



Existing Frederick Douglass Community Center





1 View Northwest Entry



2 View Northwest Existing Community Center and Pool House



3 View Northwest Playground and Community Center



4 View West Edge Condition and Basketball Court



5 View North Basketball Court



6 View West Baseball Court



7 View North Community Garden



8 View West Walking Track and Garden



9 View North Community Garden



10 View West Trellis and Community Center



11 View South Pool and Pool House



12 View West Pump Room and Rear Access Road



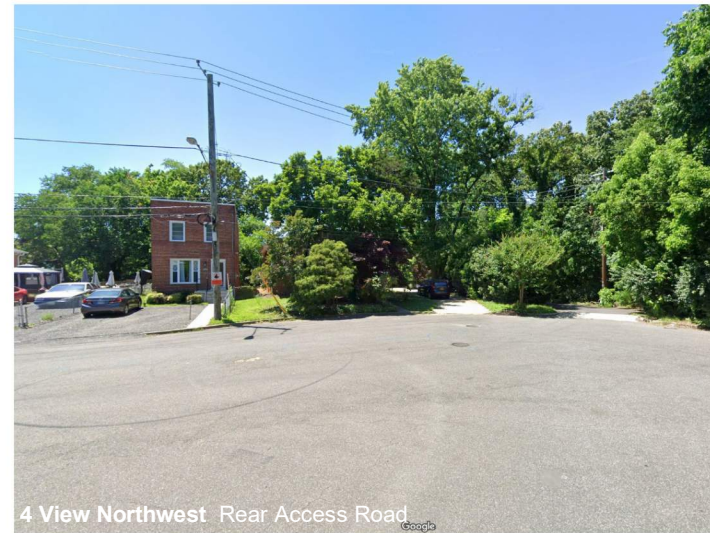
1 View Southeast Entry



2 View Northwest Primary Access Road

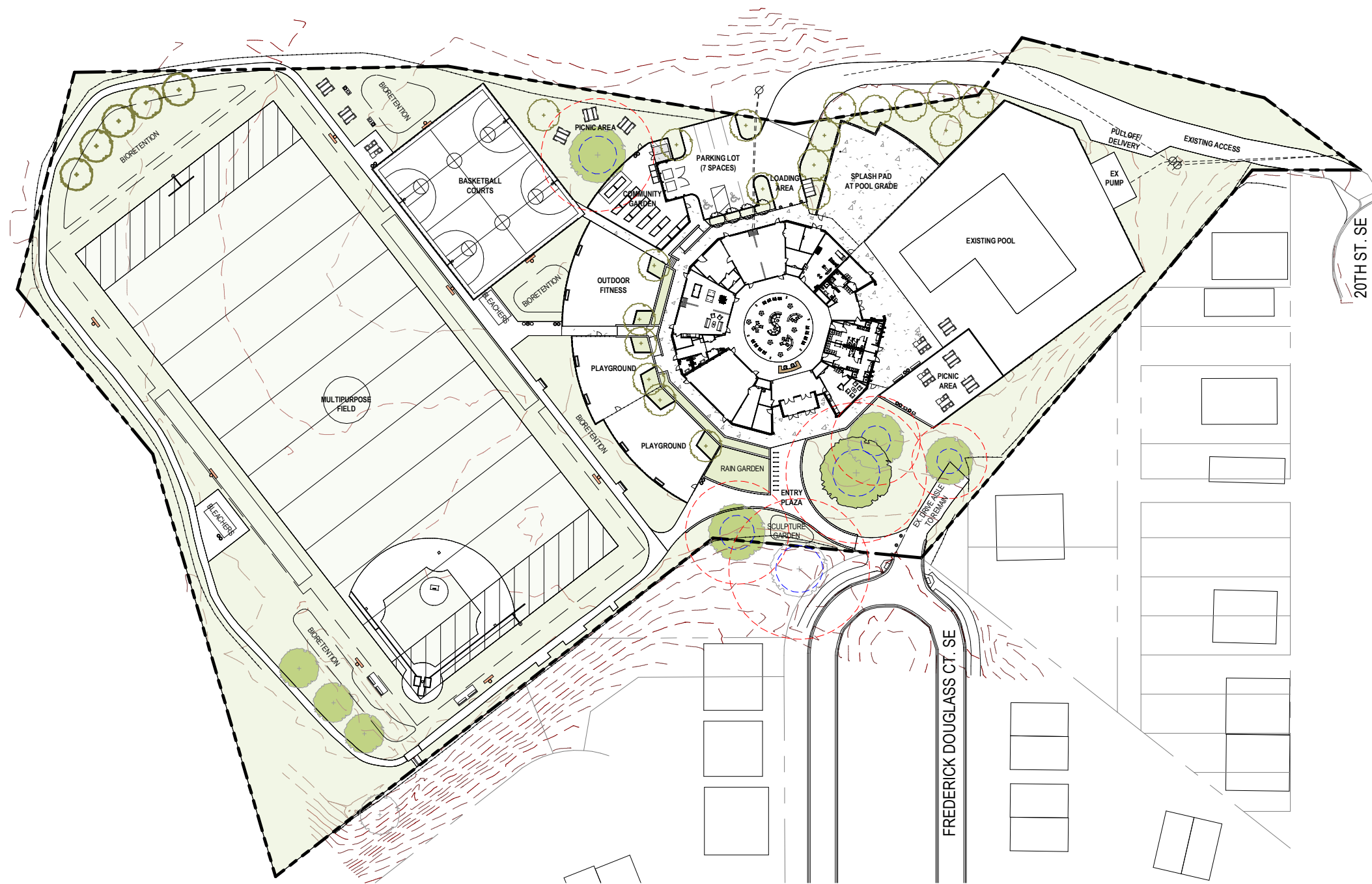


3 View Northeast Site Boundary Condition and Residential



4 View Northwest Rear Access Road

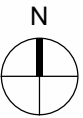






LEGEND

- (A) EXISTING BASEBALL FIELD
- (B) EXISTING BASKETBALL COURTS
- (C) EXISTING PLAYGROUND
- (D) EXISTING GARDENING AREA
- (E) EXISTING COMMUNITY CENTER
- (F) EXISTING SPLASH PAD
- (G) EXISTING POOL
- (H) EXISTING POOL HOUSE
- (I) EXISTING TREE
- (J) EXISTING ROAD
- (K) EXISTING TRELLIS
- (L) EXISTING PUMP ROOM

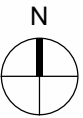


0 50'-0" 100'-0" 200'-0"

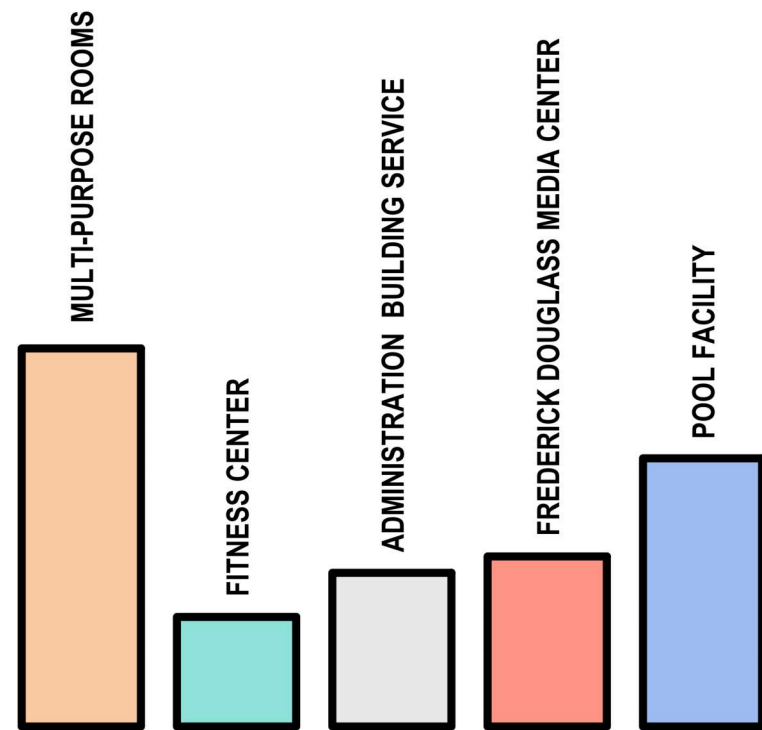


LEGEND

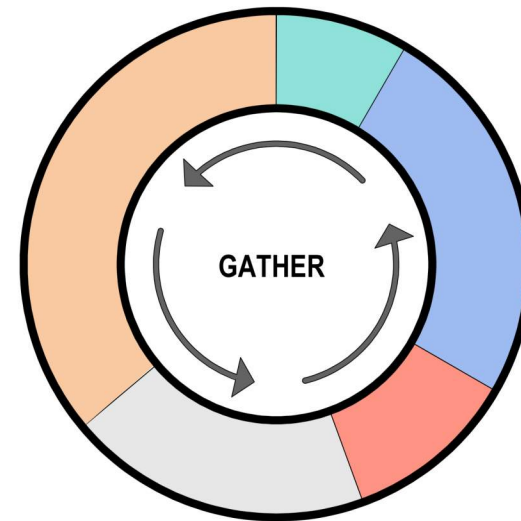
- A** MULTI-PURPOSE FIELD (NEW BASEBALL DIAMOND)
- B** NEW BASKETBALL COURTS
- C** NEW PLAYGROUND
- D** NEW PICNIC AREA
- E** NEW GARDENING AREA
- F** NEW SPLASH PAD
- G** EXISTING POOL AND DECK
- H** EXISTING PUMP HOUSE
- I** NEW PARKING
- J** GEOTHERMAL WELLS
- K** NEW OUTDOOR EXERCISE AREA
- L** NEW SCULPTURE GARDEN



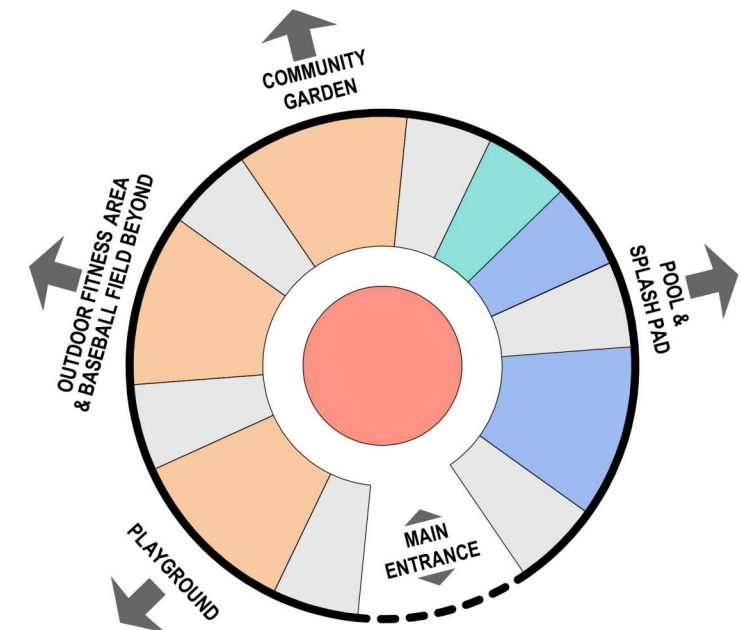
0 50'-0" 100'-0" 200'-0"



PROGRAM



FORM

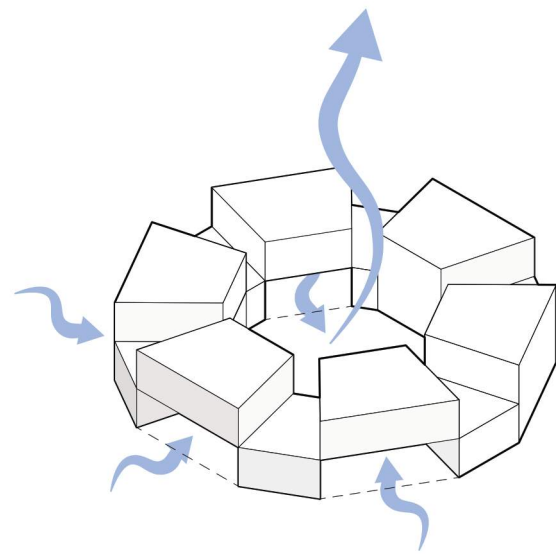


CONTEXT

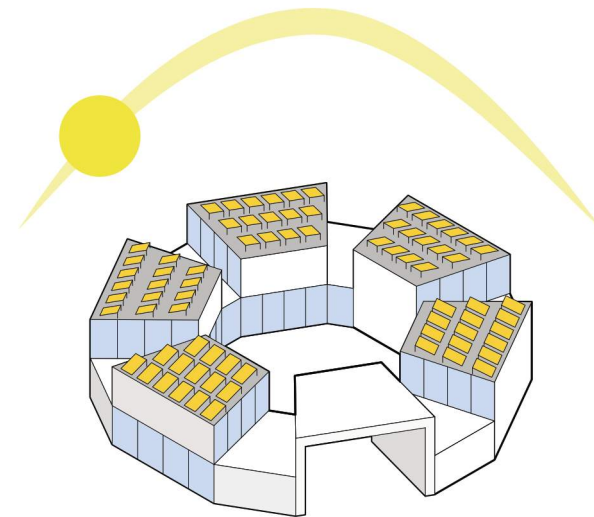
1 PROGRAM FLEXIBILITY

The Douglass Community Center represents an integration of diverse programs within a thoughtfully designed circular form, incorporating versatile multi-purpose rooms, a fitness center, administrative services, inviting pool facilities, and a media center. At the heart of the gathering area lies a double-height space with a large skylight and strategically placed clerestory windows, ensuring panoramic views and abundant natural light throughout the structure.

The intentional radial layout of the center plays a pivotal role in providing 360-degree panoramic views, fostering a seamless connection between indoor and outdoor activities. This design approach not only enhances the aesthetic appeal of the center but also facilitates a harmonious coexistence with the surrounding environment. Emphasizing the principles of light equity and accessibility to exterior programs, the Douglass Community Center stands as an innovative and cohesive architectural focal point within the urban landscape. This thoughtfully conceived structure not only meets the functional needs of its diverse programs but also attains net-zero certification, marking it as a dynamic and inclusive community space.



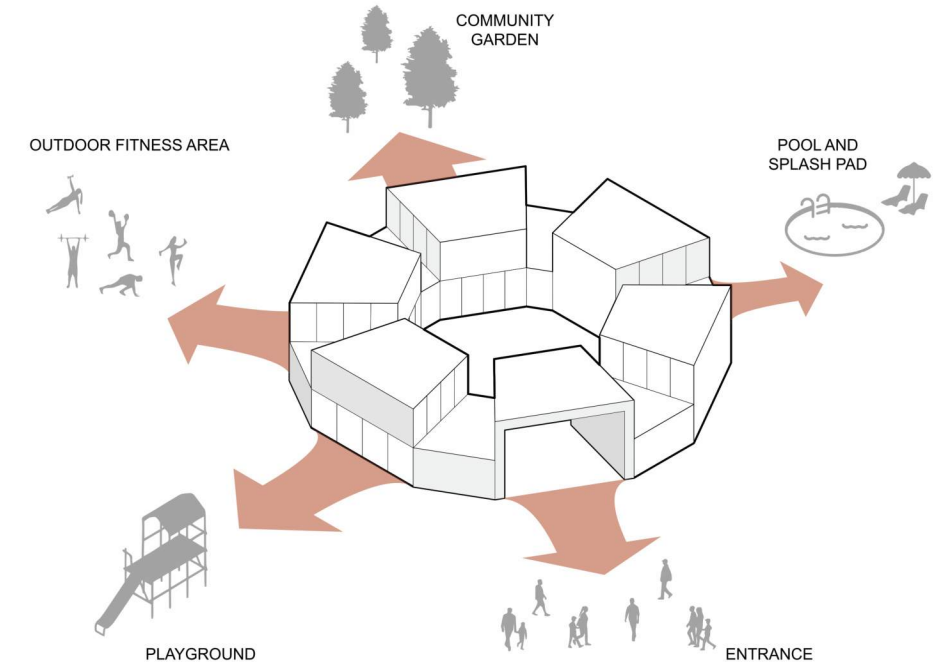
**NATURAL
VENTILATION**



**SOLAR PANELS AND
GEOTHERMAL**



**GREEN ROOFS
AND RAINWATER
HARVESTING**

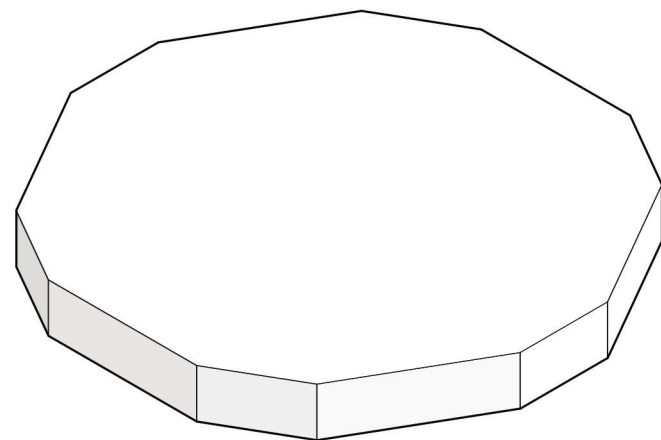


QUALITY VIEWS

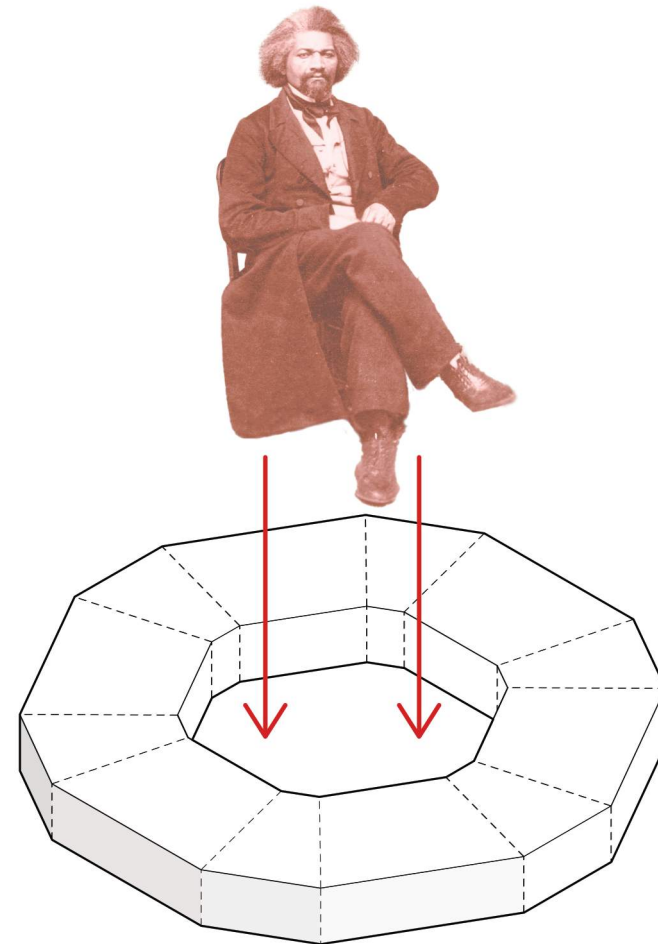
2 NET-ZERO READY SUSTAINABILITY

Our team is fully prepared to meet the needs of Net Zero Design. Net Zero design requires a higher level of leadership and engagement from all parties. Unlike other high-performance metrics that compare performance to a baseline building, net zero design is pass/fail. To ensure the goals are met, the entire Owner-Design Build team must be fully engaged from the very outset of the project. The most important component of this effort is load reduction. Working together, the team must identify critical loads and then work together to minimize or eliminate them all together.

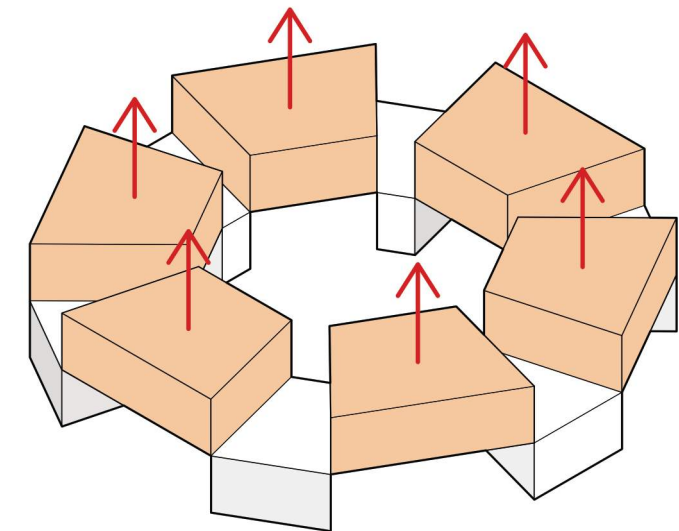
This project will most likely need to meet a gross EUI target of no more than 20 kBtu/sf/yr, or 60% energy reduction, over the national benchmark for this building type. This will need to be accomplished through passive architectural response, optimized building envelope detailing, high-performance active systems (including heat recovery and lighting) selection, and intuitive control systems. Our early calculations estimate that we will need 25 geothermal wells (could be up to 35 wells if there is poor ground conductivity). These 25 geothermal will require a 10,000 SF geothermal field area (based on 20'x20' grid for each well). We plan to install 200 PV Panels and use a 6,000 SF PV array area. This calculation includes allowance for spacing between PV panels. Connecting people to the natural environment is a core value that makes buildings feel human, and only in doing so can a building truly become a place where people want to live and play.



