



# CAR BARN TRAINING CENTER (CBTC) ADDITION & RENOVATION CONCEPT REVIEW

Commission of Fine Arts

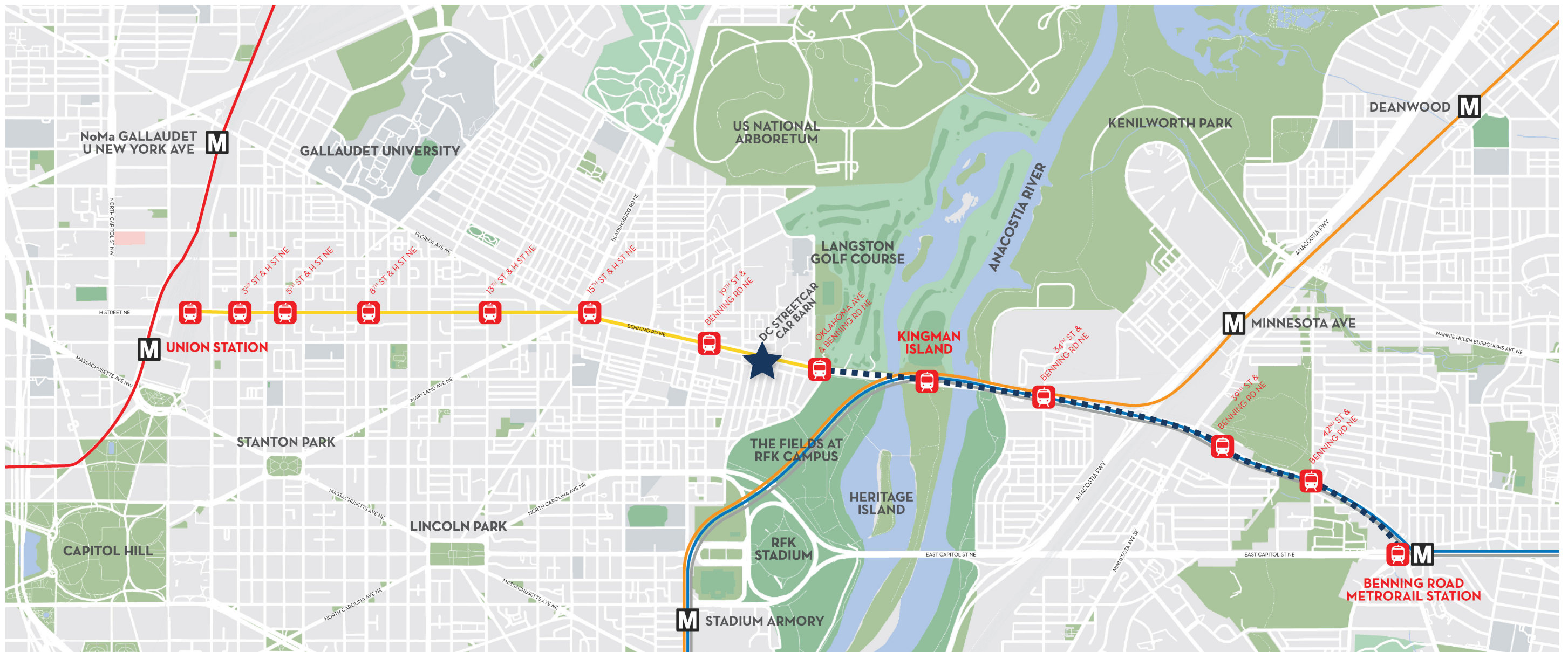


District Department of Transportation  
Car Barn Training Center Streetcar Maintenance Facility

November 3, 2022

## PROJECT LOCATION

The DC Streetcar Car Barn Training Center is the operational and maintenance facility for DC Streetcar and located at 2550 Benning Road NE, west of the Anacostia River and adjacent to Spingarn High School, Langston Terrace and the Langston Golf Course.



## HISTORIC DISTRICTS AND PROPERTIES

The project location is shown within two historic districts

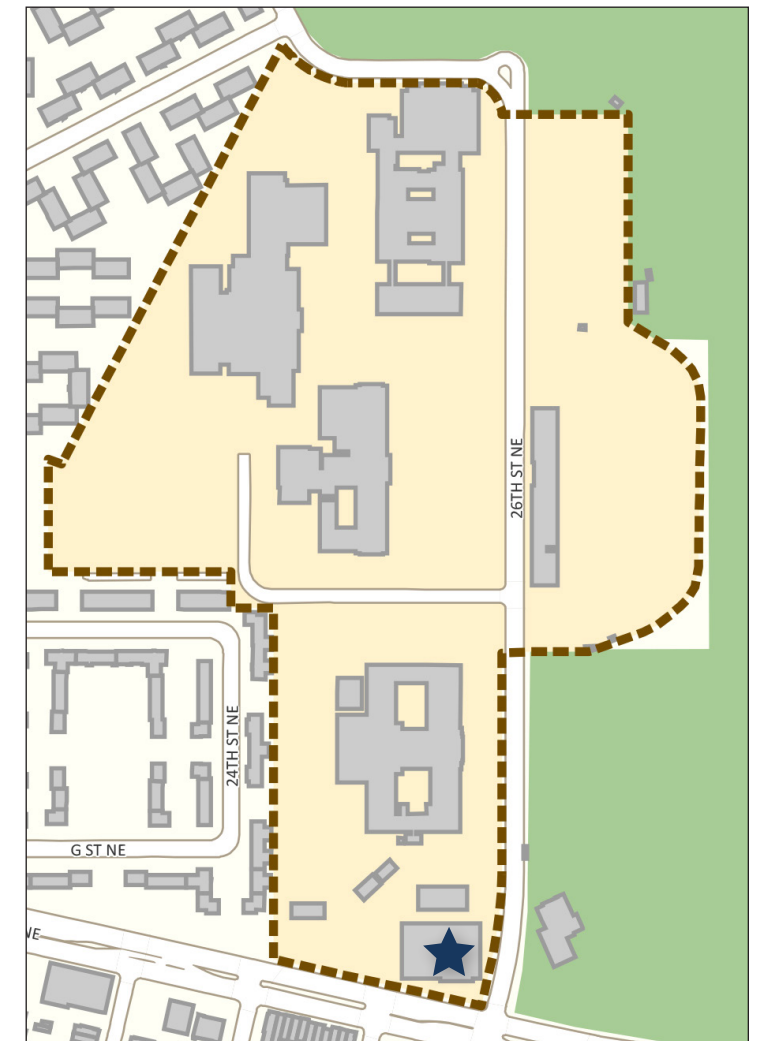
- Kingman Park Historic District
- Young, Brown, Phelps and Spingarn Educational Campus Historic District

Adjacent to the Langston Golf Course Historic District

The Spingarn High School is also individually listed in the National Register of Historic Places



Kingman Park Historic District



Young, Brown, Phelps and Spingarn Educational Campus Historic District

## FUNCTIONAL RELATIONSHIPS EXISTING

The CBTC facility has served to make DC Streetcar a local institution.

