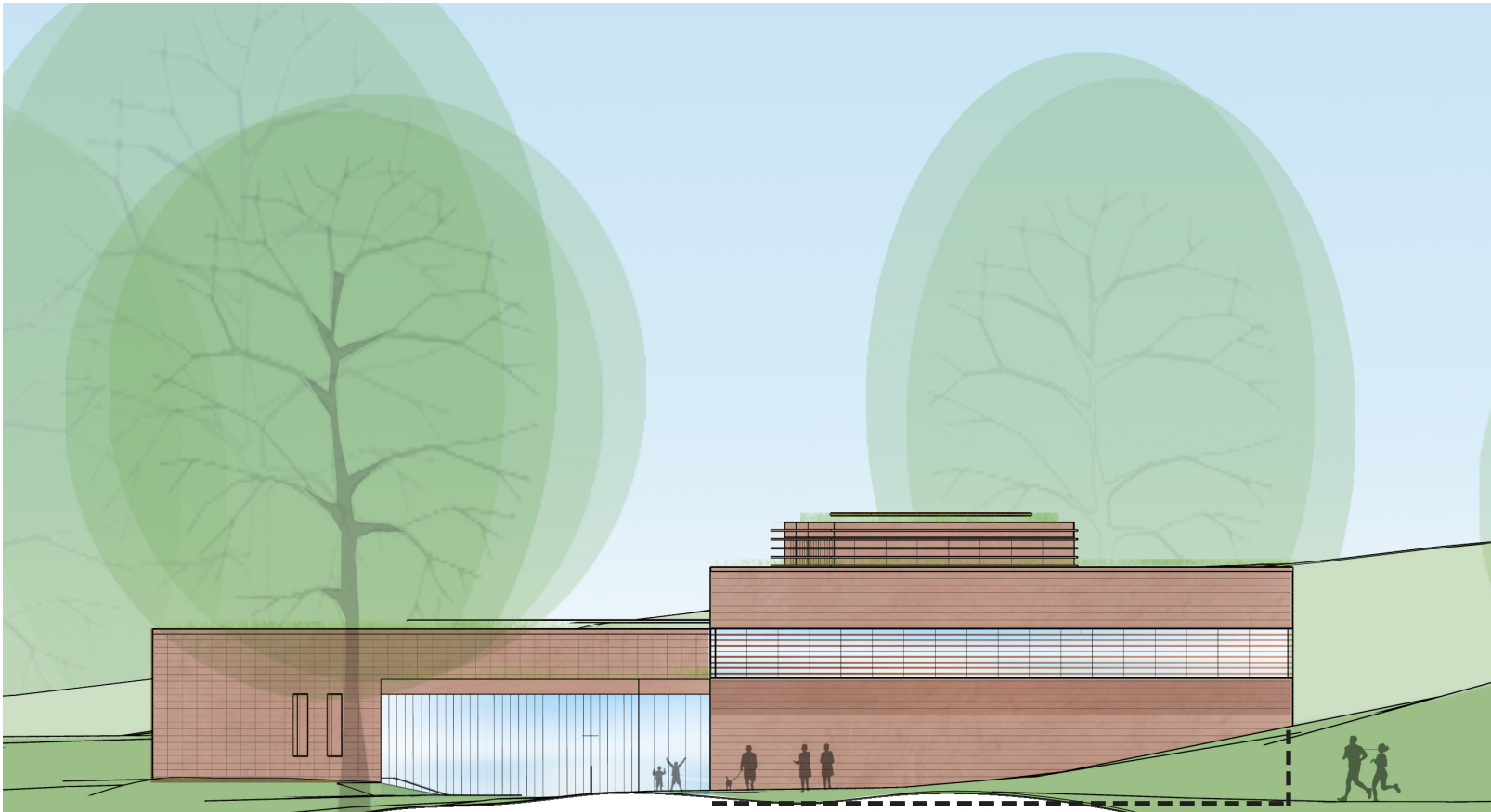
OPTION A - NORTH ELEVATION



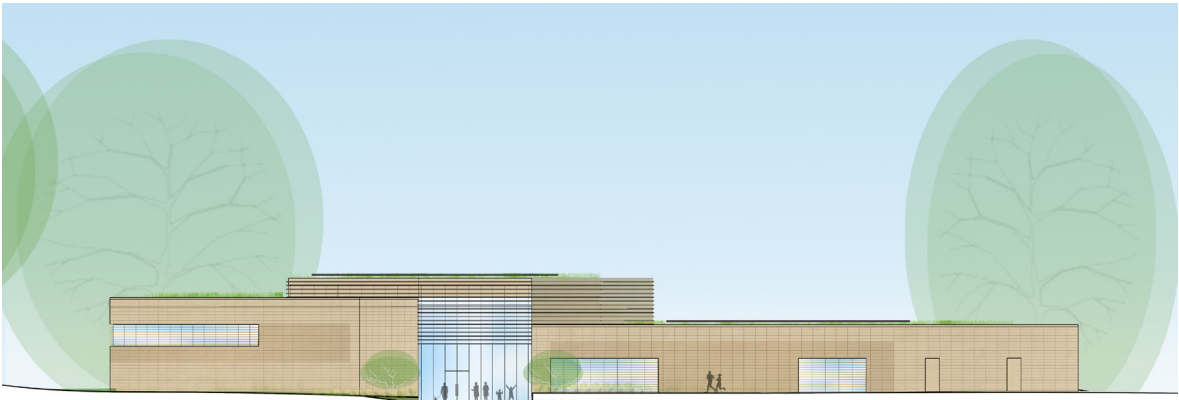
OPTION B - EAST ELEVATION



OPTION B - WEST ELEVATION



OPTION A - SOUTH ELEVATION



OPTION C - EAST ELEVATION



OPTION C - WEST ELEVATION

SUSTAINABILITY STRATEGIES

Building Performance

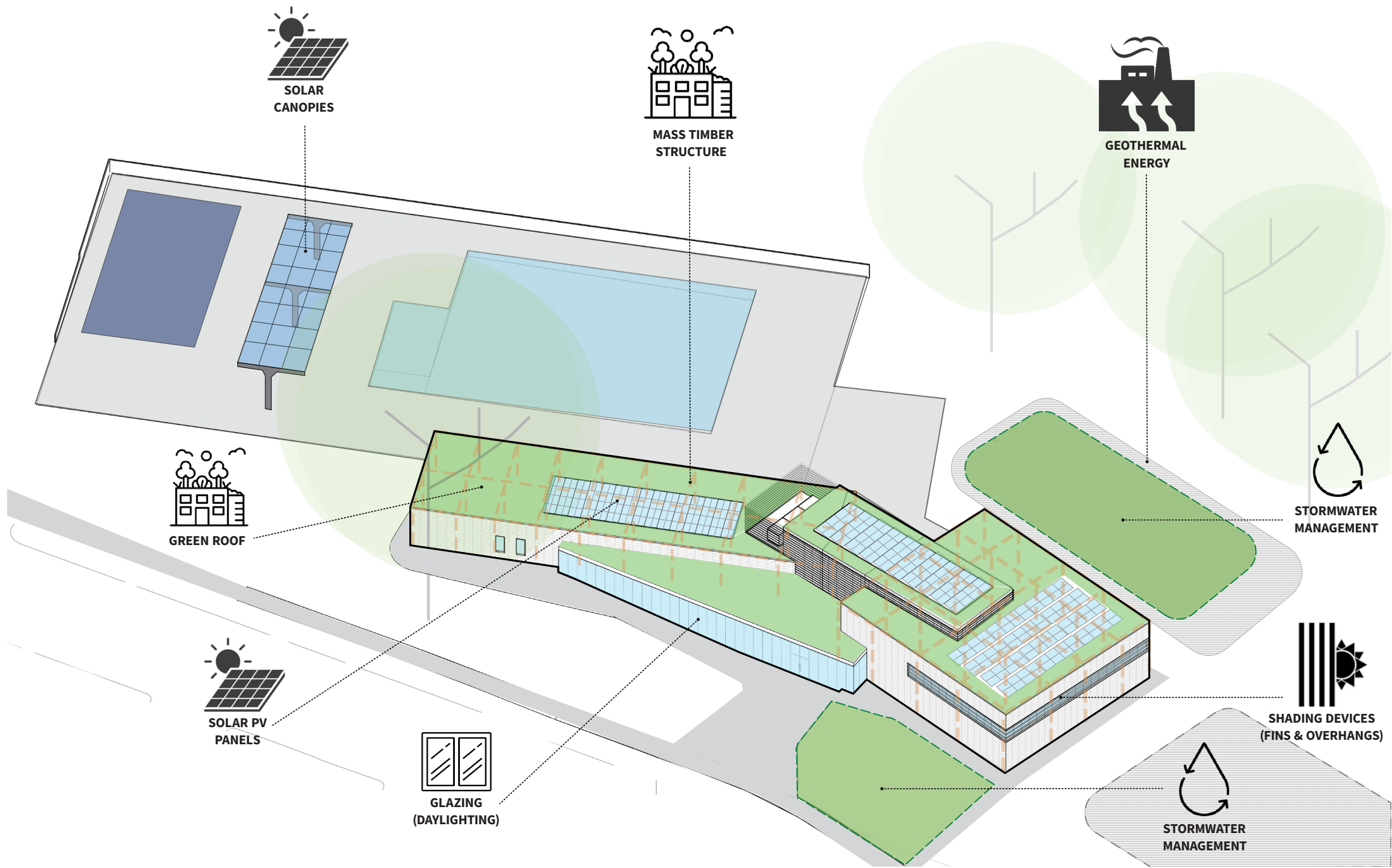
The 2010 report by DPR stated that the agencies portfolio of community centers had poor energy. At that time, benchmarking results for FY 2009 showed that the District’s parks and recreation buildings used about 2.5 times more energy than similar facilities nationwide. According to energy consumption data provided by DGS, Upshur Recreation Center has performed with in EUI of 84.3 kBTU/sf, which is better than the EnergyStar Target (112 kBTU/sf) and the District average of 341 kBTU/sq ft from FY2009. No major upgrades have occurred at Upshur Rec Center since the time of the 2010 report. Improving the existing building performance is a critical aspect of ISTUDIO’s design approach.

