AGENDA

• Project Context
  • Design Principles
  • Site Analysis
  • Existing Building

• Project Scope

• Façade Design Considerations
Project Context
DESIGN PRINCIPLES

MULTIGENERATIONAL APPROACH

SENIOR WELLNESS CENTER FOR ALL 8 DISTRICT WARDS

NUTRITION FOCUSED
DESIGN PRINCIPLES

SEAMLESS INDOOR-OUTDOOR CONNECTIONS

COMMUNITY CONTEXT

PASSIVELY SUSTAINABLE
SITE ANALYSIS

PROJECT LOCATION

Map of Cultural and Heritage Resources

Map Key

- **Historic Landmarks:**
  1. Anacostia Historic District
  2. Boundary Stones
  3. Congress Heights Firehouse
  4. Civil War Fort Sites
  5. Frederick Douglass National Historic Site
  6. St. Elizabeths Hospital Historic District
  7. Suitland Parkway

- **Churches:**
  8. Allen Chapel AME Church
  9. Bethlehem Baptist Church
  10. Campbell AME Church
  11. Church of the Assumption
  12. Church of the Holy Communion
  13. Garden Memorial Presbyterian Church
  14. Guiding Light Church (Old Matthews Memorial Church)
  15. Macedoni Baptist Church
  16. Matthew Memorial Baptist Church
  17. St. Teresa of Avila Catholic Church
  18. Washington Highlands Synagogue

- **Houses of Worship:**
  19. Anacostia High School
  20. Banneker Elementary School (New)
  22. Congress Heights School
  23. Garfield Elementary School
  24. Ketchum Junior High School
  25. Kramer Junior High School

- **Places of Recreation:**
  26. 100 Block of Kenya Street
  27. Anacostia Park
  28. Barry Farm Recreation Center
  29. Carver Theater
  30. Deen Run

- **Places of Commerce:**
  31. Anderson Tire Manufacturing Company / Carroll Laundry
  32. The Big Chair
  33. Lott's Market Building
  34. Leeflees Hotel / The Myrtle
  35. Schmid House / (Columbian Iron Works)

- **Government Buildings:**
  36. 11th Street Precinct Building
  37. DC Water and Sewer Authority (DC Water)
  38. Poplar Point Pump Station

- **Communities:**
  39. Anacostia Historic District Expansion
  40. Apartment Complexes - Halley House
  41. Elam Road
  42. Farm Houses

- **Other:**
  43. Barry Farm Dwellings Street Names
  44. Call Boxes
SITE ANALYSIS
SITE CONTEXT AND CONNECTIONS

Proposed Pedestrian Connection

DPR – FRANCIS OUTDOOR POOL

NPS – TENNIS COURTS

Proposed Pedestrian Connection

N ST NW
25TH ST NW
24TH ST NW

SITE CONTEXT AND CONNECTIONS
PROJECT SCOPE

OVERALL SITE PLAN

Proposed Site Features
1. Senior Wellness Center Parking
2. Kramer Middle School Parking
3. Play Field
4. Basketball court with fence
5. Outdoor classroom
6. Boardwalk
7. Seat wall
8. Bioretention
9. Concrete path - 4’ Min Width
10. Lawn
11. Plant bed
12. Canopy Tree
13. Flowering Tree

Existing Features
14. Concrete Sidewalk
15. Bike Racks
16. Site Wall
17. Street Tree
18. Perimeter Fence
19. Curb Cut
PROJECT SCOPE

PROJECT SITE PLAN

Proposed Site Features

1. Wood deck
2. Trellis above
3. Water feature
4. Rocking chairs/lounge seating
5. Hydroponic towers
6. Table with chairs
7. Raised garden beds
8. Open space for outdoor games and performances
9. Shade tree
10. Evergreen Hedge
11. Plant bed
12. Bioretention
13. Community Art
14. Bench
15. Double-Sided Bench
16. Wood Boardwalk
17. Flowering Tree Grove
18. Concrete Path
19. Aggregate Paving with Organic-Lok
20. Brick Border
21. Special Paving
22. Green Screen
23. Raised Planter
24. Loading dock
25. Heritage tree
Façade Design Considerations
NEIGHBORHOOD FACADES
RESPECT ADJACENT URBAN FABRIC
MATERIALS
RESPECT HISTORIC STRUCTURES WITH NEW MATERIAL CHOICES

1. Masonry
2. Terracotta
3. Metal Panel & Accents
4. Perforated Screens
5. Wood
SUSTAINABILITY CONSIDERATIONS

SOLAR ORIENTATION

Washington, DC experiences extreme weather swings, with hot humid summers and cold dry winters. It is therefore challenging to create a thermally comfortable outdoor environment, except in the swing seasons of spring and fall, but even including these seasons the outdoor environment is only comfortable around 11% of the year.

Additional measures for solar and wind control in outdoor spaces should therefore be employed to extend thermal comfort. Core learning spaces and areas with high levels of occupancy will be oriented in such a way that they are protected from glare disturbance and unwanted heat gains.
In the Washington, DC region, prevailing winds shift by season.

Cold winter winds tend to come from the northwest with relatively high velocity, making outdoor areas that face north relatively inhospitable.

During the rest of the year, winds come from the south primarily, especially in the summer months. These breezes are more welcome for ventilation to extend comfort.
SUSTAINABILITY CONSIDERATIONS

PASSIVE DESIGN

STRATEGIES LEGEND
- Dehumidification
- Internal Heat Gains
- Thermal Mass

PSYCHROMETRIC CHART
Although mechanical heating and cooling will still be needed to maintain indoor thermal comfort in this climate, passive design strategies can be employed to reduce the amount of mechanical cooling necessary. While passive cooling strategies such as evaporative cooling, thermal mass and night ventilation, and the use of fans can reduce mechanical cooling needs, the climate predominantly requires heating, so focusing on passive heating strategies can have more impact on energy performance. Passive heating strategies such as utilizing a well insulated and airtight building envelope to capture internal heat gains can provide added comfort for 26% of the year, significantly reducing the need for mechanical heating.
ELEVATION
WEST FAÇADE FACING KRAMER MS
DESIGNING THE DISTRICT