



COMMISSION OF FINE ARTS - CONCEPT SUBMISSION  
07 January 2021

# Joy Evans Therapeutic Recreation Center Modernization

3030 G Street SE, Washington, DC

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# EXECUTIVE SUMMARY

## DESIGN TEAM

### DISTRICT OF COLUMBIA

DEPARTMENT OF PARKS AND RECREATION  
DEPARTMENT OF GENERAL SERVICES

### MGAC

PROJECT MANAGEMENT

### DLR GROUP

ARCHITECTURE, INTERIORS, MEP/IT ENGINEERING

### AMY WAGENFELD | DESIGN

THERAPEUTIC DESIGN CONSULTING

### COUNSILMAN-HUNSAKER

AQUATICS DESIGN

### SK&A STRUCTURAL ENGINEERS, PLLC

STRUCTURAL ENGINEERING

### WILES MENSCH CORPORATION - DC

CIVIL ENGINEERING

### CARVALHO AND GOOD, PLLC

LANDSCAPE ARCHITECTURE

### NYIKOS-GARCIA

FOOD SERVICE

### OCMI

COST ESTIMATING

### ECS CAPITOL SERVICES, PLLC

GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING

### R. CHRISTOPHER GOODWIN & ASSOCIATES, INC.

ARCHAEOLOGICAL SURVEY

## SUMMARY

The existing DC Department of Parks and Recreation, Therapeutic Recreation Center is located in Ward 7 of southeast Washington, DC and provides recreation and athletic programs for residents of all ages, including adaptive programs and facilities for persons with disabilities. The facility which includes the building and site amenities, was constructed in the mid-to-late 1970s and has aged to the point where it no longer meets the spatial or performance requirements for DPR and needs to be replaced. The new facility shall be the premier therapeutic recreation center in the region, will serve those of all ages and along the full spectrum of physical and cognitive abilities, and will be representative of the District's commitment to sustainability, including biophilic design principles.

Under the District's Department of General Services (DGS), the design team led by DLR Group has commenced the early design phases to achieve the vision for this project. This submission captures the development of the design as outlined under the Schematic Design phase requirements provided by DGS for CFA review.



# EXISTING SITE

SITE LOCATION & CONTEXT





# EXISTING SITE

SITE LOCATION & ZONING



LOCATION: 3030 G STREET SE  
 SQUARE: 5467, 5466, 5465, 5464  
 LOTS: VARIOUS  
 SITE AREA: 260,000 SF (approx)  
 ZONE:  RA-1  
 R-2