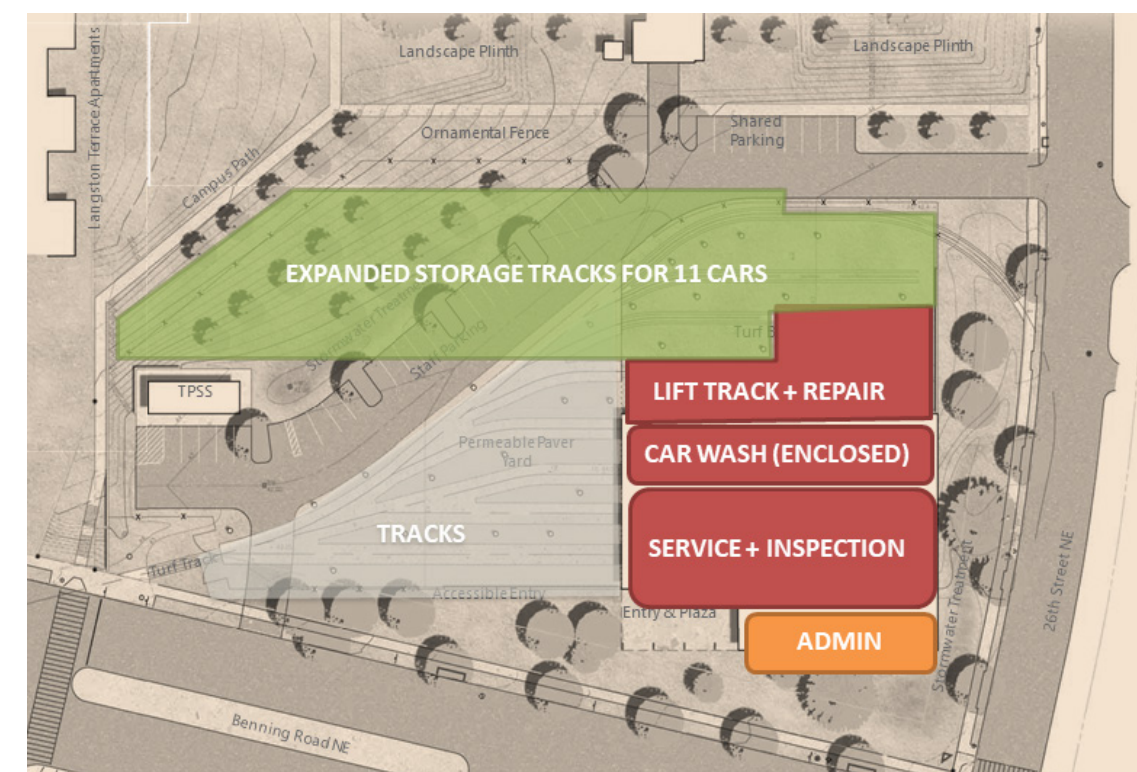
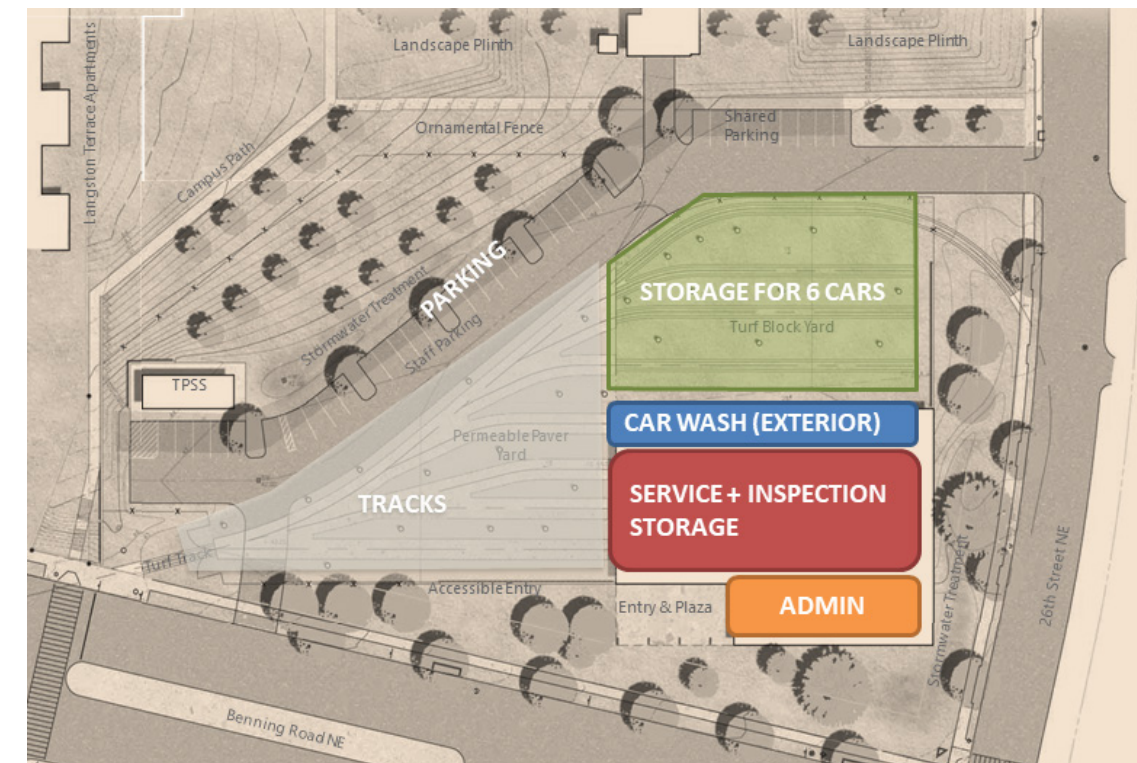
**But:**

- Not enough track space for expanded fleet to allow for safe movement
- Exterior car wash not functional when weather is inclement
- Not enough storage and inventory space for an expanded fleet
- In-house maintenance not possible due to lack of space and facilities
- Not enough offices for operations personnel

## FUNCTIONAL RELATIONSHIPS EXPANSION

The expansion of the facility solves these deficiencies by:

- Adding track storage capacity for safe movement with new expanded fleet.
- Providing in-house capabilities that will improve service and efficiencies
- Encloses the car wash area to make it usable in any weather
- Provides required storage for inventory
- Provides required office space for Operations Department



# PROJECT SCHEDULE

The project schedule summarizes key milestones in the planning, design and construction of the addition to the CBTC. It is critical that construction is completed by January 2026 so the site can accept the delivery of the new street cars.

