

WE ARE WASHINGTON
 DC GOVERNMENT OF THE DISTRICT OF COLUMBIA
 MURIEL BOWSER, MAYOR



ARCHITECT

R.MCGHEE & ASSOCIATES
 2031 FLORIDA AVENUE NW
 3RD FLOOR WASHINGTON, DC 20009

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 22630 DAVIS DRIVE
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 STERLING, VA 20164

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SETTY & ASSOCIATES
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 1415 ELIOT PLACE NW SUITE 100
 WASHINGTON, DC 20007

STRUCTURAL ENGINEER

SK&A
 1155 CONNECTICUT AVENUE NW
 SUITE 800
 WASHINGTON, DC 20036

CIVIL ENGINEER

AMT, LLC
 10 G STREET, NE
 WASHINGTON, DC 20002

LANDSCAPE ARCHITECT

SYMBIOSIS
 1140 THIRD STREET NE
 2ND FLOOR
 WASHINGTON, DC 20002

CONGRESS HEIGHTS RECREATION CENTER
 CFA CONCEPT SUBMISSION PACKAGE
 21 JULY 2022

PROJECT OVERVIEW & PROGRAM

This project is a replacement of the existing small community building and park amenities at Congress Heights Park located in Ward 8 Washington, DC. The project includes a new 26,905 SF recreation center with new outdoor site amenities and trails. The replacement facilities will provide improved recreation and community amenities for this neighborhood location in Ward 8. The programmatic focus of this multi-generational facility is both the youth activities and activities for families to recreate and socialize together. MLK Jr. Elementary School has been using the existing playground areas. It is the intent that access to the new playground areas will continue for the students at the elementary school.

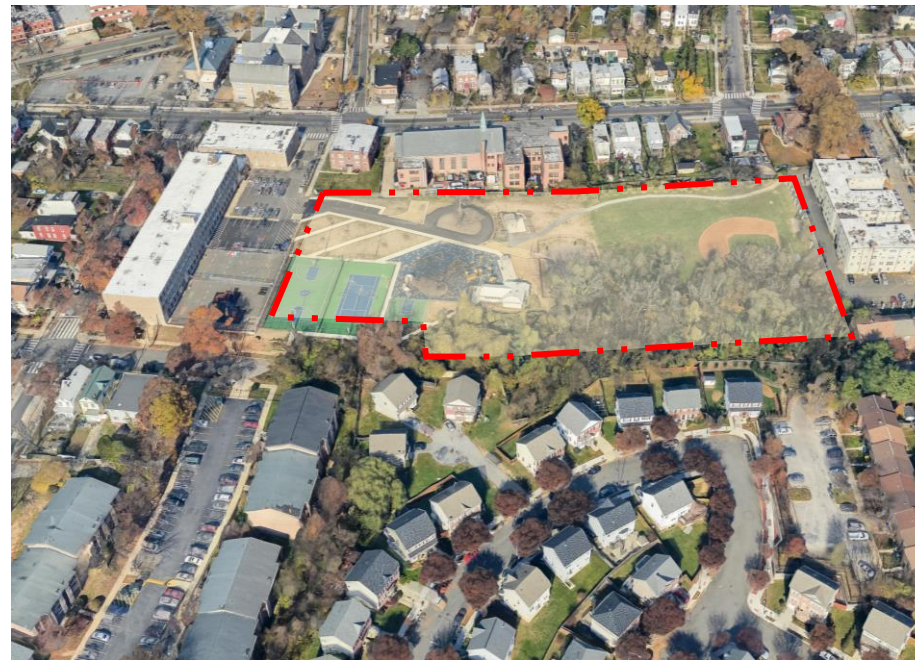
Outdoor site program amenities include two playground areas for children 2-5 years old and children 5-12 years old, an outdoor court, a multi-purpose field for pee-wee football and U-11/U-12 soccer, a community garden, picnic shelters, and a fitness trail.

Recreation center program elements include a gymnasium, aquatic center, fitness room, multipurpose room, E-Gaming Center, flex program space, incubator kitchen, community store, admin areas, locker rooms, and support spaces.

The project will be designed for LEED Silver Certification.

EXISTING SITE DESCRIPTION

The existing park site is land bound on all four sides with no direct access to any main street, Martin Luther King Jr. Elementary School on the west, Rehoboth Baptist Church on the north, apartment building on the east and single-family residential development on the south.

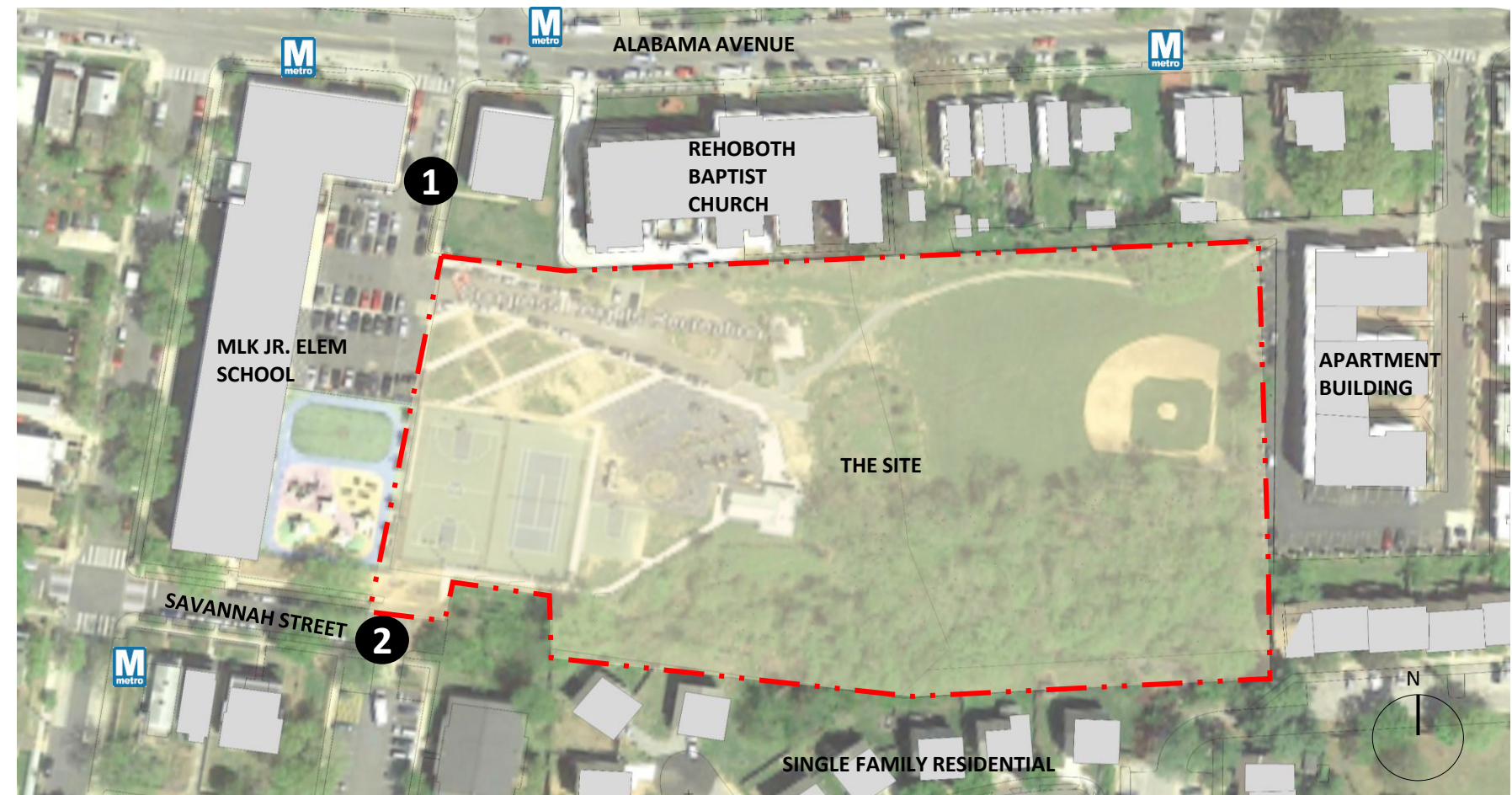


AERIAL VIEW



5 MINUTE WALK RADIUS

EXISTING PARK



1 VEHICULAR/PEDESTRIAN ACCESS FROM ALABAMA AVE.

2 PEDESTRIAN ACCESS FROM SAVANNAH STREET

The “front” entry is via an alley that utilizes DCPS land (the parking lot and drive aisles of the Martin Luther King Jr. Elementary School) to provide both vehicular and pedestrian access the site and current building from Alabama Avenue. Savannah Street ends at the park edge and access is via a deteriorating stairway from the SW corner of the site. Both the NE and SE corners have informal pedestrian access created over time by the residents.

The total area of the park site is approximately 4.4 acres. Two thirds of the existing park is the developed area which include tennis and basketball courts, parking, small community building playground areas, community garden and youth baseball field. The natural area of the park stretches along the south. It occupies about one third of the park site. There is also a stream that runs through this area. DOEE just completed the stream restoration that removed debris and overgrown weed vegetation at the stream edge. Three specimen trees in the park are designated to remain.

The key challenges in the project are the following:

- Improve access both vehicular and pedestrian to the park
- Visibility of the new recreation center from both Alabama Avenue and Savannah Street
- Integration of the natural park edge to the park design layout
- Safe student access from MLK Jr. Elementary School to the park
- Maintaining the five specimen trees in the park



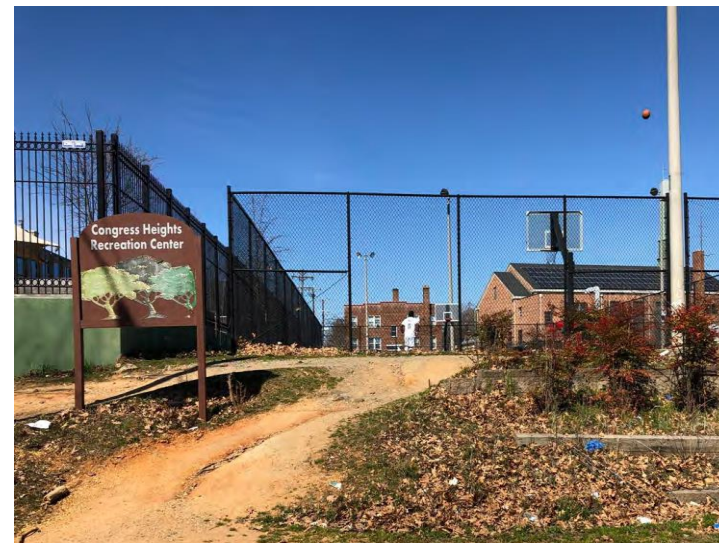
3 HERITAGE TREE LOCATED NORTH OF BASEBALL FIELD



