

COMMISSION OF FINE ARTS - FINAL SUBMISSION

Anacostia Recreation Center

at Ketcham Elementary School

JANUARY 06 2022



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EXECUTIVE SUMMARY

DESIGN TEAM

DISTRICT OF COLUMBIA
DEPARTMENT OF PARKS AND RECREATION
DEPARTMENT OF GENERAL SERVICES

KRAMER CONSULTING
PROJECT MANAGEMENT

DLR GROUP
ARCHITECTURE, INTERIORS, MEP/IT ENGINEERING

SK&A STRUCTURAL ENGINEERS, PLLC
STRUCTURAL ENGINEERING

AMT, CONSULTING ENGINEERS
CIVIL ENGINEERING

CARVALHO AND GOOD, PLLC
LANDSCAPE ARCHITECTURE

NYIKOS ASSOCIATES, INC.
FOOD SERVICE

TCT
COST ESTIMATING

ECS CAPITOL SERVICES, PLLC
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING

R. CHRISTOPHER GOODWIN & ASSOCIATES, INC.
ARCHAEOLOGICAL SURVEY

SUMMARY

The new Anacostia Recreation Center at Ketcham provides an opportunity for positive change in a community that has long-awaited access to a welcoming, safe, and multi-functional recreational facility. Based on a flexible site and building program, the facility will be designed to accommodate a wide range of activities and programs intended to serve a multi-generational user group as well as the adjacent Ketcham Elementary School.

Under the District’s Department of General Services (DGS), and in close collaboration with the DC Department of Parks and Recreation (DPR), the design team led by DLR Group, has prepared this submission for HPRB Permit Review. This submission captures the development of the design since HPRB Concept Approval received during the October 2021 Hearing. Through constructive collaboration with Commission of Fine Arts staff and Historic Preservation Office staff the design has evolved to address CFA and HPRB feedback. The project has also received support from ANC8A.

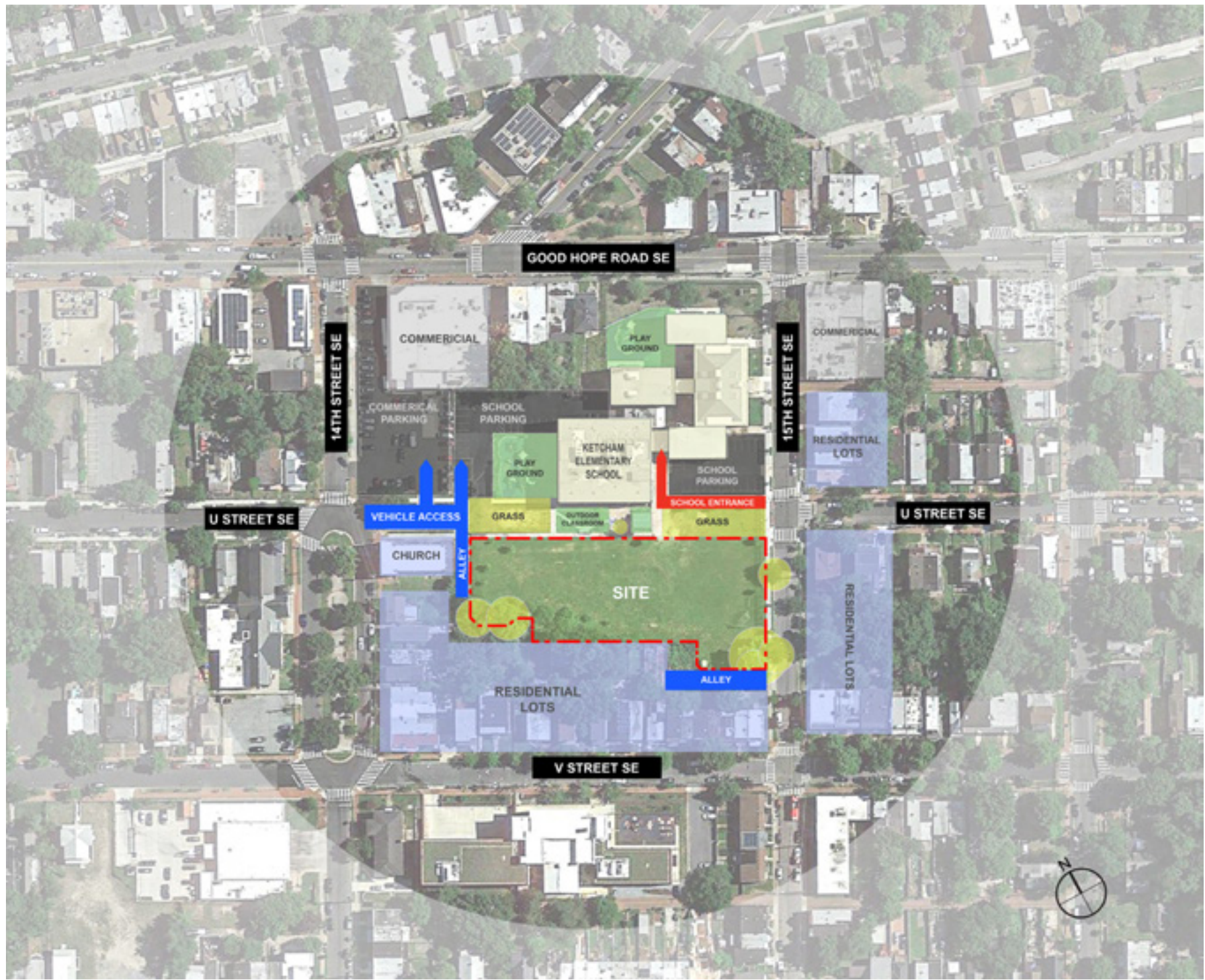
CONSIDERATIONS

Safety and security emerged as a key objective for the new facility. The design team has evaluated existing site conditions and received valuable input provided from the community to determine appropriate site utilization and building placement. The design team explored the distribution of program elements to allow for clear visual sight-lines to and from the street, as well as within the building. Safe and welcoming access points from 15th Street and from U Street will be carefully explored.

It is anticipated that the Rec Center will be utilized by Ketcham Elementary. Shared amenities will include access to the gymnasium, field, and mutli-use spaces. Proximity and dedicated access points for school students and staff have been considered in the building and site layouts.