## Preliminary Engineering

30% Design – July 2022

HPRB Review

CFA Concept Review

Consulting Parties Review  
including Local ANC

## Final Design & Construction

60% Design – Dec 2022

100% Design - April 2023

Final Design & Contract  
Documents – June 2023

Contract Procurement  
begin – July 2023  
Contract Award - Jan 2024

Construction – 36 months  
duration, Milestone 1 for New  
Storage Tracks NLT – Jan 2026

## Other DDOT Projects

New Streetcar Vehicles  
Procurement  
Delivery – Jan 2026

Benning Road Extension  
– Late 2026

## Other Adjacent Project

Renovation of Spingarn Building

# EXISTING SITE PHOTOGRAPHS



## KEYMAP FOR PHOTO LOCATIONS



## EXISTING SITE PHOTOGRAPHS - BUILDING FAÇADE



1

View north from Benning Road NE



2

View west from 26th Street NE of sidewalk, driveway, and car wash station



3

View northeast from sidewalk, Benning Road NE



4

View southeast of car wash station

## EXISTING SITE PHOTOGRAPHS – SITE YARD



View west of car barn and existing three car bays



View east from track to car barn



View west from 26th Street NE of sidewalk, driveway, and car wash station

## EXISTING SITE PHOTOGRAPHS - ADJACENT PROPERTIES



8

View north from site of slope and Langston Terrace (left) and Spingarn School (right)



10

View north from site to Spingarn School



9

View northwest from access road of slope and Langston Terrace



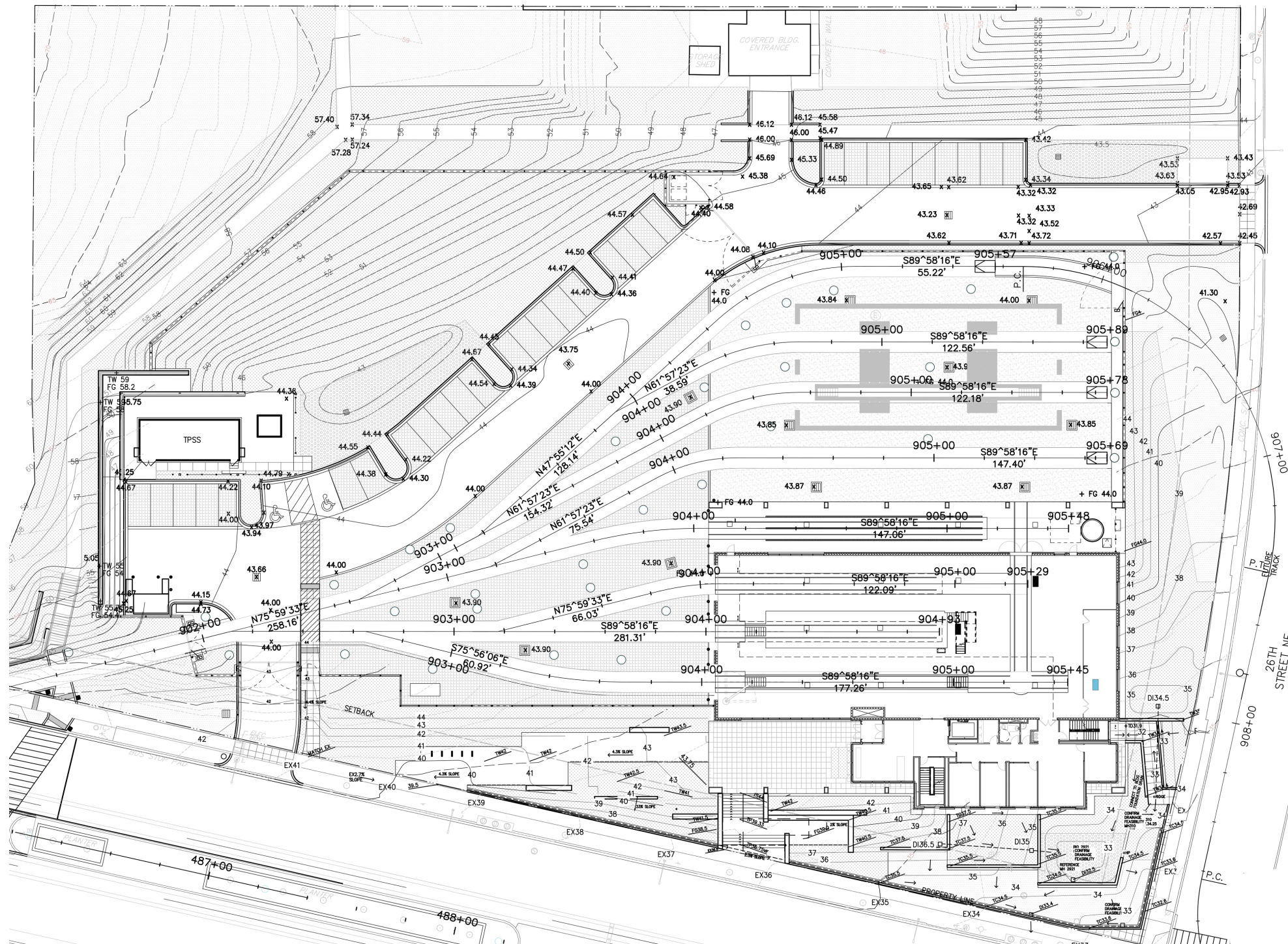
11

View north from site of slope and Langston Terrace (left) and Spingarn School (right)

