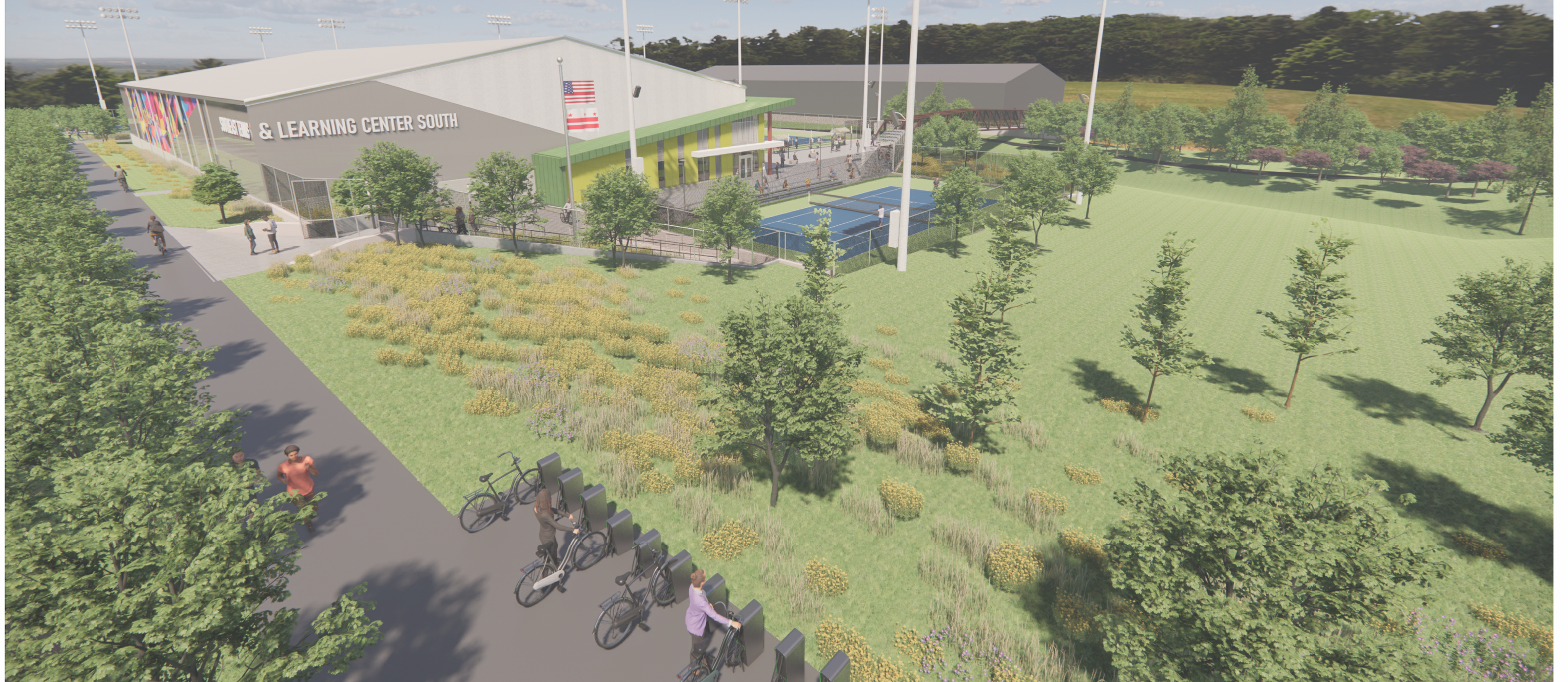


# SOUTHEAST TENNIS AND LEARNING CENTER-SOUTH

## COMMISSION OF FINE ARTS

### CONCEPT SUBMISSION





# PROJECT NARRATIVE

## PROJECT DESCRIPTION

Located in Ward 8, the Southeast Tennis and Learning Center (SETLC) has been a jewel that offers tennis programs for residents of all levels. The facility has served tens of thousands of District youth by providing tennis instruction, tutoring, life skills, computer science, and the arts since 2001. The facility was created under the collaborative direction of the Recreation Wishlist Committee and the Department of Parks and Recreation. The current facility includes 6 indoor tennis courts, youth classrooms, multipurpose room, 7 outdoor tennis courts, and a playground. The vision of the proposed project is to expand the campus south over Oxon Run to include a new indoor tennis facility with 3 indoor courts, a community room, 4 outdoor tennis courts and 8 pickleball courts. The new facility will be connected to the existing center by a pedestrian bridge that will span across Oxon Run. The expansion will allow the SETLC to host major junior USTA tennis tournaments which require a minimum of 10 outdoor courts.

## PROJECT GOALS

- Create a world-class USTA certified tennis facility to host junior tennis tournaments
- Expand the existing youth programs of the SETLC
- Community Room to support local community organizations and events
- Create a pedestrian friendly connection from Oxon Run to the SETLC
- Accessible to all
- LEED Silver minimum certification, Solar Ready

## COMMUNITY BENEFITS

- Major Investment in Ward 8 to support neighborhood revitalization and economic development
- Community Room to support Neighborhood Events, School Outreach Programs, Corporate Events
- Community Room to have state of art technology, projection and sound system, kitchenette, and child friendly furniture.
- Cultural Arts Programs for dance, theater arts, sewing and costume design.
- Young Men Future Leaders Program
- Kids Day Events
- Mural Wall
- Youth Tennis Programs – junior lessons, invitationals, junior team tennis, match-play Wednesdays, local and national tournaments
- Toddler Tennis Programs – tiny tots, parent and me, ABC (Agility, Balance, & Coordination)
- Senior Tennis Lessons, tournaments, leagues, and fitness/mobility for seniors interested in playing tennis and pickleball
- Adult leagues, tournaments, team practices, and adaptive tennis. Junior and adult lessons, and senior tennis matches
- Open Pickleball play, pickleball leagues, pickleball tournaments, adaptive pickleball, junior pickleball lessons, adult pickleball lessons, senior matches

## PROGRAM

### INDOOR

- 3 USTA tennis courts
- Community Room (approximately 1,500sf)
- Warming Kitchen
- Lobby
- Reception Area
- Storage
- Family Toilets
- Locker Rooms

### Outdoor

- 4 USTA tennis courts
- 8 Pickleball Courts
- Plaza
- Pedestrian Bridge to existing SETLC
- Parking
- Court Lighting

## BUDGET AND SCHEDULE

The project construction budget is \$15.5 million. The proposed project schedule is:

- Concept Submission to CFA and NCPC Spring 2024
- Design Documents Completed end of Summer 2024
- Permitting Fall 2024
- Construction Starts Late 2024 and completed 2026

## SITE DESCRIPTION

The project site is located at the corners of Wheeler Road and Valley Avenue in Southeast, DC. The premises address is 601 Mississippi Avenue, SE Washington DC. It is bordered on the north edge by Oxon Run, Wheeler Avenue to the east, Valley Avenue to the south, and open green space to the west. The total property boundary is approximately 20 acres and includes the existing Southeast Tennis and Learning Center, Hart Middle School and the open space to the south of Oxon Run that is the area of the proposed project. The proposed project area is approximately 6 acres. The property area is currently as maintained grassy area with a few scattered trees. A tree survey concluded that no “Heritage Trees” are present on the site. In 1971 the property was transferred from the National Park Service to the District of Columbia. The transfer stipulated that the land be used for recreational use. The National Park Service has reviewed the proposed development and agreed that the proposed development is consistent with the intent for the land to be used for recreational use.

Site disturbance includes several utilities that were constructed in the mid-20<sup>th</sup> century. In 1951, a 20-inch prestressed concrete watermain was constructed along Valley Avenue between Atlantic Avenue and Wheeler Road. Additionally, a 24-inch concrete sanitary pipe follows the same alignment as the water line across the property. The property has experienced a large volume of fill dirt over the years based on a cut/fill analysis from the 1892 Topographic Map. The fill amount is upwards of 17 feet near the center of the property and 2.5 feet on the western edge of the property. A trail was removed from the center of the site in 2018 and a new multimodal trail was construction along Valley Avenue.

## SITE CONSTRAINTS

The site features a number of elements that contribute to the site development solution. Oxon Run stream boards the site along the northern edge. 100- and 500-year flood plans are present on each side of Oxon Run. The new building and site development are proposed to be outside of these boundaries. Additionally, there is a portion of the site that is categorized as “wetlands.” There is a 25’ wetland buffer that exists. A 20-inch water transmission line along with 24-inch sewer line run east/west through the middle of the site. The design team has been in communication with DC Water to coordinate access requirements. Based on DC Water standards a 25’ easement is to be provided on the lines. The building cannot be located within this easement area. The exact location of the line is still in development. Several test pits have been completed but due to the large amounts of fill, the line has yet to be located.

