



# FORT DAVIS COMMUNITY CENTER

District of Columbia Department of General Services  
& Department of Parks and Recreation

**U.S. CFA : FINAL REVIEW**

JUNE 18, 2025



# Acknowledgments

PREPARED BY

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PREPARED FOR



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THANK YOU

This presentation is the result of a collaborative effort on the part of the District of Columbia Department of General Services, District of Columbia Department of Parks and Recreation, Fort Davis Community Center, Blue Skye / Coakley & Williams Construction and Perkins Eastman DC. We thank all involved for their ideas, time, expertise, and passion.

OWNER’S TEAM

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SUBMISSION DATE

JUNE 05, 2025

REVIEW DATE

JUNE 18, 2025

PREVIOUS REVIEW DATE

JANUARY 16, 2025 & OCTOBER 17, 2024

DESIGN TEAM:

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# Table of Contents

0	GENERAL SUMMARY
1	CFA BOARD COMMENTS
2	SITE CONTEXT
3	SITE & FLOOR PLAN UPDATES
4	EXTERIOR DESIGN UPDATES







# 0. GENERAL SUMMARY



# General Summary

## U.S. COMMISSION OF FINE ARTS SUMMARY

Perkins Eastman DC presented to the U.S. Commission of Fine Arts in October 2024 and January 2025. After discussions, site visits with CFA Staff, design iterations, and formal presentation to the CFA board on January 2025, the CFA Commission members agreed that the existing building’s reuse would not be feasible given its compromised and heavily altered condition.

An updated scheme for a new facility - “two sails” - was also presented during the January meeting. The board advised further simplification of the concept. They recommended studying the width of the central corridor to ensure generous space for circulation and gathering during busy events. They also recommended incorporating sustainable strategies into the design. Regarding the proposed landscape design, they encouraged further study of the various site and building entrances, stairs, and walkways to ensure maximum accessibility across the steeply sloped site.

## EXECUTIVE SUMMARY

Perkins Eastman DC, in partnership with Blue Skye / Coakley & Williams Construction, is proud to be working with the District of Columbia Department of General Services (DGS), the Department of Parks and Recreation (DPR), and the Fort Davis community on a new Community Center for the Fort Davis community.

The Fort Davis Community Center’s goal is to provide a cutting-edge facility that promotes wellness and recreation for the diverse community. The design strives to offer spaces that complement the community’s fitness and cultural goals and create a 21st-century community center that fosters health and well-being.

Our approach to the new Fort Davis Community Center focuses on the user experience. Before the design process began, a thoughtful community engagement was established, and has continued throughout the design process, so that all stakeholders' voices are heard and the group is engaged with the design process. The Design-Build team’s goal is to design an exceptional project that represents the physical and symbolic heart of the community.

Focusing on user experience, the project makes the community center the heart of the neighborhood. Through this approach, the new Fort Davis Community Center will reestablish itself as an essential asset to its community. It will flourish as a safe and accessible place where children, adults, and seniors come together to lead active lives, supported through education and resource-sharing and development within and beyond the design’s footprint.

This booklet has been prepared for submission to the United States’ Commission of Fine Arts for Final Review.

The activities undertaken during this phase include:

- Existing building tours and observations
- Existing conditions site survey
- Geotechnical and infiltration drilling, with a final geotechnical report
- Hazardous materials report and environmental surveys and testing
- Preliminary conceptual planning and site organization for four (4) project options, with additional options provided during CFA concept review
- Initial outreach and preliminary applications for documentation and coordination
- Commission of Fine Arts and National Capital Planning Commission Staff presentation with Concept approval
- Site meetings with UFD (Urban Forestry Division).
- Three separate Community Presentations by Design Build team
- Architectural & Engineering (A/E) design team coordination meetings
- Verification of the program provided by DGS & DPR
- Value Engineering to bring project within budget
- Formation of guiding design goals
- Development of the Construction Documentation
- Playground review by DGS vendor
- Splash pad inspection by the design team
- Submission of Above-Grade Demolition, and Raze packages.





# Project Scope & Overall Schedule

**EXTERIOR:**

Exterior improvements:

- All existing amenities are to remain, but some may be moved to accommodate new community center location and design
- Resurface playground and replace damaged equipment
- Provide shade to playground
- Replace damaged fence and equipment at field, if necessary
- Resurface existing basketball and tennis courts, provide new nets, repair fencing where necessary
- Replace damaged equipment at spray park where necessary
- Provide safe surface for grilling, replace damaged equipment
- Update any damaged exterior furnishings
- Replace exterior signage
- Expand basketball court
- Add pickle-ball courts
- Add terraced gardens
- Add defined walking loop/path
- Commissioned Artwork
- Utilities upgrades

**INTERIOR:**

Interior Improvements:

- Demo and modernization of existing Fort Davis Community Center
- Full-size gym
- Large multipurpose room
- Small-multipurpose room
- Tech lounge
- Staff offices
- Breakroom w/kitchenette
- Commercial kitchen
- Restrooms
- Mechanical and electrical rooms
- Storage
- Emergency Generator
- Dance studio
- Fitness center
- Gaming room

**CONSTRUCTION SCHEDULE**

Project is scheduled to be substantial complete by Q1 of 2027.

BUILDING DESIGN	
Concept Design / Final Report	July 30, 2024
Schematic Design	Sept 24, 2024
50% Design Development	Feb 2025
100% Design Development	March 2025
50% Construction Documents	June 2025
Construction Documents	September 2025
AGENCY APPROVALS SUBMISSIONS	
CFA Concept Presentation	Jan 16, 2025
NCPC Preliminary Review	Feb 2025
Demolition Permit	May 16, 2025
CFA Final Presentation	June 18, 2025
Foundation to Grade Permit	June 2025
SWM and DC Water Reviews	June 2025
Building Permit	June 2025
CONSTRUCTION MILESTONES	
Demolition / FTG Permit	June 2025
Demolition / Abatement & FTG	August 2025
Superstructures	May 2026
Permanent Power	August 2026
Substantial Completion	Winter 2027
Final Completion	Spring 2027

**COST ESTIMATE**

The Department of General Service (DGS) has budgeted \$27.5M for this project. Cost Estimation by the Design-Build team occurs at the end of each design phase for DGS/DPR review.





# Outreach & Coordination

**PUBLIC ENGAGEMENT**

Project engagement – at a variety of scales – has been critical to the development of this project. Since the proposed design will include the demolition of the existing center, the project team solicited early feedback from DPR Staff and the community through a neighborhood survey. The survey helped to provide key information about operations and needs that helped the team finalize the building location and site amenities.

DPR, and DGS conducted three (3) Community Meetings. These sessions were conducted in-person on the following dates at the Existing Community Center:

- 1. May, 2024 – Happened prior to Design-Build Team involvement
- 2. August 08, 2024 – Design-Build Team Presentation
- 3. October 01, 2024 – Design-Build Team Presentation
- 4. February 26, 2025 – Design-Build Team Presentation
- 5. May 10, 2025 – Owner’s Team Presentation

One additional community meeting will be held as the project progresses into the final design phase and into construction.

**JURISDICTION COORDINATION**

The project team has engaged with the following agencies during the design phases of the project:

**Commission of Fine Arts, State Historic Preservation Office**

- 1. July 25, 2024 – Staff-Level Meeting (w/ NCPC)
- 2. Sept 13, 2024 – Staff-Level Meeting (w/ NCPC)
- 3. Oct 03, 2024 – Concept Design Submission
- 4. Oct 17, 2024 – CFA Hearing; Concept Design
- 5. Nov 04, 2024 – Staff-Level Meeting
- 6. Nov 22, 2024 – Site Visit with Staff
- 7. Dec 19, 2024 – Staff-Level Meeting
- 8. Jan 16, 2025 – CFA Hearing; Concept Design
- 9. May 28, 2025 - CFA Staff Meeting
- 10. June 18, 2025 - Pending CFA Hearing; Final Design

**National Capital Planning Commission**

- 1. July 25, 2024 – Pre-Submission Staff-Level Meeting (w/ CFA)
- 2. Sept 13, 2024 – Concept Review Staff-Level Meeting (w/ CFA)
- 3. Jan 31, 2025 – Preliminary Review Submission
- 4. March 6, 2025 – Preliminary Review Approved (NCPC File No. 8633)
- 5. June 6, 2025 - Final Approval Submission
- 6. July 15, 2025 - Pending Final Approval Review

**Urban Forestry Division (UFD)**

- 1. Sept 11, 2024 – Site Walk
- 2. March 28, 2025 – Site walk and Proposed Drawing Review

**Department of Buildings (DOB)**

- 1. April 24, 2025 – Zoning PDRM meeting. Compliance letter requested.

**Ongoing Discussions:**

DDOT, DC Water, and additional agencies.





# Project Goals

The development of a series of design goals is an integral part of our creative process at Perkins Eastman DC. These goals were set in the during the Design Concept phase and have led to establishing design principles that set the tone for the project while providing qualitative metrics by which to make design decisions and assess outcomes.

For the Fort Davis Community Center, our design goals outline what we hope to achieve, with a focus on quality of spaces while providing connection to nature. Ultimately, these goals will support the design team's overarching principles of design in creating a high-performance 21st century recreation environment. For example, the Community Center goal of achieving net-zero accreditation will lead to a design principle of orienting the building in the east-west direction to take advantage of the natural path and benefits of the sun.

The new Fort Davis Community Center will become an essential asset to the community. It will flourish as a safe and accessible place where children, adults, and seniors will come together to live an active lifestyle supported through education and resource-building within and beyond the footprint of the building.



**1** Design the Building to Support the Community



**2** Design for Net Zero/High Building Efficiency



**3** Enhance and Celebrate Connections to the Outdoors



**4** Create Spaces to Gather and Connect



**5** Embrace a Holistic Wellness





# 1. CFA BOARD COMMENTS

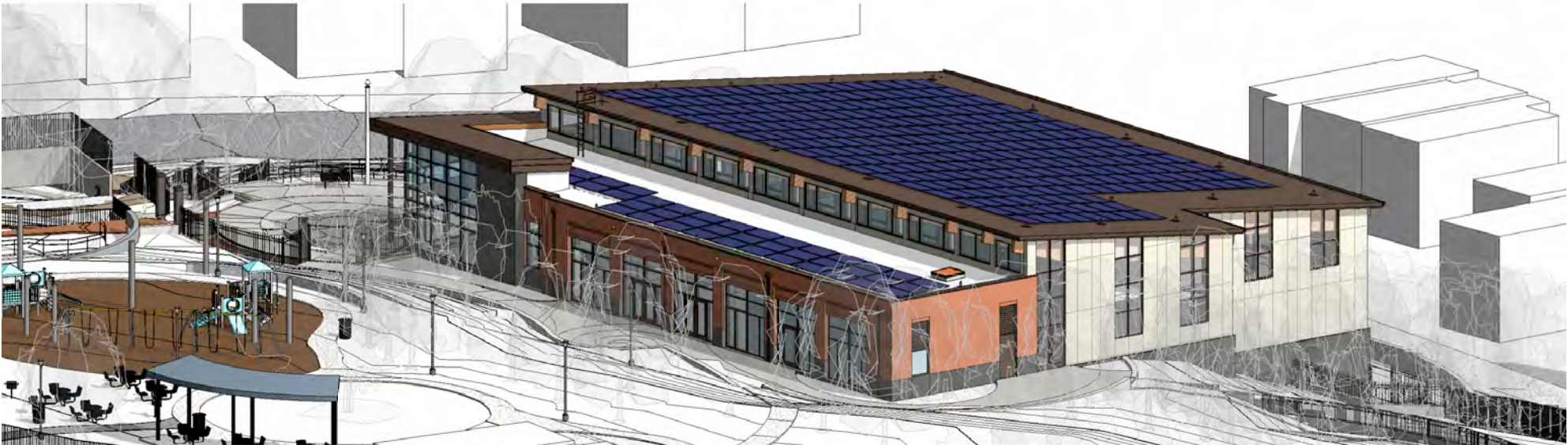


# Commission Concept Comments

## SIMPLIFICATION OF LOBBY ROOF AT GYM

During the concept presentation to U.S. Commission of Fine Arts in January 2025, the Board requested the design of the new community center simplify the roof geometry .

The Design team was able to slope the flat roof away from the Gym volume while also creating a “false front” at the parapet level to maintain the facade design intent while minimizing water infiltration concerns.



UPDATED DESIGN - VIEW FROM NORTHWEST CORNER OF THE SITE



PREVIOUS DESIGN - VIEW FROM NORTHWEST CORNER OF THE SITE

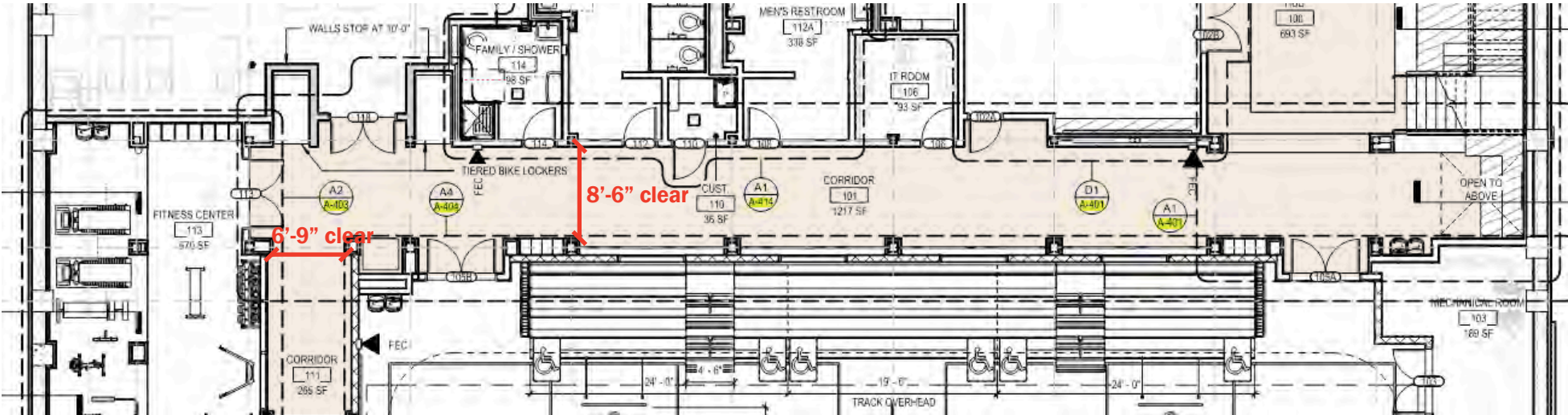


# Commission Concept Comments

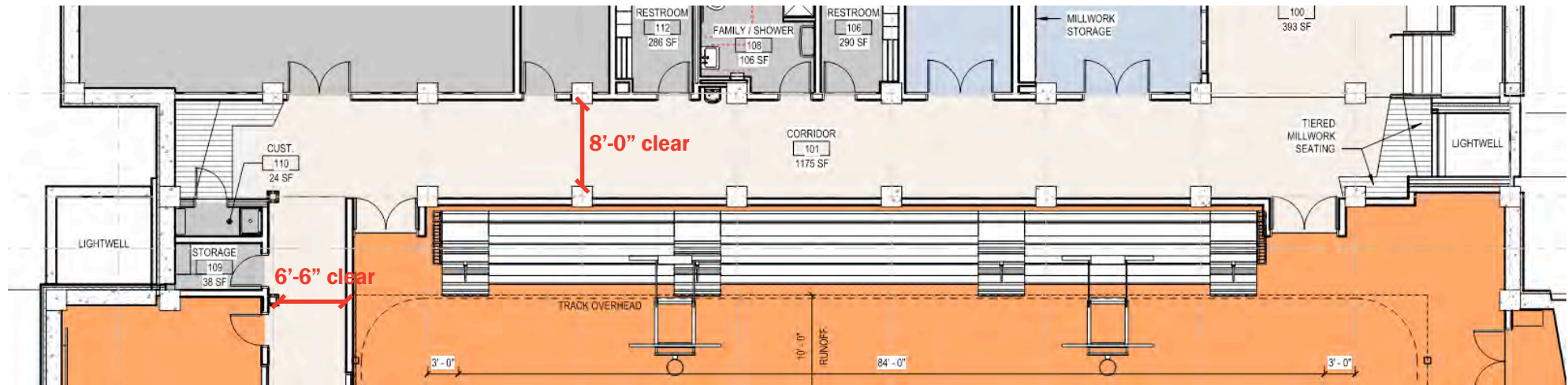
## GYMNASIUM CORRIDOR WIDTH

During the concept presentation to U.S. Commission of Fine Arts in January 2025, the Board recommended reviewing the width of the corridor adjacent to the Gymnasium to allow a more generous space for entering and exiting parties.

The design team was able to slightly increase the corridor and provide niches to help mitigate crowding between events. However, due to structural and programmatic requirements growth of the corridor any further isn't feasible.



UPDATED DESIGN - CORRIDOR WIDTH OUTSIDE OF GYM



PREVIOUS DESIGN - CORRIDOR WIDTH OUTSIDE OF GYM

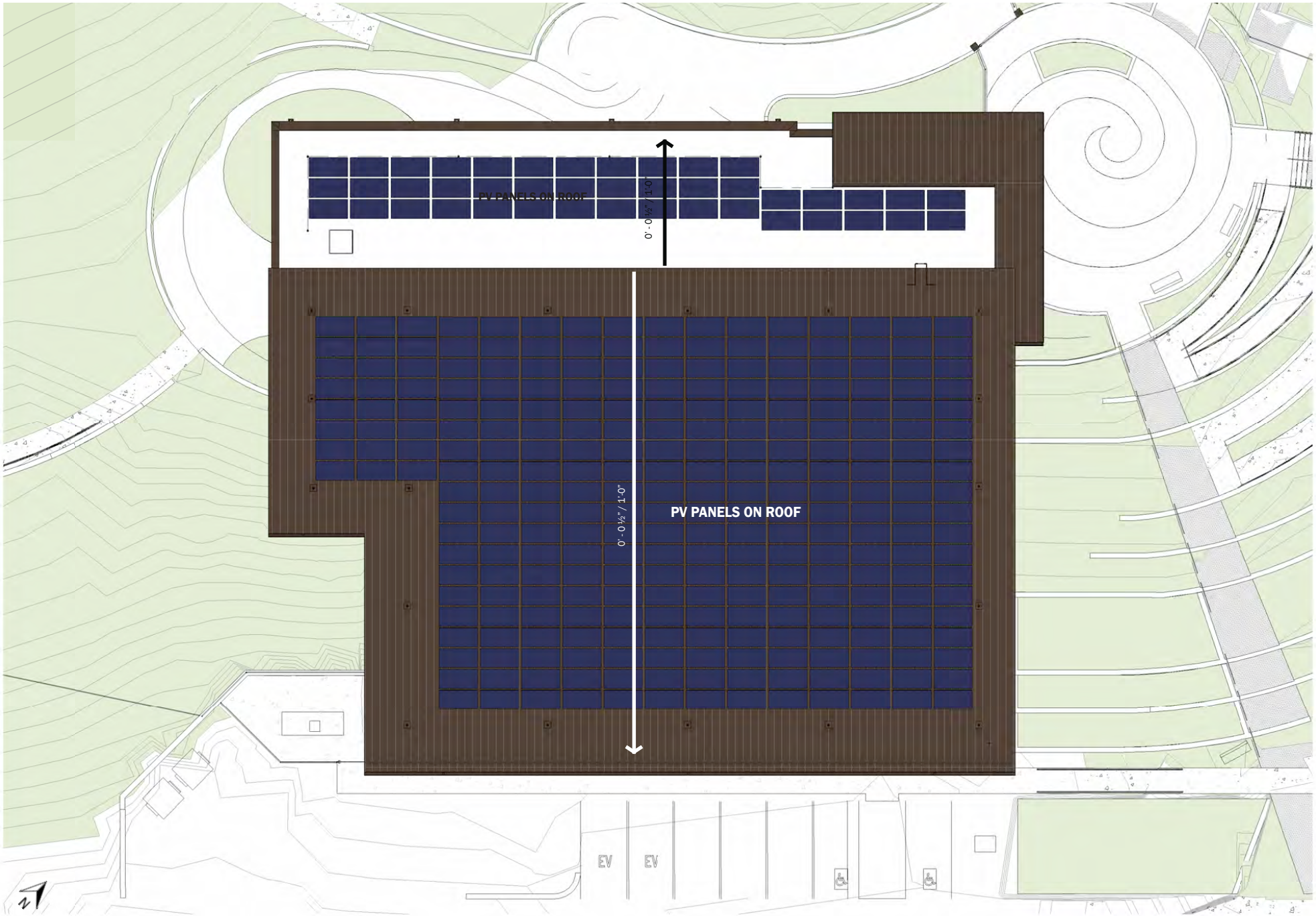


# Commission Concept Comments

## INTEGRATING PHOTOVOLTAICS INTO ROOF

During the concept presentation to U.S. Commission of Fine Arts in January 2025, the Board suggested the proposed solar panels to be integrated into the roof design to create an attractive architectural feature.

The Design team picked a darker roof color that matches the existing roof and the future PV panels. Additionally, standing seam roof will be used for ease of low-profile installation to minimize overall height of the roof.



Proposed Roof Plan



# Commission Concept Comments

## SUSTAINABLE STRATEGIES

During the concept presentation to U.S. Commission of Fine Arts in January 2025, the Board recommended incorporating other sustainable strategies into the design, such as by including elements to control solar heat gain, reusing high-carbon materials, and installing solar canopies.

The design team was able to use translucent panels on the Gym volume to decrease glazing and minimize glare. The translucent panel system has mitigated solar heat gain while maintaining daylight levels.

The project will use windows with low Solar Heat Gain Coefficient and low-e coating to reduce heat gain through the glass, as well as continuous insulation and thermally broken connections that reduce heat transfer through the envelope.

This project will also use mass timber beams and CLT roof deck to help mitigate carbon impact.



View of the Gymnasium

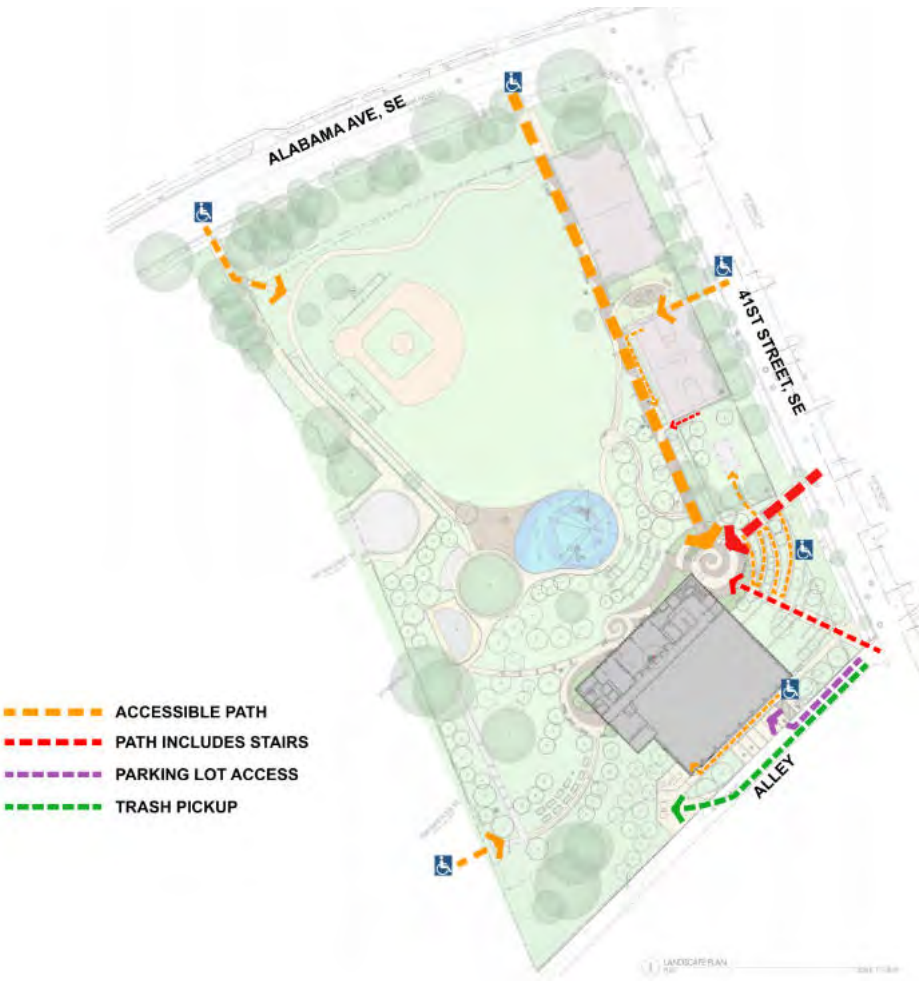


# Commission Concept Comments

## ACCESSIBLE LANDSCAPE DESIGN

During the concept presentation to U.S. Commission of Fine Arts in January 2025, the Board encouraged further study of the various site and building entrances, stairs, and walkways to ensure maximum accessibility across the steeply sloped site.

The design team has worked to increase accessibility from entire perimeter of the site and working with the community to increase the number of used gates that allow handicap access to the site.