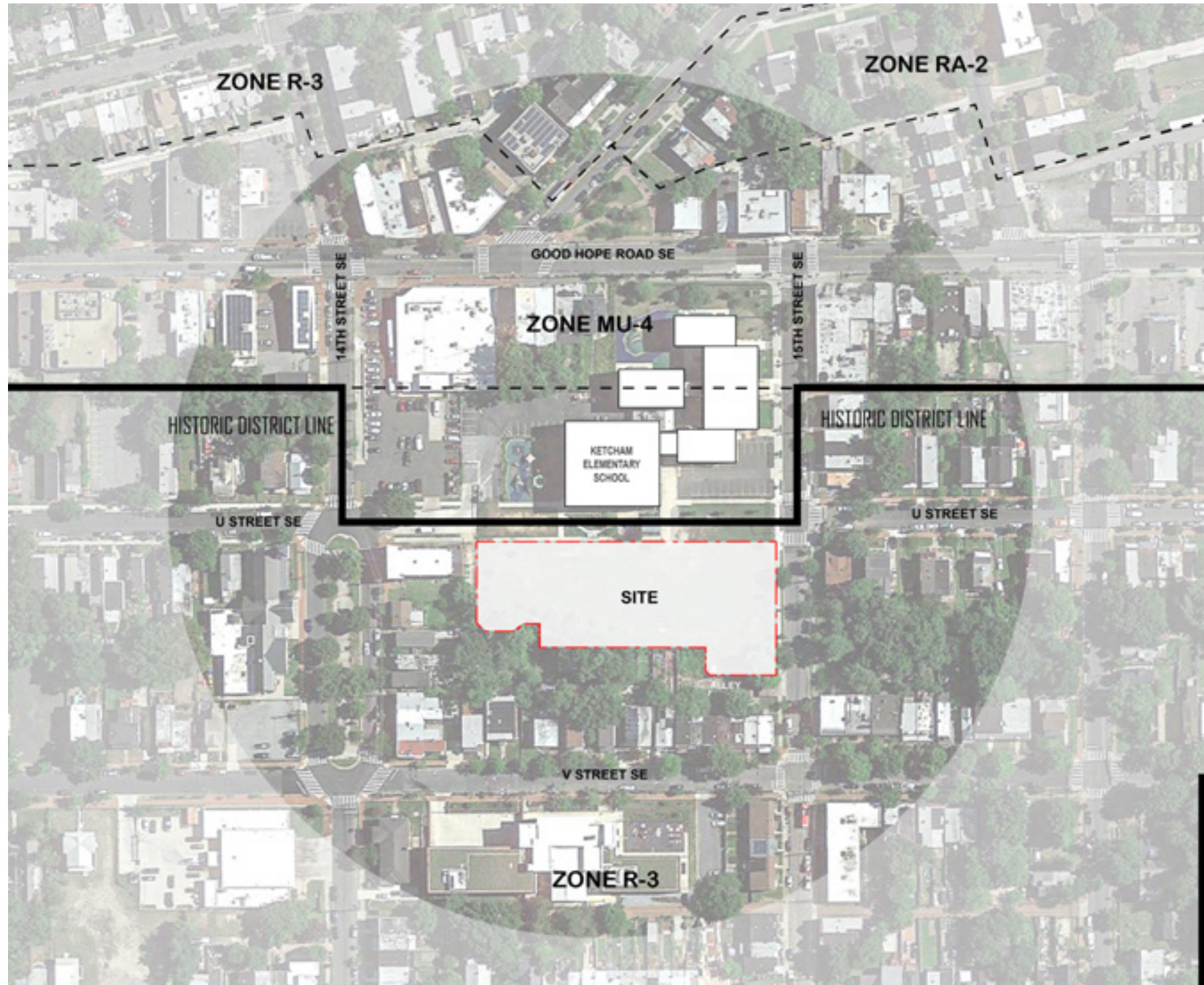
EXISTING SITE

SITE LOCATION & CONTEXT



EXISTING SITE

SITE LOCATION AND ZONING

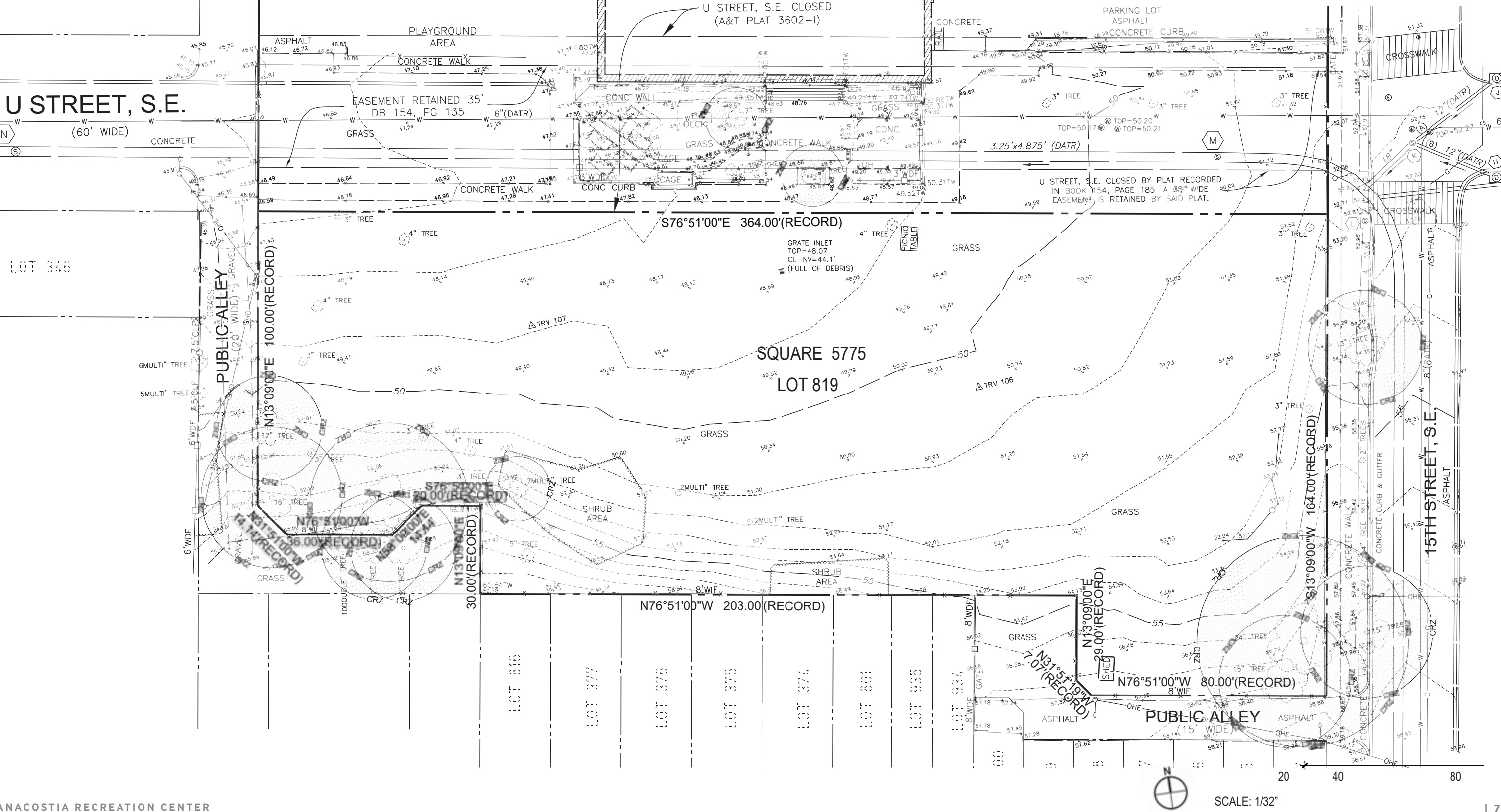


LOCATION: 1929 15TH STREET ,SE, WASHINGTON DC
 SQUARE: 5575
 LOTS: 0819
 SITE AREA: 48,748 SQF (APPROX.)
 ZONE: R-3

KETCHAM ELEMENTARY SCHOOL
SQUARE 5767
LOT 818
4-STORY
BRICK

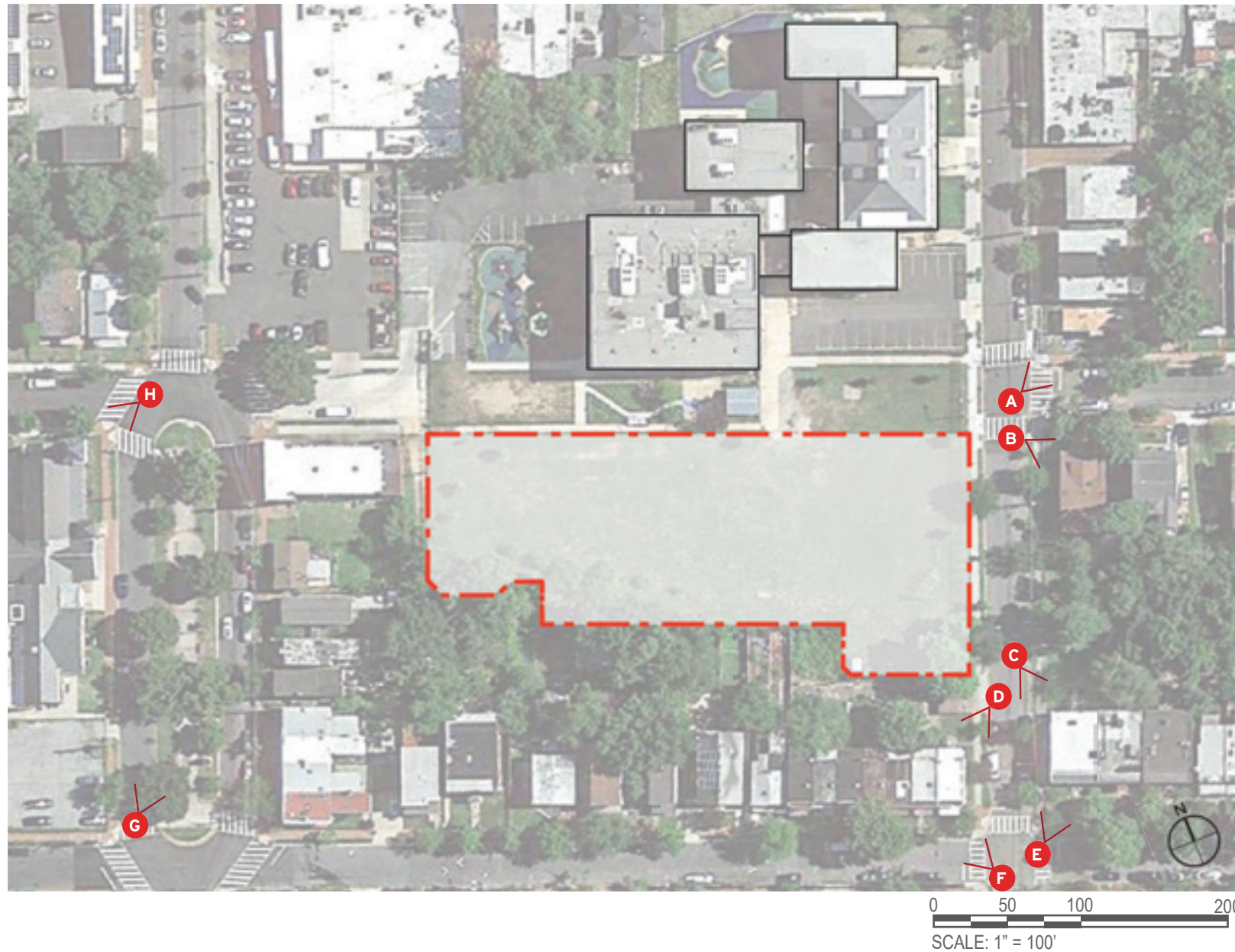
EXISTING SITE

EXISTING SITE PLAN



EXISTING SITE

NEIGHBORHOOD CONTEXT



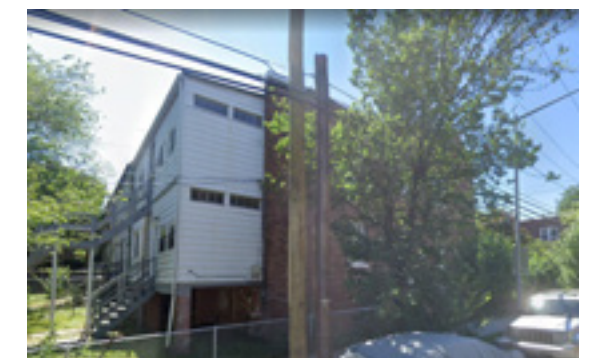
A HOUSES ON 15TH STREET



B HOUSES ON 15TH STREET



C HOUSES ON 15TH STREET



D HOUSES ON 15TH STREET



E HOUSES ON 15TH STREET



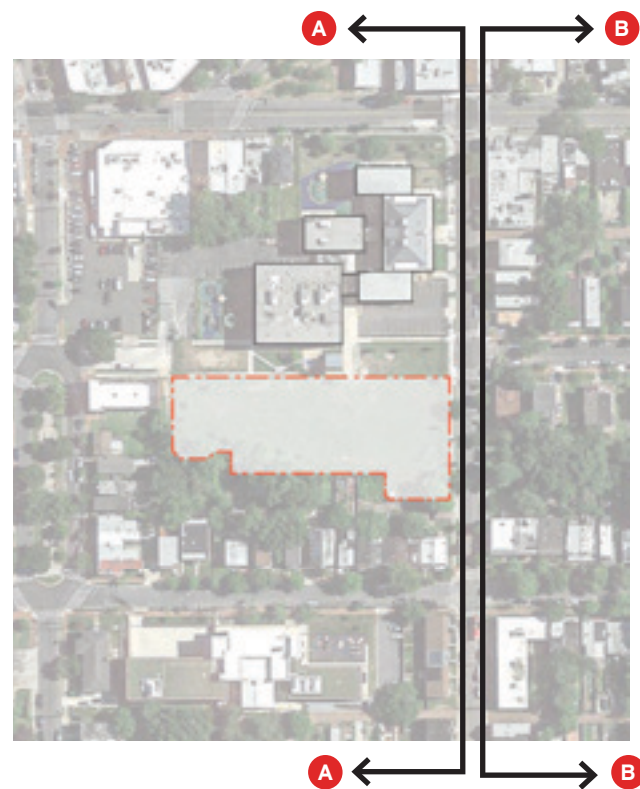
F HOUSES ON 15TH STREET



G OLD MARKET HOUSE



H ST. PHILIP THE EVANGELIST
EPISCOPAL CHURCH



EXISTING SITE

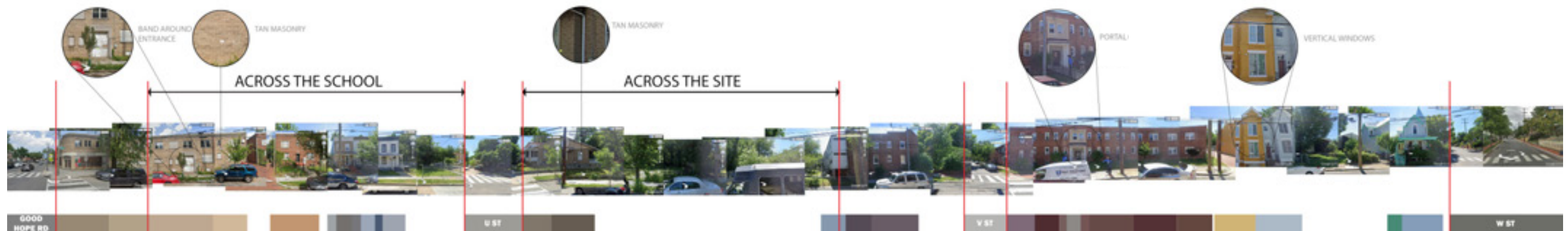
NEIGHBORHOOD SITE CONTEXT

IMPORTANT MOMENTS

- Varying color of materials
- Tan masonry surrounding the site
- Portal entrances
- Vertical windows separated by masonry
- Flat and triangulated roof forms