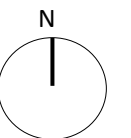
4 DOEE STORMWATER RETROFIT PROJECT AT THE NATURAL AREA OF THE PARK



1 VEHICULAR/PEDESTRIAN ENTRY FROM ALABAMA AVENUE



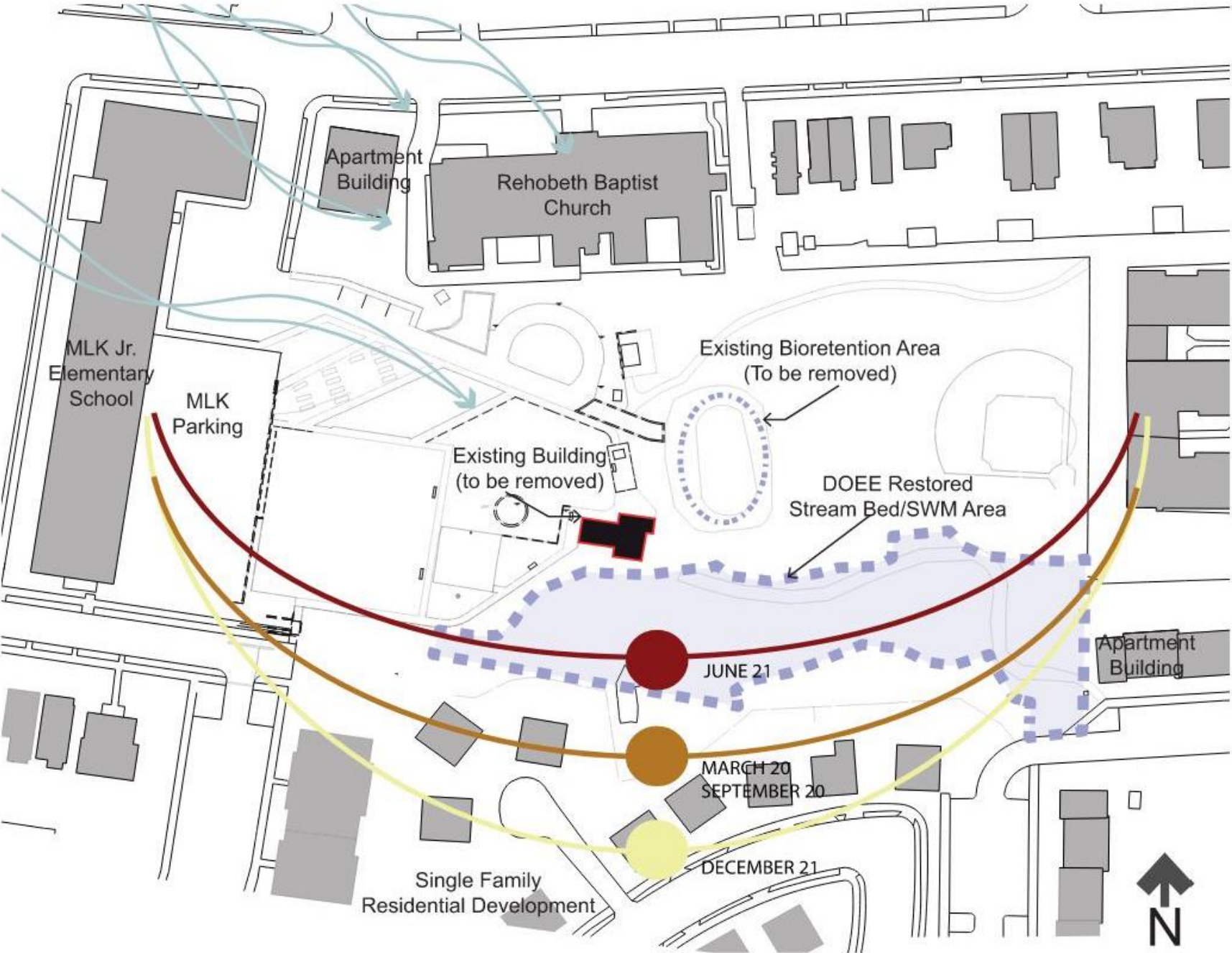
2 PEDESTRIAN ENTRY FROM SAVANNAH STREET



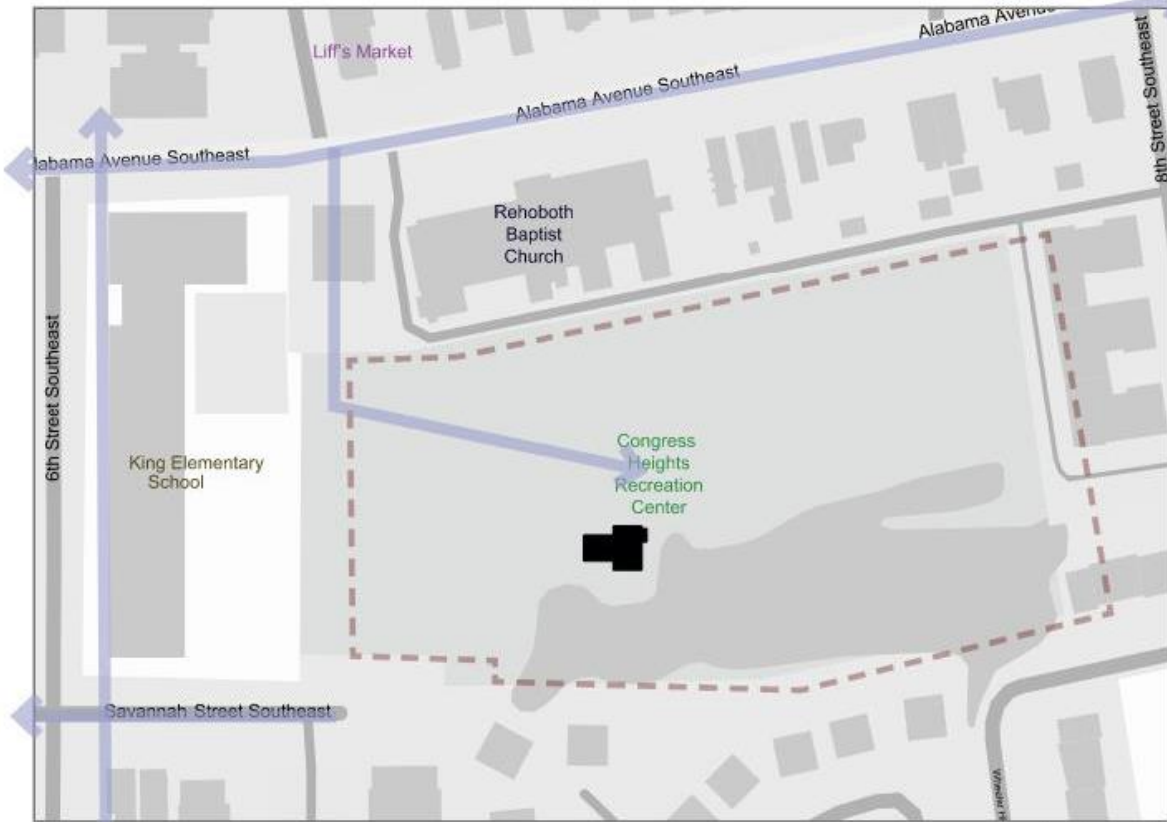
SITE ANALYSIS (ENVIRONMENTAL)



Congress Heights Vicinity

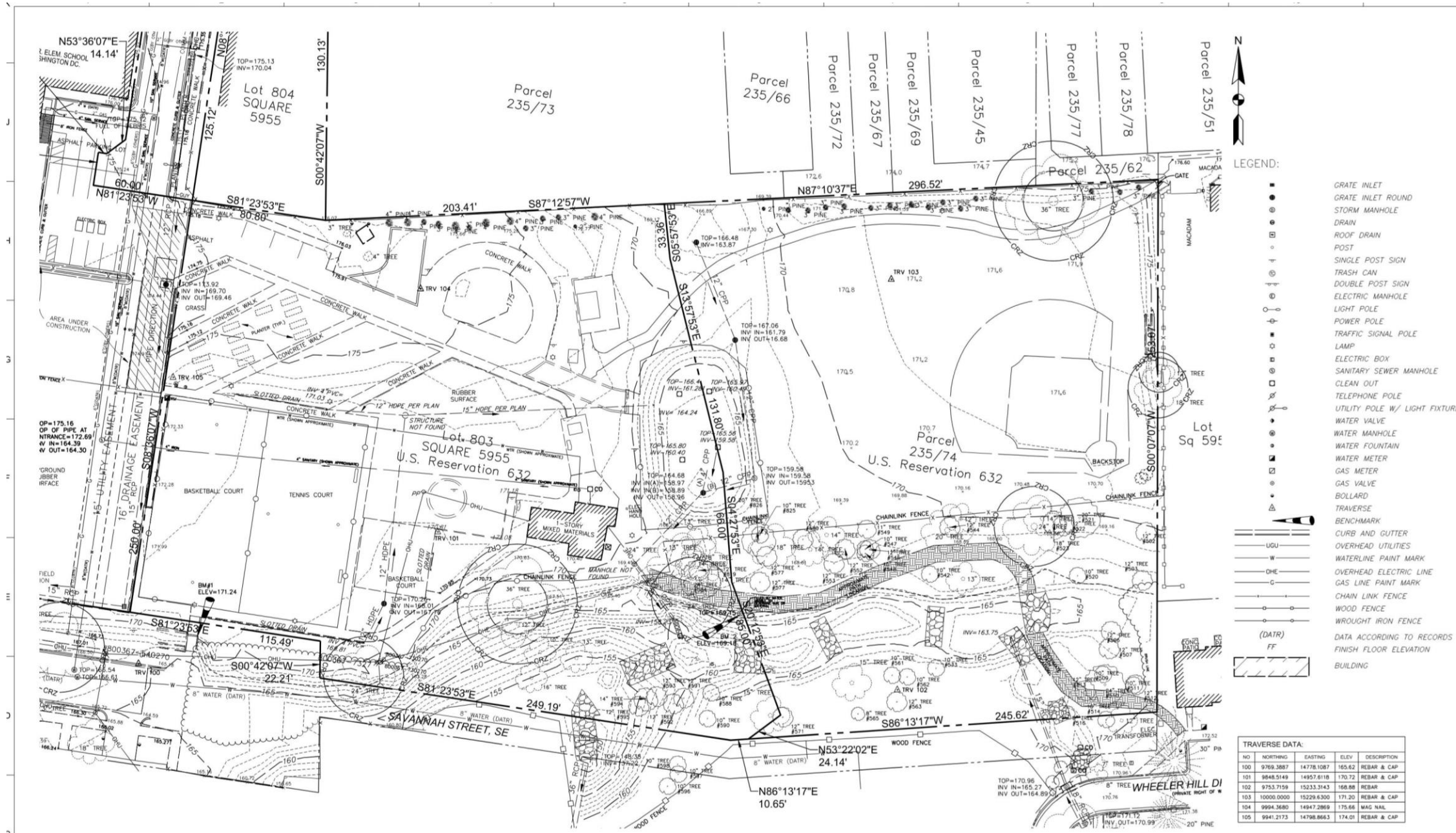


Sun Path Diagram



Vehicular Map

SITE ANALYSIS (ENVIRONMENTAL)



LEGEND:

- GRATE INLET
- GRATE INLET ROUND
- STORM MANHOLE
- DRAIN
- ROOF DRAIN
- POST
- SINGLE POST SIGN
- TRASH CAN
- DOUBLE POST SIGN
- ELECTRIC MANHOLE
- LIGHT POLE
- POWER POLE
- TRAFFIC SIGNAL POLE
- LAMP
- ELECTRIC BOX
- SANITARY SEWER MANHOLE
- CLEAN OUT
- TELEPHONE POLE
- UTILITY POLE W/ LIGHT FIXTURE
- WATER VALVE
- WATER MANHOLE
- WATER FOUNTAIN
- WATER METER
- GAS METER
- GAS VALVE
- BOLLARD
- TRAVERSE
- BENCHMARK
- CURB AND GUTTER
- OVERHEAD UTILITIES
- WATERLINE PAINT MARK
- OVERHEAD ELECTRIC LINE
- GAS LINE PAINT MARK
- CHAIN LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- DATA ACCORDING TO RECORDS
- FINISH FLOOR ELEVATION
- BUILDING

TRAVERSE DATA:

NO	NORTHING	EASTING	ELEV	DESCRIPTION
100	9769.3887	14778.1087	165.62	REBAR & CAP
101	9848.5149	14957.6118	170.72	REBAR & CAP
102	9753.7159	15233.3143	168.88	REBAR
103	10000.0000	15229.6300	171.20	REBAR & CAP
104	9994.3680	14947.2869	175.68	W/2 NAIL
105	9941.2173	14798.8663	174.01	REBAR & CAP

- EXISTING CONDITIONS PLAN NOTES**
- EXISTING CONDITIONS LEGEND APPLIES TO THIS SHEET ONLY. EXISTING CONDITIONS MAY BE DEPICTED DIFFERENTLY OR NOT FULLY DEPICTED ON OTHER PLAN SHEETS.
 - LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND BASED UPON AVAILABLE RECORDS. CONTRACTOR SHALL LOCATE AND CONFIRM ALL UTILITIES PRIOR TO UNDERTAKING ANY DEMOLITION OR EXCAVATION.
 - REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.

UTILITY INFORMATION:

UTILITY COMPANY	STATUS
VERIZON 13101 Columbia Pike FDC-1 Silver Spring, MD 20904	AWAITING RESPONSE
PERCO 701 Ninth St. N.W. Washington, DC 20068	AWAITING RESPONSE
WASHINGTON GAS 6801 Industrial Road Springfield, VA 22151	AWAITING RESPONSE
DC WATER 5000 Overlook Avenue, S.W. Washington, DC 20032	DC WATER COUNTERMAPS CD - 17-18 - SE - SEWER CD - 17-18 - SE - WATER

BENCHMARK DATA:

NO	ELEV	DESCRIPTION
1	171.24	SQUARE CUT ON STEP
2	169.18	X-CUT ON SEWER MANHOLE



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 RMCGHEE@RMC-ARCHITECTS.COM

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STRUCTURAL:
 SKAA
 1155 Connecticut Avenue NW,
 Suite 800
 Washington DC, 20036

MEP:
 Selly & Associates
 1415 Eliot Place NW,
 Suite 100
 Washington DC, 20007

LANDSCAPE:
 1140 Third Street NE,
 2nd Floor,
 Washington DC, 20002

GEOTECH:
 655 15th Street NW,
 Suite 310
 Washington DC, 20005

**Congress Heights
 Recreation Center**
 611 Alabama Avenue SW
 WASHINGTON, D.C. 20032

PROJECT NUMBER: 2019-0611

ISSUE DATE:	ISSUE:

SHEET TITLE: **EXISTING CONDITIONS PLAN**

SHEET NUMBER: **CIV100**



10 G STREET, NE, SUITE 430
 WASHINGTON, DC, 20002
 PH: (202) 289-4545
 FAX: (202) 289-5051

RAZE PERMIT SET
 09-22-20

THESE PLANS ARE ISSUED FOR AGENCY REVIEW. ALL APPLICABLE AGENCY PERMIT APPROVALS MUST BE OBTAINED PRIOR TO CONSTRUCTION.