Site Access Plan



Fence and Gate Plan



Site Circulation Plan



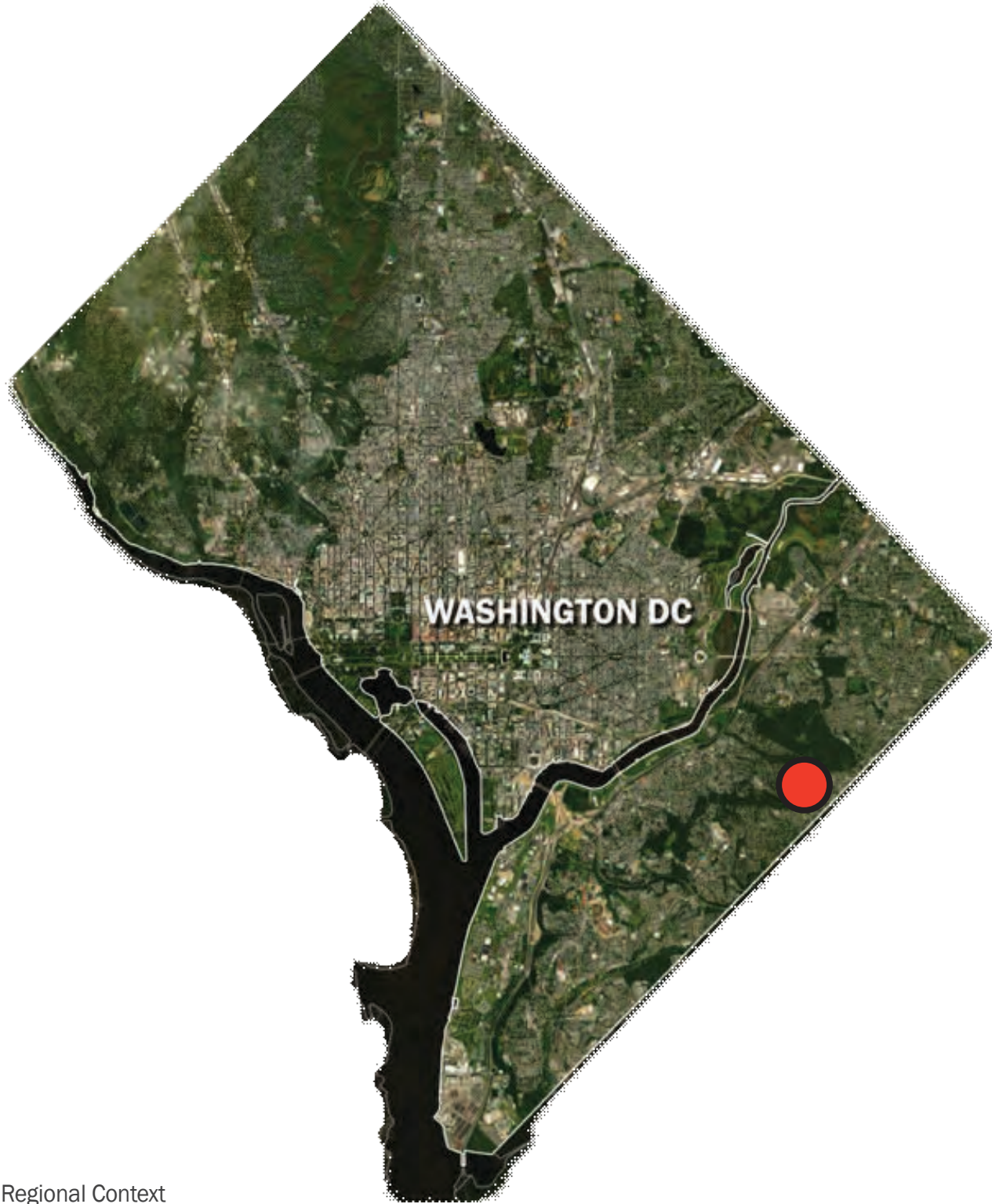


## 2. SITE CONTEXT

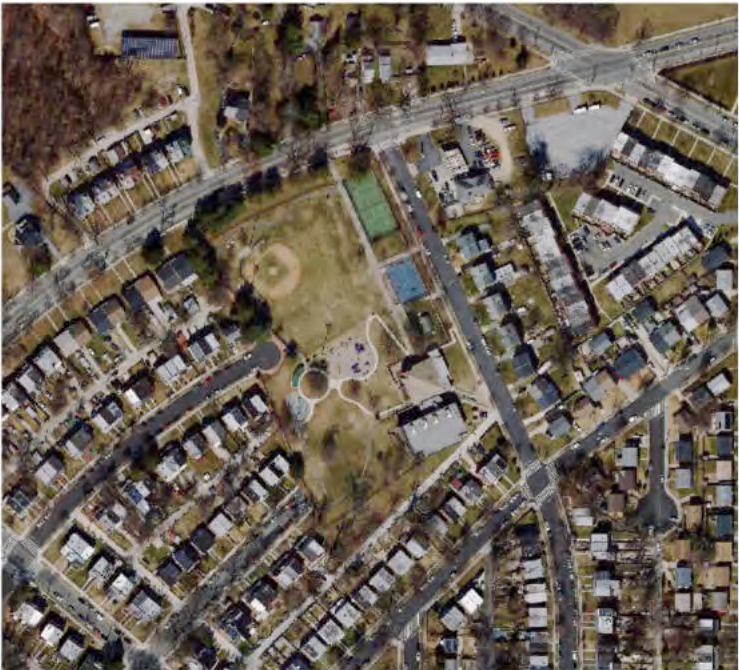


# Existing Building & Site

## SITE LOCATION



Regional Context



Site Aerial



Existing Community Center's painted retaining wall



Francis A. Gregory Library –  
Opened 2012



Anne Beers Elem. School –  
In-boundary Elementary



Fort Dupont's Summer Theater – Annual  
Outdoor Event Nearby



# Existing Building & Site

## THE NAMESAKE AND FORT DAVIS

### BENJAMIN FRANKLIN DAVIS (1831-1863)

Benjamin Franklin "Grimes" Davis was an American military officer who served in Indian wars, and then led Union cavalry in the American Civil War before dying in combat. Born in Alabama and raised in Mississippi, he attended the United States Military Academy, graduating in the Class of 1854.

#### Harpers Ferry

In early September 1862, Davis and the 8th New York were stationed at the Harpers Ferry garrison. Confederates under the command of Stonewall Jackson surrounded the garrison. On September 14, Davis planned for the 1,400 cavalymen to escape from Harpers Ferry. The plan was successful – Davis led the men and horses across the Potomac River pontoon bridge, around the base of Maryland Heights, and north along the Harpers Ferry-Sharpsburg Road. Not only did the cavalry escape, they also captured a Confederate ammunition train.

#### Civil War Union Army Officer

At the outbreak of the Civil War in 1861, although a southerner, he chose to remain loyal to the Union, and was appointed Colonel and commander of the 8th New York Volunteer Cavalry. Legendary as one of the most aggressive and skilled cavalry commanders of the war, Grimes Davis died while rallying his regiment at the Battle of Brandy Station on June 9, 1863. Alone and out in front of his regiment, he was shot from his horse by Lieutenant Owen Allen of the 6th Virginia Cavalry and killed instantly. Enraged by his death, troopers of the regiment charged and killed Sergeant John Stone of the 6th Virginia Cavalry, mistaking him for the killer of Davis. His head was split with a saber blow. Colonel Davis is buried at West Point near another legendary Dragoon and Civil War Cavalry leader, John Buford. He is also surrounded by such notables as George Custer, Judson Kilpatrick, Thomas C. Devin, and Alonzo Cushing. (Additional information by Ethan Bishop).

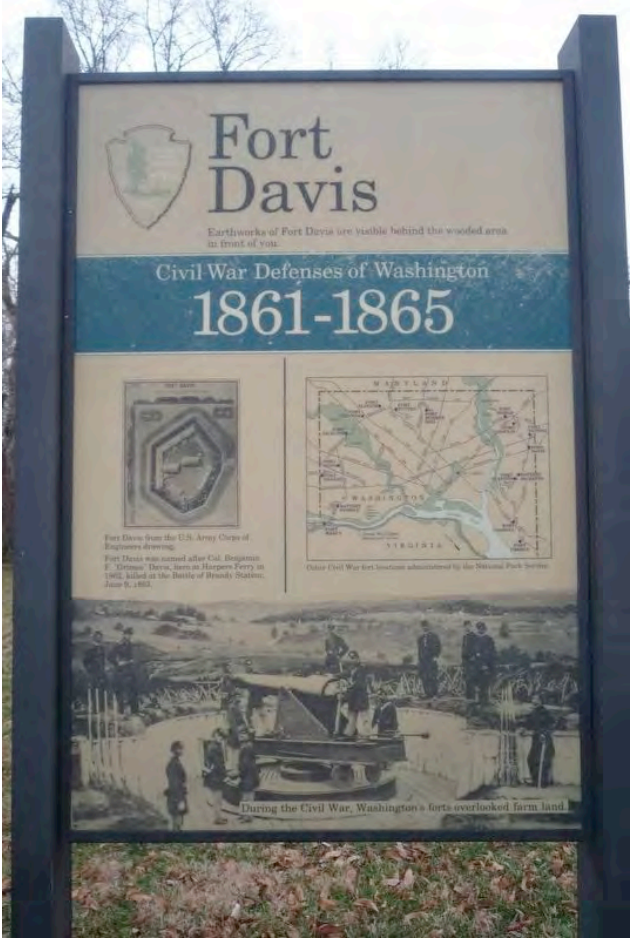
Davis was a man of rough manners and a stern disciplinarian. One of his troopers described him as "a proud tyrannical devil" as likely to be killed by his own soldiers as by the Confederates. The Provost Marshal General of the Army of the Potomac, Marsena R. Patrick, described him as "our best cavalry officer". He was buried in the West Point cemetery.

#### Image Citations and Sources:

Wikipedia contributors, "Benjamin Franklin Davis," Wikipedia, The Free Encyclopedia, [https://en.wikipedia.org/w/index.php?title=Benjamin\\_Franklin\\_Davis&oldid=1223540330](https://en.wikipedia.org/w/index.php?title=Benjamin_Franklin_Davis&oldid=1223540330) (accessed June 4, 2024).

Find a Grave, database and images ([https://www.findagrave.com/memorial/6059831/benjamin\\_franklin-davis](https://www.findagrave.com/memorial/6059831/benjamin_franklin-davis): accessed June 4, 2024), memorial page for Benjamin Franklin “Grimes” Davis (Oct 1831–9 Jun 1863), Find a Grave Memorial ID 6059831, citing United States Military Academy Post Cemetery, West Point, Orange County, New York, USA; Maintained by Find a Grave.Find a Grave, database and images ([https://www.findagrave.com/memorial/6059831/benjamin\\_franklin-davis](https://www.findagrave.com/memorial/6059831/benjamin_franklin-davis): accessed June 4, 2024), memorial page for Benjamin Franklin “Grimes” Davis (Oct 1831–9 Jun 1863), Find a Grave Memorial ID 6059831, citing United States Military Academy Post Cemetery, West Point, Orange County, New York, USA; Maintained by Find a Grave.

<https://www.nps.gov/places/fort-davis.htm>



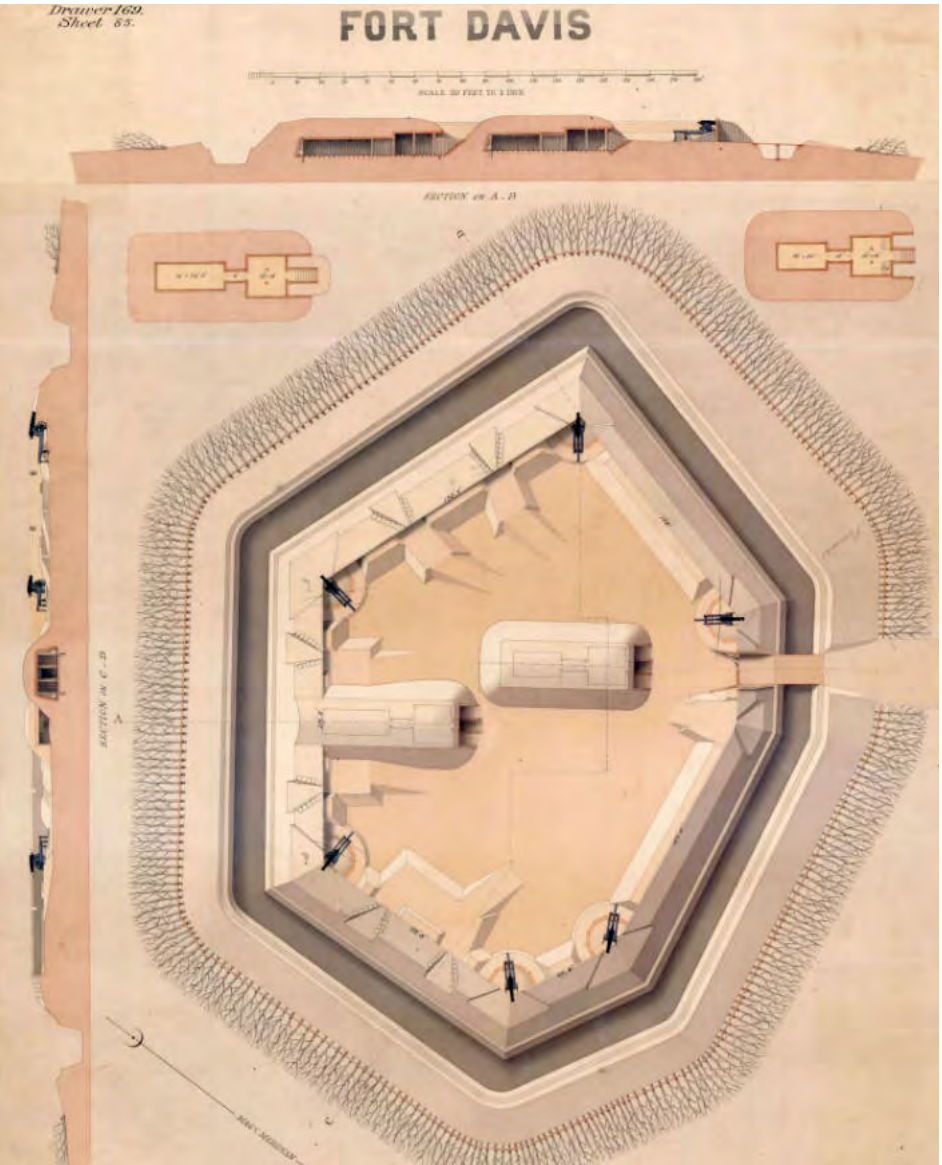
#### Image Citations and Sources:

<https://www.apcwdw.com/blank/8>

Fort Davis was built in August 1861 as part of the Eastern Branch Line (Anacostia River).

The fort was flanked to the north by Fort Dupont and Fort Baker to the southeast. Earthworks were thrown to a great height and in accordance with direction given in Mahan's "Field Fortifications". Fort Davis had a perimeter of 220 yards and mounted 12 artillery pieces. The well-preserved but unrestored and completely overgrown remains of Fort Davis can be found in a park at Pennsylvania and Alabama Aves. SE. Built to protect the Navy Yard and the Navy Yard Bridge

The fort was named in honor of Colonel Benjamin F. Davis, who was killed in Beverly Ford, Virginia on June 9, 1863 during the Battle of Brandy Station. Fort Davis was abandoned in 1865. The earthworks remain in good condition.



Plan and sections of Fort Davis - NAID: 117886571, Drawer 169, Sheet 085, Maps and Charts.



# Existing Building & Site

## ARCHITECTS & BUILDING HISTORY

"We took the worst part of the site for the building, leaving the best part for the play area," - Architect George E. Hartman Jr.

### "Fairfax Village Playground"

Previously called the Fairfax Village Playground, Hartman-Cox designed the park to maximize durability, and discourage vandalism. Hartman-Cox were the first private architects hired under the National Park Service for the District of Columbia's Department of Recreation, as the work was typically completed by the Federal Government.

In the October 1969 issue of the Architectural Forum publication, the Fairfax Village Playground and Recreation Center was described as "recreation center for all age groups which would provide what all other parks in the city provide: an outdoor area for sports and social gatherings, and a park building containing a large room for games or meetings, a kitchen for teaching cooking, and a crafts area for ceramic work and for nature study."

The community center "straddles the bottom of the hill. The ridge on the hill is echoed in the building." Using concrete retaining walls at steep angles, the ridge line of the roof and a tower element, the community center sought to reflect the very site it was embedded into. Natural light was reflected by the exposed painted wooden roof structure and deck. A tannish-brown striated split concrete block was used for the exterior walls while many of it's other features were painted a deep red "that resembles the primer coat used on steel."

Since its original design, the building has been added onto, turned around, and reshaped many times over the years; burying many of the significant design motifs in favor of community programs and access.

"Playground on a Hill", The Architectural Forum, October 1969, pages 82-84.  
<https://usmodernist.org/AF/AF-1969-10.pdf>



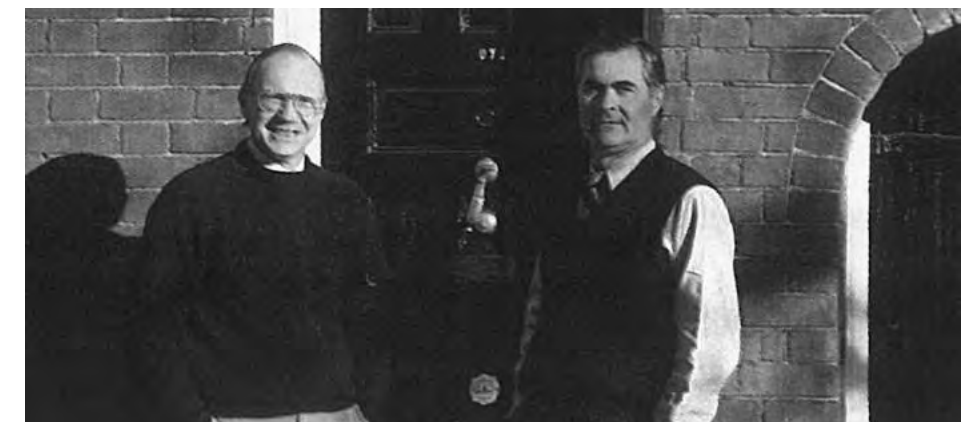
Above: Looking north from the lower center of the site.

Below: 41<sup>st</sup> Street Facade of the original Recreation Center.



Above: Interior shot of staircase by Norman McGrath

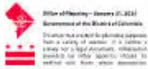
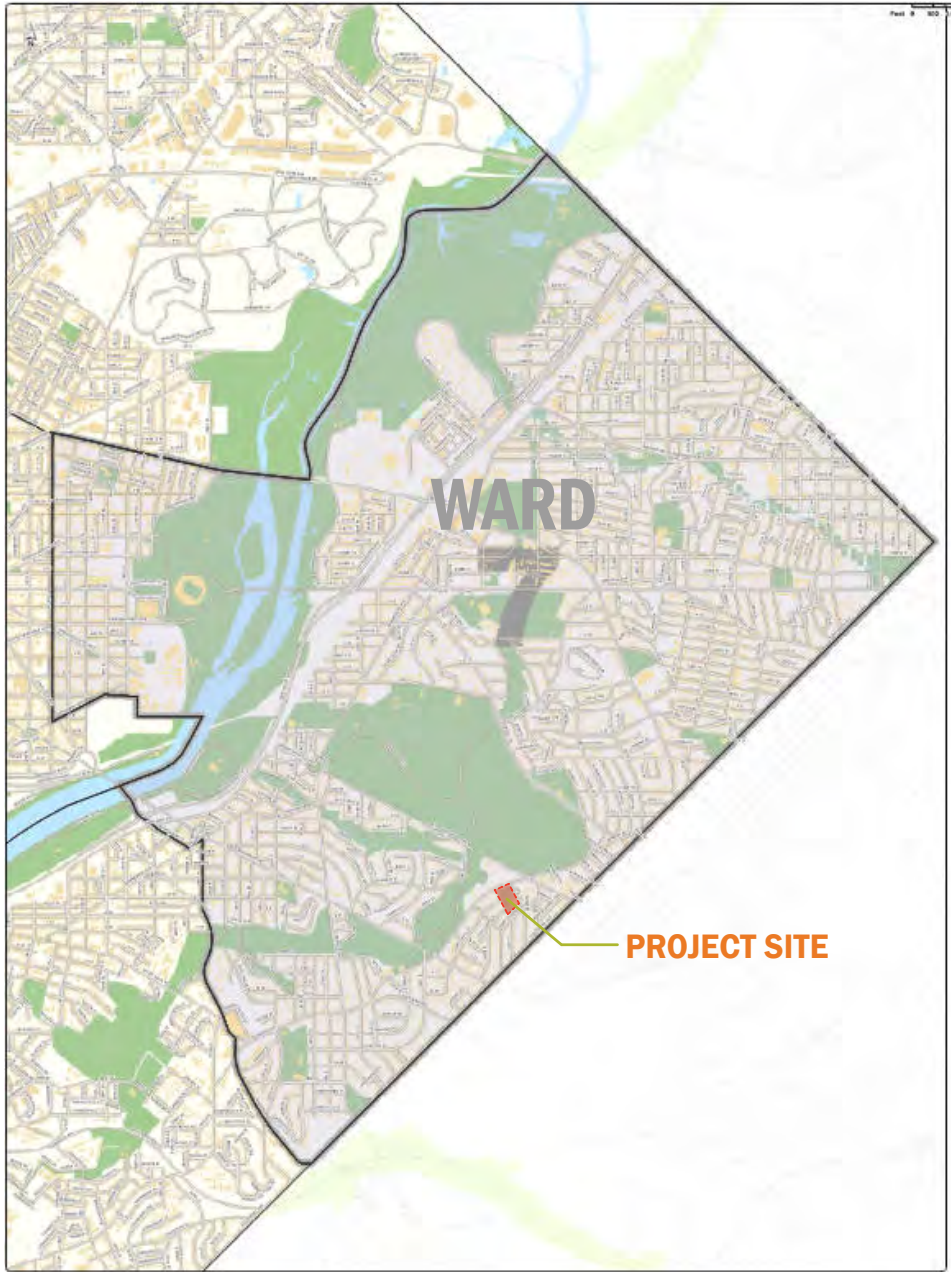
Below: George Hartman Jr, and Warren Cox, Architects of then Fairfax Village Playground, now Fort Davis Community Center.





# Existing Building & Site

## FORT DAVIS NEIGHBORHOOD

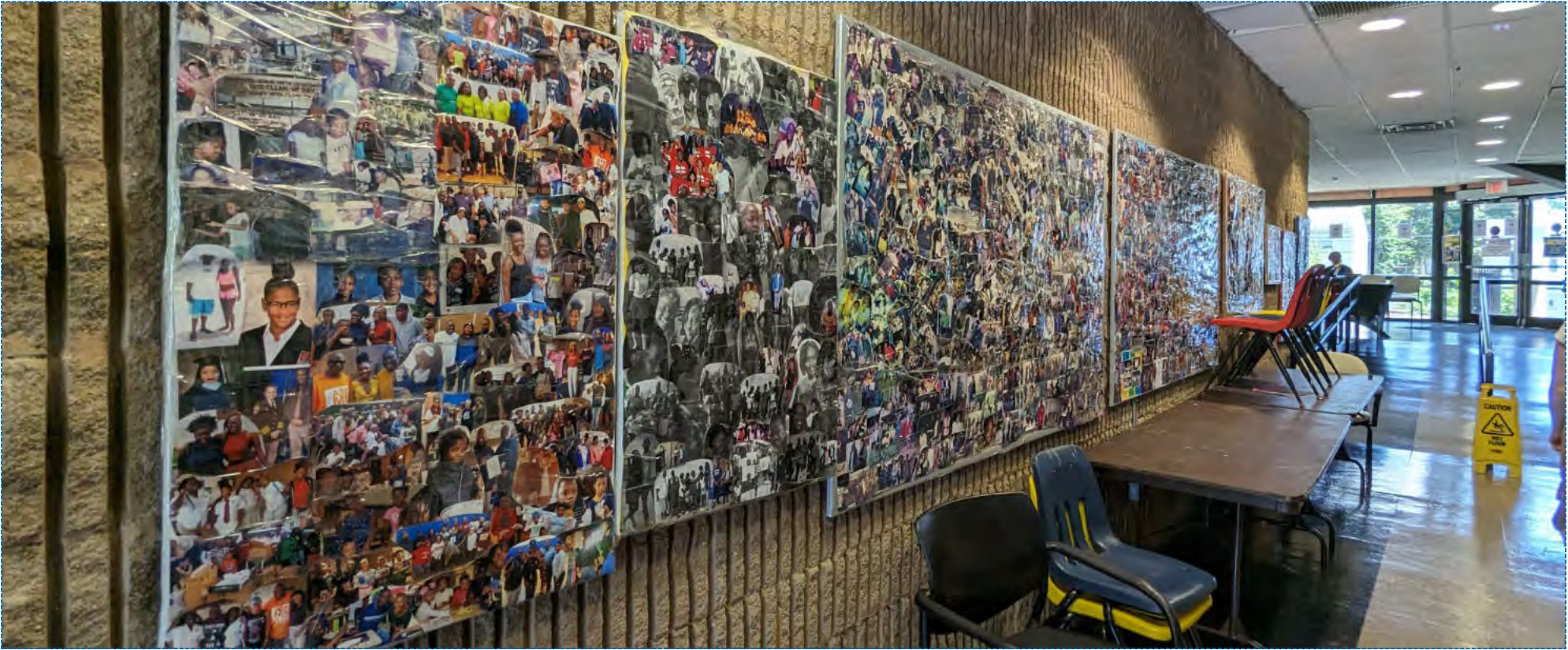


## NEIGHBORHOOD HISTORY

Fort Davis is a residential neighborhood located in southeast Washington, D.C., on the border between the District of Columbia and Maryland. It is bounded by Southern Avenue, Pennsylvania Avenue SE, and Alabama Avenue SE/Bowen Road SE.