COMMUNITY CIRCLE



CENTRAL GATHERING SPACE



DOUBLE HEIGHT PROGRAM SPACES

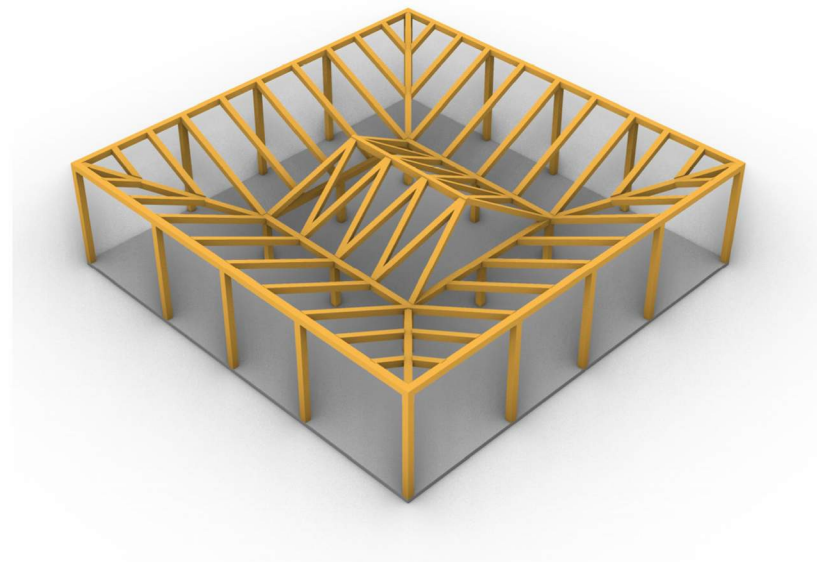
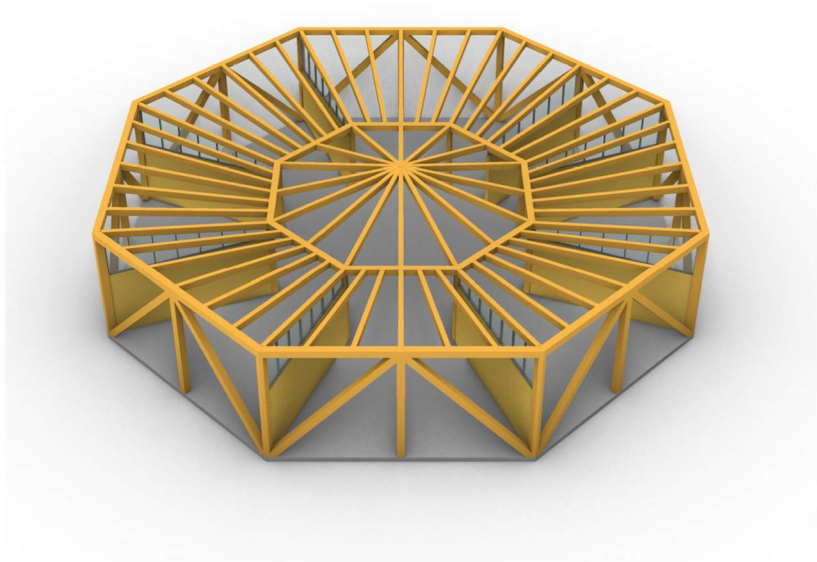
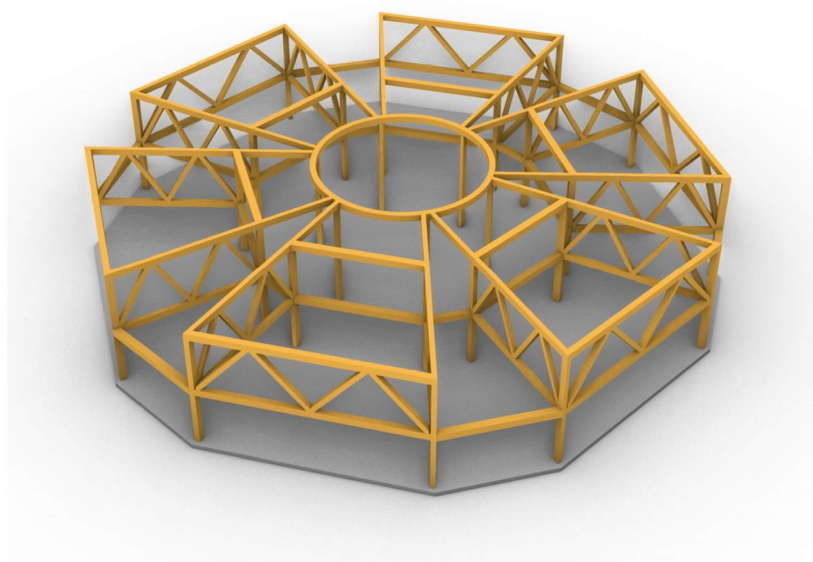
3 CELEBRATING FREDRICK DOUGLASS

Our team has literally placed the story of Frederick Douglass at the center of our proposed design. Our concept is a central space dedicated to honoring the work of Frederick Douglass. All other program spaces and views of the site will radiate from this central space. Our team will talk with the community to collect ideas on the primary use of this central space.

We believe there are many possibilities to create a rich and purposeful space. The central space could be a reading room, honoring the fact that Frederick Douglass taught others to read. Or a writing area to acknowledge

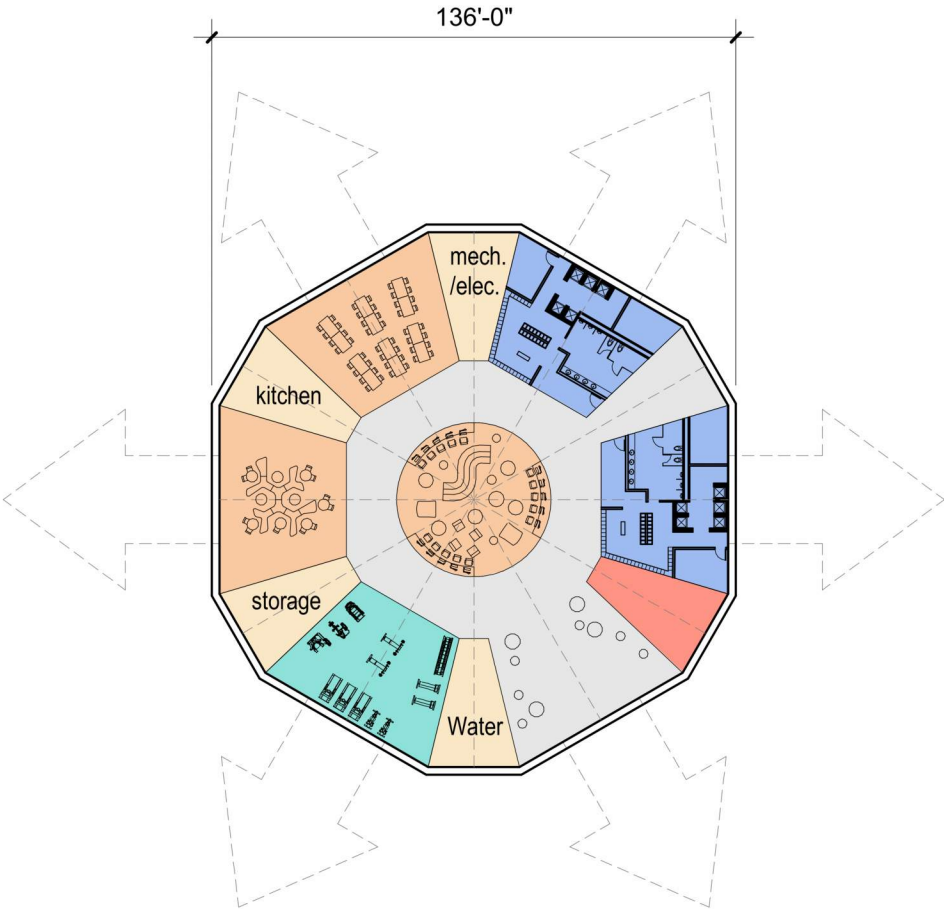
the continuing profound effect the book, The Autobiography of Frederick Douglass, has on America. Our central space could be a meeting room, honoring Douglass's negotiation, and persuasion skills. Frederick Douglass built a strong rapport with Abraham Lincoln and then used that position to nudge and/or goad the President to move farther and faster in codifying the Emancipation Proclamation into law and advancing rights of newly free people. The central space could be filled with natural light and art to remind us of Douglass's ability to transcend his early life oppressed by the institution of slavery. Fredrick Douglass was a man of the nineteenth century because he was capable of imagining a future we still have not achieved, where justice, human rights and progress are the guiding beacons of all actions.

Our team seeks to listen to learn more of the history and needs of the local community and how this will result in the most purposeful redevelopment of the Douglass Community Center.

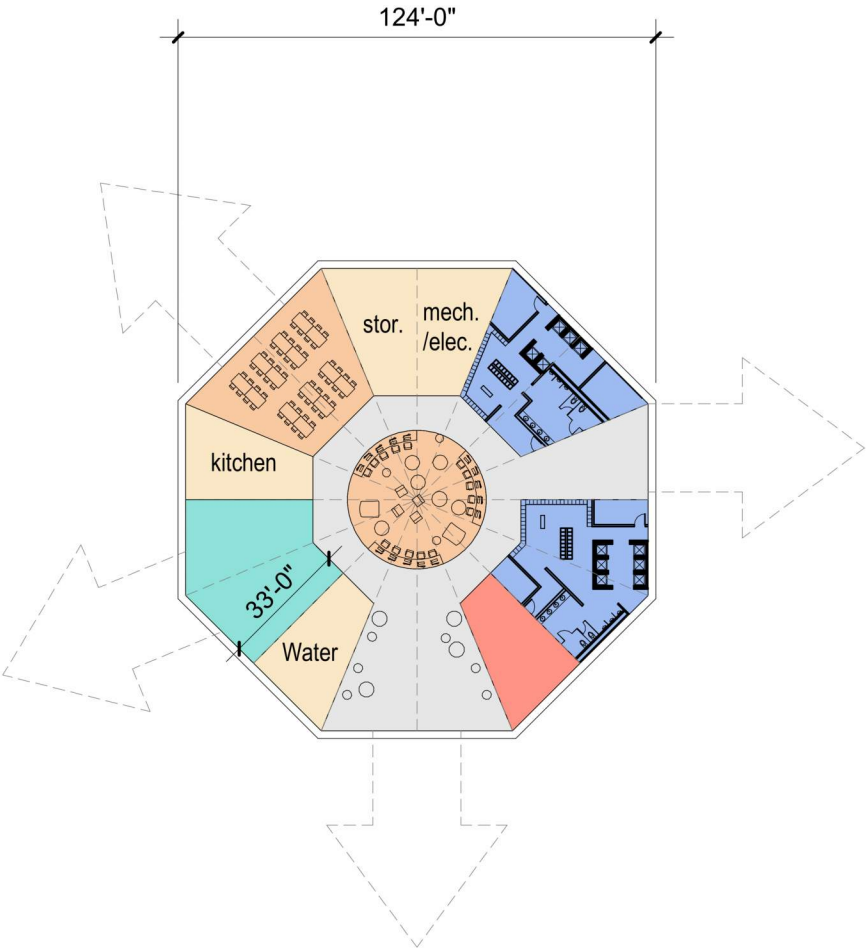


LEGEND

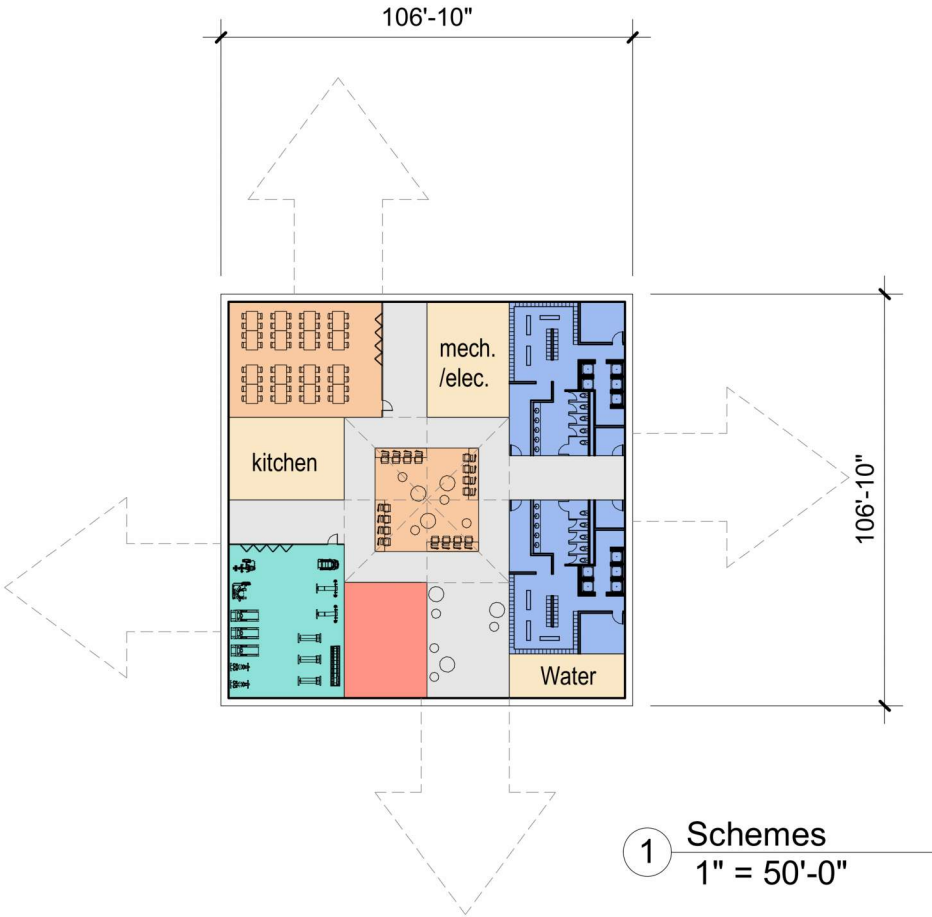
- SUPPORT ADMIN
- COMMUNITY SPACES
- POOL FACILITY
- INDOOR FITNESS
- HALLWAY / COMMON AREAS
- SUPPORT BUILDING SERVICES



14,500 GSF

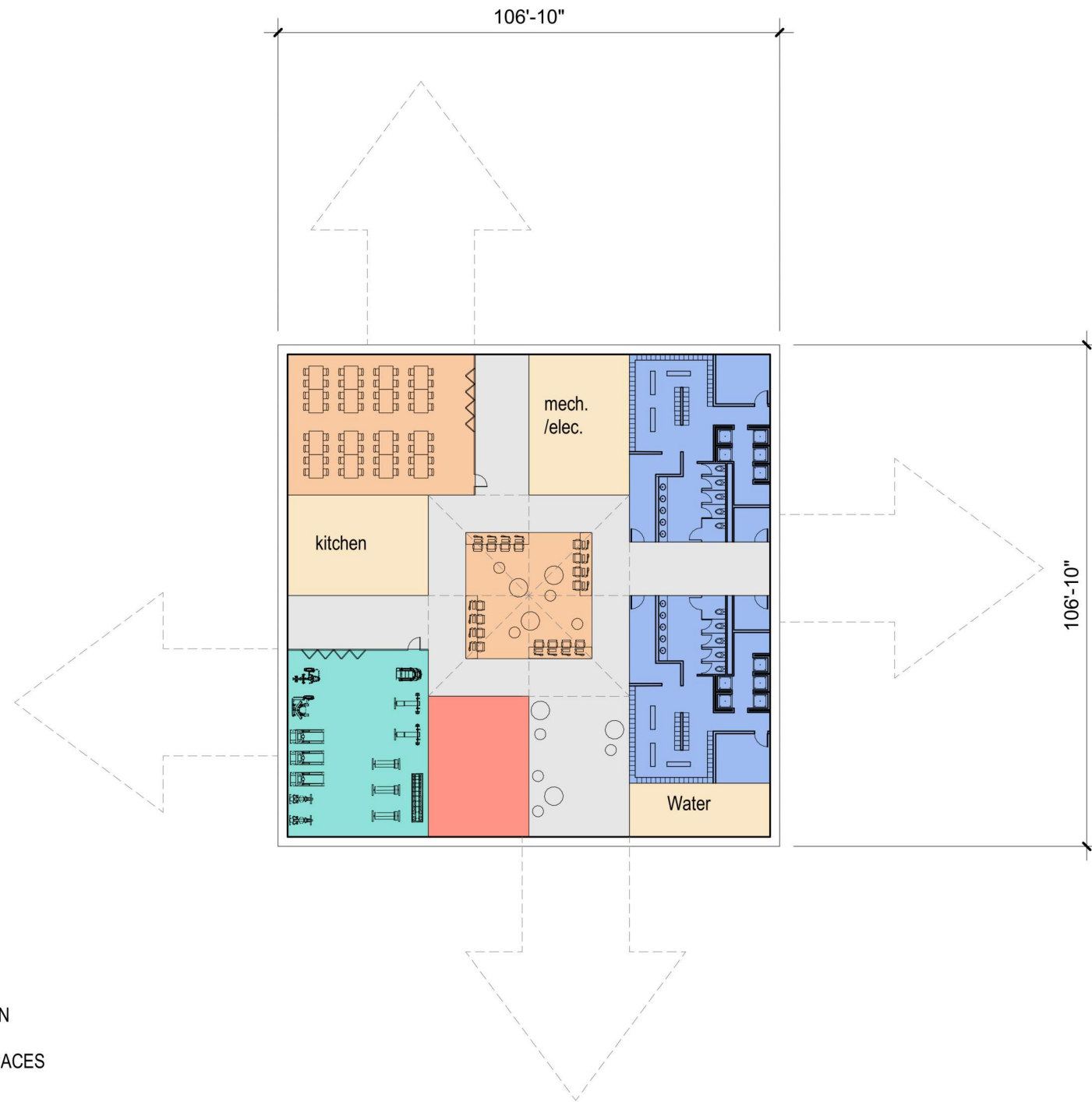


12,000 GSF



10,500 GSF

1 Schemes
1" = 50'-0"



LEGEND

- SUPPORT ADMIN
- COMMUNITY SPACES
- POOL FACILITY
- INDOOR FITNESS
- HALLWAY / COMMON AREAS
- SUPPORT BUILDING SERVICES

1 Schemes Square
1/32" = 1'-0"

Douglass Community Center

1922 Frederick Douglass Court SE, Washington, DC 20020

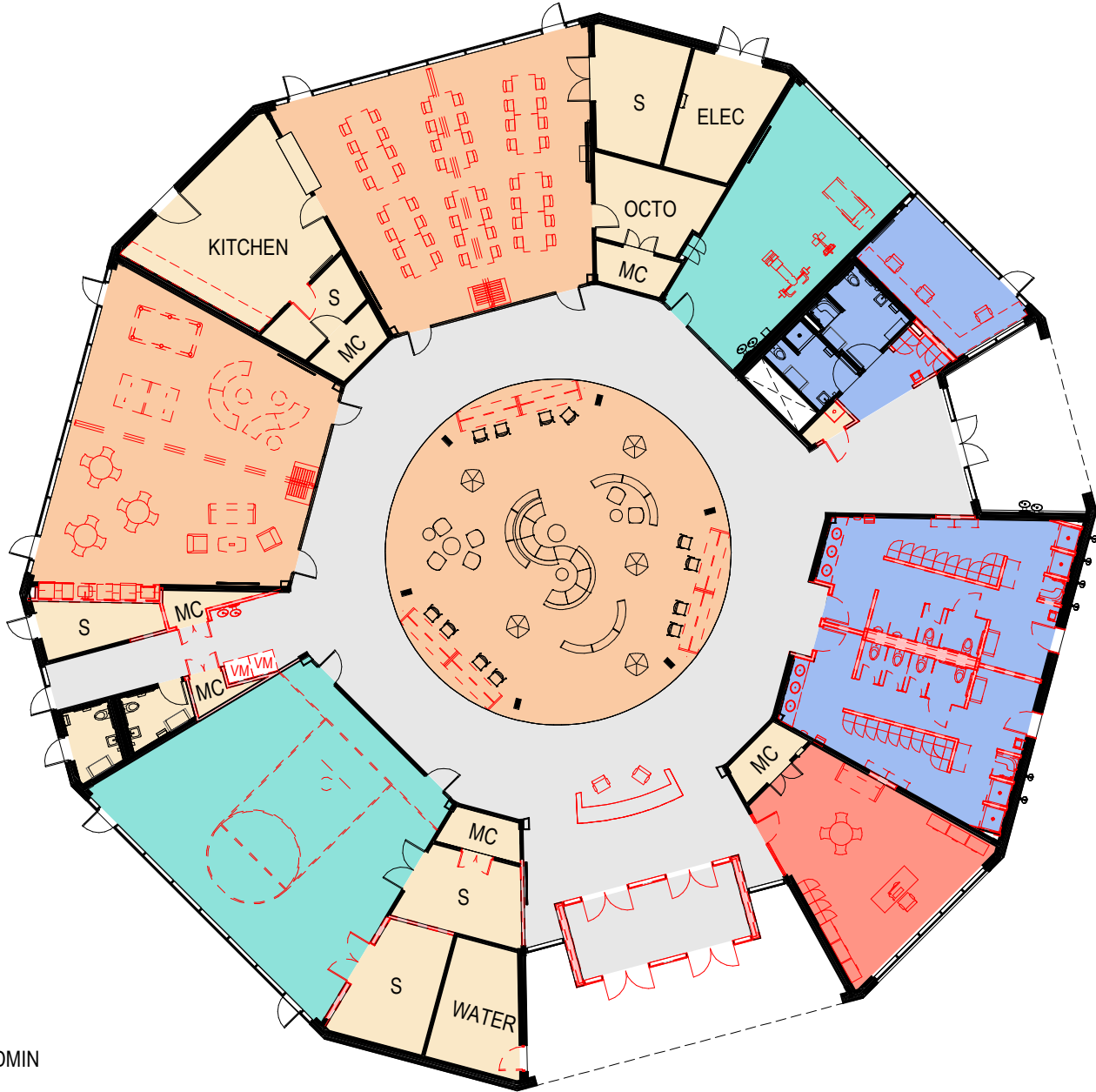
PROGRAM - CONCEPT DESIGN PROPOSAL [10,500 SF]

	SPACE	QUANTITY	AVG SF/Rm	Total SF
Community Spaces	Multipurpose Room (Classes, community events, dance studio, etc)	1	1,200	1,200
	Kitchen (Catering)	1	640	640
	Computer Lab / Media Center	1	720	720
	TOTAL COMMUNITY SPACES	3	2,560	2,560
Indoor Fitness	Fitness Room (cardio and weight equipment)	1	1,200	1,200
	TOTAL INDOOR FITNESS SPACES	1	1,200	1,200
Pool Facility	Locker Rooms (WC, showers, changing)	2	1,150	2,300
	Office	1	50	50
	First Aid Office	1	50	50
	TOTAL POOL FACILITY	4	1,250	2,400
Support Admin	Entrance, Lobby, and Reception	1	640	640
	Staff Office	1	640	640
	Staff Locker Rooms		included in office	
	TOTAL ADMIN SUPPORT SPACES	2	1,280	1,280
Support Building Service	Pool House / Pump Room (new)	1	650	650
	Mechanical Room / Well Pump Room (200-400 sf)	1	640	640
	Electrical Room	1	included in mech. rm.	
	Fire Pump Room (Water)	1	340	340
	Storage		included in mech. rm.	
	Janitor's Closet			
	Restroom (Family)			
	Restrooms (Multi-stall)			
	Restrooms (Single Occupancy)			
	Hallway, Common areas, Vestibules, Walls, etc (10%)			2,140
	TOTAL BUILDING SERVICE SUPPORT SPACES	4	1,630	3,120
Outdoor Amenities	Pool (new)	1	19,500	19,500
	Splash Pad / Spray Park	1	included with pool	
	Playground (new)	1	11,900	11,900
	Basketball Court (new - relocated)	2	4,750	9,500
	Multi-functional Playing Field (baseball, soccer, football)	1	57,150	57,150
	Outdoor Fitness	1	965	965
	Walking Path / Track	1		
	Community Garden (new)	1	4,900	4,900
	Park Space with grill and shade trellis	1	7,000	7,000
	TOTAL OUTDOOR AMENITIES	10	106,165	110,915

