CHEVY CHASE COMMUNITY CENTER | DRAFT CONCEPT REPORT

20 December 2019

Prepared For:

DGS DEPARTMENT OF GENERAL SERVICES BUILD MAINTAIN SUSTAIN

DPR DC DEPARTMENT OF PARKS AND RECREATION

ANC 3/4G CHEVY CHASE DC

Prepared By:

BELL Architects, PC
1228 9th Street NW
Washington, DC 20001

Silman
1053 31st Street NW
Washington, DC 20007

Engenium Group
1017 O Street NW
Washington, DC 20001

Educational Systems Planning
49 Old Solomon's Island Road, Suite 301
Annapolis, MD 21401

Wiles Mensch Corporation-DC
510 8th Street SE
Washington, DC 20003

ECS Capitol Services, PLLC
1310 L Street NW, Suite 425
Washington, DC 20005

designed to engage, made to last;
creating places built on community values

TABLE OF CONTENTS

EXECUTIVE SUMMARY

This report is the second stage for the Design Team to assist the Mayor's Office, Department of General Services (DGS), Department of Parks and Recreation (DPR), Advisory Neighborhood Commission (ANC) 3/4G, the Chevy Chase Community Center Task Force, and the Community in determining the most suitable approach for the modernization of the community center. Although the 2018 ANC report recommends the construction of a new community center, the design direction (renovation of existing vs. new structure) is not yet determined. This report summarizes design challenges that the Design Team are addressing, the preliminary concept development, blocking and stacking diagrams, and a preliminary recreation spec for the modernized community center. If the existing building is determined to be eligible for historic consideration by the Historic Preservation Office (HPO), tear down and replacement with a new structure may not be a possible design approach.

The goal of the enclosed draft concept report is not to make a determination on a design approach that is the most suitable to address the Community Center's redevelopment, but to provide a summary of efforts to date by the Design Team. The information provided is a snapshot that will continue to be used throughout the design process to develop an evidence-based solution that reflects the needs and aspirations of the community.

After receiving the notice to proceed on October 4, 2019, the Design Team has completed the following investigations:

- ☐ Reviewed the ANC's 2018 report and recommendations
- ☐ Established the community center's preliminary program needs
- ☐ Field verification of the existing conditions by the Design Team
- ☐ LIDAR scan of the building and site to prepare the project's BIM model
- ☐ Confirmed zoning requirements that limit the expansion of the building
- ☐ DC Water Flow Test report received and reviewed
- ☐ IT/AV requirements identified
- ☐ ADA assessment of the existing facility
- ☐ Hazardous materials assessment and testing
- ☐ Historic assessment of the facility for HPO review - Anticipated determination by HPO is mid-January.
- ☐ Programming questionnaires completed by DPR key stakeholders
- ☐ Geotechnical and infiltration investigations

Research and assessments that have a significant impact on the project's design approach and are in progress include the following:

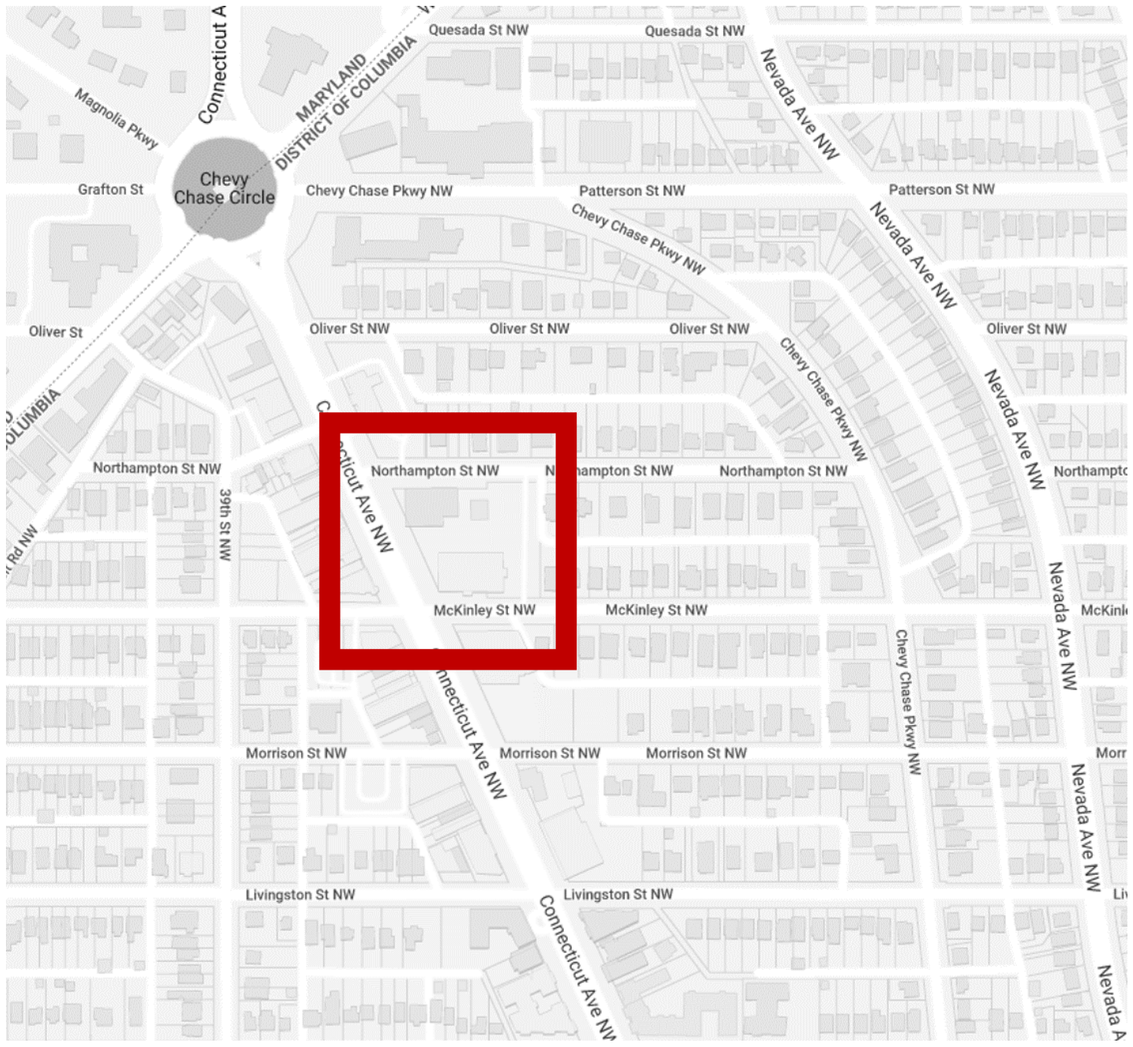
- ☐ Zoning attorney to address zoning restrictions - Anticipated completion pending DGS & DPR direction to remedy the present restrictions: map amendment or BZA variance.

Acknowledgements

The Design Team would like to acknowledge the following individuals for their involvement and efforts in the creation of this findings and recommendation report.

Mark Bacus	DC Department of General Services / Kramer Consulting
Jamie Johnson	DC Department of General Services / Kramer Consulting
Brent Sisco	DC Department of Parks and Recreation
Fran Scott	Chevy Chase Community Center
David Bell FAIA, LEED AP	BELL Architects, PC
Daniel Blair AIA, NCARB	BELL Architects, PC
Joshua Kaltreider	BELL Architects, PC
Jason Myers - Structural Engineer	Silman
Mackenzie Hoover - Mechanical Engineer	Engenium Group
Matt Nix - Electrical Engineer	Engenium Group
Scott Boyd - IT/AV/Security Designer	Educational Systems Planning

PROPERTY BACKGROUND



The Chevy Chase Community Center and the Chevy Chase Neighborhood Library share the lot (1866-0823) located in the upper northwest (NW) quadrant of the District. The lot occupies the western end of a block bounded by Connecticut Ave on the west, Northampton Street to the north, McKinley Street to the south, and a public alley and residential lots to the east.

The Chevy Chase Neighborhood Library was completed in early 1968 and was dedicated on March 21st of that year. The two-story building, described in contemporary accounts as “an example of modern functional architecture,” was designed by Nicholas Satterlee and Associates under the District’s Public Works Program. Although previously believed to have been designed by the Library architect, the Design Team confirmed that the community center was designed by the architectural firm of Montgomery Green & Associates. The community center opened in December of 1971.

The community center has two stories and a fully occupied basement, with a total building area of 32,734 gsf when including the basement’s floor area (24,867 gross square feet when excluding the basement). In addition to the library, existing on-site recreational amenities include a basketball court, playground, and a landscaped commons space framed by the community center and library. The commons space bisects the site in the east-west direction and provides an accessible route to both buildings from the parking lot. The lot contains 30 parking spaces, which includes two ADA spaces, along the eastern property line. Existing outdoor space improvements currently are excluded from the District requested scope of work and therefore have not been assessed as a part of this report, with the exception of stormwater management and ADA compliance investigations.

OVERVIEW OF DESIGN CHALLENGES

Existing Building

The existing community center building's exterior walls consist of red brick with architectural precast concrete trim. Brick was chosen to complement adjacent commercial buildings. Glass was used extensively to maximize daylight, and a skylight provided natural illumination for the open staircase between the first and second floors. While viewed as contemporary when it was built, the community center building now is considered outdated by the community. Potential Community Center users have been deterred by the current conditions and described the existing building as "gloomy," "depressing," and "uninviting."

- The post-modern design does not relate to the urban and historic context of Connecticut Avenue, nor does it have an architectural dialogue regarding its position of bridging the residential neighborhood and the commercial street.
- The building is introverted and does not provide an inviting street edge to engage the community.
- The site slopes up to the east, which creates complex grade relationships at the entry along McKinley Street.
- There is indirect access to the existing building off of Connecticut Avenue, which does not take advantage of the community center's potential relationship with the nearby historic Avalon Theatre.
- The building arrival sequence, which includes multiple floor levels with excessive internal stairs due to a split-level type entry, makes it difficult for staff to monitor visitors.
- Unclear wayfinding in the building and the atrium stairs disorient visitors.
- The existing programmable space no longer meets residents' needs and desired activities.
- The building does not meet current building and accessibility codes.

A tour of the facility took place with DPR management and staff on October 23, 2019. During the tour, design and performance issues were identified and will need to be addressed in the modernization. Examples include the following:

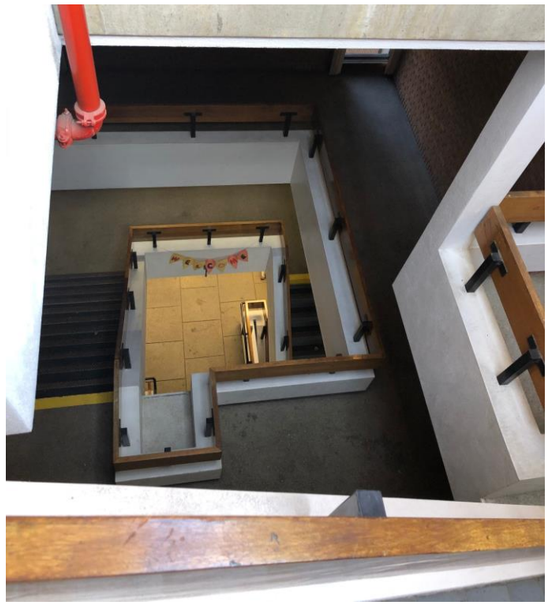
- The basement elevator room has ongoing water infiltration.
- The eastern stairwell and entryway has a history of flooding.
- The facility has security concerns with all entries remaining unlocked until closing hours, typically 10 pm. No cameras are present at the facility, so staff cannot monitor visitors entering the building.
- There is no indoor gymnasium within Ward 3.
- Preschool windows are covered to provide privacy and security.
- No stage productions have taken place at the facility in years.
- The basement changing rooms are underutilized.
- The majority of programs provided at the community center are at full capacity.
- Most successful programs include: fencing; gymnastics; ballet; pottery; preschool; and Little Explorers summer camp.
- The Dark Room is not ADA compliant and contains light leaks.

The modernization of the community center should:

- Provide inclusive, invigorating, multi-functional spaces that resonates with the District's vibrancy.
- Attract all age-groups and align with the community environmental, sustainable design, and resilience goals.
- Entice new users to take a look inside and see what the center has to offer, while retaining faithful patrons.
- Attract visitors with a clear sense of arrival by pedestrian and vehicle.
- Interact with the streetscape by allowing pedestrians to see activities inside the building.
- Provide spaces that naturally encourage interaction between members of the community.
- Provide large, functional spaces for important neighborhood events.
- Educate the community on sustainable design by showcasing its own sustainable features.
- Inspire creativity, physical activity, and intellectual stimulation.
- Provide increased natural light throughout the building, particularly in the basement.
- Serve as a refuge in case of an emergency or other widespread disturbance.
- Provide universal access for wheelchairs and strollers (ADA).
- Showcase environmental responsiveness, via energy use, indoor environmental quality, and SWM to meet LEED targets.