Fort Davis Park abuts the western corner of the neighborhood. This park was the site of an American Civil War fort, part of the Defenses of Washington, that gives the neighborhood its name. Fort Dupont Park is adjacent to the neighborhood's northern border on Alabama Avenue SE between Massachusetts Avenue SE and Burns Street SE.

The Fort Davis neighborhood was primarily undeveloped forest until 1941. Max Sugar, a real estate developer, built the first homes in the area in late 1940. The 250 brick detached houses, originally known as "Dupont Village", were bounded by 41st Street SE, 42nd Street SE, Fort Dupont Street SE, and Southern Avenue. Sugar's development was aimed at upper-income defense workers.



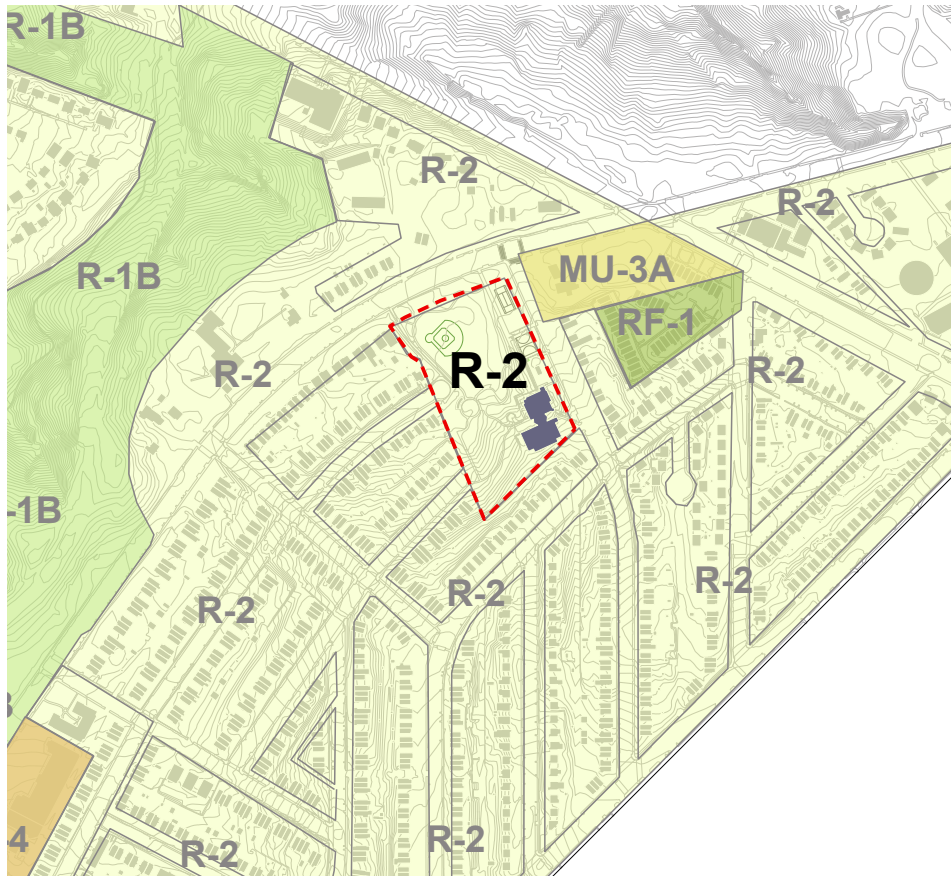


# Existing Building & Site

## ZONING

### ZONING CLASSIFICATION

ADDRESS:	1400 41ST ST SE WASHINGTON DC 20020
SQUARE/LOT:	5369 0807
WARD:	Ward 7
ZONING DISTRICT:	R-2
PUDs:	None
GAR:	Exempt
FAR:	
ANC:	7B
HEIGHT:	
MECH PENTHOUSE HEIGHT:	
FRONT SETBACK:	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK
REAR YARD SETBACK:	20FT
SIDE YARD SETBACK:	08FT
COURTS:	
PARKING:	
BICYCLE PARKING:	
COUNCIL MEMBER:	Vincent Grey
ANC CHAIRPERSON:	Kelvin Earl Brown
SMD:	7B08
ANC COMMISSIONER:	Angela Sydnor



### RECENT WORK ON SITE

Recently updates to Splash Pad, Playground, Security System and field lighting are understood to have taken place. The Design-Build team intends to research and investigate the conditions of the recent work.

### FLOOD ZONE MAP



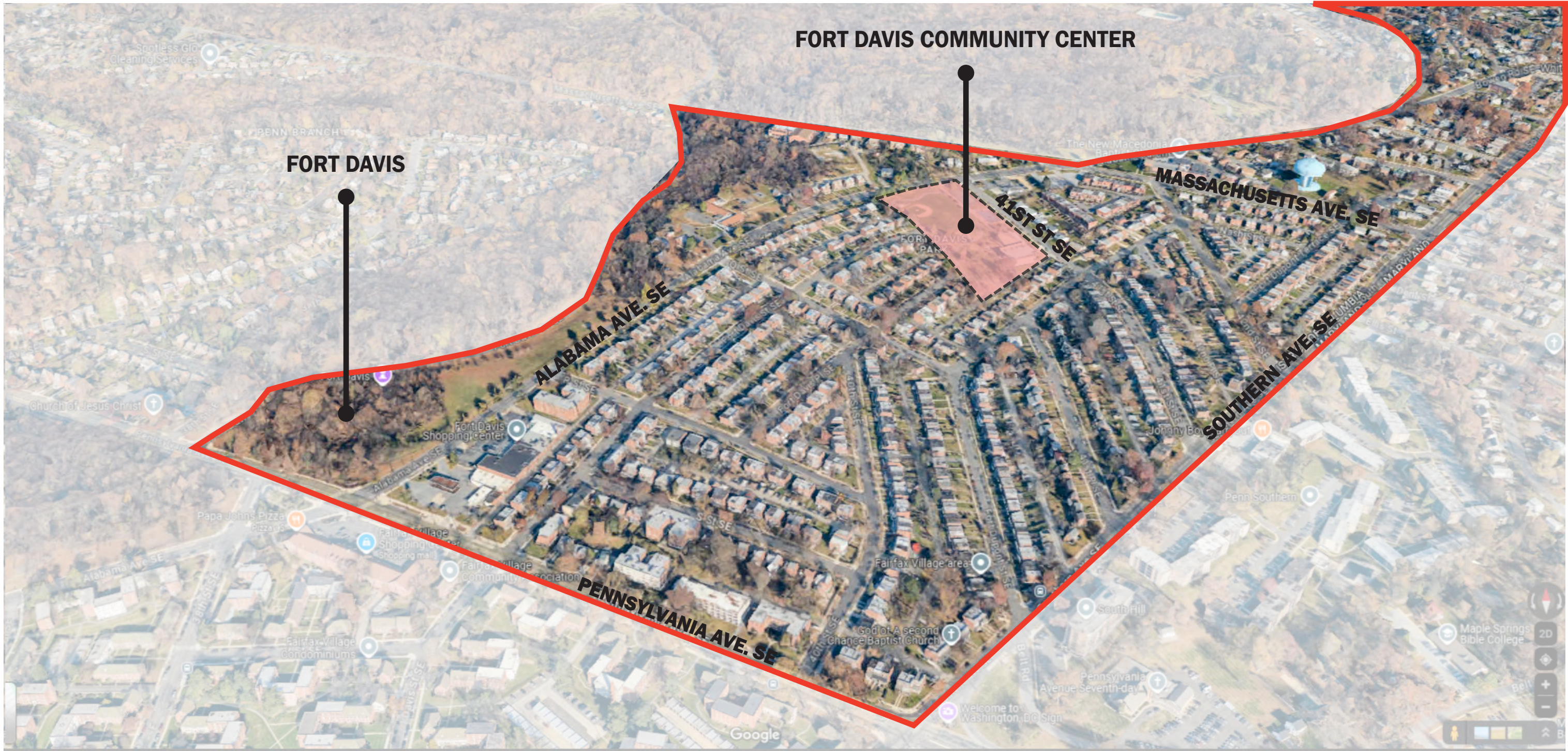
### FLOOD PLAIN

The Fort Davis Community Center site falls outside of the 100-Yr and 500-Yr flood plan according to both District Department of Energy and Environment and FEMA's Floodplain maps. Pope Branch Creek to the North East, while directed away from the Community Center site toward the Anacostia River, does contain a surrounding flood plane zone.



# Existing Building & Site

## NEIGHBORHOOD CONTEXT



FORT DAVIS PARK NEIGHBORHOOD



# Existing Building & Site

## NEIGHBORHOOD CONTEXT

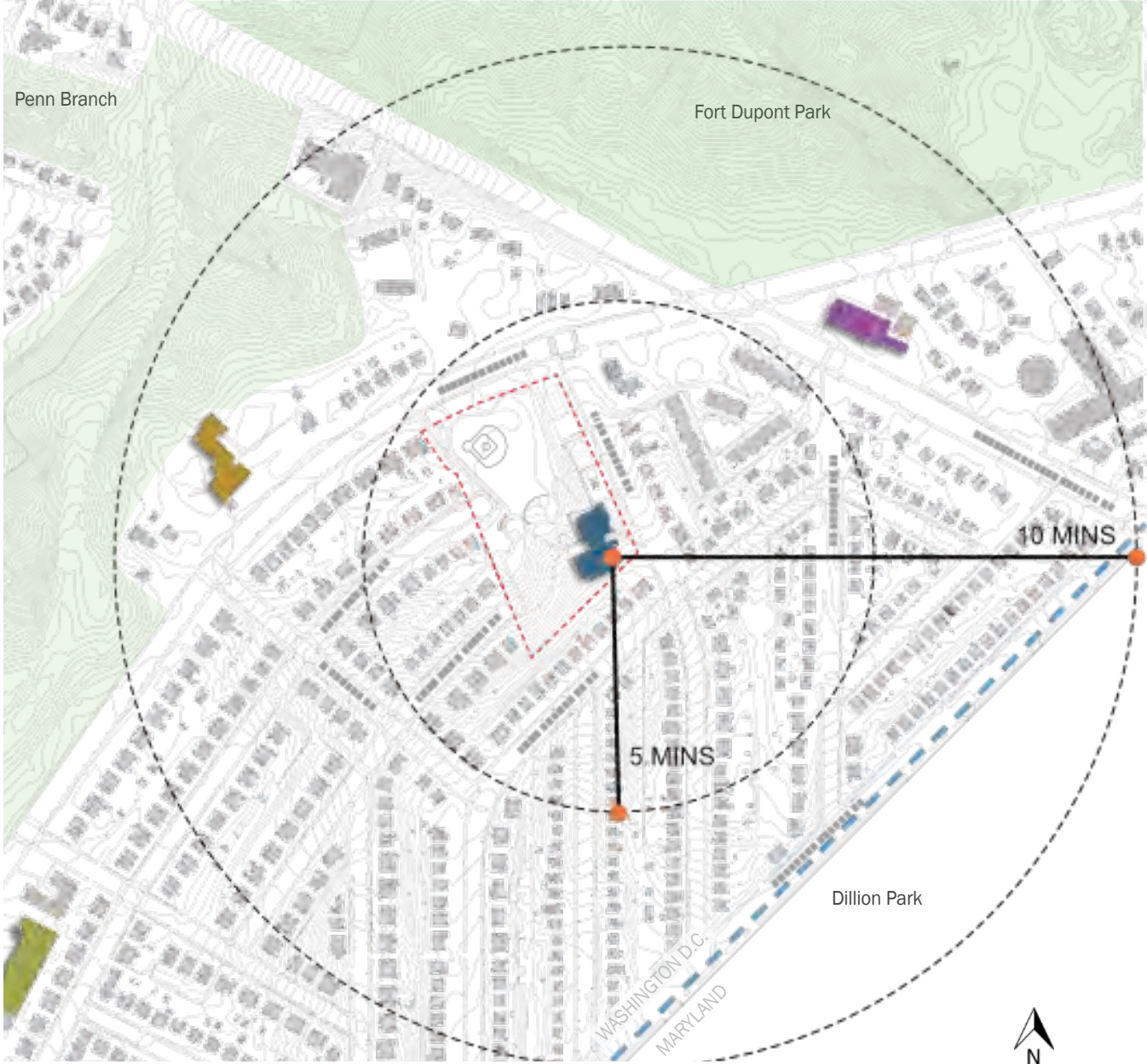
EXISTING COMMUNITY CENTER





# Existing Building & Site

## WALKING RADIUS & SITE ACCESS

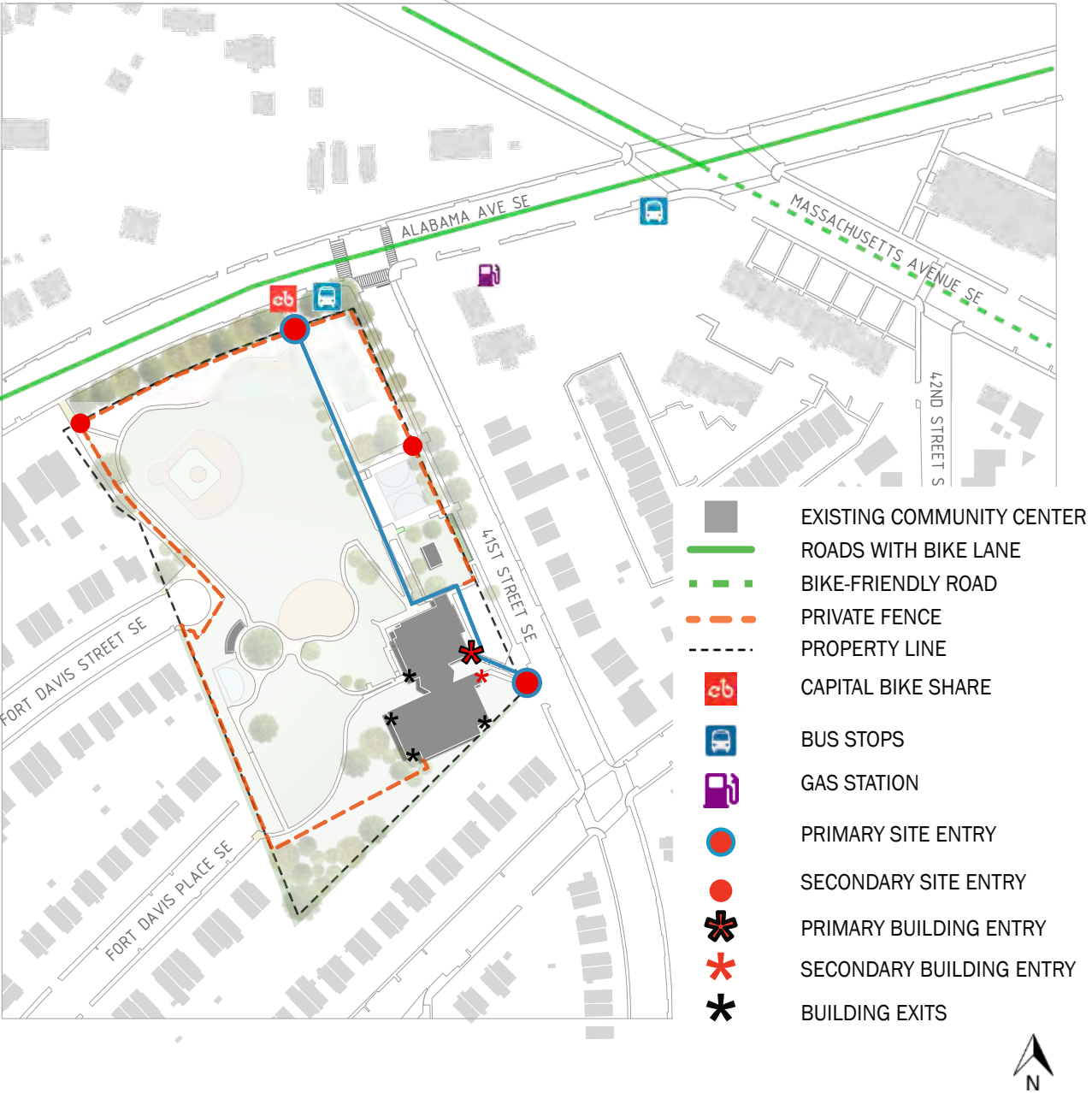


### WALKING TO THE CENTER

Based on the survey information provided by DGS/DPR, most of the users of the Fort Davis Community Center come from the East, South and West, likely due to the parks and major streets to the north.

Additionally, the community predominantly walks to the center.

- THE NEW MACEDONIA BAPTIST CHURCH
- BP GAS STATION
- DUPONT PARK SEVENTH- DAY ADVENTIST SCHOOL
- FORT DAVIS SHOPPING CENTER



### SITE ACCESS

The northern property line of the Fort Davis Community Center site has access to a bus stop, a bike share station, and a gas station providing multiple means of transportation to and from the neighborhood.

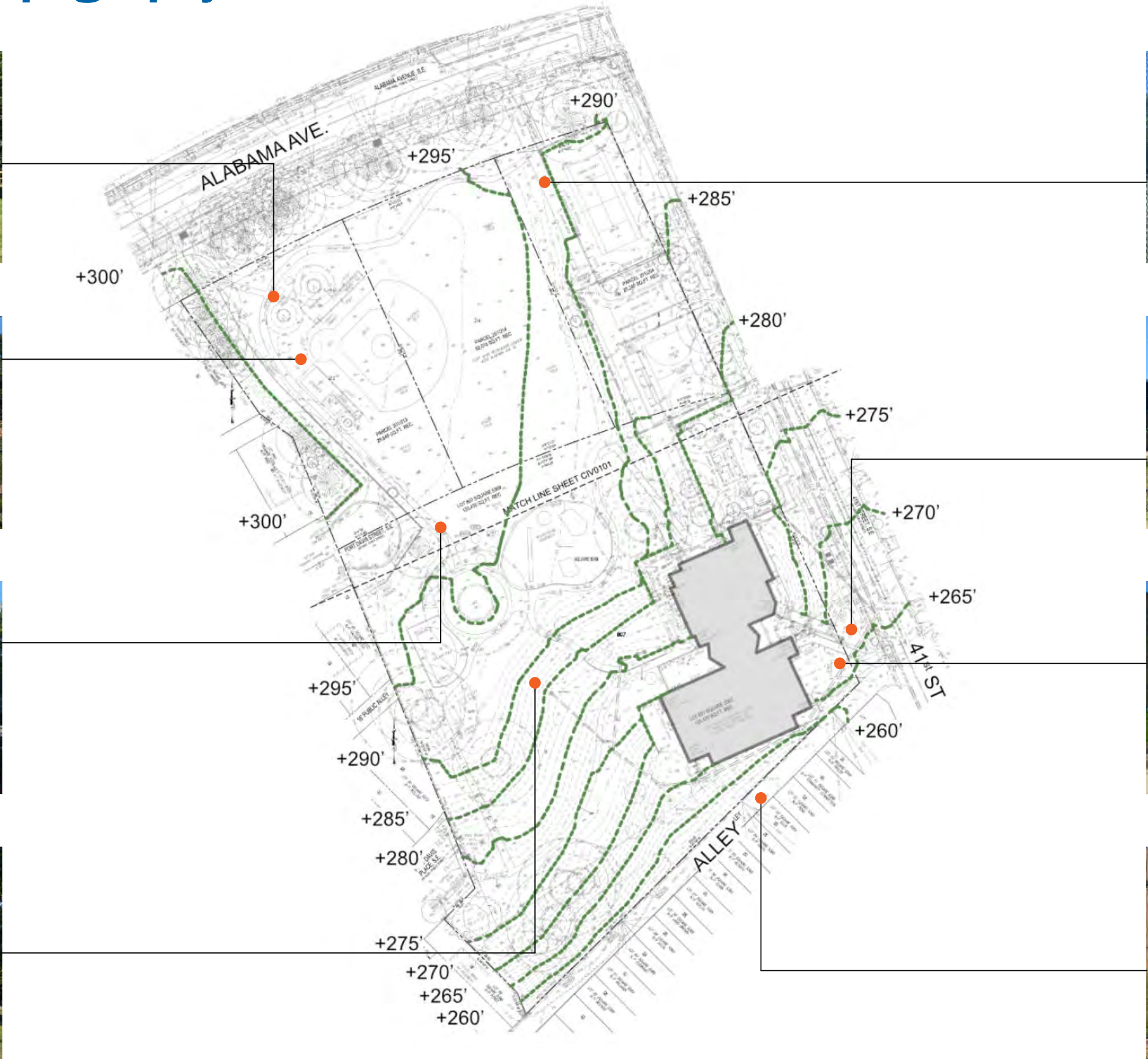
The original plan of the Community Center was purposefully set deeper in the hillside to leave the flatter areas of the site for parks and recreation.

### VEHICULAR ACCESS

While pedestrian and transit access is convenient from the north and east sides of the site, convenient and safe, but unobtrusive, access for staff parking and services must be considered. Using the adjacent alley for secure access could be of great benefit.



# Existing Site Topography





# Existing Site Topography, Section, & Elevations

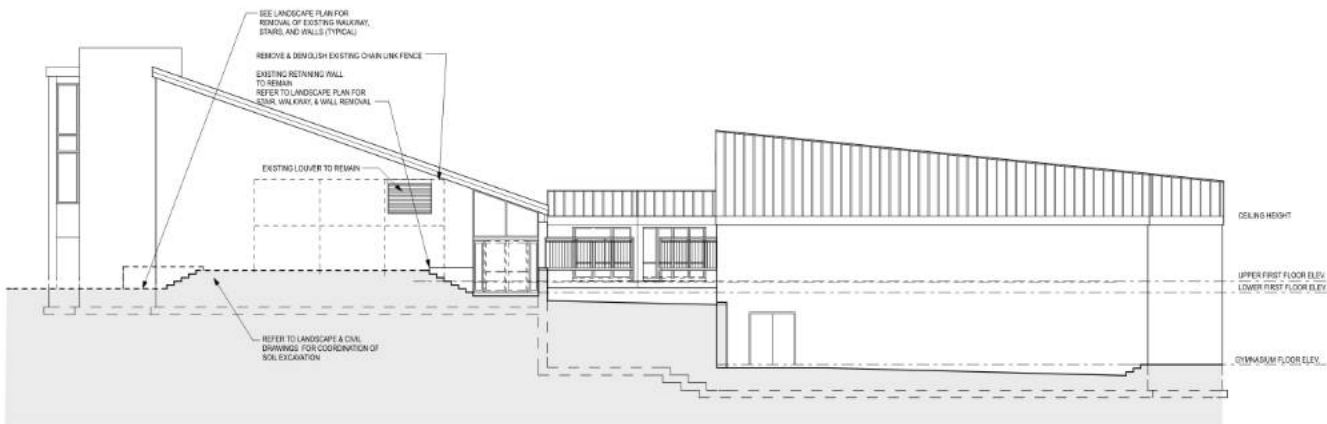
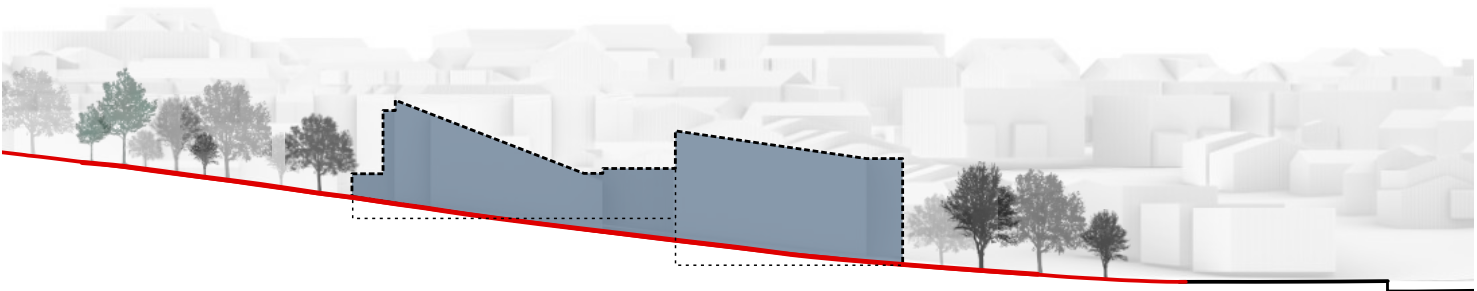
## EXISTING SITE TOPOGRAPHY



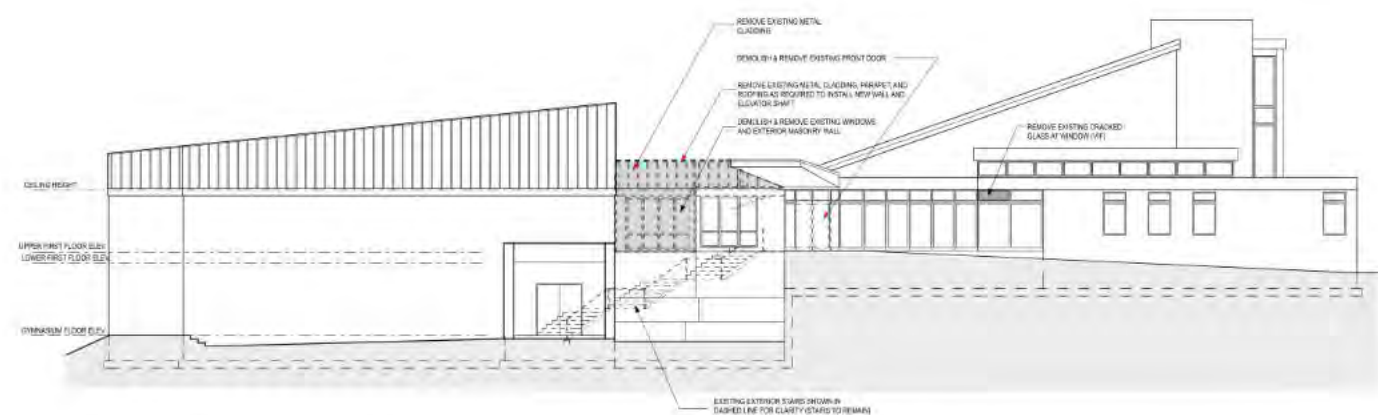
## OBSERVATIONS

The site is nestled within a neighborhood of rolling hills, and the property includes significant slope. From the crest of the site adjacent to Alabama Ave to the alley along the south, the grade drops roughly 40 feet. While the grade change presents quite a challenge, the hill provides opportunities for small gathering spaces and weaving program elements through the site.

