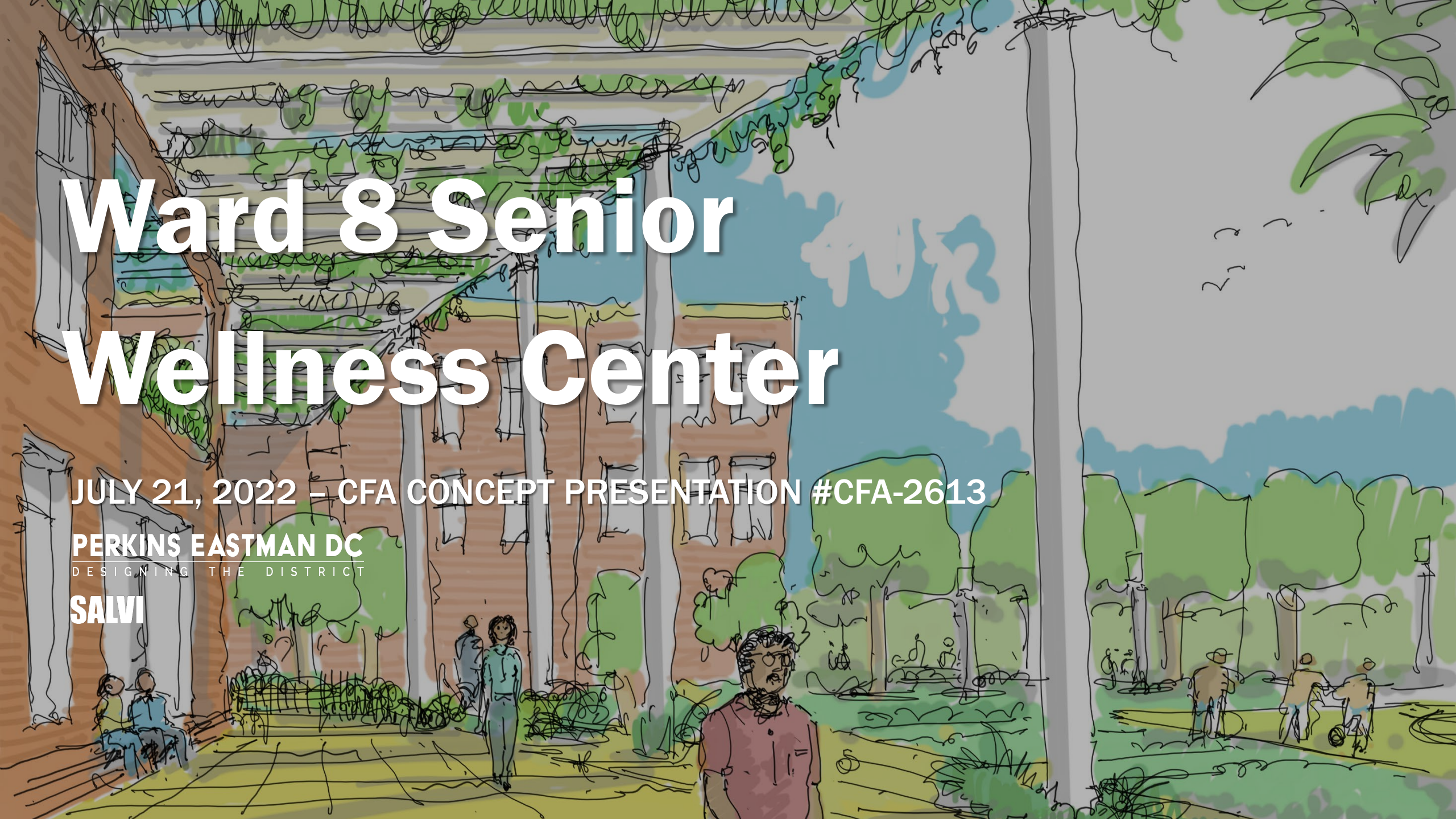


Ward 8 Senior Wellness Center

JULY 21, 2022 – CFA CONCEPT PRESENTATION #CFA-2613

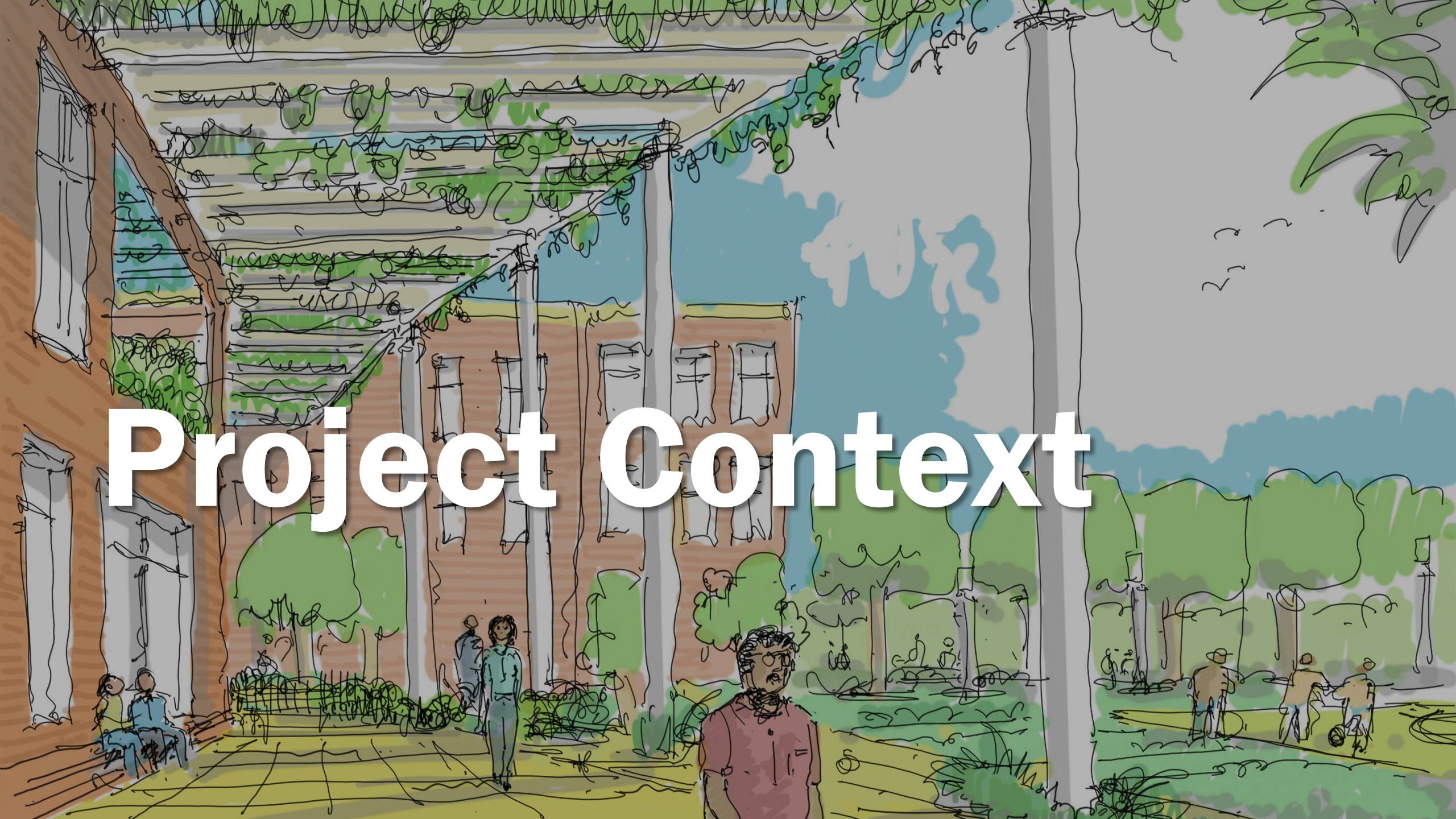
PERKINS EASTMAN DC

DESIGNING THE DISTRICT

SALVI

AGENDA

- Project Context
  - Design Principles
  - Site Analysis
  - Existing Building
- Project Scope
- Façade Design Considerations



Project Context

DESIGN PRINCIPLES

DESIGN PRINCIPLES

MULTIGENERATIONAL APPROACH

SENIOR WELLNESS CENTER FOR ALL 8 DISTRICT WARDS

NUTRITION FOCUSED

DESIGN PRINCIPLES

DESIGN PRINCIPLES

SEAMLESS INDOOR-OUTDOOR CONNECTIONS

COMMUNITY CONTEXT

PASSIVELY SUSTAINABLE

SITE ANALYSIS

PROJECT LOCATION

History

Proposed site.

Map of Cultural and Heritage Resources

Map Key

Historic Landmarks:
1 Anacostia Historic District
2 Boundary Stones
3 Congress Heights Firehouse
4 Civil War Fort Sites
5 Frederick Douglass National Historic Site
6 St. Elizabeths Hospital Historic District
7 Suitland Parkway

Churches:
8 Allen Chapel AME Church
9 Bethlehem Baptist Church
10 Campbell AME Church
11 Church of the Assumption
12 Church of the Holy Communion
13 Garden Memorial Presbyterian Church
14 Guiding Light Church (Old Matthews Memorial Church)
15 Macedonia Baptist Church
16 Matthews Memorial Baptist Church
17 St. Teresa of Avila Catholic Church
18 Washington Highlands Synagogue Righteous Branch Commandment Church

Schools:
19 Anacostia High School
20 Birney Elementary School (New)
21 Birney School (Old) / Nichols Avenue School / Thurgood Marshall Academy
22 Congress Heights School
23 Garfield Elementary School
24 Ketcham Junior High School
25 Kramer Junior High School

Parks and Places of Recreation:
26 100 Block of Xenia Street
27 Anacostia Park
28 Barry Farm Recreation Center
29 Carver Theater
30 Oxon Run

Places of Commerce:
31 Anderson Tire Manufacturing Company/ Carroll Laundry
32 The Big Chair
33 Liff's Market Building
34 Loeffler's Hotel / The Myrtle
35 Schmid House (Columbian Iron Works)

Government Buildings:
36 11th Street Precinct Building
37 DC Water and Sewer Authority (DC Water)
38 Poplar Point Pump Station