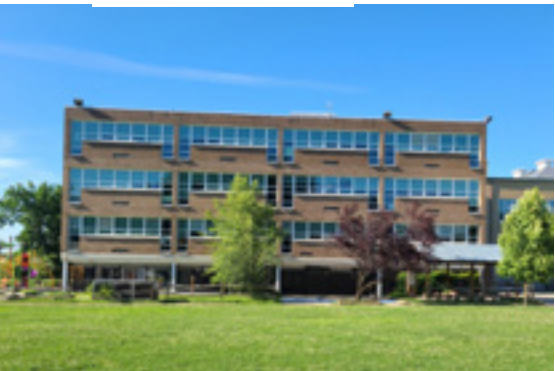
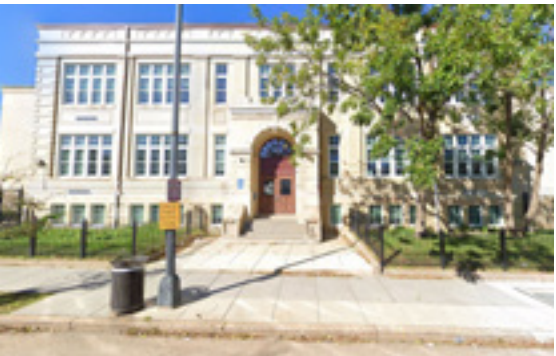
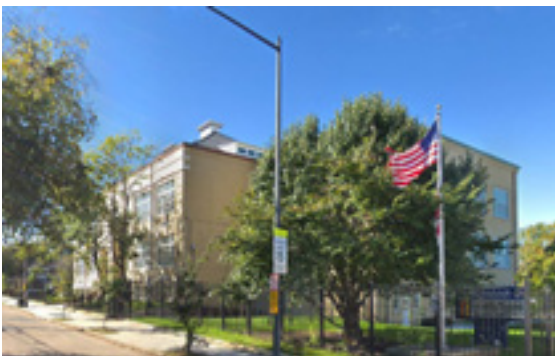
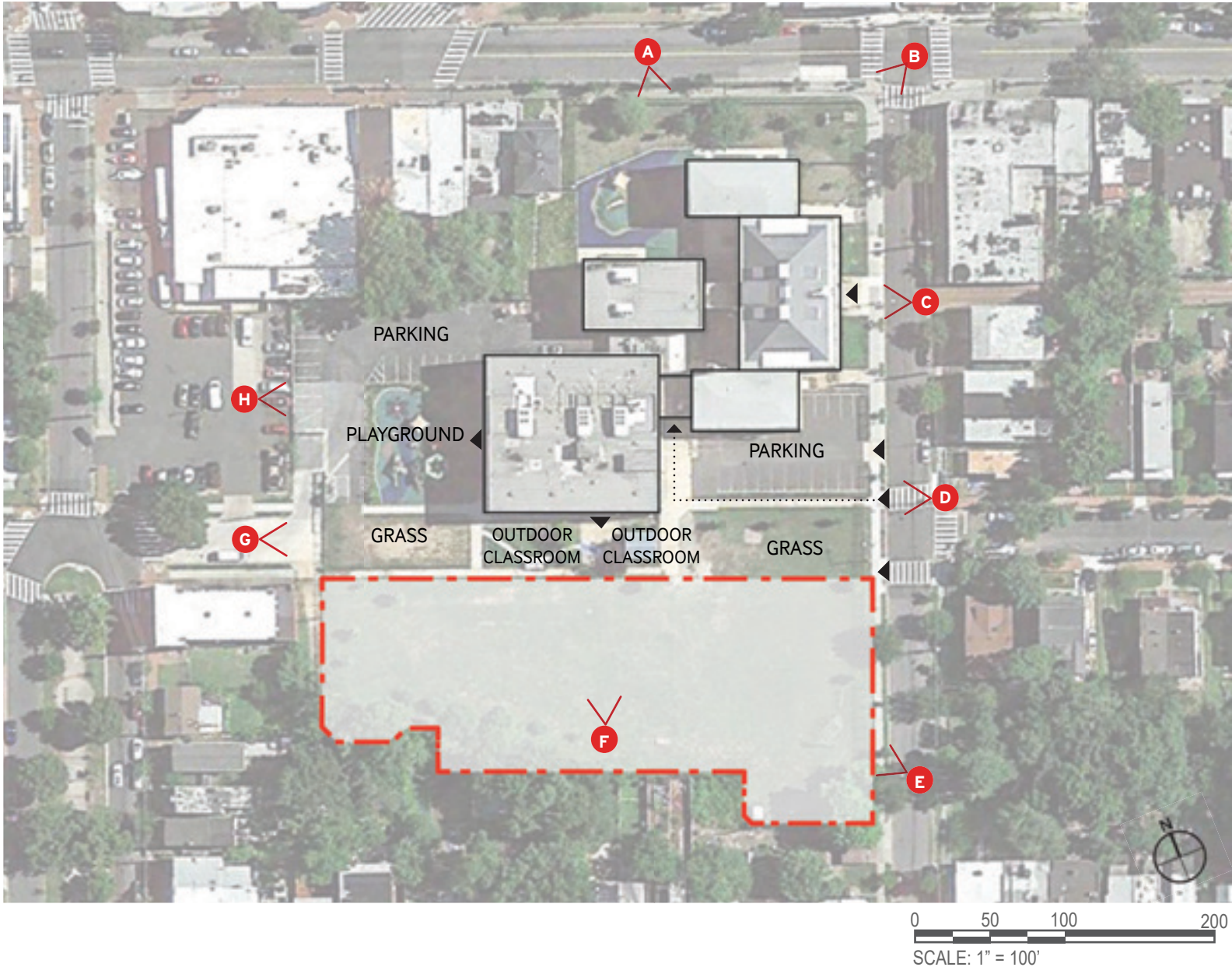
A 15TH STREET - A-A



B 15TH STREET - B-B

EXISTING SITE

EXISTING SCHOOL IMAGES





EXISTING SITE

SITE IMAGES



A



B



C



D



E



F

NEIGHBORHOOD

HISTORICAL TYPOLOGIES



HISTORIC CONTEXT

DESIGN NARRATIVE



Excerpt from the 1861 Boscke Topographic Map of the District of Columbia



Excerpt from the 1892 USGS Evans & Bartle Topographic Map of the District of Columbia

BRIEF NARRATIVE ON THE HISTORIC CONTEXT OF THE PROJECT AREA

A preliminary review of historic maps indicates that the project area is located in Uniontown, a 240 acre area that was developed in the mid-nineteenth century becoming Washington’s first “suburban” community. Lots quickly sold but the financial Panic of 1857 and Civil War slowed residential construction. In 1855, the lead developer, John Van Hook, constructed a mansion two blocks south of the project area. His Union Land Association went bankrupt in 1873 and Van Hook sold the mansion to Frederick Douglas in 1877. Construction within the project area remained sparse into the late nineteenth century. The 1892 USGS topographic map depicts two structures within the project area: one near the corner of Adams and Jackson Streets (15th and U Streets SE) and another in the center of the project area facing Jackson Street (U Street SE). The portion of the street between 14th and 15th Streets SE is now closed. Records indicate that the Ketcham School, now Ketcham Elementary School, was built in 1907. By 1894, Real Estate Plat Books show structures on five of the lots within the project area. Seven structures are depicted along Jackson Street on real estate maps from 1907 to 1916.

Aerial photographs from 1949 show that additional structures were constructed around those initial seven residences. At some point between 1964 and 1980, those residential structures were demolished and Jackson Street (then U Street) was closed between 14th and 15th Streets SE. This area probably became outdoor recreational area used by the school around this time.

Although there are no recorded historic structures or archaeological sites located within the project area, it does lie within the Anacostia Historic District a property listed on the National Register of Historic Places in 1978. According to the National Register nomination form, the district “...encompasses an area of about twenty squares in southeast Washington, generally bounded by Martin Luther King,

JR. Avenue, Good Hope Road, Kendall Street, 16th Street, Cedar Hill, High Street, and Maple View Place”. The historic district also includes the Frederick Douglas National Historic Site within it boundaries. The structures that are located immediately to the east, west, and south of the project area (15th Street SE, 14th Street SE, and V Street SE) are listed as contributing elements to the Anacostia Historic District. According to the DCSHPO’s Archaeological ID prepared for the project, the Ketcham Elementary School, located immediately north of the project area was constructed in 1908. Map data indicates that the school was expanded with additions on the north, south and western sides. At least some of this construction was in 1973, the date that DC Office of Tax & Revenue places on construction of the school (HistoryQuest DC 2020).

Preliminary review of the Anacostia Recreation Center was conducted between the DC SHPO staff, DGS, DPR, and DLR Group on November 16, 2020. Due to the prehistoric and historic potential of the Ketcham ES site, the DC SHPO has determined that phased archaeological investigations will be required prior to any ground disturbing activities. An Archaeological ID document was received from the DC SHPO in December 2020. Based on this document, the project team has commenced with the Phase 1A analysis of the site and continues to be in progress. Reports will review the findings of the archival research and archaeological survey, and discuss any identified archaeological resources and potential impacts to them from proposed development.

CFA CONCEPT REVIEW

The design of Anacostia Rec Center was presented to CFA during the September 2021 hearing. The Commission approved the design with the following design recommendations:

- 1. Further refinement of the scale and character of the porch and adjacent trellis.
- 2. Revisit amount of gym glazing with Parks and Rec to address any functional concerns.
- 3. Eliminate horizontal support framing at site entry pivot gates.
- 4. Engage Community with graphics proposed for entry plaza fencing.



Concept Review - Canopy and Gates



Proposed Design



Concept Review - Canopy



Proposed Design



SITE

DESIGN NARRATIVE



Development of the Anacostia Recreation Center Design is the result of a collaborative effort between the DLR Group design team, DPR, DGS and Ketcham Elementary School, guided by meeting and survey input from the community. This design phase focused on the relationship of the new building to the site, the positioning of exterior amenities, resolution of grading, storm water management, service requirements, interior layout, and the development of massing, elevations and cladding material selection.

SITE DESIGN STRATEGIES

Development of a Pedestrian Promenade

Replacing the severed U Street thoroughfare with a pedestrian concourse makes sense from an urban design standpoint. The further goal of using this concourse as an organizer and link to the various proposed site amenities as well as the existing playgrounds, gardens and outdoor classroom on the Ketcham Elementary School site reinforces the strength and potential of this idea.

BUILDING LOCATION

Locating the building adjacent to 15th Street achieves the goal of reinforcing the civic nature of the public 15th Street artery. The additional benefits of this strategy are close access to the existing school parking lot for evening users, which promotes safety, and adjacency of outdoor facilities to school playgrounds, garden plots and the outdoor classroom. Service access and staff parking are located off the alley to the south.

Street Front, Site Diagram



Portland State University Streetscape, Portland, OR



Gubei Pedestrian Promenade, Shanghai, China

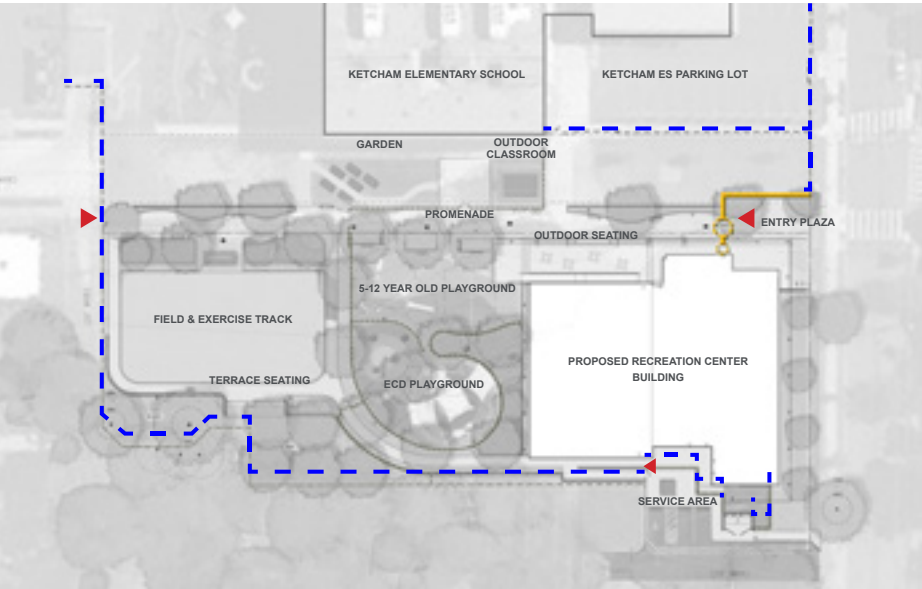
The landscape / site design for the Anacostia Recreation Center is based on the key principles outlined by the community and the Owner in the previous public outreach efforts. These primary principles include:

SAFETY

The design aims to establish a strong sense of security throughout the site through the use of exterior LED lighting, adjoining uses, perimeter fencing, and visible lines of sight. Maintaining a safe environment for users and staff alike is integrated into every aspect of the site design.

CONNECTIVITY

The design strives to establish strong connections to the neighborhood, Ketcham ES, and with the various programmatic elements of the site. One of the key elements that embody this principle is the proposed pedestrian promenade. This key feature will serve as the major east/ west connector through the site, while also providing connections within the various elements along the site.