The site has an impressive abundance of mature trees and ground cover. Currently there is limited access for services and deliveries, as well as the utility connections. The site abuts an alley and an adjacent neighborhood street that could serve as access points.



EXISTING SOUTHWEST ELEVATION



EXISTING NORTHEAST ELEVATION



# Existing Site Access

## EXISTING FENCE AND GATES PLAN



## EXISTING SITE ACCESS IMAGES



- EXISTING FENCE
- ↔ EXISTING GATES
- EXISTING JERSEY BARRIERS



# Existing Site Photos



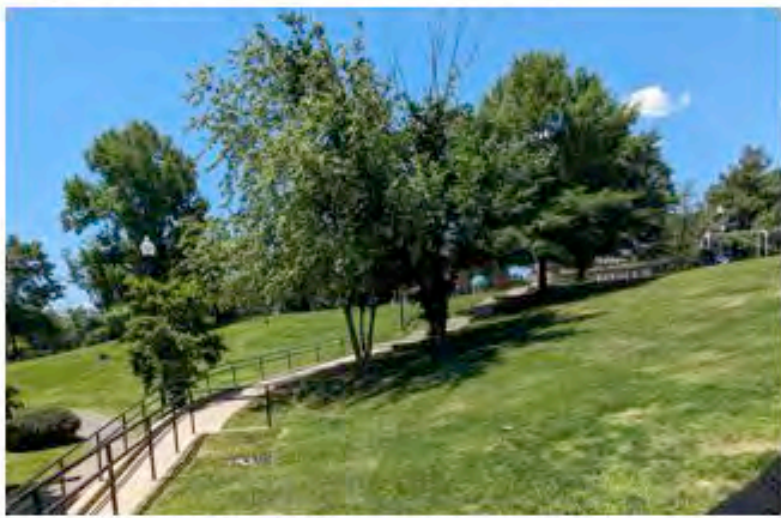
1.) ALABAMA AVE. ARRIVAL [SE]



2.) COURT CORRIDOR [NW]



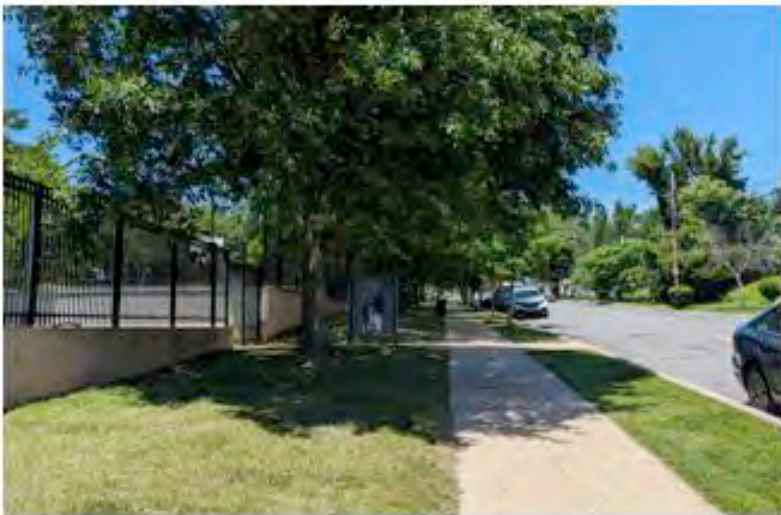
3.) BASEBALL VIEW [SE]



4.) HILLSIDE [W]



5.) PLAYGROUND [SE]



6.) 41<sup>ST</sup> STREET [NW]



# Existing Building Photos



1.) 41<sup>ST</sup> ENTRY [NW]



2.) RETAINING WALL [N]



3.) GYM ENTRY [NW]



4.) GYM ALLEY ELEVATION [N]



5.) ALABAMA AVE FACE [S]

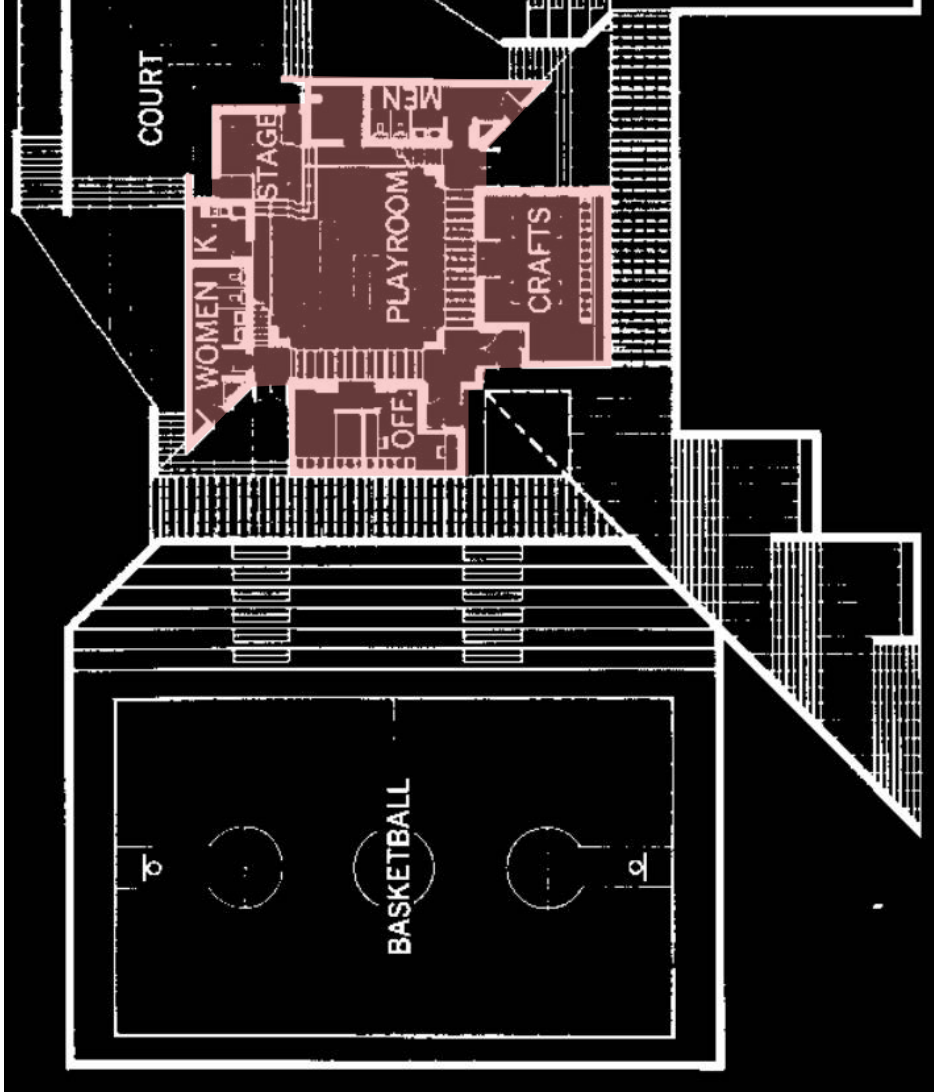


6.) PLAYGROUND TOWER [SE]

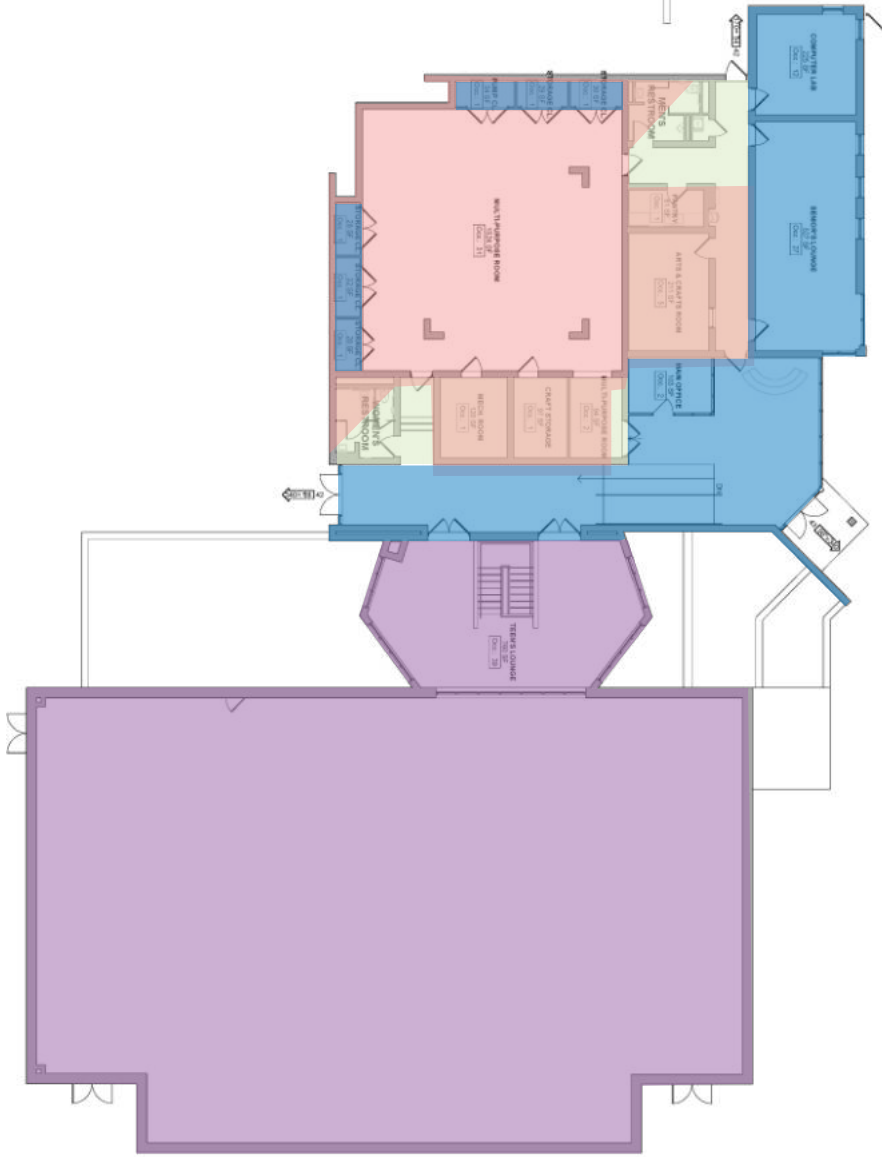


# Existing Building Analysis

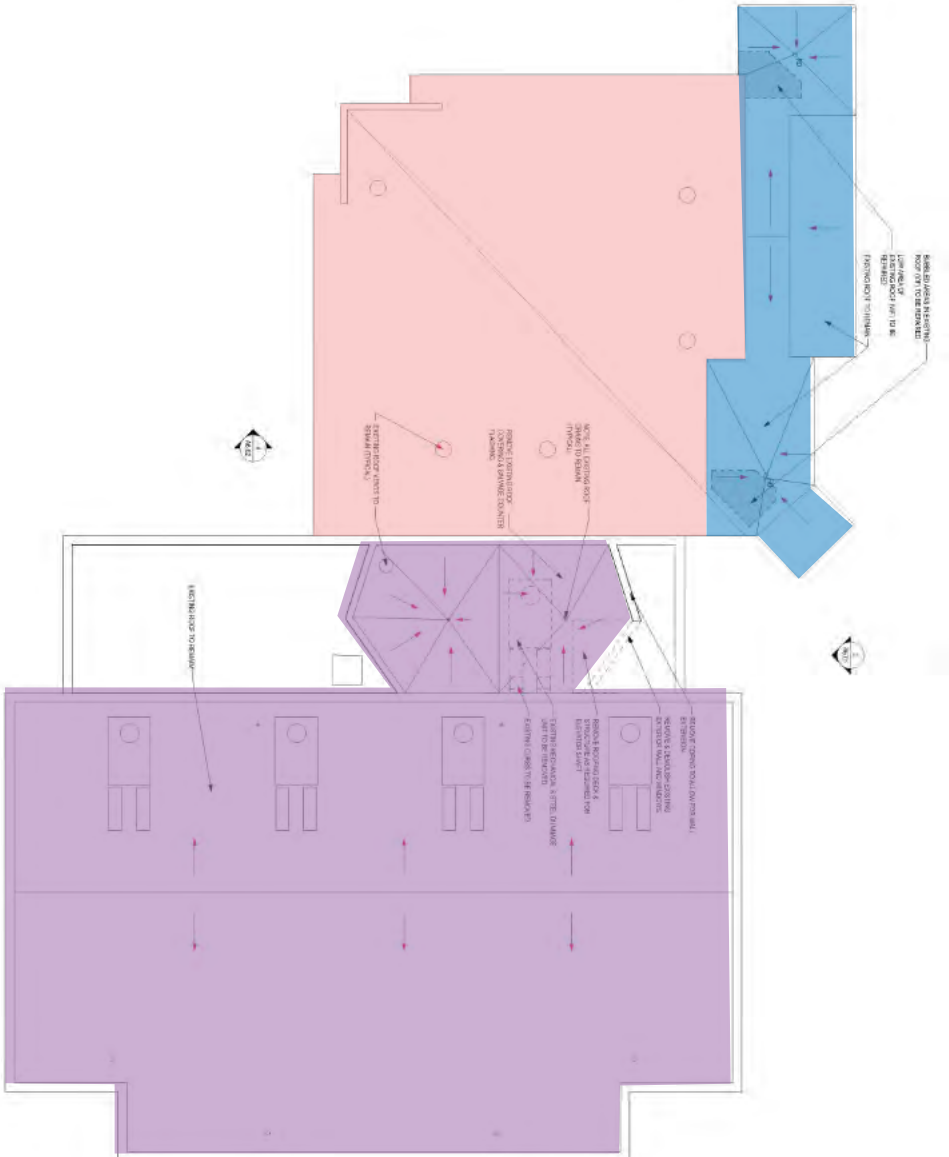
## ADDITION, MODIFICATION, AND INFILL ANALYSIS



ORIGINAL FLOOR PLAN



CURRENT EXISTING SECOND FLOOR PLAN



CURRENT EXISTING ROOF PLAN

- 1969 Design
- Early 1990s Modification
- Early 1990s Addition
- Early 2000s Infill

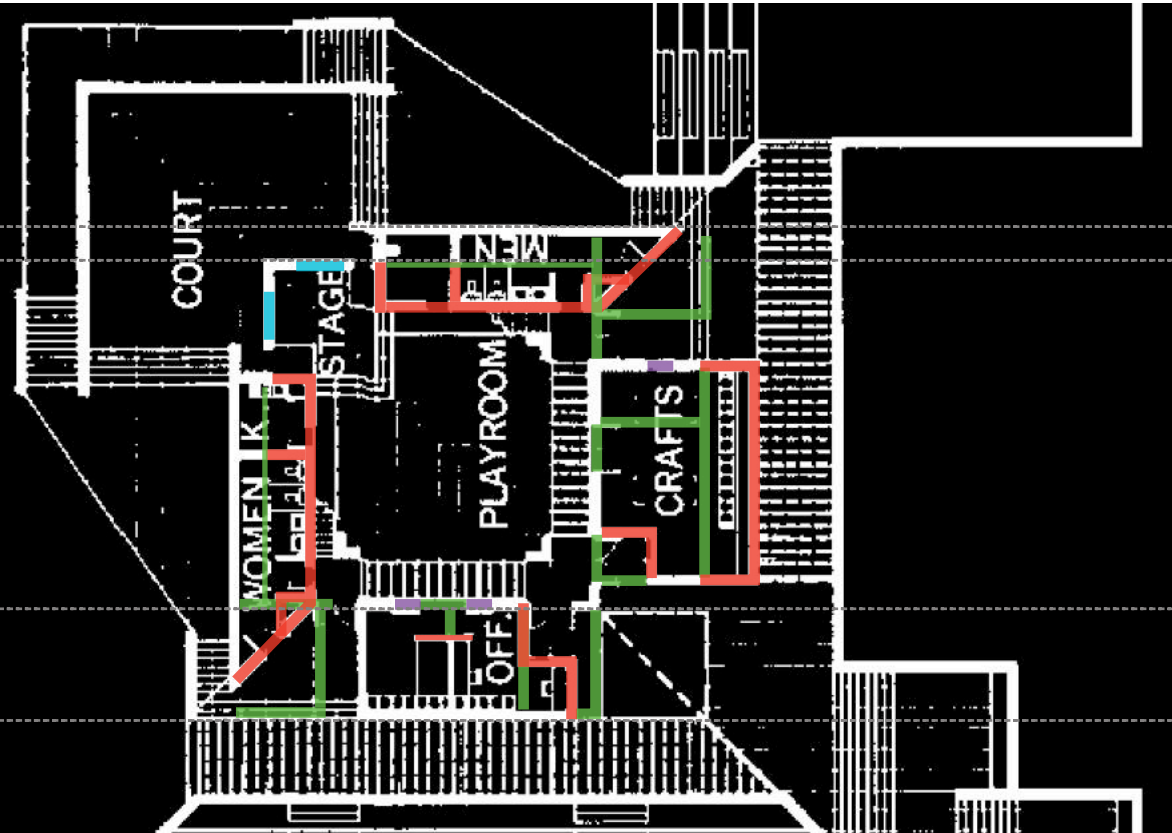
2016 Permit Approval for Renovation - Canceled  
2018 Permit Approval for Renovation - Canceled

(Over 23 different permits dating back to 2003 according to DC's SCOUT)

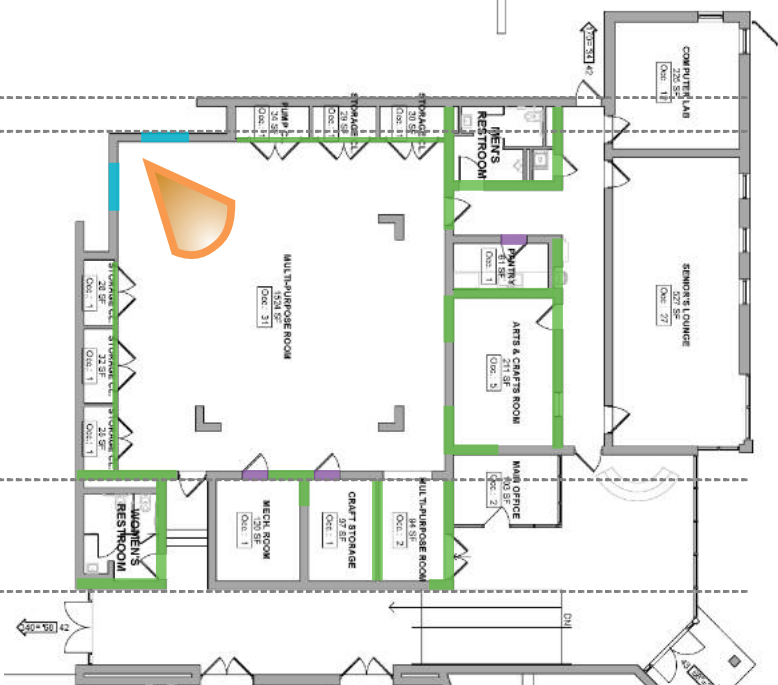


# Existing Building Analysis

## ADDITION, MODIFICATION, AND INFILL ANALYSIS



ORIGINAL SECOND FLOOR PLAN



CURRENT EXISTING SECOND FLOOR PLAN

- Original walls that have been demolished
  - Infilled walls added adjacent to original walls
  - Punched openings in original walls
  - Potential punch openings for windows
- Only limited walls from the original building are still remain.

Original stage and steps were demolished

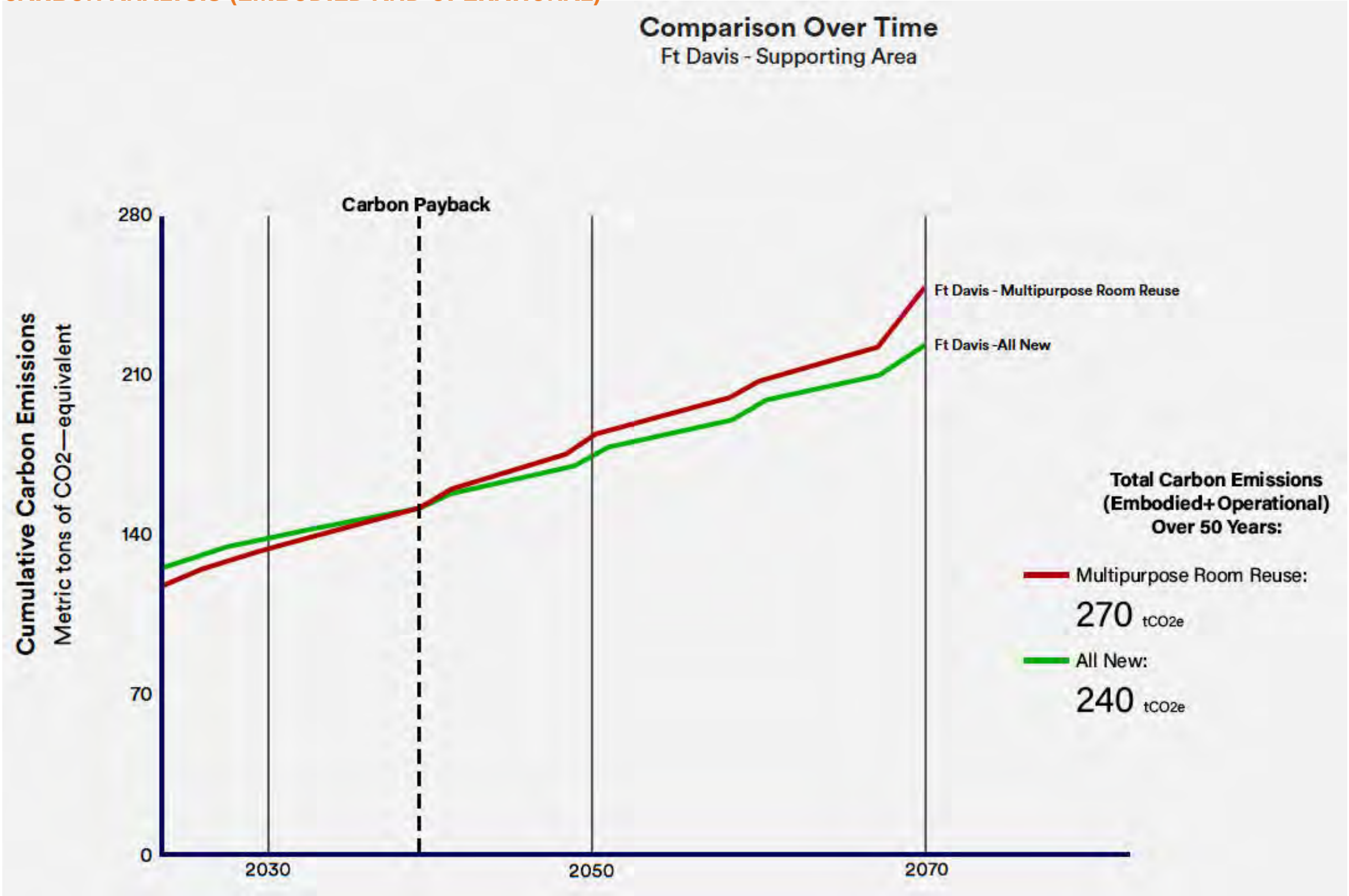
Original stairs were demolished





# Existing Building

## CARBON ANALYSIS (EMBODIED AND OPERATIONAL)



This chart compares the total carbon emissions (embodied and operational) for reusing the multipurpose room versus constructing a completely new room over a 50-year period. Although the embodied carbon for the new construction is higher from day one, when accounting for operational carbon, the overall emissions will be greater for the reuse scenario. Increased thermal bridging and air infiltration in the multipurpose room reuse scenario will raise the energy usage of the building, resulting in higher operational carbon emissions. Additionally, the reuse scenario will require spray foam insulation and furring out the walls to meet the Net Zero Energy goals of the project, which will further reduce the embodied carbon savings of the reuse option.