Communities:
39 Anacostia Historic District Expansion
40 Apartment Complexes - Halley House
41 Elvans Road
42 Farm Houses

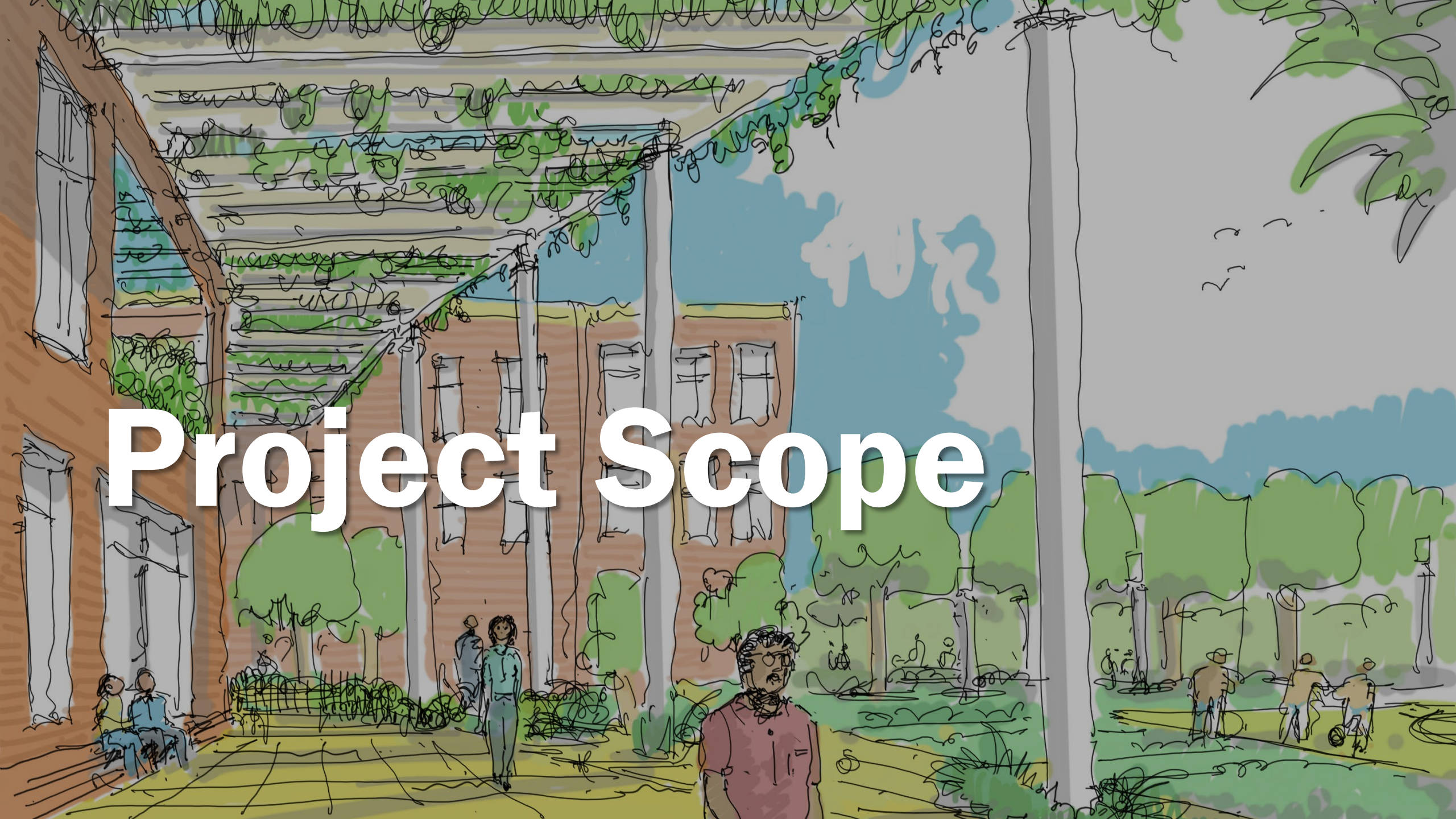
Other:
43 Barry Farm Dwellings Street Names
44 Call Boxes

SITE ANALYSIS

SITE CONTEXT AND CONNECTIONS

SITE ANALYSIS

SITE CONTEXT AND CONNECTIONS


Project Scope

PROJECT SCOPE

OVERALL SITE PLAN

Proposed Site Features

1. Senior Wellness Center Parking
2. Kramer Middle School Parking
3. Play Field
4. Basketball court with fence
5. Outdoor classroom
6. Boardwalk
7. Seat wall
8. Bioretention
9. Concrete path - 4' Min Width
10. Lawn
11. Plant bed
12. Canopy Tree
13. Flowering Tree