The new recreation center shall be design-built to achieve or exceed the following requirements:

- o Annual Energy Use Intensity (EUI) of 20 kBTU/sf or less
- o Net-Zero requirements outlined in Appendix Z require a zEPI Target of 30 or less
- o EUI of 20 kBTU/sf is the equivalent of a zEPI Target of 9.0
- o LEED Silver certification design target within 2 years of receipt of a certificate of occupancy
- o Maintain net-zero energy compliance

- o Energy Star score of 75 or higher
- o Record annual benchmarking data using the Energy Star Portfolio Manager benchmarking tool
- o Share benchmark and Energy Star statements of performance with DOEE within 60 days of being generated
- o Institute building systems monitoring and maintenance accountability methods upon receipt of a certificate of occupancy

In addition to meeting ILFI Zero Energy certification, this EUI threshold is necessary for DC government to be in compliance with the DC Building Energy Performance Standards (BEPS) law. Additional information can be found in the DGS Energy Management Plan (EMP). The EMP follows Mayor Bowser’s 2019 signing of the Clean Energy DC Omnibus Amendment Act of 2018, which established the DC Building Energy Performance Standards (BEPS) that require building owners to meet energy reduction targets by actively improving the energy performance of their buildings over time.



TREE ANALYSIS

Existing mature trees will be a benefit to the site overall, but considerably limit the amount of site disturbance that will be allowed on-site. The project team is coordinating tree impacts with DDOT UFD (Urban Forestry Division), as the regulating authority, and have identified a number of important trees on-site, along with plans for limiting impact in most cases. By law, Heritage trees cannot be removed or damaged to the extent that the tree is harmed irreparably. Heritage trees are allowed to be relocated; however, this is a considerable effort and expense.

Street trees will be impacted as little as possible, with a maximum of 20-25% impact to the CRZ (Critical Root Zone) and no impact to the Structural Root Zone (SRZ).

The **47” DBH (Diameter at Breast Height) Willow Oak Heritage Tree at the northeast corner of the existing pool house** is of utmost importance and most challenging to protect. DDOT UFD lists a Heritage tree as any tree 100” circumference (31.8” DBH) or larger.