# Existing Building & Site - Summary



## ADAPTIVE REUSE SUMMARY

After discussions, site visits with CFA Staff, and design iterations, it is of the opinion of both the Design-Build team and Ownership that a new building is the best path forward.

While the adaptive reuse of historic design, such as the original 1969 design by Hartman Cox is a noble pursuit, the pieces left by previous additions, infills, and demolition have left Ownership with a less than ideal edifice that dividing, punching holes in, and burying with insulation would only further erode the original design intent.

In the following section, the design team has enhanced the previously submitted design of a new building by applying the comments from the CFA Commissioners, the subsequent CFA Staff meetings, and the lessons learned from the adaptive reuse study.





### **3. SITE & FLOOR PLAN UPDATES**



# New Building Design

## DESIGN PRINCIPLES



- 1** The design supports a city front and a park front; both are important



- 2** Interior program spaces have actual and/or visual connection with exterior spaces and program areas



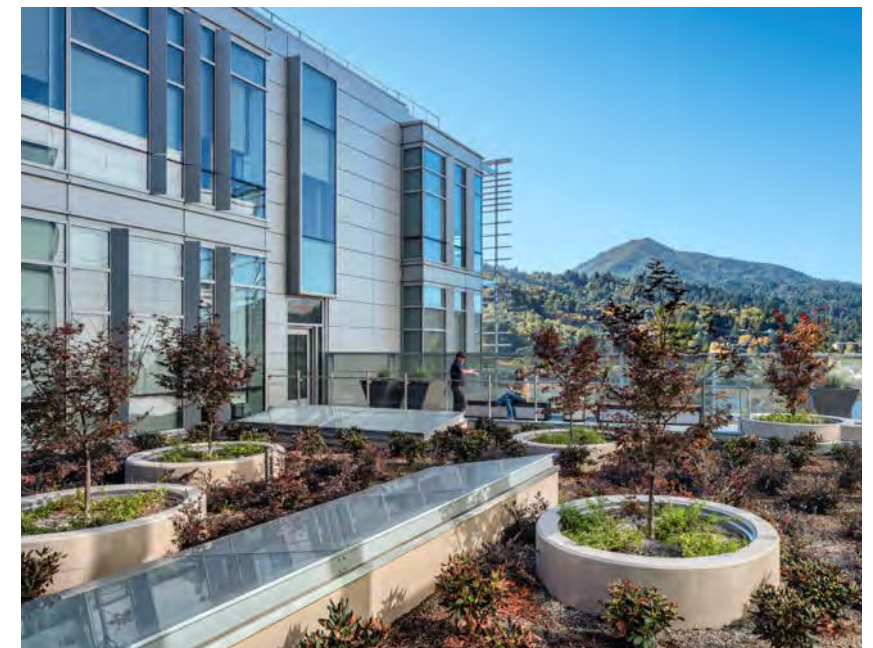
- 3** Public area of the building is welcoming and can be used for community display and/or activities



- 4** Building entry is visible, scaled to be seen as “public” and located in a safe and accessible location



- 5** Exterior landscaping is varied, easy to maintain and organized to support “placemaking”



- 6** Building and site is organized to minimize adverse views



# New Building Design

## SITE CONCEPT - CITY AND GARDEN

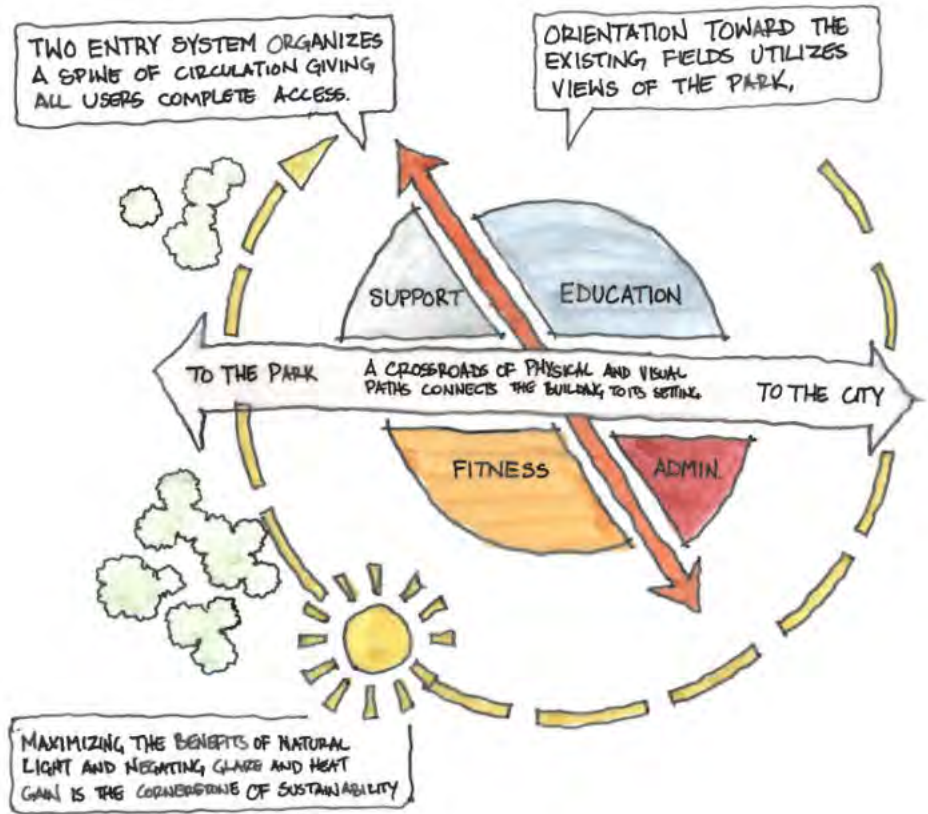


### CONCEPT

After years of renovations, additions, and changes the existing building has turned it's back on the park while simultaneously poorly engaged the community and neighborhood.

The new community center seeks to address and welcome neighbors with a civic front, while in unison inviting the community into the park with visual and physical connections.

Amplified by the shaping of the landscape, locations of new entrance ramps, and glass corridors, that give clear views through the building into the hillside, the new building seeks to greet the neighborhood and celebrate the park.





# Proposed Site Plan - Site Updates



## LANDSCAPE PRECEDENT IMAGES



TERRACED LANDSCAPE WALLS AND MONUMENTAL STAIRS



PAVING WITH SITTING BOULDERS AND SPIRAL MOTIF



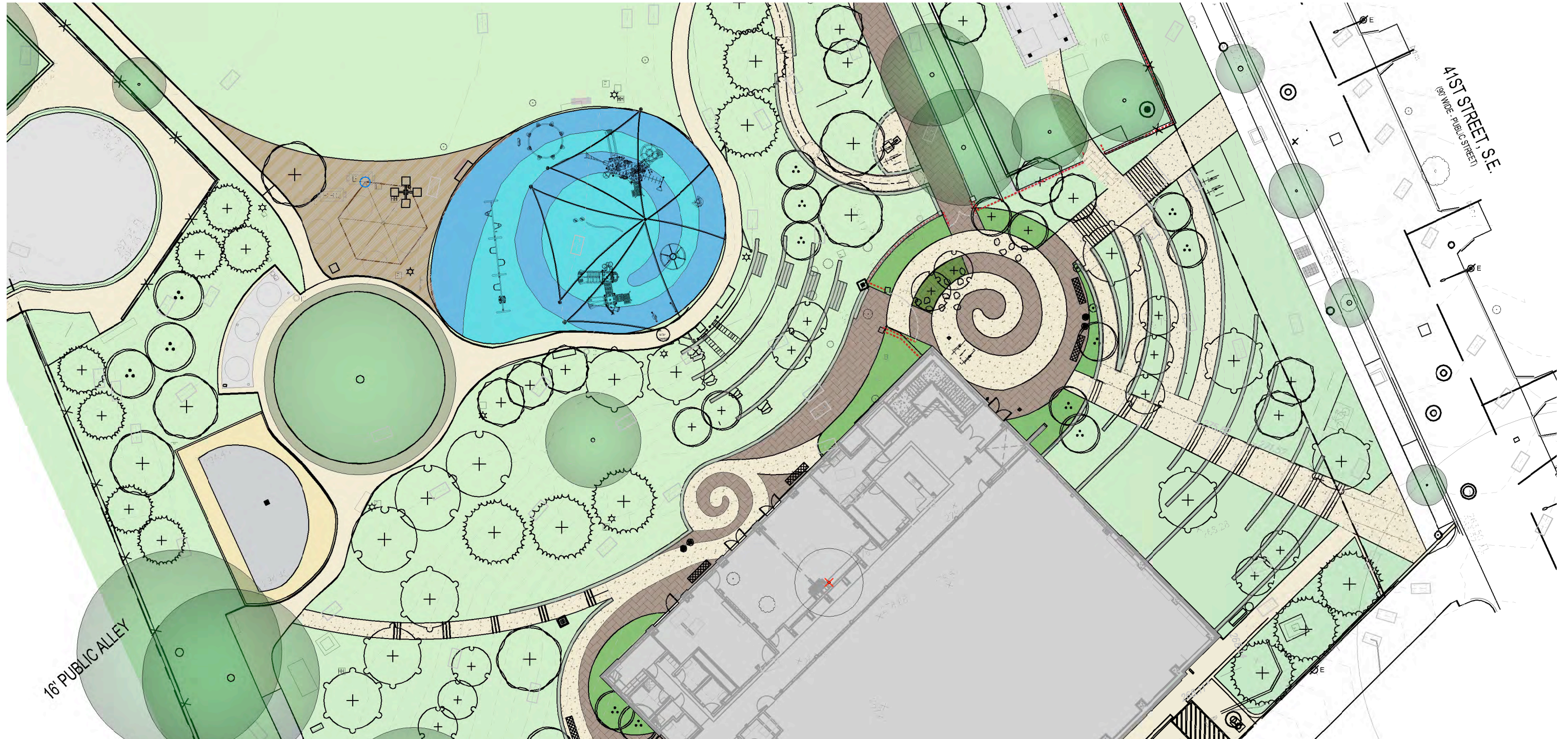
HILLSIDE SLIDE WITH POTENTIAL CLIMBING STUMPS AND BOULDERS



# New Building Design - Site Updates

## PLAZA DESIGN

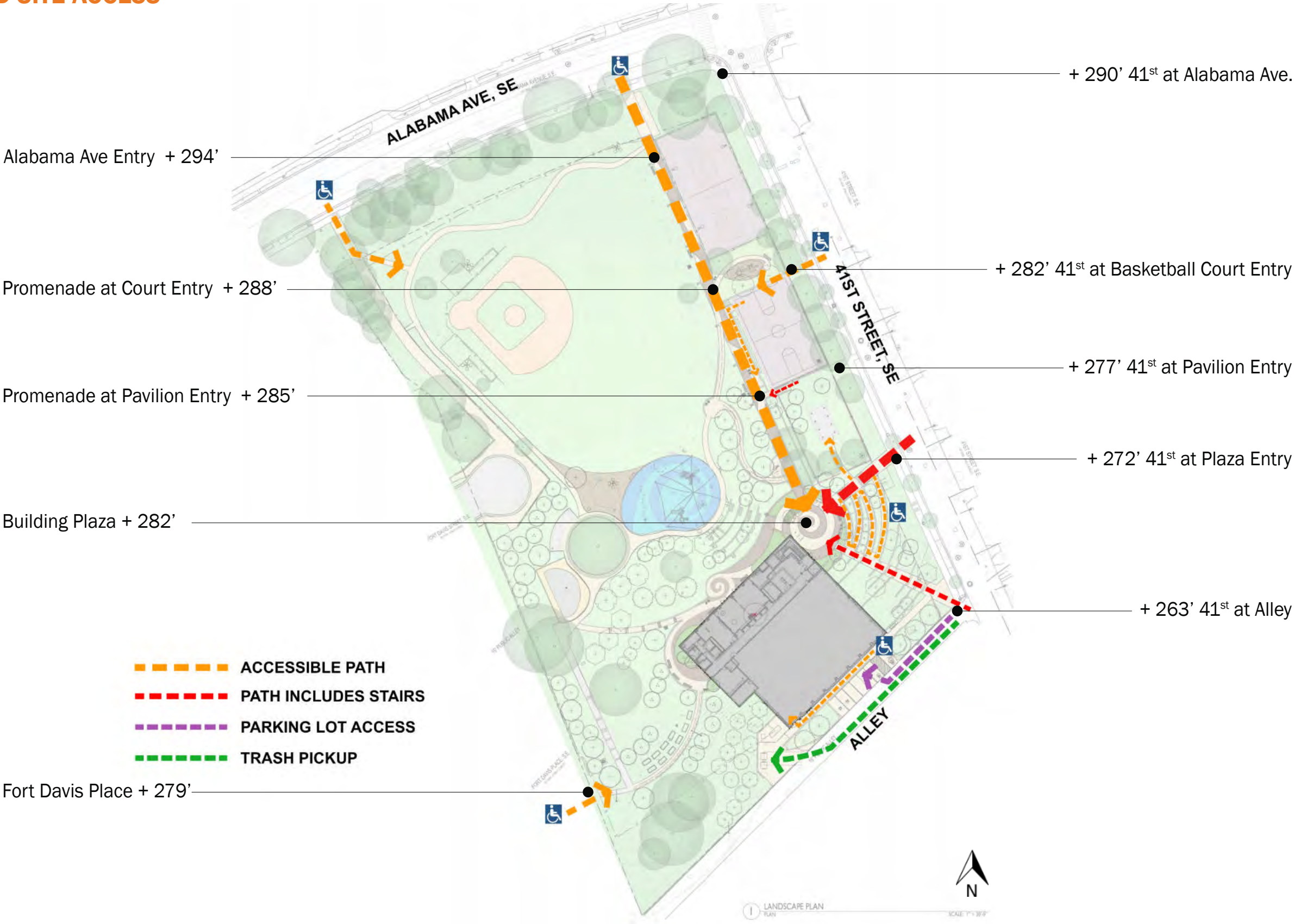
CFA Board commented that plaza was shown as a large open concrete plaza. The current design has broken up the massive plaza into smaller spaces for a variety of programming.





# New Building Design - Site Updates

## PROPOSED SITE ACCESS





# New Building Design - Site Updates

## PROPOSED SITE CIRCULATION





# New Building Design - Site Updates

## PERIMETER SECURITY & CIRCULATION

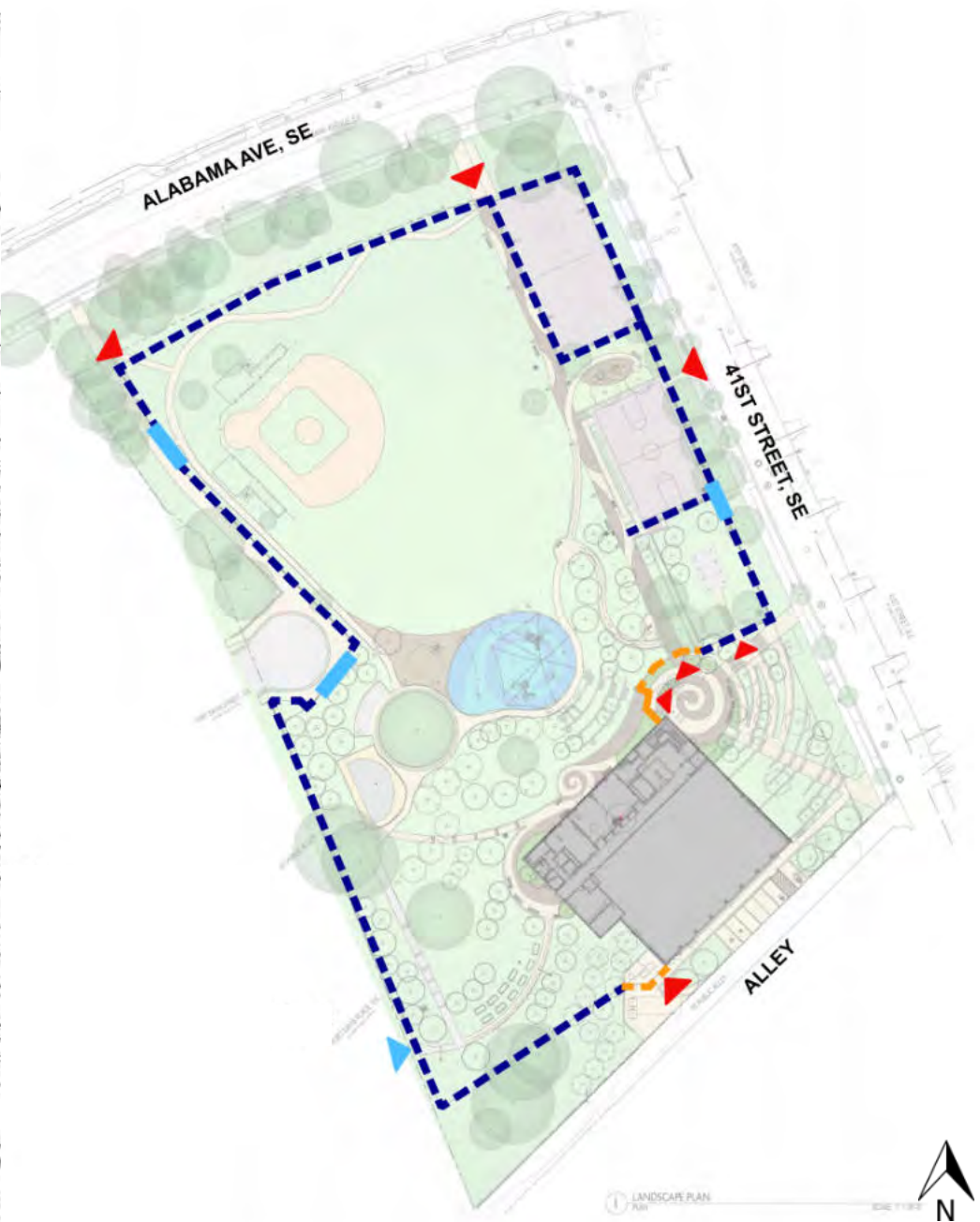
During October presentation to CFA board, Commissioner Moore reference “Parks without Borders” and recommended studying the possibility of removal of site barriers and obstacles as a way to reconnect the community. After reviewing possibilities and gaining community and the Department of Parks and Recreation input, the design team is implementing some of the parks without borders strategies, such as widening entrances, repairing paving, and adding distinctive pavement, adding plantings, and updating some site furnishings.

However, the Department of Parks and Recreation does not, at the time, desire to remove site fencing in its entirety, but has agreed to open the entry plaza section for access directly to the front entry of the building.

CURRENT



PROPOSED



- EXISTING FENCE TO REMAIN
- PROPOSED NEW FENCE
- ▲ GATE
- EXISTING BLOCKED GATE TO BE REPLACED WITH FENCE
- ▲ EXISTING BLOCKED GATE TO BE REOPEN
- ✕ EXISTING BLOCKED GATE

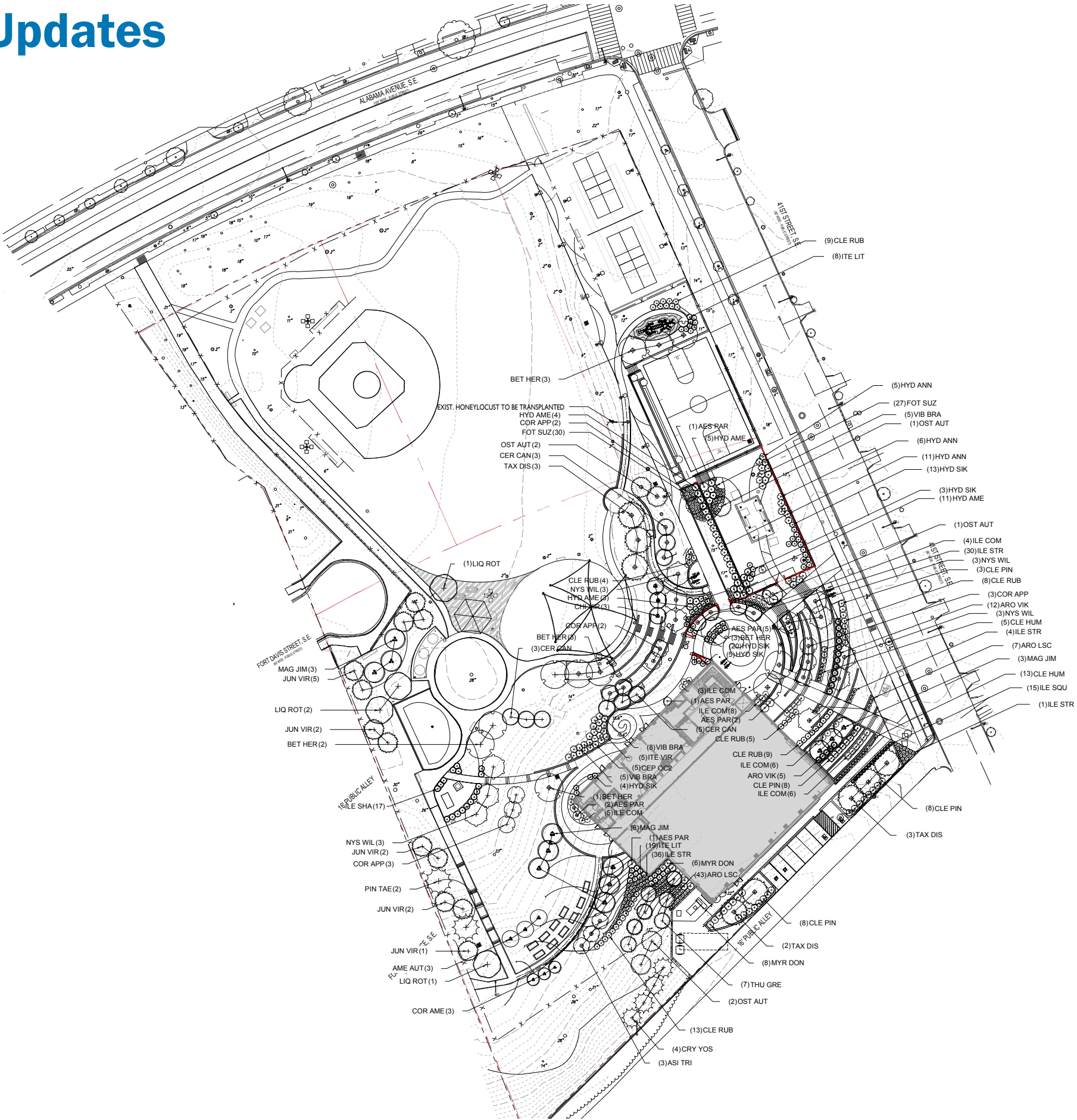


# New Building Design - Site Updates

## PLANTING PLAN

SCHEDULE FULL SITE

QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	REMARKS	
3	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	10-12'	B&B	Multi-Trunk	
3	Asimina triloba / Pawpaw	10-12'	B&B	Full	
12	Betula nigra 'Cully Improved' / Heritage® Improved River Birch	2.5-3" cal.	B&B		
15	Cercis canadensis / Eastern Redbud	8-10'	B&B		
3	Chionanthus virginicus / White Fringetree	8'-10' multi-trunk	B&B	Multitrunk	
10	Cornus florida 'Appalachian Spring' / Appalachian Spring Dogwood	8'-10'	B&B		
3	Corylus americana / American Hazelnut	8-10'	Cont. or B&B		
4	Cryptomeria japonica 'Yoshino' / Yoshino Japanese Cedar	14-16'	B&B		
12	Juniperus virginiana / Eastern Redcedar	10-12'	B&B		
4	Liquidambar styraciflua 'Rotundiloba' / Round-Lobed Sweet Gum	2.5-3" cal.	B&B		
12	Magnolia virginiana 'Jim Wilson' / Moonglow® Sweetbay Magnolia	10-12' Multi-Trunk	B&B		
12	Nyssa sylvatica 'Wildfire' / Wildfire Black Tupelo	2.5-3" cal.	B&B		
6	Ostrya virginiana 'Autumn Treasure' / Autumn Treasure American Hophornbeam	10-12'	B&B		
2	Pinus taeda / Loblolly Pine	2.5-3" cal.	B&B		
8	Taxodium distichum / Bald Cypress	2.5-3" cal.	B&B		
7	Thuja standishii x plicata 'Green Giant' / Green Giant Arborvitae	10-12'	B&B		
12	Aesculus parviflora / Bottlebrush Buckeye	3'-4'	Cont.		
50	Aronia melanocarpa 'UCONNAM165' / Low Scape Mound Black Chokeberry	18-24"	Cont.		
17	Aronia melanocarpa 'Viking' / Viking Black Chokeberry	30-36"	Cont.		
5	Cephalanthus occidentalis 'Sugar Shack' / Sugar Shack Buttonbush	30-36"	Cont.		
27	Clethra alnifolia 'Pink Spires' / Pink Spires Summersweet	30-36"	Cont.		
48	Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet	24-30"	Cont.		
19	Clethra alnifolia 'Sixteen Candles' / Sixteen Candles Summersweet	30-36"	Cont.		
57	Fothergilla gardenii 'Suzanne' / Suzanne Dwarf Fothergilla	18-24"	Cont.		
22	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	30-36"	Cont.		
24	Hydrangea quercifolia 'Amethyst' / Amethyst Oakleaf Hydrangea	30-36"	Cont.		
45	Hydrangea quercifolia 'Sike's Dwarf' / Sike's Dwarf Oakleaf Hydrangea	24-30"	Cont.		
32	Ilex glabra 'Compacta' / Compact Inkberry	30-36"	Cont.		
89	Ilex glabra 'ILEXFARROWTRACEY' / Strongbox® Inkberry Holly	18-24"	Cont.		
15	Ilex glabra 'SMNIGLA' / Squeeze Box™ Inkberry Holly	24-30"	Cont.		
17	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	30-36"	Cont.		
5	Itea virginica 'Henry's Garnet' / Henry's Garnet Sweetspire	30-36"	Cont.		
26	Itea virginica 'Sprich' / Little Henry® Sweetspire	24-30"	Cont.		
14	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Southern Wax Myrtle	30-36"	Cont.		
24	Viburnum nudum 'Brandywine' / Brandywine Viburnum	30-36"	Cont.		
QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION	SPACING	REMARKS
VERS 18	Rudbeckia fulgida / Black-eyed Susan	1 gal.	Cont.	18" o.c.	