## ZONING

The property is zoned RA-1 and is lot PAR 0236 0114. It is within Ward 8. The RA-1 zone permits the construction of institutional and semi-public buildings including recreational centers. The land use map proposes for the area to be used for Parks, Recreation, and Open Space. The proposed project is in line with the proposed land use plan.

- Maximum Building Height: 40’
- Maximum Stories: 3
- Lot Occupancy: 40%
- Rear Setback: 20’
- Side Setback 8’
- Parking: .5 spaces for every 1,000sf of floor area

## TRANSPORTATION

The site is accessible from by a various means of transportation including vehicular, public bus, public multimodal walking and bike trails, and public sidewalks. A bike share is located along the trail at the corner of Wheeler Road and Valley Avenue. Vehicular transportation is provided via Wheeler Road and Valley Avenue. There are several projects/studies that DDOT is currently working on to improve safety along Wheeler Road. The design team has been in coordination with DDOT regarding this project. DDOT will not allow a curb cut along Wheeler Rd to access parking for the proposed development. The new parking needs to be accessed from Valley Avenue. The existing SETLC has approximately 20 off street parking spaces. The zoning minimum of .5 spaces per 1,000sf is proposed for the new building. This is approximately 15 parking spaces. Additional on-street parking is provided along Valley Avenue.

## COMMUNITY OUTREACH

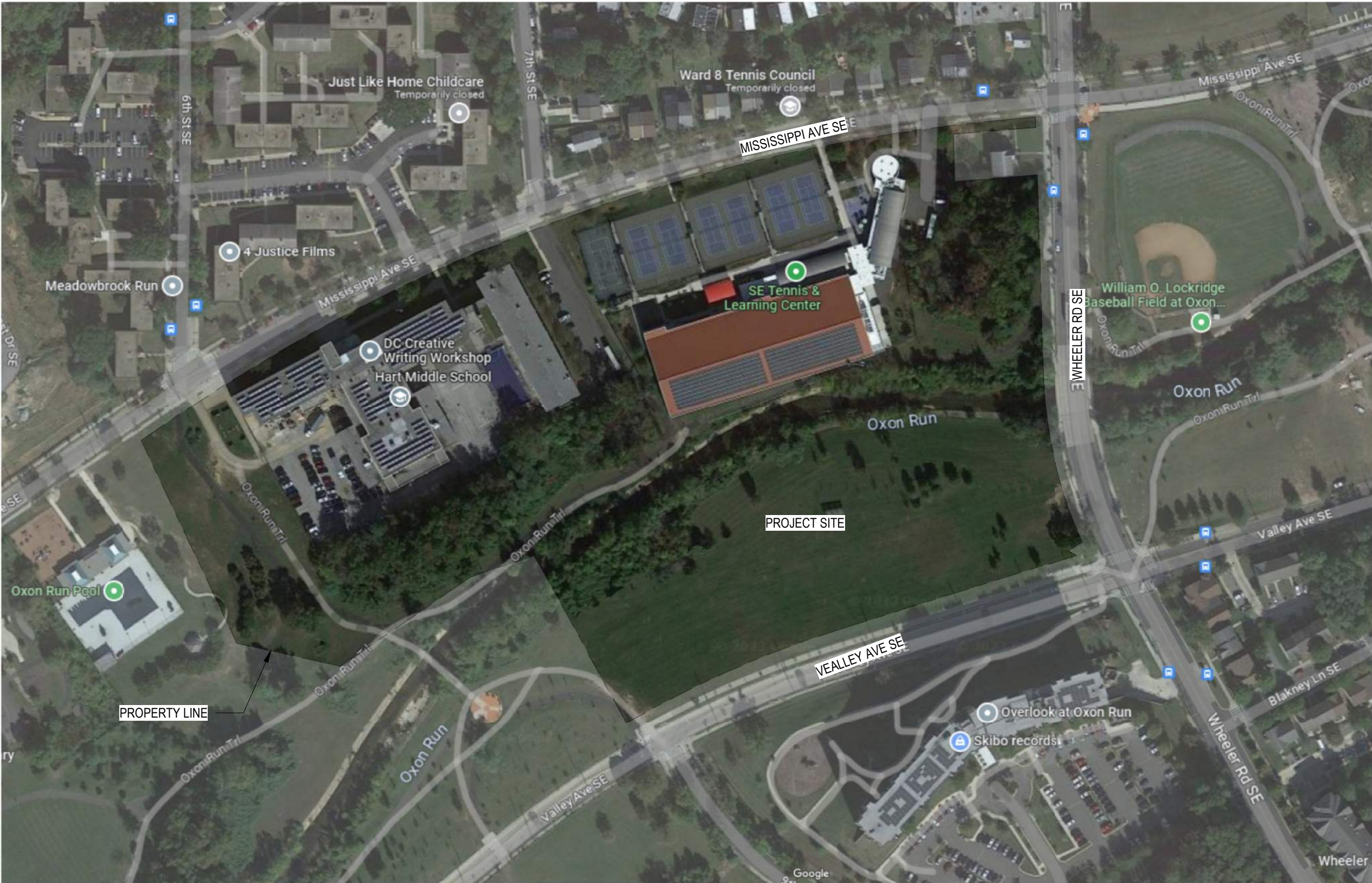
DGS and DPR welcome community involvement for this design process. A community presentation was held in October 2024. Per DPR’s engagement policy, they have shared a digital invitation to all ANC commissioner/stakeholders in Wards 7 and 8. The project has also been posted on Nextdoor and DPR social media site. Additionally, a door-to-door canvass of neighbors in the vicinity of the SETLC and dropped over 250 flyers. “Stakeholder” meetings have also been conducted and led by the Recreation Wishlist Committee.

“TENNIS IS THE HOOK, EDUCATION IS THE KEY”

- Cora Masters Barry



# EXISTING SITE PLAN



**SITE DESCRIPTION**

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SCALE : 1"= 160' - 0"