Elevator room with sandbags


Eastern stairwell with sandbags


Disorienting atrium space – lack of wayfinding


Boiler Room - equipment does not meet modern codes

Historic Eligibility

EHT Traceries prepared and submitted two-separate determination of eligibility (DOE) documentation forms to the Historic Preservation Office (HPO) on December 13, 2019. One DOE addressed the Chevy Chase Neighborhood Library, located at 5625 Connecticut Avenue NW, and the other for the Chevy Chase Community Center, located at 5601 Connecticut Avenue NW.

The DOEs document the history and architectural features and character of the buildings. The buildings are evaluated based on both National Register and DC landmark criteria. The investigation was conducted in accordance with:

- The Secretary of the Interior's Standards and Guidelines for Historic Preservation
- DC HPO guidelines: How to Complete a DC State Historic Preservation Office Determination of Eligibility (DOE) Form

Completing the eligibility process required both archival research, architectural survey and evaluation.

- Archival research was done after notice to proceed (NTP), to prepare a historic context to determine if the library and community center have any significant historical associations.
- Research was conducted at the Washingtoniana Room and the Kiplinger Archives at the Historical Society.
- Commission of Fine Arts (CFA) minutes detailing their oversight activities were accessed through the CFA archives.
- Historic newspapers were accessed online through proquest.com.
- DGS provided the original design drawings for both buildings.
- Traceries conducted a site visit on November 14, 2019.
- The exterior and interior of both buildings were photo-documented during this visit.
- Photographs were taken of all four elevations of the buildings, representative interior features, site features, and notable architectural details and elements.

Research revealed the following information:

- The library was designed by Nick Satterlee, a renowned local architect who was active in the late twentieth century.
- Nicholas Satterlee (1915-74), architect of the Chevy Chase Neighborhood Library building, achieved prominence for his work both in the design of modern residential buildings and communities, and in the restoration and rehabilitation of historic landmarks.
- The Library was completed in early 1968 and was dedicated in March of that year.
- Although previously believed to also have been designed by Satterlee, the community center was designed by the architectural firm of Montgomery Green & Associates. Research on this firm is in progress.
- The community center building was constructed after the library and opened in December of 1971.

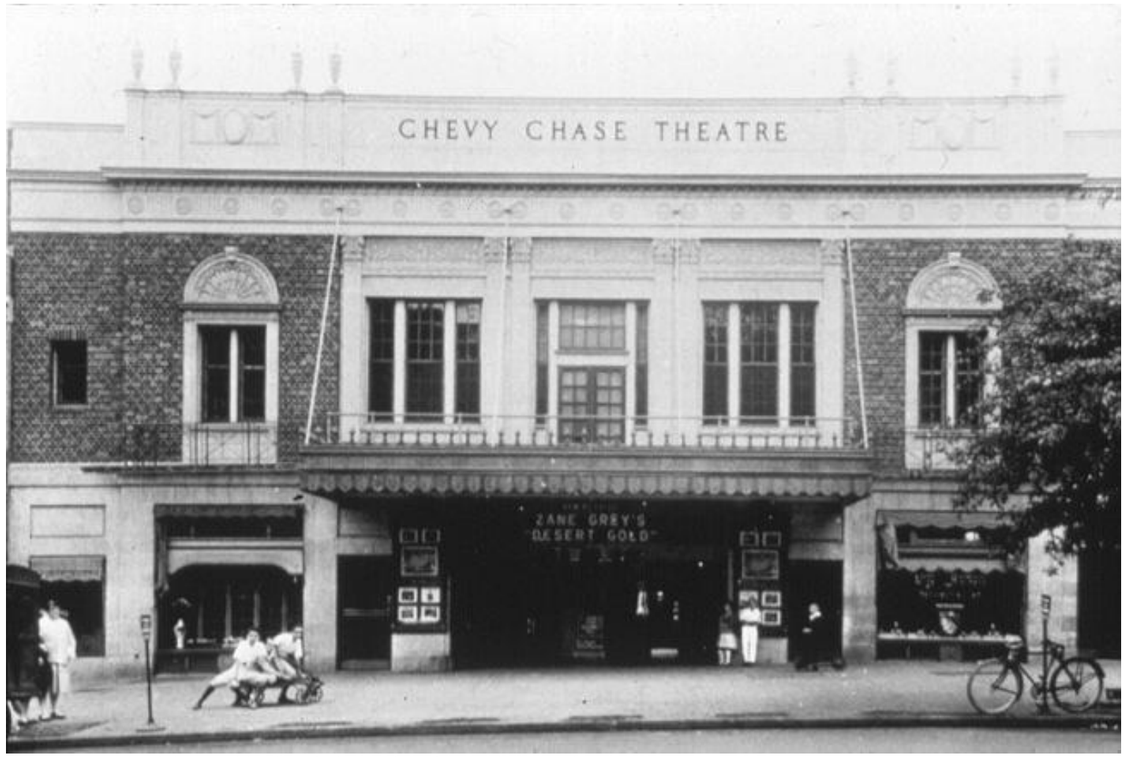
Recommendations for eligibility:

- The Chevy Chase Community Center met none of the criteria and is not recommended for historic eligibility.
- The Chevy Chase Neighborhood Library is currently considered potentially eligible under Criterion C(f).

Next Steps

Anticipated time frame for the initial ruling by the Historic Preservation Office (HPO) is January 2020.

Photos of the Chevy Chase Neighborhood Library under construction (ca. 1967)



Historic context of the neighborhood: the Avalon Theater (ca. 1936)

Zoning Regulations

Zoning regulations restrict the potential size of the modernization. The existing lot is divided by a zone boundary line. The majority of the site is in the MU-3A zone and the remaining portion of the site is in one of the most restrictive zones: R-1-B. The split lot results in a decreased allowable building area, which is calculated using the floor area ratio (FAR). FAR is the relationship between the total amount of usable floor area that a building has, or has been permitted to have, and the total area of the lot on which the building stands.

- Combined, the Community Center and Library have a total building area of 44,497 gsf (24,867 gsf for the Community Center and 19,630 gsf for the Library), excluding the basements which are not accounted for in the FAR.
- The FAR limits the allowable building area to 48,170 gsf, which equals an increase of 3,673 gsf in building area for the lot.
- The allowable building increase is for the entire lot and therefore shared by the Community Center and Library.
- The ANC 3/4G program indicated that the facility would need to increase by 14,236 gsf to meet the community needs. Presently, the zoning regulations do not allow this desired increase without a zoning variance.

Lot zones and boundary line overlaid on aerial photo

Allowable Building Area on Lot

Allowable building area for a lot is calculated using the FAR of the lot. The resultant is equivalent to the maximum gross building area allowed on the site, which is shared with the community center and library. The FAR was calculated as follows:

- Based on the available site info we have from DC Atlas, BELL estimated that the zones have the following areas and percentages of the site:
  - MU-3A: 39,800 sf (54%)
  - R-1-B (Recreation use) 33,590 sf (46%)
  - **Overall Lot Size** **73,390 sf**

- FAR was calculated per A-207.1:
  - When a zone boundary line divides a lot that was in single ownership on May 12, 1958, the permitted use and bulk of a structure located on that lot may be determined as follows:
  - The allowable bulk for the portion of the lot located in a lesser restrictive use zone may be increased by the bulk permitted on the portion of the lot located in a more restrictive use zone, provided that no portion of any structure permitted on the lesser restricted portion of the lot shall be extended to the more restricted portion of the lot.
  - The calculation for determining additional bulk shall include only that portion of the lot in the more restrictive use zone that is located within thirty-five feet (35 ft.) of the zone boundary line.
  - The additional bulk authorized in this section shall not exceed the maximum bulk permitted on the portion of the lot located in the lesser restrictive use zone.
  - For computation purposes, any portion of the lot located in an R-1 or R-2 zone shall be deemed to be limited to a floor area ratio (FAR) of 0.4; any portion of the lot located in an R-3 zone shall be deemed to be limited to an FAR of 0.6; and any portion of the lot located in an RF-1, RF-2, or RF-3 zone shall be deemed to be limited to an FAR of 0.9.

- Allowable Building Area - the FAR formula calculation results in the following:
  - MU-3A (Non-Residential): 39,800 sf x 1.0 (Max Permitted FAR) = 39,800 sf
  - R-1-B (Recreation): 9,300 sf (portion of lot that is 35 ft from boundary) x 0.9 (Max FAR) = 8,370 sf
  - **Allowable Building Area = 48,170 gsf**

- Existing Building Area on the Lot
  - Community Center = 24,867 gsf
  - Public Library = 19,630 gsf
  - **Existing Building Area = 44,497 gsf (excludes basements of both structures)**

- Net Allowable Building Area Increase remaining:
  - **Existing Building Area = 3,673 gsf (excludes basements of both structures)**

DGS and DPR will need to get approval from the Board of Zoning Adjustment (BZA) for a non-single ownership lot, to utilize the split boundary rules and request more density than shown in the calculations above.

Next Steps

BELL Architects and the Zoning Attorney will continue to collaborate with DGS & DPR to address the zoning regulation challenges. Potential options to remedy the building area limitation:

- **Map Amendment** - A map amendment is a request for a zone change in a specific area of the District. The goal would be to have the entire lot under one zone. Anticipated timeframe for this process is 8 to 10 months.
- **Variance or Special Exception** - The alternate approach is to ask the BZA to grant relief from the strict application of the Zoning Regulations. The goal for the relief is to have the BZA approve additional density and building area for the lot. Anticipated timeframe for this process is 4 to 5 months.

ZONING	EXISTING	MU-3A	R-1-B
Height	32 ft (+/-)	40 ft + 15 ft penthouse	45 ft + 18 ft penthouse
Stories	2 + cellar + penthouse	3 + cellar + 2 story penthouse	3 + cellar + 1 story penthouse
FAR	n/a	1.0	Rec: 1.8* FAR (C-1604.3) Lib: Not Prescribed
Max. Bldg Area	44,497 gsf	73,390 gsf	132,100 gsf
Rec Center	24,867 gsf	48,000 gsf	-
Library	19,630 gsf	25,000 gsf	-
Lot Occupancy	28.4 %	60%	40 %* max (C-1603.7)
Pervious Surface	Not calculated	-	30% (C-1609.1)

Chart of by right zoning regulations for the lot

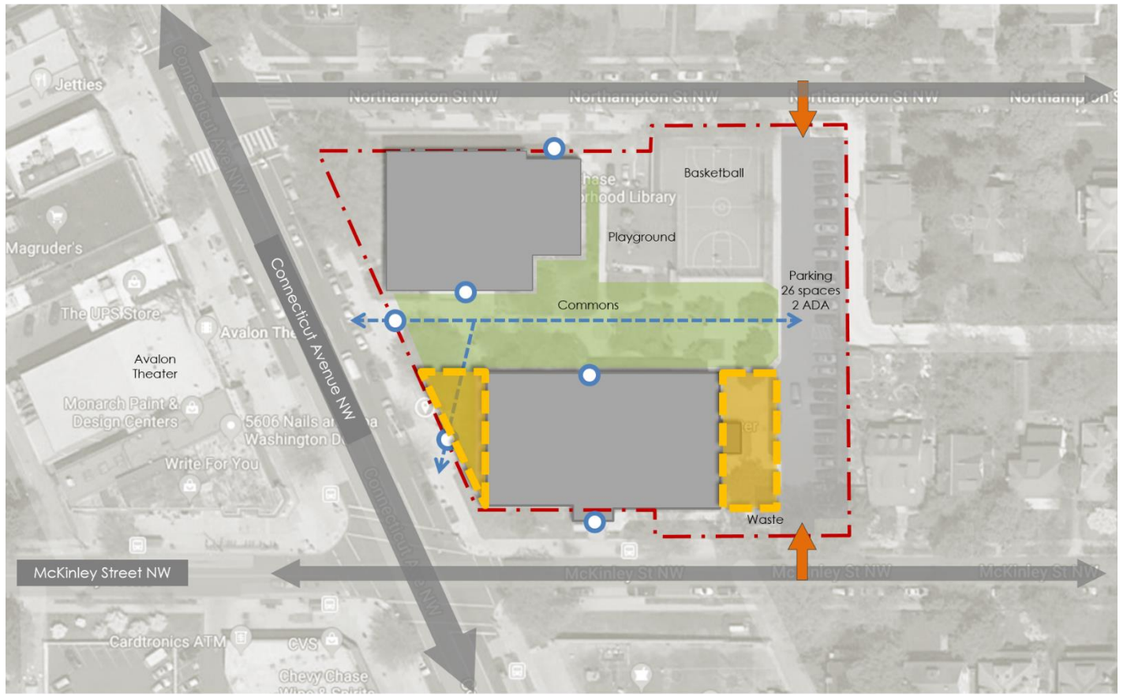
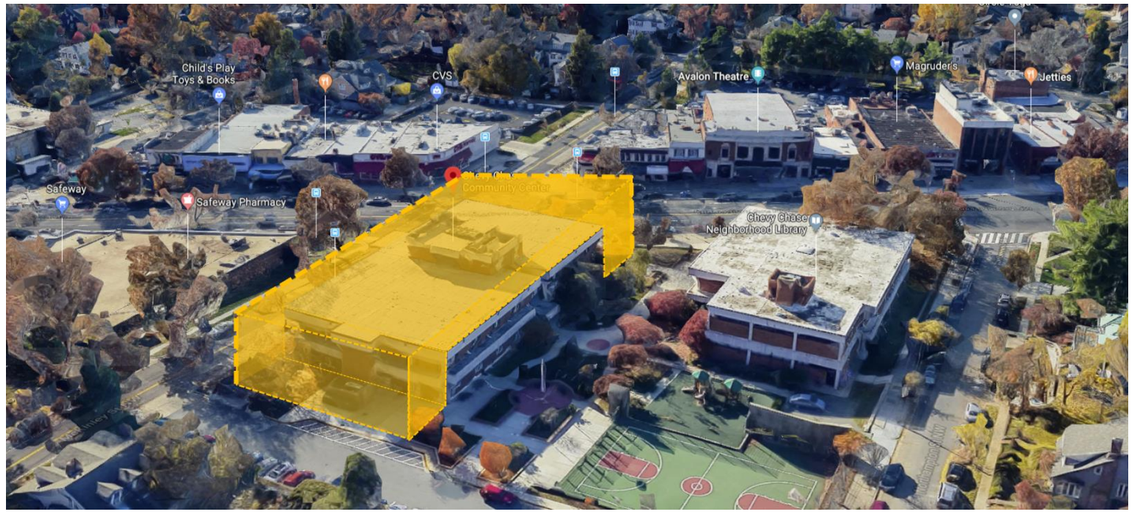