Existing Features

1. Concrete Sidewalk
2. Bike Racks
3. Site Wall
4. Street Tree
5. Perimeter Fence
6. Curb Cut

PROJECT SCOPE

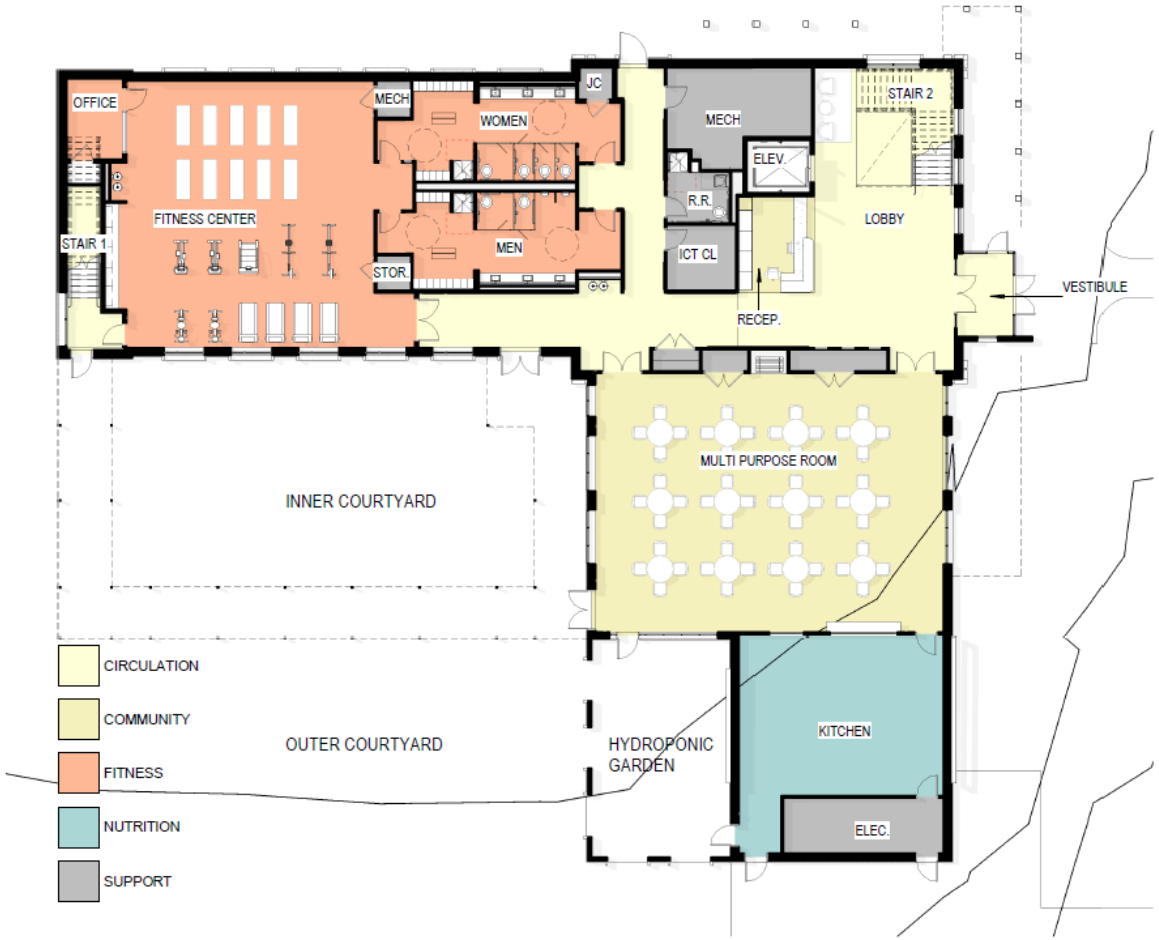
PROJECT SITE PLAN

Proposed Site Features

1. Wood deck
2. Trellis above
3. Water feature
4. Rocking chairs/Lounge seating
5. Hydroponic towers
6. Table with chairs
7. Raised garden beds
8. Open space for outdoor games and performances
9. Shade tree
10. Evergreen Hedge
11. Plant bed
12. Bioretention
13. Community Art
14. Bench
15. Double-Sided Bench
16. Wood Boardwalk
17. Flowering Tree Grove
18. Concrete Path
19. Aggregate Paving with Organic-Lok
20. Brick Border
21. Special Paving
22. Green Screen
23. Raised Planter
24. Loading dock
25. Heritage tree