Proposed Fence Diagram

RESILIENCY

The design was created with the longevity of the site in mind. The team has performed a resiliency workshop with the Owner to explore in more depth, several resilient-oriented site design elements. These include:

- Utilizing outdoor functions for multiple purposes, including during extraordinary events, which the site can serve to assist the neighborhood at large.
- Focusing on the longevity of the site while understanding limited site maintenance is available
- Providing opportunities for flexibility within the site

MULTI-FUNCTIONAL

The design makes it possible for multiple user groups to utilize the space simultaneously with a diverse array of outdoor uses including:

- Pedestrian promenade
- Entry plaza
- Playgrounds
- Multi-purpose field
- Exercise path

BIOPHILIC DESIGN

As part of a city-wide effort by the District to integrate biophilic principles into every City project, Anacostia Recreation Center strives to incorporate a variety of appropriate biophilic design principles at the core of the project. These include, but are not limited to:

- Visual and non-visual connectivity with nature
- Sensory stimuli
- Connection with natural systems
- Material connection with nature
- Various aspects of “nature in space” with the intention of enhancing user well-being

While these principles form the backbone of both site options, other concepts and existing conditions also play a defining role in the development of both site options. These include:

COLLABORATION WITH KETCHAM ES

A critical element of the site design is the collaboration with Ketcham Elementary School. The following items are being considered as shared uses, which will be located predominantly on Ketcham property.

- The east/ west pedestrian promenade will be a key “spine” feature connecting the Recreation Center with Ketcham. This wide multi-faceted corridor will feature multiple seating options, shade trees, decorative paving, and interactive signage serving as a strong connector between the site, school, and the neighborhood.
- The design includes adding upgrades to the existing community garden beds and the outdoor classroom located just south of the Ketcham ES building. The garden boxes will be enhanced to include color and ADA accessibility while the outdoor classroom will receive a larger whiteboard and seating opportunities.
- It was determined that a critical component of the success of the site would be to establish visible and distinctive gateway features at the east and west entrances of the promenade. On the east end of the promenade, a public plaza is planned as a major connector between the site and the neighborhood. This plaza will continue the same decorative paving pattern as the promenade and include large turnstile decorative gate which when open, will provide an inviting entryway into the promenade. The plaza will also include a 7ft tall decorative perforated metal screen which will be develop as a public art element creating an inviting and semi-transparent security screen along the west and north edge of the public plaza. The west end of the promenade will be a smaller circular entryway with decorative paving and entry sign.

EXISTING VEGETATION

The site includes several existing trees predominantly along the south property line. None of these trees fall into the Heritage Tree category established by DOT. The design looks to preserve two “special” trees (trees over 15” in diameter) along the southwest corner of the site.

GRADING

The site is predominantly flat with the majority of the grade difference occurring along the east and south sides. The high side of the site is at the southeast corner while the low point of the site is at the northwest corner. The building Finish Floor Elevations will be determined by the adjacent sidewalk elevation along 15th Street as well as the proposed service alley along the southeast side of the site. It is possible that this site will have more cut than fill, but this amount will not be excessive

EASEMENTS

An existing 35ft wide easement exists along the vacated U Street corridor dividing the Anacostia Recreation Center site from Ketcham Elementary School.

ALLEYS

The site is bordered by two (2) public alleys. The first is situated along the west property line. The second is a 15ft wide alley along the southeast part of the site connecting to 15th Street, SE. This second alley is being proposed as a service access to both options. Public ROW improvements will be required as part of both options to accommodate service as well as the three (3) parking spaces required per zoning. The alley along 15th Street is being proposed to be widened to 20ft to accommodate for the perpendicular parking spaces to be allowed to back up.

SERVICE AREA

Service area for the building occurs along the alley connecting to 15th Street, SE located along the southeast side of the site. This alley opens up into a larger area that can be utilized as a turn-around space for smaller trucks. Both options propose relocating one (1) existing light pole along the alley to facilitate vehicular movements.

STORM-WATER MANAGEMENT

As with any site within the District, the Anacostia Recreation Center site falls within the District’s Department of Energy & Environment (DOEE) Storm-water Management Regulations requiring all site runoff to be captured and treated within the site prior to out falling into the City’s storm-water sewer system. To facilitate in meeting this requirement, the site will include several bio-retention areas and if need be, previous paving with underground storm-water storage tanks. The building also includes a large area of green roof.



Street Front Option, Site Plan

PROGRAM

Pedestrian promenade (located on Ketcham ES Property)

As previously described, the pedestrian promenade serves as the backbone organizational backbone for the site as well as the primary connector to the neighborhood. Situated along the vacated U Street corridor, the promenade will feature a decorative paving design, a variety of seating opportunities, shade trees public art in the form of a 7ft decorative perforated metal screen and interpretive plaques highlighting various historical aspects of the area. On the east end of the promenade, a public plaza is planned as a major connector between the site and the neighborhood. This plaza will continue the same decorative paving pattern as the promenade and include large turnstile decorative gate which when open, will provide an inviting entryway into the promenade. The plaza will also include a 7ft tall decorative perforated metal screen which will be develop as a public art element creating an inviting and semi-transparent security screen along the west and north edge of the public plaza

Entry Plaza

The building is proposed to be on-grade with the adjacent pedestrian promenade at the main entry, As the topography gradually decreases in elevation to the west, an opportunity for an elevated outdoor gathering deck is created thereby enhancing the interaction with the promenade.

Upgrades to the existing community garden and outdoor classroom (located on Ketcham ES Property).

Working with the Principal from Ketcham ES, the design will incorporate upgrades to these two existing elements to further

enhance the user experience of the site. The upgrades will include:

- Adding color to the existing planter boxes and adding new ADA-accessible planters
- Upgrading the existing wood fence
- Adding a large whiteboard to the outdoor classroom
- Adding seating opportunities to the outdoor classroom

Early Childhood Development (ECD) playground

The ECD playground is envisioned to embody the biophilic principles desired by the District as well as universal access design. To that end, the design envisions a naturalistic design for the play elements along with natural discovery play spaces and topography changes.

5 To 12-Year-Old Playground

The 5-12-year-old playground, much like the ECD playground, will embody biophilic principles and integration of accessible elements. For both playgrounds, there is an opportunity to reclaim the wood from the trees being removed from the site into possible play elements. This concept is being explored with the District.

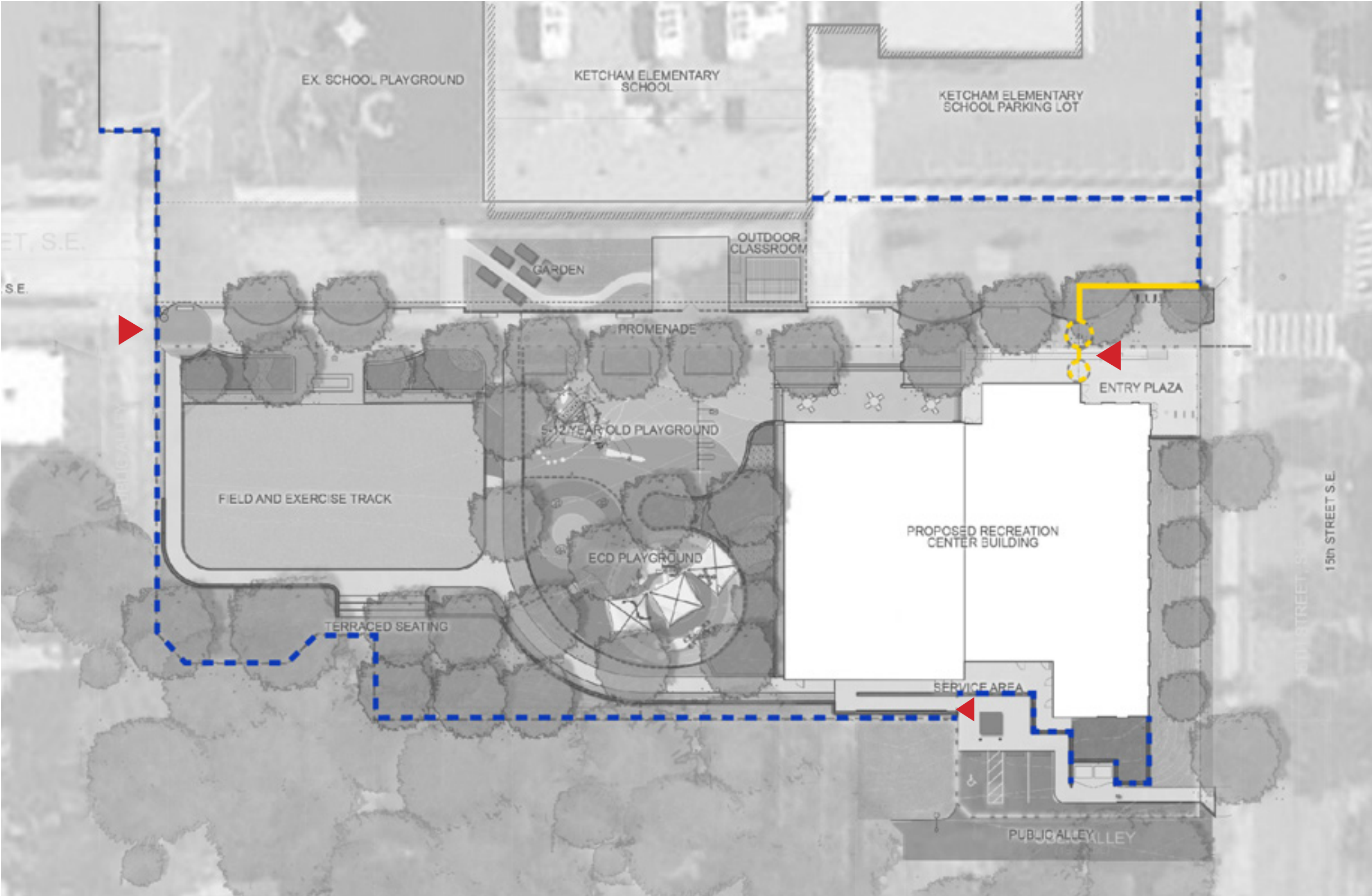
Multi-purpose field and Track

This space is a sought-after amenity for both the adjacent Ketcham School as well as the community at large. The field will be large enough for multiple smaller user groups to use this field at the same time and will include terraced bleacher seating on both sides as well as a six-foot-wide exercise track around the perimeter.