Diagram showing development opportunity to the west and east of the existing community center



Aerial perspective looking southwest toward Connecticut Avenue - diagrams development opportunity boundary

Aerial perspective looking northeast toward residential neighborhood - diagrams development opportunity boundary

CONCEPT DESIGN DEVELOPMENT

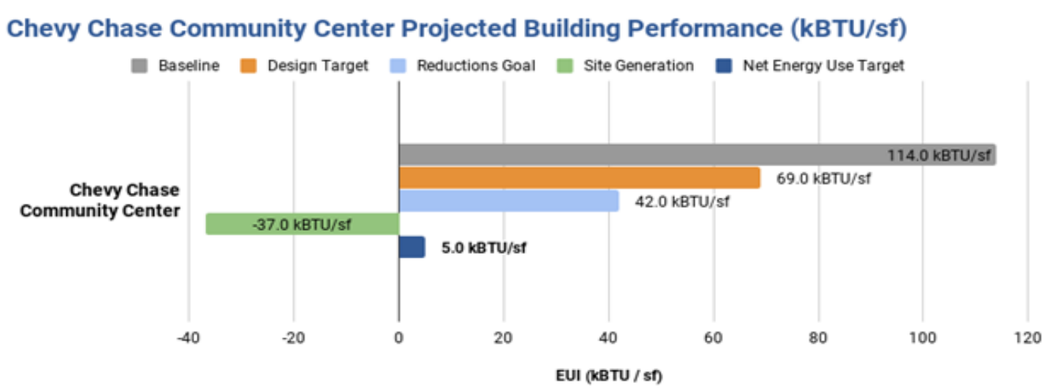
Although more complicated in the scale and level of complexity, architectural design is a similar to baking a cake. Both involve a kit of parts assembled together in a thoughtful process. Architectural ingredients include: program (client needs and goals, project budget, etc.), constraints of the site (design regulations, existing conditions, etc.), and building systems (finishes, structure, HVAC, technology, etc.). In the case of the Chevy Chase Community Center, BELL has begun limiting the ingredient options based on their ability to achieve the client and site requirements:

- ☐ Building Performance
- ☐ Building Systems
- ☐ Structural System
- ☐ Technology, AV & Security
- ☐ Stormwater Management

Building Performance

The 2010 report by DPR stated that the existing community center had poor energy performance in comparison to similar District DPR facilities. At that time, benchmarking results for FY 2009 showed that the District's parks and recreation buildings used about 2.5 times more energy than similar facilities nationwide. The Chevy Chase Community Center performed worse than the average District rec center at 374 kBTU/sf, compared to the District average 341 kBTU/sq ft. The Site Electric Use was 246,092 kWh and Natural Gas Use 20,006 therms. No major upgrades have occurred since the time of the 2010 report. Improving the existing building performance is a critical aspect of BELL's design approach.

- ☐ The Design Team has been tasked to reduce the building's energy consumption from 374 kBtu/sq ft.
- ☐ BELL's strategy to achieve a net energy usage of 5 kBtu/sq ft is illustrated below.
- ☐ In order to achieve this target, the existing building systems will need to be replaced to optimize building performance.



Building Systems

Engenium, the MEP engineer for the community center, has identified the following options for the mechanical systems:

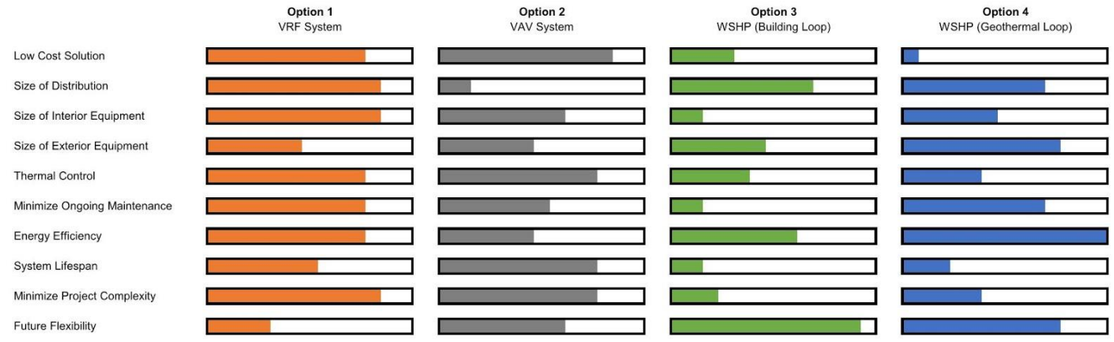
- ☐ **Variable Refrigerant Flow (VRF) with Energy Recovery Unit:** Heating and cooling of the building by a heat recovery VRF system which includes air-cooled VRF outdoor units, indoor VRF fan coil units, branch selector boxes and refrigerant distribution system. Ventilation of the building by a packaged energy recovery unit with total energy wheel, air-cooled direct-expansion cooling and hot gas reheat with variable speed compressors, natural gas heat exchanger, premium efficiency plenum fans and air distribution system to each space.

- ☐ **Overhead Variable Air Volume (VAV) System:** Heating, cooling and ventilation of the building by packaged VAV rooftop unit. The packaged rooftop includes total energy recovery wheel, direct-expansion cooling and hot gas reheat with variable speed compressors, hot water heating and premium efficiency plenum fans. An air distribution system including air terminal units at each zone with hot water reheat and CO2 or occupancy monitoring for demand control ventilation. Hot water generation by high efficiency natural gas condensing boilers with primary variable pumping arrangement.

- ☐ **Water-source Heat Pump (Building Loop):** Heating and cooling of the building by high efficiency water-source heat pumps with water-side economizer serving each zone. Condenser water loop serves each heat pump with loop heat rejection by cooling tower with variable speed fans and heat injection by high efficiency natural gas condensing boilers. Ventilation of the building by a packaged energy recovery unit with total energy wheel, water-cooled direct-expansion cooling, heating and hot gas reheat with variable speed compressors, premium efficiency plenum fans and air distribution system to each space.

- ☐ **Water-source Heat Pump (Geothermal Loop):** Heating and cooling of the building by high efficiency water-source heat pumps with water-side economizer serving each zone. Geothermal loop serves each heat pump with loop heat rejection and heat injection by well field. Well field location and capacity requires coordination with site plan. Ventilation of the building by a packaged energy recovery unit with total energy wheel, water-cooled direct-expansion cooling, heating and hot gas reheat with variable speed compressors, premium efficiency plenum fans and air distribution system to each space.

Each of the above systems has positives and negatives to be considered by the owner and stakeholders when selecting. The major impacts are cost, size, thermal comfort, ongoing maintenance, energy efficiency, lifespan, complexity and future flexibility. Engenium can work with the owner and stakeholders to complete a MEP System Design Priorities Survey to help understand the importance of each item. Refer to figure below for qualitative comparison of each proposed system:



.

Structural System

Silman, the structural engineer for the community center, has outlined the following design options for the structural system.

- **Substructure**
  A preliminary geotechnical investigation has been performed on the site. A shallow foundation system consisting of spread and continuous footings similar to the existing structure is expected. Column loads are anticipated to be in the range of 500k to 750k.

- **Superstructure**
  A brief summary of typical systems suited for the anticipated structure are noted below. The structure is assumed to be four stories high and include a rooftop garden with vegetated systems yet to be determined.

  Steel Frame
  In the steel frame option, the roof and floors will consist of concrete on steel deck supported by steel beams and columns. The lateral force-resisting-system will consist of braced frames or concrete shear walls.
  - The steel frame option is approximately equal to the timber frame option and each is the lower-cost option.
  - Column spacing will be approximately 30’-0” to 40’-0”.
  - Benefits include:
    - High speed of construction.
    - Flexible in design and construction for unique conditions.
    - Sustainable - high recycled content and complete recyclability.
    - Adaptable to future program needs.
  - Weaknesses include:
    - Poor fire performance - requires protection.
    - Poor acoustic performance.

  Concrete Frame
  In the concrete frame option, the roof and floors will consist of formed cast-in-place concrete flat slabs supported by cast-in-place concrete columns. The lateral force-resisting-system will consist of cast-in-place concrete shear walls.
  - The concrete frame option is the higher-cost option.
  - Column spacing will be approximately 30’-0”.
  - Benefits include:
    - Durable construction material.
    - Good acoustical performance.
    - Can be the finished surface.
    - Inherent fireproof performance.
  - Weaknesses include:
    - Slow construction timeline.
    - Shoring and reshoring requirements slow down other trades due to access.
    - High embodied energy for materials and formwork.
    - Heavy weight increases foundation cost.

  Timber Frame
  In the timber frame option, the roof and floors will consist of cross-laminated wood slabs supported by glued-laminated wood beams and columns. The lateral force-resisting-system will consist of cross-laminated wood shear walls.
  - The timber frame option is approximately equal to the steel frame option and each is the lower-cost option.
  - Column spacing will be approximately 30’-0” to 40’-0”.
  - Benefits include:
    - Aesthetically pleasing finished product.
    - Sustainable - lower embodied energy, smaller carbon footprint, carbon sequestration, natural insulative properties, more positive impact on occupant health.
    - Highest speed of construction with the least amount of labor.
    - Inherent fireproof performance through material char buildup.
    - Light weight reduces cost for foundations.
    - Can be finished surface.
    - Good acoustical performance.
  - Weaknesses include:
    - Less durable if not properly maintained.

Considering the use of the building, the concrete frame option appears the least applicable. The steel and mass timber options should be considered regarding cost, life cycle assessment, program, aesthetics, schedule, etc.

The following live load values are specified by the applicable codes and standards:

Occupancy Type	Uniform (psf)	Concentrated (lbs)
Classrooms	40	1,000
Partitions	15	N/A
Assembly: Auditorium	60	N/A
Assembly: Lobby	100	N/A
Assembly: Stage	150	N/A
Corridors: Main	100	1,000
Kitchen	100	N/A
Office	50	2,000
Gym	100	N/A
Roof	20	N/A
Stairs	100	300
Storage	125	N/A
Rooftop Terrace	100	N/A

Vibrations will follow industry standard design. Where human comfort is the criteria for limiting pedestrian induced motion, floor framing vibration due to footfall vibrations will be verified. Where vibrations are caused by running machinery, they should be isolated by damping devices or by the use of independent foundations.

Technology, AV & Security

Educational Systems and Planning (ESP) is responsible for the design of the IT, AV & Security systems for the modernization. Below is a narrative of the building wide systems planned. Refer to the Space Design Guidelines for the implementation of systems in the various space types.

- ☐ Telecom Spaces

  A telecom equipment room (TER) and secondary telecom room(s) (TR) will serve as the secure location of technology and security equipment, and the TER will be designated the Point of Demarcation for new incoming services. Each room will be sized to handle the anticipated equipment and Service Provider equipment. The space shall be conditioned to properly maintain temperature and humidity levels for sensitive electronic equipment. Equipment will be located on fire-rated wall board and in floor mounted equipment racks and cabinets. Exact systems and equipment requirements will be refined as the design moves forward with input from DPR, service providers and local stakeholders at the facility.