# EXISTING SITE PHOTOS



1



2



3



4

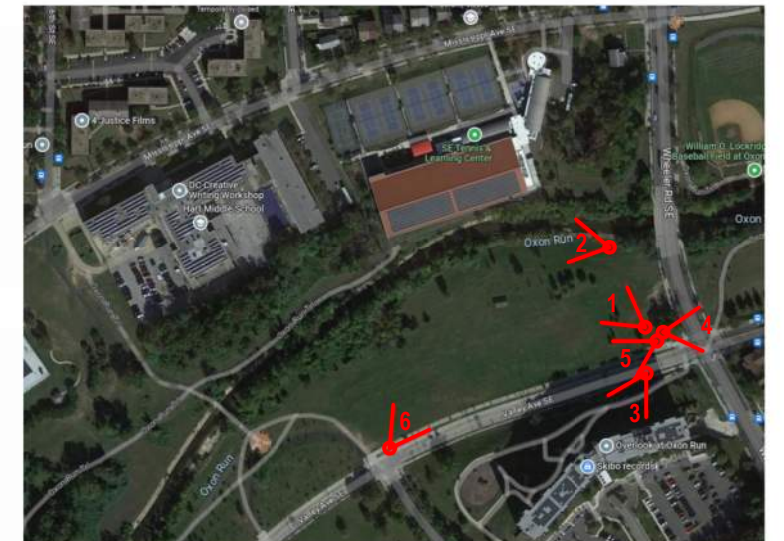


5



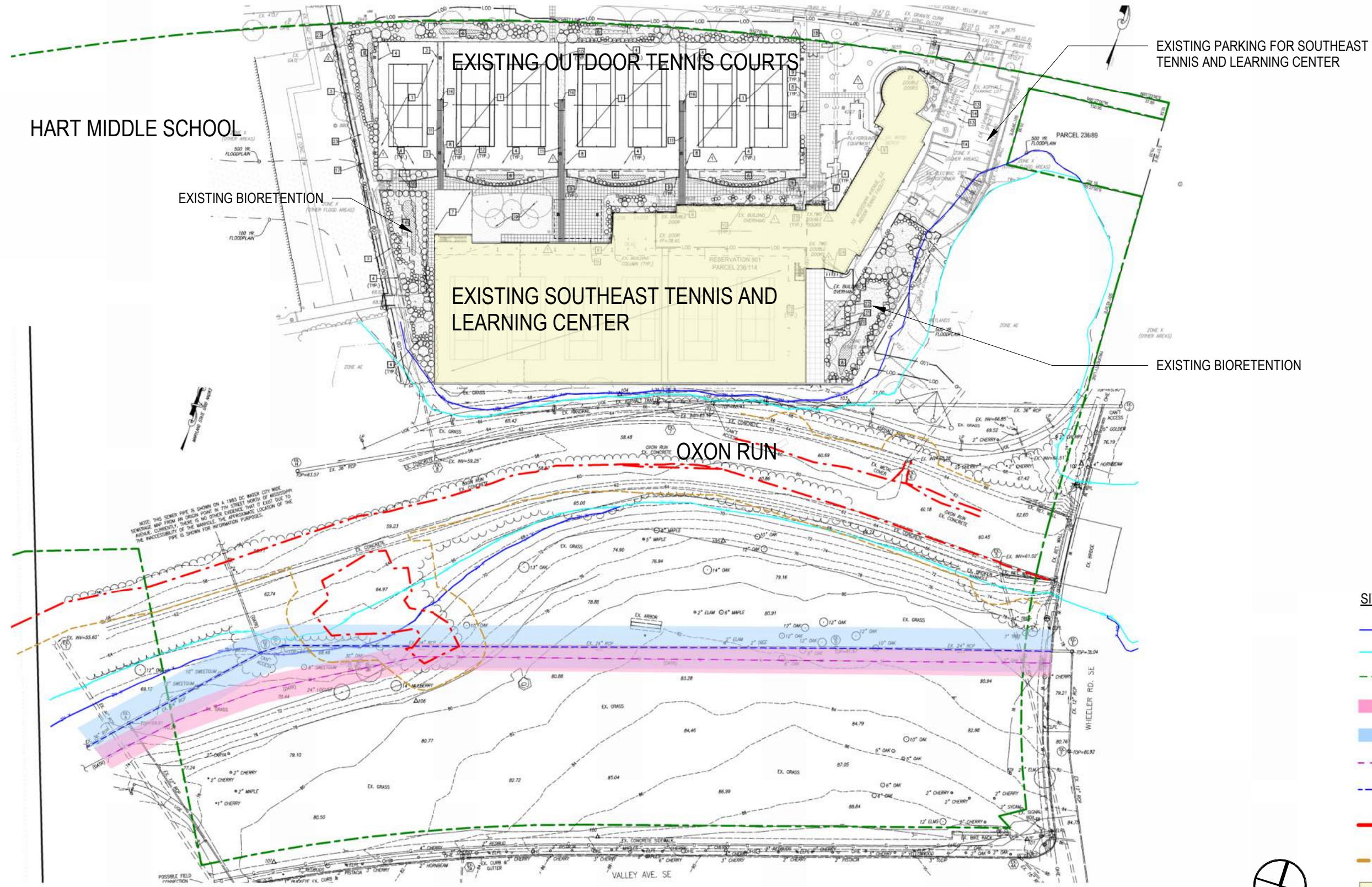
6

KEY PLAN





# EXISTING SITE ANALYSIS



**SITE DIAGRAM LEGEND**

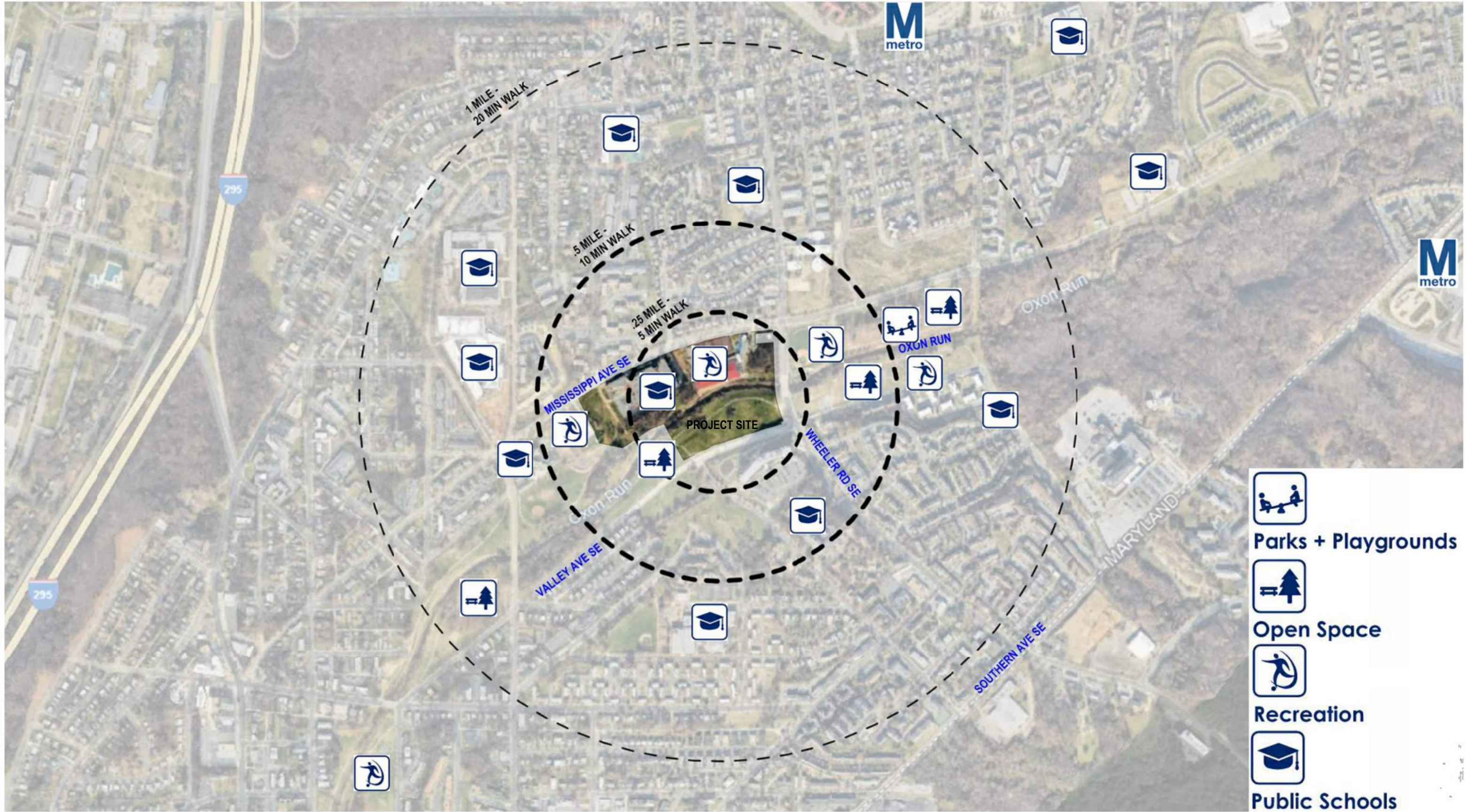
	MODERATE RISK FLOOD ZONE (500 YEAR)
	HIGH RISK FLOOD ZONE (100 YEAR)
	SITE BOUNDARY
	25'-0" WIDE SEWER LINE EASEMENT
	40'-0" WIDE WATER LINE EASEMENT
	EXISTING WATER LINE
	EXISTING STORM LINE
	WETLAND LINES
	25' WETLAND BUFFER
	EXISTING SETLC BUILDING



SCALE : 1" = 100' - 0"