FINAL APPROVED FOR CONSTRUCTION PLANS WILL BE ISSUED UPON COMPLETION OF THE REVIEW AND APPROVAL PROCESS BY ALL DISTRICT AGENCIES.

SITE DESIGN CONCEPT

The unique feature of the park is the natural edge located at the south of the property. The DOEE restoration project of the stream left this area a little bare. But when this area gets reforested and matures, this enclave has the potential to be a neighborhood refuge from urban life and a naturalist educational tool for the young.

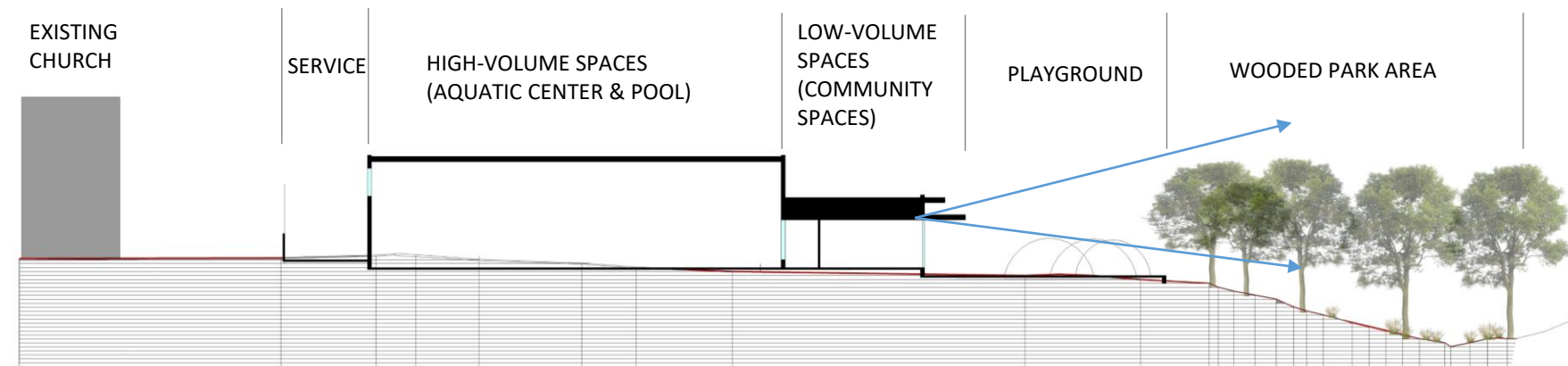
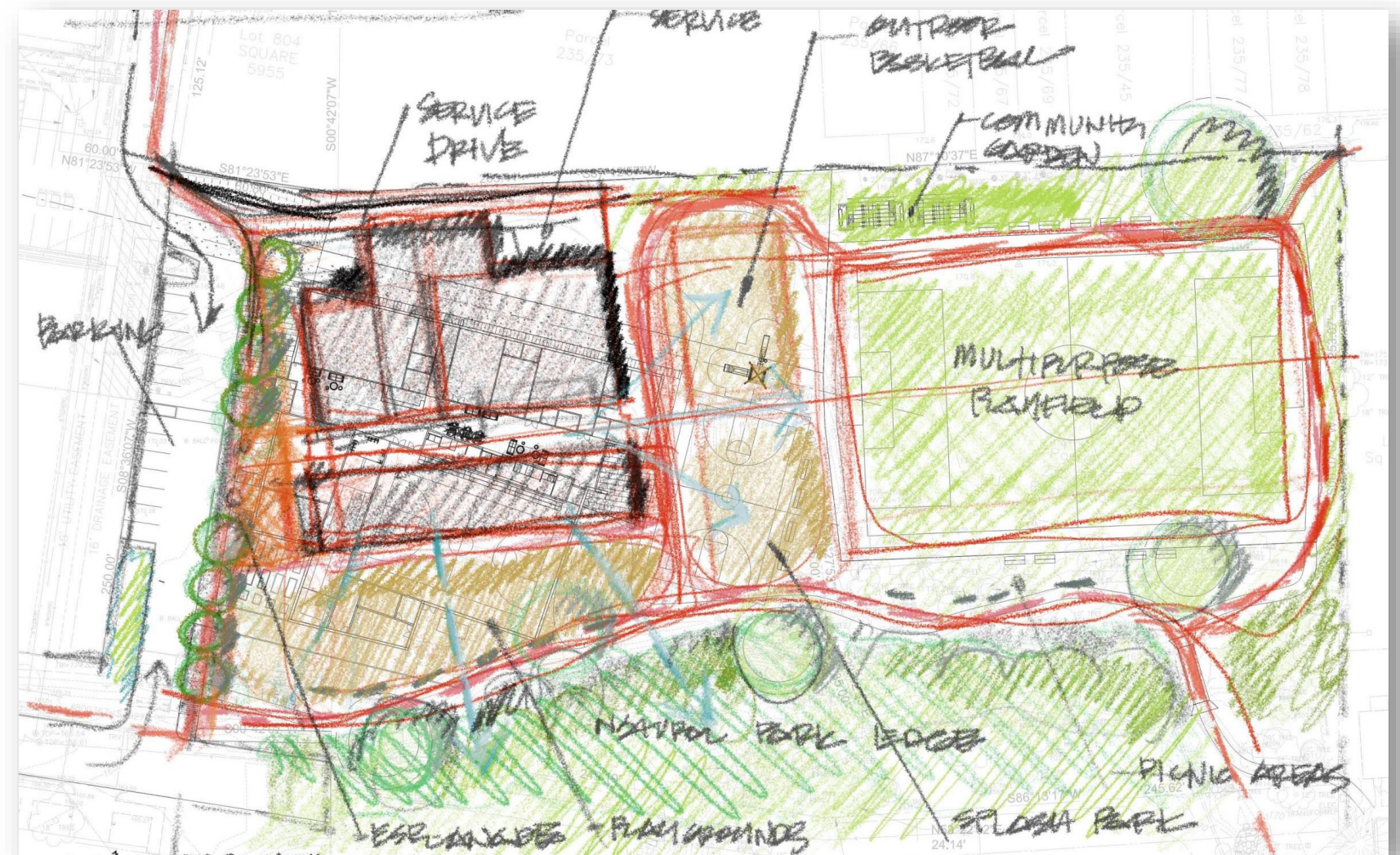
A new drive is proposed to connect vehicular and pedestrian access from Alabama Avenue and Savannah Street. This new drive and pedestrian esplanade on the west side of the property will provide a new front face of the recreation building/park and enhances its presence. Parking of 16 spaces will be provided.

The new recreation center is located on the northwest corner of the park with its main entry located along the esplanade. The building service and emergency field access are consolidated and adjacent to the church service drive. Community spaces in the building will have visual connectivity to the playground areas and the natural edge of the park.

The playgrounds are located south of the building with views of the natural edge of the park. The multi-purpose playfield replaces the existing youth baseball field.

The overall park layout preserves the existing five specimen trees on the site. The reforestation needed for the stream area will most likely be a mix of deciduous/evergreen native canopy trees to ensure a visual buffer between the park activities and the residential neighborhood to the south.

Stormwater management will consist of the green roof at designated building roof areas, multiple bioretention systems, and pervious surface areas.



BUILDING/SITE CROSS SECTION

SITE DEVELOPMENT COMPARISON

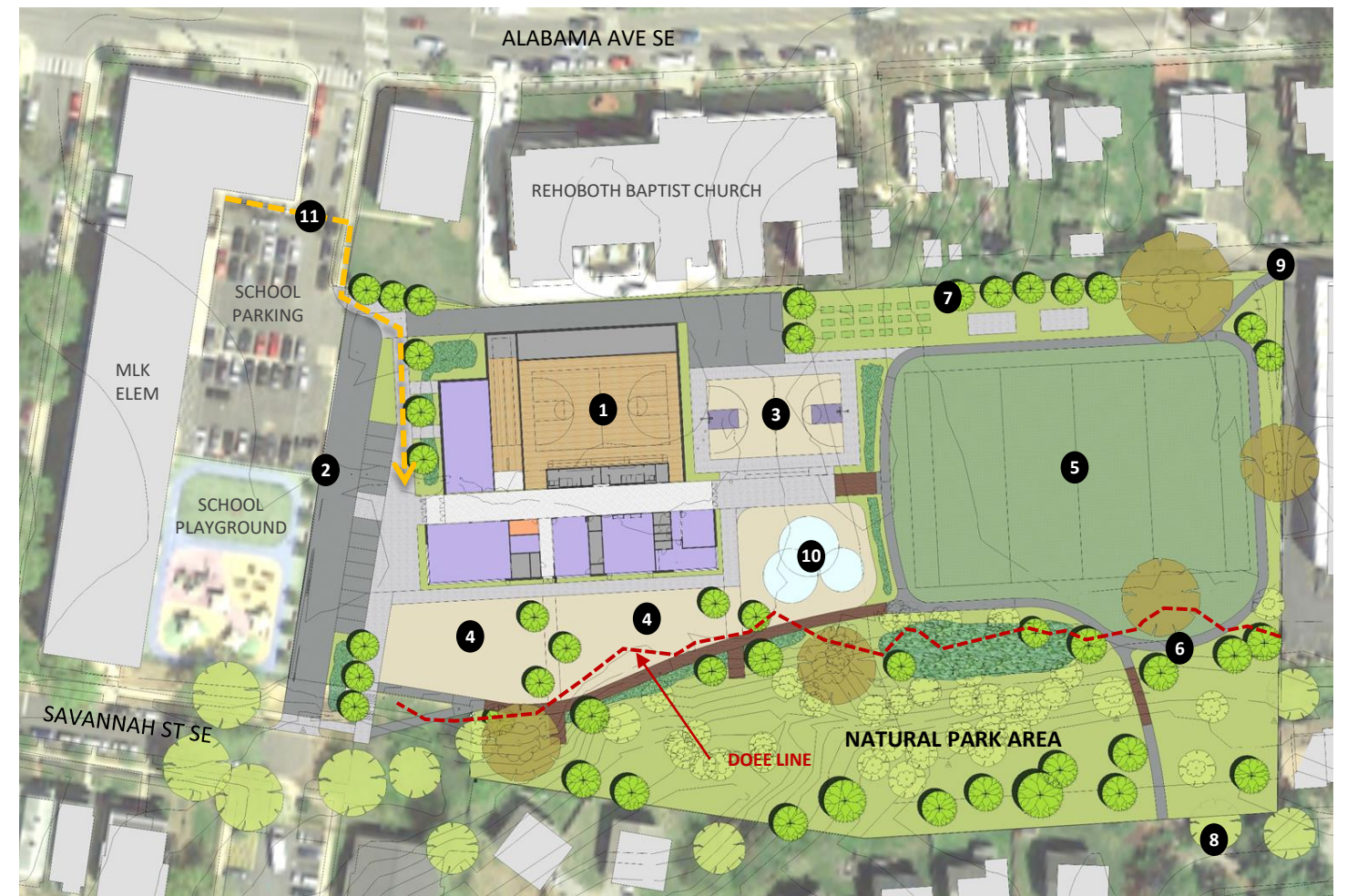
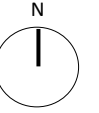


UPDATED SITE PLAN

1 STORY RECREATION BLDG (26,905 SF)

LEGEND

- 1 RECREATION BUILDING
- 2 PARKING (ORIGINAL DESIGN W/ 16 SPACES & UPDATED DESIGN W/ 16 SPACES)
- 3 OUTDOOR COURT
- 4 PLAYGROUND
- 5 MULTIPURPOSE FIELD (45 YDS X 75 YDS PLAY AREA)
- 6 FITNESS TRAIL
- 7 COMMUNITY GARDEN/PICNIC PAVILION
- 8 SOUTHEAST ACCESS & BRIDGE
- 9 NORTHEAST ACCESS
- 10 SPLASH PAD
- 11 MLK STUDENT PATH OF TRAVEL