SITE PLAN

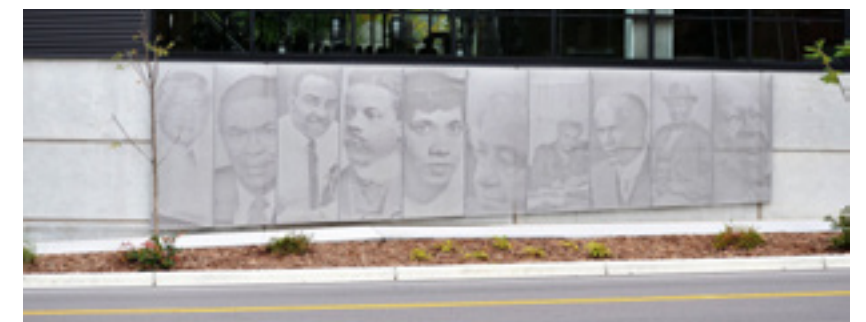
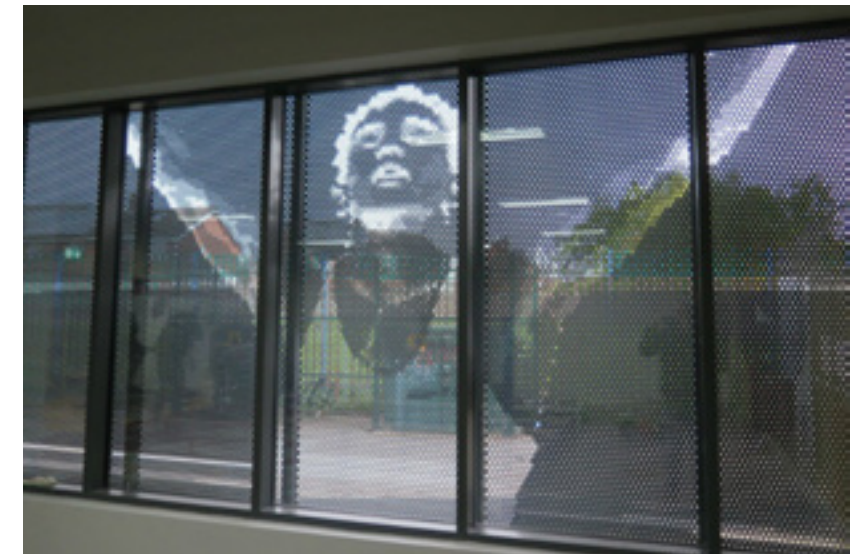
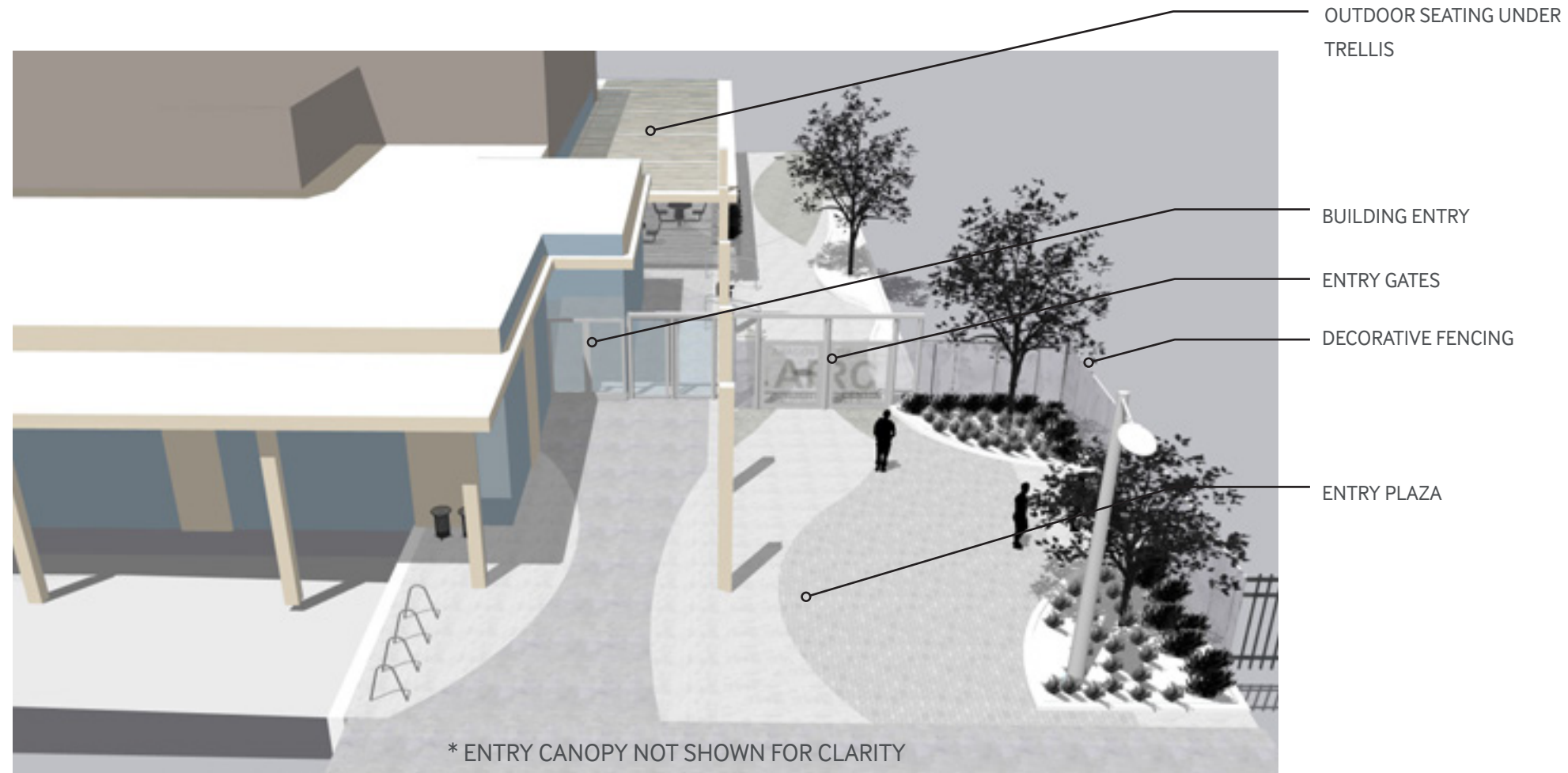


FENCE DIAGRAM



ENTRY PLAZA

INITIAL CONCEPTUAL APPROACH



Examples of Perforated Metal Wall Panels

1. Materials include perforated metal screen and steel turn-style gate.
2. Provides a translucent screen that meets DPR and security requirements.
3. Engage the community and/or local artist to develop an appropriate theme.





Street Front ,15th Street Entry View



Street Front , Promenade View

MASSING AND ELEVATION DESIGN

The massing of the building and the development of the facades is a product of several strategies:

1.Responding to the context of the neighborhood in terms of scale, formal language, and materiality.

a. The scale of the building is kept as low as possible while meeting the programmatic requirements of the spaces within.

b. The formal language of the facades takes cues from the original Ketcham School’s masonry pilasters and tall window groupings that are divided into two segments by a high transom.

c. Cladding material selection. Cladding is proposed to be brick that is similar in color to the Ketcham School and the brick clad residential structures to the east, south and west of the site.

2. Connecting to the community by creating welcoming gathering spaces and using expansive areas of glazing to join site and internal activities through transparency.

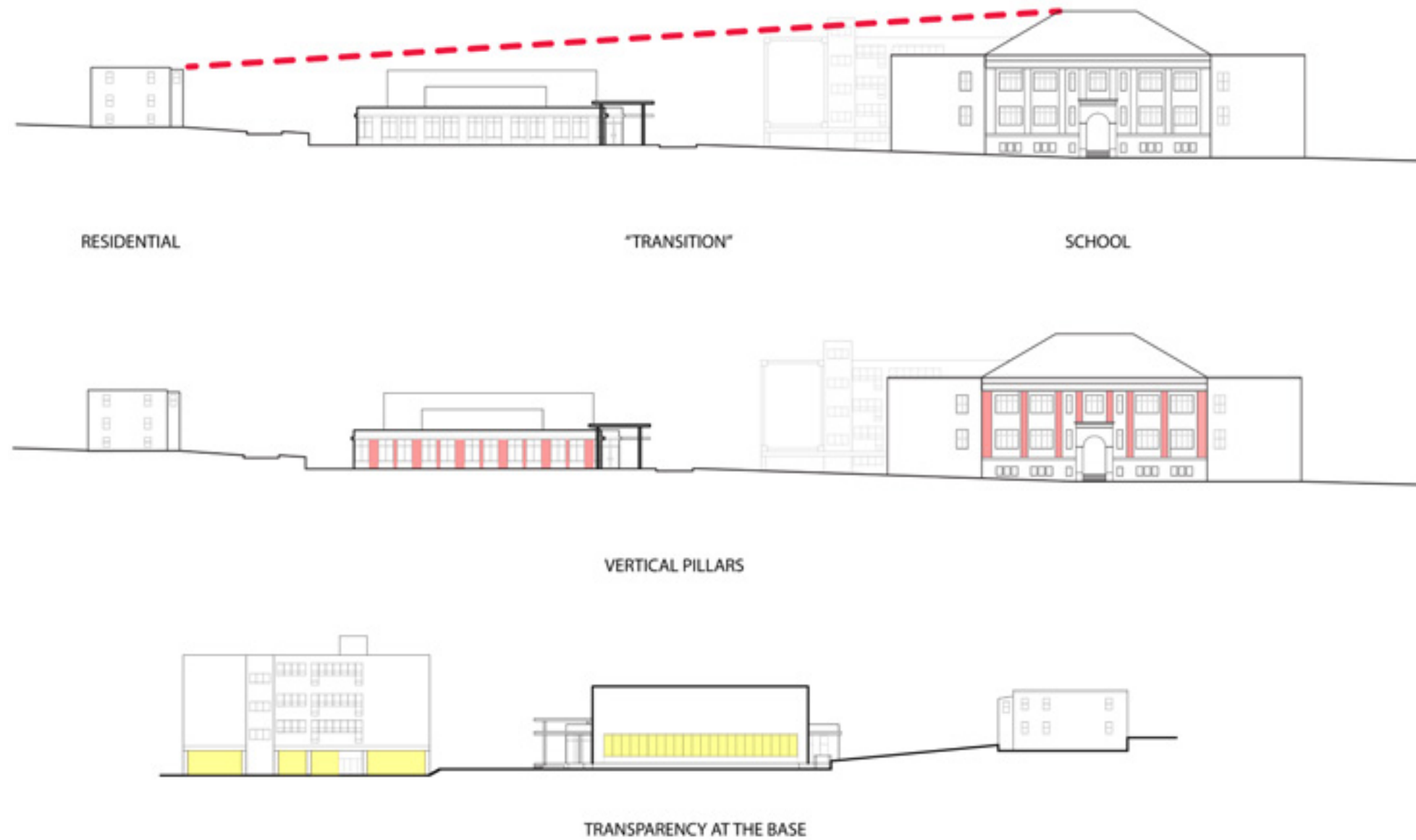
a. The design proposes two major gathering spaces between the building and the promenade. The first occurs at the main entrance and is defined by the entrance canopy. The second is a plaza/seating area north of the gym.

b. Extensive glazing is used along the east, single story portion of the building to connect to 15th Street and is also employed on the north façade, allowing a visual connection to the promenade, and on the west façade, achieving the same connection between the gym and the playgrounds immediately outside.

Taken together, the siting, massing, fenestration, and cladding result in a community use facility that fits its context, is united with its many outdoor facilities, is inviting and will instill civic pride in a neighborhood that is in great need of such a facility.

ARCHITECTURAL

SCHOOL DESIGN CUES



The adjacent Ketcham School was utilized as a contextual civic precedent to inform elements of the exterior design for the Recreation Center. Design cues were studied and applied to maintain appropriate scale, massing, and use of openings.