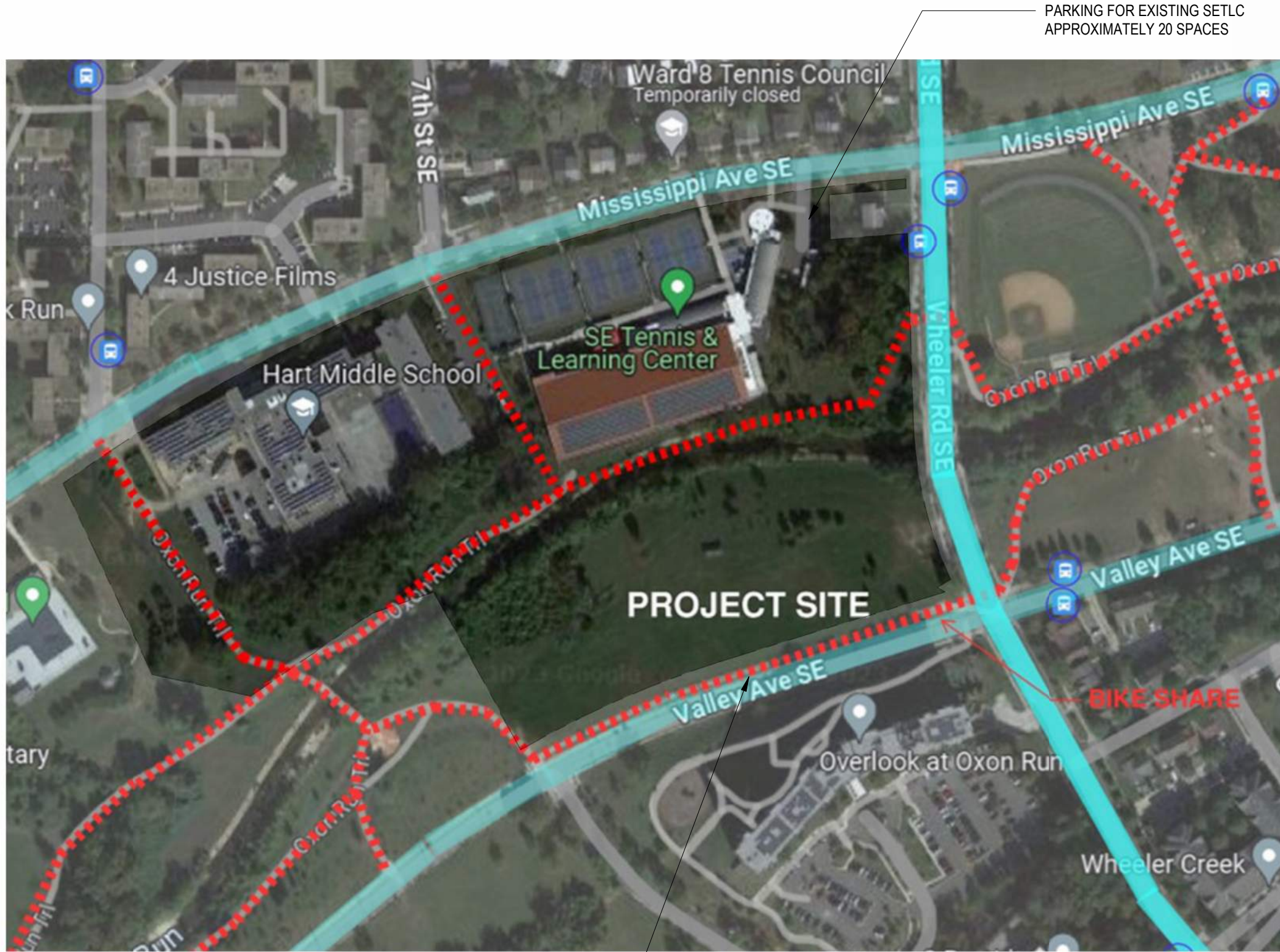
# VICINITY MAP



-  Parks + Playgrounds
-  Open Space
-  Recreation
-  Public Schools



# EXISTING SITE ANALYSIS - TRANSPORTATION



PUBLIC ON STREET PARKING ALONG VALLEY AVE  
NO PERMIT REQUIRED

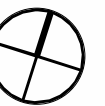
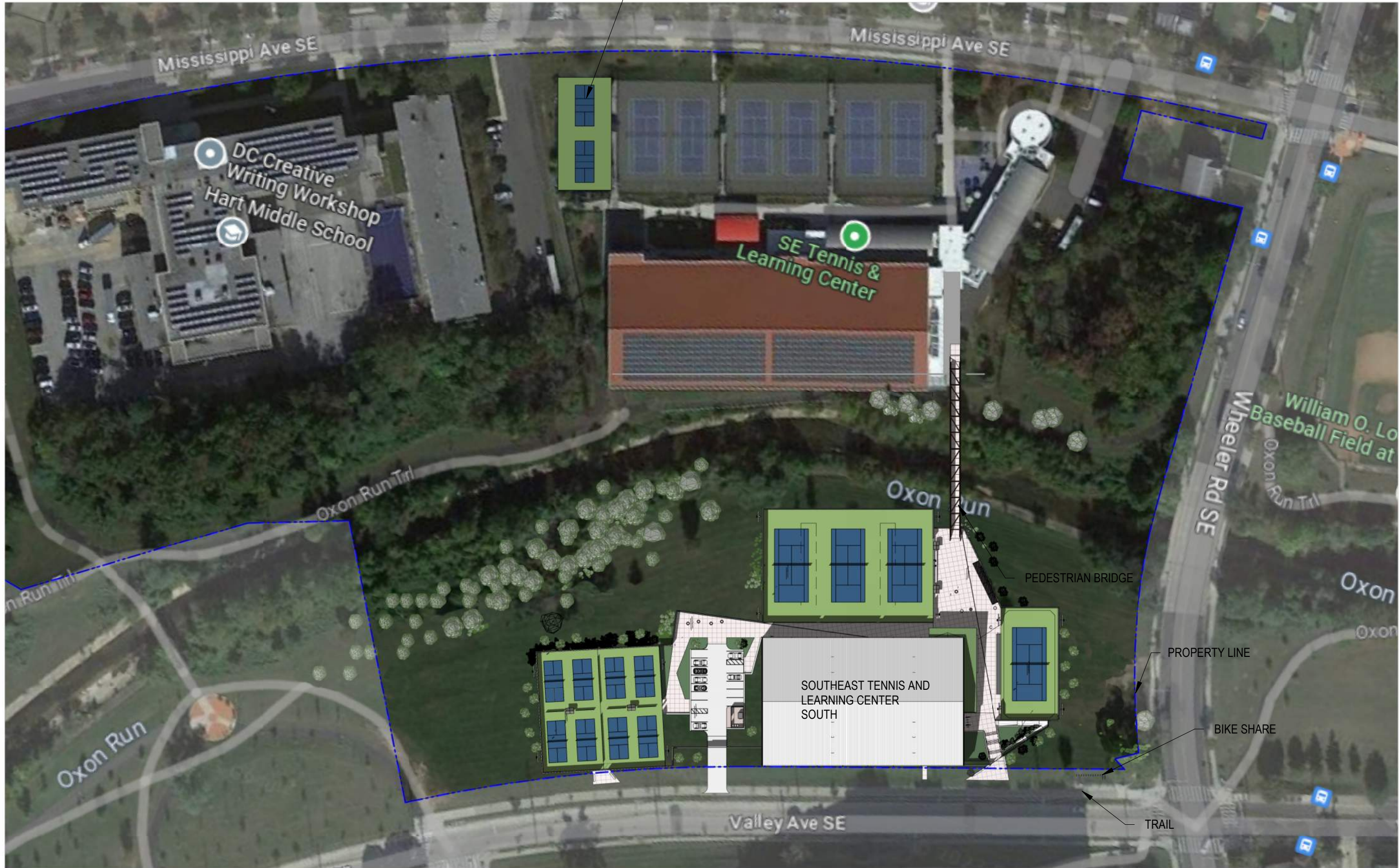