**JULY 16, 2020 CFA APPROVED
SITE PLAN**

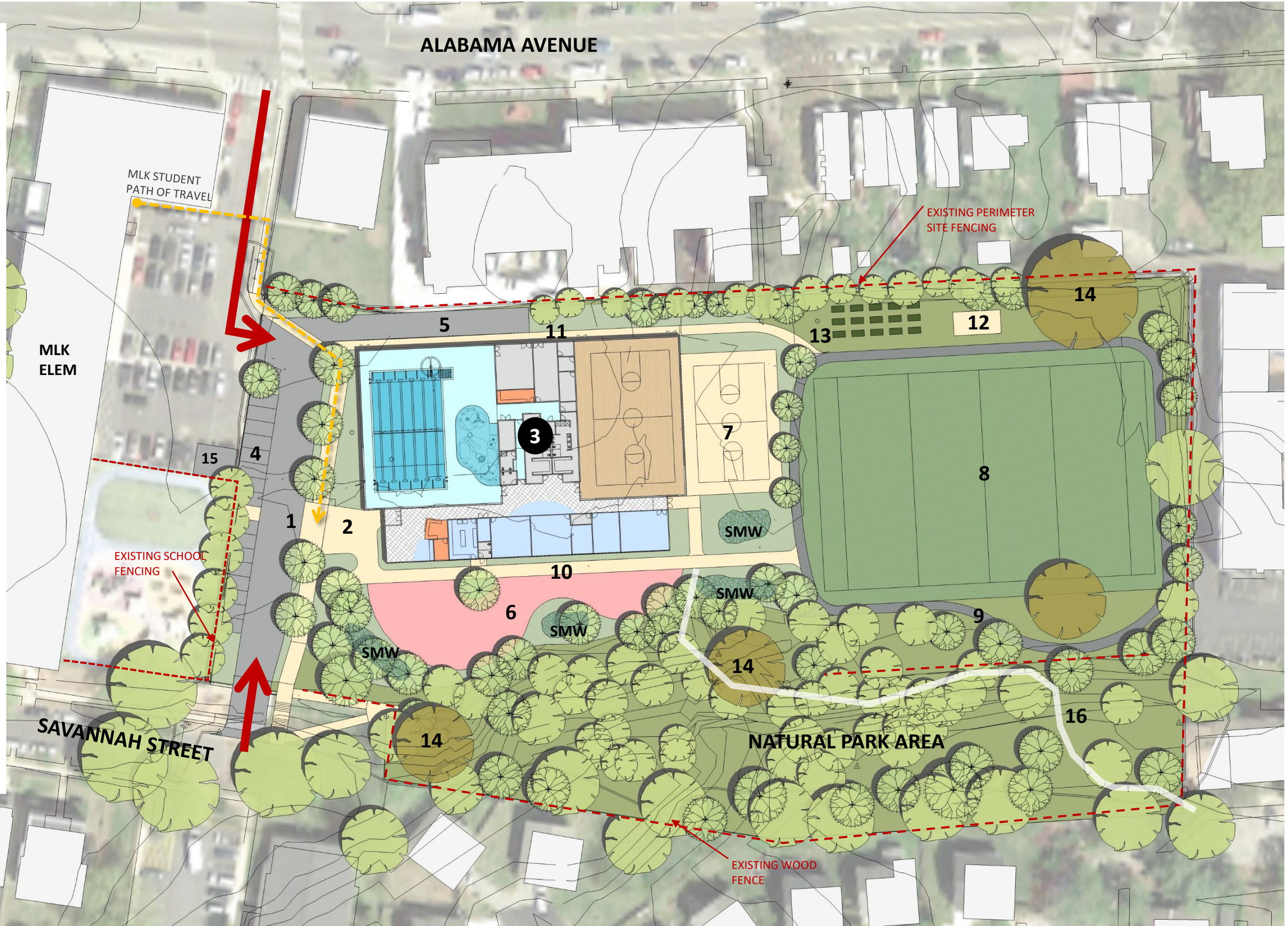
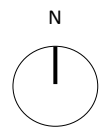
1- STORY RECREATION BLDG (24,000 SF)

JULY 16, 2020 CFA APPROVED SITE PLAN

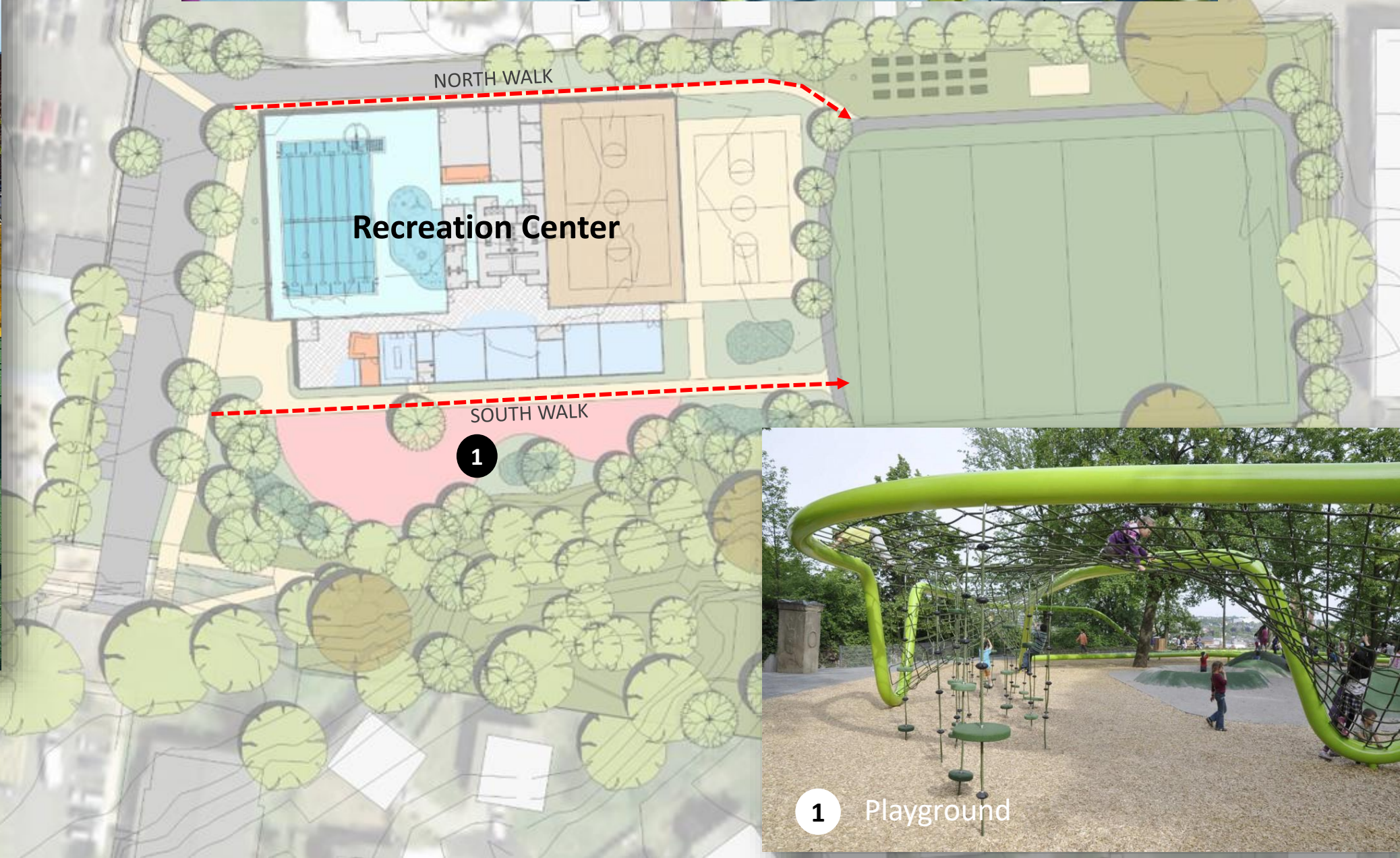


UPDATED SITE PLAN

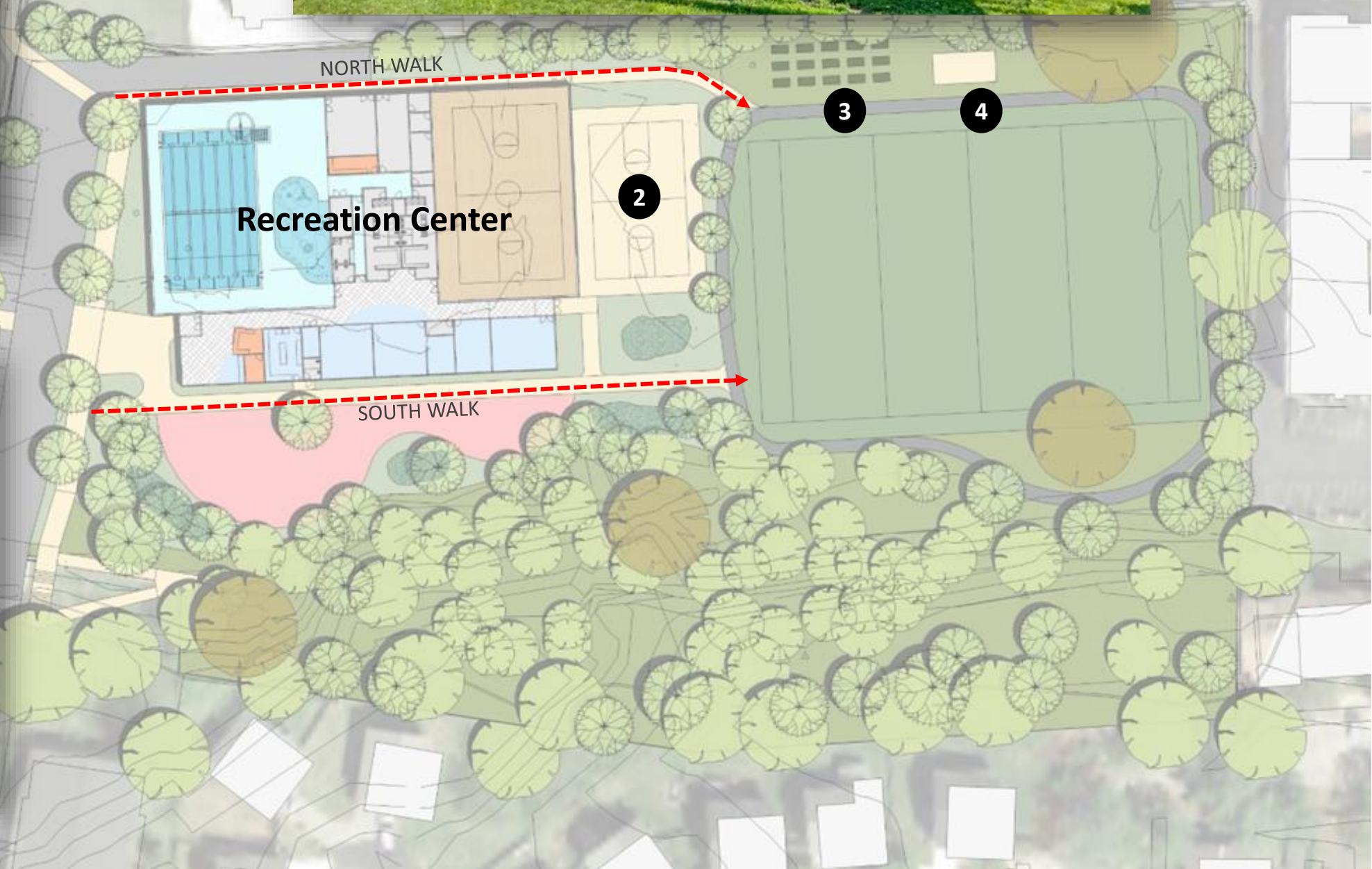
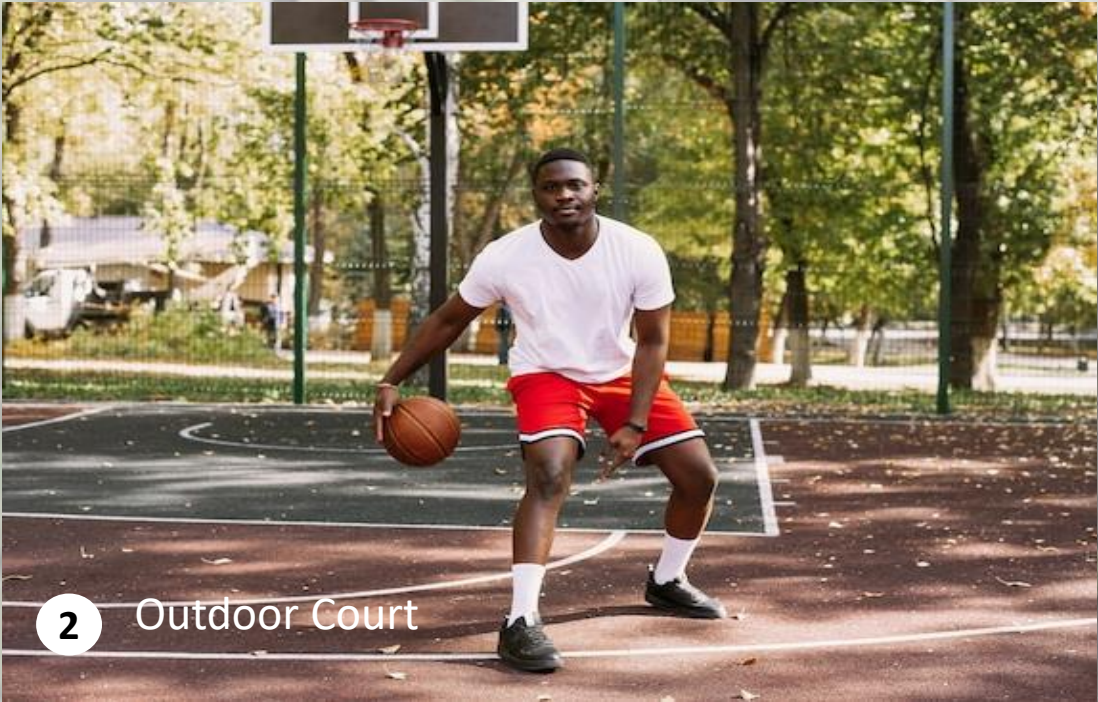
- 1 ENTRY DRIVE
- 2 ESPLANADE
- 3 RECREATION BUILDING
- 4 PARKING
- 5 SERVICE/EMERGENCY DRIVE
- 6 PLAYGROUND
- 7 OUTDOOR COURT
- 8 MULTIPURPOSE FIELD
- 9 FITNESS LOOP
- 10 SOUTH WALK
- 11 NORTH WALK
- 12 PICNIC AREA
- 13 COMMUNITY GARDEN
- 14 SPECIMEN TREE (TO REMAIN)
- 15 SHARED RECYCLING/TRASH ENCLOSURE
- 16 EXISTING TRAIL