ARCHITECTURAL

DESIGN NARRATIVE

BUILDING PLAN ORGANIZATION

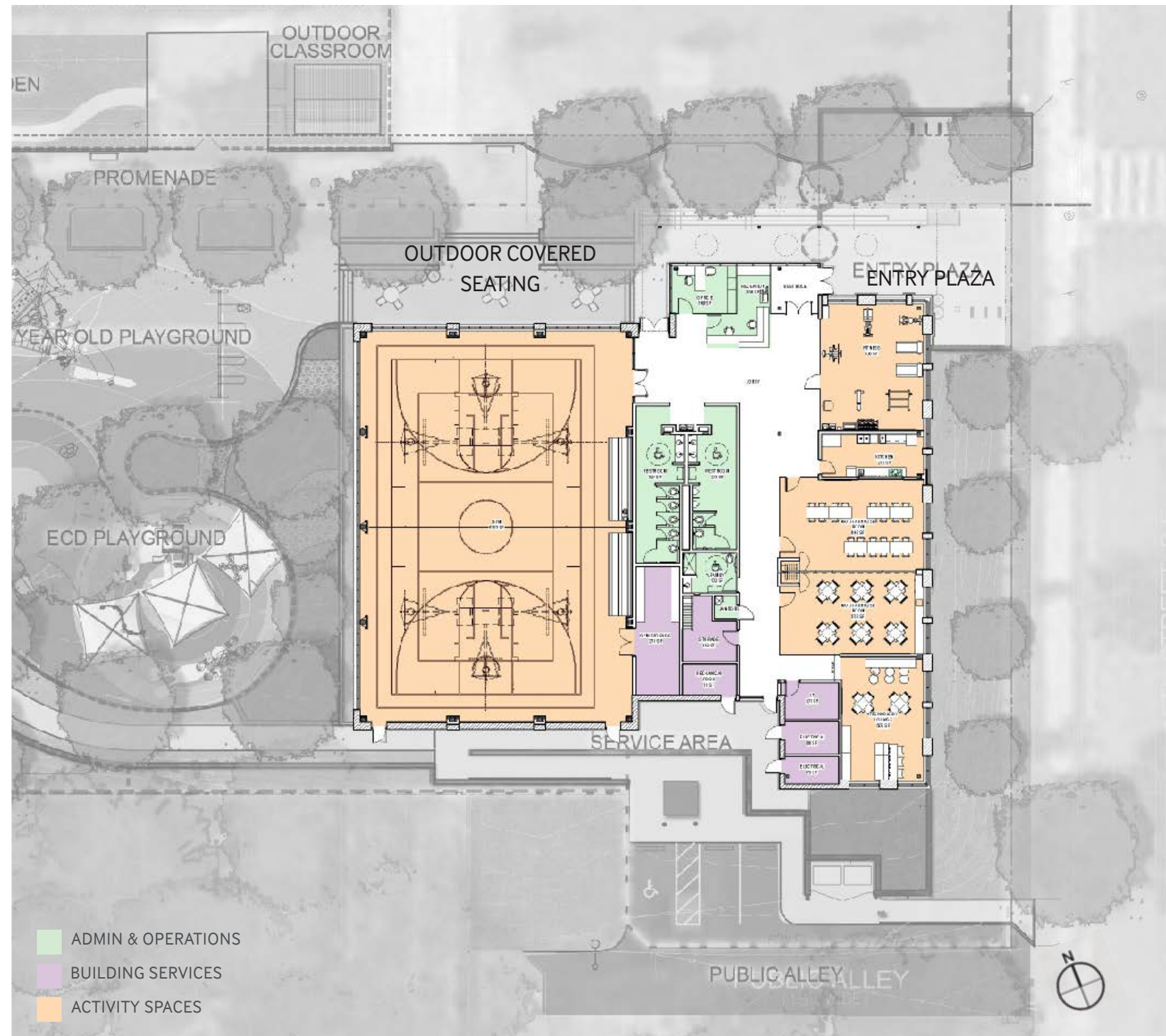
Locating the Gymnasium adjacent to the outdoor amenities to the west makes it easily accessible to students of Ketcham Elementary School and promotes the sense of a physical activity zone.

The gym is also set as far to the south as possible to allow visual supervision of the outdoor activities from 15th Street. Restrooms, incoming water service and mechanical rooms are adjacent to the gym, leaving the public use spaces free to be arranged north-south alongside 15th Street. This allows these functions to be easily viewed by the public and receive natural light, as well as presenting a lower scale to the street and the residences to the south. Service and staff parking are accessed from the alley where they are concealed from users of the facility. The Lobby is entered directly from the promenade to the north, while Fitness occupies the northeast corner, where it has a visual connection to the gym and can attract community involvement with its engaging physical activities. There is a separate entrance between the reception desk and the gym dedicated to student entry and use of the gym.

PLAN FEATURES

Scale

The mass of the building has been modulated in order to reduce its perceived size and relate better to its neighbors. Locating the smaller program elements along 15th Street with the gym behind creates a scale progression from small to large that fits well with the context of street, residential and 4-story school.



Floor Plan

FLOOR PLAN DEVELOPMENT PRINCIPLES

The following considerations impacted the layout:

Adjacencies

There are a several important adjacencies between various programmatic elements:

- The Reception Desk should be positioned to enable supervision of both the gym, the restrooms and as many activities as possible.
- Multi-purpose rooms should be adjacent with an operable wall between to allow for flexibility of space configuration and use.
- The Kitchen is adjacent to the Multi-purpose room to provide an area for observation of cooking classes.

Clear Organization and Circulation

The program's public spaces must be arranged in a manner that is efficient and easy for the user to understand.

Access to Views and Daylight

Promoting biophilic design principles, views and natural light are critically important to the users of this facility. As a result, all spaces the public use have more than adequate daylight and views.

Flexibility

As this is a public project, it is important to maximize the value of the facility. Flexibility should be built-in to the design to allow for spaces to accommodate multiple users and programs rather than building one space per use

Accessibility

The new Anacostia Recreation Center is intended to service those of all ages and along the full spectrum of physical and cognitive abilities. Therefore, maximizing accessibility for all users is one of the design team's primary goals. This approach must extend beyond simply meeting 2010 ADA guidelines – it must be integrated into all aspects of the design, including way-finding and signage, communication devices, legibility of space and all site amenities.

Sustainability

The design of both the building and the site should reflect the District's strong commitment to sustainability, embodied as well as operational. The project is currently targeting LEED Silver certification and the team has held workshops to develop sustainable objectives and will continue to hone the project's sustainability approach, targets and metrics to best meet the overall programmatic and performance goals within the established budget.

Biophilic Design

Biophilia can be defined as our inherent desire to connect with nature. Research has shown that when properly applied, biophilic design can lead to numerous benefits for its occupants including reduced stress, enhanced learning and increased social interaction and user comfort. Being in and connecting with nature is calming and restorative.

These principles are woven throughout the entire site design, expressed in a variety of ways. While some biophilic elements are more evident and others more subtle, thoughtful considerations for enriching and balancing connections with nature, both inside and outside, will enhance the therapeutic (physical and mental health), sensory, learning, social, and recreational capacities and opportunities that occur at the Anacostia Recreation Center.





PLAN DEVELOPMENT

The following spaces were based on plan reviews and were developed with DPR and DGS:

Lobby

Directly accessed from the entry vestibule, the Lobby serves as the central circulation point of the facility as well as a gathering point. Staff at the Reception Desk will receive visitors and observe activity and access to the major program spaces. The Lobby will be a tall space with natural lighting and will include seating areas as well as a communication kiosk. Security is an important consideration to monitor those entering and leaving the facility.

Manager's Office

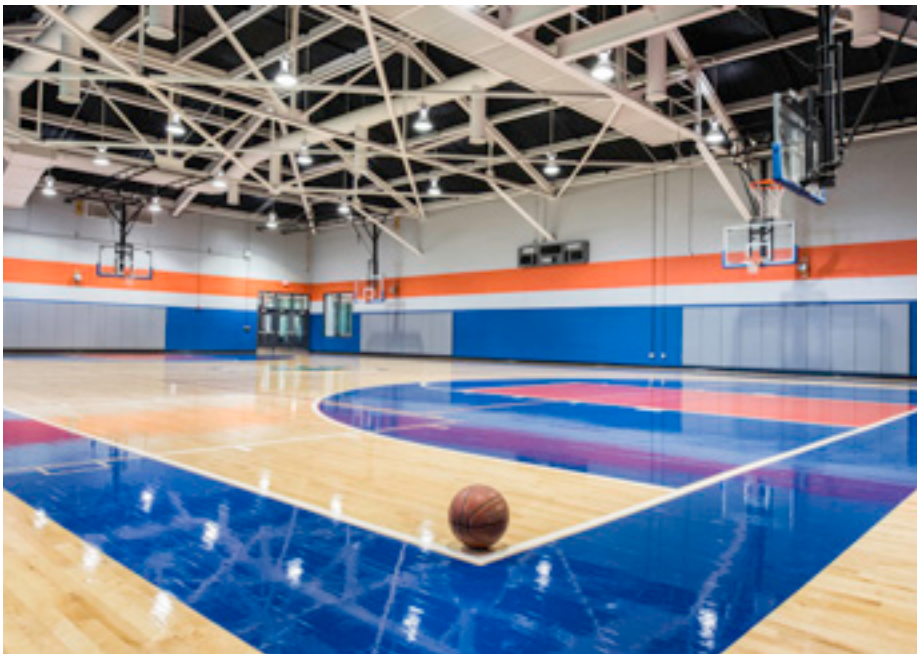
The Manager's Office is located immediately adjacent to the Lobby and has direct access to the Reception Desk. It features views of the building's entry terrace, secondary gym entrance and outdoor facilities.

Gymnasium

The Gymnasium is sized to accommodate a 50'x75' basketball court, plus volleyball and pickle-ball. This will be a tall space with natural lighting and views to the promenade and the playgrounds immediately to the west.

Fitness Center

The Fitness Center will be designed as a space for fitness and exercise as well as socialization. It will accommodate aerobic, free weight, and universal weight exercise equipment which will be spaced appropriately to allow for wheelchair navigation and access.



Demonstration Kitchen

The Kitchen is located adjacent to the Lobby and Classroom with serving access. It is envisioned as a space to host culinary classes, in conjunction with the Classroom. Culinary classes are expected to coordinate with the produce grown in the Ketchem ES gardens.

Multi-purpose Rooms

The two multi-purpose rooms are adjacent and separated by an operable wall to allow flexibility of use. One multi-purpose room enables culinary classes originating in the kitchen via a retractable door.

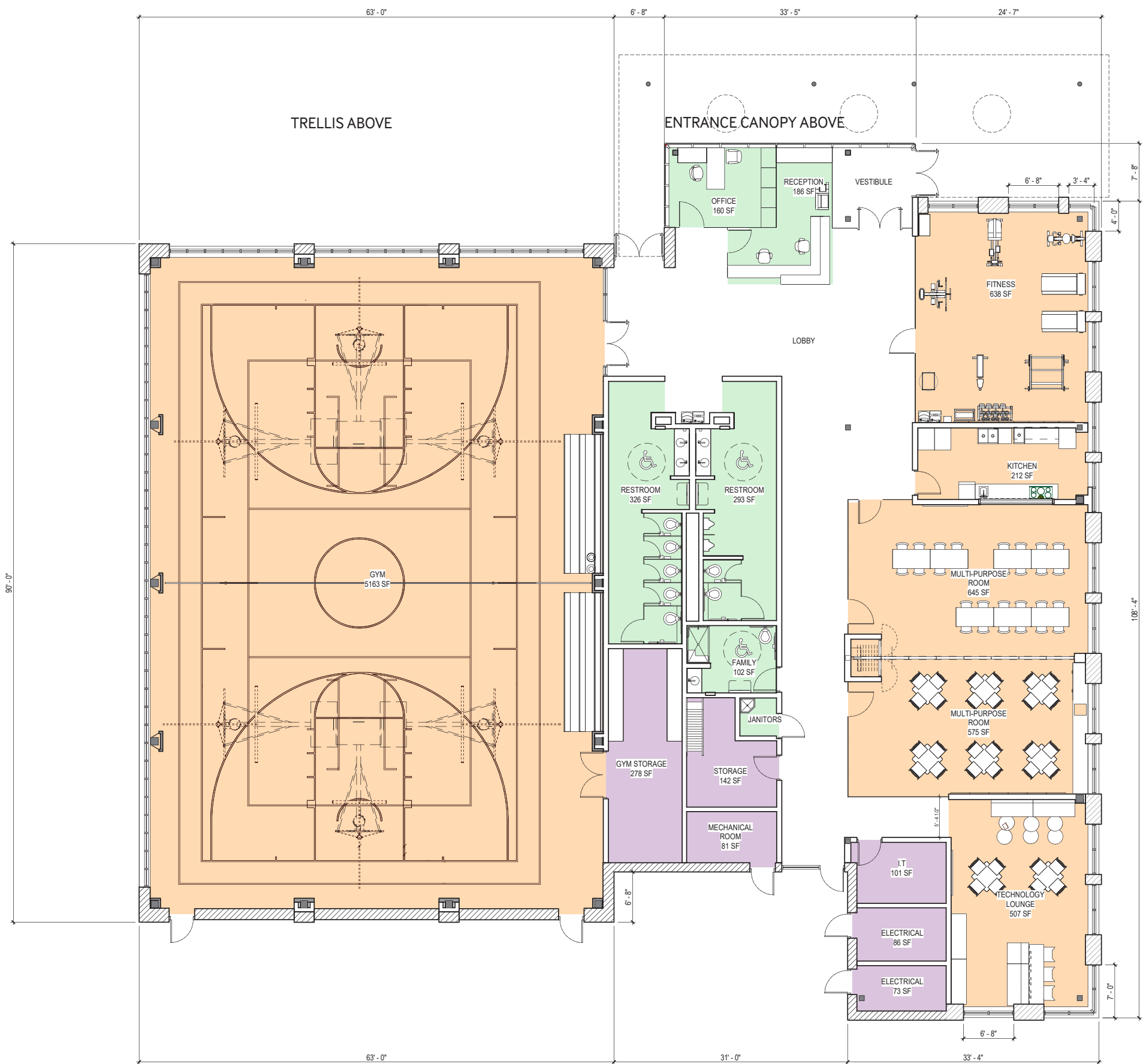
Technology Lounge

The Technology Lounge is envisioned as a flexible space that will be wired to accommodate E-gaming and general use.