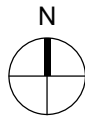
Total Interior 10,560

LEGEND

- SUPPORT ADMIN
- COMMUNITY SPACES
- POOL FACILITY
- INDOOR FITNESS
- HALLWAY / COMMON AREAS
- SUPPORT BUILDING SERVICES



1 FIRST FLOOR PLAN
3/64" = 1'-0"



Douglass Community Center

1922 Frederick Douglass Court SE, Washington, DC 20020

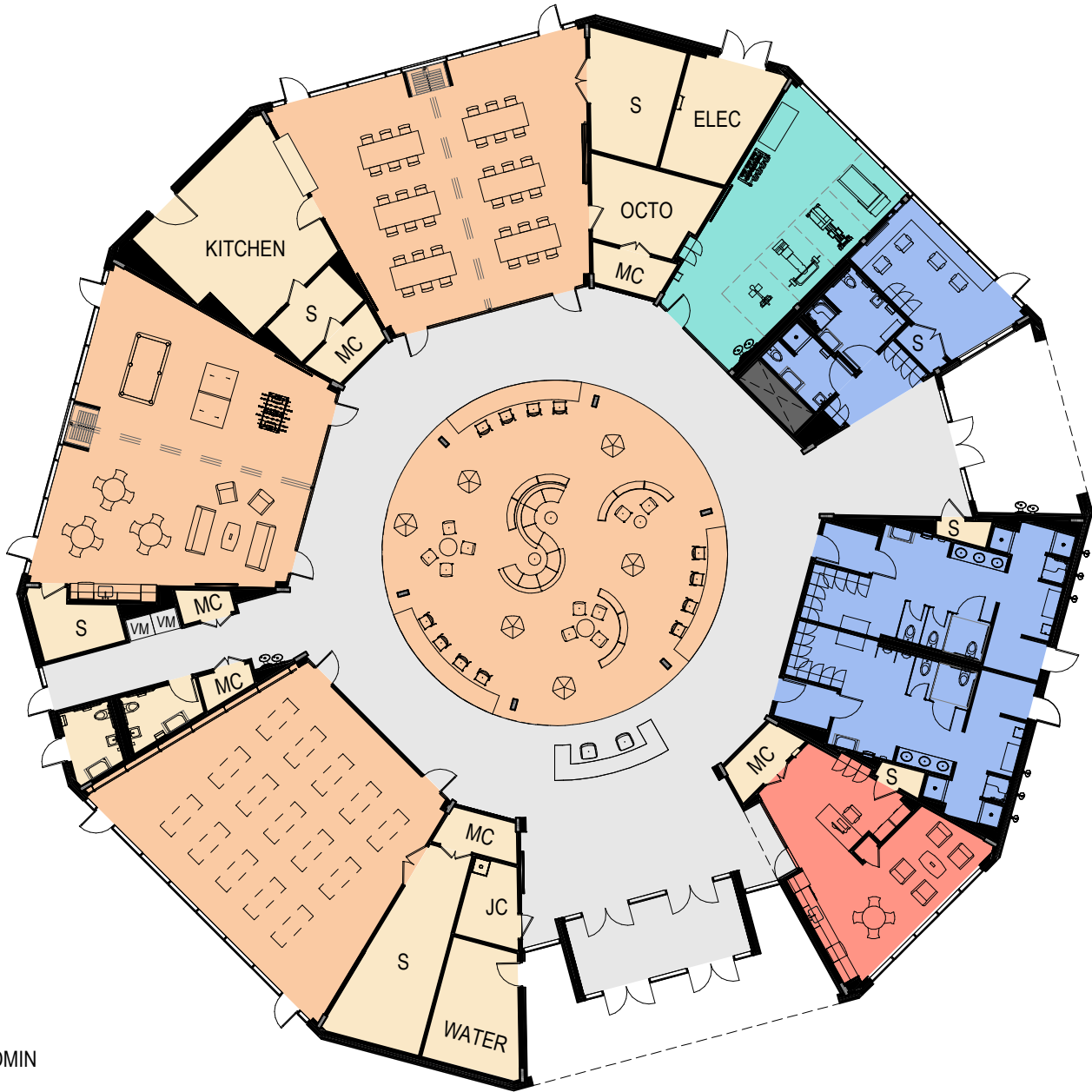
PROGRAM - SCHEMATIC DESIGN PROPOSAL [12,800 SF]

	SPACE	QUANTITY	AVG SF/Rm	Total SF
Community Spaces	Multipurpose Room (Classes / Community Events / etc)	2	1,118	2,236
	Computer Lab / Media Center	1	1,529	1,529
	TOTAL COMMUNITY SPACES	3	2,647	3,765
Indoor Fitness	Fitness Room (cardio and weight equipment)	1	545	545
	Multipurpose Room (Gym / Dance Studio)	1	1,087	1,087
	TOTAL INDOOR FITNESS SPACES	2	1,632	1,632
Pool Facility	Locker Rooms (WC, showers, changing)	2	484	968
	Private Changing Rooms	2	80	160
	Lifeguard Office (includes First Aid)	1	222	222
	First Aid Office	1	included	
	TOTAL POOL FACILITY	6	786	1,350
Support Admin	Entrance, Lobby, and Reception (included in core factor)	1	included in core	
	Staff Office	1	480	480
	Staff Locker Rooms		included in office	
	TOTAL ADMIN SUPPORT SPACES	2	480	480
Support Building Service	Pool House / Pump Room (existing to remain)	1	-	-
	Mechanical Penthouse	1	502	502
	Mechanical Closets (distributed)	6	varies	246
	Electrical Room	1	169	169
	Water Room	1	169	169
	IT/Security Room (OCTO)	1	148	148
	Kitchen (+Storage)	1	500	500
	Janitor's Closet	1	18	18
	Storage (Closets)	2	168	336
	Storage Exterior (Closet)	1	167	167
	Private Restrooms	2	57	114
	Core Factor (circulation, vestibules, walls, etc) - 25%			3,204
	TOTAL BUILDING SERVICE SUPPORT SPACES	18	1,898	5,573
Outdoor Amenities	Pool (existing to remain)	1	18,500	18,500
	Splash Pad / Spray Park (new)	1	3,845	3,845
	Playground (new)	2	2,930	5,860
	Basketball Court (new)	2	4,770	9,540
	Multi-functional Playing Field (new baseball + football)	1	74,000	74,000
	Outdoor Fitness (new)	1	2,380	2,380
	Walking Path / Track (new pathways)	1	4,500	4,500
	Community Garden (new)	1	2,200	2,200
	Picnic/Grilling (designated 'bosque' area)	1	2,000	2,000
	TOTAL OUTDOOR AMENITIES	11		122,825

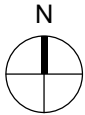
Total Interior 12,800

LEGEND

- SUPPORT ADMIN
- COMMUNITY SPACES
- POOL FACILITY
- INDOOR FITNESS
- HALLWAY / COMMON AREAS
- SUPPORT BUILDING SERVICES



1 FIRST FLOOR PLAN
3/64" = 1'-0"



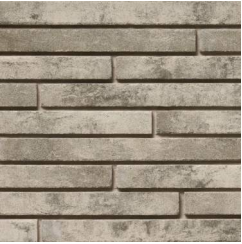
Douglass Community Center
1922 Frederick Douglass Court SE, Washington, DC 20020

PROGRAM - SCHEMATIC DESIGN PROPOSAL [12,800 SF]				
	SPACE	QUANTITY	AVG SF/Rm	Total SF
Community Spaces	Multipurpose Room (Classes / Community Events / Fitness / etc)	3	1,118	3,354
	Computer Lab / Media Center	1	1,529	1,529
	TOTAL COMMUNITY SPACES	4	2,647	4,883
Indoor Fitness	Fitness Room (cardio and weight equipment)	1	545	545
	TOTAL INDOOR FITNESS SPACES	1	545	545
Pool Facility	Locker Rooms (WC, showers, changing)	2	465	930
	Private Changing Rooms	2	80	160
	Lifeguard Office (includes First Aid)	1	240	240
	First Aid Office	-	included	
	TOTAL POOL FACILITY	5	785	1,330
Support Admin	Entrance, Lobby, and Reception (included in core factor)	1	included in core	
	Staff Office	1	490	490
	Staff Locker Rooms		included in office	
	TOTAL ADMIN SUPPORT SPACES	2	490	490
Support Building Service	Pool House / Pump Room (existing to remain)	1	-	-
	Mechanical Penthouse	1	502	502
	Mechanical Closets (distributed)	6	varies	246
	Electrical Room	1	169	169
	Water Room	1	169	169
	IT/Security Room (OCTO)	1	148	148
	Kitchen (+Storage)	1	465	465
	Janitor's Closet	1	72	72
	Storage Closets (distributed)	6	varies	542
	Private Restrooms	2	57	114
	Core Factor (circulation, vestibules, walls, etc) - 24%			3,125
	TOTAL BUILDING SERVICE SUPPORT SPACES	21	1,582	5,552
Outdoor Amenities	Pool (existing to remain)	1	18,500	18,500
	Splash Pad / Spray Park (new)	1	3,845	3,845
	Playground (new)	2	2,300	4,600
	Basketball Court (new)	2	4,770	9,540
	Multi-functional Playing Field (new baseball + football)	1	74,000	74,000
	Outdoor Fitness (new)	1	2,950	2,950
	Walking Path / Track (new pathways)	1	4,500	4,500
	Community Garden (new)	1	2,345	2,345
	Picnic/Grilling (designated 'bosque' area)	1	2,320	2,320
	TOTAL OUTDOOR AMENITIES	11		122,600

Total Interior 12,800



EXTERIOR BRICK:
Arriscraft
Cedar Woods
Architectural Linear
Series

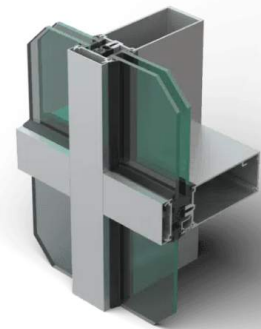


EXTERIOR CLADDING:
Accoya
Lassen

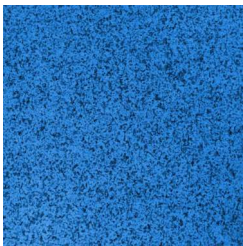




CURTAIN WALL:
Kawneer
1600 UT System



POURED IN
PLACE RUBBER
Blue





Interior Wood
Wall Finish
SoundPly Acoustic
Planks
White Oak



LVT:
Ava 2TRZO
TER004



Carpet:
Shaw Contract
Aurora 81855





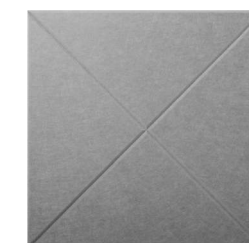
Acoustic DLT



Lighting:
Lumenwerx
VIA 2 Pendant



Acoustic Tiles:
Kirei
Frost



Paint:
SW 2825
Colonial Revival
Sea Green



LVT:
Ava 2TRZO
TER002





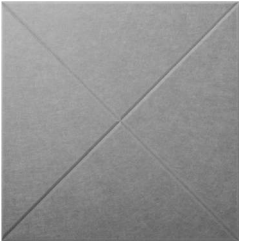
Acoustic DLT



Lighting:
Lumenwerx
VIA 2 Pendant



Acoustic Tiles:
Kirei
Frost



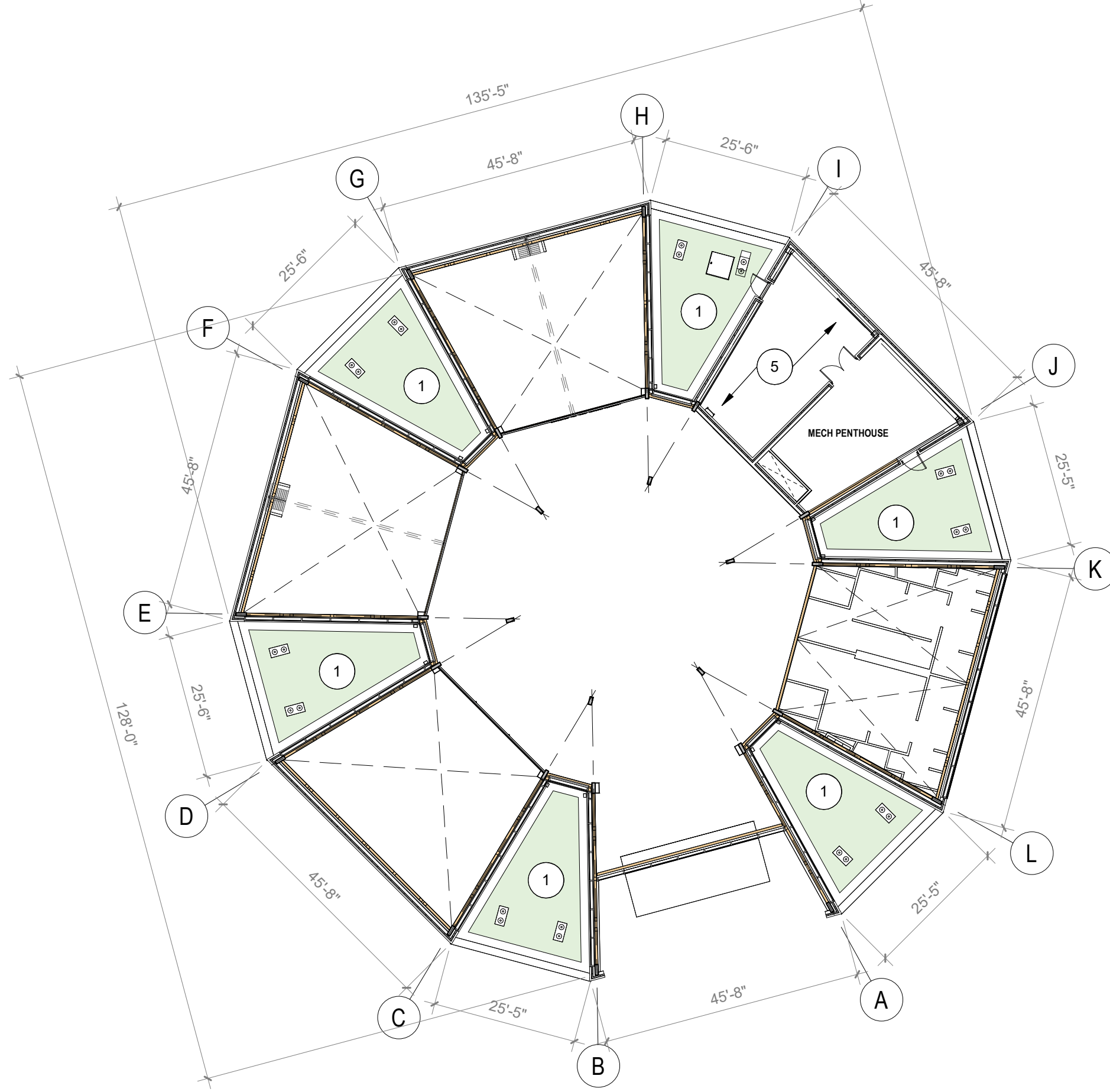
Paint:
SW 6500
Open Seas



LVT:
Eco Surfaces (Rx)
Toasted Coconut

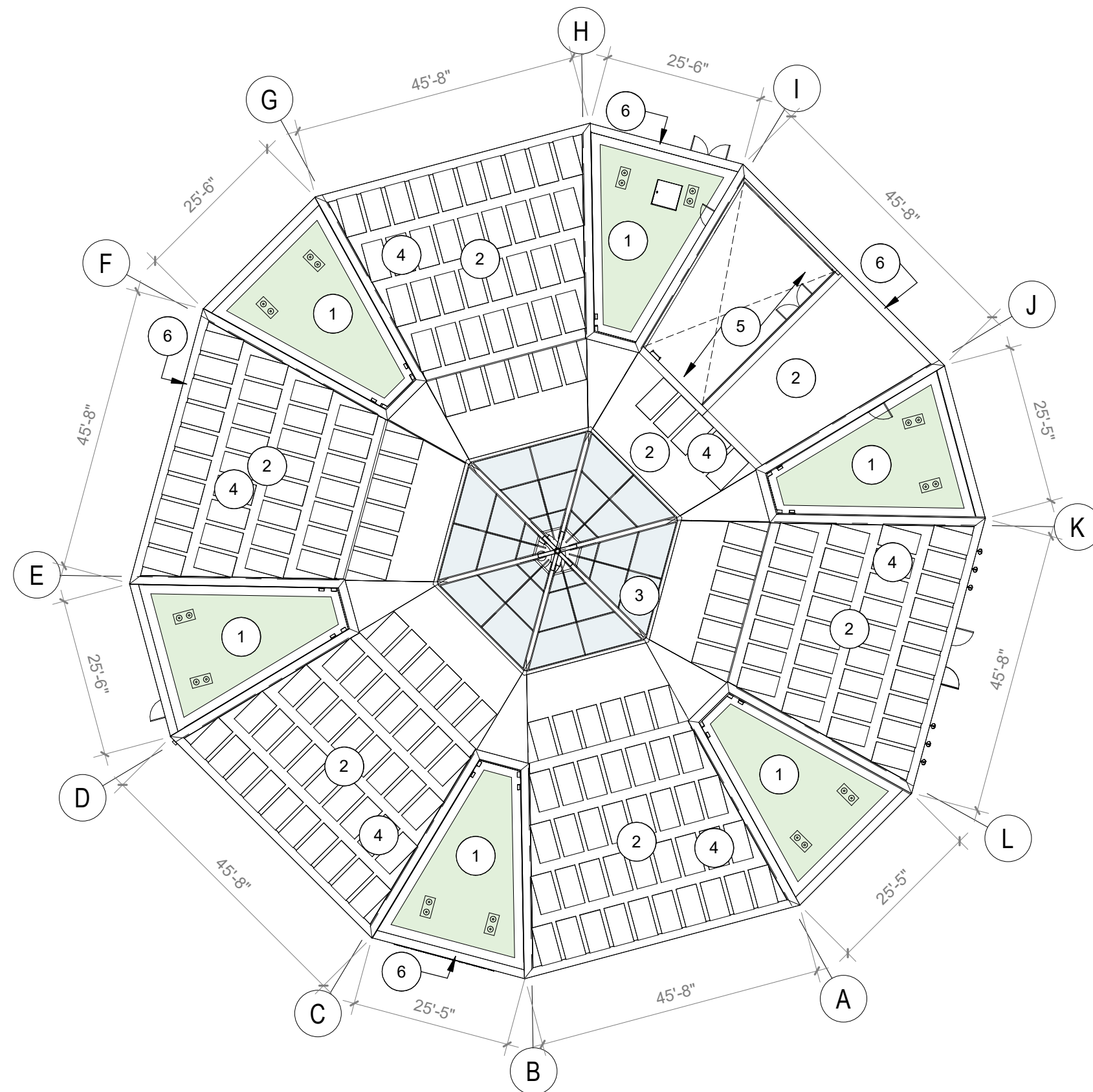






KEYNOTES

- 1 LOW ROOF ASSEMBLY
EXTENSIVE GREEN ROOF SYSTEM, CONTINOUS 6" R-30 RIGID INSULATION, HOT FLUID APPLIED RUBBERIZED ASPHALT ROOFING MEMBRANE, 3" CONCRETE TOPPING SLAB, 5" CLT DECKING.
- 2 HIGH ROOF ASSEMBLY
TPO MEMBRANE, 6" R-30 RIGID INSULATION, 1/2" WOOD SHEATHING, 5" DLT DECKING
- 3 STRUCTURAL SKYLIGHT
THERMALLY BROKEN ALUMINUM SKYLIGHT SYSTEM WITH 1" LOW-E COATING AND .38 U-FACTOR
- 4 SOLAR ARRAY
- 5 MECHANICAL EQUIPMENT ZONE
AT LOW ROOF LEVEL
- 6 CAST STONE COPING
CUSTOM CAST STONE PROFILE. TYP. AT ALL PARAPETS

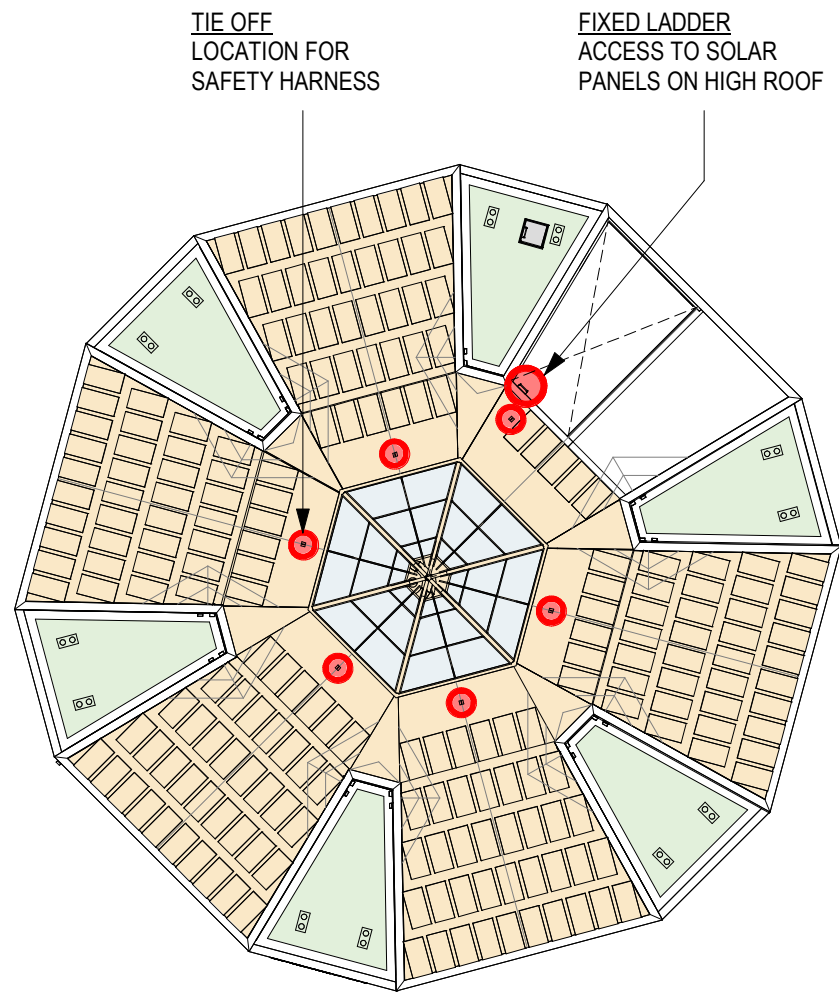


KEYNOTES

- 1 LOW ROOF ASSEMBLY
EXTENSIVE GREEN ROOF SYSTEM, CONTINOUS 6" R-30 RIGID INSULATION, HOT FLUID APPLIED RUBBERIZED ASPHALT ROOFING MEMBRANE, 3" CONCRETE TOPPING SLAB, 5" CLT DECKING.
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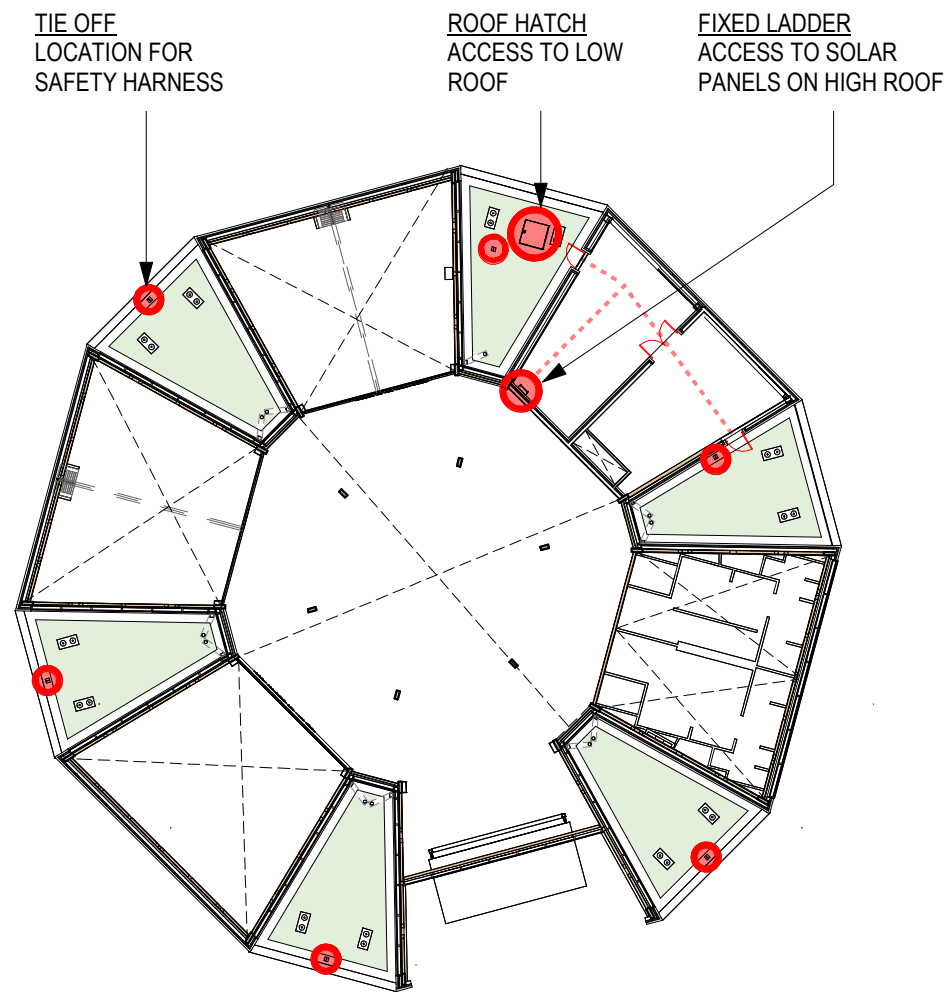