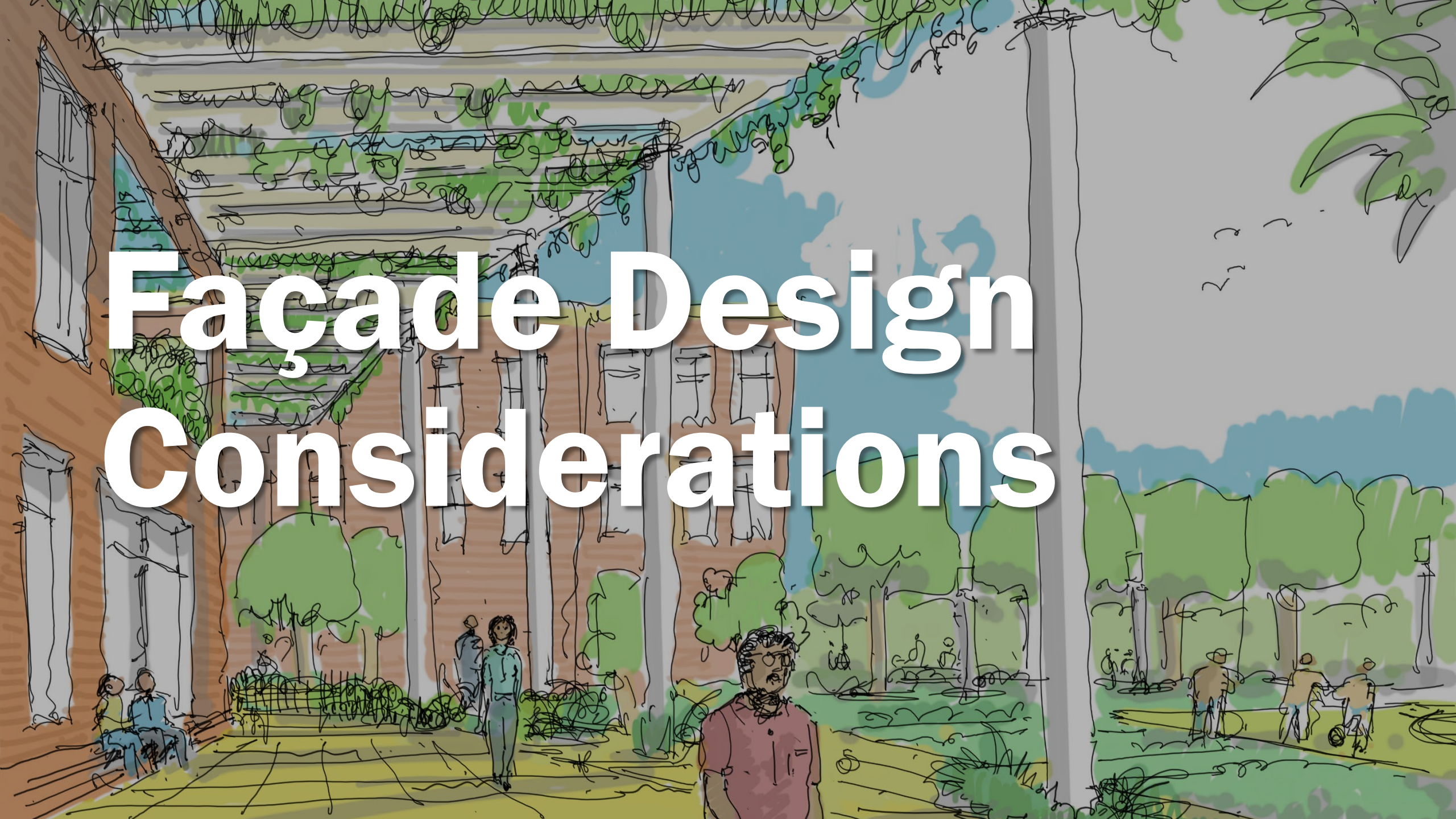
PROJECT SCOPE

FLOOR PLANS



GROUND LEVEL PLAN

2ND LEVEL PLAN



Façade Design Considerations

NEIGHBORHOOD FACADES

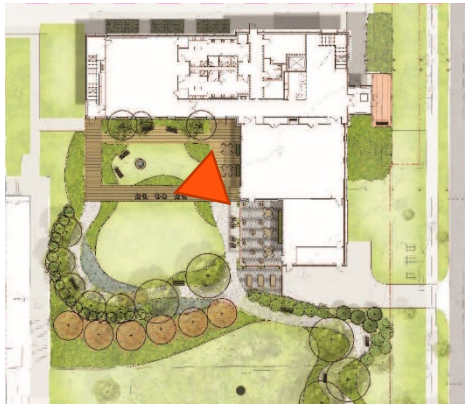
RESPECT ADJACENT URBAN FABRIC

VIGNETTE

18TH STREET ENTRY – EAST FACADE

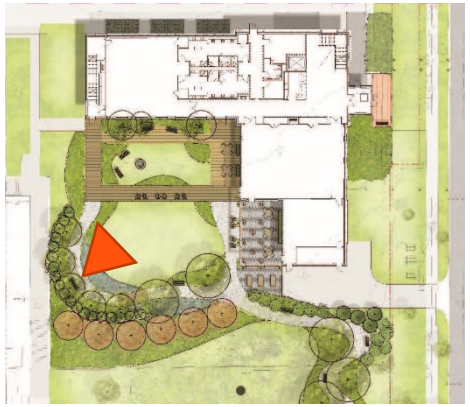
VIGNETTE

COURTYARD– SOUTH FACADE



VIGNETTE

COURTYARD– SOUTH & WEST FACADES



MATERIALS

RESPECT HISTORIC STRUCTURES WITH NEW MATERIAL CHOICES

1 Masonry

2 Terracotta