- ☐ Data Network Description

  The Local Area Network (LAN) shall include a structured cabling system, complying with the Institute of Electrical Engineers' (IEEE) 802.3 standards for Ethernet, with fiber optic and copper cabling. The system will include infrastructure to implement a wireless system with complete facility coverage of new and renovated spaces. Backbone cabling between telecom rooms shall be a hybrid single mode/multimode fiber optic cable. All horizontal cabling shall be terminated in rack-mounted patch panels in the telecom rooms, and in communication network outlets (CNO's) at a workstation while not exceeding 90 meters in length.

  Network switches shall be provided at the MDF/IDF to manage the distribution of fiber, as well as managing unshielded twisted pair (UTP) distribution for the service area of that room. Each terminated data outlet shall be cross connected to an active switch port. Data outlets intended for wireless use shall be cross connected to inline powered switch ports or power inverting equipment. ESP will work with the client to refine the number and locations of data drops in all types of spaces to ensure that it complies with all standards and guidelines.

- ☐ Telephone Distribution System Description

  A structured cabling system for use with the telephone system will be provided for the building and consist of Category 6 horizontal cables extended from the workstation to a telecom room. Cables shall be terminated in rack-mounted patch panels or 110 blocks, and cross-connected with patch cords. This infrastructure will allow for analog, digital and IP telephone systems or any combination of the three. A minimum number of separate incoming analog telephone lines for elevator, fax, fire and security connections throughout the facility.

- ☐ Video Distribution General Description

  A Video distribution will be provided to allow an incoming television feed from the service provider to be distributed throughout the building. System amplifiers and main system splitters/taps will be mounted on a fire-resistant plywood sheet located behind the video equipment headend. Coax cabling will be installed throughout the building where monitors or other video displays are located. IP Video streaming will utilize the data network and consist of encoders and decoders at specified locations around the facility, as needed.

- ☐ Video Surveillance (CCTV) Description

  New IP-based cameras will be located to survey the corridors, specific rooms and portions of the perimeter of the facility. Digital video recordings will be transmitted from each camera location and stored for an owner-specified length of time. The CCTV equipment will be connected to an emergency backup system/battery system that will keep the system operational in a power outage or emergency situation.

  External cameras and cameras facing access doors will have an auto focus iris to allow for the change in lighting conditions. Vari-focal lenses shall be employed to ensure proper scene focus and capture. Cameras will record frames in color whenever light conditions permit and only revert to black and white where low light conditions will not permit accurate color images. IR style cameras shall be required where light levels are not sufficient for cameras to function in black and white mode. The recording equipment will be capable of reviewing images based upon time and location inquiries while maintaining continuous recording.

- ☐ Access Control and Intrusion Detection System Description

  The new alarm detection system shall consist of motion detectors, door contacts, and electric locking devices running to alarm panels throughout the facility. Electronic Card Access shall be employed to allow/deny access to specific entry and exit points of the facility based on user level, time maps and events. The system shall allow for hierarchical user levels that are easily programmable. The access control and intrusion detection systems shall be integrated and allow for unimpeded egress from the facility at all times. Additionally, these systems will be connected to battery backup and UPS systems for continuous operation.

- ☐ Audio Visual Systems (Individual Spaces)

  AV systems shall include a combination of content origination sources, input sources, cable and pathway infrastructure, display devices, audio devices, speakers and microphones to provide a rich multimedia experience within the spaces served. Each specific system shall allow source content and a presenter's voice to be amplified via an input or microphone. Each system shall be integrated with other AV equipment such as LCD projectors, laptops, DVDs, data network and cable connections to display video and amplify sound from those sources as well. While these systems are intended to provide a rich experience for the audience, the equipment specified will not be at a professional theater level.

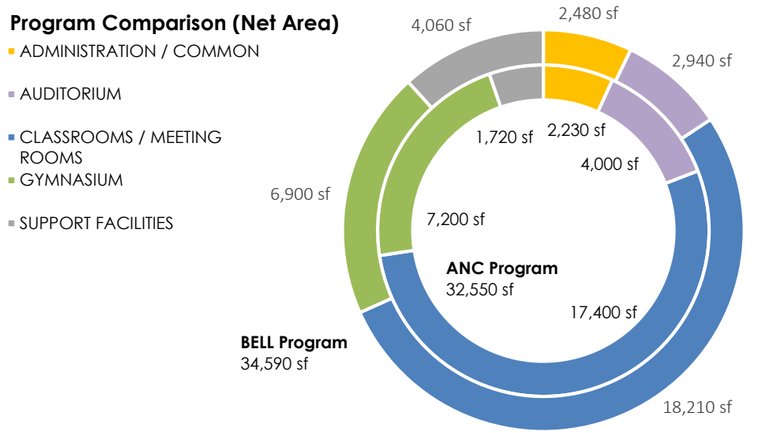
  Systems shall be provided for the Auditorium and Gymnasium. ESP will work with the client during the design phase of the project to determine budgetary constraints and system requirements for each space. Once determined, a system will be specifically designed for each space that meets the design requirements set forth by the community.

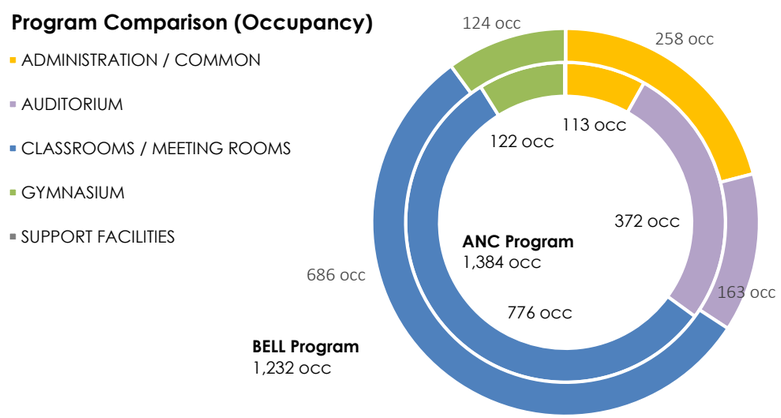
Auditorium with projection room that requires acoustic and audiovisual controls

Building Program

BELL began the programming process using the ANC's 2018 report and recommendations as the foundation to build upon. The ANC report called for construction of a new community center to fit within the existing community center footprint, or possibly adding additional space between the rear of the building and current parking lot. Based on the information in the report, BELL developed the enclosed program matrix to compare the existing conditions with the program developed by the ANC 3/4G, and the proposed concept. The following was identified:

- The community would like to increase the community center's net building area by 10,169 nsf.
- Applying a gross to net area ratio (1.4), the desired gross area increase would be 14,236 gsf
- The desired increase in gross floor area exceeds the zoning allowable building area: 3,673 gsf
- The projected increase in occupancy is 396 occupants.





Program Modifications

Spaces that vary in size from the ANC program include:

- **Auditorium** – An End Stage configuration is recommended for the space since it well suited to lectures, films, and small performances. The ANC program identified fixed seating for 125 occupants, which requires less floor area than the present conditions. Therefore, the auditorium has been reduced by 550 sf from the ANC program.

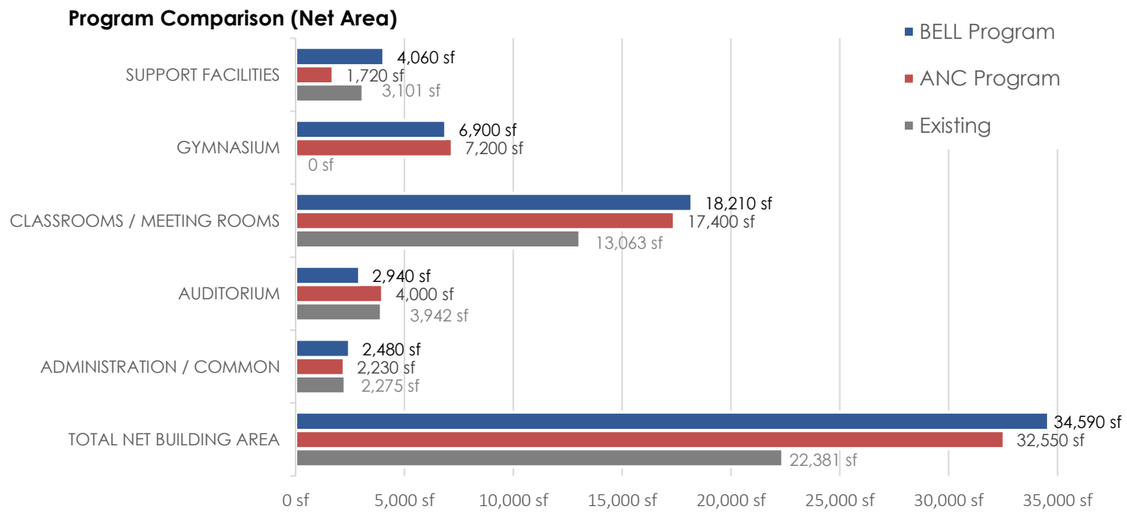
- **Stage** - The size of the stage is determined by the activities planned. Feedback received to date indicate that dances and large plays are not likely to continue. For instance, a 100-piece orchestra would require about 1,800 sf of floor space, or an area about 50 ft wide and 36 ft deep. BELL has accounted for small musical performances, lectures, and small plays, and therefore the stage size has been limited and offstage area has been minimized.

- **Dressing Rooms** – DPR indicated that the dressing rooms have not been used for several years. Existing rooms are not ADA compliant not provide an accessible route to the stage. Dressing rooms have not been provided in the concept program.

- **Gymnasium** - The footprint of the space is determined by the length of the volleyball court (60 ft) and the width of the basketball court (50 ft). 10 ft of clearance has been provided on all sides of the courts. Therefore, the space has been reduced 400 sf from the ANC program.

- **Kitchen** - Based on our experience with Kenilworth's and the Hill Center's demonstration kitchens, BELL is recommending a larger space. Kenilworth's and the Hill Center's kitchens have been very successful. Classes provide are very popular and as a result the spaces provided are considered undersized. The concept's program has increased the size of the space 240 sf to anticipate larger than anticipated classes

The chart below compares the existing (gray bars), ANC program (red bars), and BELL's concept design (blue bars).



	TOTAL NET BUILDING AREA	ADMINISTRATION / COMMON	AUDITORIUM	CLASSROOMS / MEETING ROOMS	GYMNASIUM	SUPPORT FACILITIES
BELL Program	34,590 sf	2,480 sf	2,940 sf	18,210 sf	6,900 sf	4,060 sf
ANC Program	32,550 sf	2,230 sf	4,000 sf	17,400 sf	7,200 sf	1,720 sf
Existing	22,381 sf	2,275 sf	3,942 sf	13,063 sf	0 sf	3,101 sf