0 10'-0" 20'-0" 40'-0"



- SOLAR PANELS AT HIGH ROOF
- TIE OFF LOCATION FOR SAFETY HARNESS

③ **SOLAR ARRAY PLAN**
1/32" = 1'-0"

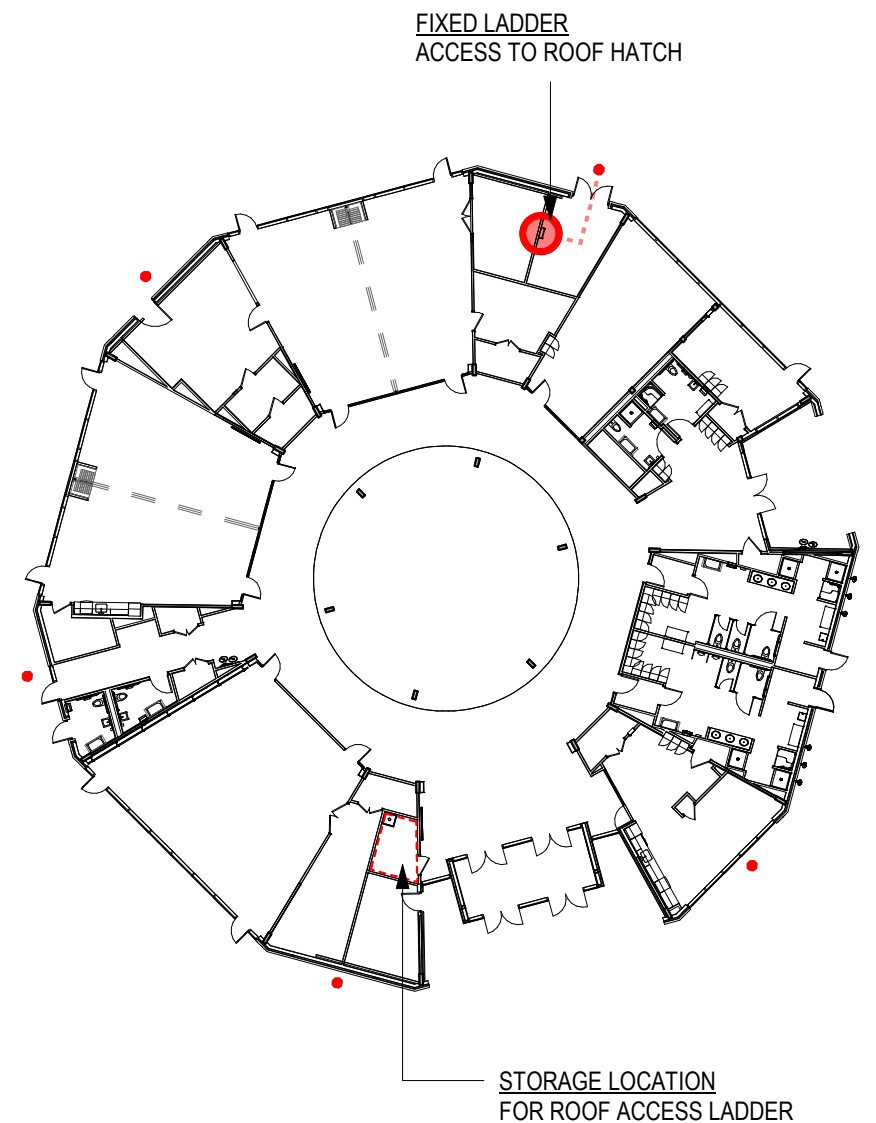


- GREEN ROOF AT LOW ROOF
- TIE OFF LOCATION FOR SAFETY HARNESS

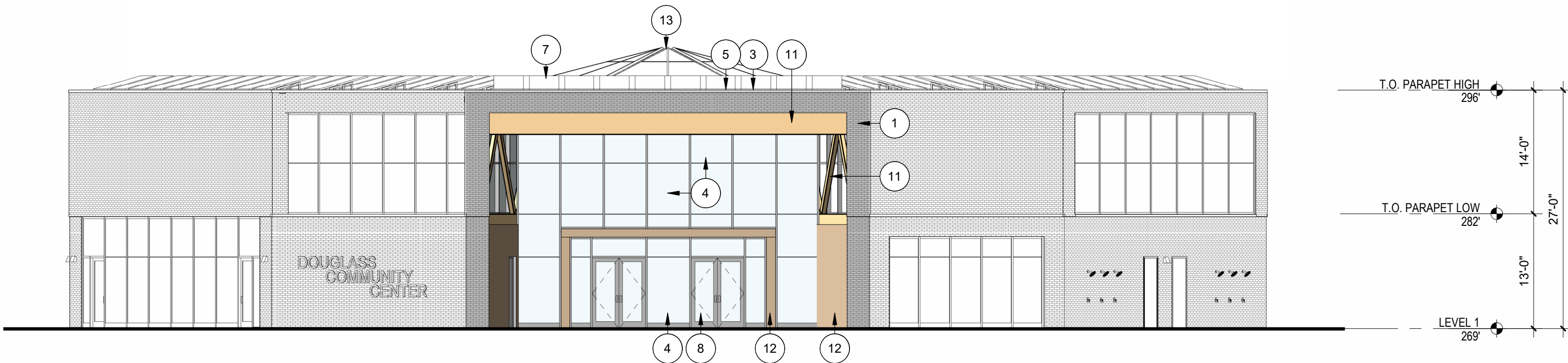
NOTE: GREEN ROOFS WILL BE ACCESSED FOR SERVICE APPROXIMATELY 7 TIMES A YEAR FOR THE FIRST TWO YEARS AND THEN BIANNUALLY.

GREEN ROOF PARAPETS ARE CAST STONE FOR DURABILITY.

② **GREEN ROOF PLAN**
1/32" = 1'-0"



① **FIRST FLOOR PLAN**
1/32" = 1'-0"

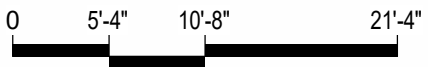
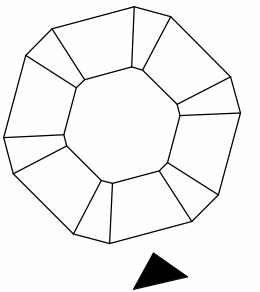


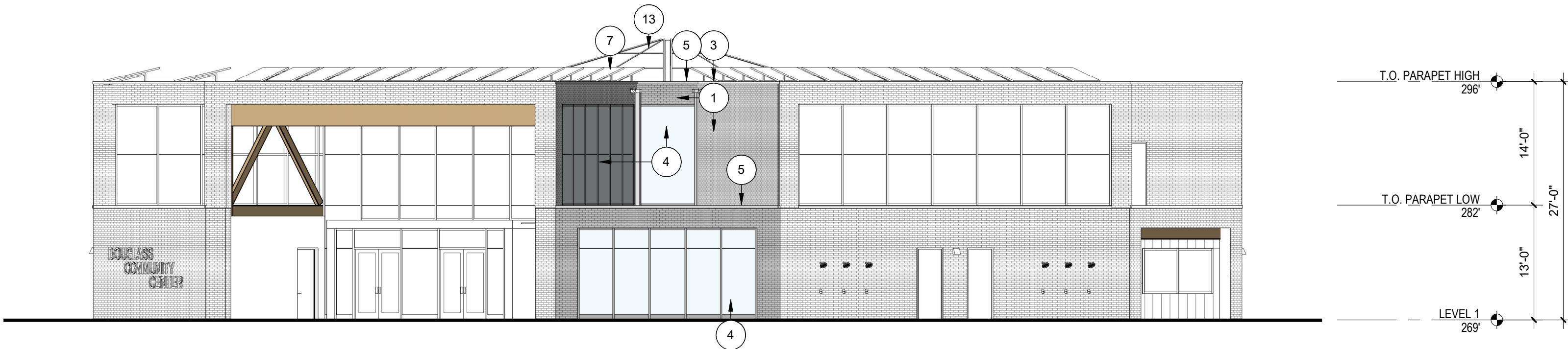
KEYNOTES

- 1 EXTERIOR WALL ASSEMBLY
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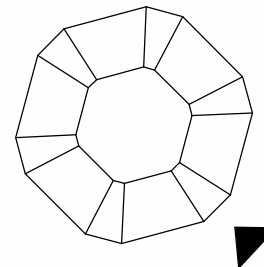
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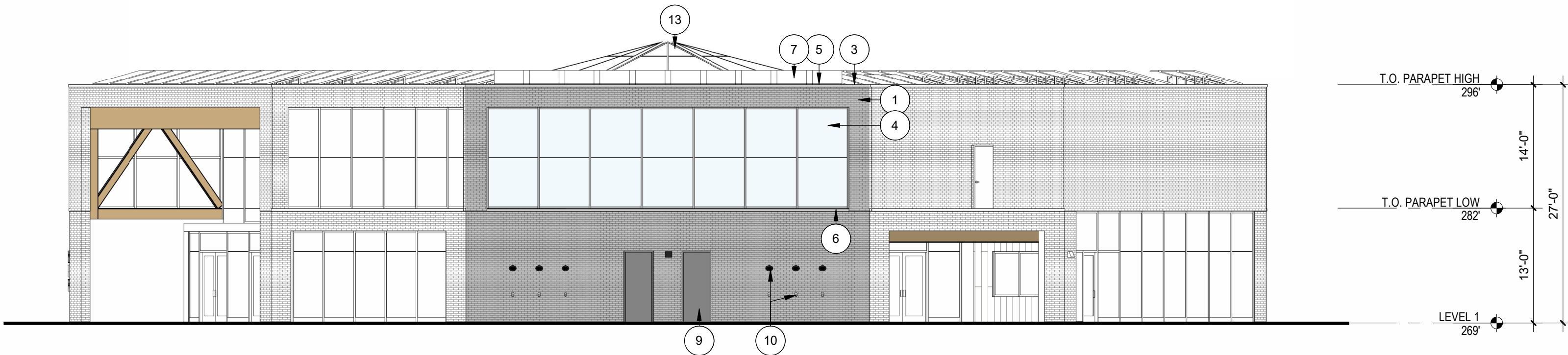


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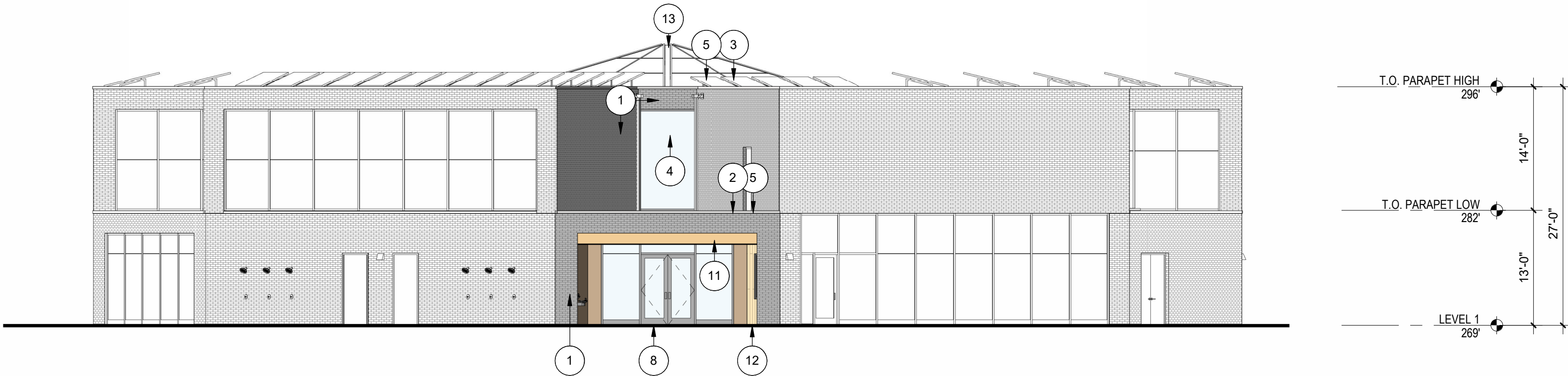
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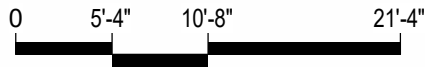
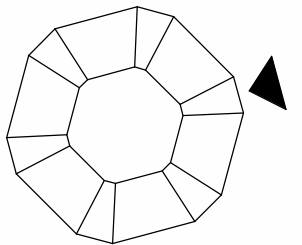


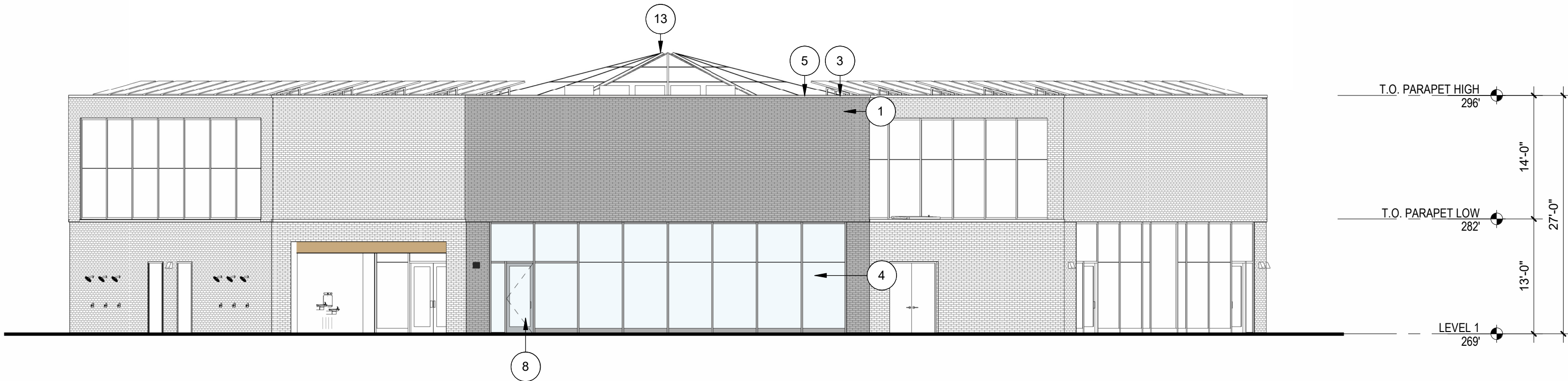
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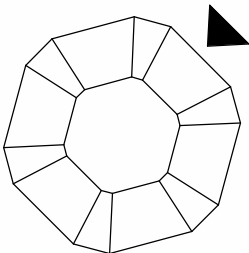
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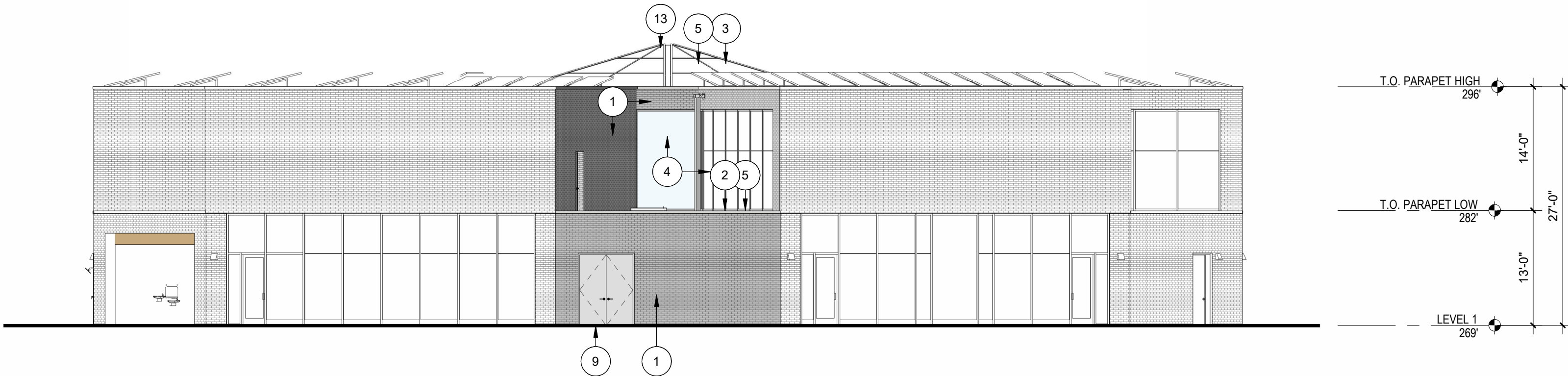
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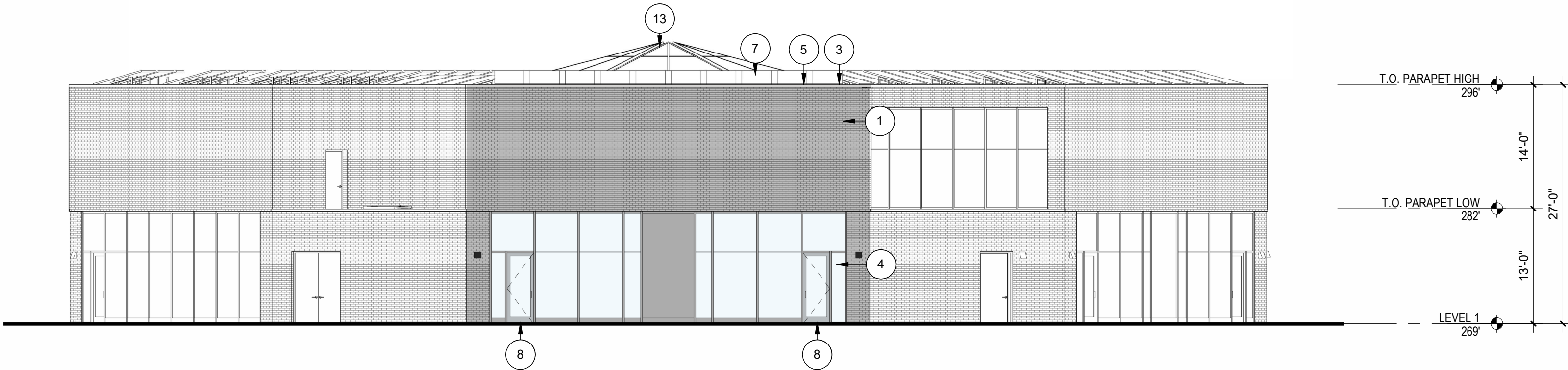
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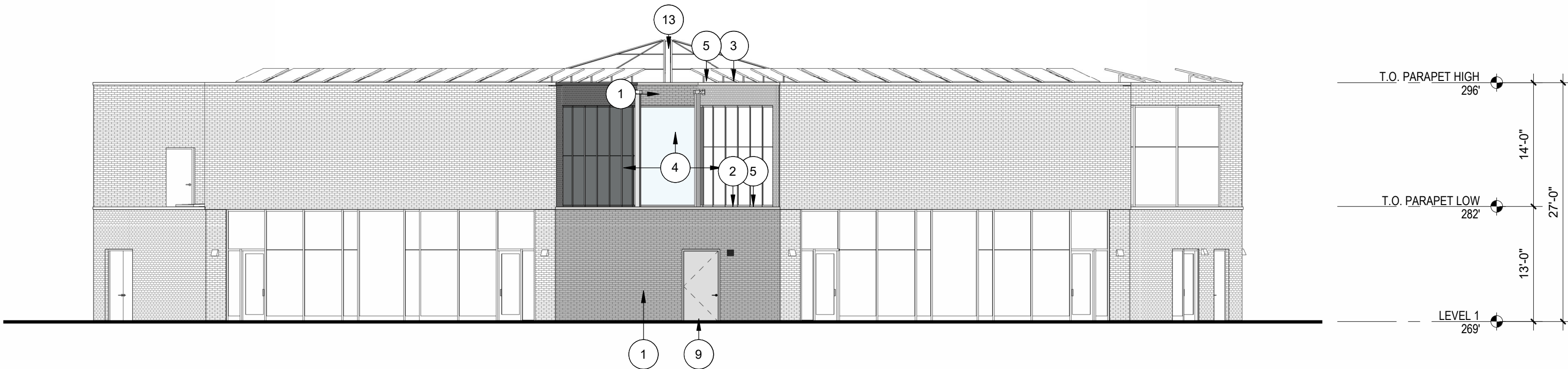
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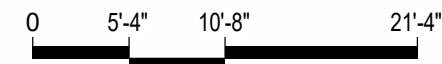
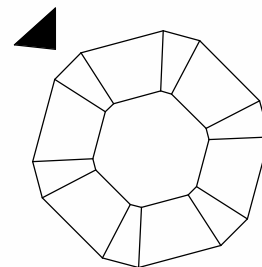
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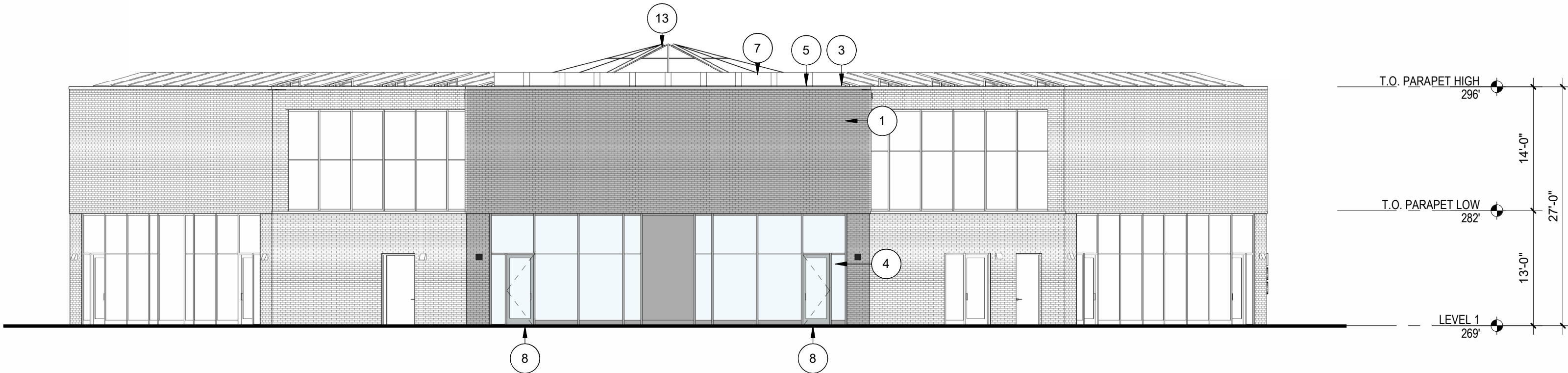
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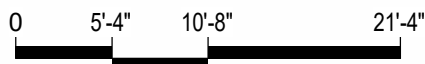