## EXISTING SITE PLAN





# EXISTING SITE

NEIGHBORHOOD CONTEXT



**C** HOUSES ON G STREET



**D** APARTMENTS BY SOUTH BLOCK



**E** APARTMENTS ON CROISSANT PLACE



**F** HOUSES ON G STREET



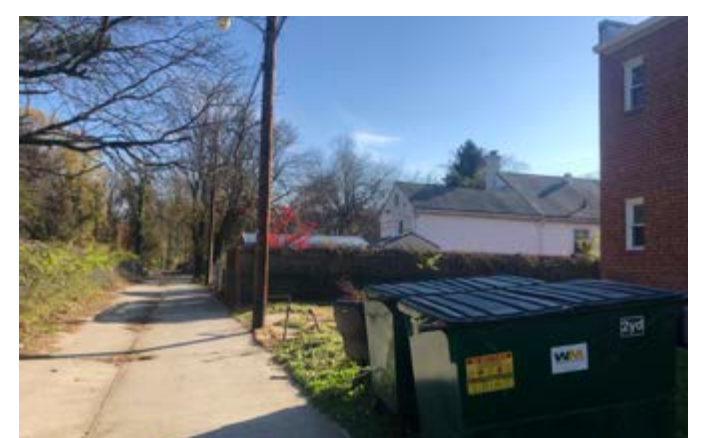
**B** APARTMENTS ON G STREET



**G** HOUSES ON G STREET



**A** NEIGHBORING HOUSE



**H** VIEW DOWN PUBLIC ALLEY



# EXISTING SITE

SITE CONTEXT



**K** PICNIC AREA



**L** MINIATURE GOLF



**M** PLAYGROUND



**N** BASKETBALL COURT



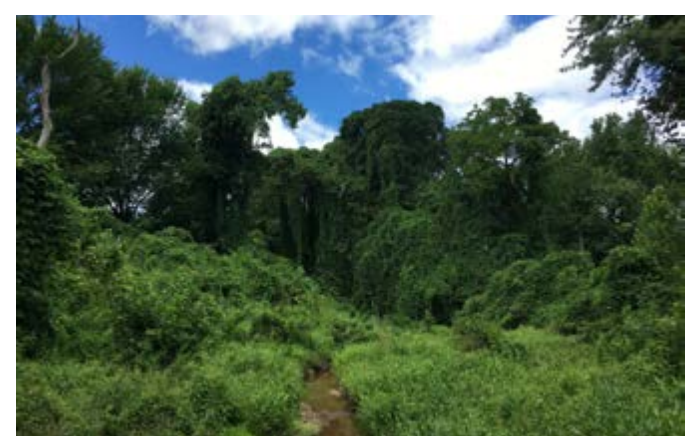
**J** FOREST



**O** BASEBALL DIAMOND



**I** SOUTH BLOCK



**P** STREAM & FOREST



# EXISTING SITE

EXISTING BUILDING IMAGES



**S** DROP OFF AREA



**T** BREEZEWAY TO SENIOR CENTER



**U** PICNIC AREA



**V** BREEZEWAY TO MAIN BUILDING



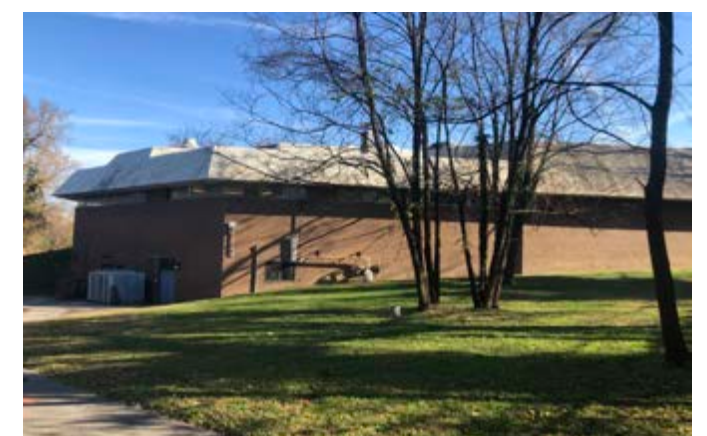
**R** ENTRANCE TO MAIN BUILDING



**W** OVERHEAD DOOR TO POOL



**Q** FACILITY APPROACH



**X** SERVICE ENTRANCE



# EXISTING SITE

## NARRATIVE



### LOCATION

The site for the Therapeutic Recreation Center facility is located on the north side of the 3000 block of G Street SE, Washington DC 20019. The property primarily consists of twenty-five adjacent lots owned by the federal government and overseen by the National Park Service (Square 5467 – Lots 800-806, Lots 8-15, Lots 25-31, Lot 38; Square 5465 – Lot 805; and Square 5464 – Lot 802) with a combined area of approximately 317,453 square feet (7.3 acres). The site is previously developed with a single-story structure and includes a number of site improvements. The site can be accessed directly from 31st Street SE, Croissant Place SE, or from a 16 foot wide concrete public alley. Some of the alley may have to be removed and replaced for utility trenching or to rehabilitate deteriorated portions.

A Transfer Of Jurisdiction (TOJ) line exists within this property and has an area of approximately 121,058 square feet (2.8 acres) and generally encompasses the existing structure. There is also a Contract Limit Line within the property and has an area of approximately 249,600 square feet (5.7 acres) and contains the site amenities. Additionally, the site also includes four lots (Square 5466 – Lots 43-46) south of the 16' Public Alley, north of G Street SE, between 31st Street SE and Croissant Place SE. These four lots are owned by the District of Columbia and are not overseen by the National Park Service.

### CONTEXT

The site is situated in a low-density residential neighborhood in DC's SE quadrant, Ward 7. It is bordered by the Anacostia Freeway and CXS rail line to the west, National Park Service (NPS) wooded land to the north and east, and the neighborhood to the south. While most of the site is currently within NPS land, the wooded block between the 31st Street SE, Croissant Place, SE and G Street, SE, referred to as "south block" is owned by the District Government. Directly west of the Anacostia Freeway, are additional NPS lands with parks abutting the Anacostia River. As such, the site is uniquely situated adjacent to extensive NPS lands.

### TOPOGRAPHY

The existing topography falls gradually from east to west. Just north of the site, the grade drops significantly down to the creek located in the NPS land. The existing building has a "basement level" service entry at the very western edge of the site, which is located 10ft below the building's main entrance.

### LANDSCAPE

The site contains approximately 70 trees with calipers over 10" in diameter. The condition of the trees varies greatly, with a majority of the healthier trees located at the "south block" area of the site. Existing healthy tree preservation will be a primary component in the proposed layout of the new site improvements.

### SITE FEATURES

Existing Site Elements: Currently, a variety of site elements are scattered throughout the site. Primarily these include:

- A natural grass multi-purpose field located at the east end of the site. This field has a backstop and concrete benches. The field is in relatively good condition.
- A mini-golf course located at the north end of the site. The course is in poor condition and is not envisioned to remain.
- A playground is located just east of the mini-golf course. The playground is outdated, lacking in accessibility, and is in poor condition.
- An asphalt basketball court is located just south of the ball field. The existing court and basketball goals are in fair condition but should be replaced.
- An asphalt walking path loops around the perimeter of the site. In many areas, this path is in poor condition due to tree roots breaking up the asphalt.
- The site includes a one-directional asphalt parking lot directly in front of the building and just north of the "south park" area. The design team feels that the location of the parking lot isolates the "south park" area and therefore should be better situated to serve the new proposed buildings while not creating this separation.
- The site is bordered by a 7ft metal fence on the west, north and east sides of the site. This fence is in poor condition and should be replaced with a new 7ft metal picket fence per DPR specifications.