Toilet and Locker / Change Rooms

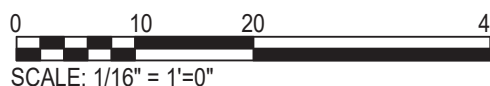
The Toilet and Locker/Change Rooms will be designed to maximize accessibility and safety while providing for the personal health needs for visitors and staff. An Individual/Family Toilet and Change Room will be provided to accommodate families and those who wish to shower on site.

FLOOR PLAN

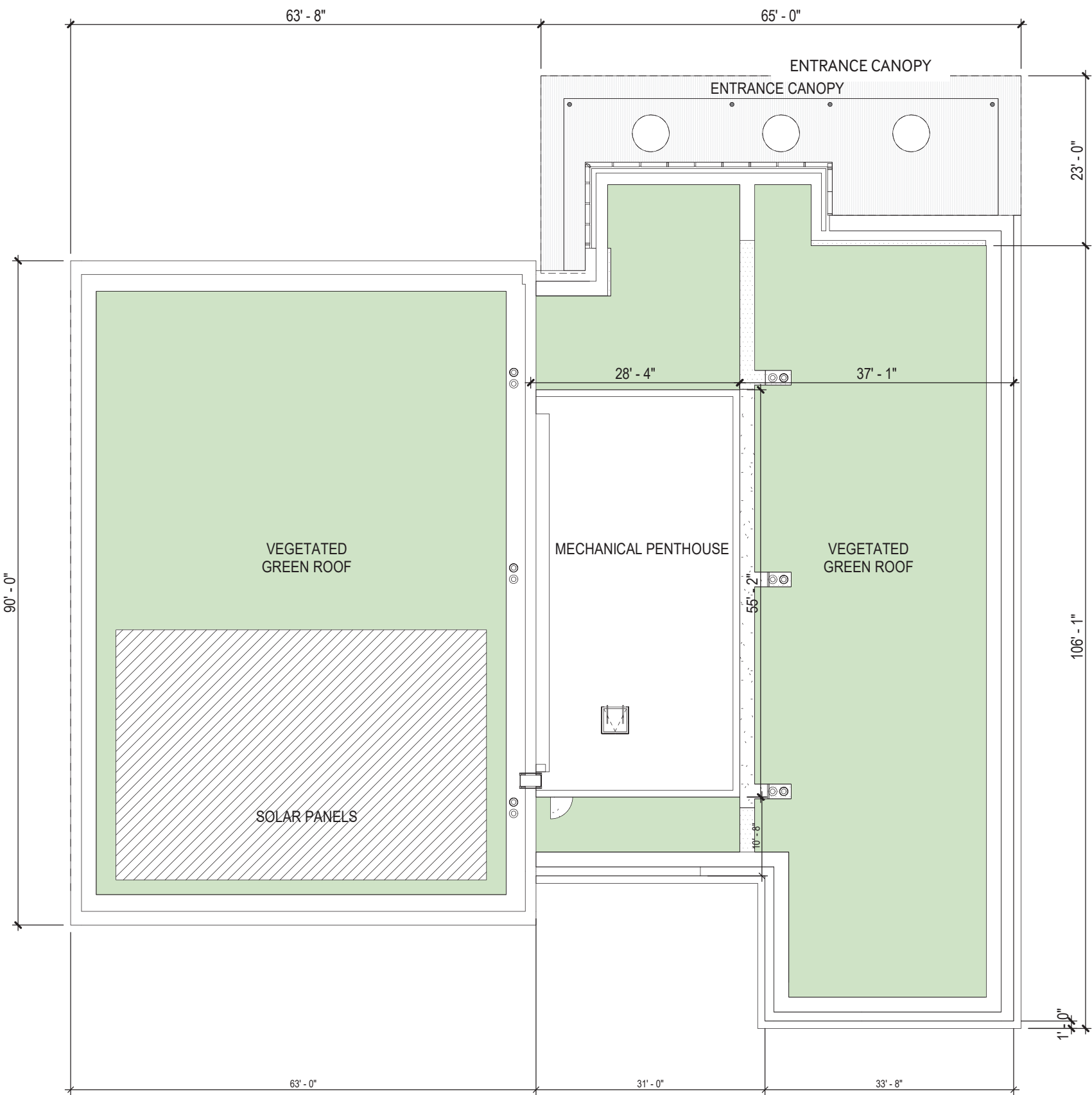


LEVEL 1 FLOOR PLAN
1/16" = 1'-0"

- ADMIN & OPERATIONS
- BUILDING SERVICES
- ACTIVITY SPACES

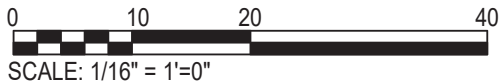


ROOF PLAN



ROOF PLAN
1/16" = 1'-0"