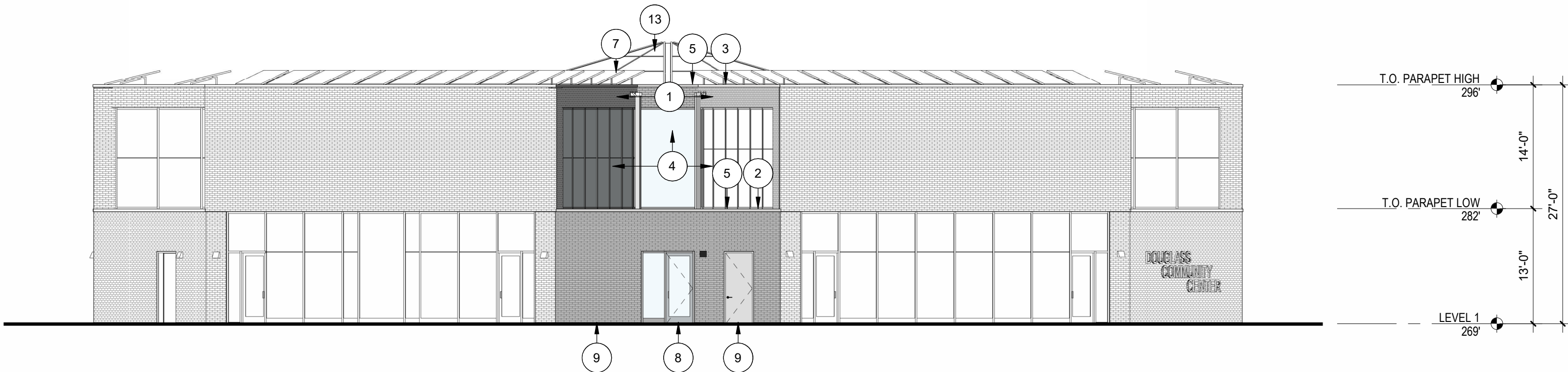
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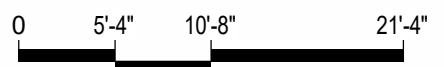
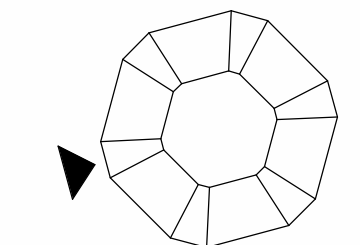


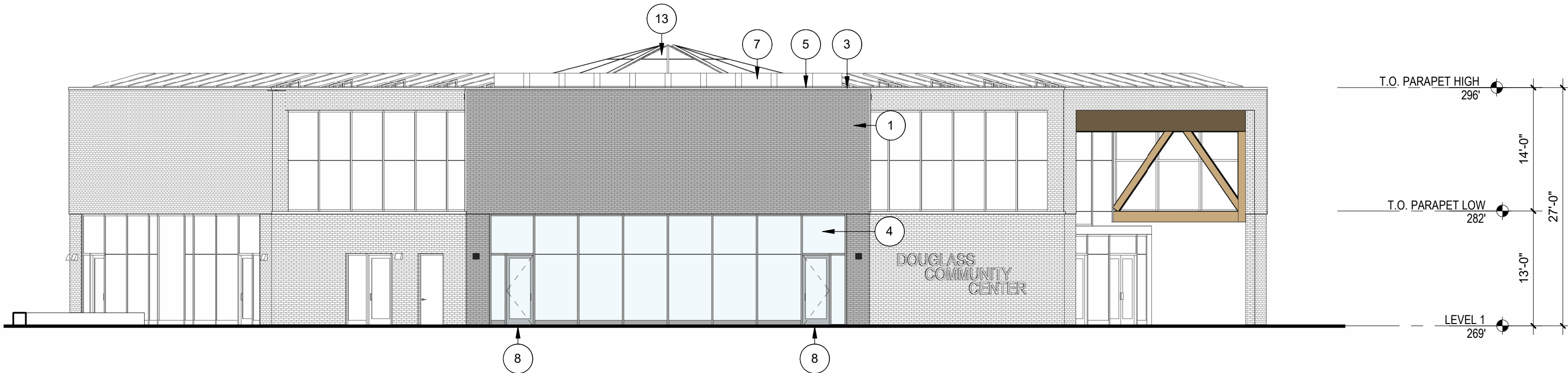
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MASS TIMBER FRAMING PER STRUCTURAL NARRATIVE + DRAWINGS

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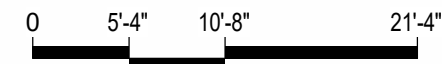
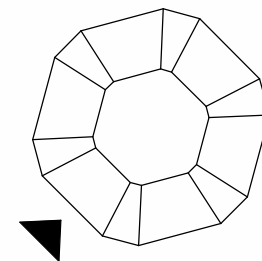
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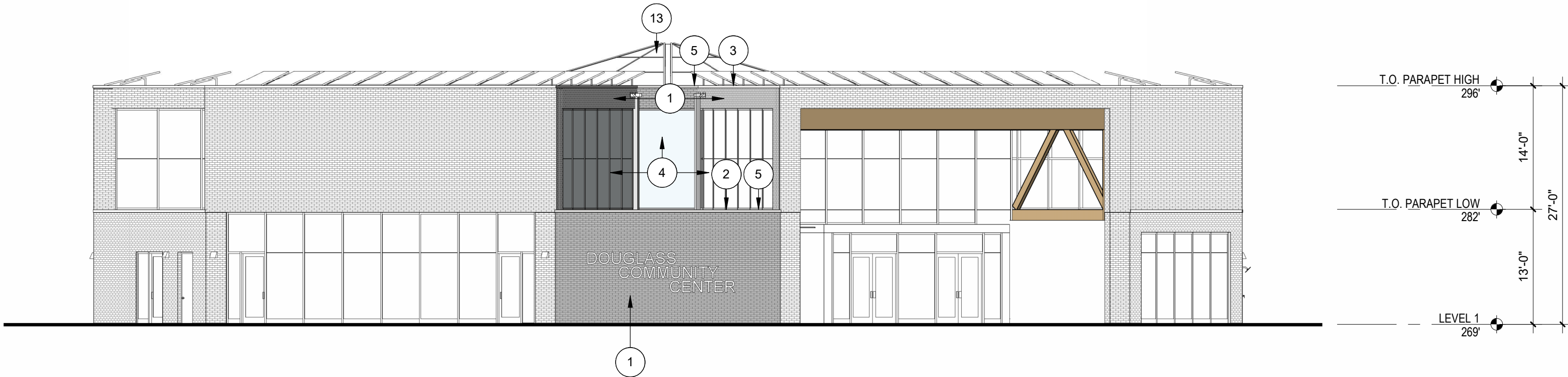
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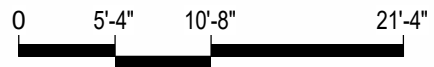
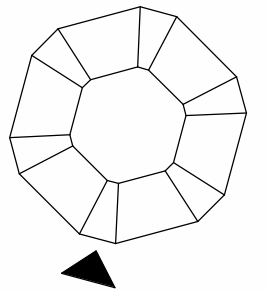


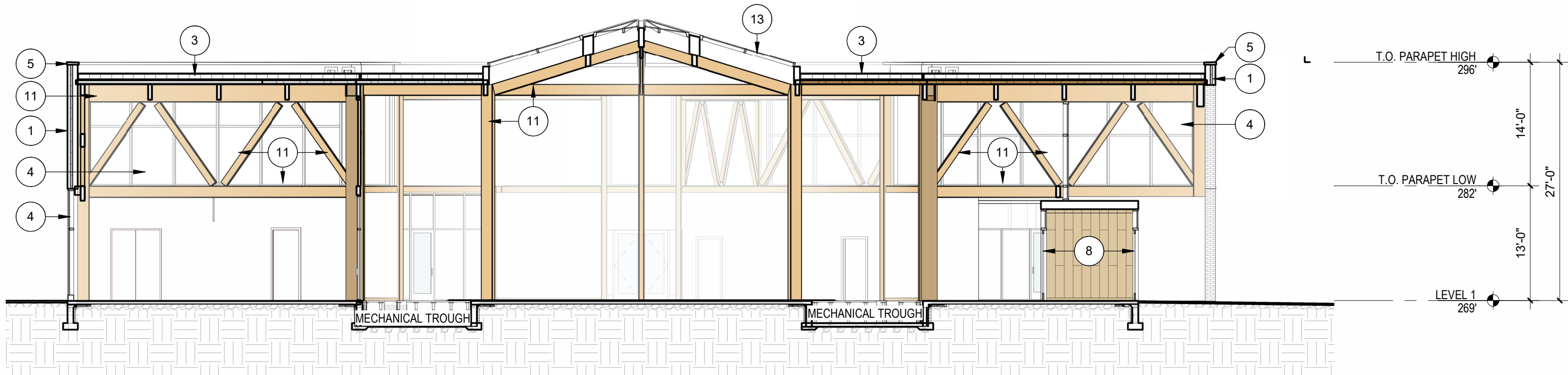
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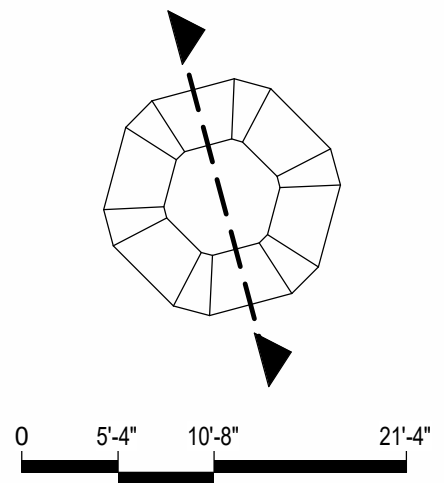
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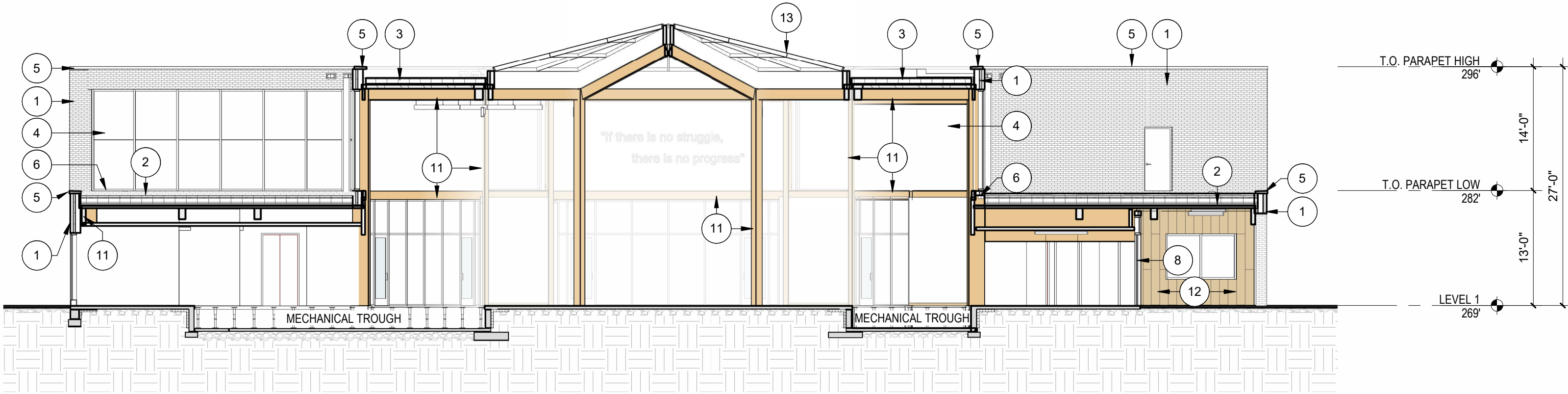




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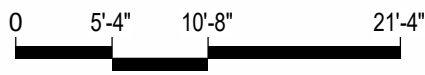
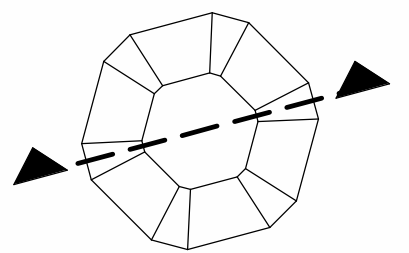


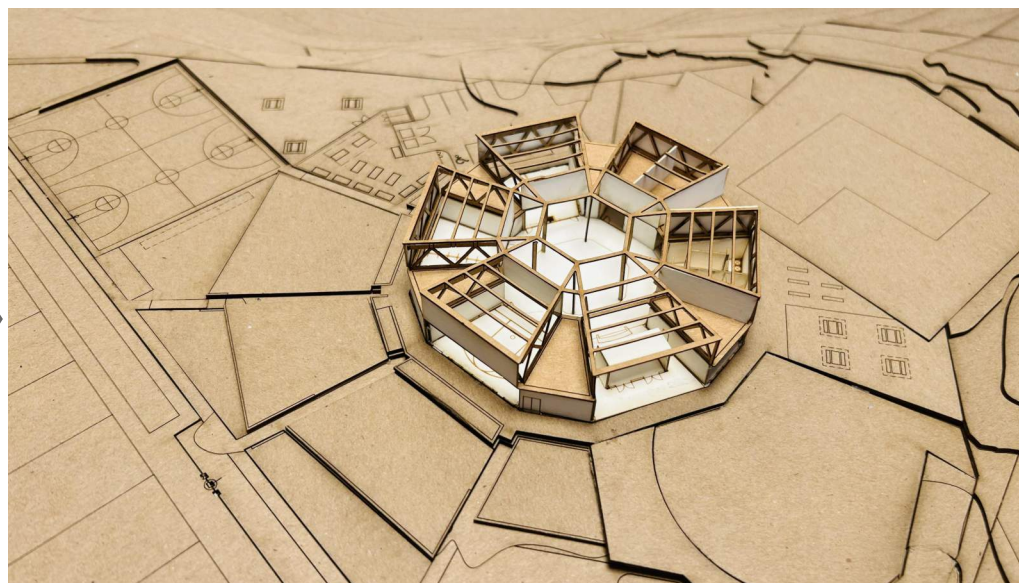
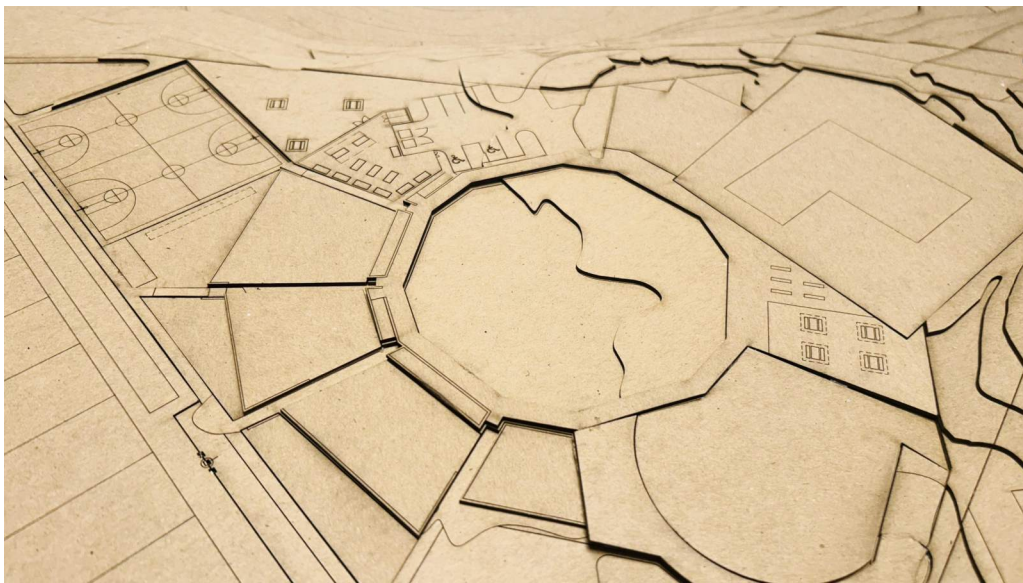
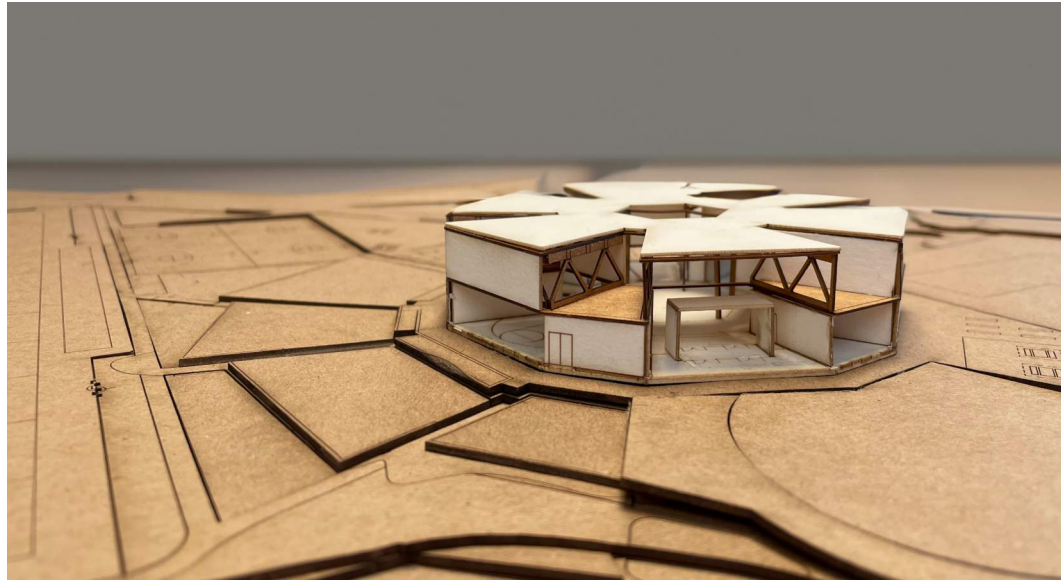
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Elevation 1, South. Entry Exterior View



Elevation 2, East. Locker Room Exterior View



Elevation 4, North. Multipurpose Room Exterior View



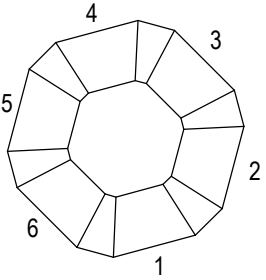
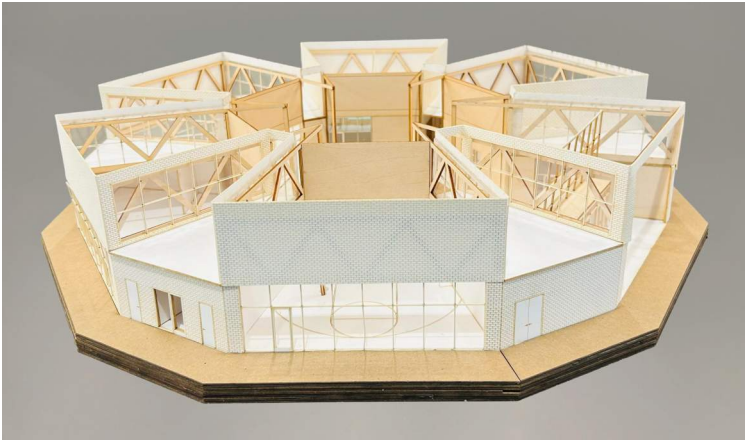
Elevation 5, Northwest. Multipurpose Room Exterior View



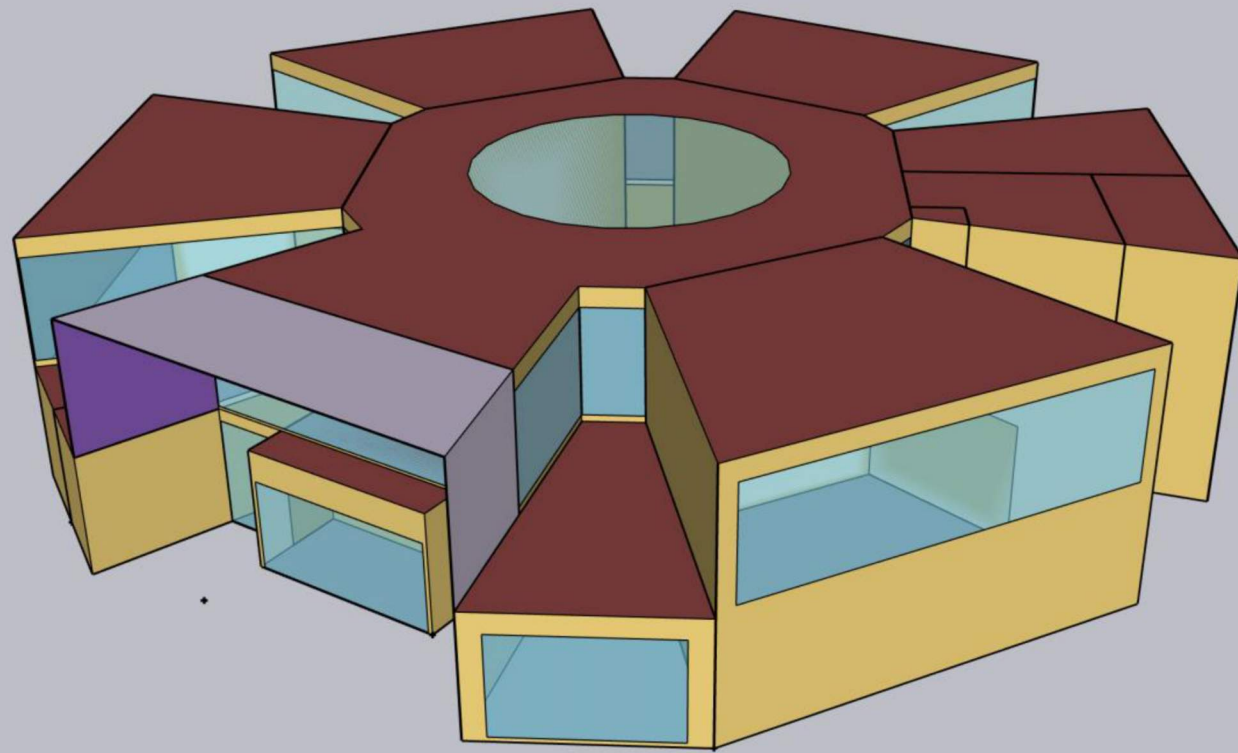
Elevation 3, Northeast. Fitness Room Exterior View



Elevation 6, Southwest. Multipurpose Room Exterior View







New Douglass Community Center Building – 1922 Fredrick Douglass Court SE

Washington DC

Report Version 3.0

September 20th, 2024



2701 Prosperity Avenue, Suite 100
Fairfax, Virginia 22031

www.sustainablebuildings.com

The District is particularly interested in Douglass Community Center becoming a Net Zero Energy building, and is requiring the design-build team to attain certification through the International Living Future Institute.