### UTILITIES

- Existing: Since the existing building will be razed and the site is being completely redeveloped, there are no utilities that can be reused.
- Proposed: All new utilities for the site will come from existing mains in 31st Street, Croissant Place, and/or existing sewer that either run through or adjacent to the site: 8" water main, 12" sanitary main, 18" sanitary main, 12" storm main, underground PEPCO ductbank feeding a singular pad-mounted transformer on-site, underground communication lines, and a 2" gas main.



# DESIGN NARRATIVE

## DESIGN CONCEPT

The new Joy Evans Therapeutic Recreation Center is an exciting opportunity to replace an aging facility and provide unique programming opportunities to serve both its immediate neighborhood as well as the greater region. The design concept for this facility takes numerous factors into consideration, including the restriction to locate the building within the existing TOJ area. This and other challenges and responses which have informed the design are described in greater detail below. The overall aesthetic goal is to produce a building which is in harmony with the prominent natural elements of its site.

## RELATIONSHIP OF BUILDING TO SITE

The proposed location of the building on the site was determined by balancing a number of factors.

### Close Connection to Nature

One of the greatest assets of the site is the large forested area to the north and east. While remaining inside the TOJ area, the new building has been located as close as possible to this natural feature to allow the design to establish a true interdependence and break down the boundaries between the built and natural realms. This biophilic approach will help to maximize the benefits of the therapeutic mission of the facility.

### Zoning Open Space

Placing the new building along the north and west edge of the TOJ boundary has a significant impact by creating different zones for the different types of outdoor spaces. The areas to the south and east of the building are more connected to the adjacent neighborhood and

naturally create a zone for the playgrounds, splash pad, field and sport court. The area to the north of the building is closest to the forested area and is better suited for the various gardens, such as the sensory garden. Additionally, by reworking the vehicular entry and parking, the southern lots owned by the DC Government (south grove) can be better integrated into the rest of the site, and the newly planned site can be better integrated into the adjacent community.

### Context

To the south of the site lies a residential neighborhood with single-family homes and the Anacostia Freeway borders the west side of the site. Placing the new building (approximately 35,000 sf) to the northern edge of the TOJ provides a beneficial buffer between it and the smaller houses to the south. Another important element of the context is the Anacostia Freeway to the west, which is a constant source of noise that can negatively affect the therapeutic programming inside the building. Additional landscaping is planned along the western edge to provide additional acoustic buffering.

### Scale

The mass of the building has been modulated in order to reduce its perceived size and relate better to the users. For example, major programmatic elements (Lobby, Gymnasium, Multipurpose, Natatorium) have been separated by recesses along the façade of the building. These recesses create a rhythm along the façade and help to scale down the size and length of the building. Additionally, with the use of glazing, they help to bring the exterior of the building into the interior and better connect the occupants to their natural surroundings. An additional massing strategy has been employed of sloping roofs, which allows the creation of a relatively low eave in lieu of a higher parapet and conceals the mass of the taller spaces. Overhangs protect glazing from heat gain and glare and their soffits are also sloped up and out to provide a sense of protection and refuge to users. Finally, at the two building entrances, these roof forms fold down and extend to grade to support the entrance

canopy overhang and provide a tangible connection to the geometric roof forms.

### Accessibility

The design focuses on creating a universally accessible site that includes a variety of wheelchair-friendly resting places along 6' - 8' wide paved trails, accessible outdoor exercise equipment, an accessible pavilion, universally accessible playgrounds and an intergenerational swing area, a sensory garden that exceeds ADA requirements, a splashpad with accessible features, ergonomically correct wheelchair-friendly planters in the intergenerational community garden, a universally accessible wellness walk (labyrinth), and low literacy multisensory wayfinding signage.

## INTERIOR PLANNING

DLR Group met with DPR and DGS several times throughout the Schematic Design Phase to discuss the program and review the design and layout for the new TRC. A number of considerations impacted the proposed layout.

### Adjacencies

There are a number of important adjacencies between various programmatic elements, including the following:

- The Senior Lounge needs to have its own entrance so that it can be utilized even if the main building is closed. It should also be located near the lobby and main entry location, to minimize the distance to travel from the vehicular drop-off area to the Lounge.
- The Multipurpose Room should be adjacent to the Kitchen to allow for dining at events as well to provide an area for future cooking classes.
- The Locker Rooms should be adjacent to the pools and should be configured so as to discourage use by users of the Gymnasium or Fitness Center.



# DESIGN NARRATIVE

## Clear Organization and Circulation

The program spaces, particularly the public spaces, must be arranged in a manner that is efficient and easy for the user to understand. This is particularly true for users of the therapy pool and the senior lounge who may be more likely to be mobility-impaired. The primary paths from the building entry to the senior lounge or to the reception desk, through the locker rooms and into the pool area should be safe and efficient. An additional entry door close to the pool area from the vehicular drop-off area has been provided to further reduce travel distances.