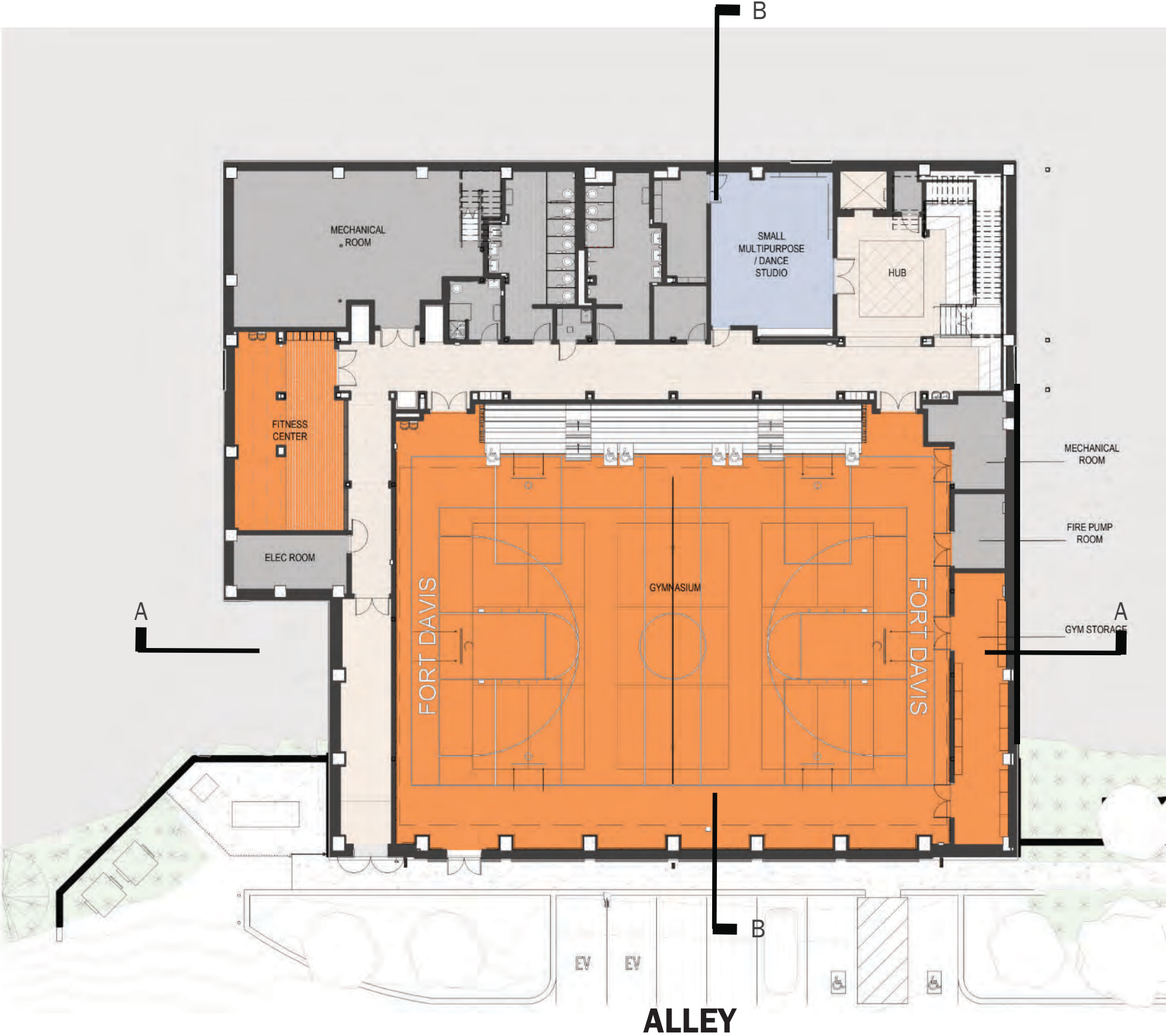
## CONCEPT PLANT SCHEDULE FULL SITE

# Updates



# New Building Design - Final

## FIRST FLOOR PLAN



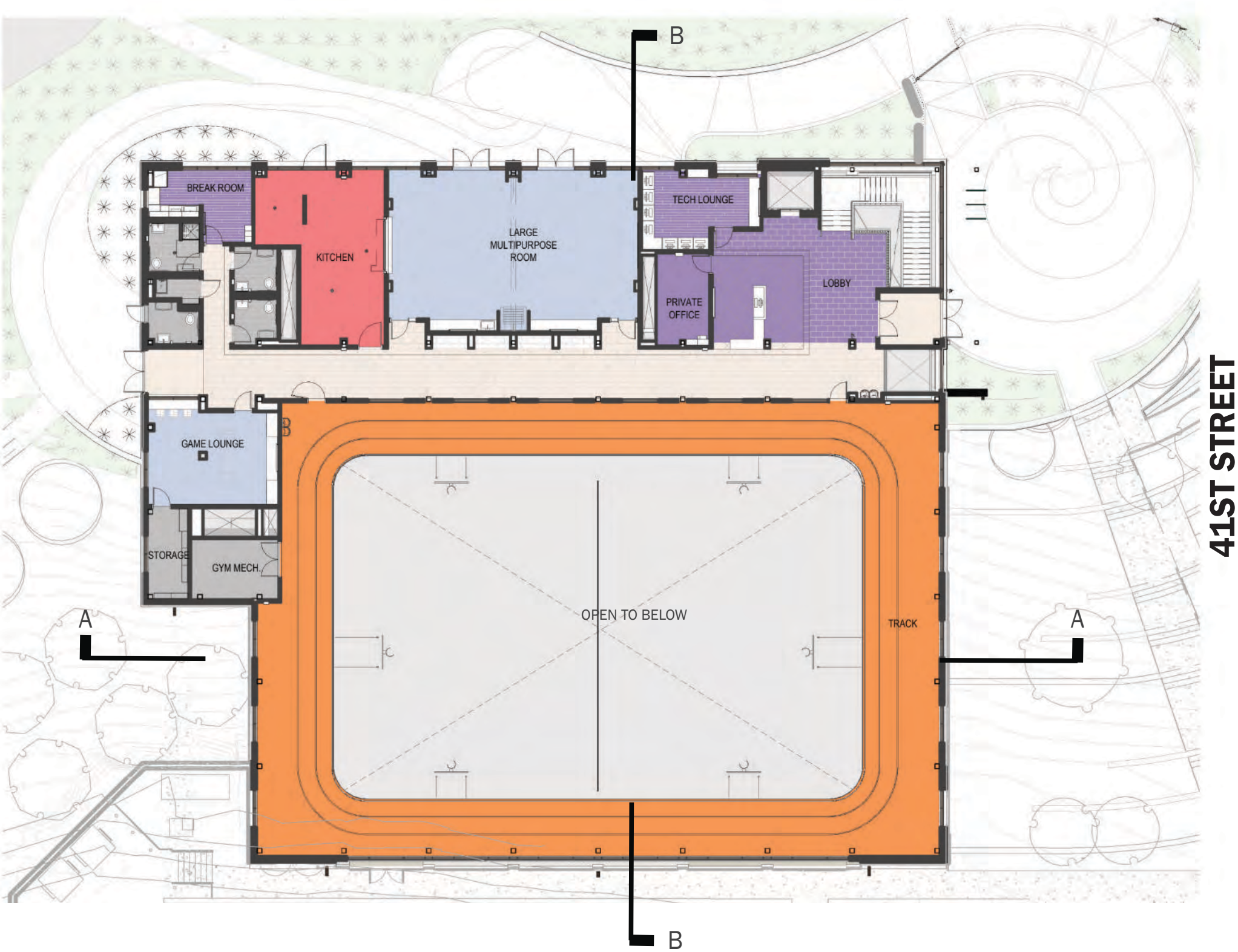
### DEPARTMENT

- Admin
- Building Services
- Circulation
- Fitness
- Kitchen
- Learning



# New Building Design - Final

## SECOND FLOOR PLAN



1" = 20'-0"

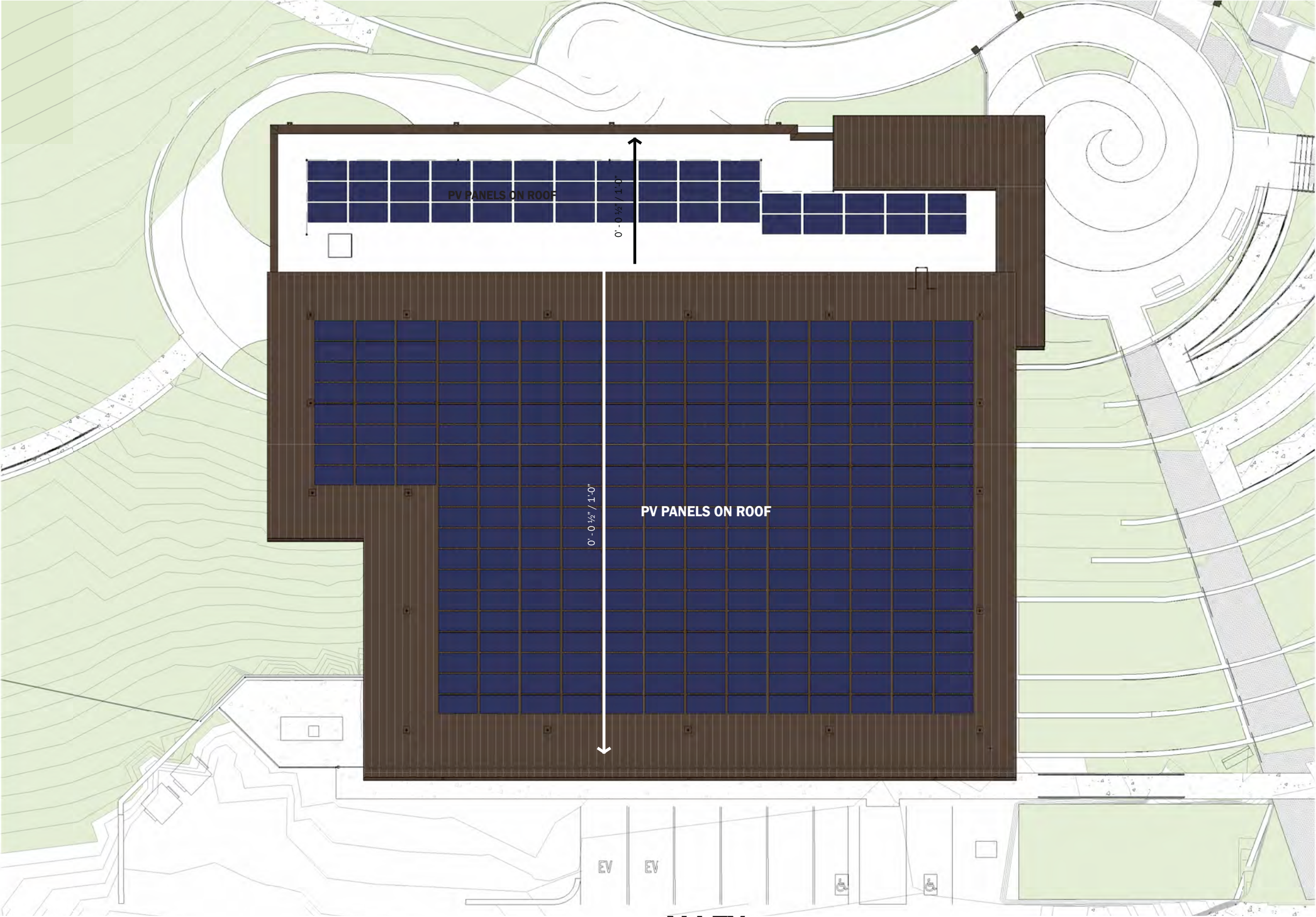


- DEPARTMENT
- Admin
  - Building Services
  - Circulation
  - Fitness
  - Kitchen
  - Learning



# New Building Design - Final

## ROOF PLAN



1" = 20'-0"

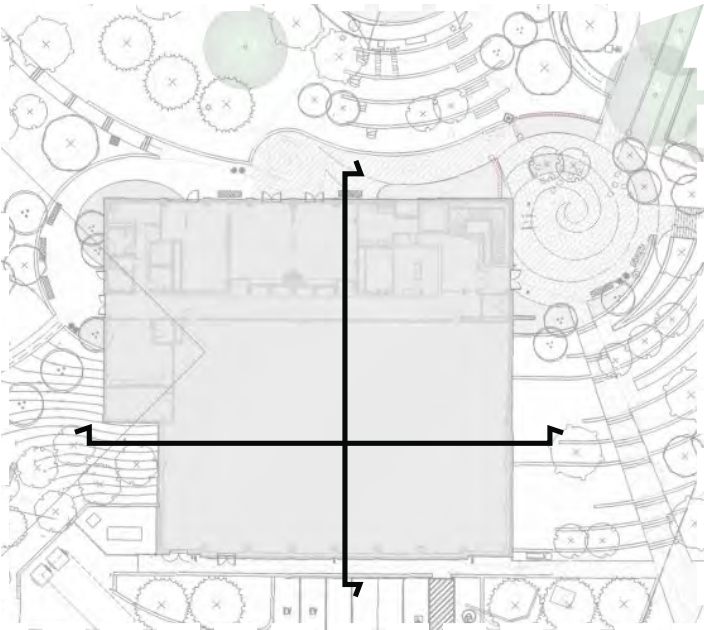




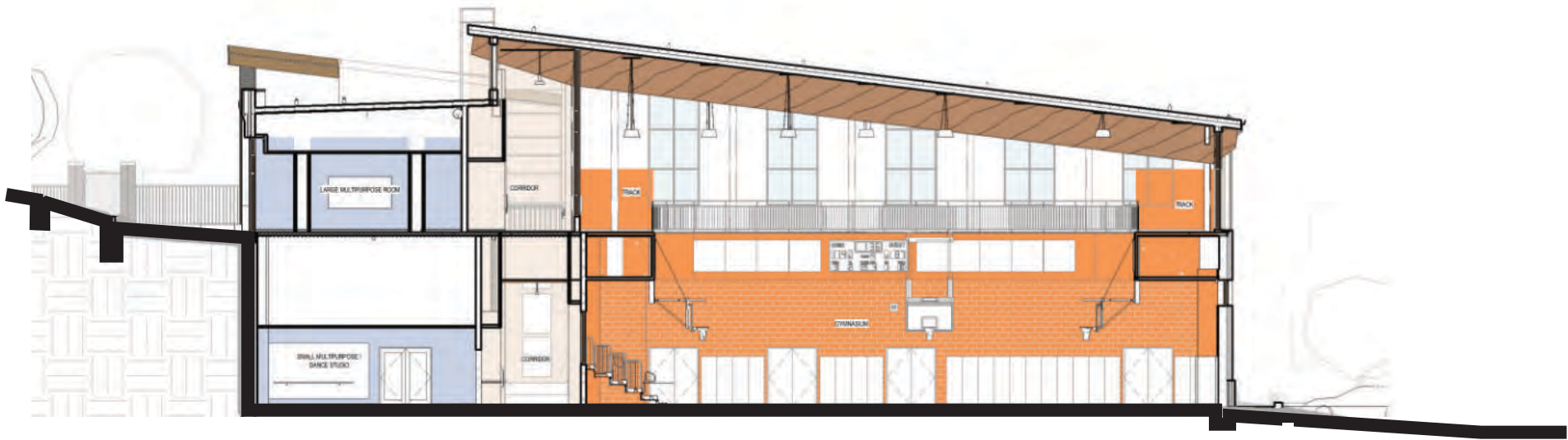
# New Building Design - Sections



41ST ST



BUILDING SECTION A 1" = 20'-0"



ALLEY

BUILDING SECTION B 1" = 20'-0"





## **4. EXTERIOR DESIGN UPDATES**



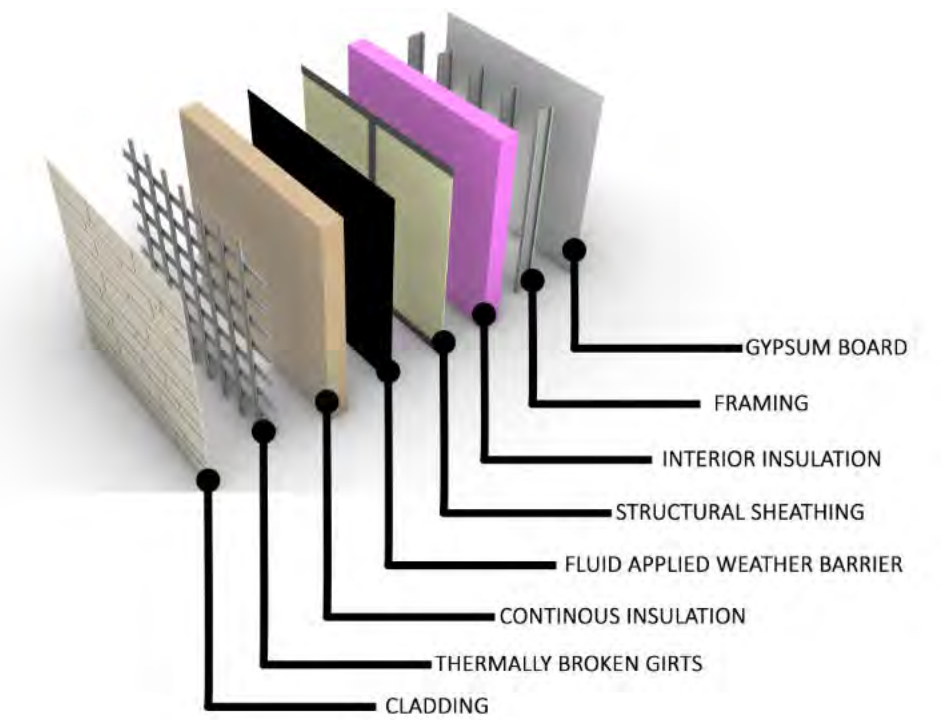
# Facade Design Principles

The exterior building design will utilize the overall design principles and implement them as strategies for the exterior envelope, the building facade, and connection to the urban context.

The building’s envelope must satisfy the goals of the interior learning environments, the energy performance goals of the project, and contribute in a meaningful way to both the streetscapes and the community assets in its Fort Davis’ neighborhood.

Cladding systems, such as Fiber Cement, Wood Panel Rainscreen, and veneer masonry will be used to maximize thermal continuity and waterproofing.

- 1 The design supports a city front and a park front; both are important
- 2 Interior program spaces have actual and/or visual connection with exterior spaces and program areas
- 3 Public area of the building is welcoming and can be used for community display and/or activities
- 4 Building entry is visible, scaled to be seen as “public” and located in a safe and accessible location
- 5 Exterior landscaping is varied, easy to maintain and organized to support “placemaking”
- 6 Building and site is organized to minimize adverse views (adjacent alley, etc.)





# Exterior Design

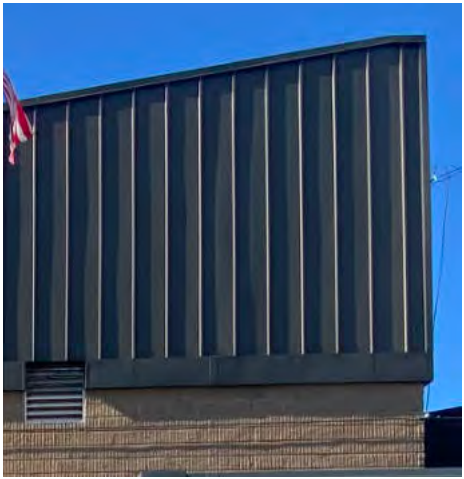
## EXISTING SURROUNDING MATERIALS



STRIATED CONCRETE BLOCK



EXPOSED WOOD



METAL PANEL



The existing Community Center building is primarily striated split concrete block, metal panel, window system with some exposed wood. The design of the new center will take these elements as inspiration in creation of the new exterior cladding systems, while simultaneously rooting the exterior materials in tactile site related elements that evoke the Fort Davis history.