UPDATED SITE AMENITIES/PRECEDENT



UPDATED SITE AMENITIES/PRECEDENT





5 Multipurpose Field



6 Fitness Trail



7 Natural Park Area & Trail



BUILDING DESIGN CONCEPT

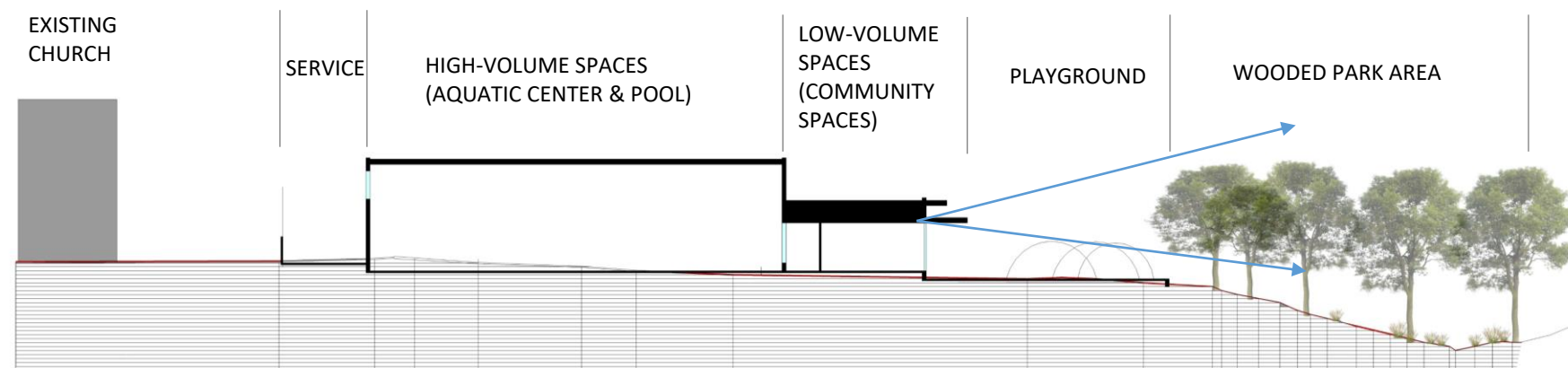
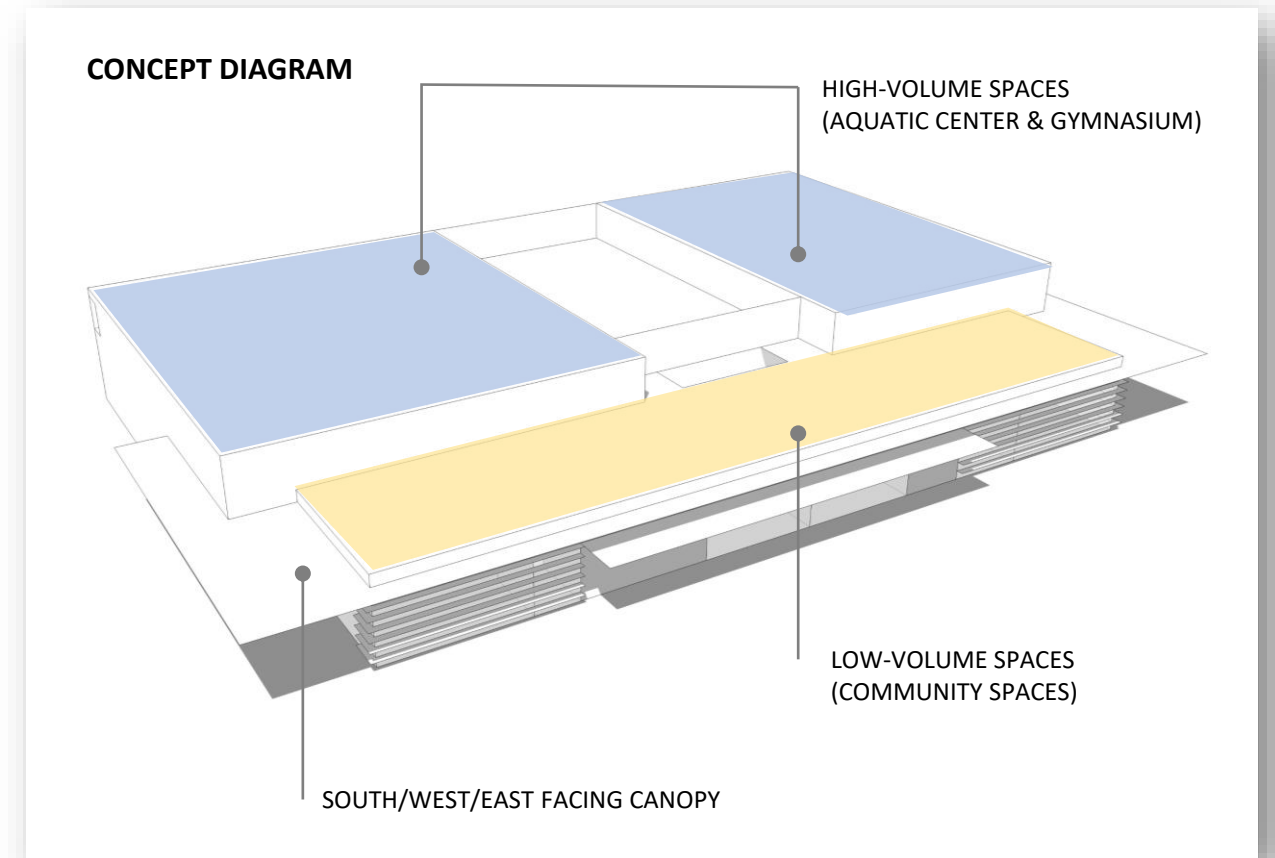
ORGANIZATION

The building is designed as a multigenerational recreational and community facility. The central circulation spine organizes the building amenities and provides good visual engagement of the activities. Along the north of the circulation spine are the indoor aquatic center, gymnasium, locker rooms, and support spaces. To the south of the circulation spine are the community store, incubator kitchen, multipurpose room, e-gaming center, program flex room, and fitness room. The community spaces are situated to take advantage of the views of the playground areas and natural wooded area of the park.

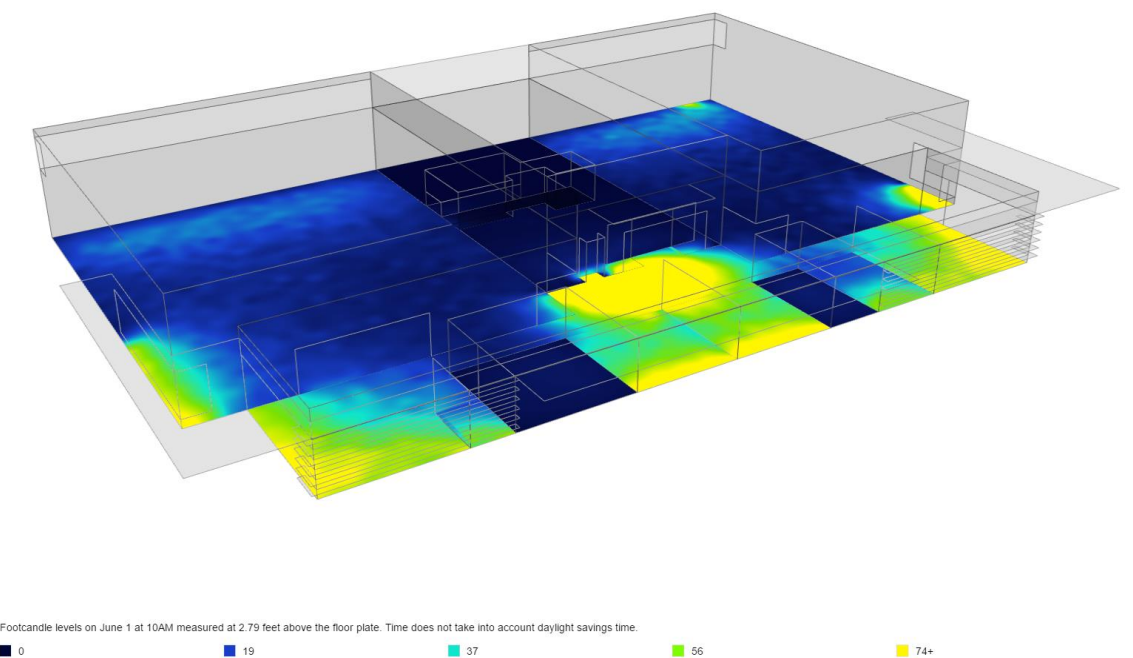
EXTERIOR MASSING

High-volume spaces are located on the north with low-volume/community spaces on the south. Solar shading devices such as the large canopies/overhangs and horizontal window fins provide a strong architectural feature of the building design.

The exterior building material palette includes metal wall cladding, brick/veneer and low-e glazing. North facing translucent clerestory windows are located indoor aquatic center and the gymnasium. Canopies will be composite aluminum finish. Roofing includes adhered membrane roofing and vegetative roof system in selected areas.