## Separation of Wet and Dry Areas

There must be a clear delineation between the wet and humid zone of the natatorium and rest of the building which must remain dry. The natural movement of the typical user through the facility should not cross over that boundary unnecessarily. Spaces which interface between the wet and dry zones, such as the Locker Rooms and Guard spaces, should be designed accordingly.

## Access to Views and Daylight

While the existing facility took advantage of natural light through the use of clerestory windows, the views from the inside to the outside site are fairly limited. The new design should take better advantage of the vibrant, natural landscape and the therapeutic value of connecting it to occupants, by allowing for views out from all major public spaces.

## 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. This should apply to the pool as well as the public spaces and amenities.

## ACCESSIBILITY

The new Therapeutic 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 wayfinding 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, visually as well as operationally. The project is currently targeting LEED Silver certification. The team has held two workshops to explore strategies and rating systems 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. With the facility's focus on therapy and wellness and the site's access to incredible natural elements and views, the integration of biophilic design with the overall project design will be an important part of delivering on the promise of the project and will be thoroughly explored in the coming design phases.

## MATERIALS

Specification of interior finish materials are to be determined in the Design Development phase. However, based on initial discussions with DPR and DGS, the materials should be durable and require minimal maintenance. Additionally, finish materials provide an excellent opportunity to establish connections to nature and further the biophilic design goals of the project. Bringing the environment of the natural world into the building interior will be a priority.

For the building exterior, elevation studies have been developed depicting wood veneer panel and soffit cladding. This material offers durability and a direct visual connection to nature. Aluminum storefront or curtain wall systems will be specified for the exterior glazed surfaces. Doors shall be extra-heavy duty steel doors and aluminum fully glazed where required.



# DESIGN NARRATIVE

## PROGRAM

Some of the major program spaces include the following:

### 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.

### Administration Area

The Administration Area is located immediately adjacent to the Lobby and includes office space for staff, an office for the facility Director, a workroom, a breakroom with kitchenette, a therapy room and a technology lounge.

### Senior Center

This area is located adjacent to the lobby to minimize walking distance, both from the vehicular drop-off area as well as to the rest of the activity areas in the building. It is provided with a separate entry so that it can function if the TRC is closed and will include a kitchenette and seating areas and can host various programming options.

### Pool Area

The Pool Area is one of the two largest spaces in the building and is currently planned for two separate pools: a large warm water therapy pool and a spa. These pools will be designed to be flexible with respect to programming to accommodate a variety of exercise, therapy and training functions. The pools will include additional safeguards, such as a raised edge to prevent wheelchairs from rolling in. The Pool Area will be a tall space with natural lighting and views to the woods.

### Gymnasium

The Gymnasium is the other of the two largest spaces in the building. It is sized to accommodate a high school regulation basketball court, volleyball or pickleball and will have retractable bleachers. A portable or fold-down platform to act as a stage is also planned. This will be a tall space with natural lighting and views to the woods.

### 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.

### Wellness Studio

This space will accommodate aerobic fitness classes, yoga, dance and meditation. It will include a sprung wood floor, ballet bar, mirrors and lockers/cubbies. The space will be designed with natural lighting as well as artificial lighting to accommodate a variety of programming requirements.

### Multipurpose Room

The Multipurpose / Functional Space will act as a flexible meeting and event space. It will include flexible seating and AV infrastructure as well as an operable partition to divide the space into two smaller meeting rooms. It will be adjacent to the Kitchen to provide a dining component. It is oriented to the front of the building and can include a separate entrance to allow for events to occur separately from the TRC facility.

### Kitchen

The Kitchen is located adjacent to the Multipurpose Room with serving access. It is envisioned as a space to prepare catered and pre-prepared food for camps and events and is sized to host future culinary classes, in conjunction with the Multipurpose Room.

### Sensory Room

This space is intended to provide calming, self-regulating experiences for those who are overwhelmed and exhibiting stress and behavioral outbursts. It is planned to include soft seating, suspended swings and AV systems, including Snoezelen sensory equipment.

### Therapy Room

The Therapy Room is designed to be a private space for a client to receive one-on-one therapy (physical, occupational, psycho) from a therapist. Its main components will include an adjustable-height therapy table, millwork counter, cabinets, sink and other therapy equipment.