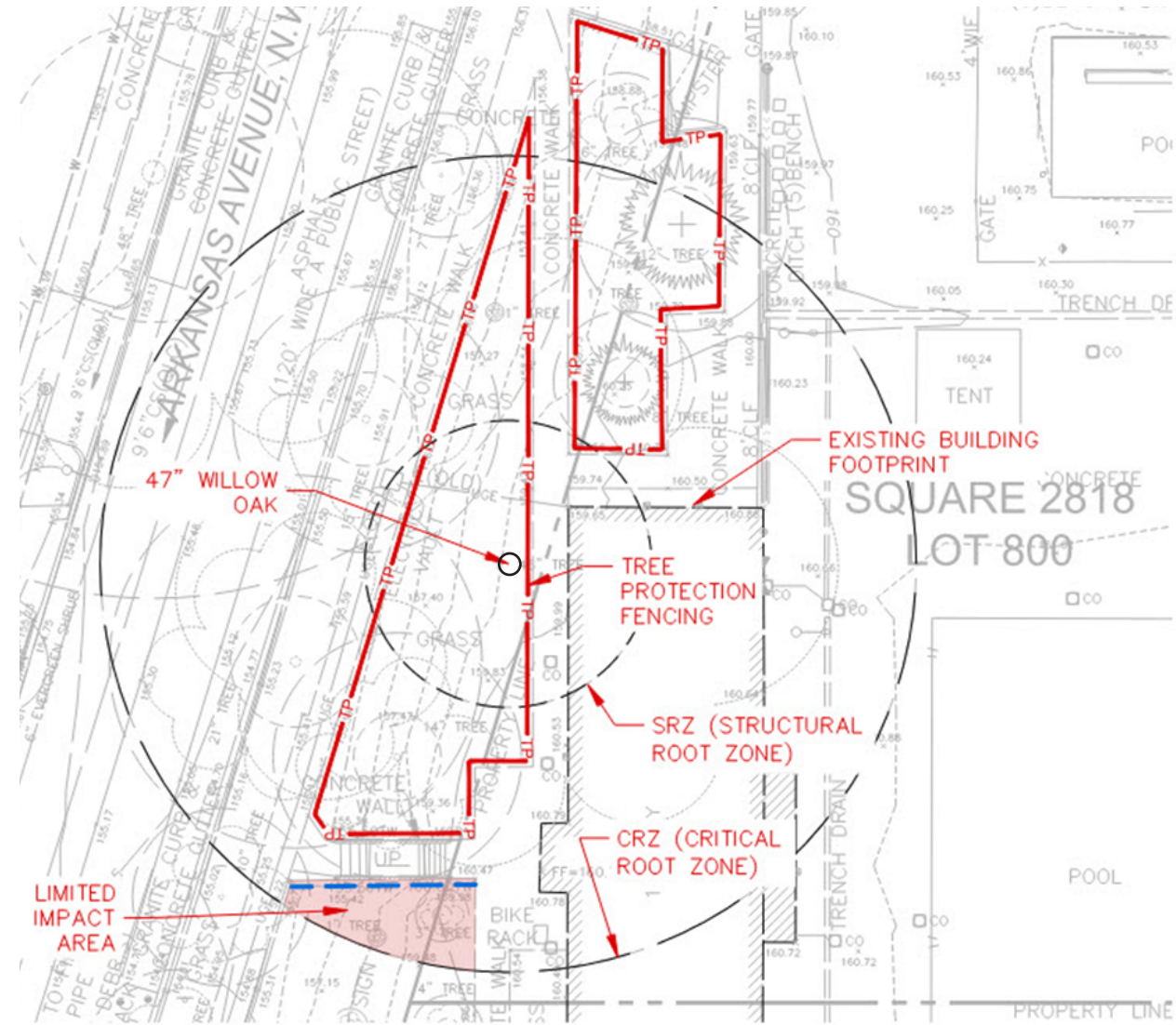


ISTUDIO, AMT and DDOT UFD met on-site on 9/5/24 to discuss the possible tree impacts. For the Willow Oak noted above, DDOT directed the design team to:

- 1. Not disturb the area north of the front stair to the pool house.
- 2. DDOT also directed the design team that the tree canopy pruning should be kept as minimal as possible to accommodate the new building height. Based on a follow-up email on 10/3/24, the expected amount of canopy pruning was agreed upon by DDOT arborist (see image above).
- 3. Additionally, it was discussed and agreed that the new building within the CRZ (Critical Root Zone) of the
- 4. Willow Oak would be built in the same footprint of the existing pool house.
- 5. A diagram indicating the agreed upon tree protection is shown below.