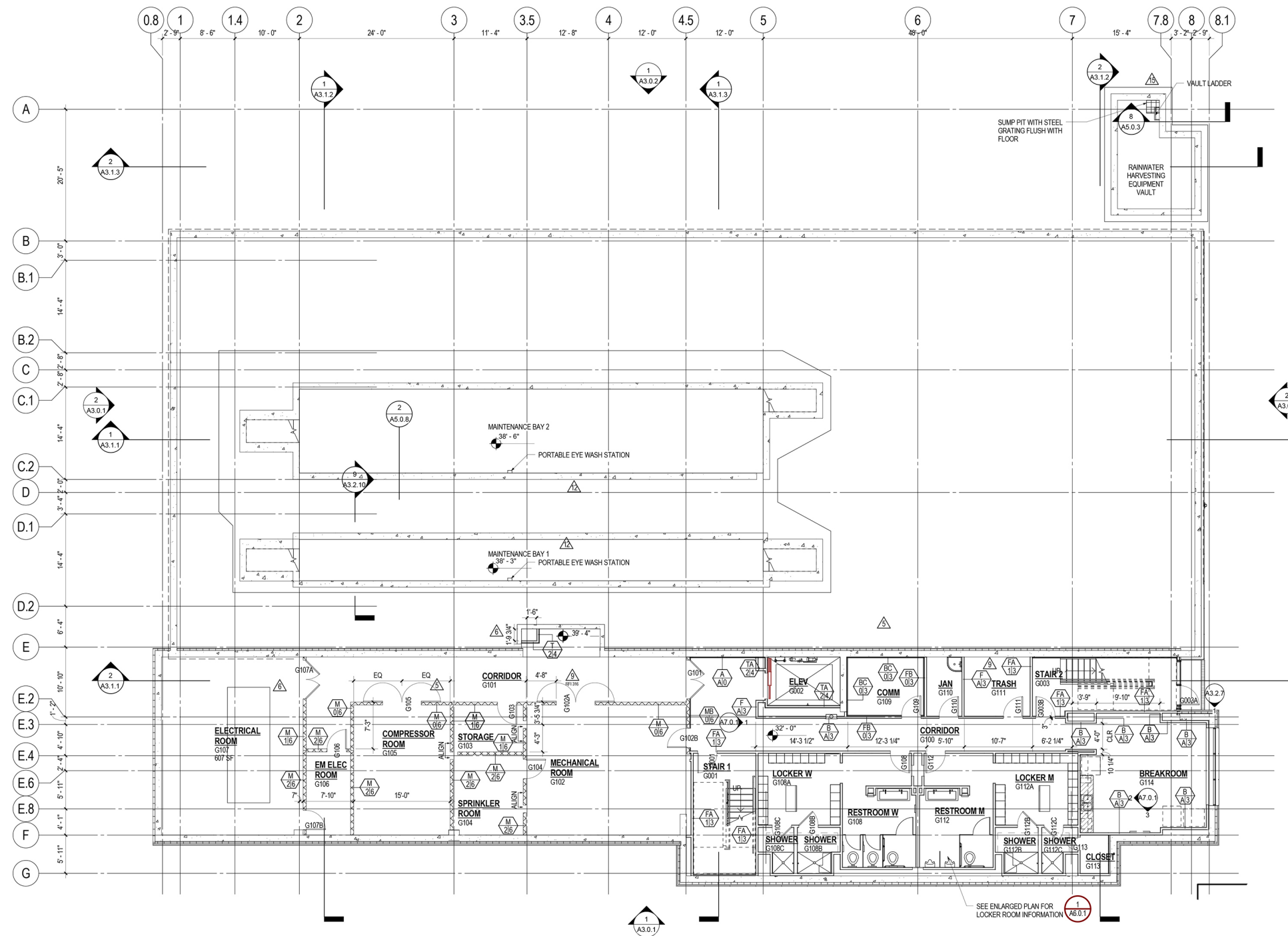
# EXISTING CONDITION SITE PLANS



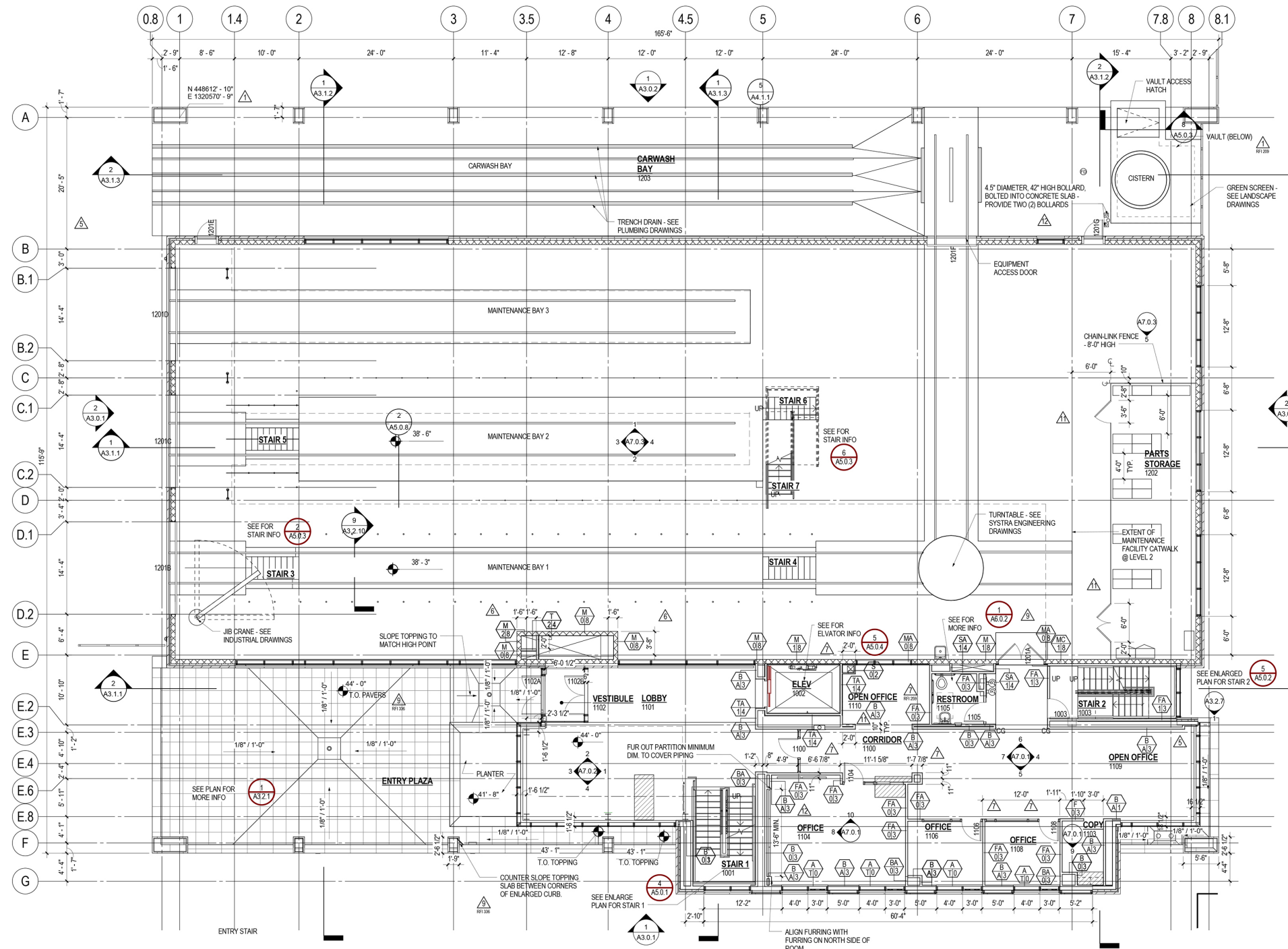
## SITE PLAN (AS-BUILT)



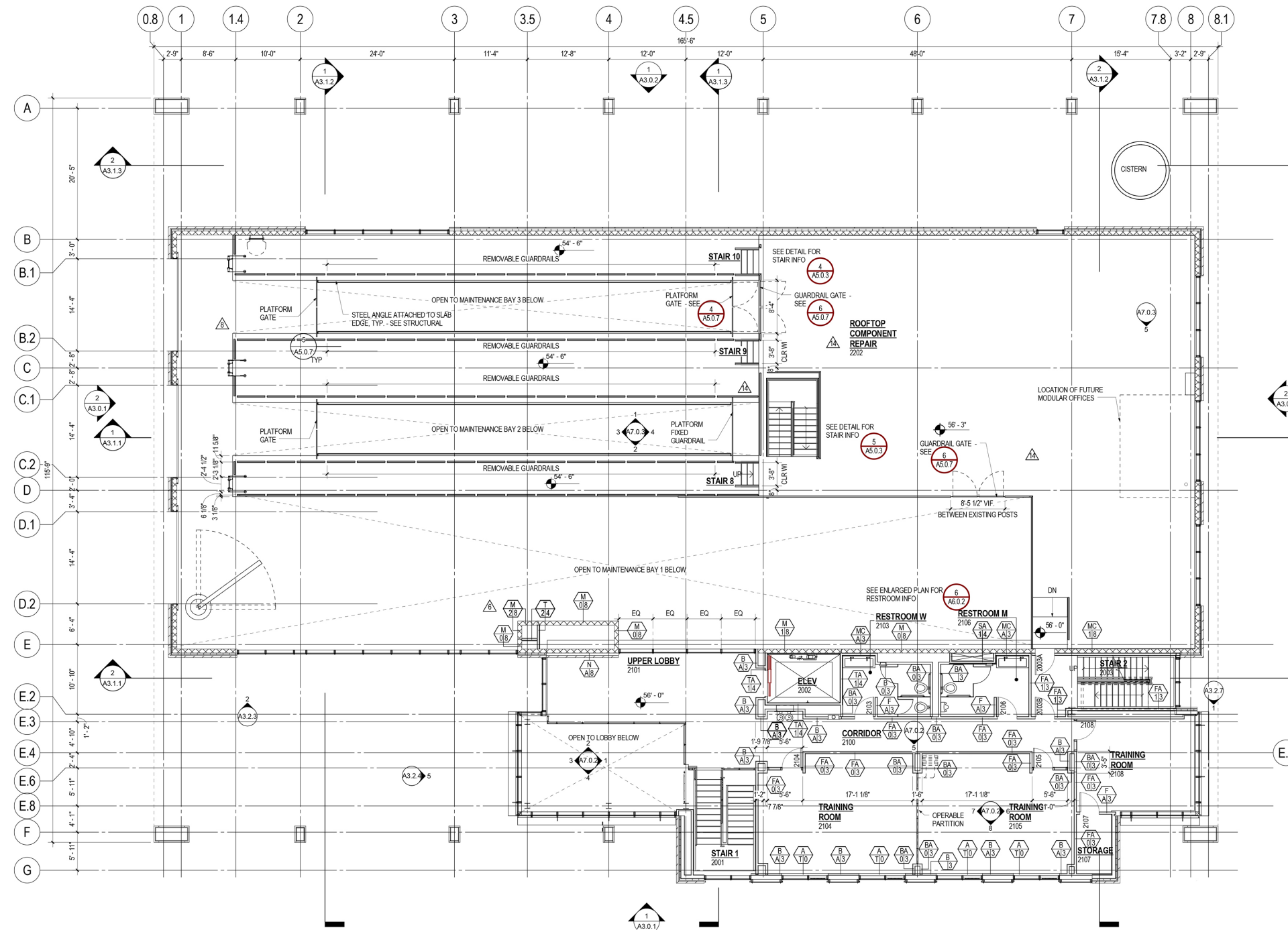
## GROUND LEVEL (AS-BUILT)