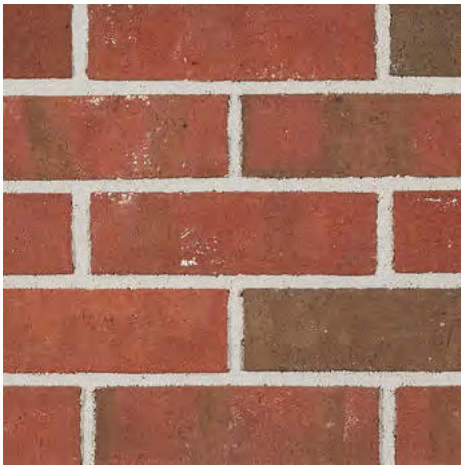


# Exterior Design

## EXTERIOR MATERIAL SELECTIONS



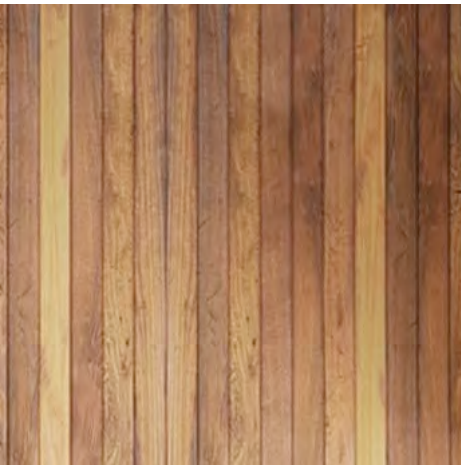
DARK BRICK (UTILITY SIZE)



RED BRICK (MODULAR SIZE)



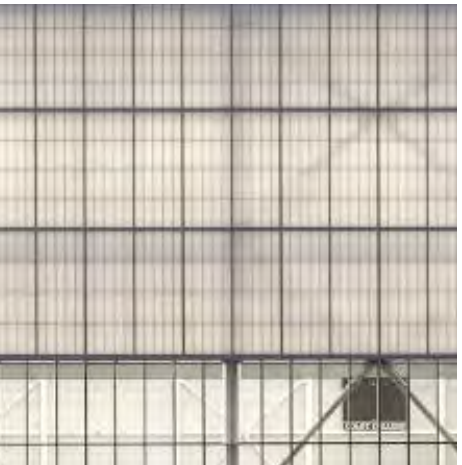
FIBER CEMENT PANEL



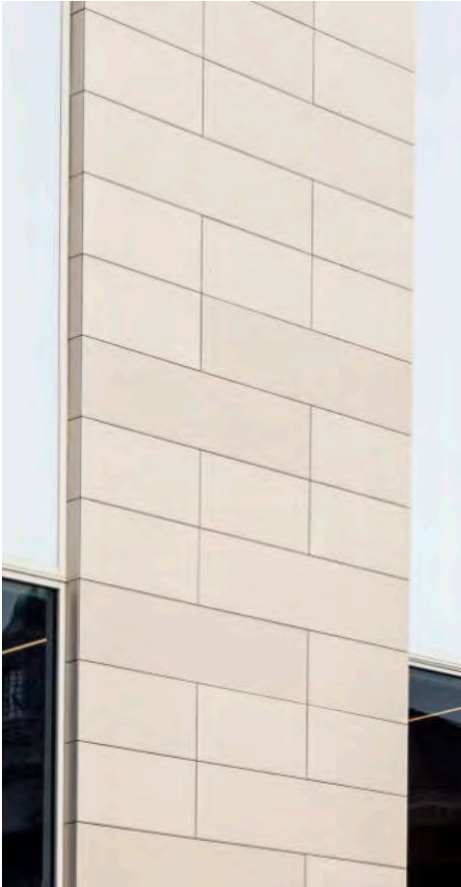
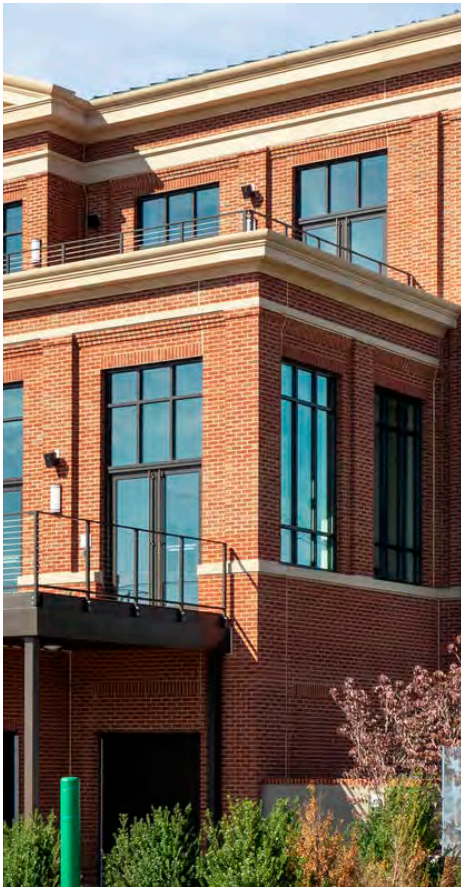
WOOD CLADDING



CURTAIN WALL



TRANSLUCENT PANEL

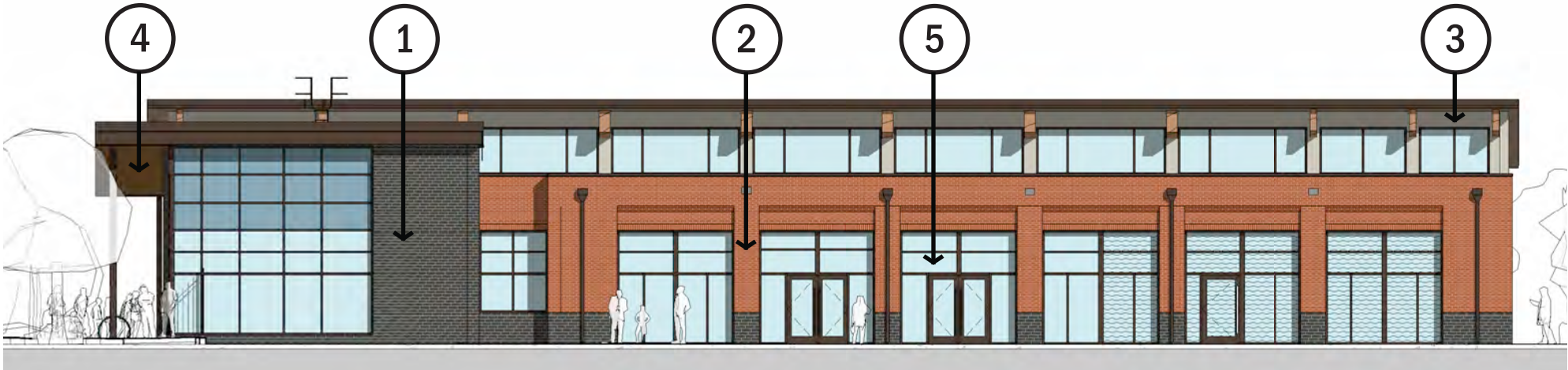


The historical fort, existing neighborhood context, original Community Center building, and the surrounding natural elements all influence the choice of materiality, color palette, and texture of the facade. The Community Center will be rooted in history with the use of local and natural materials.

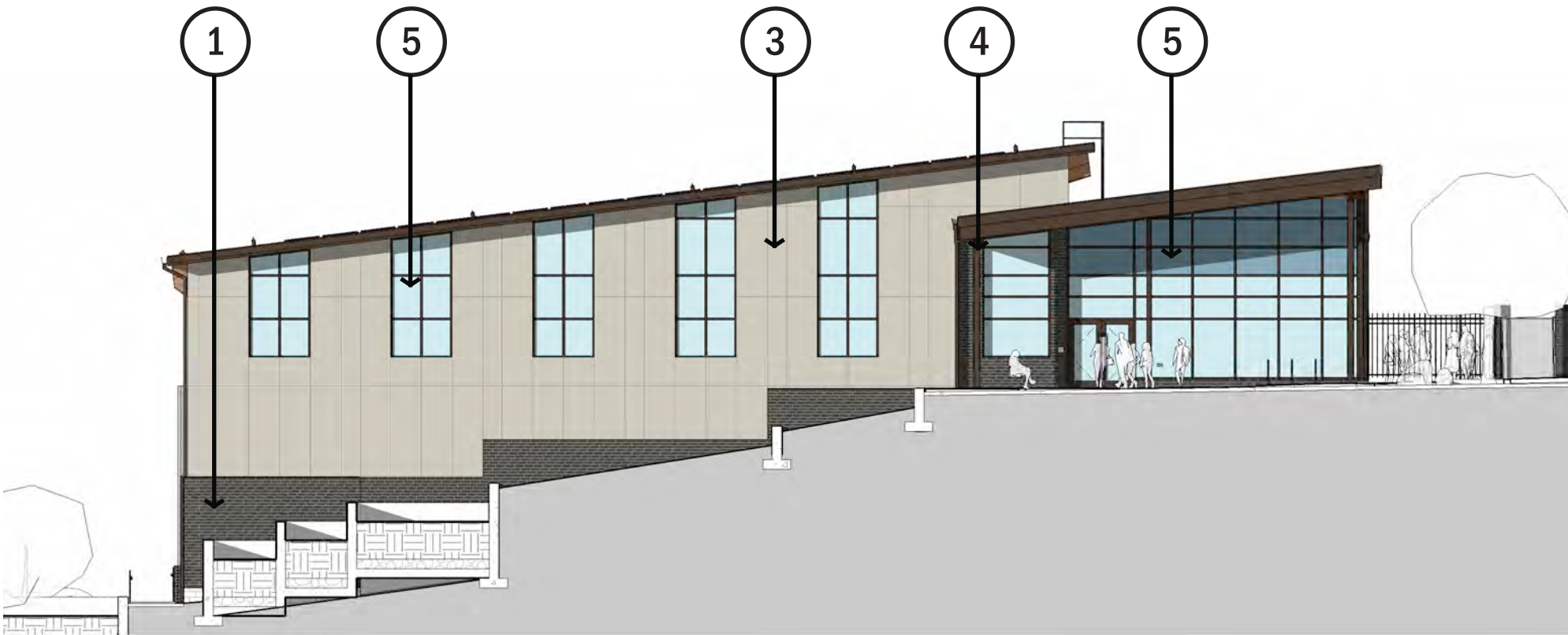


# Exterior Design

## ELEVATIONS FINAL DESIGN



NORTH ELEVATION 1/16" = 1' - 0"



EAST ELEVATION 1/16" = 1' - 0"



Dark Brick



Red Brick



Fiber Cement Panel



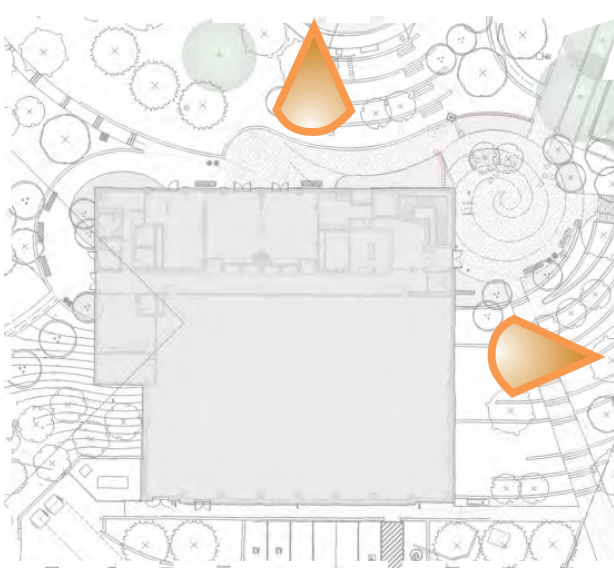
Wood Cladding / Soffit



Curtain Wall



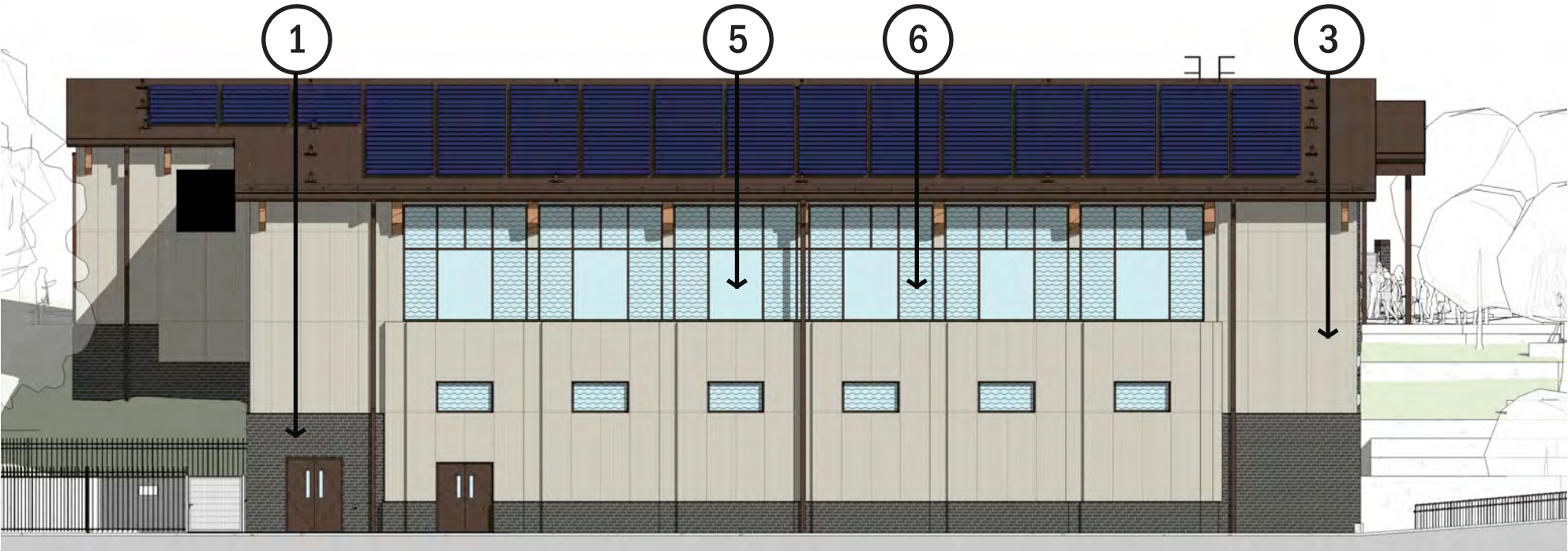
Translucent Panel



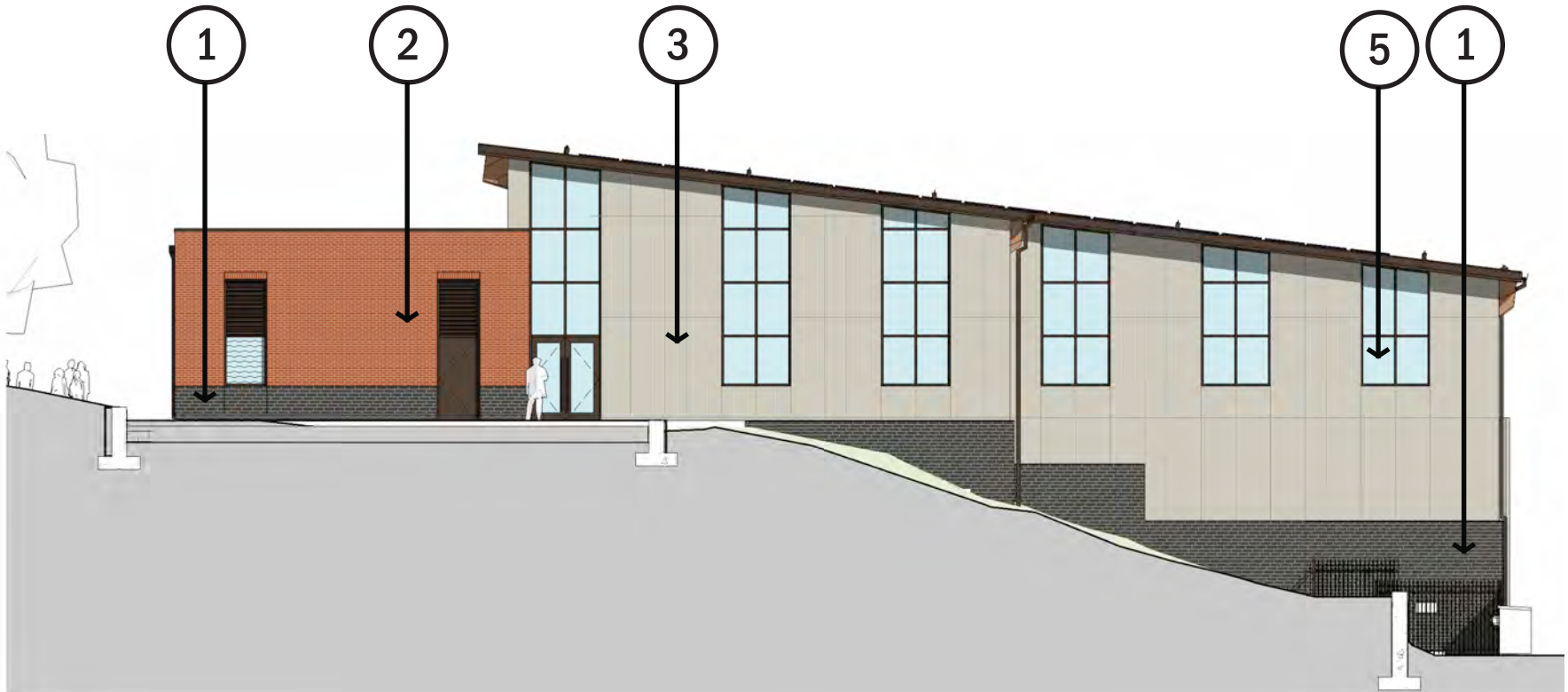


# Exterior Design

## ELEVATIONS FINAL DESIGN



SOUTH ELEVATION 1/16" = 1' - 0"



WEST ELEVATION 1/16" = 1' - 0"



Dark Brick



Red Brick



Fiber Cement Panel



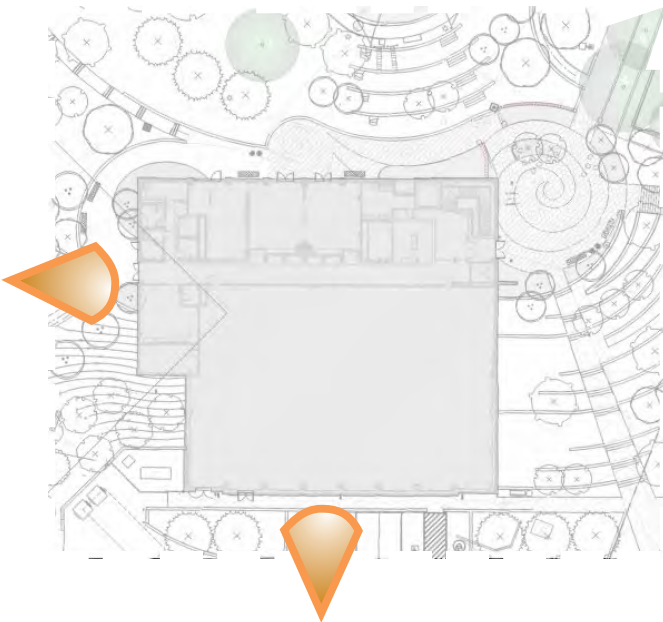
Wood Cladding / Soffit



Curtain Wall



Translucent Panel



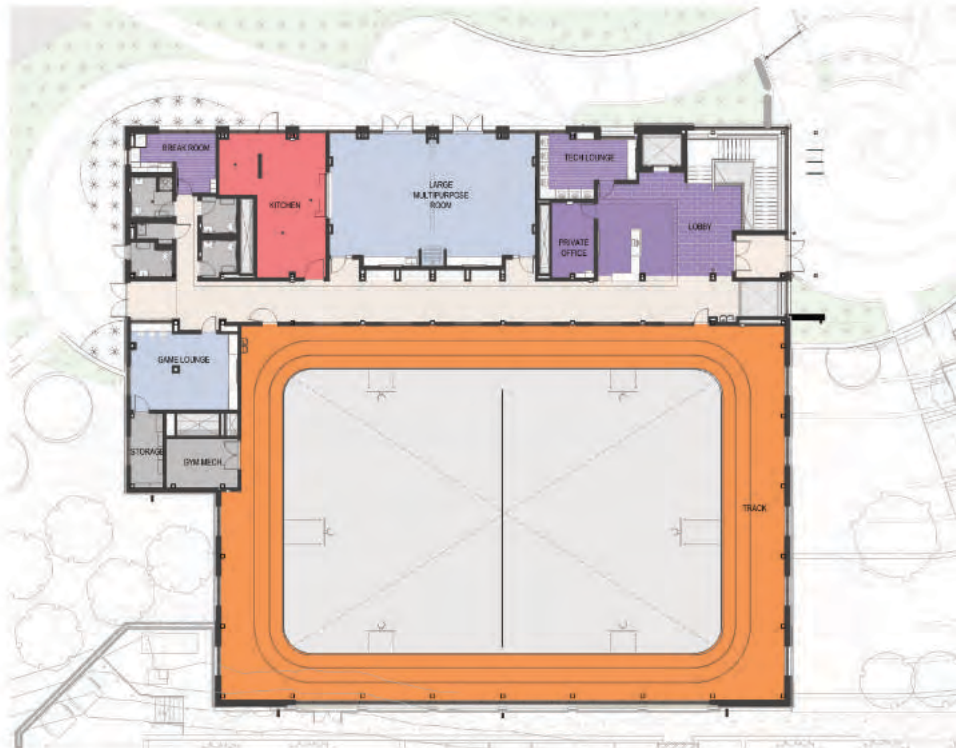


# Exterior Design - Concepts Comparison

## NORTH ELEVATION



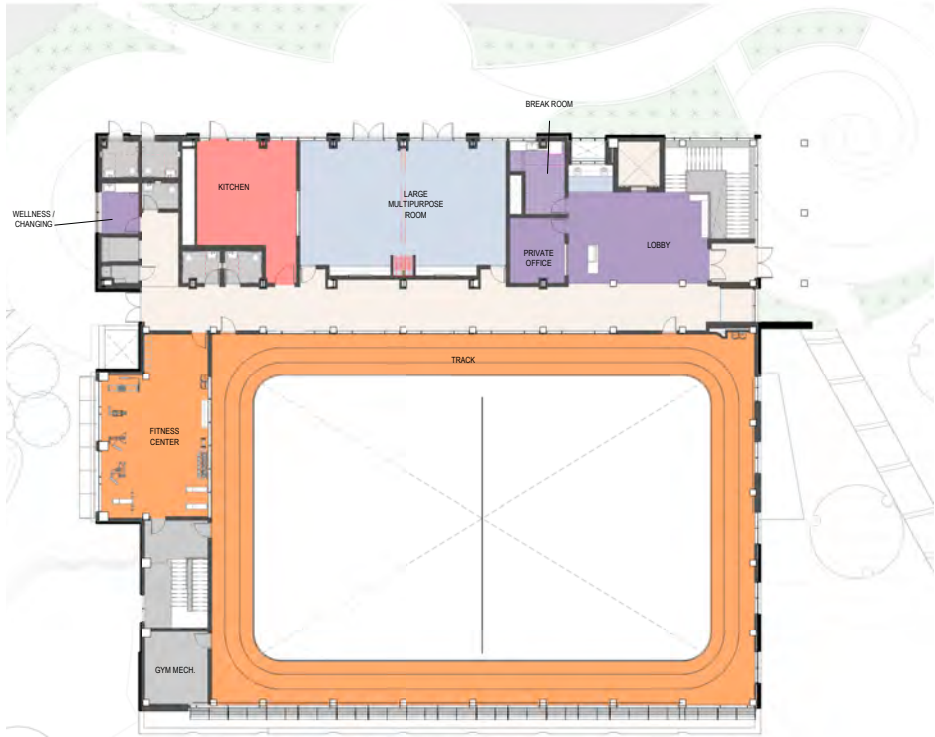
UPDATED NORTH ELEVATION 1/16" = 1' - 0"



SECOND FLOOR PLAN\_CURRENT DESIGN 1" = 40' - 0"



PREVIOUS NORTH ELEVATION 1/16" = 1' - 0"

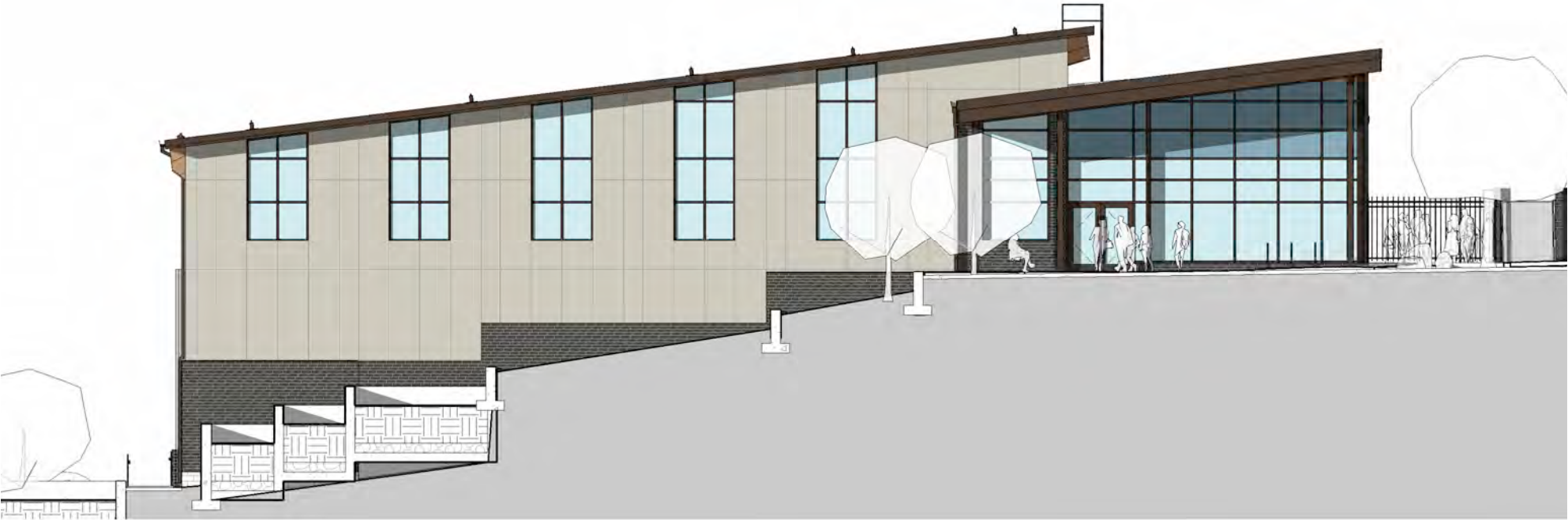


SECOND FLOOR PLAN\_PREVIOUS DESIGN 1" = 40' - 0"



# Exterior Design - Concepts Comparison

## WEST ELEVATION



UPDATED EAST ELEVATION    1/16" = 1' - 0"



PREVIOUS EAST ELEVATION    1/16" = 1' - 0"