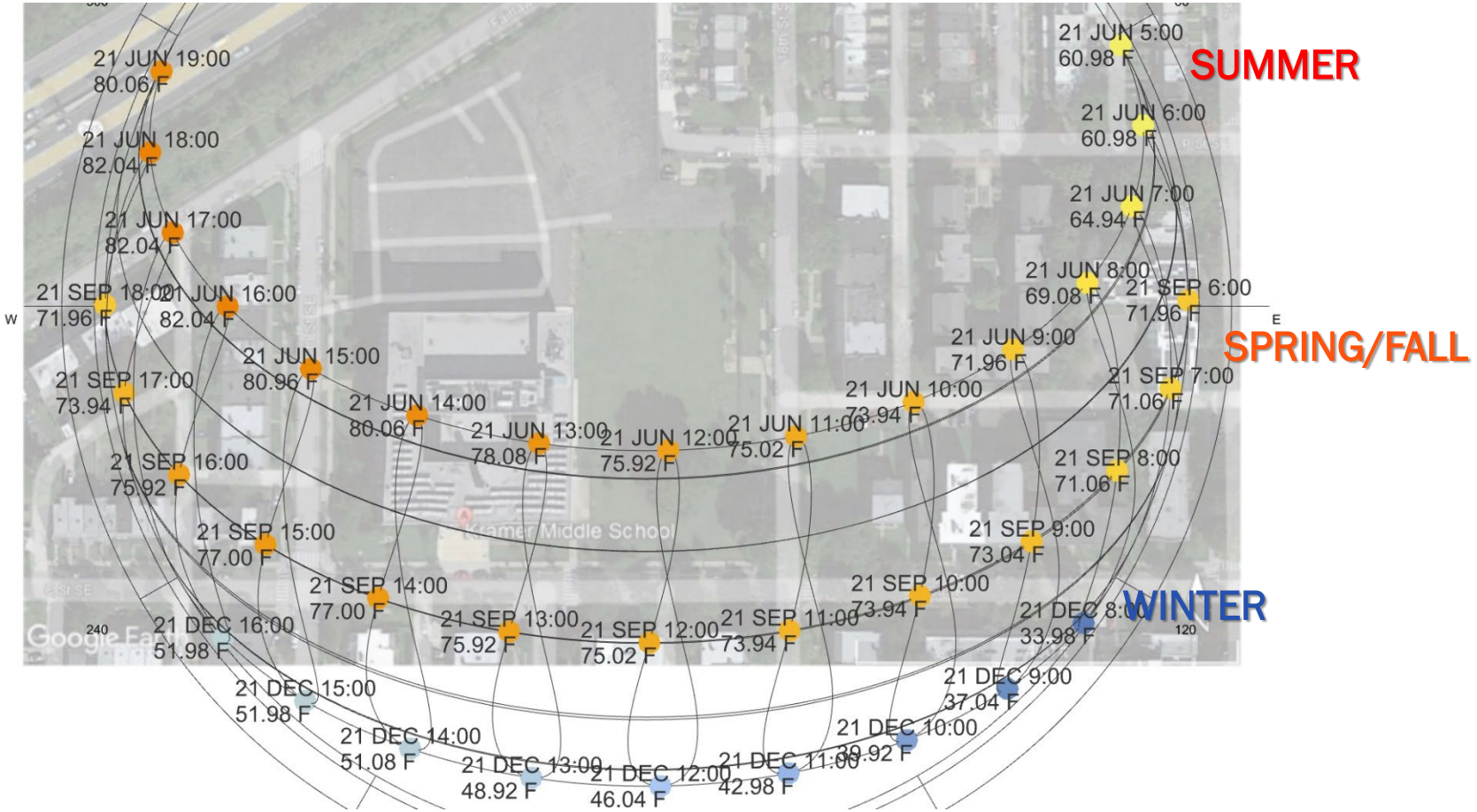
3 Metal Panel & Accents

4 Perforated Screens

5 Wood

SUSTAINABILITY CONSIDERATIONS

SOLAR ORIENTATION



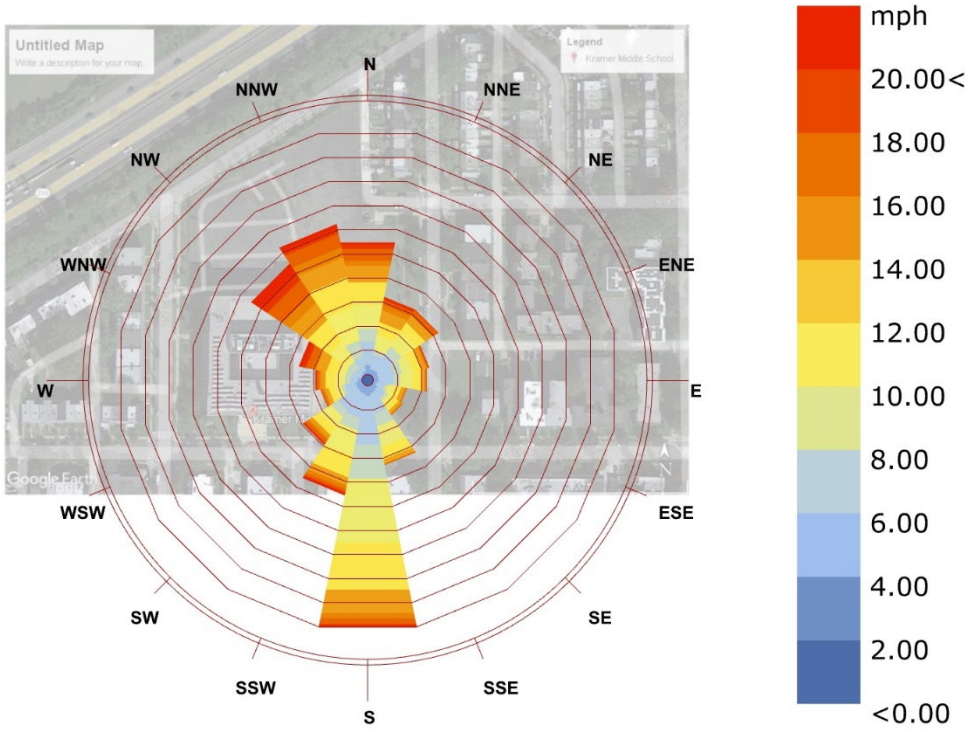
Washington, DC experiences extreme weather swings, with hot humid summers and cold dry winters. It is therefore challenging to create a thermally comfortable outdoor environment, except in the swing seasons of spring and fall, but even including these seasons the outdoor environment is only comfortable around 11% of the year.