BUILDING/SITE CROSS SECTION



PRELIM DAYLIGHT STUDY

CONCEPTUAL PLAN COMPARISON

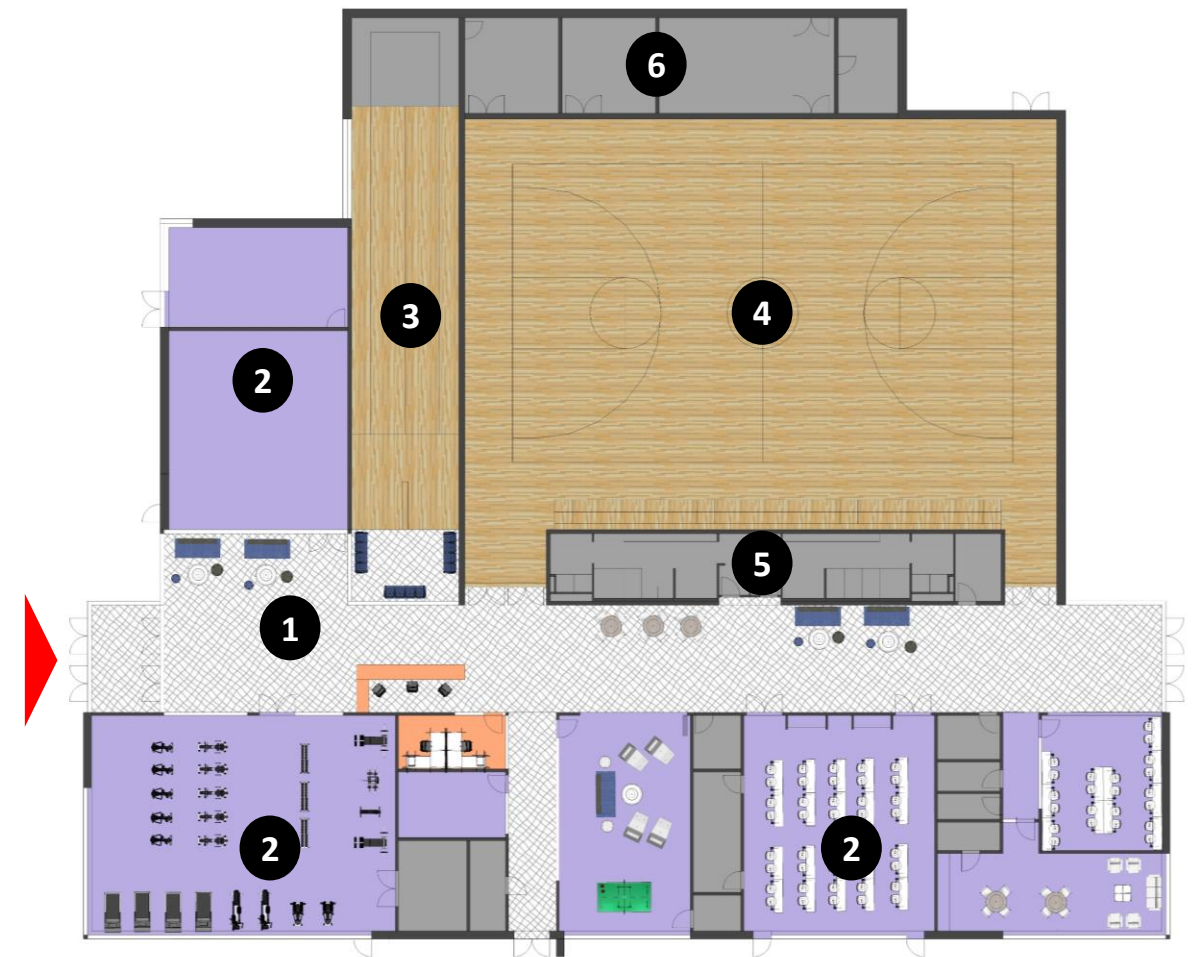
- 1 LOBBY
- 2 COMMUNITY SPACES
- 3 AQUATIC CENTER
- 4 GYMNASIUM
- 5 LOCKER ROOMS
- 6 SUPPORT SPACES

- 1 LOBBY
- 2 COMMUNITY SPACES
- 3 BOWLING ALLEY
- 4 GYMNASIUM
- 5 LOCKER ROOMS
- 6 SUPPORT SPACES



UPDATED FLOOR PLAN

AREA= 26,905 GSF



JULY 20, 2020 FLOOR PLAN

AREA= 24,000 GSF

CONCEPTUAL EXTERIOR MASSING COMPARISON



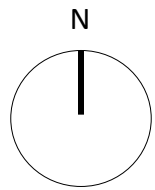
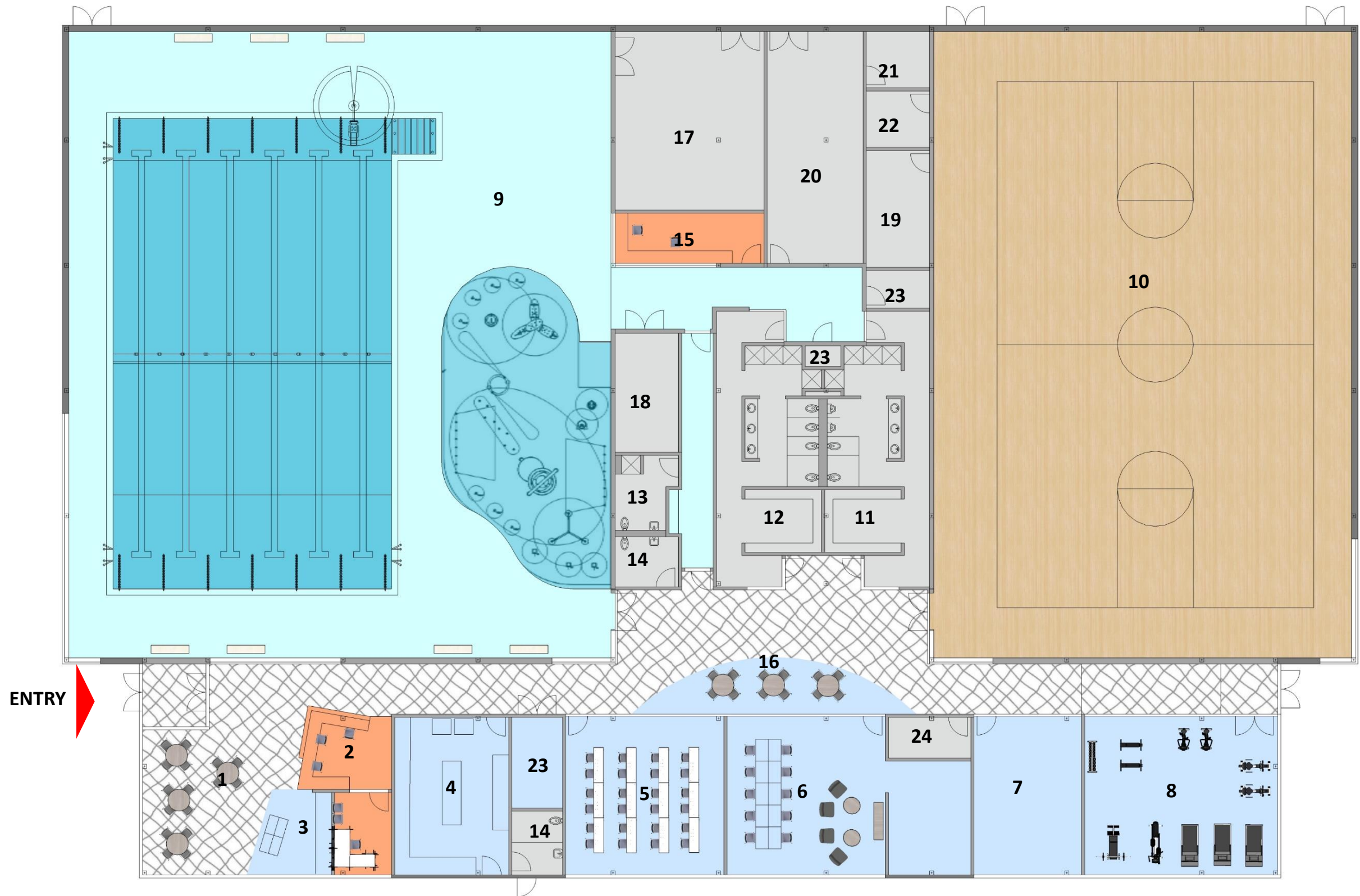
UPDATED EXTERIOR MASSING



JULY 16, 2020 EXTERIOR MASSING

UPDATED FLOOR PLAN

- 1 LOBBY
- 2 CONTROL DESK
- 3 COMMUNITY STORE
- 4 INCUBATOR KITCHEN
- 5 MULTIPURPOSE ROOM
- 6 E-GAMING CENTER
- 7 PROGRAM FLEX ROOM
- 8 FITNESS CENTER
- 9 INDOOR AQUATIC CENTER
- 10 GYMNASIUM
- 11 M. LOCKER ROOM/TOILETS/SHOWERS
- 12 W. LOCKER ROOM/ TOILETS/SHOWERS
- 13 UNIVERSAL LOCKER ROOM
- 14 UNIVERSAL TOILET
- 15 SAFETY CENTER
- 16 CIRCULATION SPINE
- 17 POOL FILTER ROOM
- 18 POOL STORAGE
- 19 GYM STORAGE
- 20 MECHANICAL
- 21 ELECTRICAL
- 22 DATA/IT
- 23 STORAGE
- 24 JANITOR CLOSET



ENTRY



1 LOBBY VIEW



2 CIRCULATION SPINE

SOUTHWEST AERIAL VIEW

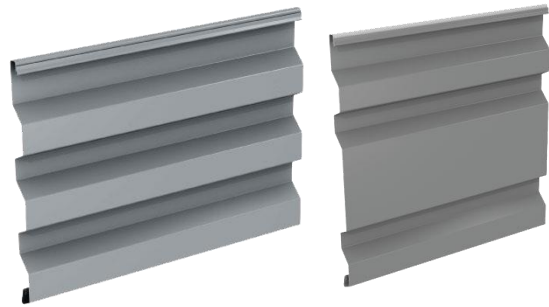


SOUTHEAST AERIAL VIEW

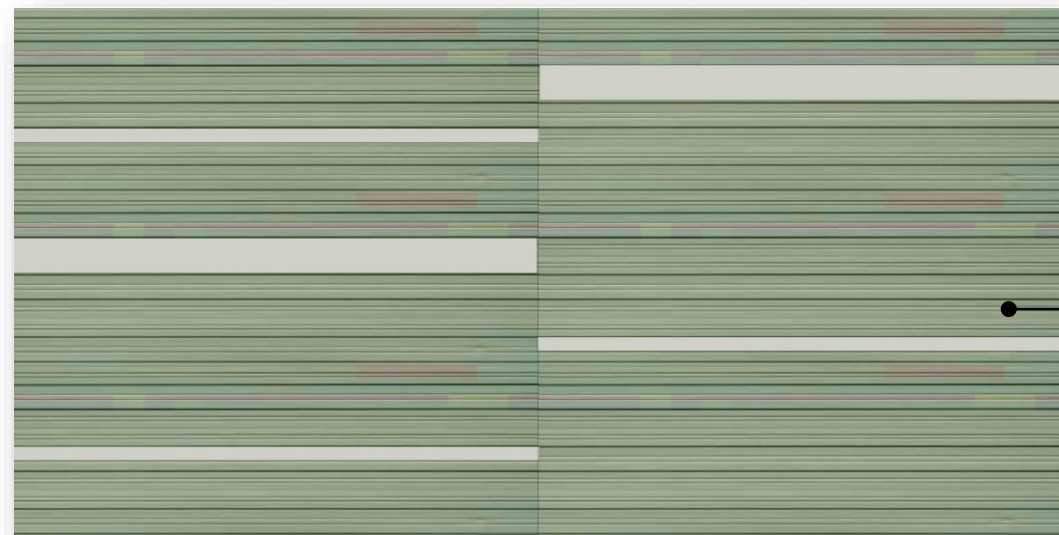


EXTERIOR MATERIAL PALETTE OPTIONS

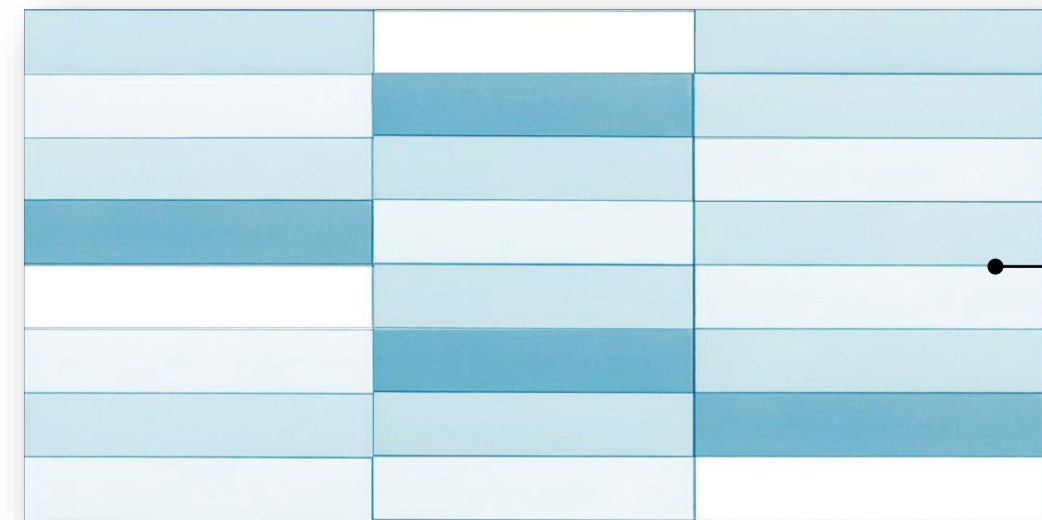
PANELS OF VARYING SIZES WITH AN ACCENT COLOR TO CREATE TEXTURE AND VISUAL INTEREST