**SITE DIAGRAM LEGEND**

- EXISTING TRAIL
- MAIN ARTERIAL
- BUS STOP



# PROPOSED SITE PLAN - OVERALL



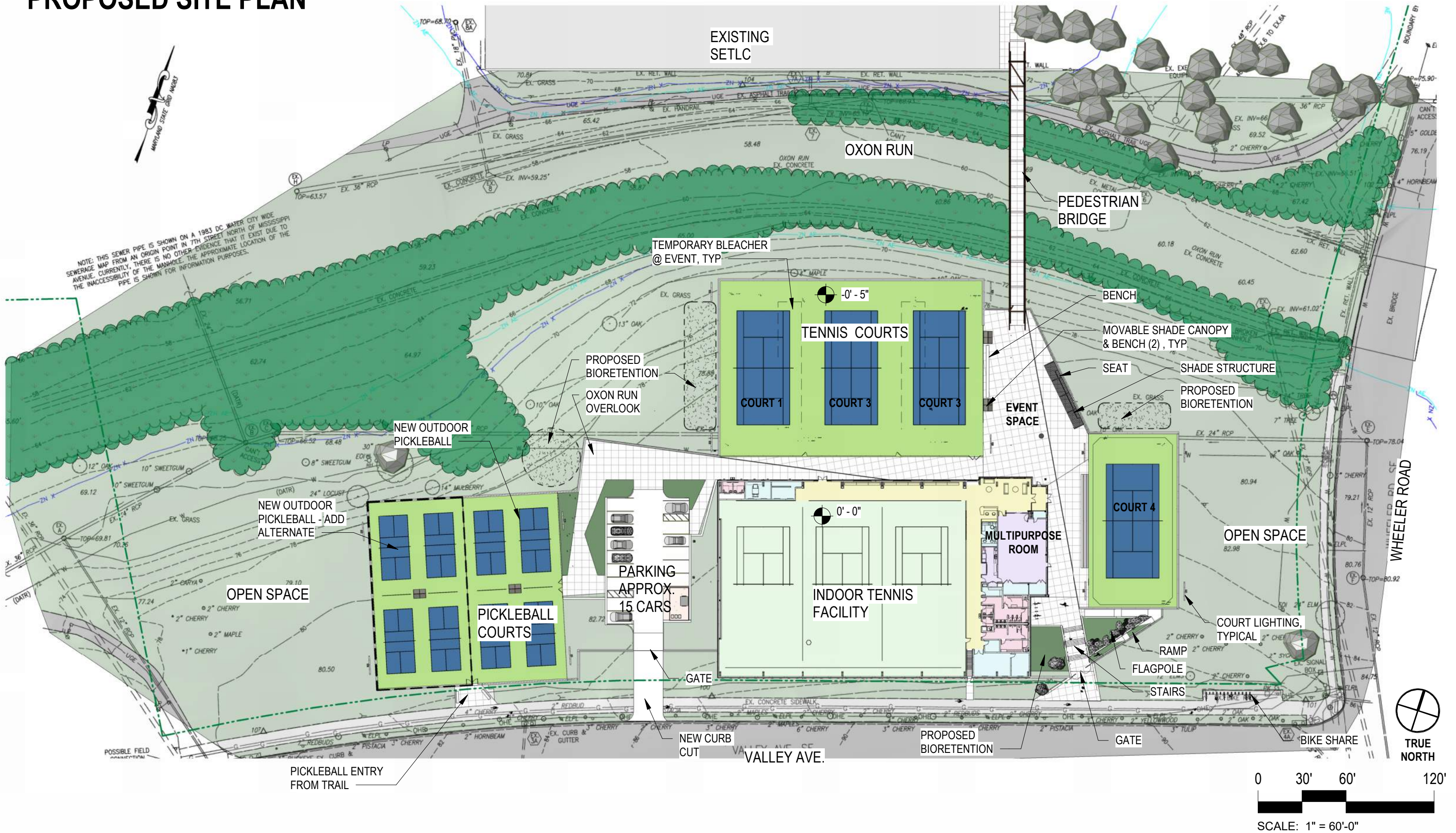
TRUE NORTH

SCALE : 1" = 100' - 0"

## SOUTHEAST TENNIS AND LEARNING CENTER - SOUTH

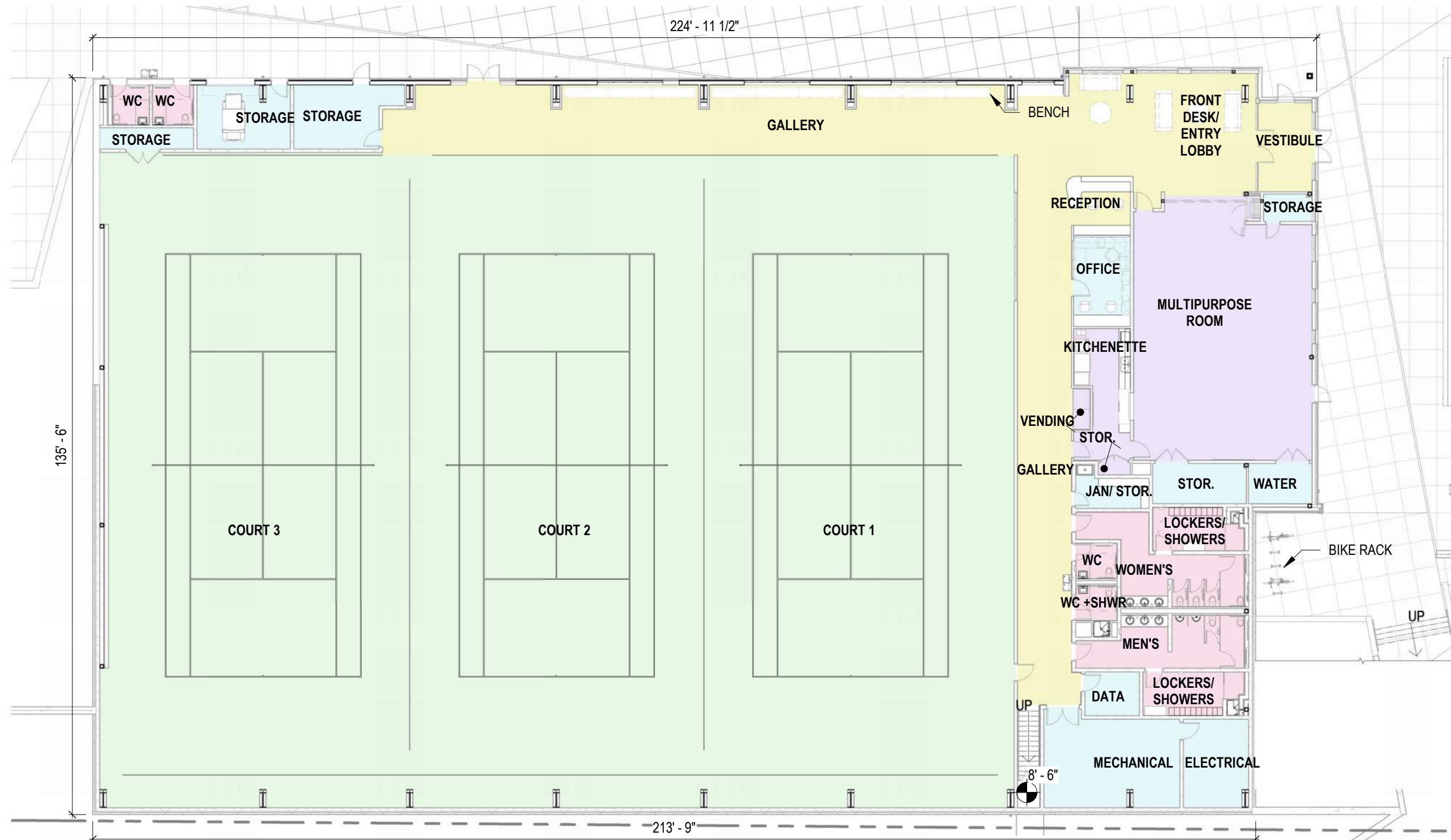


# PROPOSED SITE PLAN

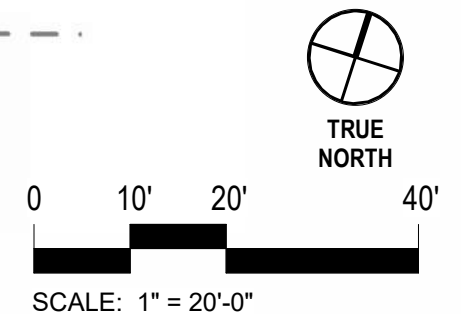




# PROPOSED BUILDING FLOOR PLAN

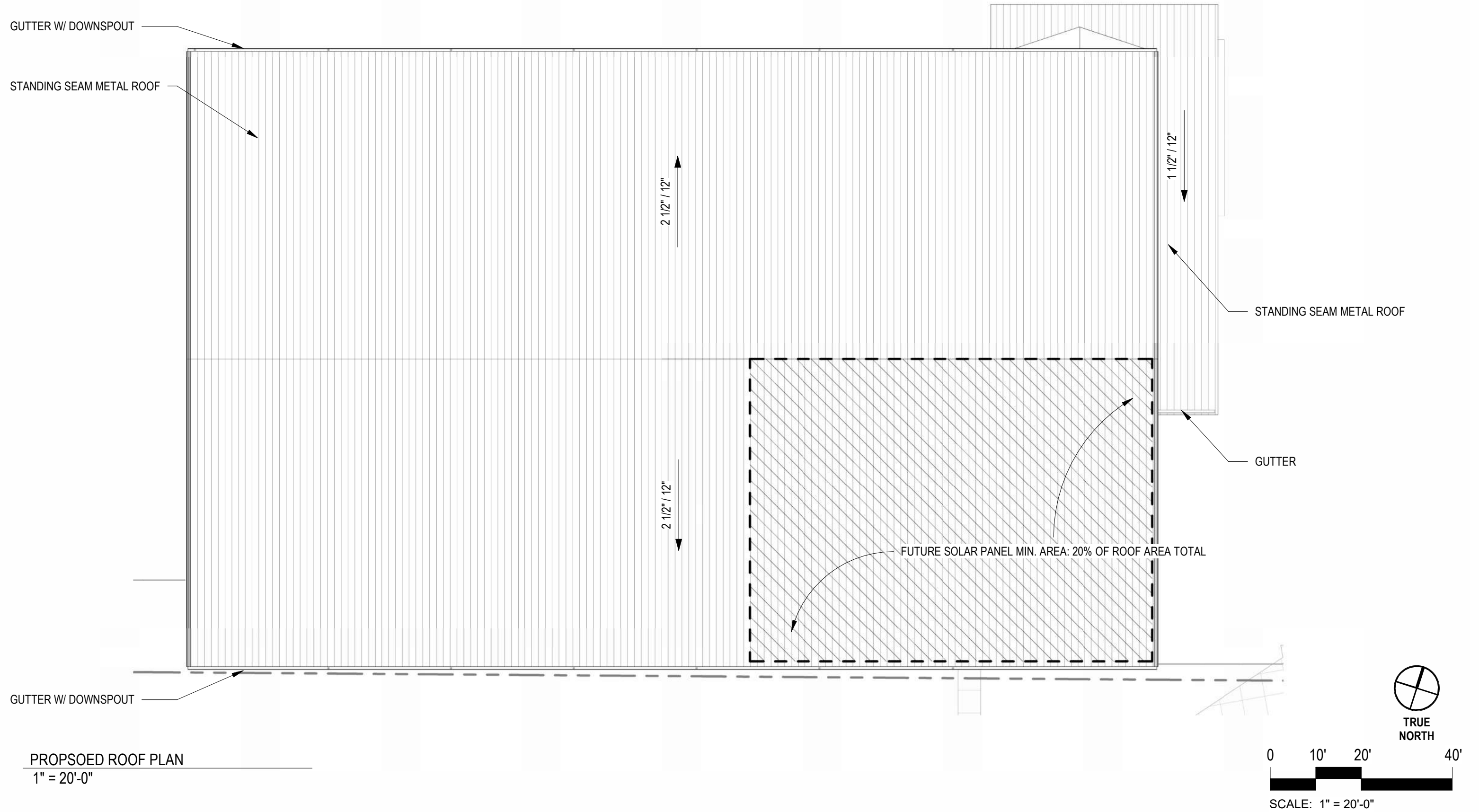


PROPOSED FLOOR PLAN - LEVEL 1  
1" = 20'-0"