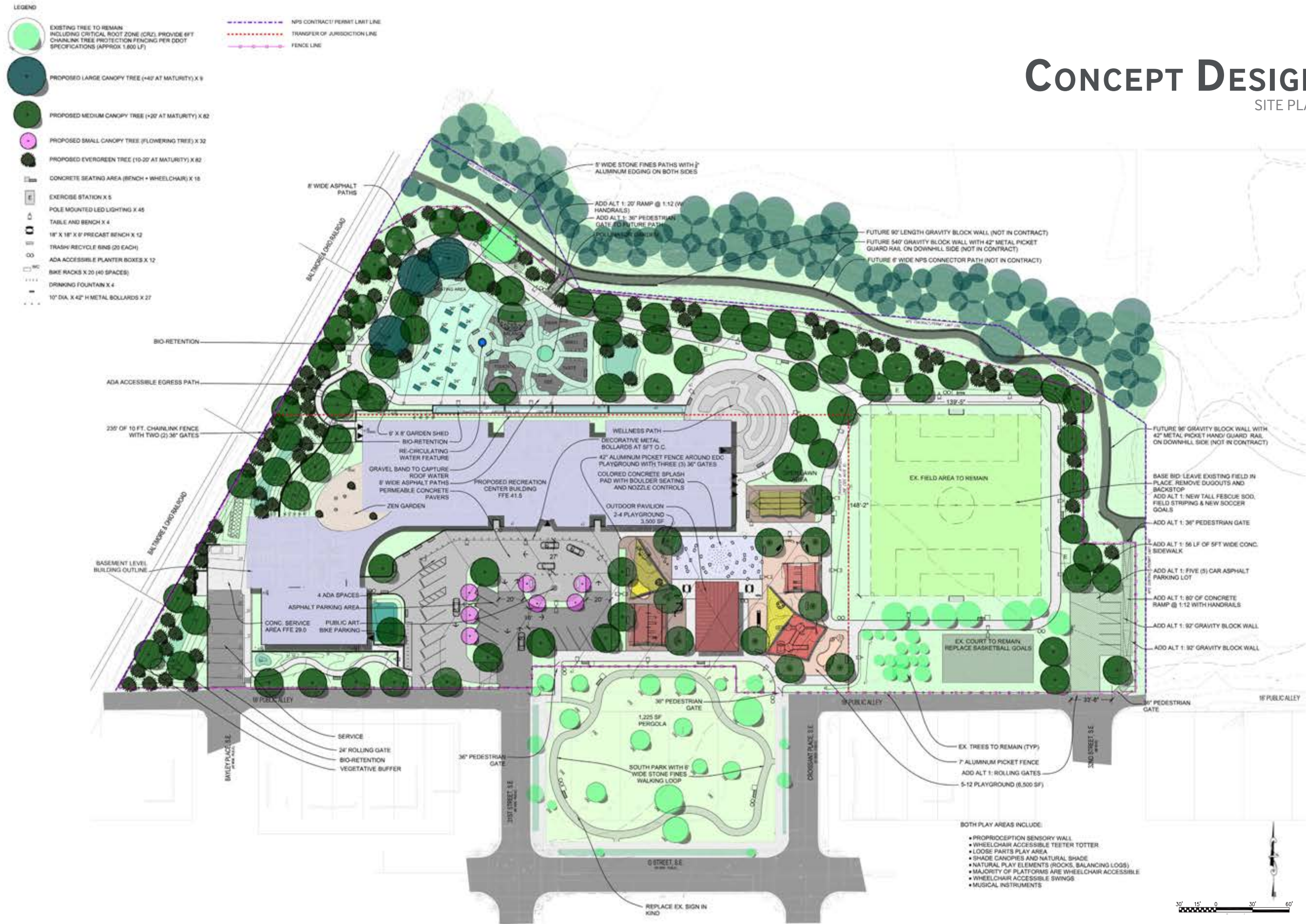
### Toilet and Locker/Change Rooms

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. Locker Rooms will include passage wide enough to accommodate two bi-passing wheelchairs. Individual Toilet and Change Rooms will be provided to accommodate families or those who may need assistance from a caregiver. Additional assistance will be provided with adult changing stations.