WIDER PANELS WITH VARYING COLORS TO CREATE TEXTURE AND VISUAL INTEREST



METAL WALL CLADDING 1



METAL WALL CLADDING 2



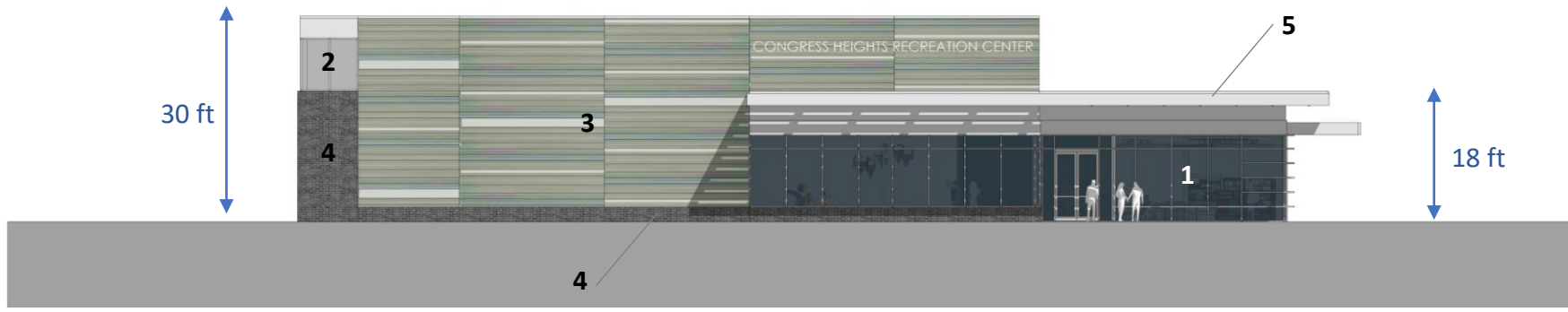
DARK IRON SPOT BRICK VENEER



BROWN BRICK VENEER

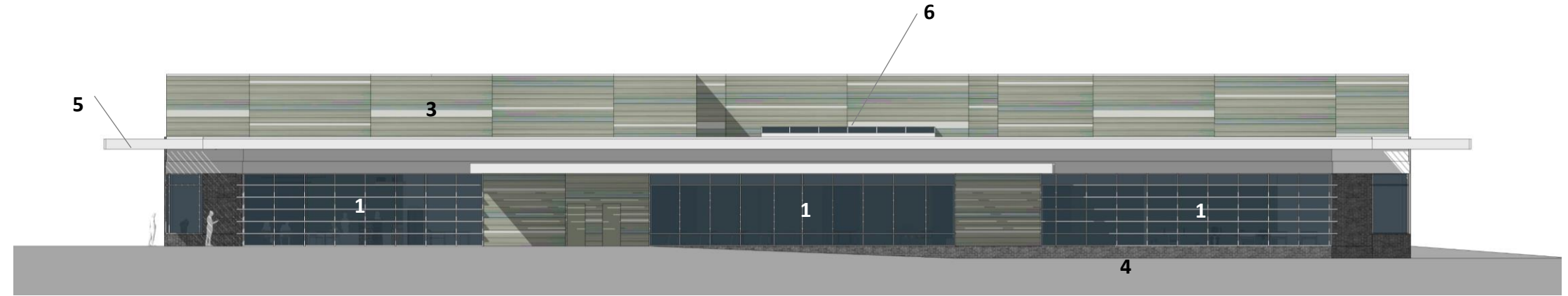
OPTION 1

OPTION 2

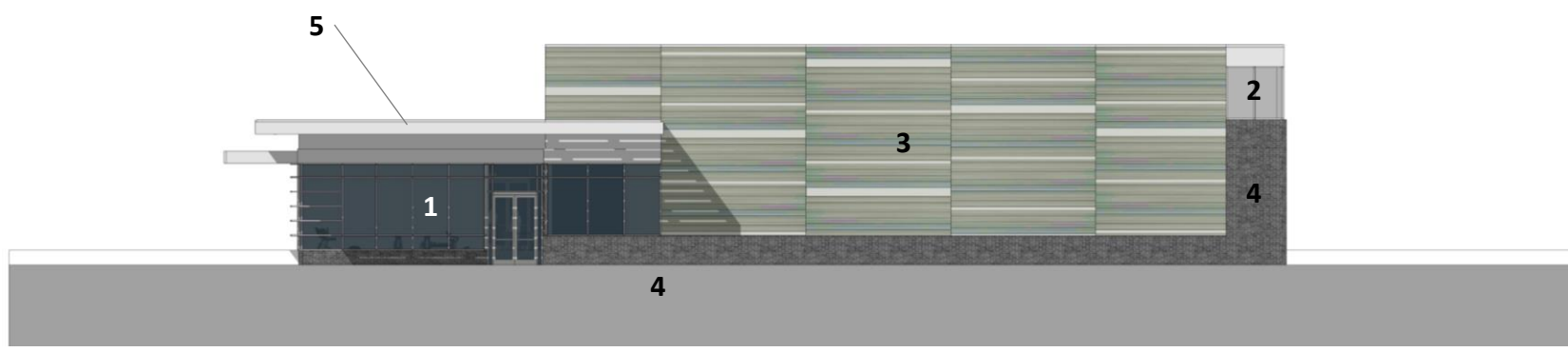


WEST ELEVATION (ENTRY/ESPLANADE)

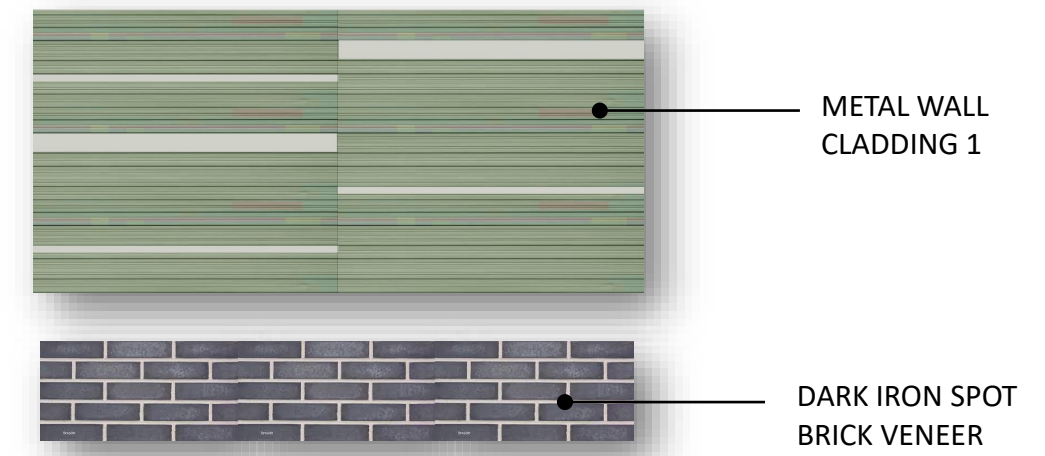
- 1 STOREFRONT
- 2 TRANSLUCENT CLERESTORY WINDOW
- 3 METAL WALL CLADDING 1
- 4 BRICK VENEER
- 5 COMPOSITE METAL FACIA/CANOPY
- 6 SKYLIGHT



SOUTH ELEVATION (PLAYGROUND)



EAST ELEVATION (PLAYFIELD)

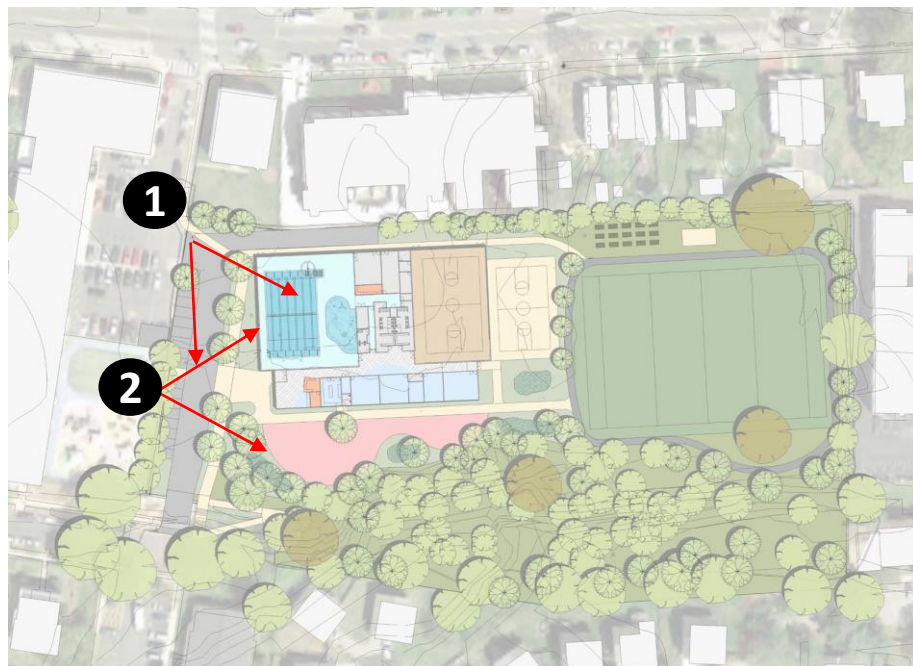


NORTH ELEVATION (SERVICE)

OPTION 1



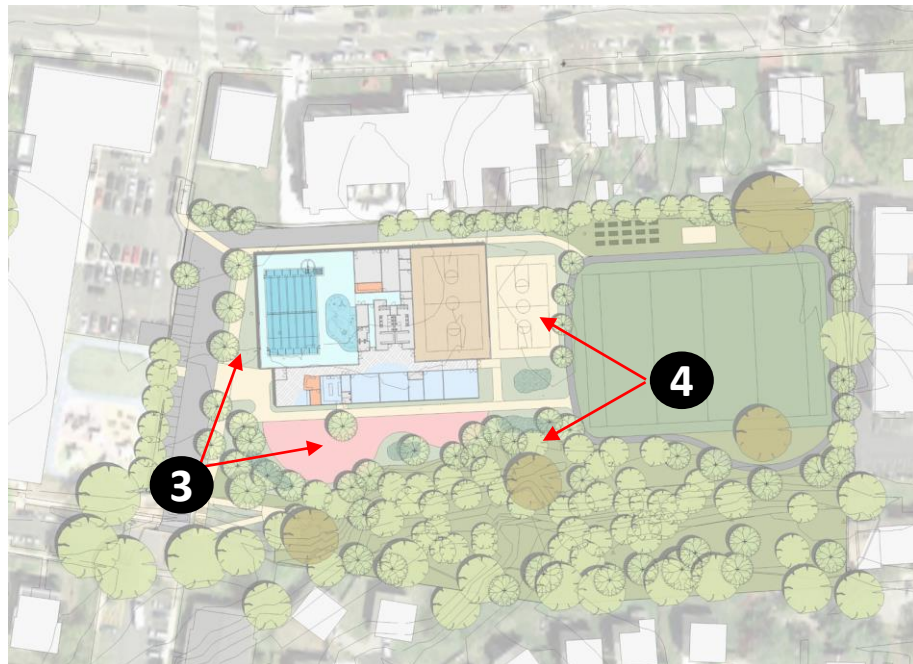
1 NORTHWEST VIEW (FROM ALABAMA AVE. APPROACH)



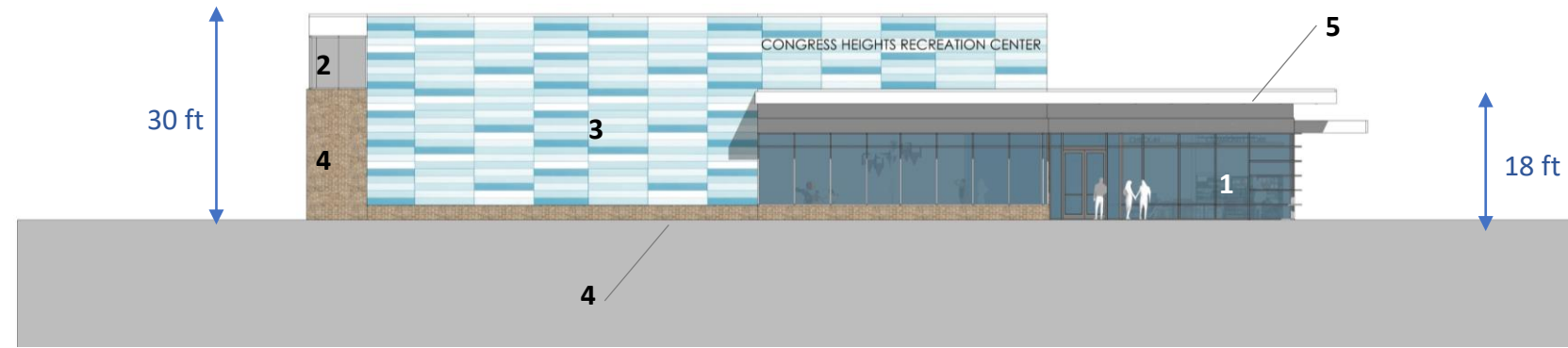
2 WEST VIEW (BUILDING ENTRY)