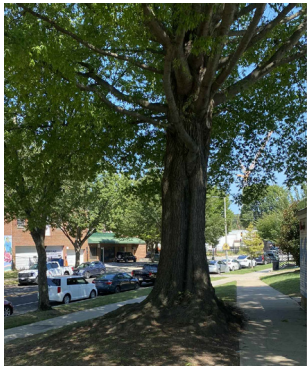


Two (2) Heritage White Oaks and one (1) Special White Oak exist at the southeast corner of the pool deck (shown below). The closest tree is a Heritage tree of 43.5” DBH in poor condition. DDOT UFD is considering options to remove or protect this tree based on the health status. The other two trees, a 36” White Oak Heritage tree and a 28.5” White Oak Special tree, are both in good condition and will be protected to the maximum extent possible. This will include not disturbing more than 20-25% of the CRZ of both trees, and staying away from the SRZ (Structural Root Zone) completely.



There is a row of Maple trees east of the Upshur Park Plaza. Currently, the strategy is to keep the trees in place, however it was discussed that they can be removed if the space is needed for programming or construction. The trees provide some shading and aesthetic value, particularly with fall color.

EXISTING TREES OF SIGNIFICANCE TO BE PROTECTED



1 WILLOW OAK (47" DBH)



2 WHITE OAKS (29", 36", 44" DBH)



3 WHITE OAKS (35", 40" DBH)



4 WHITE OAKS (24", 27" DBH),
NORTHERN RED OAKS (32", 36" DBH)

LANDSCAPE NARRATIVE:

PLANTING WAS DESIGNED TO FIRST PRIORITIZE THE HEALTH OF EXISTING TREES. EXTENSIVE COORDINATION WITH THE ARBORIST AND DISTRICT DEPARTMENT OF TRANSPORTATION URBAN FORESTRY DIVISION ARBORISTS HAS BEGUN AND WILL CONTINUE TO PROGRESS THROUGHOUT THE DESIGN PROCESS. IT IS INTENDED THAT BIORETENTION AREAS WILL BE ESTABLISHED AS MEADOW-TYPE PLANT COMMUNITIES USING THE PRINCIPLES OF RESILIENT DESIGN. PLANT SELECTION INCLUDES NATIVE AND DROUGHT TOLERANT SPECIES THAT CAN WITHSTAND URBAN CONDITIONS. A VARIETY OF PLANTS ARE INCORPORATED INTO THE PLANT PALETTE TO PROVIDE INTEREST FOR THE NEIGHBORHOOD AND PROVIDE OPPORTUNITIES FOR HEALTHY PLANT COMMUNITIES. THE PLANT PALETTE, WHILE PROVIDING VARIETY, IS ALSO REPETITIVE TO ESTABLISH A COHESIVE PLANTING COMPOSITION. GREEN ROOF PLANTING WILL BE PROVIDED TO MITIGATE HEAT ISLAND EFFECT AND SATISFY STORMWATER REQUIREMENTS. SEDUM MATS WITH A VARIETY OF SEDUM SPECIES WILL BE USED TO REDUCE WEED STRESS AND PROVIDE A FULLY FUNCTIONING GREEN ROOF SYSTEM FROM THE START, REDUCING MAINTENANCE COSTS AND PROVIDING THE BEST CHANCE FOR GREEN ROOF PLANTS TO THRIVE.



EUPATORIUM 'BABY JOE'



ECHINACEA PURPUREA



SPOROBOLUS HETEROLEPIS 'TARA'



ITEA VIRGINICA 'LITTLE HENRY'



SOLIDAGO RUGOSA 'FIREWORKS'



RUDBECKIA HIRTA



NASSELLA TENUISSIMA



SCHIZ. SCOPARIUM 'OVATION'

6 GREEN ROOF PLANTING



5 REPRESENTATIVE BIORETENTION PLANTS

NOVEMBER 6, 2024
THESE PLANS ARE PRELIMINARY: NOT FOR
CONSTRUCTION, RECORDING PURPOSES, OR
IMPLEMENTATION.