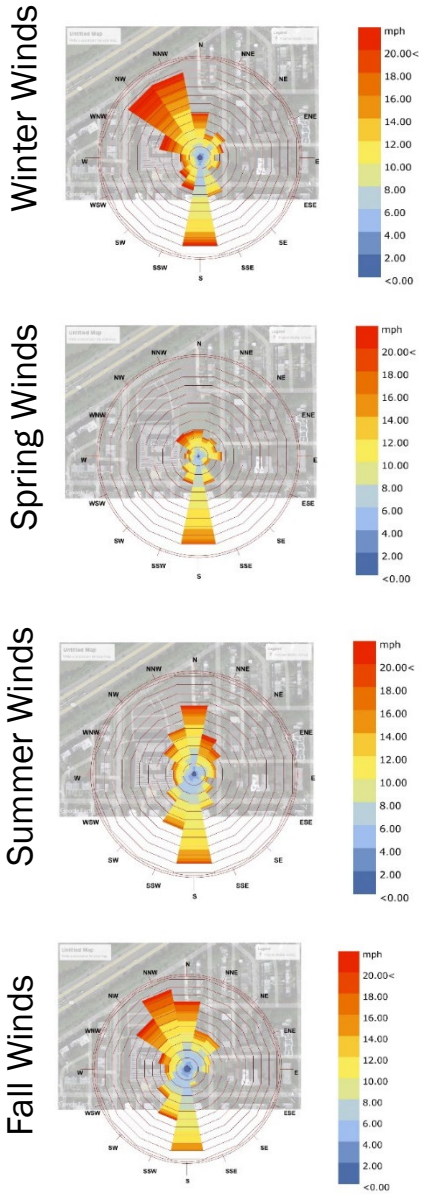
Additional measures for solar and wind control in outdoor spaces should therefore be employed to extend thermal comfort. Core learning spaces and areas with high levels of occupancy will be oriented in such a way that they are protected from glare disturbance and unwanted heat gains.

SUSTAINABILITY CONSIDERATIONS

PREVAILING WINDS

YEARLY WINDS





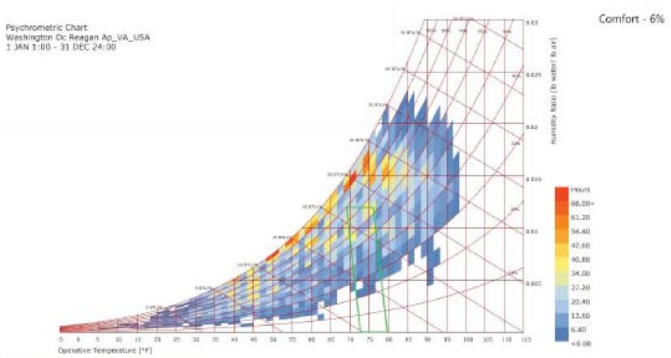
In the Washington, DC region, prevailing winds shift by season.

Cold winter winds tend to come from the northwest with relatively high velocity, making outdoor areas that face north relatively inhospitable.

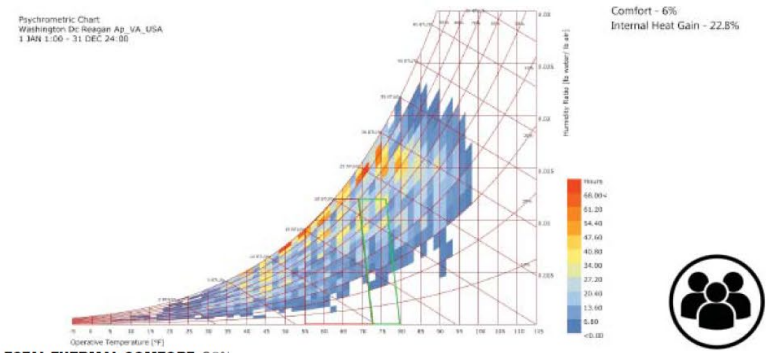
During the rest of the year, winds come from the south primarily, especially in the summer months. These breezes are more welcome for ventilation to extend comfort.