The International Living Future Institute (ILFI) program grants certification to buildings that generate 100% of its energy needs on an annual basis through on-site renewable energy sources. This qualifies as a "net zero energy" building, (no combustion allowed), and is based on actual performance data rather than modeling estimations.

Challenge 1: Offsetting the energy expenditure of expanded weekend operating hours.

Design Response 1:

- Provide 100% ground-source geothermal systems for both air and water side use
- Provide occupied standby controls (full OA shutoff, tied to occ. sensors)
- Integrate distributed pumping systems (high head, low flow pumps)
- Optimize the operation of the DOAS unit with premium motors and high efficiency fans
- Create an efficient envelope with Advanced Air Sealing – ≤0.15 CFM/sf

Challenge 2: Offsetting 100% of site energy consumption.

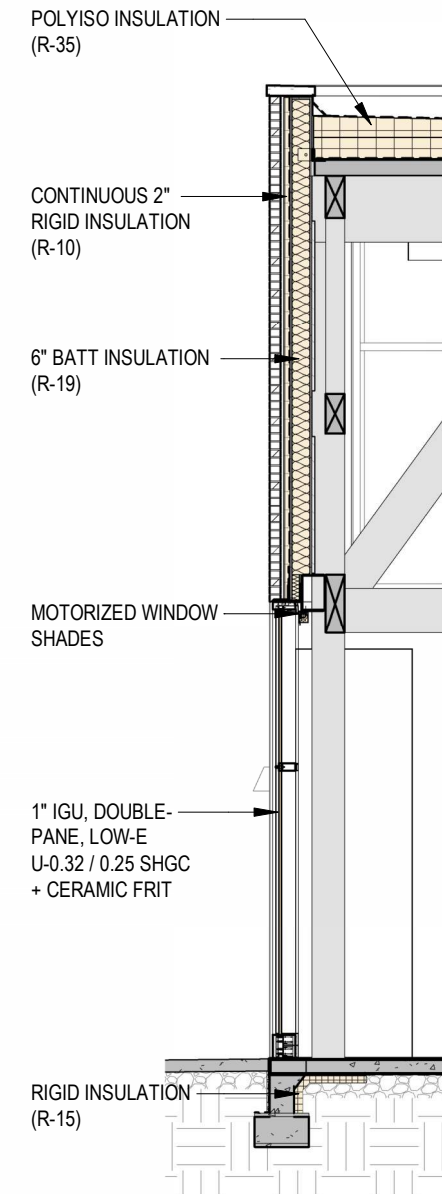
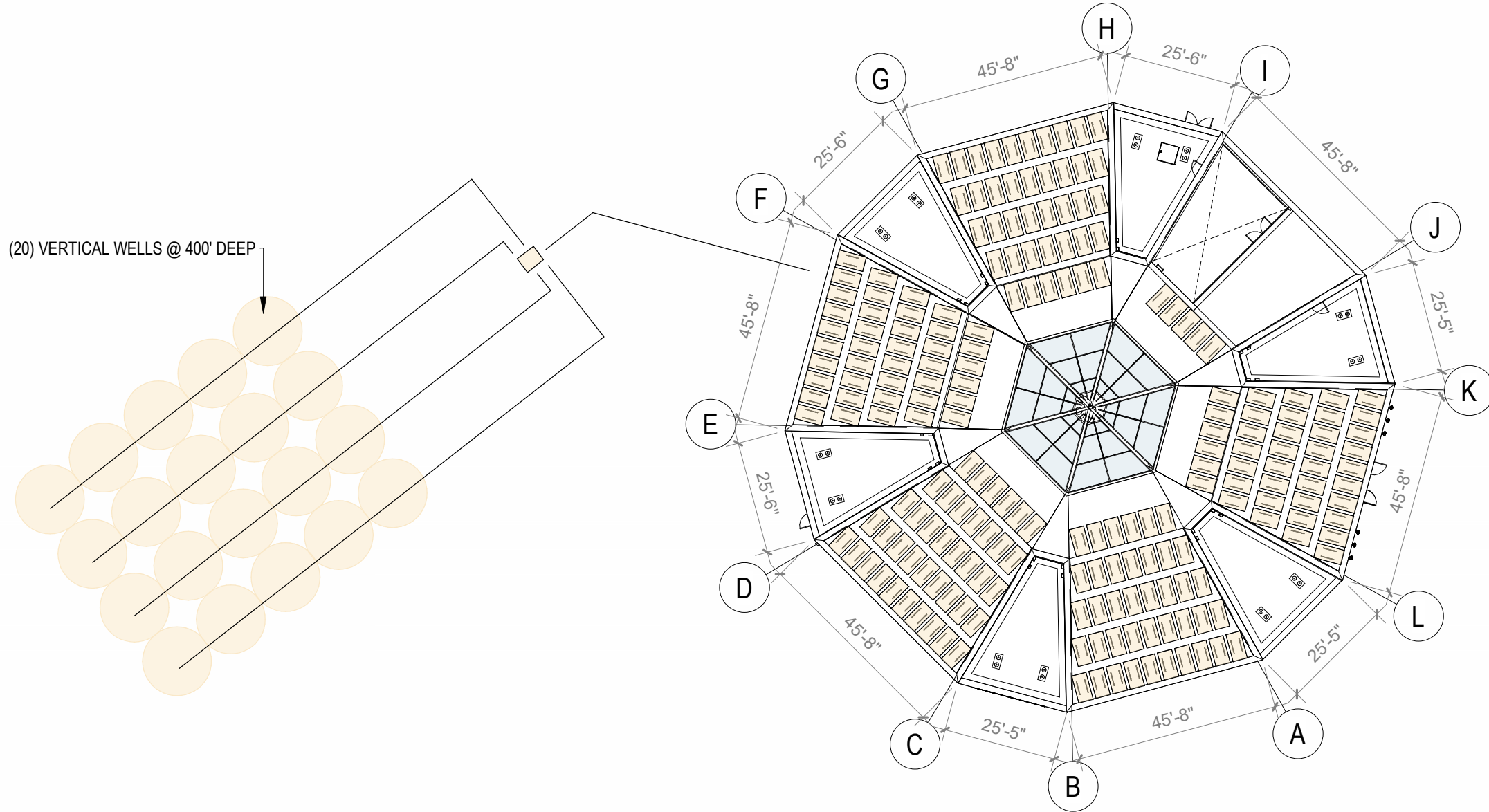
Design Response 2:

- Provide a roof-mounted solar array to offset 100% of site energy consumption

Challenge 3: Quantity of glazing is a significant component of the building's load profile.

Design Response 3:

- Utilize high performance systems:
 - Window - U-0.32 / 0.25 SHGC
 - Skylights - U-0.40 / 0.30 SHGC
- Develop the design with an understanding that there is a 1.5 – 2.5% reduction in energy consumption for every U-0.05 improvement in glazing system performance.



Design Response 1:

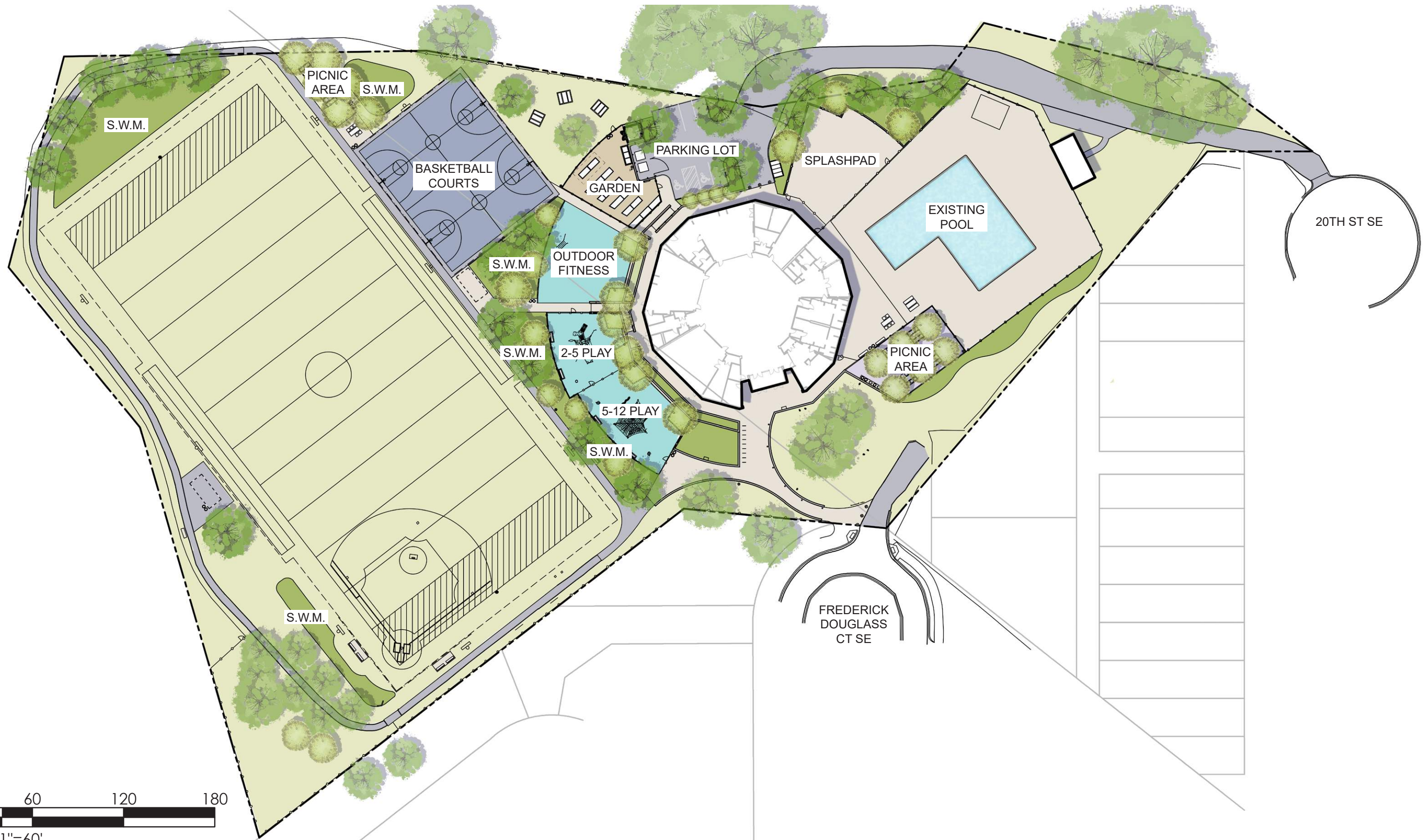
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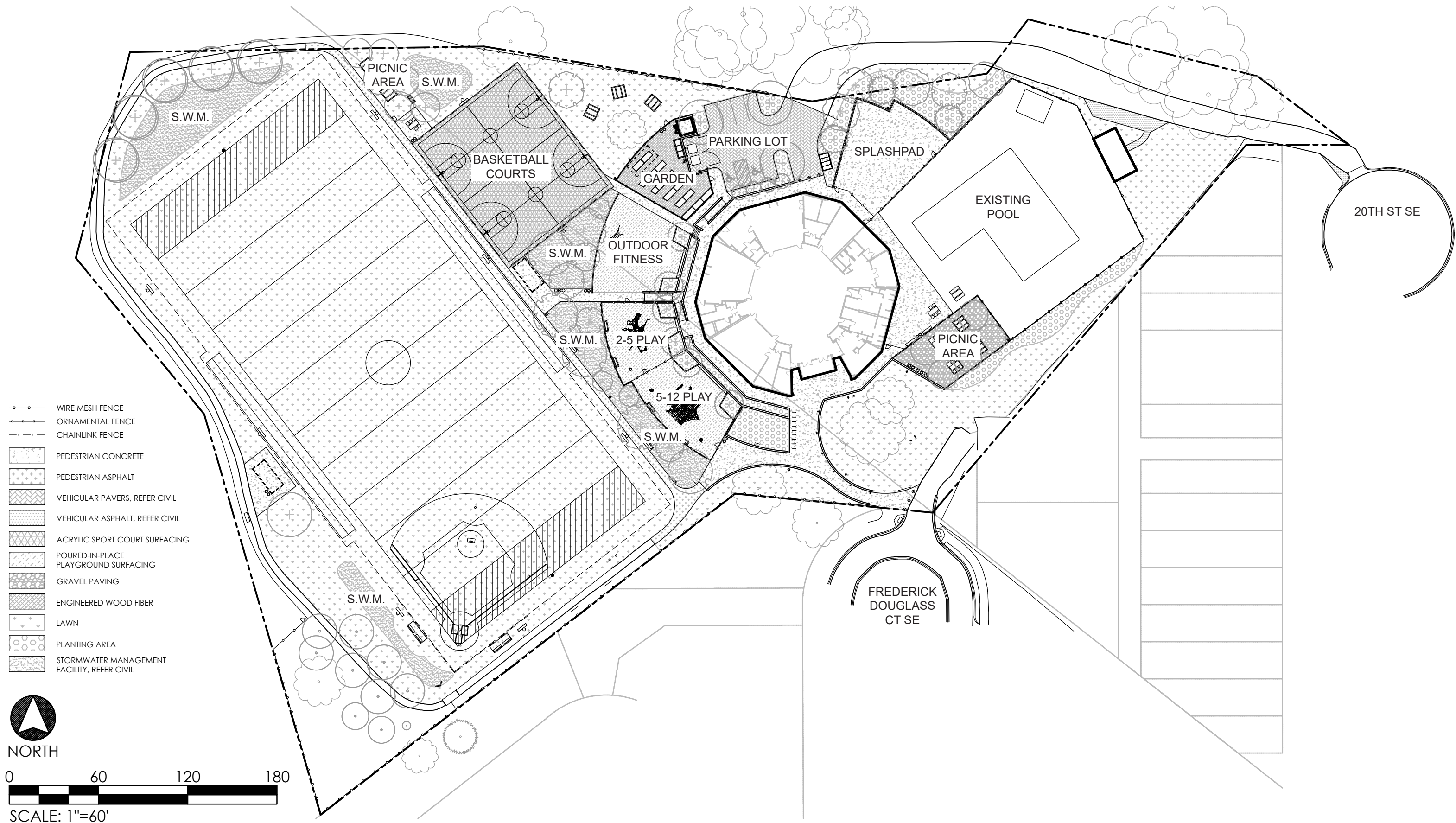
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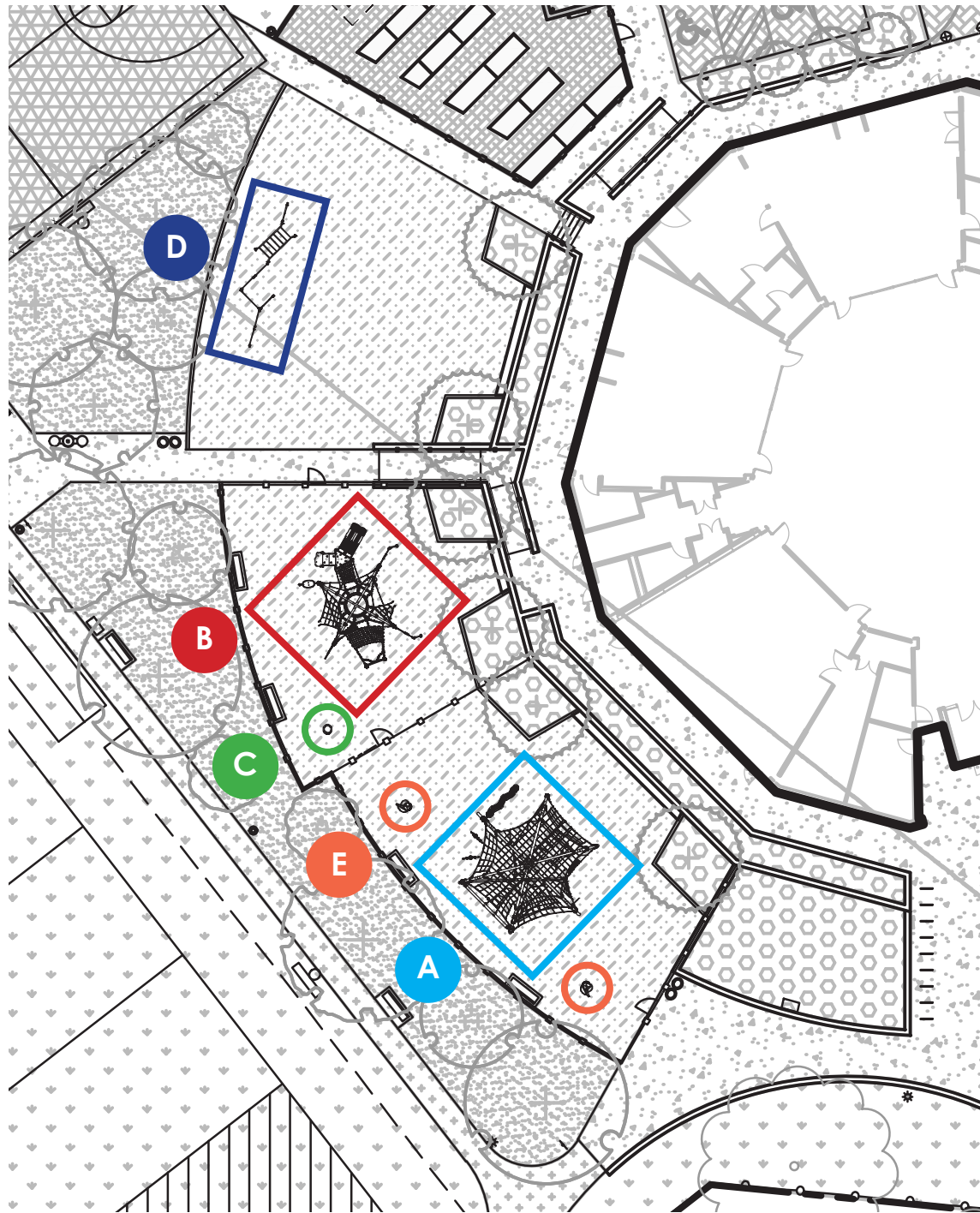
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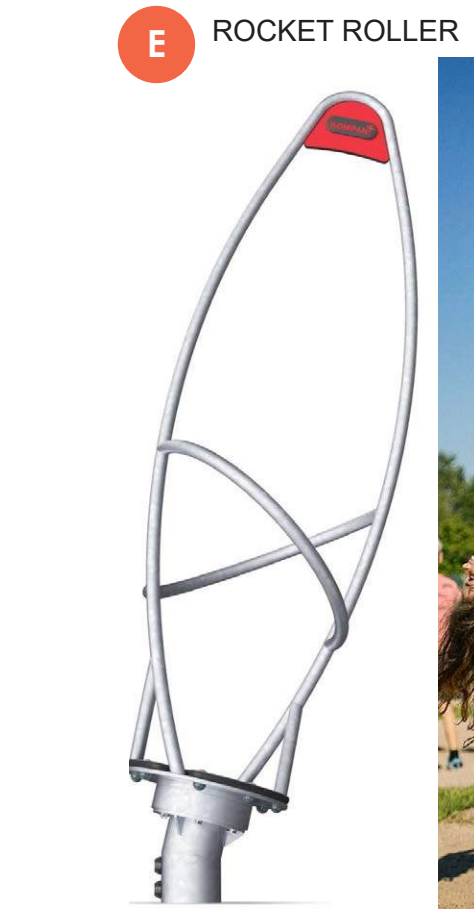
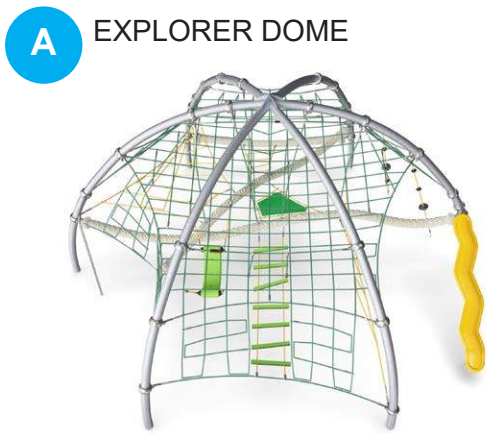