## LEVEL 1 (AS-BUILT)



# LEVEL 2 (AS-BUILT)





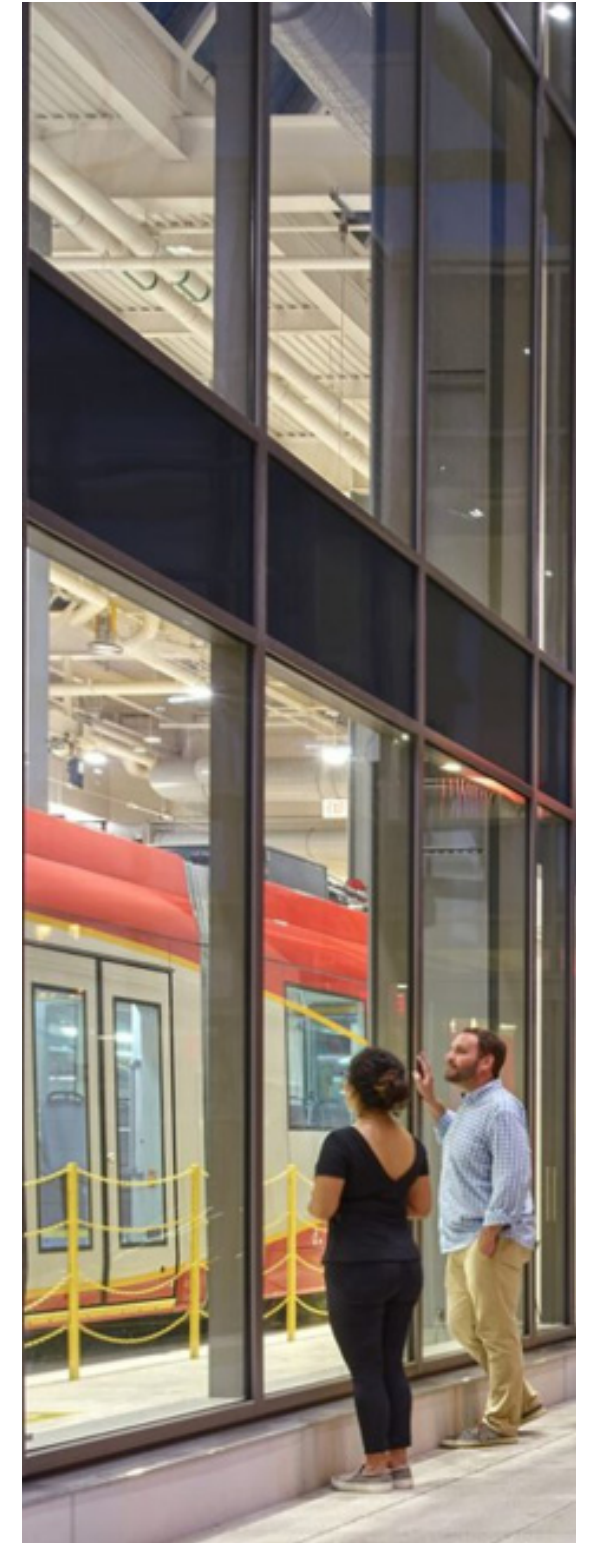


# PROPOSED BUILDING RENDERINGS



## NEW FAÇADE SCHEME - CUES

- Preserve the “superstructure” motif
- Fenestration indicates a different function
- Show the inner workings of the facility
- Creating more spaces to gather
- Don’t mimic, but live in same family of moves
- Next to -- but at a respectful distance