# CONCEPT DESIGN

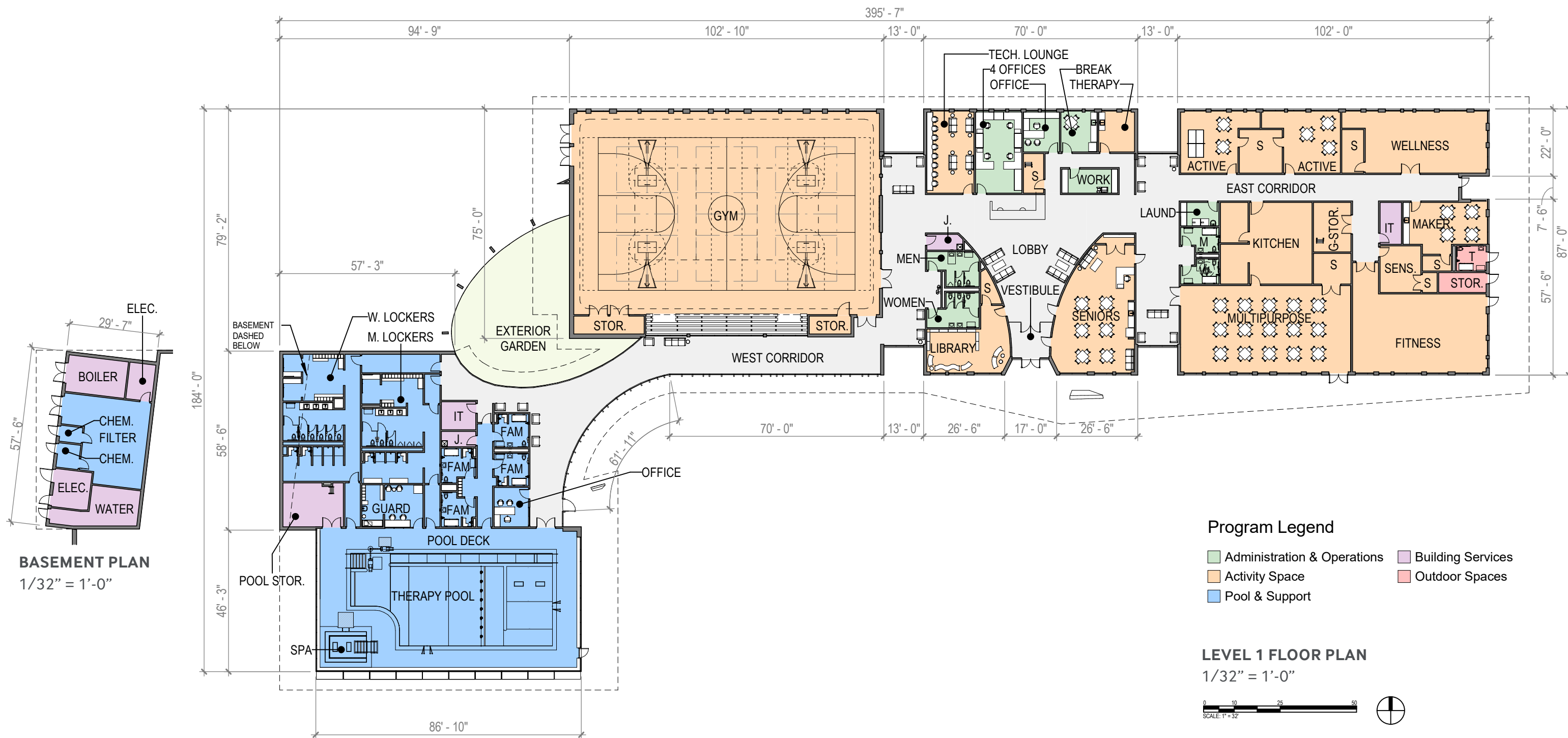
SITE PLAN





# CONCEPT DESIGN

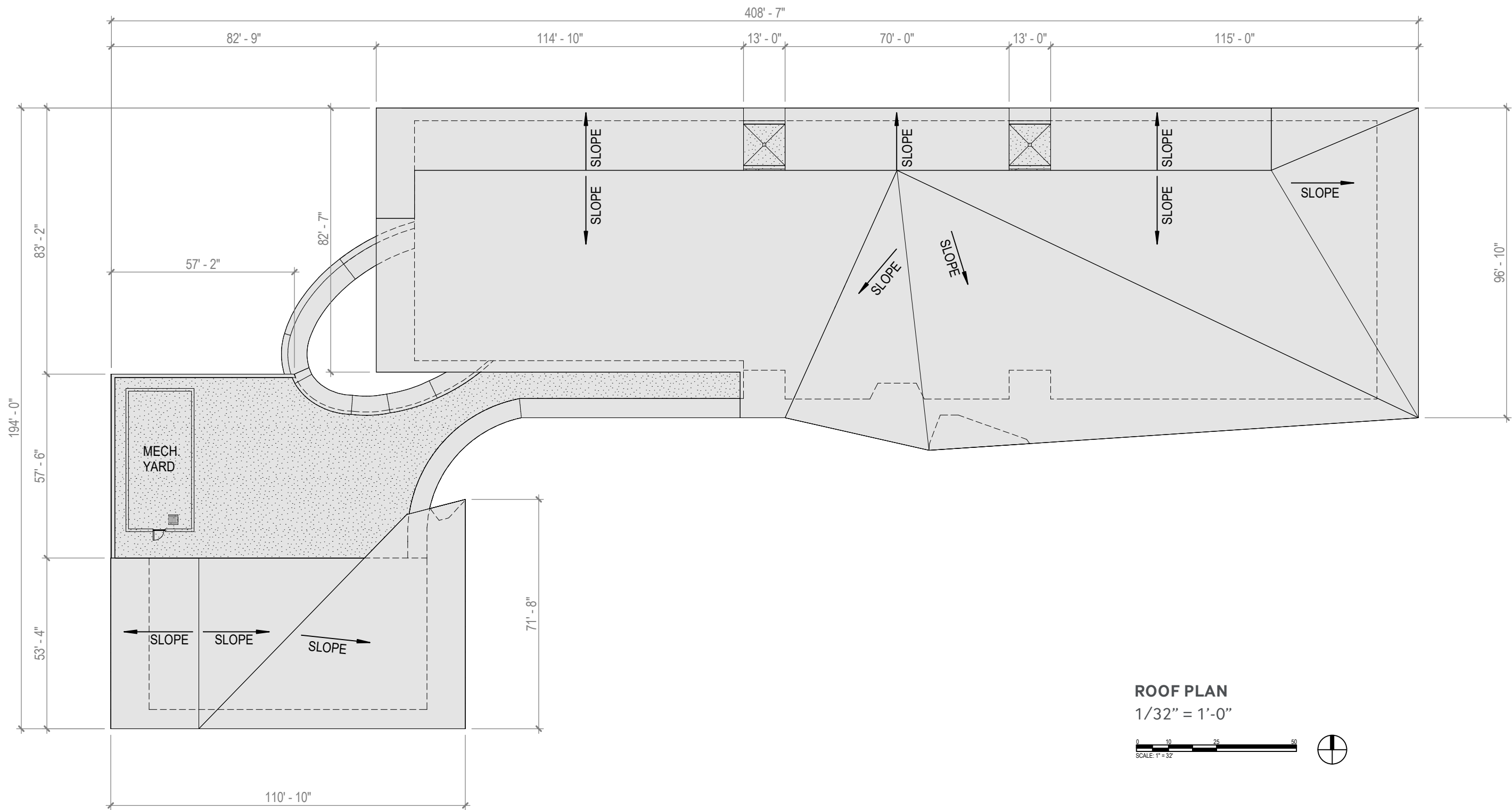
BUILDING FLOOR PLANS