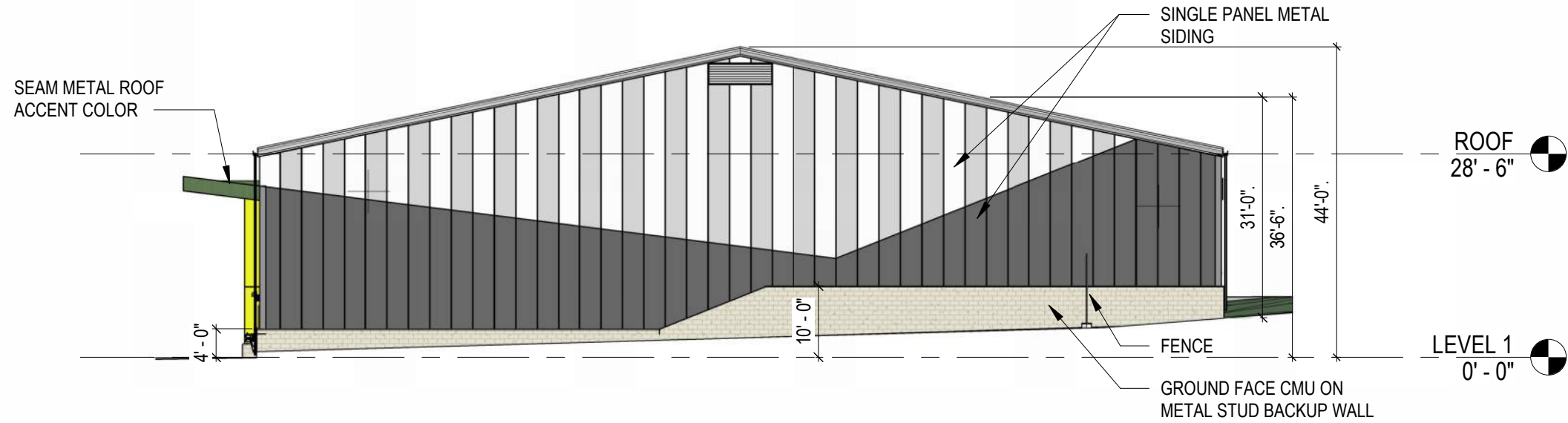


# PROPOSED BUILDING ROOF PLAN





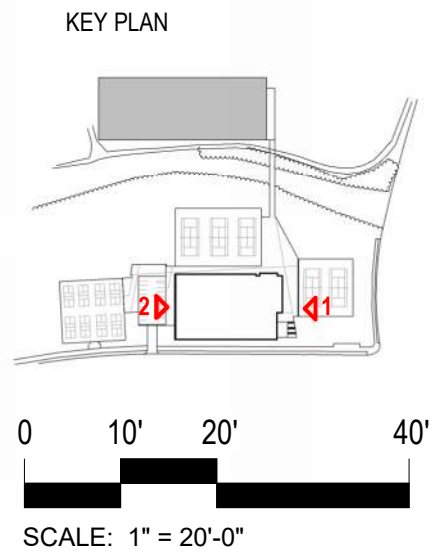
# BUILDING ELEVATIONS



2. WEST ELEVATION  
1" = 20'-0"

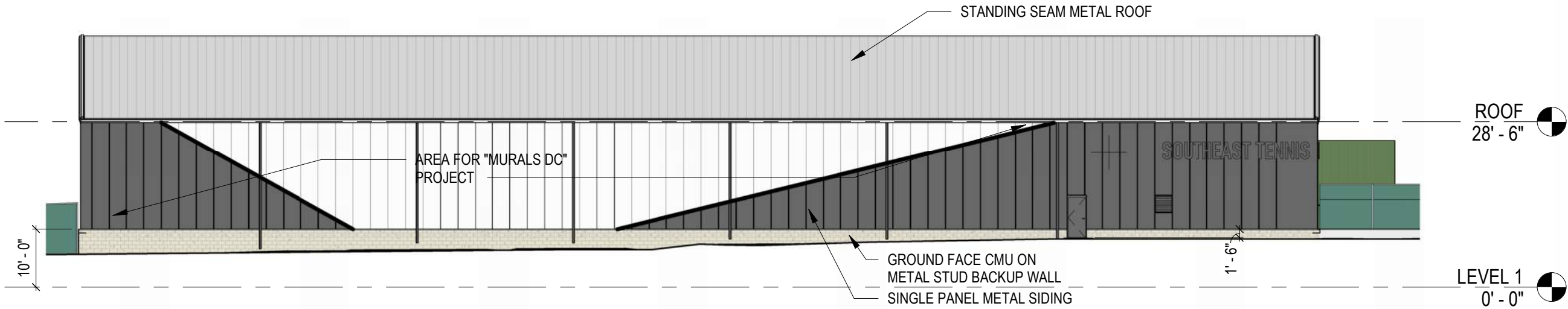


1. EAST ELEVATION.  
1" = 20'-0"

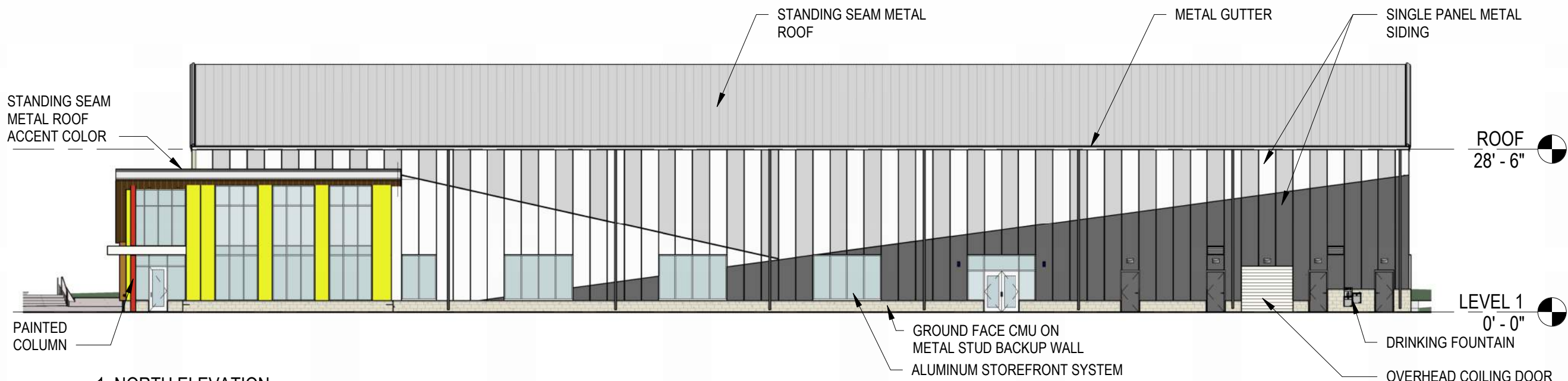




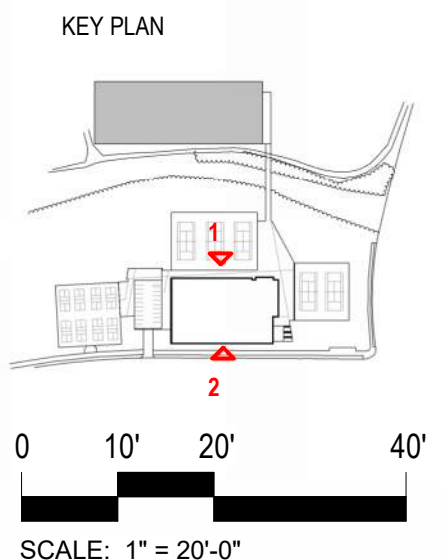
# BUILDING ELEVATIONS



2. SOUTH ELEVATION.  
1" = 20'-0"



1. NORTH ELEVATION.  
1" = 20'-0"

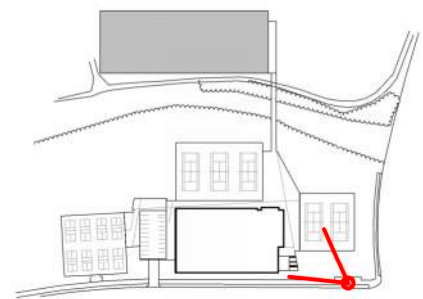




# BUILDING PERSPECTIVE ALONG VALLEY AVE



KEY PLAN

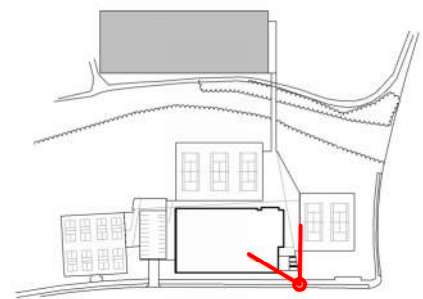




# BUILDING ENTRANCE PERSPECTIVE FROM TRAIL



KEY PLAN

