PROJECT OVERVIEW & PROGRAM

This project is a replacement of the existing small community building and park amenities at Congress Heights Park located in Ward 8 Washington, DC. The project includes a new 26,905 SF recreation center with new outdoor site amenities and trails. The replacement facilities will provide improved recreation and community amenities for this neighborhood location in Ward 8. The programmatic focus of this multi-generational facility is both the youth activities and activities for families to recreate and socialize together. MLK Jr. Elementary School has been using the existing playground areas. It is the intent that access to the new playground areas will continue for the students at the elementary school.

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

Recreation center program elements include a gymnasium, aquatic center, fitness room, multipurpose room, E-Gaming Center, flex program space, incubator kitchen, community store, admin areas, locker rooms, and support spaces.

The project will be designed for LEED Silver Certification.

EXISTING SITE DESCRIPTION

The existing park site is land bound on all four sides with no direct access to any main street, Martin Luther King Jr. Elementary School on the west, Rehoboth Baptist Church on the north, apartment building on the east and single-family residential development on the south.
The “front” entry is via an alley that utilizes DCPS land (the parking lot and drive aisles of the Martin Luther King Jr. Elementary School) to provide both vehicular and pedestrian access to the site and current building from Alabama Avenue. Savannah Street ends at the park edge and access is via a deteriorating stairway from the SW corner of the site. Both the NE and SE corners have informal pedestrian access created over time by the residents.

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

The key challenges in the project are the following:
• Improve access both vehicular and pedestrian to the park
• Visibility of the new recreation center from both Alabama Avenue and Savannah Street
• Integration of the natural park edge to the park design layout
• Safe student access from MLK Jr. Elementary School to the park
• Maintaining the five specimen trees in the park
SITE ANALYSIS (ENVIRONMENTAL)
SITE ANALYSIS (ENVIRONMENTAL)
SITE DESIGN CONCEPT

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

A new drive is proposed to connect vehicular and pedestrian access from Alabama Avenue and Savannah Street. This new drive and pedestrian esplanade on the west side of the property will provide a new front face of the recreation building/park and enhances its presence. Parking of 16 spaces will be provided.

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

The playgrounds are located south of the building with views of the natural edge of the park. The multi-purpose playfield replaces the existing youth baseball field.

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

Stormwater management will consist of the green roof at designated building roof areas, multiple bioretention systems, and pervious surface areas.
SITE DEVELOPMENT COMPARISON

LEGEND
1  RECREATION BUILDING
2  PARKING (ORIGINAL DESIGN W/ 16 SPACES & UPDATED DESIGN W/ 16 SPACES)
3  OUTDOOR COURT
4  PLAYGROUND
5  MULTIPURPOSE FIELD (45 YDS X 75 YDS PLAY AREA)
6  FITNESS TRAIL
7  COMMUNITY GARDEN/PICNIC PAVILION
8  SOUTHEAST ACCESS & BRIDGE
9  NORTHEAST ACCESS
10  SPLASH PAD
11  MLK STUDENT PATH OF TRAVEL

UPDATED SITE PLAN
1 STORY RECREATION BLDG (26,905 SF)

JULY 16, 2020  CFA APPROVED SITE PLAN
1- STORY RECREATION BLDG (24,000 SF)
UPDATED SITE AMENITIES/PRECEDENT

Playground

Recreation Center

NORTH WALK

SOUTH WALK

1

1  Playground
UPDATED SITE AMENITIES/PRECEDENT

2 Outdoor Court

3 Community Garden

4 Picnic Shelter

Recreation Center
UPDATED SITE AMENITIES/PRECEDENT

5 Multipurpose Field

6 Fitness Trail

7 Natural Park Area & Trail
BUILDING DESIGN CONCEPT

ORGANIZATION
The building is designed as a multigenerational recreational and community facility. The central circulation spine organizes the building amenities and provides good visual engagement of the activities. Along the north of the circulation spine are the indoor aquatic center, gymnasium, locker rooms, and support spaces. To the south of the circulation spine are the community store, incubator kitchen, multipurpose room, e-gaming center, program flex room, and fitness room. The community spaces are situated to take advantage of the views of the playground areas and natural wooded area of the park.