# CONCEPT DESIGN

BUILDING ROOF PLAN



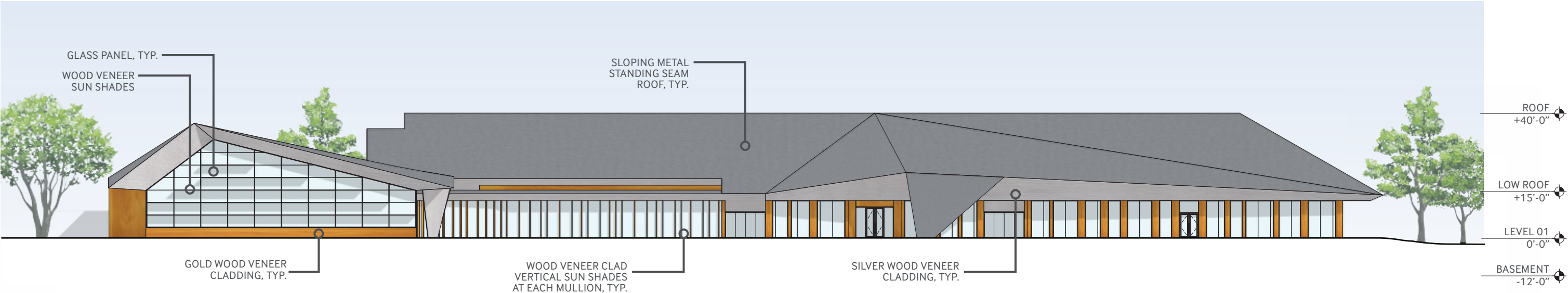
**ROOF PLAN**  
1/32" = 1'-0"  
0 10 25 50  
SCALE: 1" = 32'