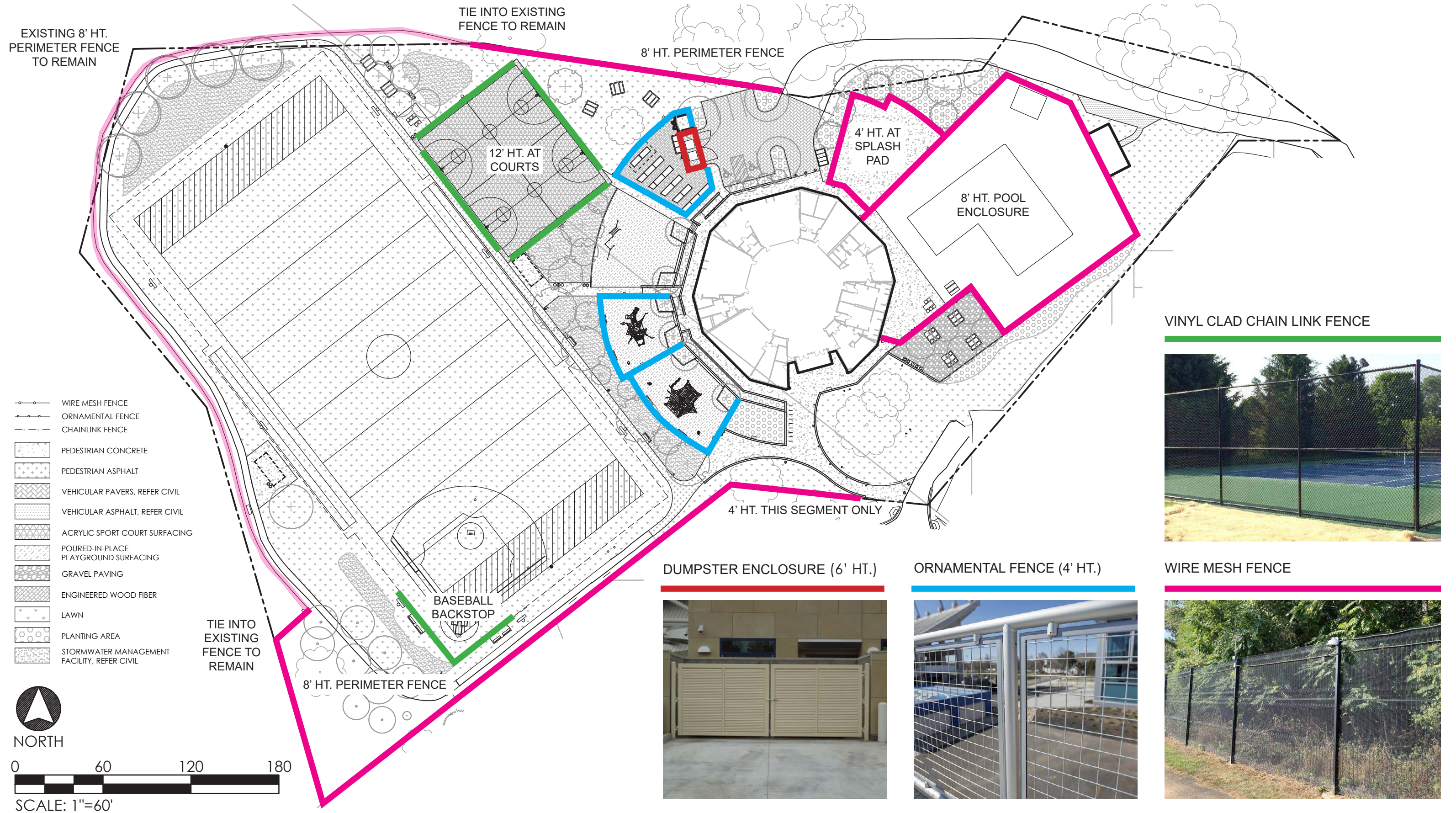


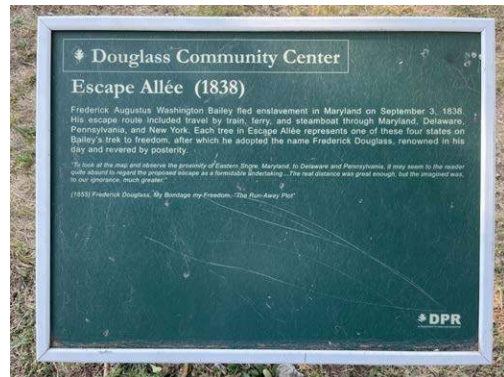
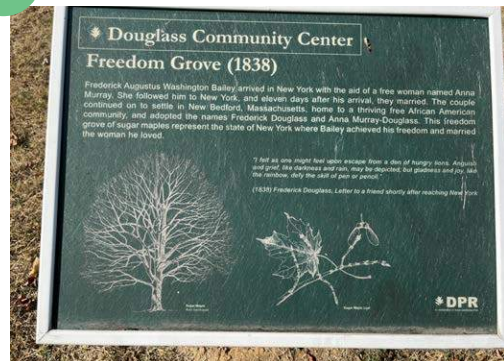






NORTH
NOT TO SCALE









- LEGEND
-  PRESERVED EXISTING TREE
 -  PROPOSED TREE

Zelkova serrata
Tree 6 - Zelkova (30" DBH)



Zelkova serrata
Tree 7 - Zelkova (19" DBH)



Acer rubrum
Tree 10 - Red Maple (22.5" DBH)



Quercus coccinea
Tree 14 - Scarlet Oak (2.7" DBH)

Quercus coccinea
Tree 15 - American Elm (8.2" DBH)

Quercus coccinea
Tree 16 - American Elm (6.1" DBH)

Quercus coccinea
Tree 17 - American Elm (8.4" DBH)

Quercus coccinea
Tree 18 - American Elm (7.3" DBH)

Pinus strobus
Tree 19 - White Pine

Quercus coccinea
Tree 20 - American Elm (8.4" DBH)

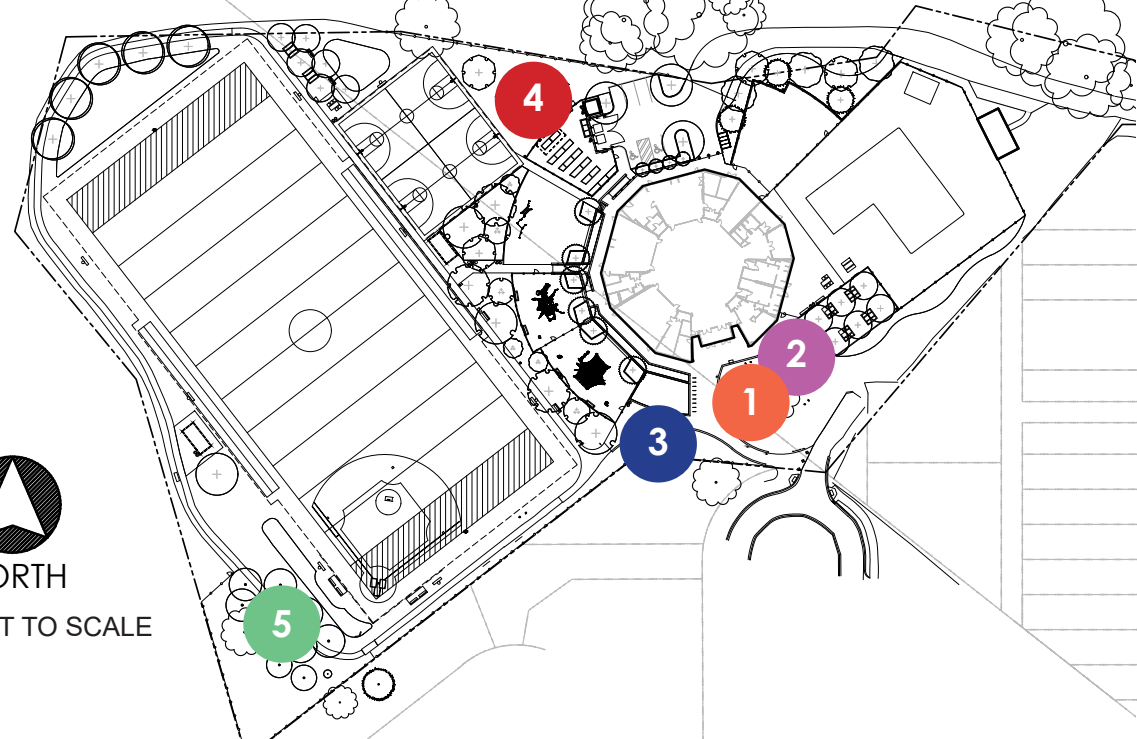
Quercus coccinea
Tree 21 - American Elm (8.4" DBH)

Quercus coccinea
Tree 22 - American Elm (8.4" DBH)

Quercus coccinea
Tree 23 - American Elm (8.4" DBH)

Quercus coccinea
Tree 24 - American Elm (9.0" DBH)

KEY PLAN



Acer saccharum
Tree 42 - Sugar Maple (22" DBH)



Acer rubrum 'October Glory'
October Glory Red Maple



Celtis occidentalis
Common Hackberry



Gleditsia triacanthos inermis
'Shademaster'
Honey Locust



Liriodendron tulipifera 'Arnold'
Arnold Tulip Poplar



Quercus bicolor 'American Dream'
American Dream Swamp White Oak



Quercus Rubra
Red Oak



Taxodium distichum imbricarium
'Prairie Sentinel'
Prarie Sentinel Pond Cypress



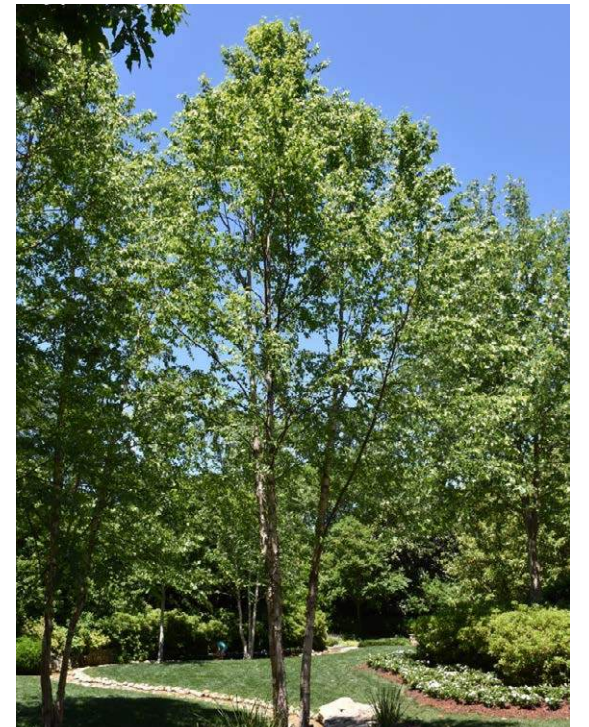
Tilia cordata 'Greenspire'
Greenspire Little Leaf Linden

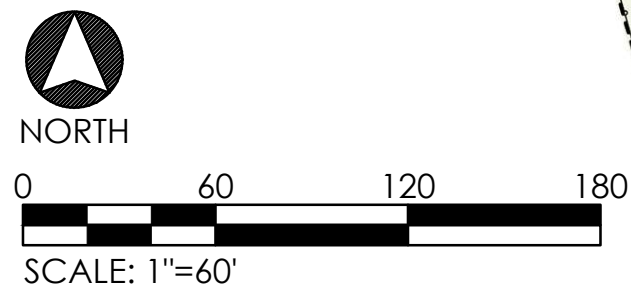
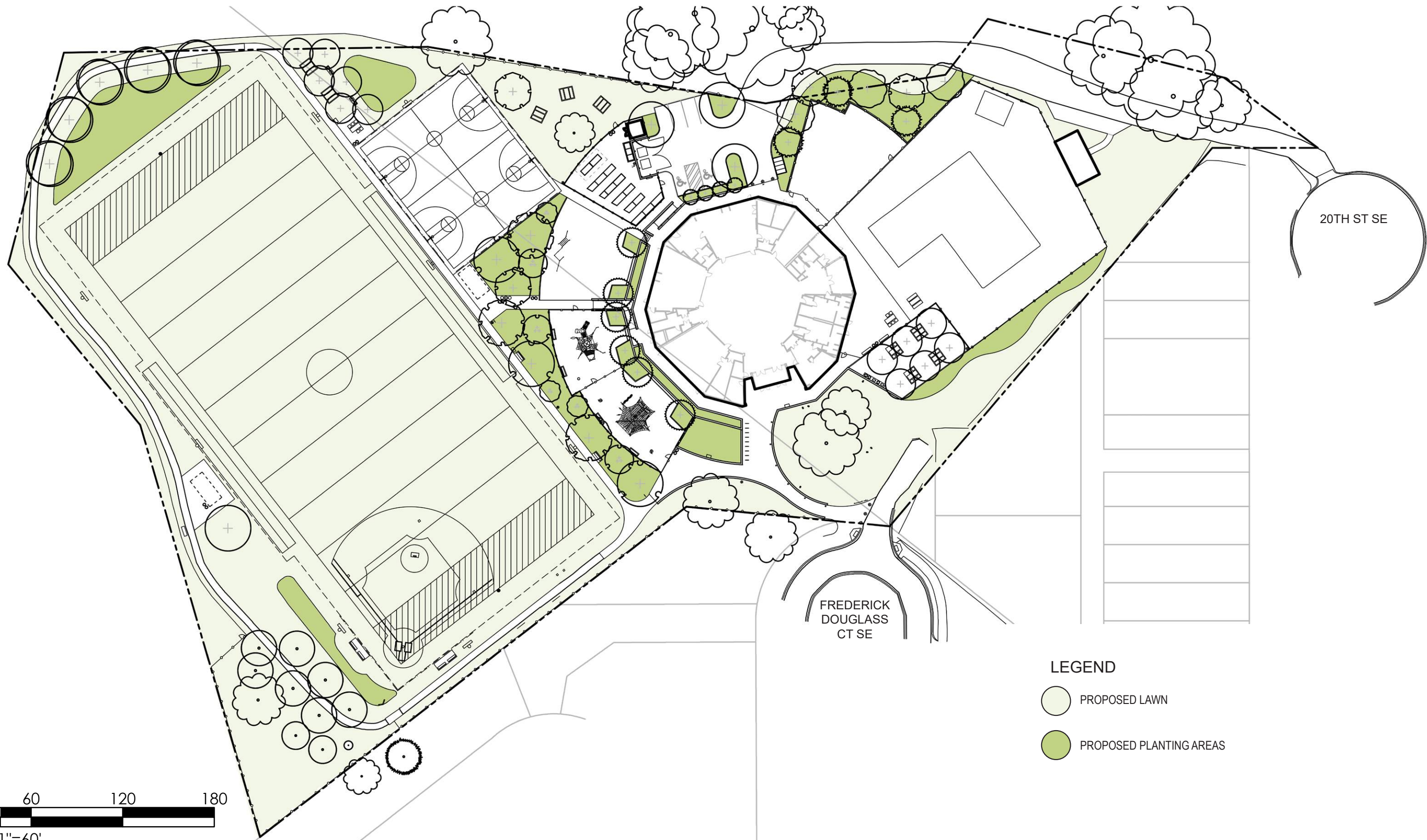


Juniperus virginiana
Eastern Redcedar



Betula nigra 'BNMTF' TM
Dura Heat River Birch





- LEGEND**
- PROPOSED LAWN
 - PROPOSED PLANTING AREAS

Aronia arbutifolia 'Brilliantissima'
Brilliant Red Chokeberry



Aronia melanocarpa
'Autumn Magic'
Autumn Magic Black Chokeberry



Cornus sericea 'Arctic Fire'
Arctic Fire Dogwood



Cornus sericea 'Baileyi'
Red Twig Dogwood



Fothergilla gardenii 'Mt. Airy'
Mt. Airy Dwarf Witch-alder



Ilex glabra 'Compacta'
Compact Inkberry



Ilex verticillata 'Red Sprite'
Red Sprite Winterberry



Ilex verticillata 'Sparkleberry'
Sparkleberry Winterberry



Juniperus virginiana 'Grey Owl'
Grey Owl Juniper



Prunus laurocerasus
'Otto Luyken'
Otto Luyken English Laurel



Amsonia hubrichtii
Arkansas Blue-Star



Carex stricta
Tussock Sedge



Muhlenbergia capillaris
Pink Muhly Grass



Panicum virgatum 'Prairie Fire'
Red Switch Grass



Panicum virgatum 'Shenandoah'
Shenandoah Switch Grass



Pennisetum alopecuroides
'Cassian's Choice'
Cassian Fountain Grass



Perovskia atriplicifolia
Russian Sage



Schizachyrium scoparium 'The Blues'
The Blues Little Bluestem

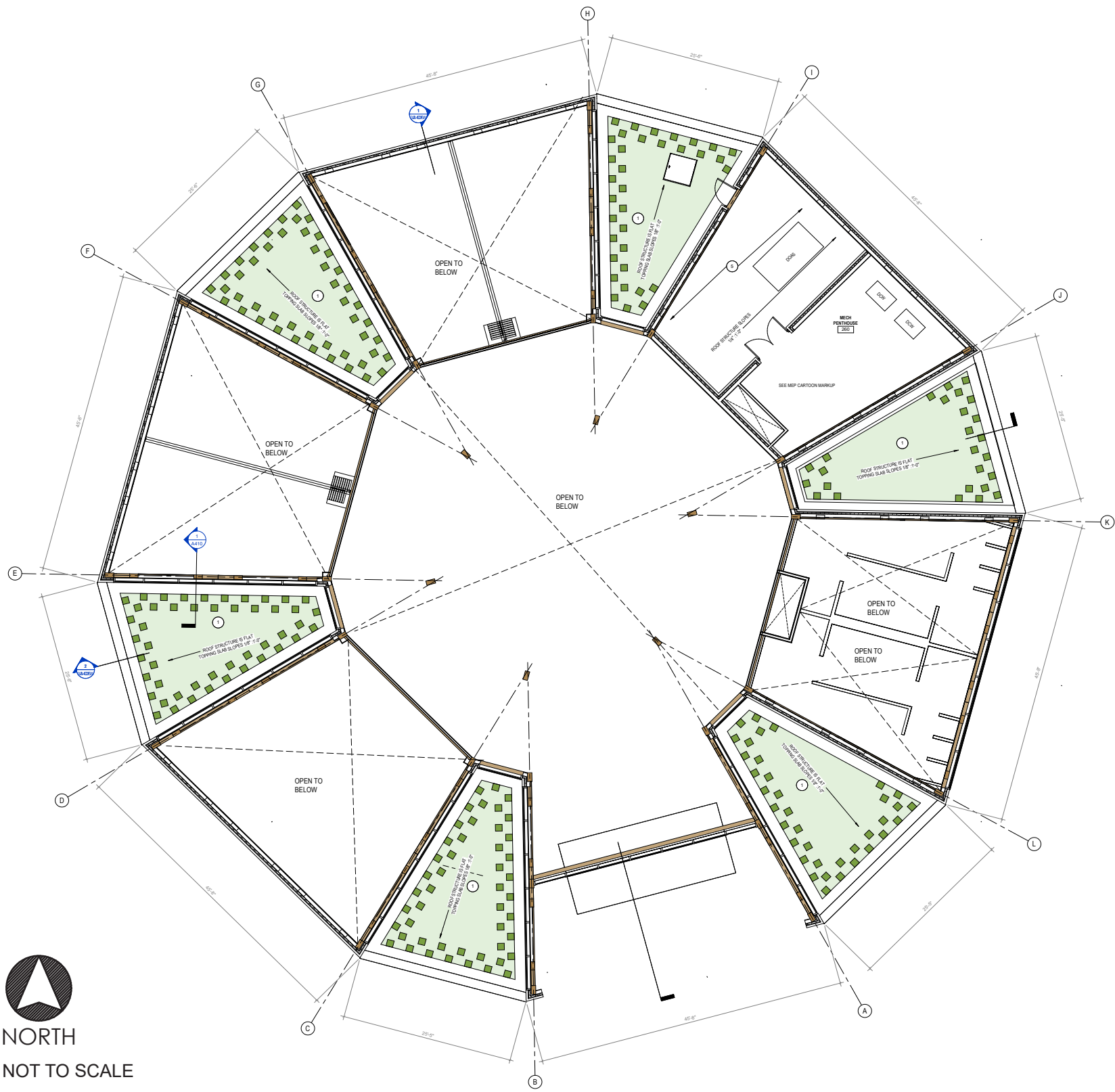


Sporobolus heterolepis
Prairie Dropseed



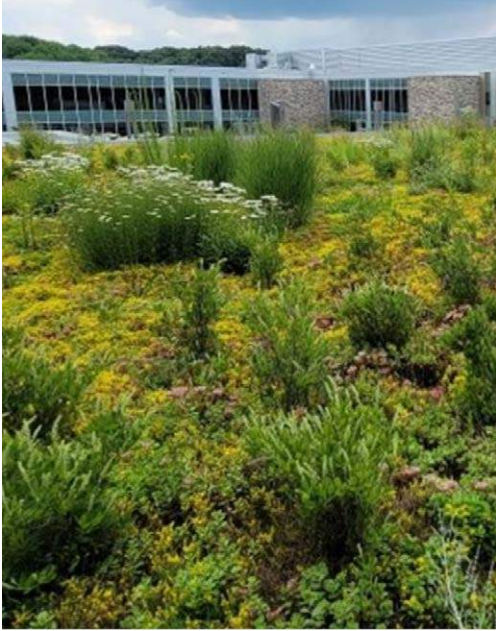
Symphotrichum Novae-Angliae
'Purple Dome'
New England Aster






 NORTH
 NOT TO SCALE

GREEN ROOF WITH NATIVE PLANTING



Leucanthemum x superbum
Shasta Daisy



Rudbeckia hirta
Black-eyed Susan



Liatris spicata
Blazing Star



Panicum virgatum 'Shenandoah'
Switch Grass



Liatris spicata 'Floristan White'
Floristan White Blazing Star



Schizachyrium scoparium
Little Bluestem



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APPENDIX B - DDOT Urban Forestry Meeting Notes

Landscape Site Plan

Closing of Streets and Alleys also Transfer of Jurisdiction

War Department

Washington, D.C., March 21, 1944

In accordance with Public Act No. 143, approved May 20th, 1932, I hereby transfer to the jurisdiction of the Commissioners of the District of Columbia the areas shown hereon in hatched lines for alley purposes, said areas hereby transferred to be under the control and authority of the said Commissioners the same in all respects as other alleys in said District of Columbia.