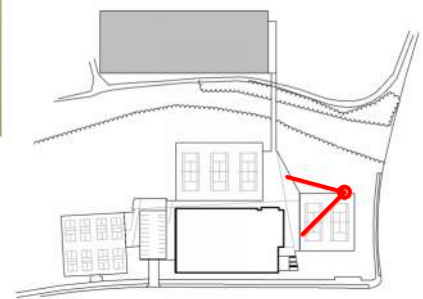




# BUILDING ENTRANCE PERSPECTIVE



KEY PLAN

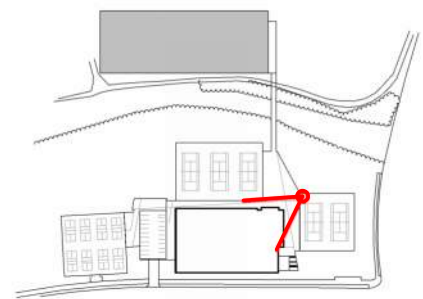




# BUILDING ENTRANCE PERSPECTIVE



KEY PLAN

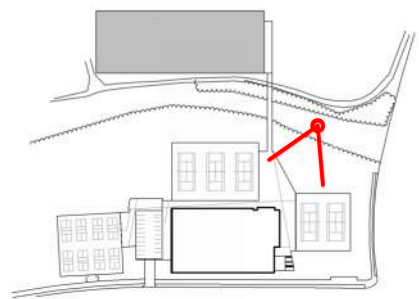




# BUILDING ENTRANCE PERSPECTIVE LOOKING SOUTHWEST



KEY PLAN

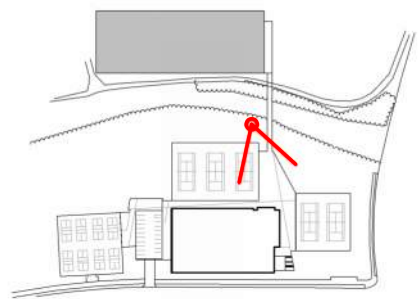




# BRIDGE APPROACH



KEY PLAN

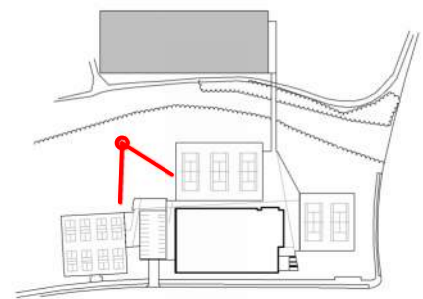




# BUILDING PERSPECTIVE LOOKING SOUTH



KEY PLAN

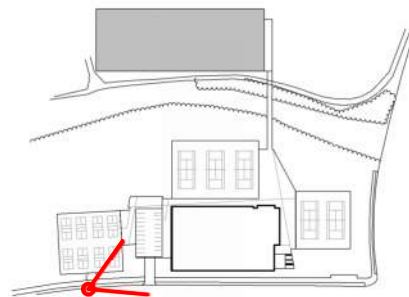




# BUILDING PERSPECTIVE ALONG VALLEY AVE

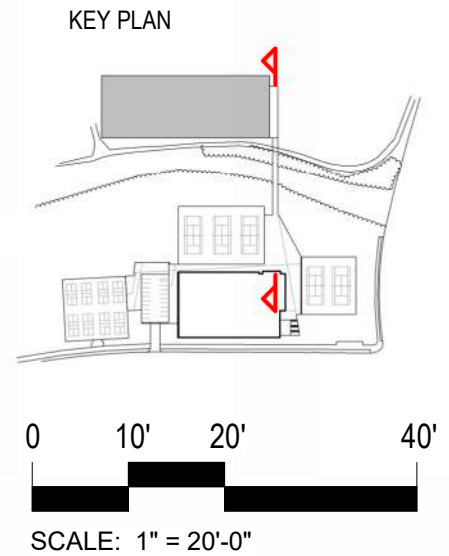
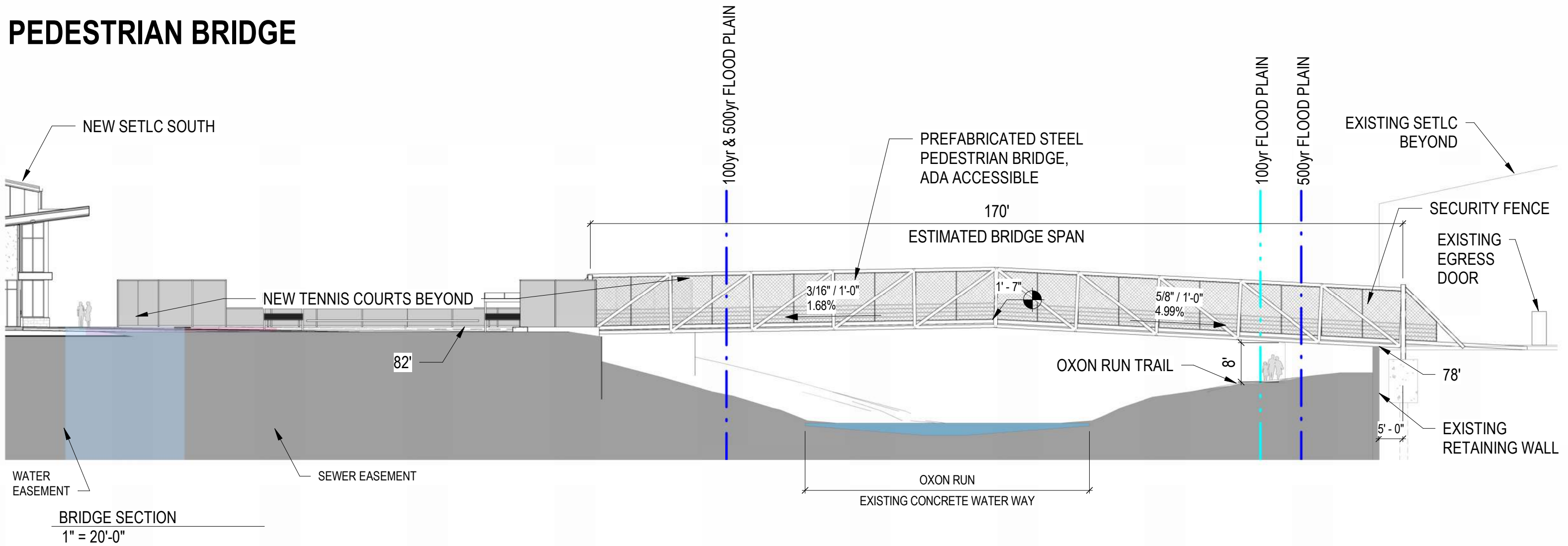