Program Matrix

		Existing Program						Findings & Recommendations Report					Draft Concept Design								
Id	Division / Space	Space type	Level	Net Area	% Area	Net Occ	Notes	Space type	Net Area	% Area	Net Occ	Notes	Space type	Level	Qty	Unit Area	Occ/ Space	Net sf/ Occ	Net Area	% Area	Net Occ	Notes
1	**ADMINISTRATION / COMMON**			**2,275 sf**	**6.9%**	**98 occ**			**2,230 sf**	**37.2%**	**113 occ**								**2,480 sf**	**26.4%**	**258 occ**	
1.01	Entry Lobby / Atrium	Public	1st	**1,325 sf**		**88 occ**		Public	**1,000 sf**		**67 occ**		Public		1	1,000 sf		7 sf/occ	**1,000 sf**		**143 occ**	
1.02	DPR Office	Staff	1st	**614 sf**		**6 occ**		Staff	**450 sf**		**5 occ**		Staff		1	450 sf		100 sf/occ	**450 sf**		**5 occ**	
1.03	Program Office(s)	Staff	2nd	**166 sf**		**2 occ**			**0 sf**		**0 occ**		Staff		1	250 sf		100 sf/occ	**250 sf**		**3 occ**	
1.04	ANC Office	Secure	2nd	**170 sf**		**2 occ**		Secure	**180 sf**		**2 occ**		Secure		1	180 sf		100 sf/occ	**180 sf**		**2 occ**	
1.05	Café (Rooftop)			**0 sf**		**0 occ**		Public	**600 sf**		**40 occ**		Public		1	600 sf		15 sf/occ	**600 sf**		**40 occ**	
1.06	Rooftop Outdoor Lounge			**0 sf**		**0 occ**		Public	**0 sf**		**0 occ**		Public		1	1,000 sf		15 sf/occ	**1,000 sf**		**67 occ**	
1.07	Rooftop Garden			**0 sf**		**0 occ**		Public	**0 sf**		**0 occ**		Public		1	6,000 sf		0 sf/occ	**6,000 sf**		**0 occ**	
2	**AUDITORIUM**			**3,942 sf**	**12.0%**	**391 occ**			**4,000 sf**	**12.2%**	**372 occ**								**2,940 sf**	**9.0%**	**163 occ**	
2.01	Auditorium / Lecture Hall	Public	1st	**2,253 sf**		**322 occ**		Public	**2,300 sf**		**329 occ**		Public		1		125 occ	14 sf/occ	**1,750 sf**		**125 occ**	
2.02	Stage	Public	1st	**1,010 sf**		**67 occ**		Public	**600 sf**		**40 occ**		Public		1	540 sf		15 sf/occ	**540 sf**		**36 occ**	
2.03	Projection & Control Room	Staff	Mezz	**100 sf**		**0 occ**		Staff	**200 sf**		**1 occ**		Staff		1	150 sf		300 sf/occ	**150 sf**		**1 occ**	
2.04	Dressing Rooms (M + F)	Private	Bsmt	**380 sf**		**1 occ**	2.04.1	Private	**400 sf**		**1 occ**								**0 sf**		**0 occ**	2.04.3
2.05	Storage	Secure	1st	**74 sf**		**0 occ**		Secure	**400 sf**		**1 occ**		Secure		1	400 sf		300 sf/occ	**400 sf**		**1 occ**	
2.06	Coat Room	Secure	1st	**125 sf**		**0 occ**		Secure	**100 sf**		**0 occ**		Secure		1	100 sf		300 sf/occ	**100 sf**		**0 occ**	
3	**CLASSROOMS / MEETING ROOMS**			**13,063 sf**	**39.9%**	**565 occ**			**17,400 sf**	**53.2%**	**776 occ**								**18,210 sf**	**55.6%**	**686 occ**	
3.01	Meeting Rooms							Public	**1,500 sf**		**107 occ**		Public		2	685 sf		7 sf/occ	**1,370 sf**		**98 occ**	
3.02	Fitness Center							Public	**2,500 sf**		**50 occ**		Public		1	2,500 sf		50 sf/occ	**2,500 sf**		**50 occ**	
3.03	Tech Room							Public	**500 sf**		**25 occ**		Public		5	100 sf		20 sf/occ	**500 sf**		**5 occ**	
3.04	Arts & Crafts	Public	2nd	**2,034 sf**		**102 occ**		Public	**2,000 sf**		**50 occ**		Public		2	1,000 sf		20 sf/occ	**2,000 sf**		**50 occ**	
3.05	Arts & Crafts Storage	Secure	2nd	**68 sf**		**0 occ**			**0 sf**		**0 occ**	In 3.04	Secure		2	50 sf		300 sf/occ	**100 sf**		**0 occ**	
3.06	Community Room (Active Lounge)	Public	1st	**540 sf**		**77 occ**		Public	**1,000 sf**		**143 occ**		Public		1	900 sf		7 sf/occ	**900 sf**		**129 occ**	
3.07	Community Room Storage	Secure	1st	**32 sf**		**0 occ**			**0 sf**		**0 occ**	In 3.06	Secure		1	100 sf		300 sf/occ	**100 sf**		**0 occ**	
3.08	Senior Lounge (Quiet Lounge)	Public	1st	**540 sf**		**77 occ**		Public	**1,000 sf**		**143 occ**		Public		1	900 sf		7 sf/occ	**900 sf**		**129 occ**	
3.09	Senior Lounge Storage	Secure	1st	**32 sf**		**0 occ**			**0 sf**		**0 occ**	In 3.08	Secure		1	100 sf		300 sf/occ	**100 sf**		**0 occ**	
3.10	Game Room	Public	Bsmt	**1,873 sf**		**125 occ**		Public	**1,000 sf**		**67 occ**		Public		1	900 sf		15 sf/occ	**900 sf**		**60 occ**	
3.11	Game Room Storage	Secure	Bsmt	**124 sf**		**0 occ**			**0 sf**		**0 occ**	In 3.10	Secure		1	100 sf		300 sf/occ	**100 sf**		**0 occ**	
3.12	Preschool / Childcare	Secure	1st	**1,597 sf**		**46 occ**		Secure	**2,500 sf**		**71 occ**		Secure		1	1,600 sf		100 sf/occ	**1,600 sf**		**16 occ**	
3.13	Preschool Restrooms												Private		2	100 sf		300 sf/occ	**200 sf**		**0 occ**	
3.14	Preschool Storage	Secure	1st	**100 sf**		**0 occ**			**0 sf**		**0 occ**	In 3.12	Secure		2	100 sf		300 sf/occ	**200 sf**		**0 occ**	
3.15	Performing Arts Studio	Public	2nd	**1,594 sf**		**32 occ**		Public	**2,000 sf**		**40 occ**		Public		1	1,600 sf		50 sf/occ	**1,600 sf**		**32 occ**	
3.16	Performing Arts Storage / Dressing	Public	2nd	**220 sf**		**1 occ**			**0 sf**		**0 occ**	In 3.15	Public		1	250 sf		300 sf/occ	**250 sf**		**1 occ**	
3.17	Fencing Studio	Public	2nd	**2,535 sf**		**51 occ**		Public	**3,000 sf**		**60 occ**		Public		1	2,800 sf		50 sf/occ	**2,800 sf**		**56 occ**	
3.18	Multi-Purpose Room Storage											in 3.17	Secure		1	250 sf		300 sf/occ	**250 sf**		**1 occ**	
3.18	Kitchen	Public	1st	**273 sf**		**14 occ**		Public	**400 sf**		**20 occ**		Staff		1	640 sf		20 sf/occ	**640 sf**		**32 occ**	
3.19	Kitchen Meeting Room	Public	1st	**273 sf**		**18 occ**			**0 sf**		**0 occ**		Staff		1	100 sf		15 sf/occ	**100 sf**		**7 occ**	
3.20	Makerspace	Public	Bsmt	**1,100 sf**		**22 occ**							Public		1	1,000 sf		50 sf/occ	**1,000 sf**		**20 occ**	
3.21	Makerspace Storage	Secure	Bsmt	**128 sf**		**0 occ**							Secure		2	50 sf		300 sf/occ	**100 sf**		**0 occ**	

Notes:

2.04.1 DPR indicated that the dressing rooms have not been used for several years. Existing rooms are not ADA compliant not provide an accessible route to the stage.

2.04.3 Dressing rooms have not been included in the concept program.

		Existing Program					Findings & Recommendations Report				Draft Concept Design							
Id	Division / Space	Space type	Level	Net Area	% Area	Net Occ	Notes	Space type	Net Area	% Area	Net Occ	Notes	Space type	Level	Qty	Unit Area	Occ/ Space	Net sf/ Occ	Net Area	% Area	Net Occ	Notes
4	**GYMNASIUM**			**0 sf**	**0.0%**	**0 occ**			**7,200 sf**	**22.0%**	**122 occ**								**6,900 sf**	**21.1%**	**124 occ**	
4.01	Gymnasium / Multipurpose			**0 sf**		**0 occ**		Public	**6,000 sf**		**120 occ**		Public		1	5,600 sf		50 sf/occ	**5,600 sf**		**112 occ**	
4.02	Locker Room			**0 sf**		**0 occ**		Private	**500 sf**		**0 occ**		Private		2	250 sf		25 sf/occ	**500 sf**		**10 occ**	
4.03	Toilet Room			**0 sf**		**0 occ**		Private	**100 sf**		**0 occ**		Private		2	200 sf		300 sf/occ	**400 sf**		**1 occ**	
4.04	Storage			**0 sf**		**0 occ**		Secure	**600 sf**		**2 occ**		Secure		1	400 sf		300 sf/occ	**400 sf**		**1 occ**	
5	**SUPPORT FACILITIES**			**3,101 sf**	**9.5%**	**6 occ**			**1,720 sf**	**5.3%**	**1 occ**								**4,060 sf**	**12.4%**	**0 occ**	
5.01	Restroom (M)	Private	Multiple	**345 sf**		**0 occ**		Private	**600 sf**		**0 occ**		Private		4	200 sf			**800 sf**		**0 occ**	
5.02	Restroom (F)	Private	Multiple	**345 sf**		**0 occ**		Private	**600 sf**		**0 occ**		Private		4	200 sf			**800 sf**		**0 occ**	
5.03	Unisex Restroom	Private	Multiple	**280 sf**		**0 occ**			**0 sf**		**0 occ**		Private		6	70 sf			**420 sf**		**0 occ**	
5.04	Custodial	Secure	Multiple	**96 sf**		**0 occ**		Secure	**120 sf**		**0 occ**		Secure		5	40 sf			**200 sf**		**0 occ**	
5.05	Custodial Office	Staff	Bsmt	**185 sf**		**0 occ**			**0 sf**		**0 occ**		Staff		1	40 sf			**40 sf**		**0 occ**	
5.06	General Storage (Bsmt)	Secure	Multiple	**821 sf**		**3 occ**		Secure	**400 sf**		**1 occ**		Secure		2	300 sf			**600 sf**		**0 occ**	
5.07	IT / Security Room	Bldg Serv	Multiple	**30 sf**		**0 occ**			**0 sf**		**0 occ**		Bldg Serv		1	100 sf			**100 sf**		**0 occ**	
5.08	Mechanical Room	Bldg Serv	Bsmt	**680 sf**		**2 occ**			**0 sf**		**0 occ**		Bldg Serv		1	750 sf			**750 sf**		**0 occ**	
5.09	Electrical Room	Bldg Serv	Bsmt	**235 sf**		**1 occ**			**0 sf**		**0 occ**		Bldg Serv		1	250 sf			**250 sf**		**0 occ**	
5.10	Elevator Machine Room	Bldg Serv	Bsmt	**84 sf**		**0 occ**			**0 sf**		**0 occ**		Bldg Serv		1	100 sf			**100 sf**		**0 occ**	
6	**EXTERIOR SPACES**			**9,614 sf**	**29.4%**	**0 occ**			**9,584 sf**	**29.3%**	**0 occ**								**10,858 sf**	**33.2%**	**0 occ**	
6.01	Public Parking	Parking	Ground	**4,032 sf**		**0 occ**		Parking	**4,032 sf**		**0 occ**		Parking		28	144 sf			**4,032 sf**		**0 occ**	
6.02	ADA Parking	Parking	Ground	**432 sf**		**0 occ**		Parking	**432 sf**		**0 occ**		Parking		2	216 sf			**432 sf**		**0 occ**	
6.03	Staff Parking	Parking		**0 sf**		**0 occ**		Parking			**0 occ**		Parking			144 sf			**144 sf**		**0 occ**	
6.04	Guest Dropoff	Parking	Ground	**450 sf**		**0 occ**		Parking			**0 occ**		Parking			0 sf			**0 sf**		**0 occ**	
6.05	Recreation Court	Public	Ground	**1,500 sf**		**0 occ**		Public	**1,500 sf**		**0 occ**		Public		1	1,500 sf			**1,500 sf**		**0 occ**	
6.06	Entry Courtyard	Public	Ground	**3,000 sf**		**0 occ**		Public	**3,000 sf**		**0 occ**		Public		1	3,000 sf			**3,000 sf**		**0 occ**	
6.07	Stormwater Water Mgmt	Support		**0 sf**		**0 occ**		Support	**300 sf**		**0 occ**		Support		5	300 sf			**1,500 sf**		**0 occ**	
6.08	Trash / Recycling Containers	Support	Ground	**200 sf**		**0 occ**		Support	**200 sf**		**0 occ**		Support		5	50 sf			**250 sf**		**0 occ**	
6.09	Compost	Support		**0 sf**		**0 occ**		Support	**120 sf**		**0 occ**		Support								**0 occ**	

Blocking and Stacking Diagrams

Two schemes have been prepared for the draft concept submission, both schemes incorporate the following program goals:

- Single controlled point of entry – enhance security of the community center
- Engage urban context of Connecticut Avenue – enhance street frontage and visibility of active spaces from the street
- Maximize space sharing of activities – allows overlap of activities on different days and time periods

Both schemes are approximately the same size, number of stories, and building height which is controlled by the zoning requirements. The designs are approximately:

- Building area: 48,000 gsf
- Building stories: 3 story + penthouse
- Building height: 40 ft + 18 ft penthouse

When performing the blocking and stacking charrette, the location of the following spaces controlled the direction of the design scheme: main entry / lobby, gymnasium, and the auditorium. The remaining spaces were located and organized by:

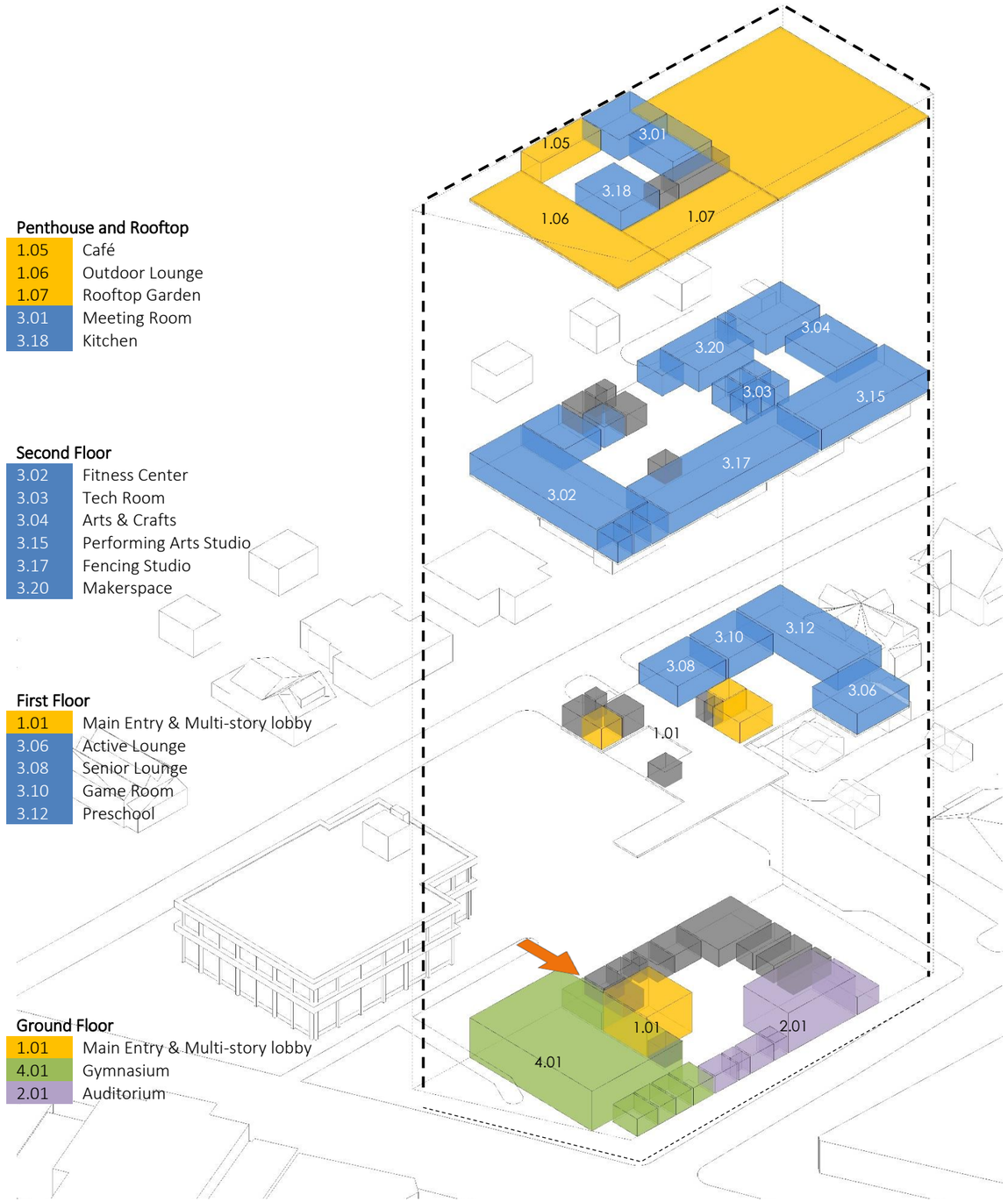
- Desired adjacencies or desired separation of spaces
- Exterior views from inside the spaces
- Active spaces to provide views into the community center from the street
- Type of sunlight desired (direct, morning or evening, or indirect/north)

White space on diagrams for both schemes allows for vertical & horizontal circulation, including potential floor elevation changes that would require ramps and other means.

Scheme A

Scheme A locates the main entry off of the commons space, similar to the existing building. When entering the building, visitors would access a multilevel lobby that would provide visual connection between the three floors to assist in way finding. The two-story gymnasium fronts Connecticut Avenue and is entered on the lower level. The auditorium fronts McKinley Street on the east side of the building and is accessed at the lower and ground levels. Ground and upper levels are organized around the lower level two-story spaces. The roof level consists of a cafe, outdoor lounge, meeting space, and kitchen overlooking the rooftop community garden.

Key spaces are organized on the levels as follows:



Scheme B

Scheme B considers the possibility of having the community center accessed from both Connecticut Ave and the Commons. The lobby in this scheme is a multilevel space with two points of entry: one at grade along Connecticut Ave; and one above at the Commons elevation. Grade elevations variations will need to be studied carefully to make this approach function properly. In this scheme, the auditorium fronts Connecticut Ave and is adjacent to the lobby.

In this scheme, the lower level would be considered the ground level and contains classroom meeting room functions instead of the gymnasium. Upper levels are organized around the lower level two-story spaces. The gymnasium is located on the east side of the building projecting out to the east above the preschool. The space below the gymnasium could be used as covered playground for the preschool or as a stormwater retention garden. The roof level consists of a cafe, outdoor lounge, meeting space, and kitchen overlooking the rooftop community garden.

The community selected Scheme B as the preferred design option at the December 18th community presentation.

Key spaces are organized on the levels as follows:

Penthouse and Rooftop

1.05	Café
1.06	Outdoor Lounge
1.07	Rooftop Garden
3.01	Meeting Room
3.18	Kitchen

Second Floor

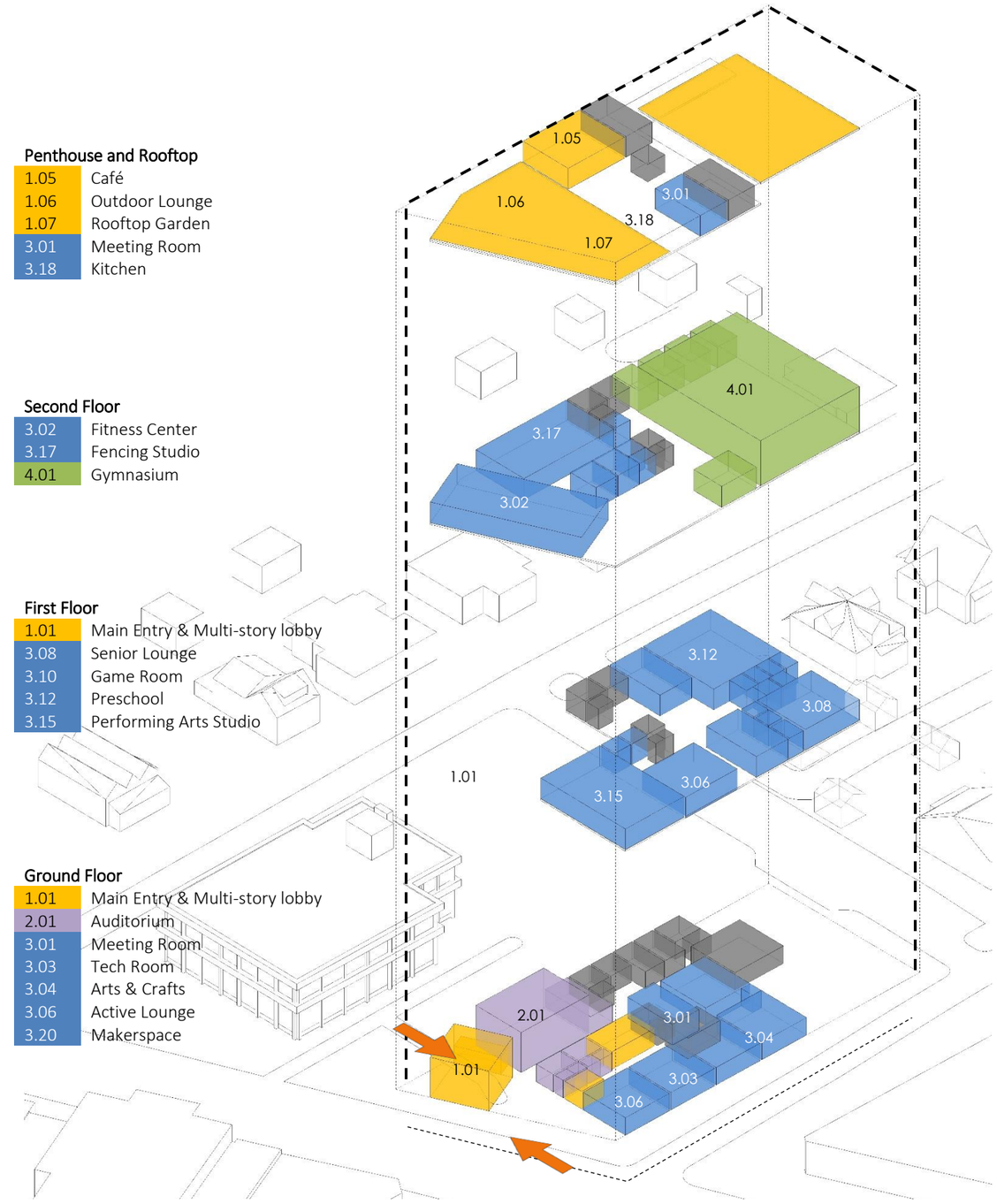
3.02	Fitness Center
3.17	Fencing Studio
4.01	Gymnasium

First Floor

1.01	Main Entry & Multi-story lobby
3.08	Senior Lounge
3.10	Game Room
3.12	Preschool
3.15	Performing Arts Studio

Ground Floor

1.01	Main Entry & Multi-story lobby
2.01	Auditorium
3.01	Meeting Room
3.03	Tech Room
3.04	Arts & Crafts
3.06	Active Lounge
3.20	Makerspace



RECREATION SPECIFICATION DESIGN GUIDELINES

1.01 Entry Lobby / Atrium

program goal

- ☐ Provide “curb appeal” to attract the community to the community center
- ☐ Allow new users to take a look inside and see what the center has to offer, while retaining faithful patrons.
- ☐ Attract visitors with a clear sense of arrival by pedestrian and vehicle.
- ☐ Interact with the streetscape by allowing pedestrians to see activities inside the building.
- ☐ Flexible and adaptable space to accommodate any special events and support frequent reconfiguration.
- ☐ Provide increased natural light throughout the building, particularly in the basement.

program activities

- ☐ multi-functional space
- ☐ event space
- ☐ covered outdoor seating

activity timeframes

- ☐ daily | 9a to 10p

space size & type

- ☐ 1,000 sf
- ☐ public space

capacity/users

- ☐ 140 occupants

ancillary spaces

- ☐ reception desk
- ☐ vertical circulation
- ☐ restrooms

spatial relationships

- ☐ near auditorium
- ☐ accessible to Connecticut Avenue and Commons

furnishings

- ☐ moveable seating
- ☐ outdoor fixed seating

environmental considerations

- ☐ windows to provide natural light and egress
- ☐ adequate ventilation
- ☐ electrical outlets for convenience
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ window treatment to darken room for AV presentations
- ☐ lite in door for visual access and security purposes
- ☐ electronic access control for after hour access
- ☐ IP-based cameras with auto focus iris to allow for the change in lighting conditions and vari-focal lenses
- ☐ Outdoor landscaping and site amenities to attract visitors
- ☐ The use of native and adaptive plant species to promote habitat and water conservation.

Context image of the proposed spatial feel of the Lobby

1.02 DPR Office

program goal
- ☐ administration
- ☐ staff break area

program activities
- ☐ administration
- ☐ staff break area

activity timeframes
- ❑ daily | 9a to 10p

space size & type
- ☐ 450 sf
- ☐ secure space - electronic access control

capacity/users
- ☐ 3 full time staff
- ☐ 6 volunteers

ancillary spaces
- ☐ reception desk
- ☐ locked storage
- ☐ shared storage
- ☐ break room

spatial relationships
- ☐ near lobby
- ☐ near vertical circulation
- ☐ near restrooms
- ☐ near meeting room

furnishings
- ☐ office furniture
- ☐ reception desk

environmental considerations
- ☐ windows to provide natural light
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ window treatment to darken room
- ☐ lite in door for visual access and security purposes
- ☐ CCTV screen to monitor cameras
- ☐ motion detectors, door contacts, and electric locking devices

1.05 Rooftop Cafe

program goal
- ☐ lounge (type undefined at this time)
- ☐ possible tech bar or beverage bar

program activities
- ☐ tech lounge
- ☐ cafe seating area

activity timeframes
- ☐ daily | 9a to 10p

space size & type
- ☐ 600 sf
- ☐ public space

capacity/users
- ☐ 40 occupants
- ☐ 1 - 2 staff if beverage bar

ancillary spaces
- ☐ rooftop garden
- ☐ outdoor lounge
- ☐ shared storage

spatial relationships
- ☐ near vertical circulation
- ☐ near restrooms
- ☐ near meeting room

furnishings
- ☐ movable seating

environmental considerations
- ☐ floor to ceiling movable glass wall to provide natural light & view of rooftop garden
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ IP-based cameras with auto focus iris to allow for the change in lighting conditions and vari-focal lenses
- ☐ Rooftop plantings to help achieve stormwater requirements
- ☐ Outdoor seating opportunities and framing of views
- ☐ Rooftop plantings to provide visual interest from inside the building, to promote drawing people out.
- ☐ Plant species variety to allow for habitat options

Context image showing concept for using garage doors at the rooftop café. Energy code requirements may require other options.