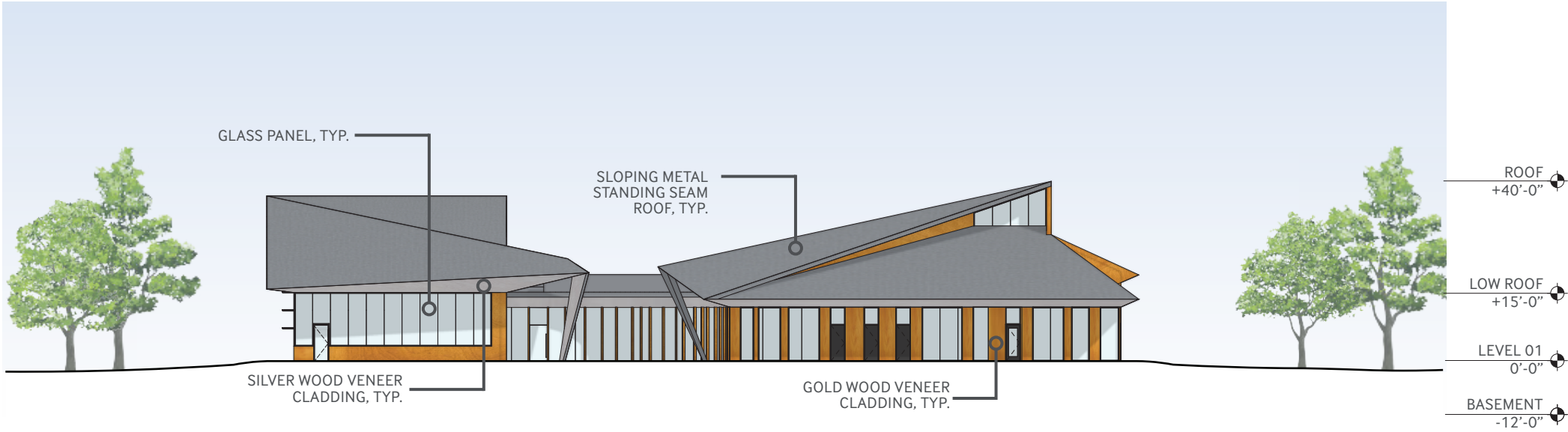


# CONCEPT DESIGN

BUILDING ELEVATIONS



**SOUTH ELEVATION**  
1/32" = 1'-0"

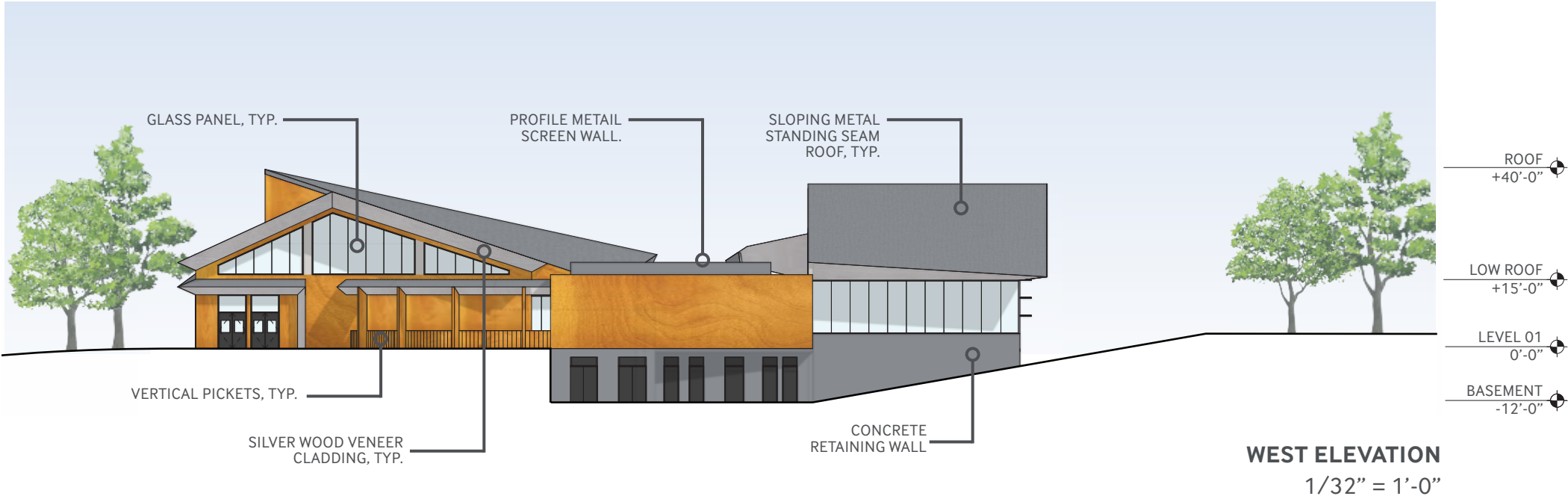
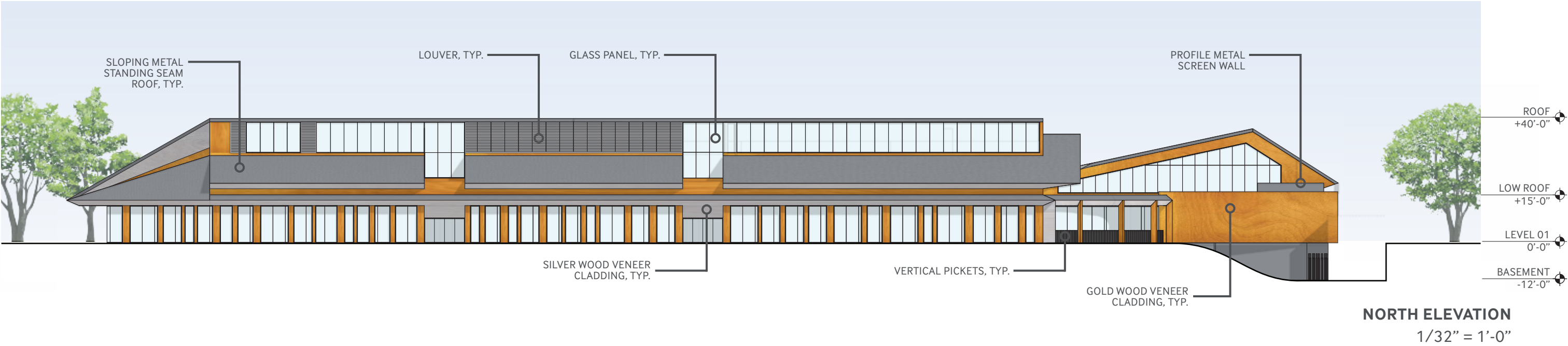


**EAST ELEVATION**  
1/32" = 1'-0"



# CONCEPT DESIGN

BUILDING ELEVATIONS





# CONCEPT DESIGN

RENDERING