KEY PLAN





# PEDESTRIAN BRIDGE



DESIGN INTENT IMAGES FOR BRIDGE



# LANDSCAPE FEATURES



BENCH



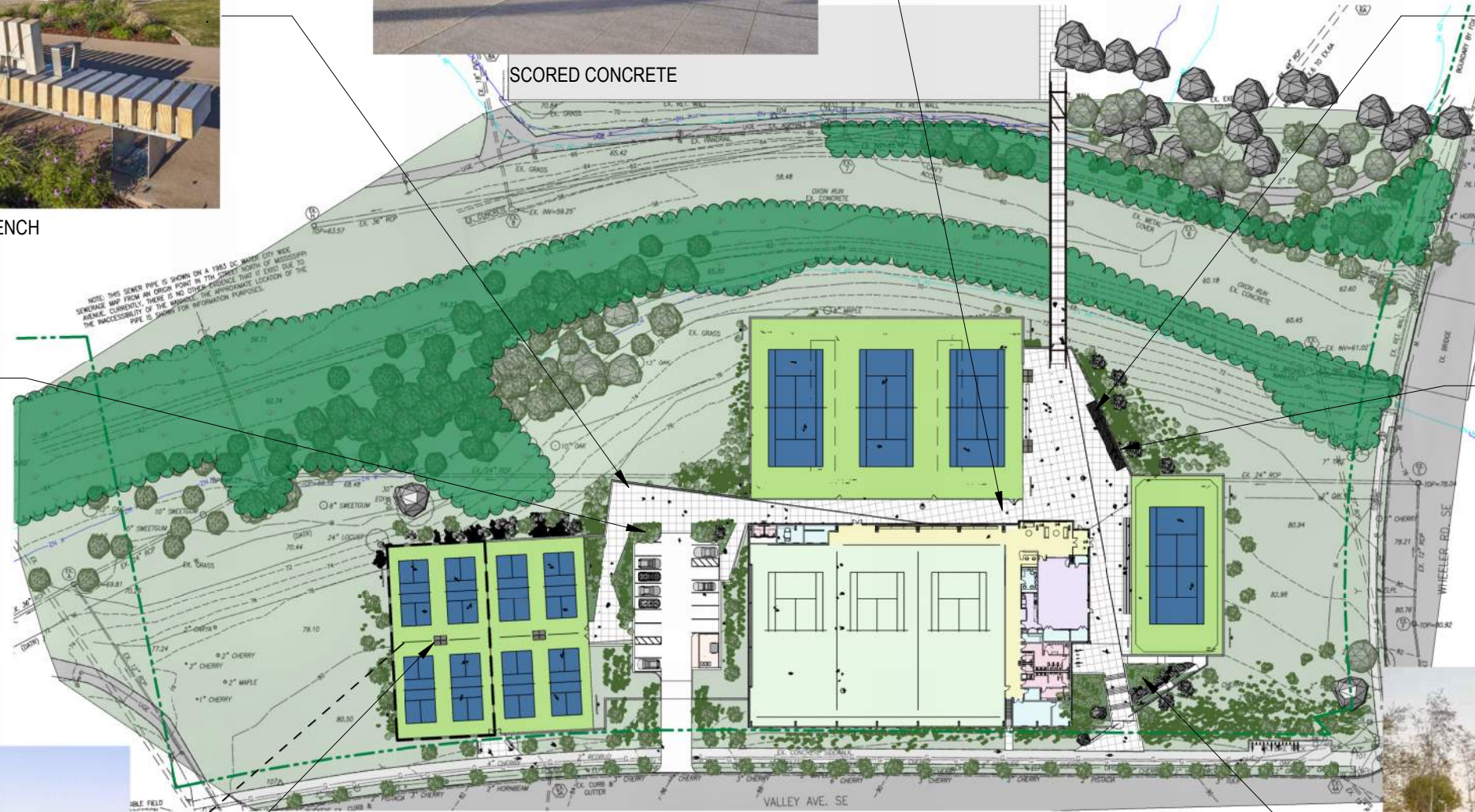
SCORED CONCRETE



BENCH



PLANTING BED



SHADE STRUCTURE



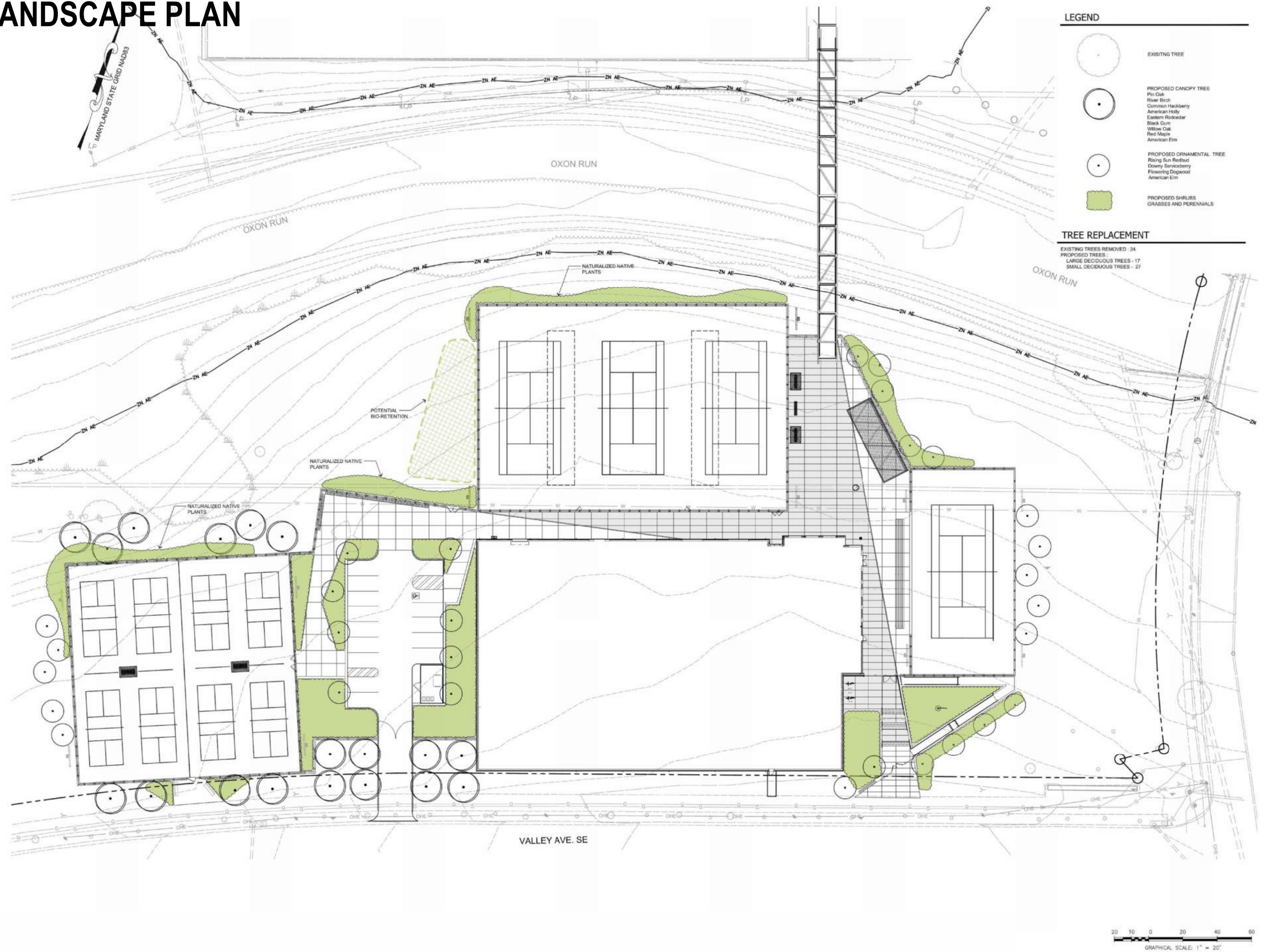
CANOPY BENCH



PLANTING BED



# CONCEPT LANDSCAPE PLAN





# SHRUB TYPES



*Myrica pennsylvanica*  
Northern Bayberry



*Corylus americana*  
American Hazelnut



*Ilex laevigata*  
Winterberry Holly



*Hamamelia virginiana*  
American Witch-Hazel



*Rhododendron atlanticum*  
Dwarf Azalea



*Physocarpus opulifolius*  
Eastern Ninebark



*Prunus virginiana*  
Choke Cherry



*Viburnum dentatum*  
Arrowwood Viburnum



*Viburnum prunifolium*  
Black-Haw



*Clethra alnifolia*  
Sweet Pepperbush



*Cornus amomum*  
Silky Dogwood



# TREE TYPES



*Quercus palustris*  
Pin Oak



*Betula nigra*  
River Birch



*Celtis occidentalis*  
Common Hackberry



*Ilex opaca*  
American Holly



*Juniperus virginiana*  
Eastern Redcedar



*Nyssa sylvatica*  
Black Gum



*Quercus phellos*  
Willow Oak



*Acer rubrum*  
Red Maple



*Cercis Canadensis 'In2'*  
Risina Sun Redbud



*Cercis Canadensis*  
Eastern Redbud



*Amelanchier arborea*  
Downy serviceberry



*Cornus florida*  
Flowering Dogwood



*Ulmus americana*  
American elm