SUSTAINABILITY CONSIDERATIONS

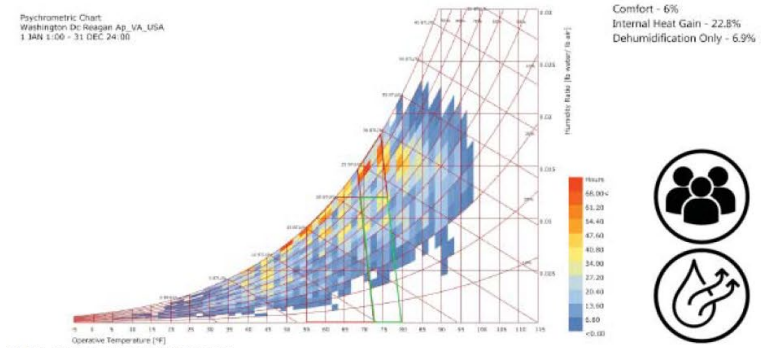
PASSIVE DESIGN



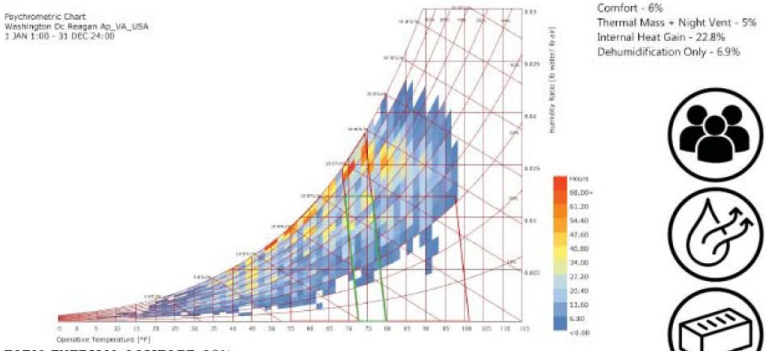
TOTAL THERMAL COMFORT: 6%



TOTAL THERMAL COMFORT: 28%



TOTAL THERMAL COMFORT: 35%



TOTAL THERMAL COMFORT: 39%

STRATEGIES LEGEND

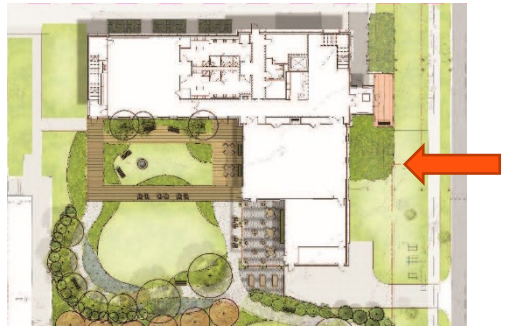
- DEHUMIDIFICATION
- INTERNAL HEAT GAINS
- THERMAL MASS

PSYCHROMETRIC CHART

Although mechanical heating and cooling will still be needed to maintain indoor thermal comfort in this climate, passive design strategies can be employed to reduce the amount of mechanical cooling necessary. While passive cooling strategies such as evaporative cooling, thermal mass and night ventilation, and the use of fans can reduce mechanical cooling needs, the climate predominantly requires heating, so focusing on passive heating strategies can have more impact on energy performance. Passive heating strategies such as utilizing a well insulated and airtight building envelope to capture internal heat gains can provide added comfort for 28% of the year, significantly reducing the need for mechanical heating.

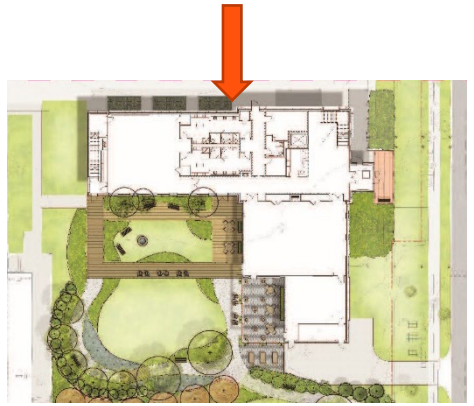
ELEVATION

EAST ENTRY FACADE



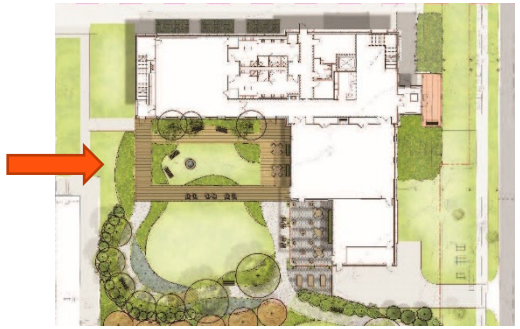
ELEVATION

NORTH FAÇADE FACING PARKING



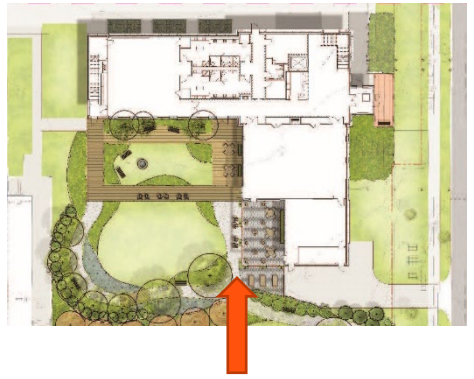
ELEVATION

WEST FAÇADE FACING KRAMER MS



ELEVATION

SOUTH COURTYARD FACADE



DESIGNING THE DISTRICT