Context image showing concept for seating options at cafe

1.06 & 1.07 Rooftop Outdoor Lounge & Garden

program goal
- ☐ promote sustainability by providing space for Solar PV panels and use a tool to teach sustainable design
- ☐ outdoor seating area with movable furniture
- ☐ rooftop garden designed as an extensive roof to help address stormwater management regulations
- ☐ garden will have a community garden space
- ☐ excluded: greenhouse

program activities
- ☐ rooftop garden
- ☐ rooftop yoga
- ☐ shuffle board or other exterior amenities

activity timeframes
- ☐ daily | 9a to 10p

space size & type
- ☐ 1,000 sf outdoor lounge
- ☐ 6,000 sf garden
- ☐ public space

capacity/users
- ☐ 67 occupants

ancillary spaces
- ☐ mechanical space
- ☐ solar photovoltaics

spatial relationships
- ☐ near vertical circulation
- ☐ near restrooms
- ☐ near meeting room

furnishings
- ☐ movable outdoor seating & tables
- ☐ raised planting beds for community garden
- ☐ roof trellis

environmental considerations
- ☐ exterior electrical outlets for convenience
- ☐ dark skies compliant exterior lighting
- ☐ electronic access control for after hour access
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ IP-based cameras with auto focus iris to allow for the change in lighting conditions and vari-focal lenses
- ☐ Rooftop plantings to assist in achieving stormwater requirements
- ☐ Outdoor seating opportunities and framing of views
- ☐ Rooftop plantings to provide visual interest to promote drawing people out.
- ☐ Plant species variety to allow for habitat options
- ☐ Outdoor amenities to allow for varying uses, for recreation, gardening, or other neighborhood activities
- ☐ Solar considerations to provide shade and seating as possible to maximize the useable environment.

Context image showing the proposed rooftop spaces

Mixed plantings on the rooftop

2.01 Auditorium

program goal
- ☐ multifunctional theater space to host special events that cannot be accommodated elsewhere in the neighborhood

program activities
- ☐ community theater
- ☐ community meetings
- ☐ lectures
- ☐ small performances

activity timeframes
- ☐ daily | 9a to 10p

space size & type
- ☐ 1,750 sf
- ☐ 540 sf stage
- ☐ public space

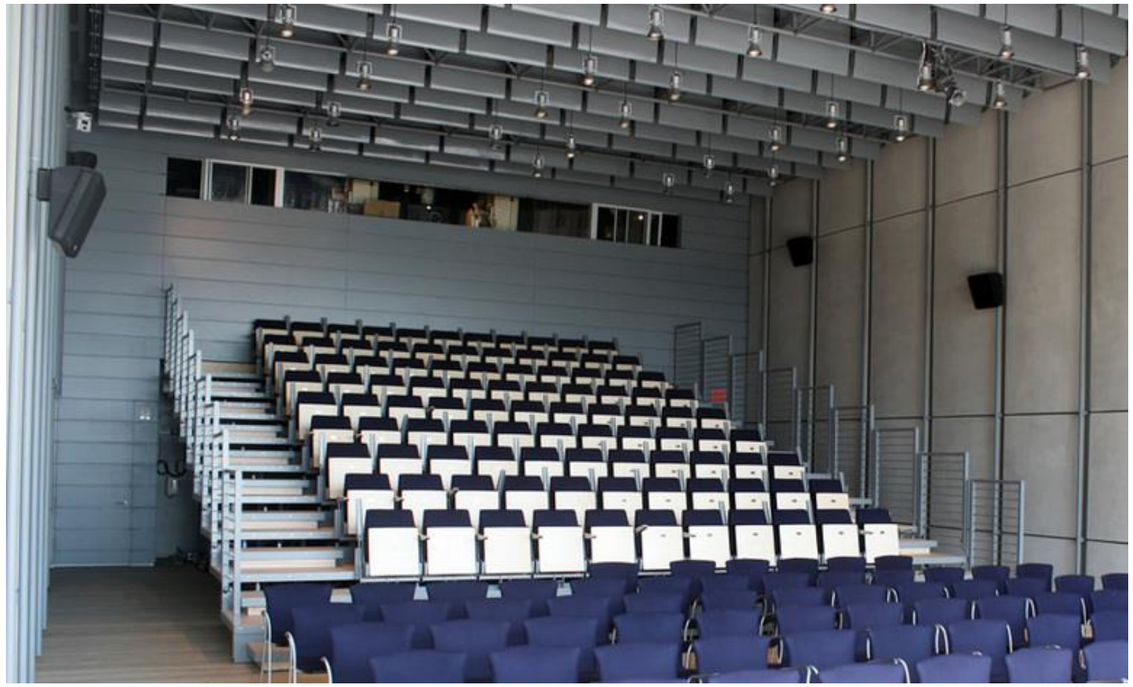
capacity/users
- ☐ seating for 125 occupants (including ADA seating)

ancillary spaces
- ☐ stage
- ☐ projection & control room
- ☐ coat room
- ☐ dressing rooms (M + F)

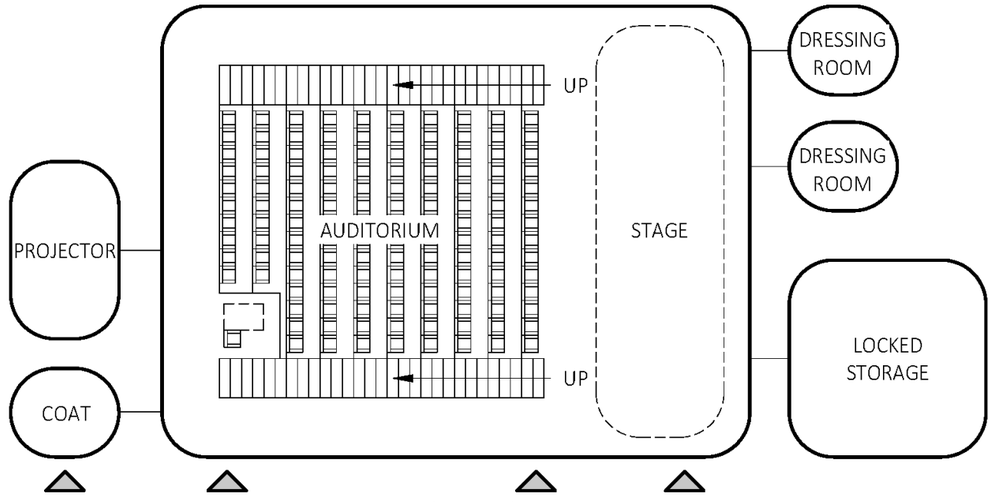
spatial relationships
- ☐ near lobby
- ☐ near restrooms
- ☐ near meeting room

furnishings
- ☐ fixed or removable seating

environmental considerations
- ☐ windows to provide natural light
- ☐ window treatments to blackout light in space
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ IP-based cameras with auto focus iris to allow for the change in lighting conditions and vari-focal lenses
- ☐ combination of content origination sources, input sources, cable and pathway infrastructure, display devices, audio devices, speakers and microphones to provide a rich multimedia experience
- ☐ AV system to allow source content and a presenter's voice to be amplified via an input or microphone.
- ☐ AV system integrated with other AV equipment such as LCD projectors, laptops, DVDs, data network and cable connections to display video and amplify sound from those sources as well.
- ☐ While AV system is intended to provide a rich experience for the audience, the equipment specified will not be at a professional theater level.



Context image showing optional removable seating used at the Whitney's theater space



Adjacency diagram

3.01 Meeting Rooms

program goal
- ☐ smaller meeting spaces for miscellaneous community groups or activities

program activities
- ☐ meeting space

activity timeframes
- ☐ daily | 9a to 10p

space size & type
- ☐ 685 sf (2 total)
- ☐ public space
- ☐ multi-functional space

capacity/users
- ☐ 49 occupants maximum per space

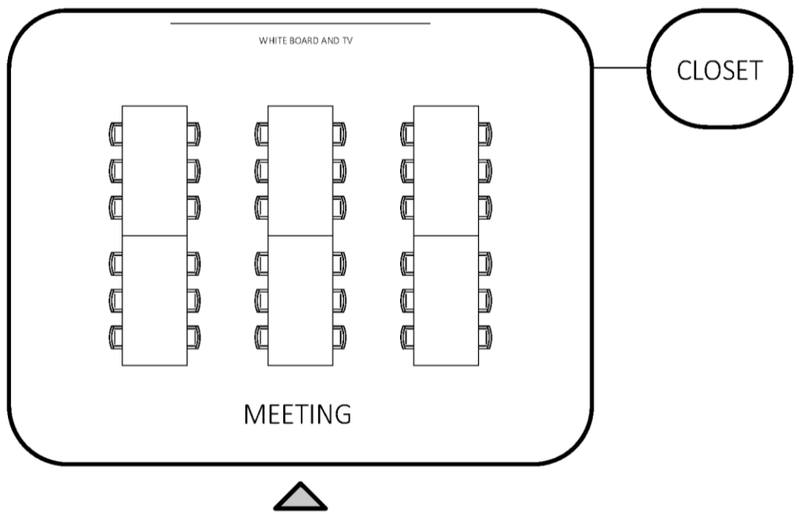
ancillary spaces
- ☐ none

spatial relationships
- ☐ near lobby (ground floor meeting space)
- ☐ near restrooms
- ☐ near rooftop garden (rooftop meeting space)

furnishings
- ☐ foldable tables
- ☐ stackable chairs
- ☐ wall mounted white board
- ☐ wall mounted tv

environmental considerations
- ☐ windows to provide natural light
- ☐ window treatment to control sunlight & glare
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ AV system integrated with other AV equipment such as TV, laptops, DVDs, data network and cable connections to display video and amplify sound from those sources as well.

Context image showing opportunity for collaborative walls in the meeting rooms



Adjacency diagram

3.02 Fitness Center

program goal
- ☐ exercise space with free weights & exercise equipment

program activities
- ☐ exercise gym
- ☐ yoga
- ☐ pilates
- ☐ stretching class
- ☐ small fitness classes

activity timeframes
- ☐ daily | 9a to 10p

space size & type
- ☐ 2,400 sf
- ☐ public space

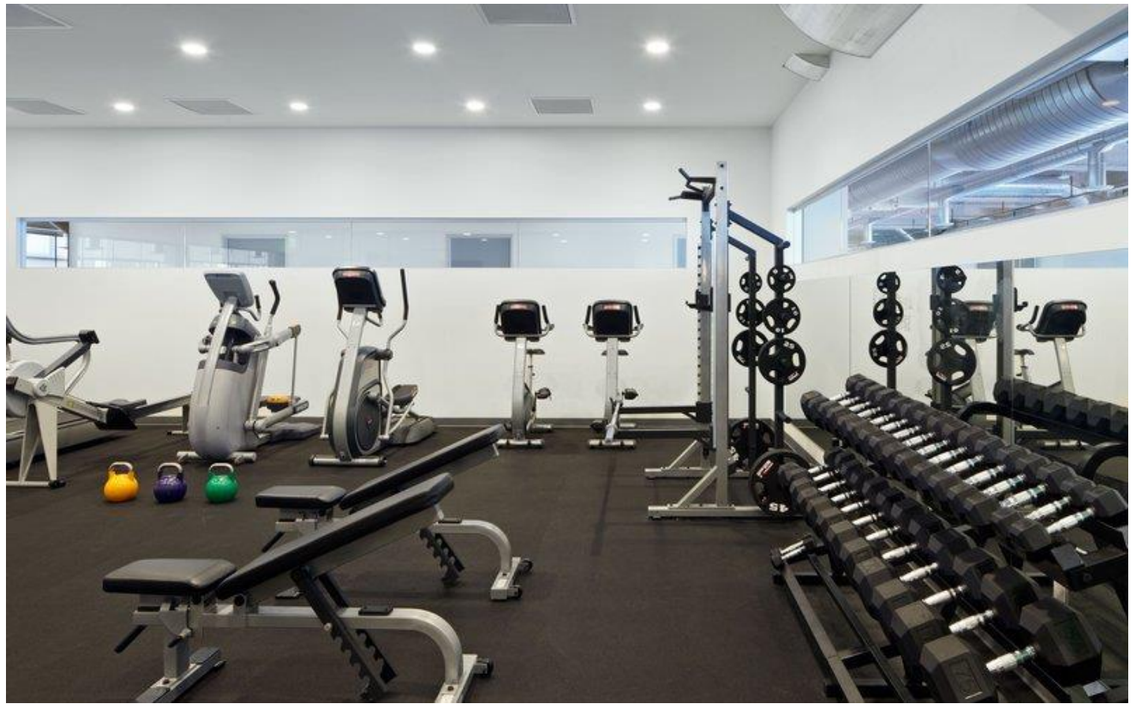
capacity/users
- ☐ 49 occupants maximum

ancillary spaces
- ☐ none

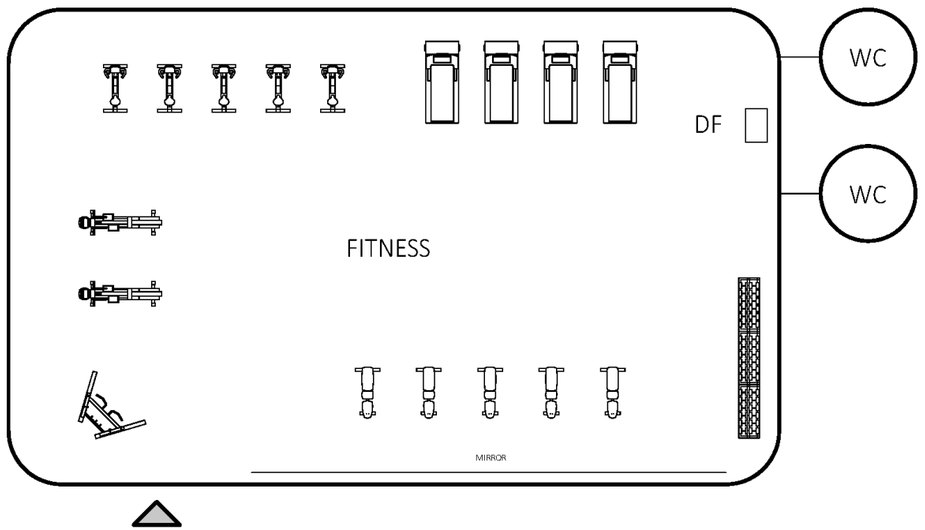
spatial relationships
- ☐ removed from street level
- ☐ second floor
- ☐ near restrooms
- ☐ near locker rooms