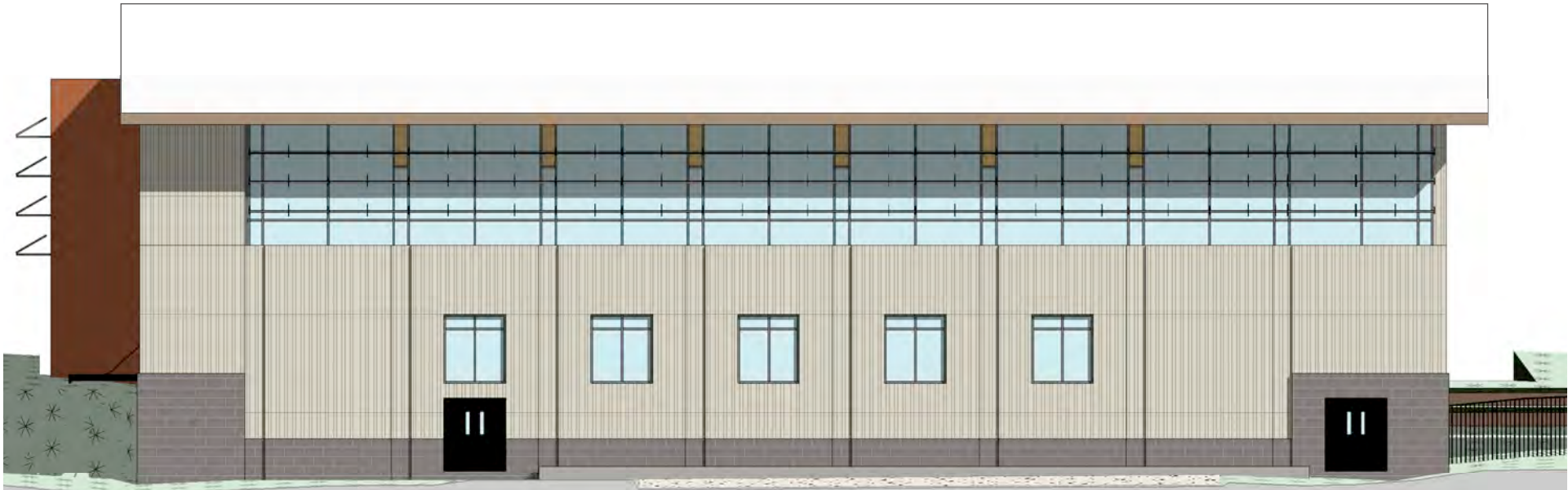


# Exterior Design - Concepts Comparison

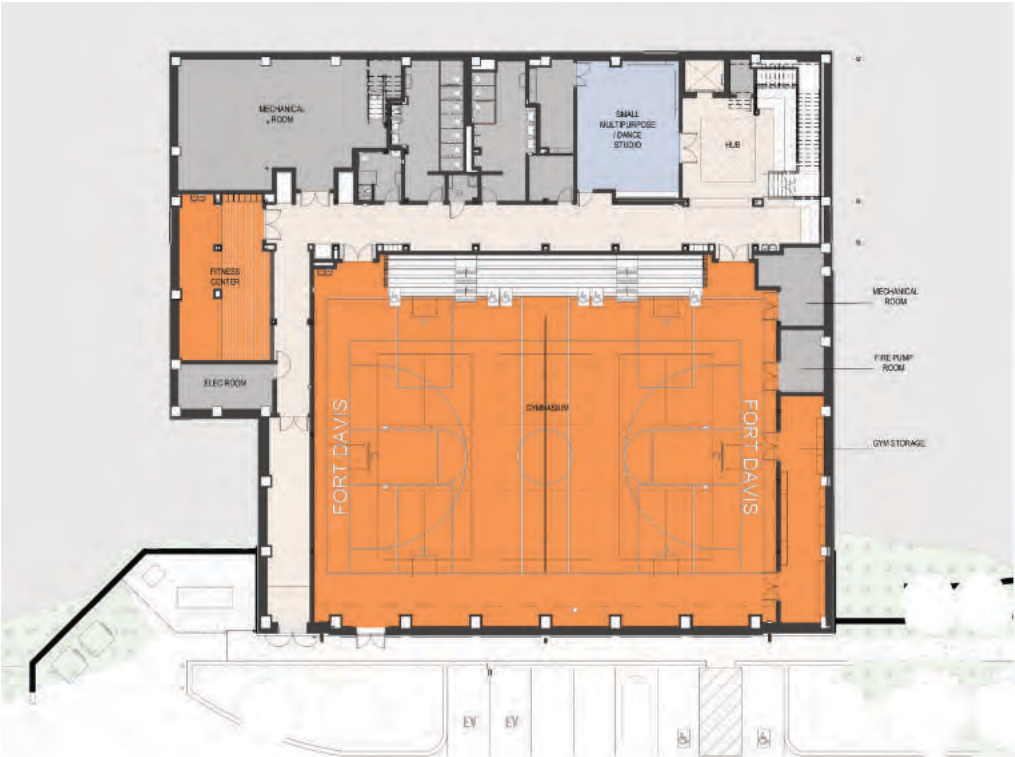
## SOUTH ELEVATION



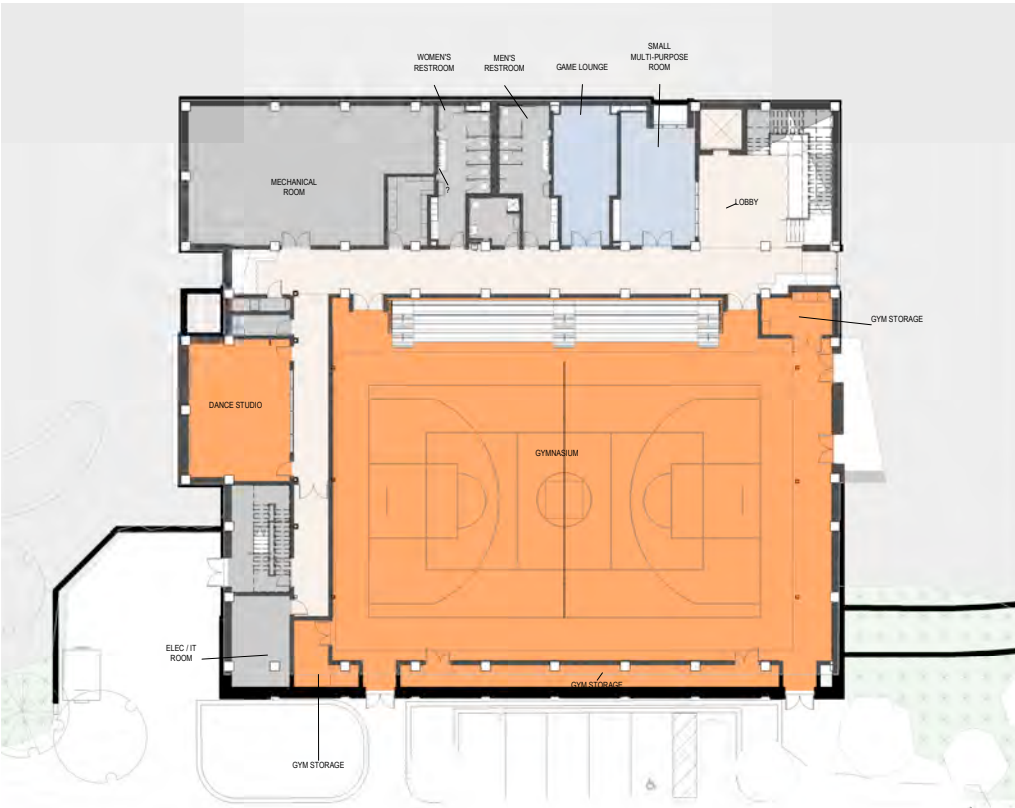
UPDATED SOUTH ELEVATION 1/16" = 1' - 0"



PREVIOUS SOUTH ELEVATION 1/16" = 1' - 0"



FIRST FLOOR PLAN\_CURRENT DESIGN 1" = 40' - 0"



FIRST FLOOR PLAN\_PREVIOUS DESIGN 1" = 40' - 0"



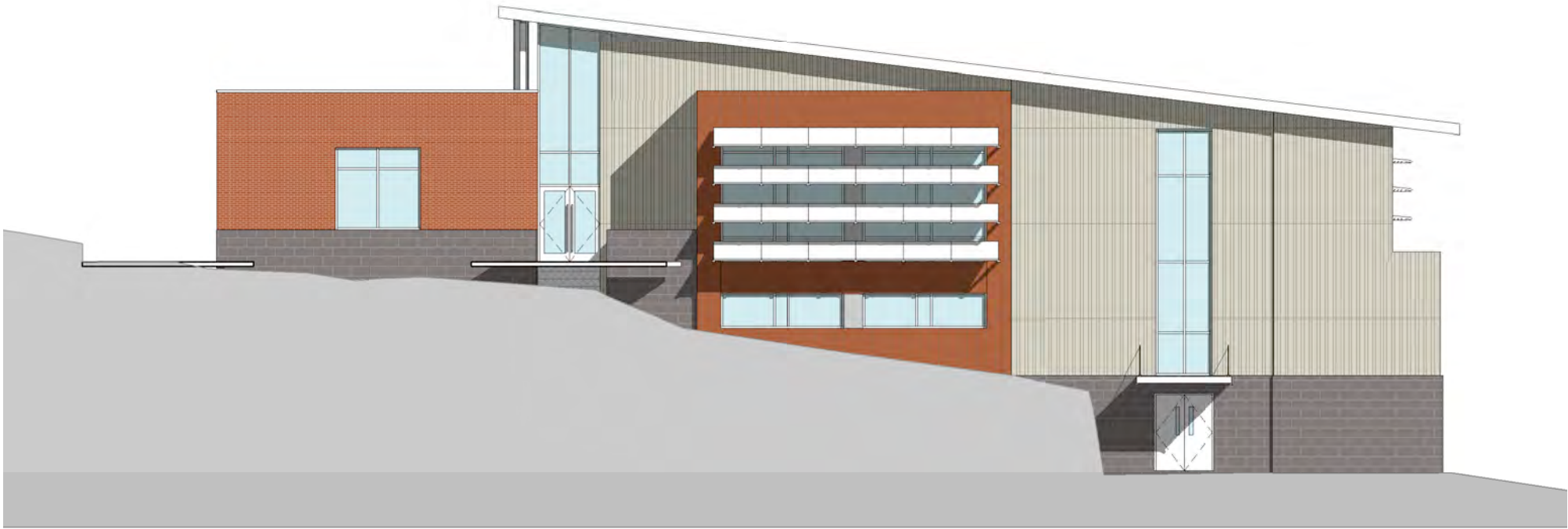


# Exterior Design - Concepts Comparison

## WEST ELEVATION



UPDATED WEST ELEVATION    1/16" = 1' - 0"

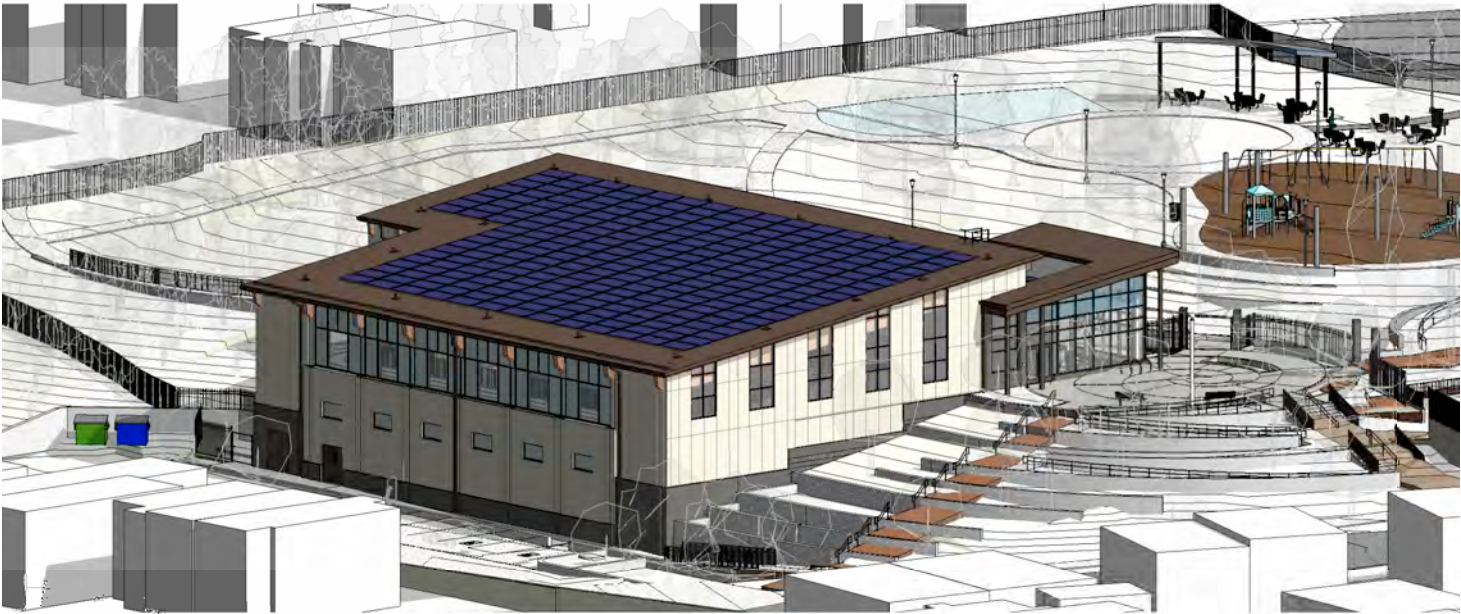


PREVIOUS WEST ELEVATION    1/16" = 1' - 0"



# Exterior Design - Concepts Comparison

## 3D VIEWS



VIEW FROM SOUTHEAST CORNER OF THE SITE\_UPDATED DESIGN



VIEW FROM SOUTHWEST CORNER OF THE SITE\_UPDATED DESIGN



VIEW FROM SOUTHEAST CORNER OF THE SITE\_PREVIOUS DESIGN



VIEW FROM SOUTHWEST CORNER OF THE SITE\_PREVIOUS DESIGN



# Exterior Design - Concepts Comparison

## 3D VIEWS



VIEW FROM NORTHEAST CORNER OF THE SITE\_UPDATED DESIGN



VIEW FROM NORTHWEST CORNER OF THE SITE\_UPDATED DESIGN



VIEW FROM NORTHEAST CORNER OF THE SITE\_PREVIOUS DESIGN

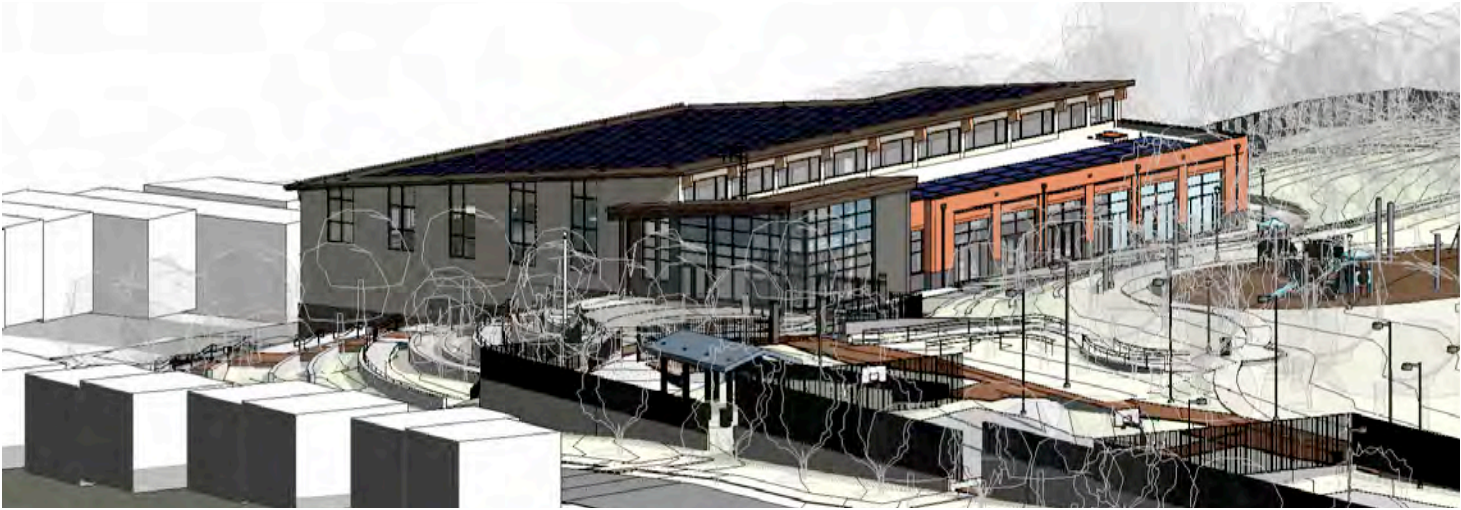


VIEW FROM NORTHWEST CORNER OF THE SITE\_PREVIOUS DESIGN



# Exterior Design - Proposed Final

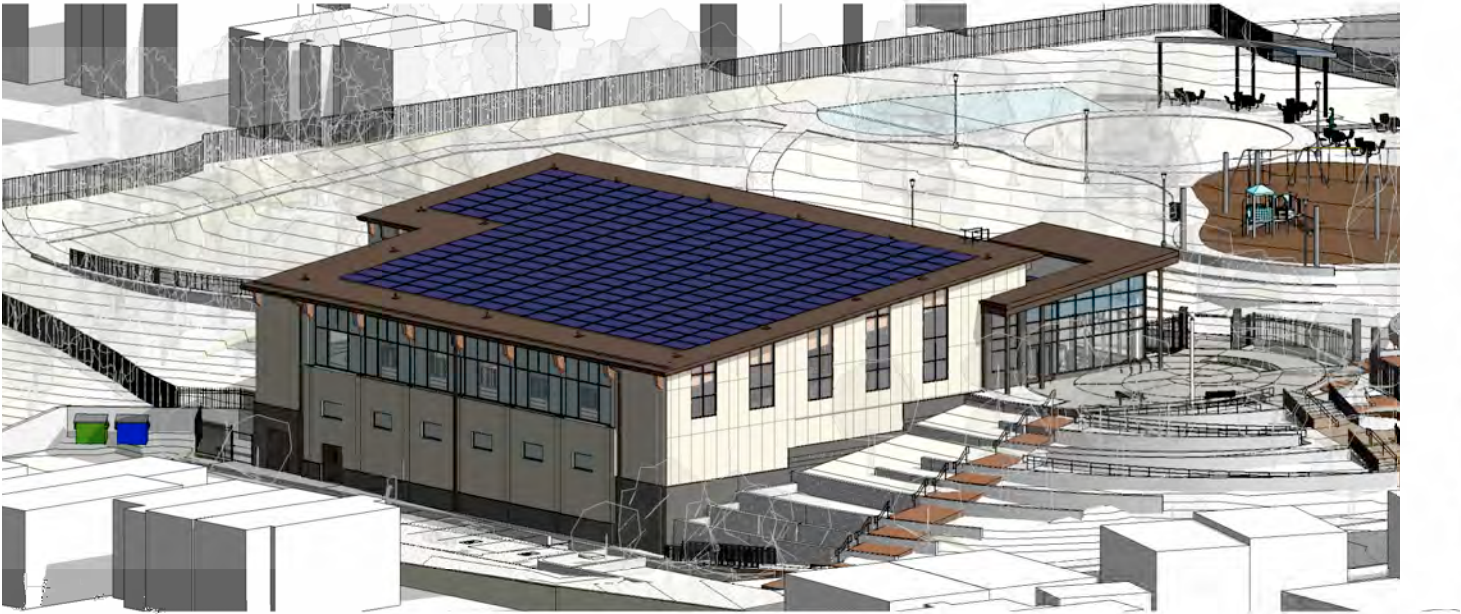
## 3D VIEWS



VIEW FROM NORTHEAST CORNER OF THE SITE



VIEW FROM NORTHWEST CORNER OF THE SITE



VIEW FROM SOUTHEAST CORNER OF THE SITE



VIEW FROM SOUTHWEST CORNER OF THE SITE



# Exterior Design

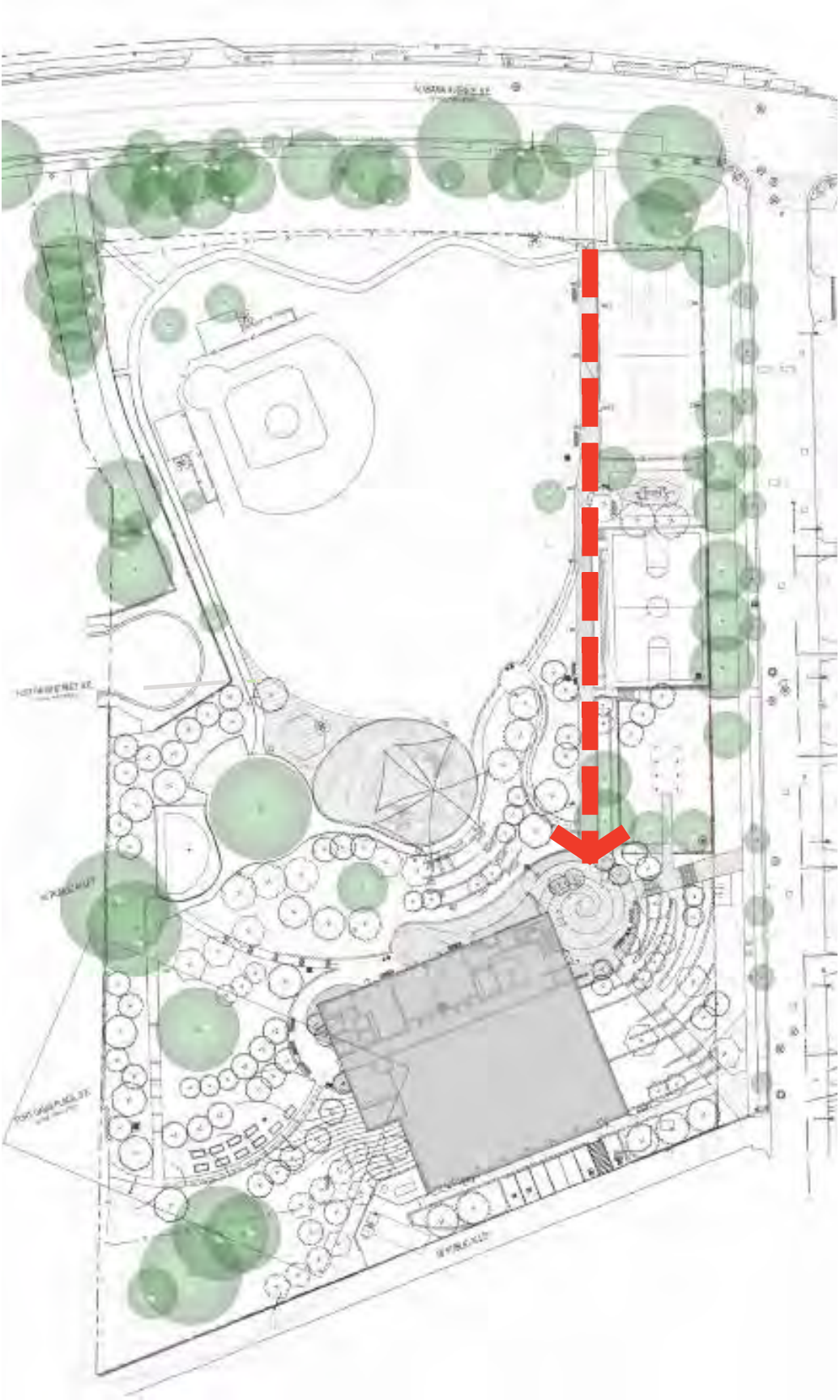
CREATE AN ACCESSIBLE & WELCOMING ENTRY PLAZA



EXISTING PROMENADE



PROPOSED PROMENADE



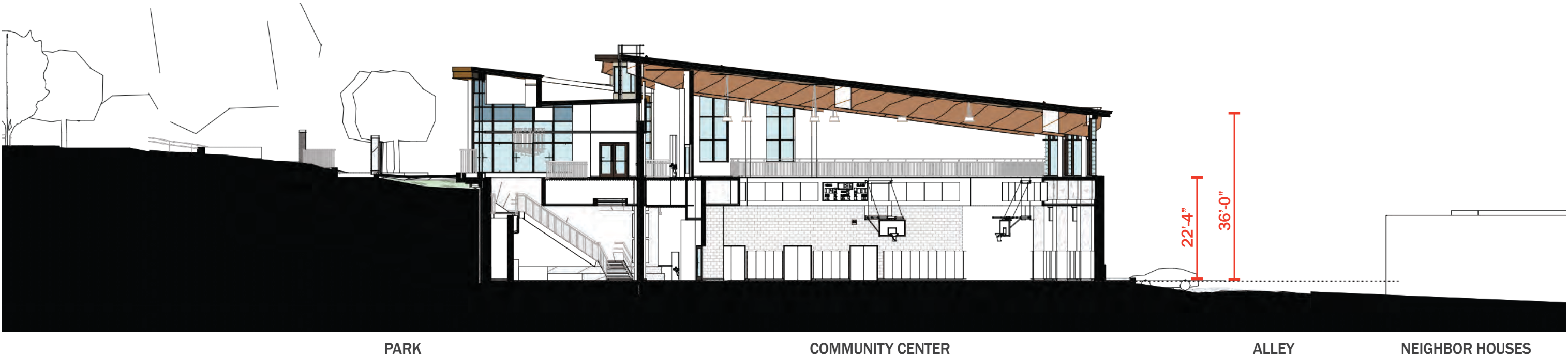


# Exterior Design

## SITE SECTION - EXISTING & FINAL DESIGN



EXISTING SITE SECTION NORTH-SOUTH 1" = 30 - 0"



SITE SECTION NORTH-SOUTH 1" = 30 - 0"



# Exterior Design

## VIEW FROM 41<sup>ST</sup> STREET TO THE ALLEY

### CFA STAFF COMMENT

During the previous CFA staff meeting, a question was raised regarding the height of the new community center as compared to its surrounding residential buildings.

As discussed, while the community is used to a tall blank gym wall towering over the alley way and the neighboring backyards, the design team has an obligation to address the relationship purposefully.

After the CFA Staff review the design team updated the alley facade by lowering the roof, removing the parapet, and breaking up the massing with a purposeful rhythm.

CURRENT CONDITION



PREVIOUS DESIGN



REVISED DESIGN





# Exterior Design

## RENDERING - PLAZA





# DISCUSSION