EXTERIOR MASSING
High-volume spaces are located on the north with low-volume/community spaces on the south. Solar shading devices such as the large canopies/overhangs and horizontal window fins provide a strong architectural feature of the building design.

The exterior building material palette includes metal wall cladding, brick/veneer and low-e glazing. North facing translucent clerestory windows are located indoor aquatic center and the gymnasium. Canopies will be composite aluminum finish. Roofing includes adhered membrane roofing and vegetative roof system in selected areas.
CONCEPTUAL PLAN COMPARISON

1 LOBBY
2 COMMUNITY SPACES
3 AQUATIC CENTER
4 GYMNASIUM
5 LOCKER ROOMS
6 SUPPORT SPACES

UPDATED FLOOR PLAN

AREA= 26,905 GSF

JULY 20, 2020 FLOOR PLAN

AREA= 24,000 GSF
CONCEPTUAL EXTERIOR MASSING COMPARISON

UPDATED EXTERIOR MASSING

JULY 16, 2020 EXTERIOR MASSING
1. LOBBY
2. CONTROL DESK
3. COMMUNITY STORE
4. INCUBATOR KITCHEN
5. MULTIPURPOSE ROOM
6. E-GAMING CENTER
7. PROGRAM FLEX ROOM
8. FITNESS CENTER
9. INDOOR AQUATIC CENTER
10. GYMNASIUM
11. M. LOCKER ROOM/TOILETS/SHOWERS
12. W. LOCKER ROOM/TOILETS/SHOWERS
13. UNIVERSAL LOCKER ROOM
14. UNIVERSAL TOILET
15. SAFETY CENTER
16. CIRCULATION SPINE
17. POOL FILTER ROOM
18. POOL STORAGE
19. GYM STORAGE
20. MECHANICAL
21. ELECTRICAL
22. DATA/IT
23. STORAGE
24. JANITOR CLOSET
SOUTHEAST AERIAL VIEW

MULTIPURPOSE FIELD

OUTDOOR COURT

PLAYGROUND

PLAYGROUND
EXTERIOR MATERIAL PALETTE OPTIONS

OPTION 1

- Panels of varying sizes with an accent color to create texture and visual interest.

- Metal wall cladding 1.

- Dark iron spot brick veneer.

OPTION 2

- Wider panels with varying colors to create texture and visual interest.

- Metal wall cladding 2.

- Brown brick veneer.
WEST ELEVATION (ENTRY/ESPLANADE)

SOUTH ELEVATION (PLAYGROUND)

EAST ELEVATION (PLAYFIELD)

NORTH ELEVATION (SERVICE)

OPTION 1

1. STOREFRONT
2. TRANSLUCENT CLERESTORY WINDOW
3. METAL WALL CLADDING 1
4. BRICK VENEER
5. COMPOSITE METAL FACIA/CANOPY
6. SKYLIGHT
1 NORTHWEST VIEW (FROM ALABAMA AVE. APPROACH)

2 WEST VIEW (BUILDING ENTRY)
OPTION 1

3 SOUTHWEST VIEW (FROM SAVANNAH AVE. APPROACH)

4 EAST VIEW (FROM THE MULTIPURPOSE FIELD)
1. Storefront
2. Translucent Clerestory Window
3. Metal Wall Cladding 2
4. Brick Veneer
5. Composite Metal Facia/Canopy
6. Skylight

Option 2

Metal Wall Cladding 2

Brown Brick Veneer
1 NORTHWEST VIEW (FROM ALABAMA AVE. APPROACH)

2 WEST VIEW (BUILDING ENTRY)

OPTION 2
3 SOUTHWEST VIEW (FROM SAVANNAH AVE. APPROACH)

4 EAST VIEW (FROM THE MULTIPURPOSE FIELD)