## EAST FAÇADE



## NORTH AND WEST FAÇADES



## NORTH FAÇADE



## EAST AND NORTH FAÇADES



## WEST FAÇADE



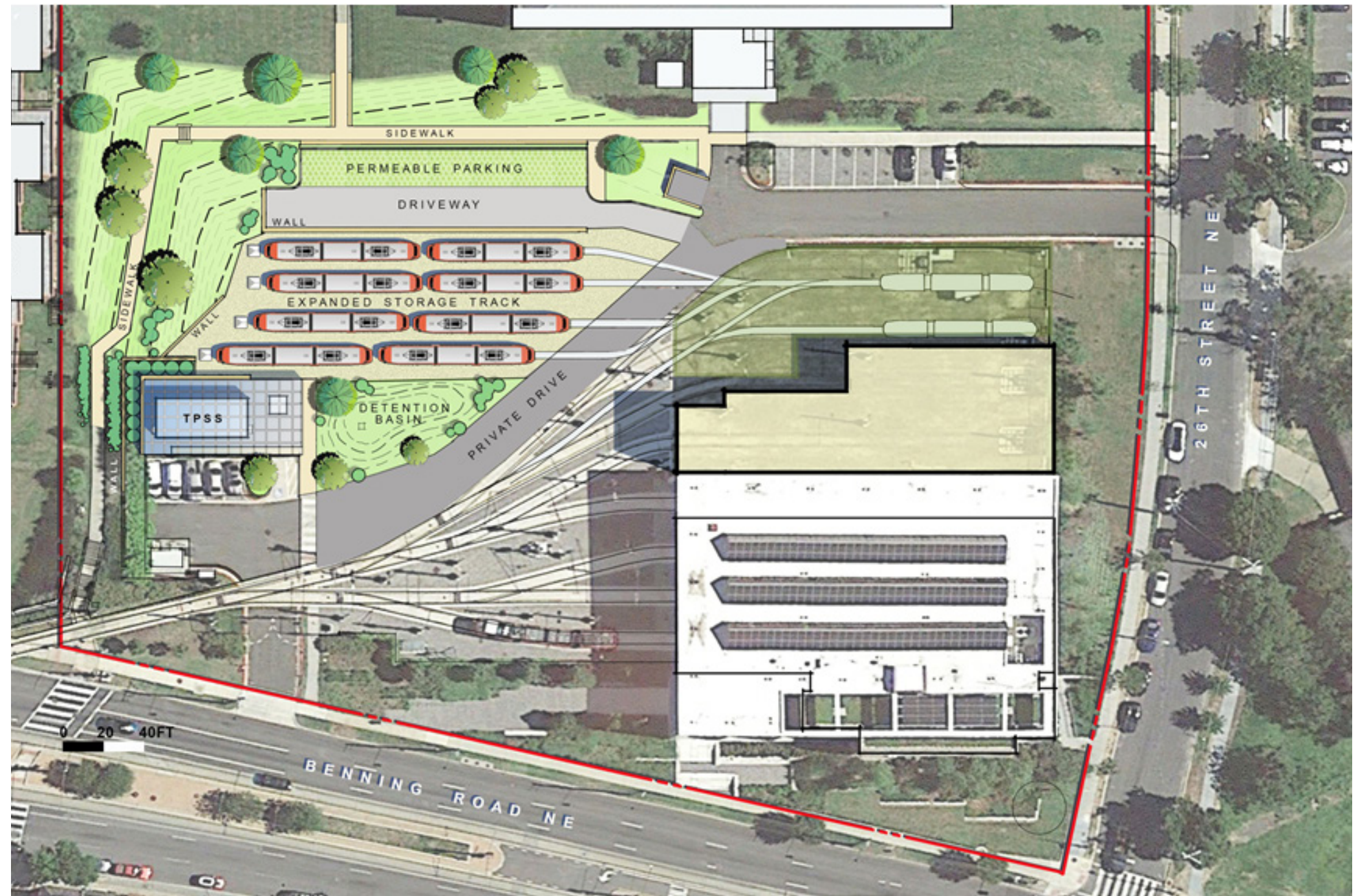
# PROPOSED SITE AND BUILDING PLAN



## SITE PLAN

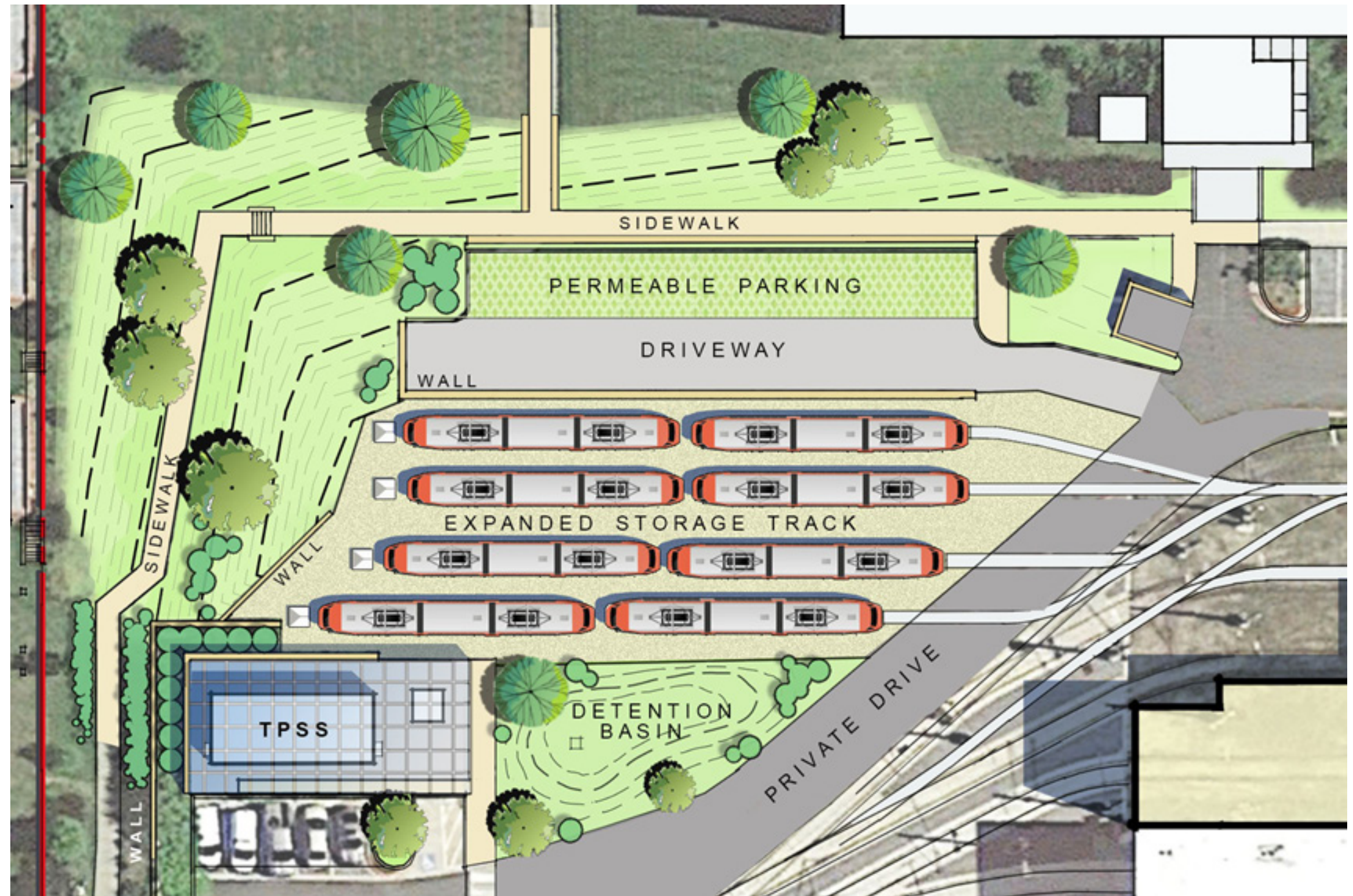
Features:

- Dedicated Parking for DDOT Inside DDOT Property Line/ Security
- Shared Access Road w/ DDOT and Spingarn
- Spingarn Truck Loading Access
- Minimized height of retaining walls
- Mimic natural hillside slope
- Re-introduce green
- Maintains viewshed of Spingarn and Langston Terrace from Benning Rd.