3 SOUTHWEST VIEW (FROM SAVANNAH AVE. APPROACH)

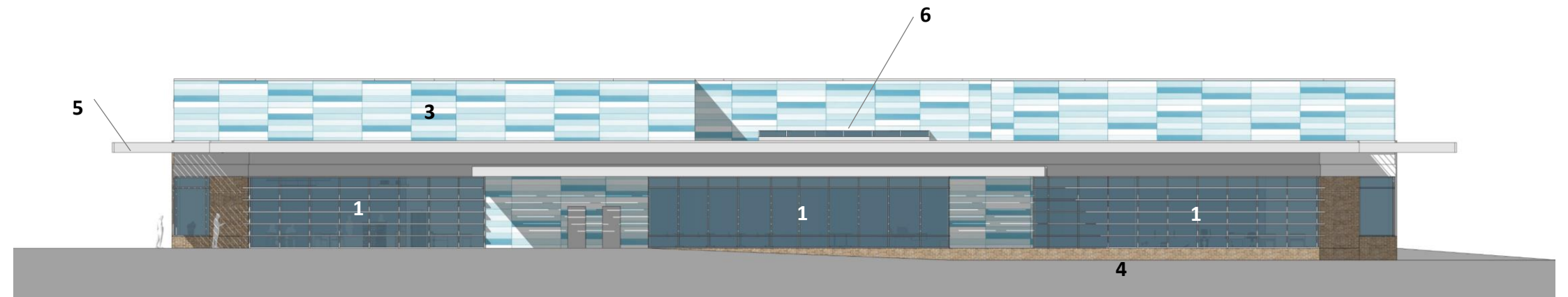


4 EAST VIEW (FROM THE MULTIPURPOSE FIELD)

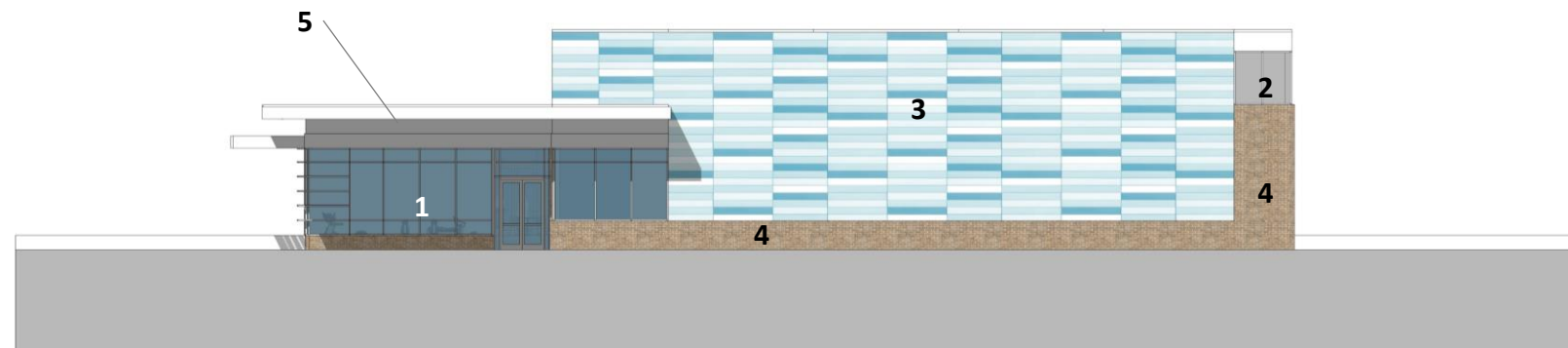


WEST ELEVATION (ENTRY/ESPLANADE)

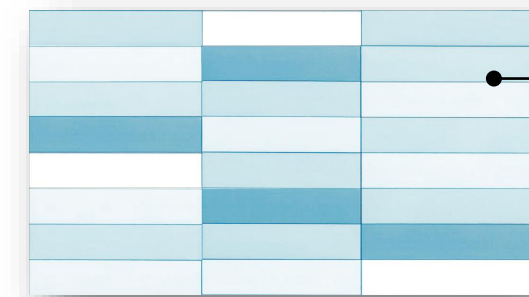
- 1 STOREFRONT
- 2 TRANSLUCENT CLERESTORY WINDOW
- 3 METAL WALL CLADDING 2
- 4 BRICK VENEER
- 5 COMPOSITE METAL FACIA/CANOPY
- 6 SKYLIGHT



SOUTH ELEVATION (PLAYGROUND)



EAST ELEVATION (PLAYFIELD)



METAL WALL CLADDING 2



BROWN BRICK VENEER

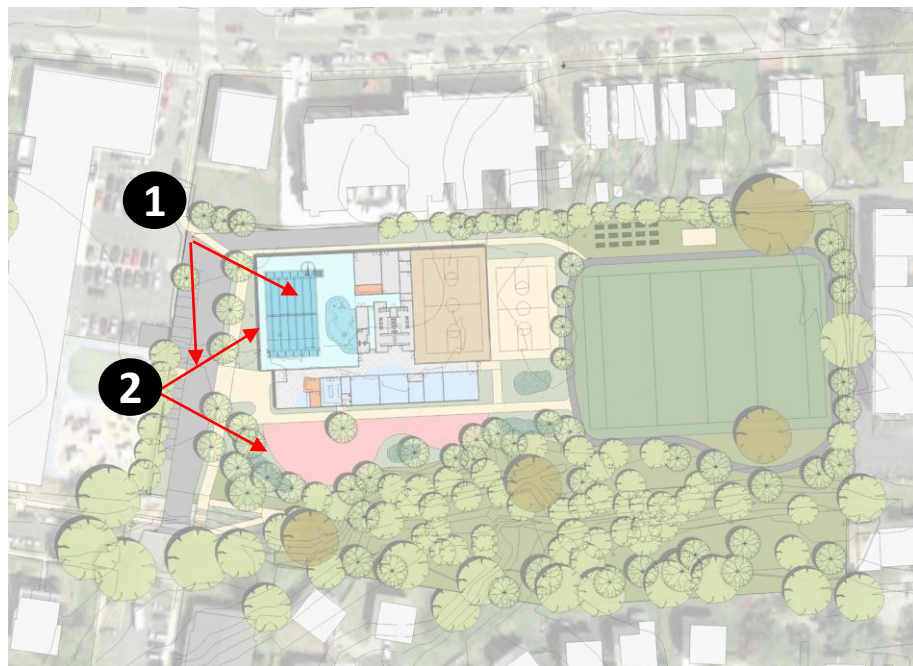


NORTH ELEVATION (SERVICE)

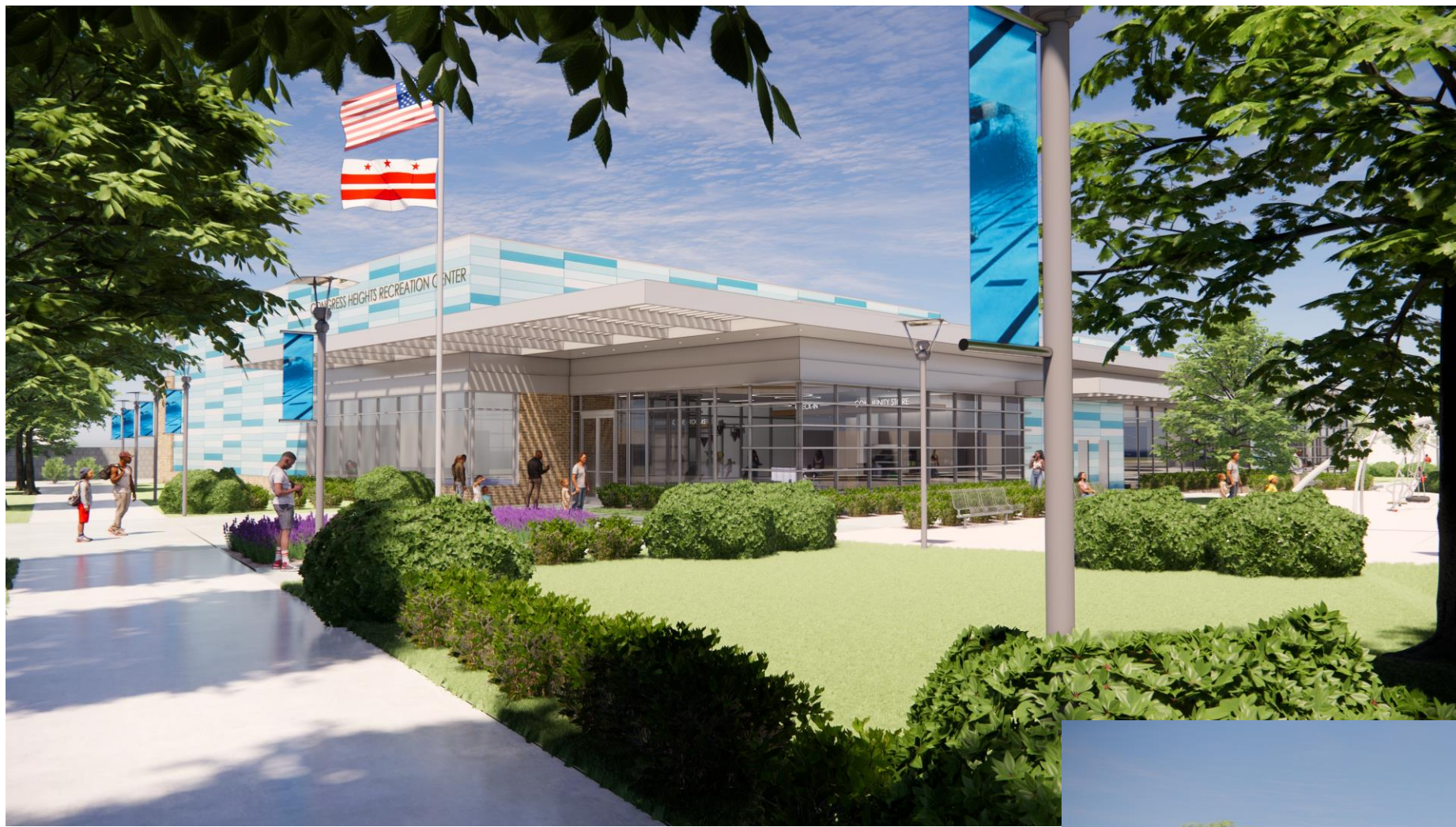
OPTION 2



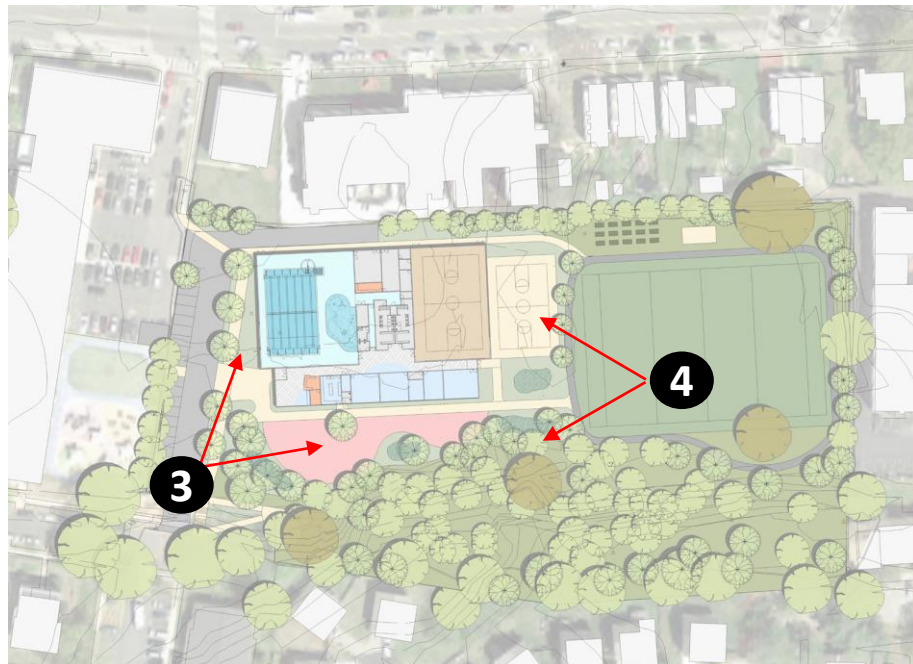
1 NORTHWEST VIEW (FROM ALABAMA AVE. APPROACH)



2 WEST VIEW (BUILDING ENTRY)



3 SOUTHWEST VIEW (FROM SAVANNAH AVE. APPROACH)



4 EAST VIEW (FROM THE MULTIPURPOSE FIELD)



OPTION 1



OPTION 2