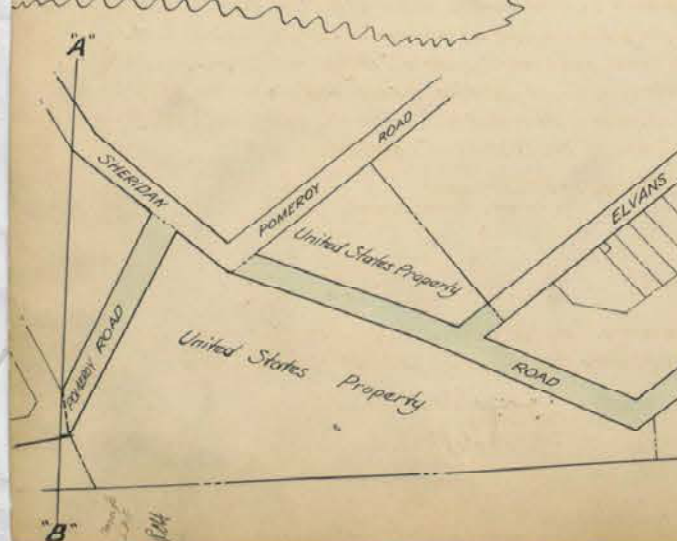
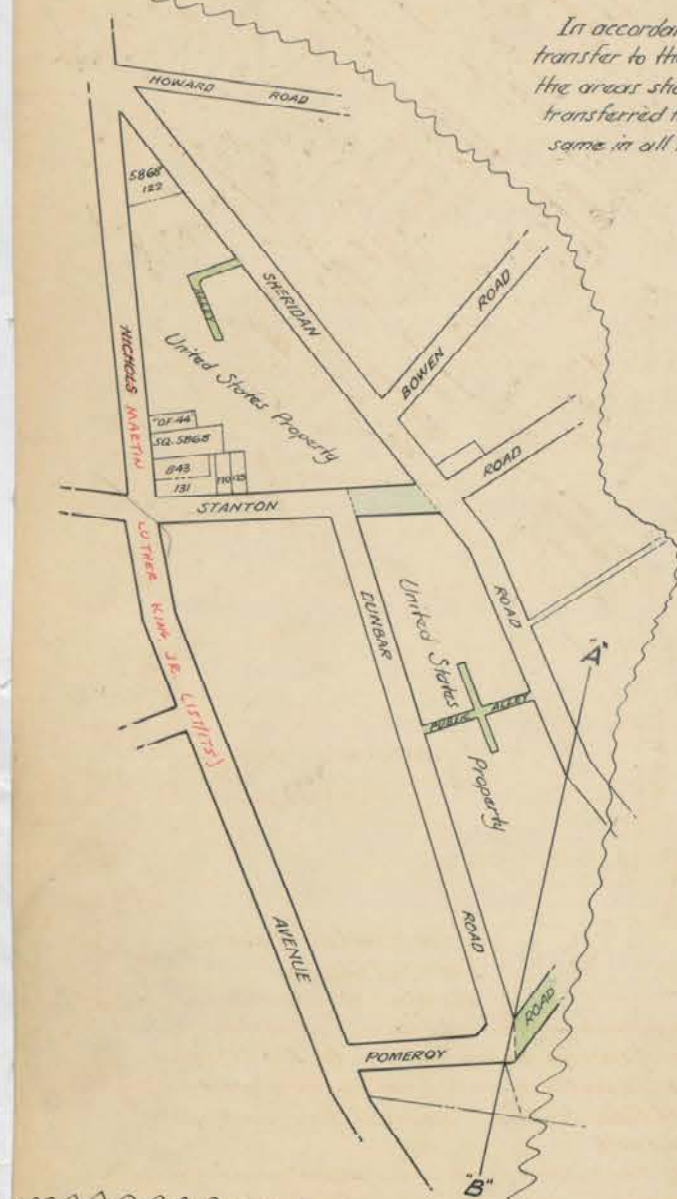
(Signed) Henry L. Stimson
Secretary of War

National Capital Park and Planning Commission
Washington, D.C., October 26, 1943

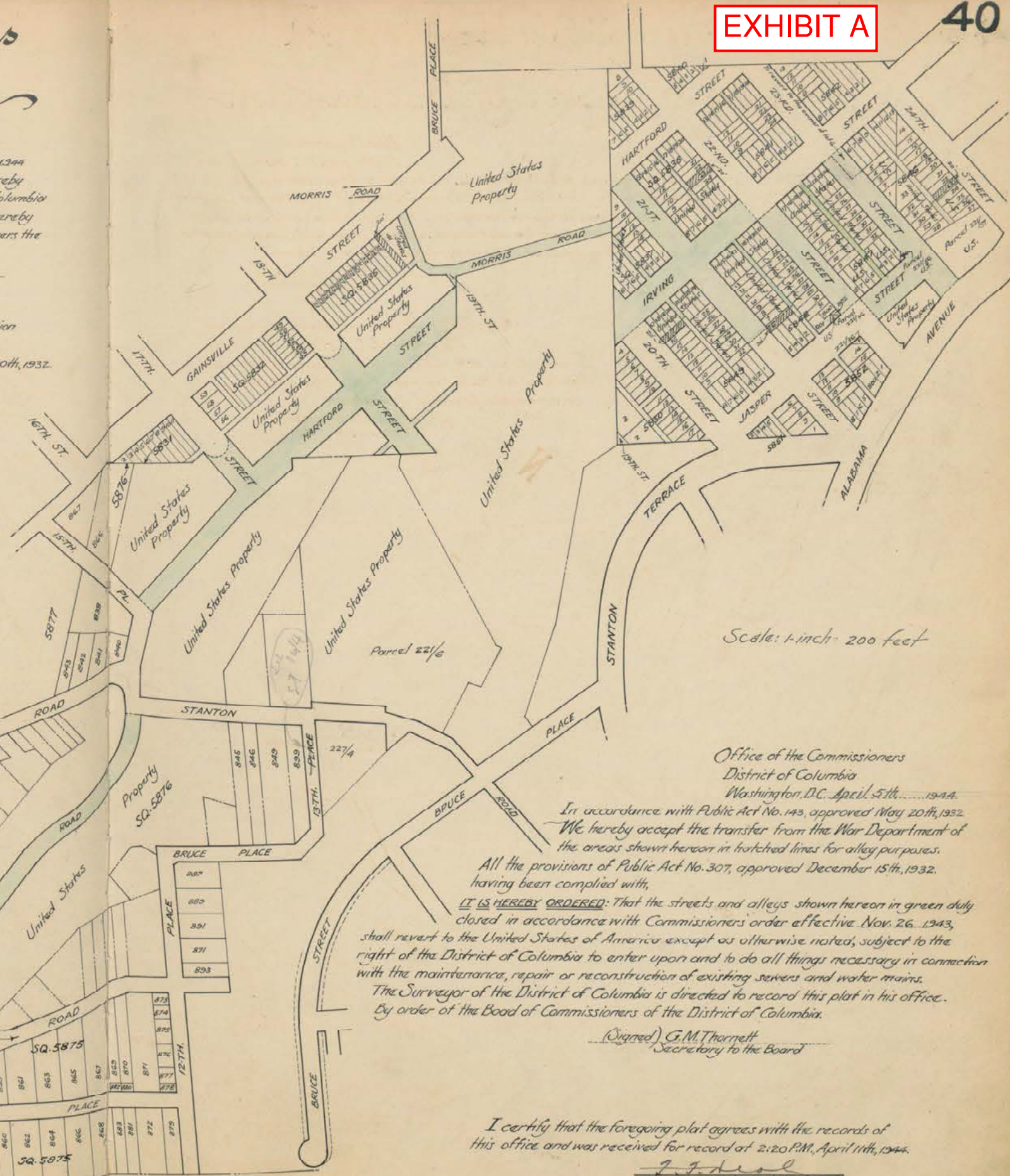
In accordance with Public Act No. 143, approved May 20th, 1932,
and Public Act No. 307, approved December 15th, 1932

Recommended by vote of Commission

(Signed) U.S. Grant 3rd
Chairman



Scale: 1-inch = 200 feet



Scale: 1-inch = 200 feet

Office of the Commissioners
District of Columbia

Washington, D.C., April 5th, 1944

In accordance with Public Act No. 143, approved May 20th, 1932,
We hereby accept the transfer from the War Department of
the areas shown hereon in hatched lines for alley purposes.

All the provisions of Public Act No. 307, approved December 15th, 1932,
having been complied with,

IT IS HEREBY ORDERED: That the streets and alleys shown hereon in green duly
closed in accordance with Commissioners' order effective Nov. 26, 1943,
shall revert to the United States of America except as otherwise noted, subject to the
right of the District of Columbia to enter upon and to do all things necessary in connection
with the maintenance, repair or reconstruction of existing sewers and water mains.
The Surveyor of the District of Columbia is directed to record this plat in his office.
By order of the Board of Commissioners of the District of Columbia.

(Signed) G.M. Thorne
Secretary to the Board

I certify that the foregoing plat agrees with the records of
this office and was received for record at 2:20 P.M., April 11th, 1944.

(Signed) J. J. [Signature]
Surveyor, District of Columbia

FOR ORIGINAL SEE MAP NO. 2906

E.D. 254431-12

Commissioners' Order filed in Co. Sub. under "Sutland Parkway"

EXHIBIT A

TRANSFER OF JURISDICTION

National Capital Planning Commission
Washington, D.C. November 3, 1972
In accordance with Section 8-115 of the Code of Law
for the District of Columbia and Public Law No. 592, 82-nd
Congress, approved July 19, 1962.
Recommended by the Commission.

Ben Reyes
Chairman

Department of the Interior
National Park Service
Washington, D.C. July 8, 1972
In accordance with Section 8-115 of the Code of Law
for the District of Columbia, I hereby transfer to the juris-
diction of the District of Columbia, lands of the Reservations
360, 412, 519 and 624 as shown hereon thus for
protection and related purposes.

General Superintendent
Office of National Capital Parks

Washington, D.C. July 8, 1972
In accordance with Section 8-115 of the Code of Law
for the District of Columbia, and Section 402 (a) of Reorgan-
ization Plan No. 3 of 1967, the transfers of jurisdiction offered
hereon are hereby accepted for recreation and related
purposes.
By direction of the District of Columbia Council.

David H. Bellows
Secretary of the Council

Office of the Surveyor of the District of Columbia
Washington, D.C. November 7, 1972
I certify that the plat shown hereon is correct and is
heraby approved for record in this office.

F.B. Werle
Surveyor, D.C.

Filed under
County Surbs 615 Res No 360
Book-158 Page-34

SURVEYOR'S OFFICE, D.C.
Made for Dept. of General Services
Drawn by P.M.M. - Checked by (SA 2222)
Recorded at 1110 P.M. November 7, 1972
Recorded in Book 158 page 34
File No. 50-10-292 MAP No. 9527

MAP = 9527

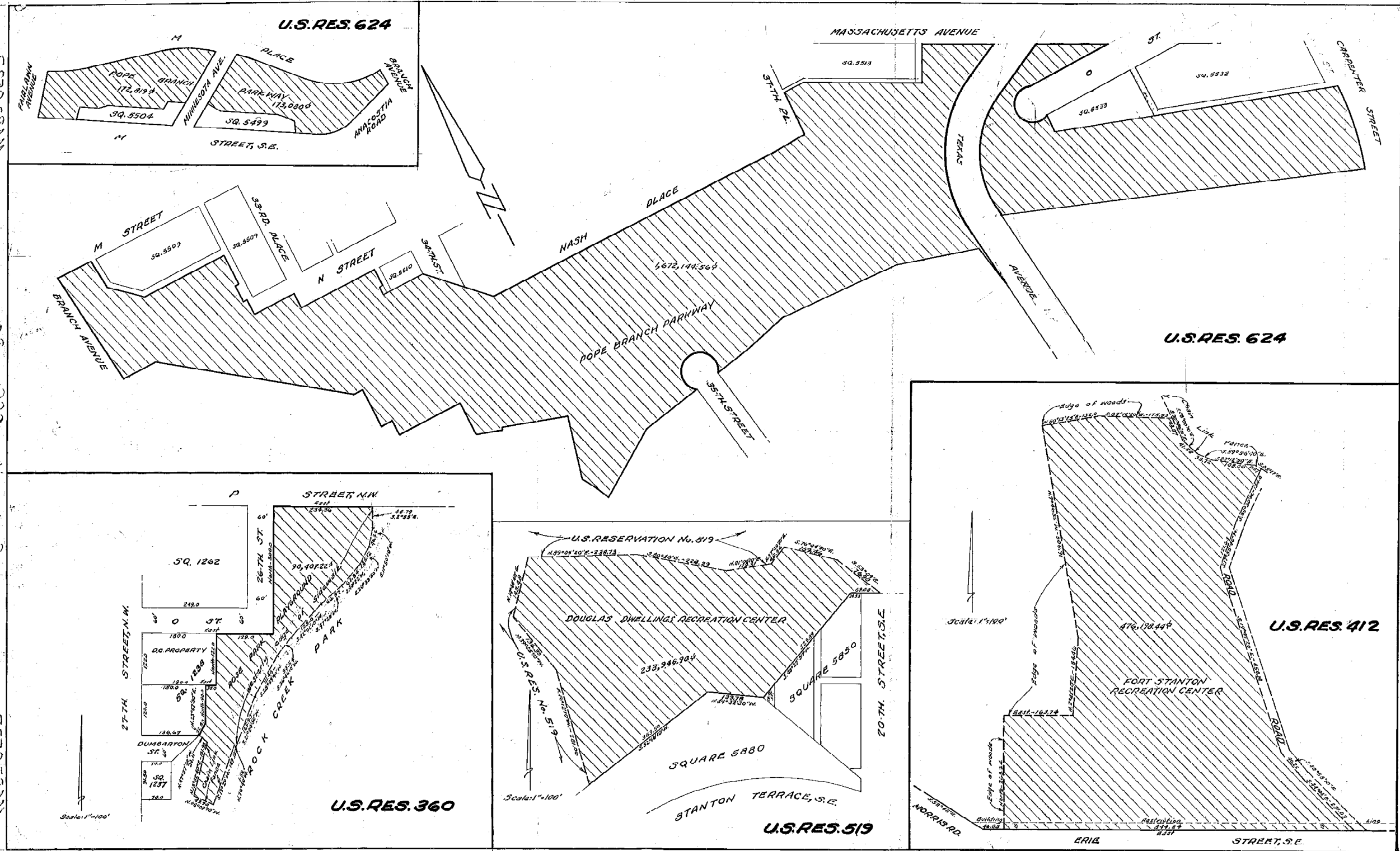
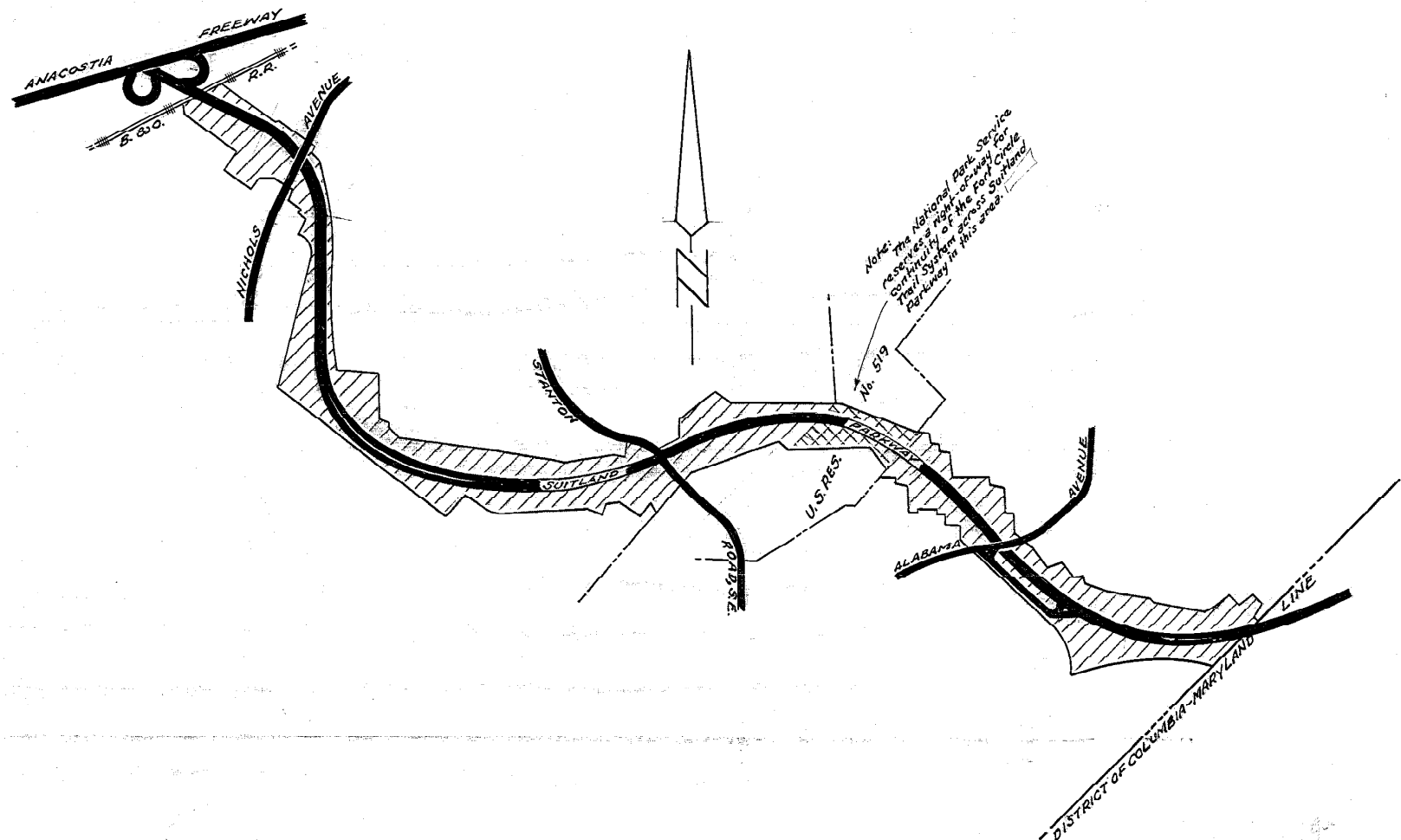


EXHIBIT A

TRANSFER OF JURISDICTION



U.S. RES. 675

Area Transferred = 4,945,906⁺

National Capital Planning Commission
Washington, D.C., December 7, 1971
In accordance with Section 8-115 of the D.C. Code of Law and Public
Law No. 592, 82-nd Congress, approved July 17, 1952.
Recommended by vote of the Commission.

Harold H. Green
Secretary

Washington, D.C., July 8, 1971
In accordance with Section 8-115 of the D.C. Code of Law and Section 702
(18) of Reorganization Plan No. 3 of 1967 the transfer of jurisdiction offered
hereon is hereby accepted for parkway purposes.
By direction of the District of Columbia Council.

David R. Blumenthal
Secretary of the Council

Department of the Interior
National Park Service
Washington, D.C., May 19, 1971
In accordance with Section 8-115 of the D.C. Code of Law, I hereby
transfer to the District of Columbia, jurisdiction over the area shown hereon
thus: [XXXXXXXXXX] for parkway purposes; however the National Park Service and the
District of Columbia shall mutually agree to any improvements, such as structures
or paving, proposed by the National Park Service within the area shown hereon
thus: [XXXXXXXXXX] which is reserved by the National Park Service as a right-of-way for
continuity of the Potomac Trail System.

Russell E. Dickinson
Director,
National Capital Parks

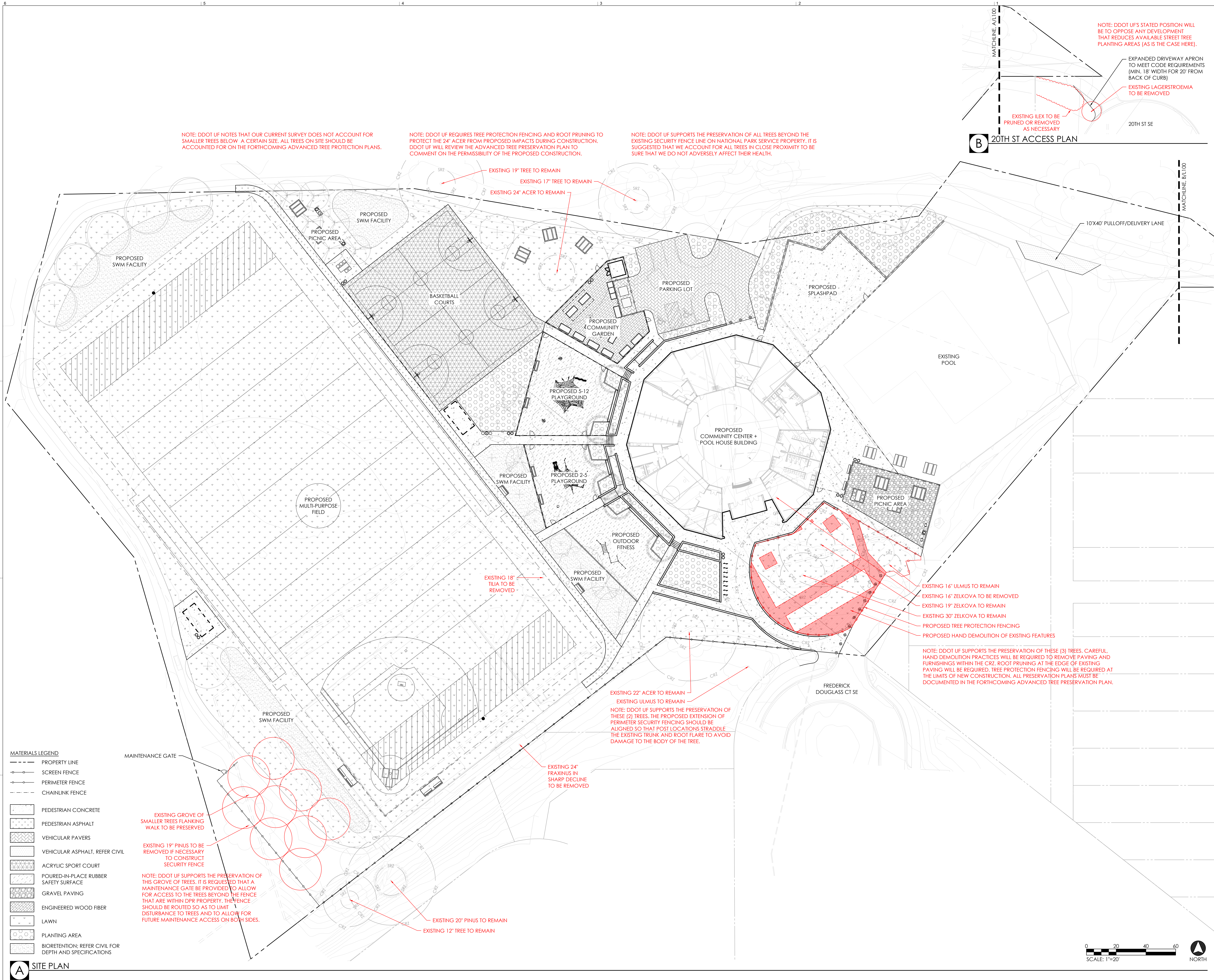
Office of the Surveyor of the District of Columbia
Washington, D.C., December 14, 1971

I certify that the foregoing plat is correct and is hereby approved for
record in this office.

J. E. Foley
Acting Surveyor, D.C.

SURVEYOR'S OFFICE, D.C.

Made for: Dept. of Highways & Traffic, D.C.
Drawn by: P.H.M. - Checked by: L.M. - (SA 25225)
Recorded at: 10:30 A.M. - December 14, 1971
Recorded in Book 158 page 38
File No. SA 70-293 MAP No. 9531



DOUGLASS COMMUNITY CENTER

NEW BUILDING AND SITE RENOVATION

1922 FREDERICK DOUGLASS CT SE,
WASHINGTON, DC 20020

OWNER:
DISTRICT OF COLUMBIA DEPARTMENT
OF GENERAL SERVICES
2000 17TH ST NW 8TH FLOOR, WASHINGTON,
DC 20036
T (202) 696-3000
WWW.DSGS.DC.GOV

DISTRICT OF COLUMBIA DEPARTMENT
OF PARKS AND RECREATION
1212 FIRST ST NW, WASHINGTON, DC 20002
T (202) 673-7647
WWW.DPR.DC.GOV

ARCHITECT:
STUDIO TWENTYSEVEN ARCHITECTURE
402 14TH STREET NW, SUITE 450
WASHINGTON, DC 20005
T (202) 595-1007
WWW.STUDIOS27ARCH.COM

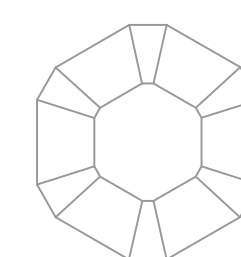
GENERAL CONTRACTOR:
MCN BUILD
1214 26TH ST NW, WASHINGTON, DC 20007
T (202) 333-3404
WWW.MCNBUILD.COM

CIVIL:
IMEG CORP.
4000 BRIDGE TOP ROAD, SUITE 601
PARKVA, VA 22050
T (703) 794-8800
WWW.IMEG-CORP.COM

LANDSCAPE ARCHITECT:
BRADLEY SITE DESIGN, INC.
1010 WINDSOR AVE NW, SUITE 100
WASHINGTON, DC 20007
T (202) 696-8884
WWW.BRADLEYSITEDESIGN.COM

STRUCTURECRAFT
1929 FOST ST
ARLINGTON, VA 22201
T (703) 545-8888
WWW.STRUCTURECRAFT.COM

KEY PLAN



NO. DATE DESCRIPTION

90% DESIGN DEVELOPMENT

DRAWING TYPE

LANDSCAPE

DRAWING TITLE

DDOT UF SITE WALK NOTES

DRAWING DATE

SEPTEMBER 26, 2024

DRAWING NUMBER

DRAWING SCALE

1" = 20'

L100