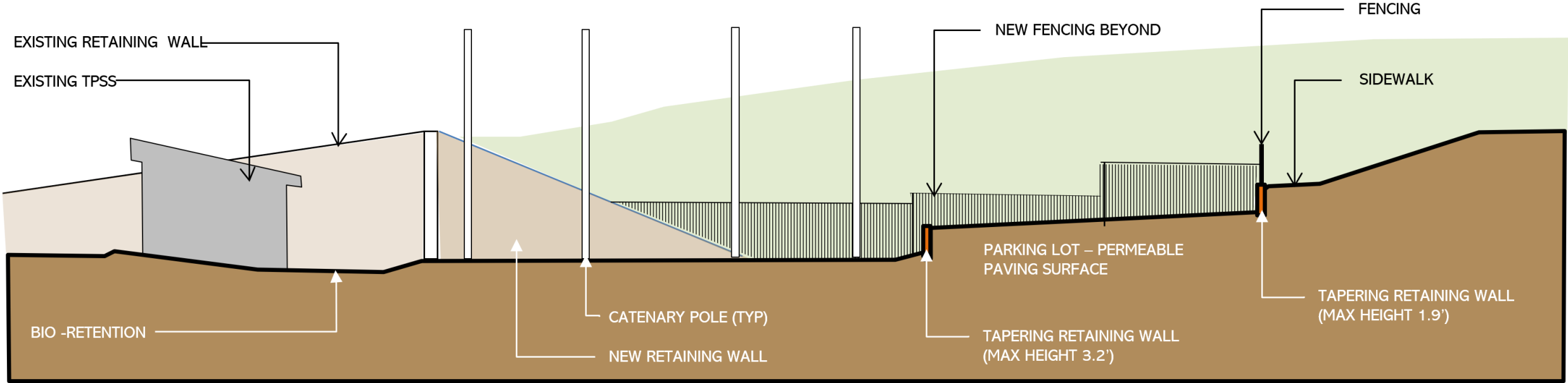
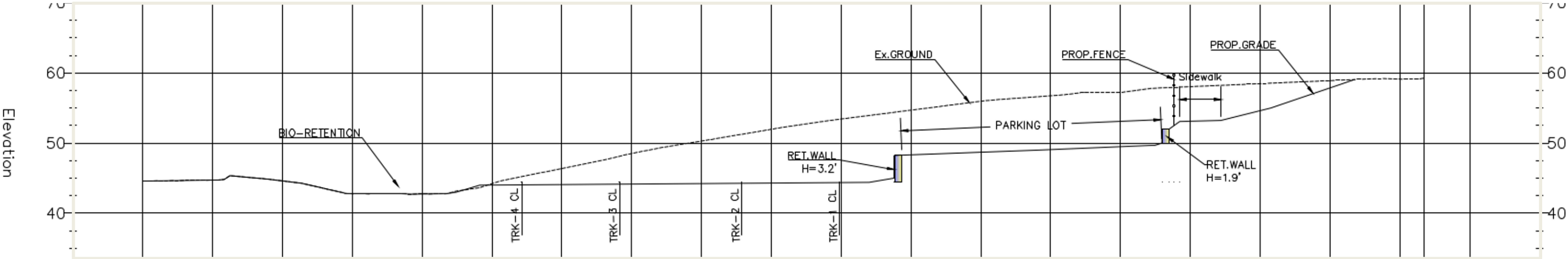
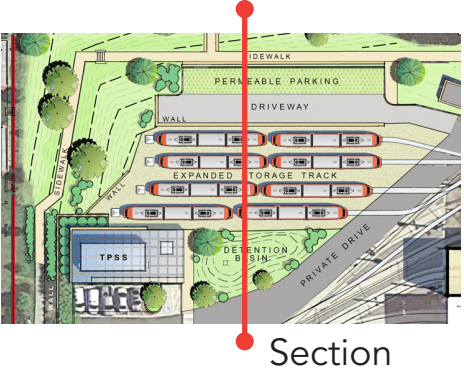


## SITE SCHEME

- Maintains natural sloping landscape
- Relocate existing foliage and match existing plantings
- Parking and driveway are raised to make retaining walls less high and prominent
- Maintains sidewalk connection running between school and site
- Short (3'6) Retaining wall at driveway will be obscured by streetcars



# SECTION THROUGH NEW TRACK AND PARKING



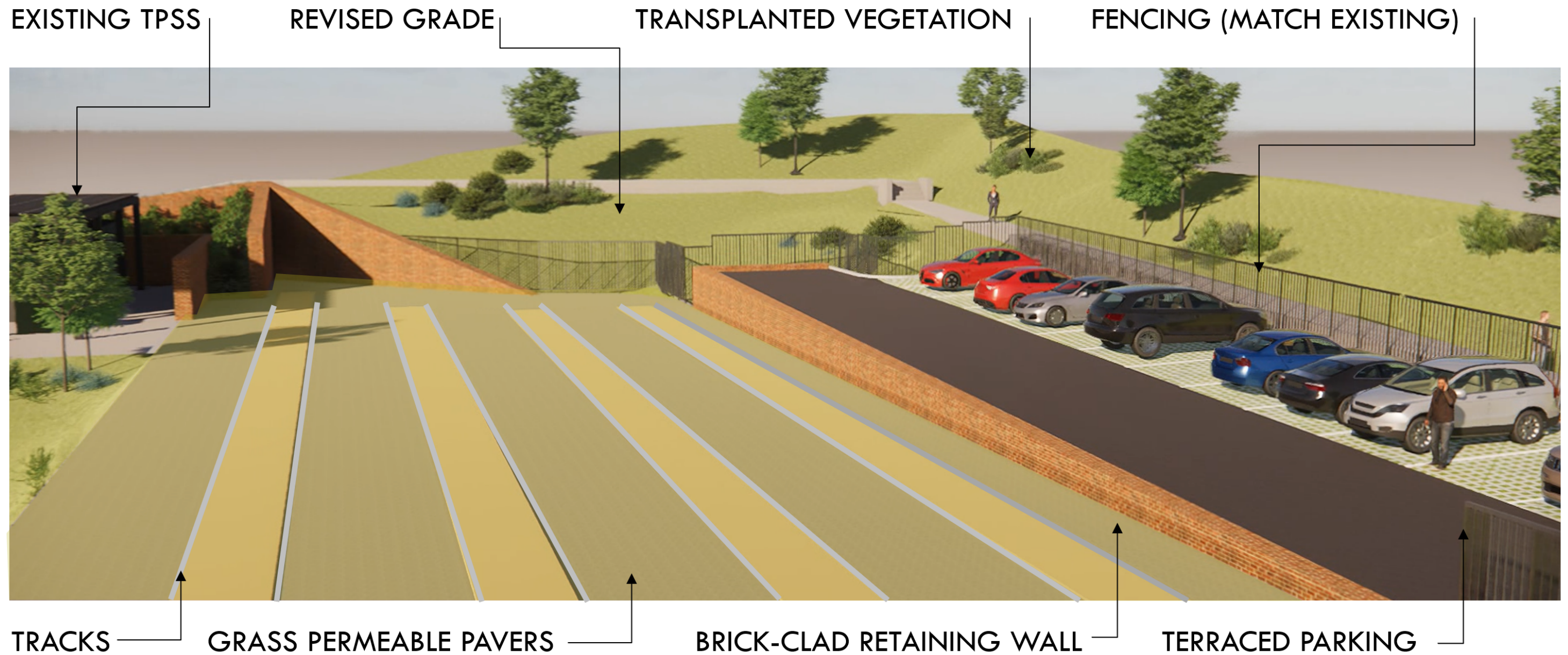
## SITE MATERIALS

- Permeable pavers with grass, like existing
- Fencing to match existing
- Brick or masonry walls, color selected to harmonize both with Spingarn and CBTC
- Retaining walls tinted to emphasize earth tones