VEGETATED GREEN ROOF



ENTRY VIEW



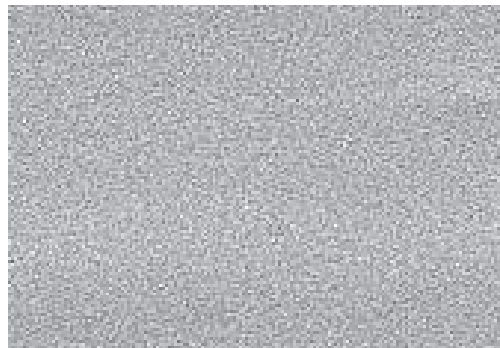
PROMENADE VIEW



15TH STREET VIEW



EXTERIOR MATERIALS



METAL FASCIA

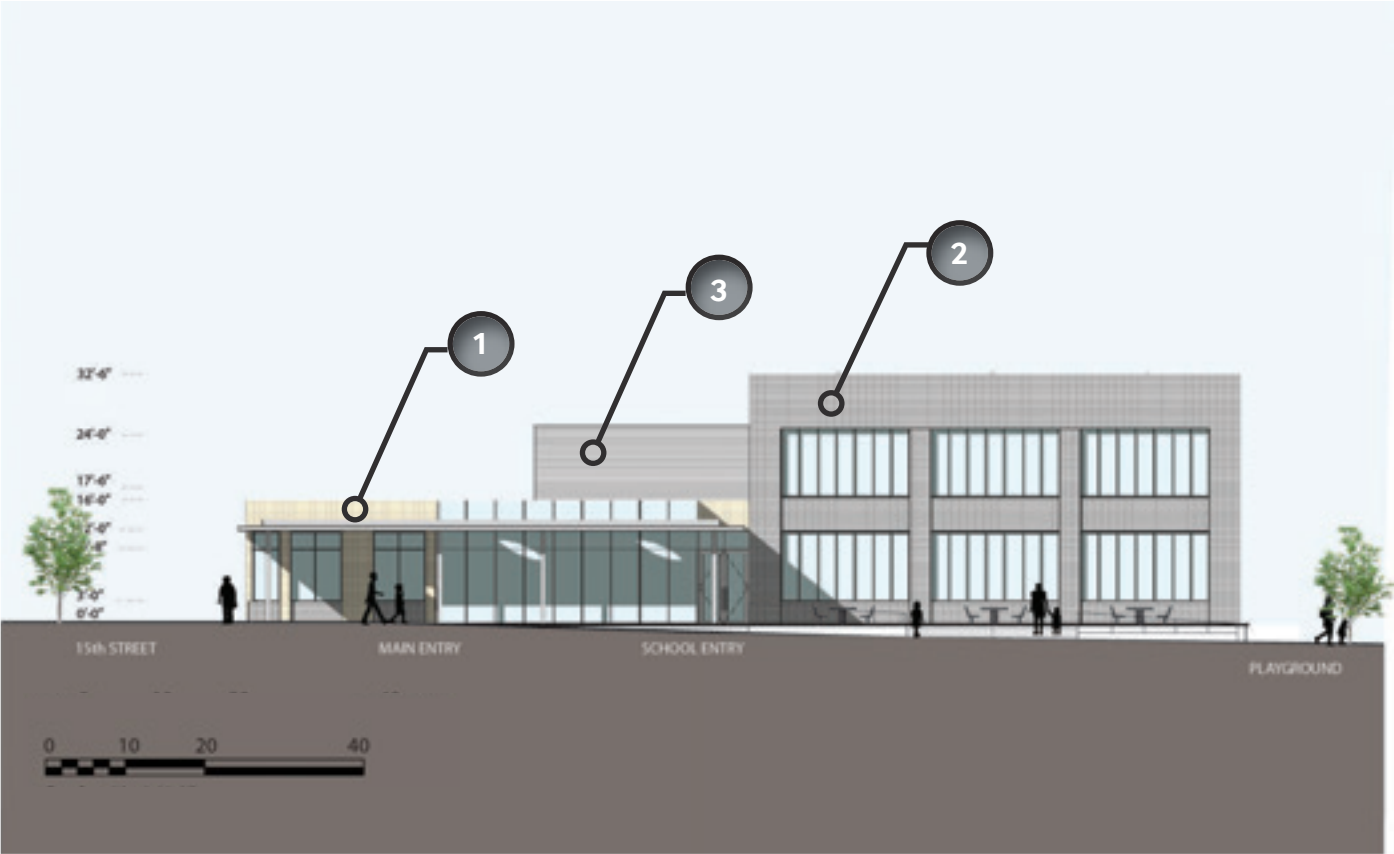


FRAMING MULLIONS

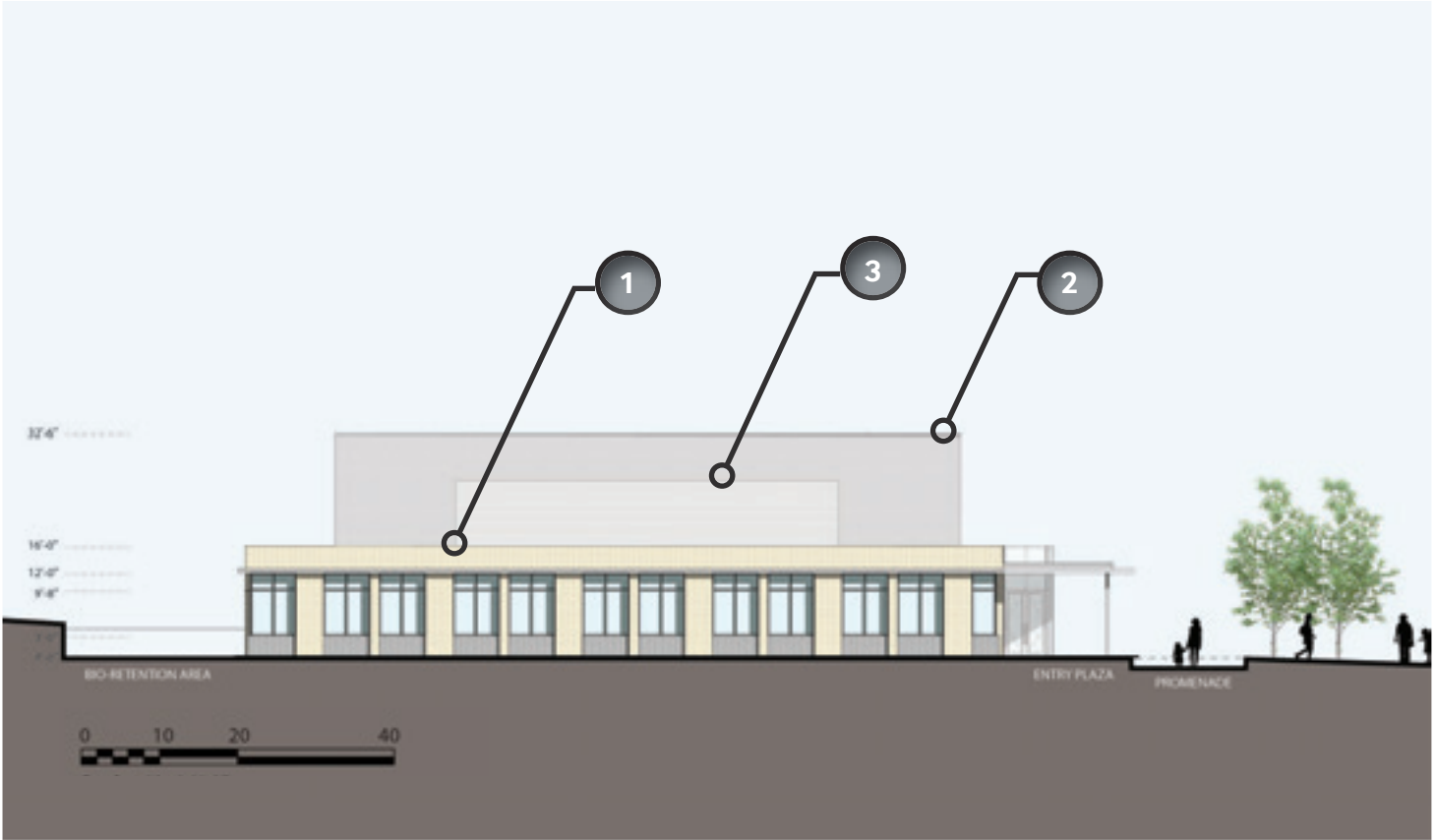


EXTERIOR BRICK AND CANOPY WOOD PANEL

ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

1 BRICK WALL



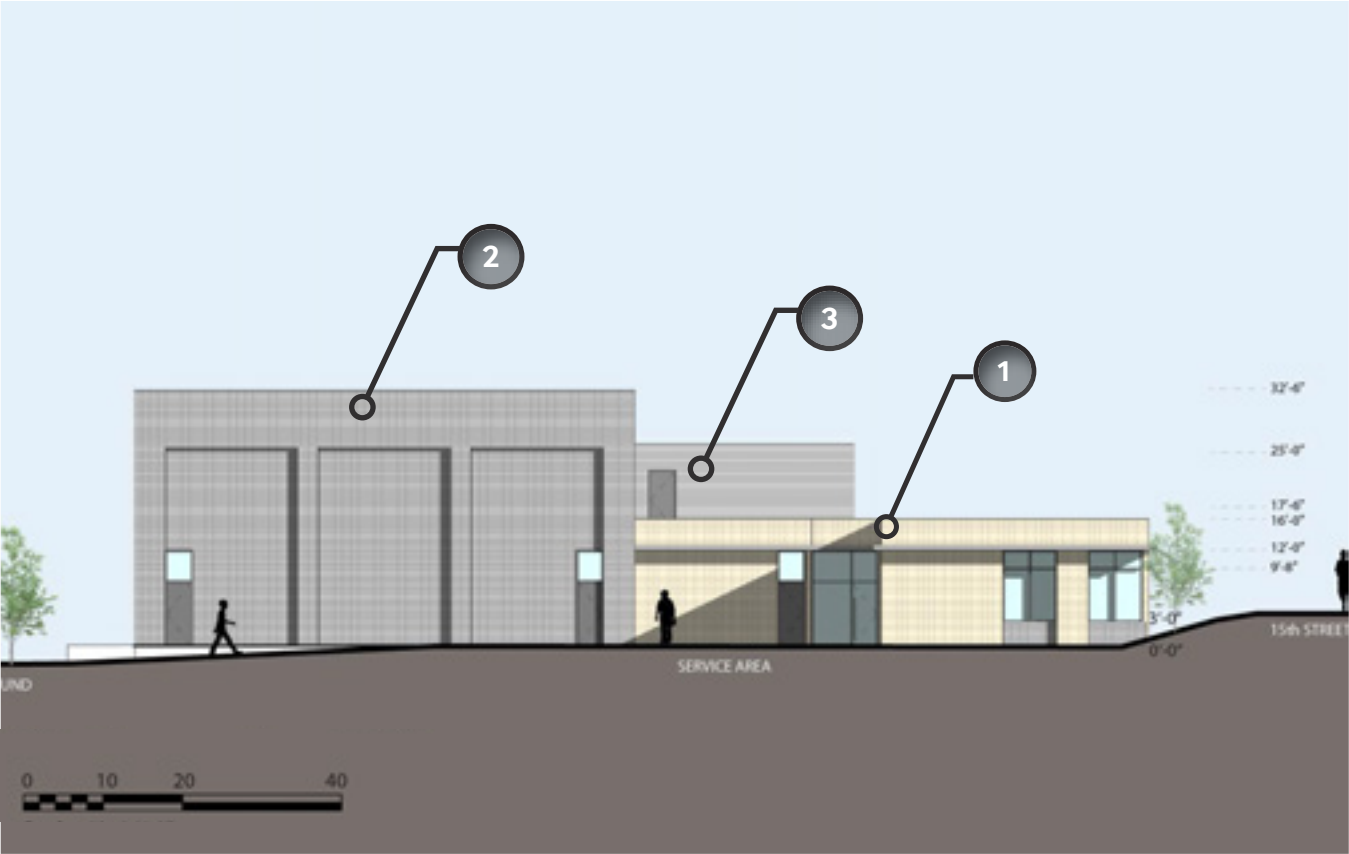
2 BRICK WALL



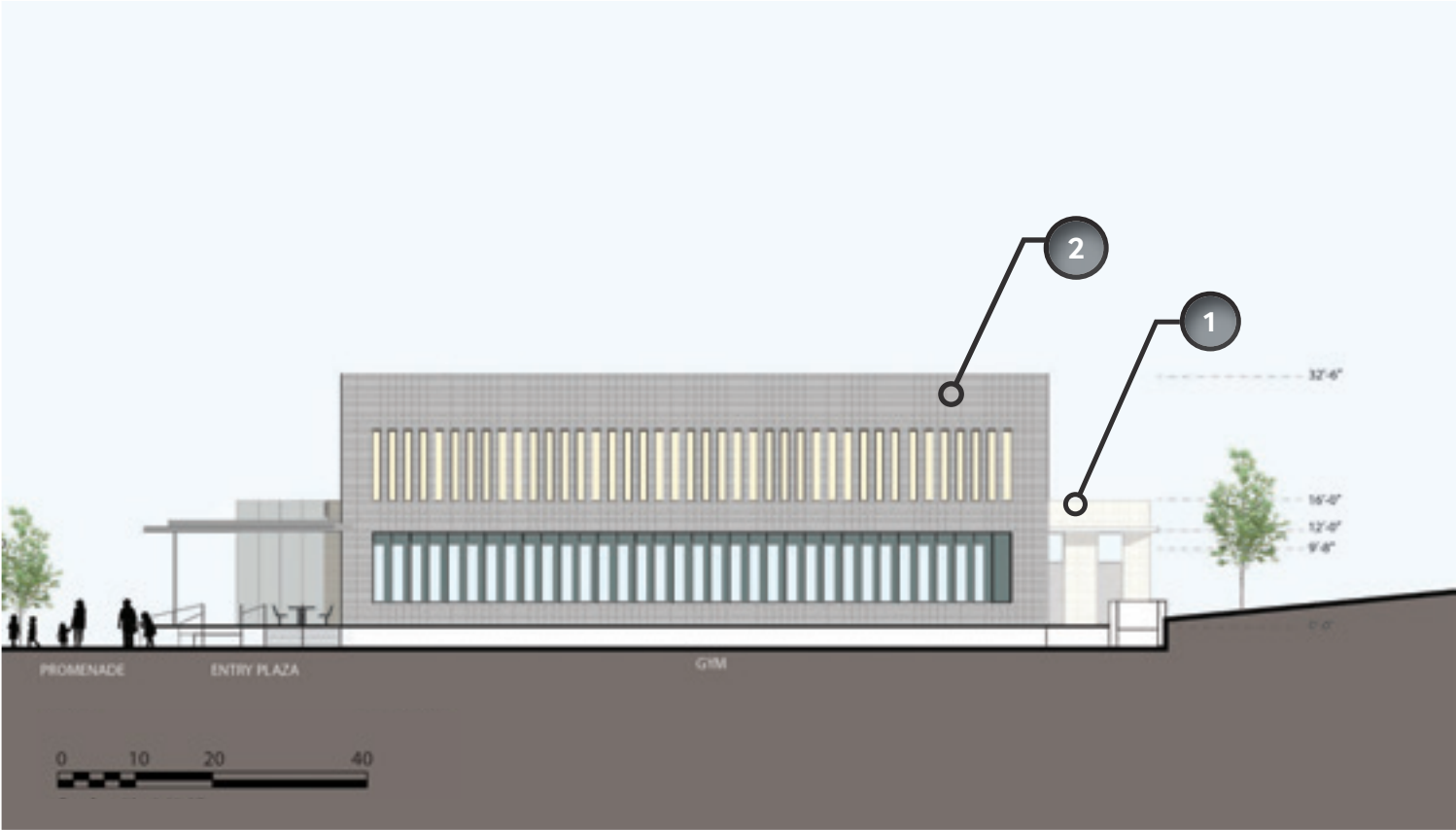
3 CORRUGATED METAL PANEL



ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

1 BRICK WALL



2 BRICK WALL



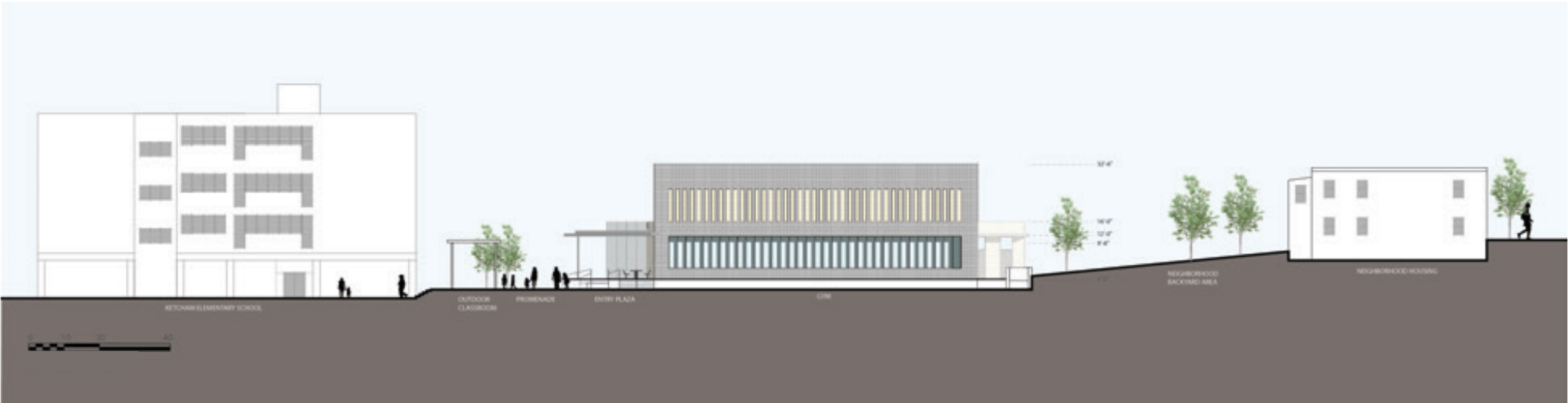
3 CORRUGATED METAL PANEL



SITE SECTIONS



EAST ELEVATION



WEST ELEVATION

AERIAL VIEW