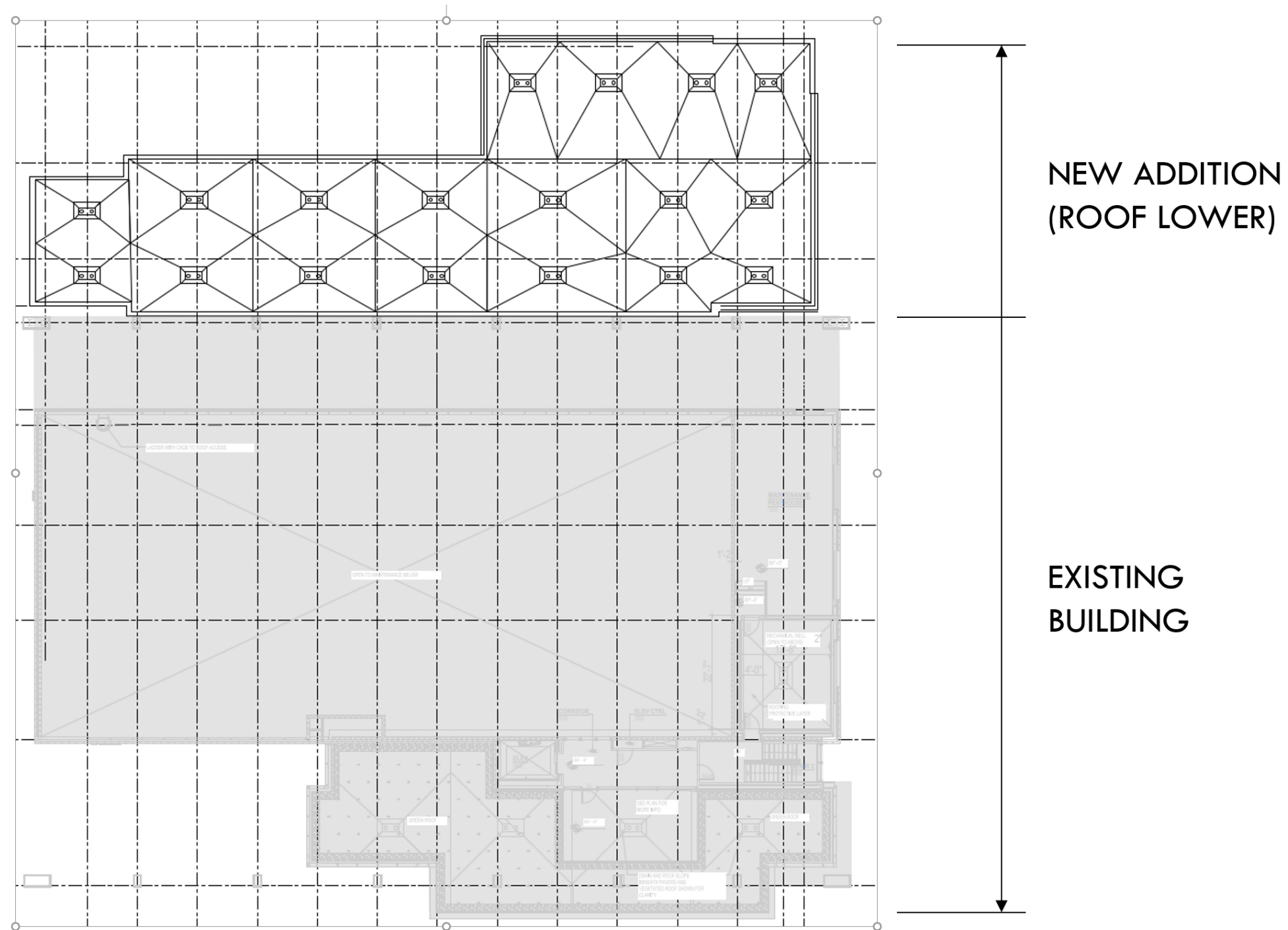


## AERIAL SITE VIEW LOOKING NORTHWEST

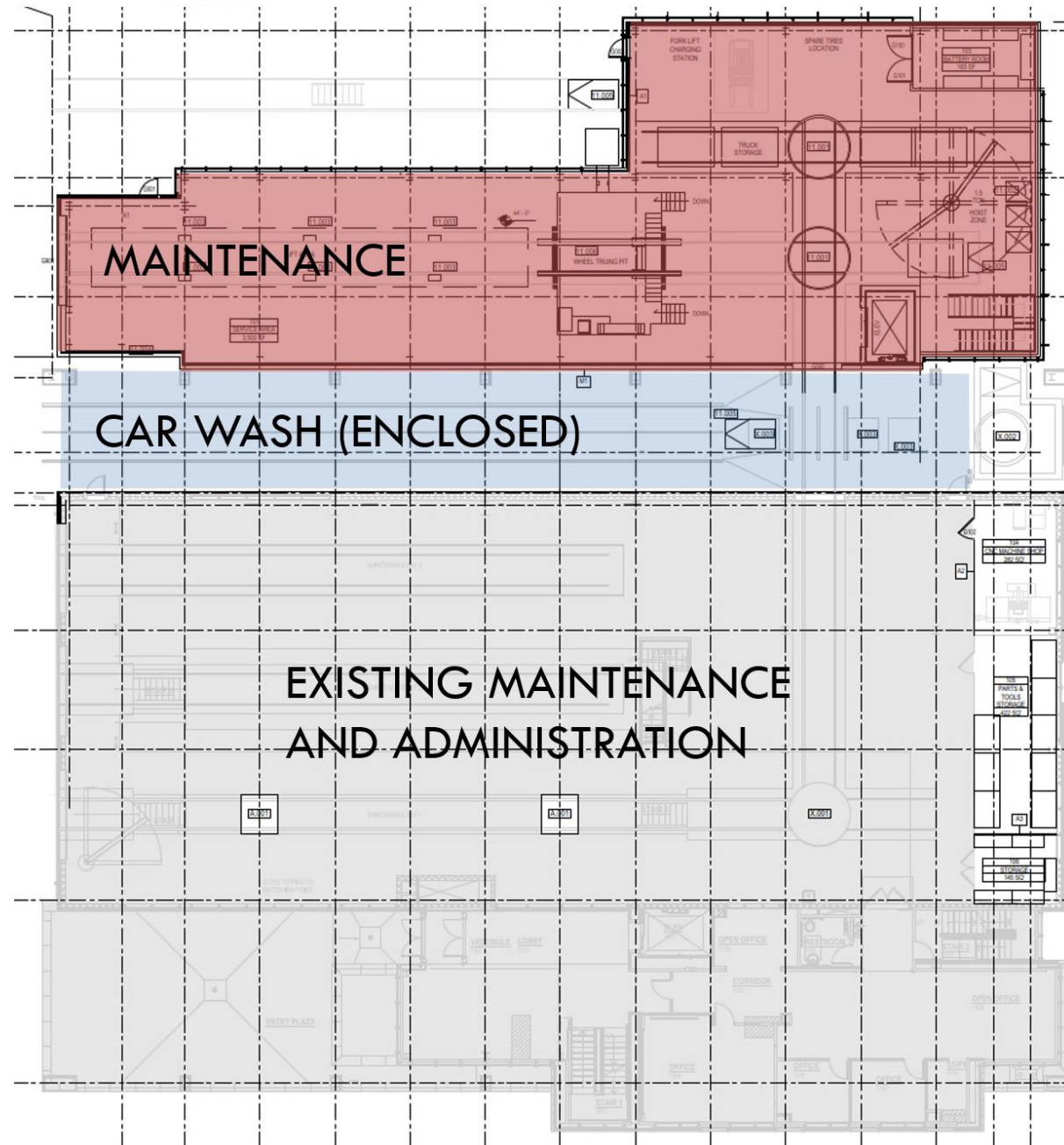
(CATENARY POLES NOT SHOWN FOR CLARITY)



## ROOF PLAN



# FIRST FLOOR PLAN



## SECOND FLOOR PLAN