furnishings
- ☐ exercise equipment (types and quantities to be determined)
- ☐ wall mounted full length mirrors along one wall
- ☐ weight room flooring

environmental considerations
- ☐ windows to provide natural light
- ☐ window treatment to control sunlight & glare
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ power for equipment
- ☐ drinking fountain / water refill station
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ speaker system



Context image showing the spatial feel of the fitness center



Adjacency diagram

3.04 Arts & Crafts

program goal
- ☐ art studio with ceramics, painting, and photography classes

program activities
- ☐ pottery
- ☐ painting
- ☐ photography

activity timeframes
- ☐ daily | 9a to 10p
- ☐ pottery classes: Wed, Thurs, & Sat | 5p to 10p

space size & type
- ☐ 2,000 sf
- ☐ secure space

capacity/users
- ☐ 50 occupants

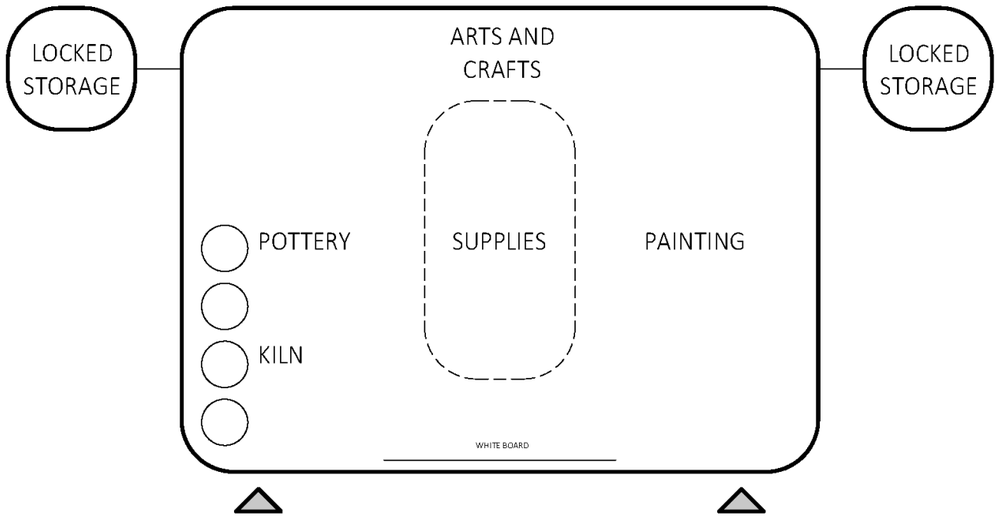
ancillary spaces
- ☐ locked storage

spatial relationships
- ☐ near restrooms

furnishings
- ☐ pottery wheels & kilns
- ☐ durable countertop and sink in each space
- ☐ base & wall cabinets
- ☐ moveable tables and chairs
- ☐ pin-able space on walls

environmental considerations
- ☐ windows to provide natural light
- ☐ window treatment to control sunlight & glare
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ power for equipment
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ speaker system

Context image showing concept for the arts studio



Adjacency diagram

3.06 Community Room (Active Lounge)

program goal
- ☐ multipurpose space for various activities that can be used by different people during different times of the day

program activities
- ☐ various activities
- ☐ tae kwon do

activity timeframes
- ☐ daily | 9a to 10p
- ☐ tae kwon do: Mon, Thurs, and Fri | Noon to 10p

space size & type
- ☐ 900 sf
- ☐ public space
- ☐ multi-functional space

capacity/users
- ☐ 129 occupants maximum
- ☐ 60 occupants with tables & chairs

ancillary spaces
- ☐ locked storage
- ☐ shared storage

spatial relationships
- ☐ near restrooms

furnishings
- ☐ foldable tables
- ☐ stackable chairs
- ☐ wall mounted white board
- ☐ wall mounted tv
- ☐ movable partition with acoustical performance

environmental considerations
- ☐ windows to provide natural light
- ☐ window treatment to control sunlight & glare
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ power for equipment
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ speaker system

Context image showing furniture options for the Active Lounge

3.08 Senior Room (Quiet Lounge)

program goal
- ☐ multipurpose space for various activities that can be used by different people during different times of the day

program activities
- ☐ senior programs

activity timeframes
- ☐ daily | 9a to 10 p

space size & type
- ☐ 900 sf
- ☐ public space
- ☐ multi-functional space

capacity/users
- ☐ 129 occupants maximum
- ☐ 60 occupants with tables & chairs

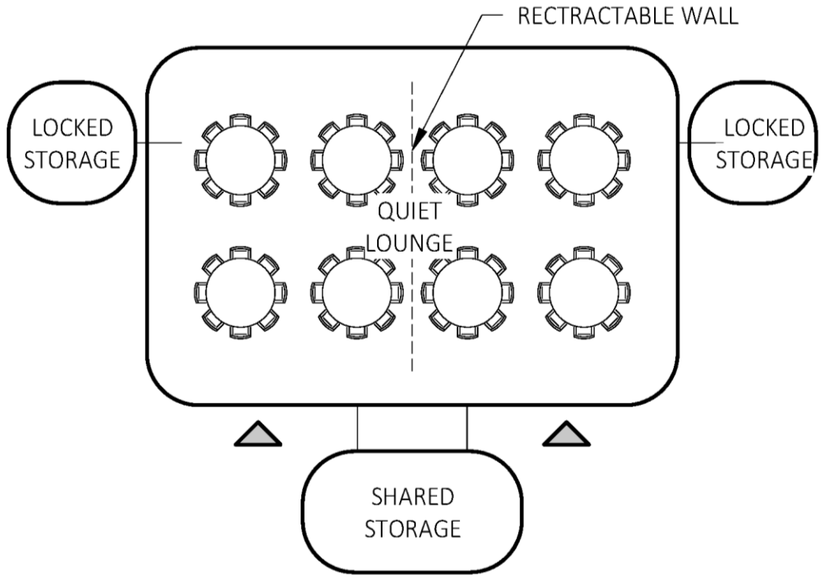
ancillary spaces
- ☐ photography dark room
- ☐ locked storage
- ☐ shared storage
- ☐ art supply storage

spatial relationships
- ☐ near restrooms

furnishings
- ☐ foldable tables
- ☐ stackable chairs
- ☐ wall mounted white board
- ☐ wall mounted tv
- ☐ small kitchenette

environmental considerations
- ☐ windows to provide natural light
- ☐ window treatment to control sunlight & glare
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ power for equipment
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ AV system to allow source content and a presenter's voice to be amplified via an input or microphone.
- ☐ speaker system

Context image showing concept for the Quiet Lounge



Adjacency diagram

3.10 Game Room

program goal
- ☐ multipurpose lounge space for various activities that can be used by different people during different times of the day

program activities
- ☐ lounge space
- ☐ game clubs (bridge, scrabble club, etc.)

activity timeframes
- ☐ daily | 9a to 10p
- ☐ Bridge: Mon and Wed | noon to 5p
- ☐ Scrabble: Tues | 5p to 10p

space size & type
- ☐ 900 sf
- ☐ public space
- ☐ multi-functional space

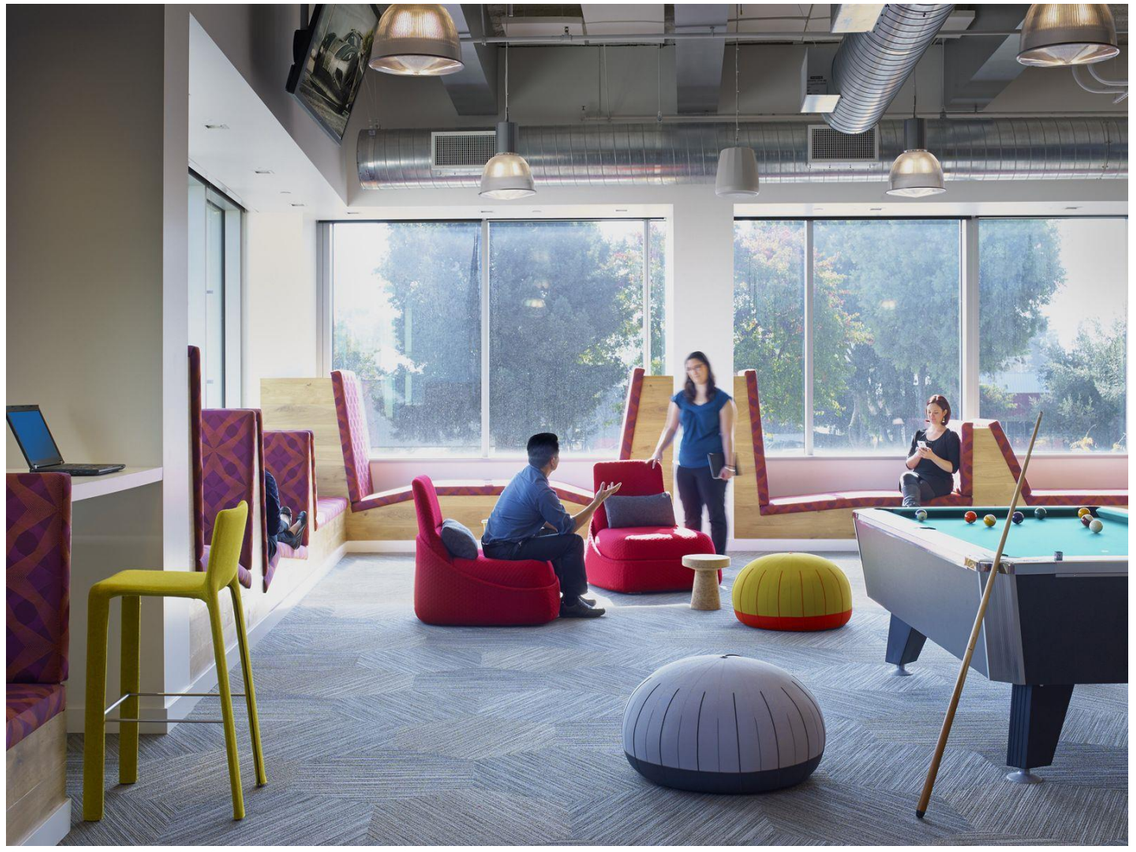
capacity/users
- ☐ 129 occupants maximum
- ☐ 60 occupants with tables & chairs

ancillary spaces
- ☐ locked storage
- ☐ shared storage

spatial relationships
- ☐ near restrooms

furnishings
- ☐ foldable tables
- ☐ stackable chairs
- ☐ wall mounted white board
- ☐ wall mounted tv
- ☐ table games (ping pong, etc.)
- ☐ billiard table

environmental considerations
- ☐ windows to provide natural light
- ☐ window treatment to control sunlight & glare
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ power for equipment
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ speaker system



Context image showing furnishing options for the Game Lounge

3.12 Preschool / Childcare

program goal
- ☐ early childhood education program with indoor play area

program activities
- ☐ early childhood education
- ☐ 'Little Explorers' summer camp

activity timeframes
- ☐ daily | 9a to Noon
- ☐ summer camp: 8a to 6p

space size & type
- ☐ 1,600 sf (indoor) | 840 sf (outdoor)
- ☐ Min space per child: 45 sf/child (indoor) | 60 sf/child (outdoor)
- ☐ secure space
- ☐ multi-functional space

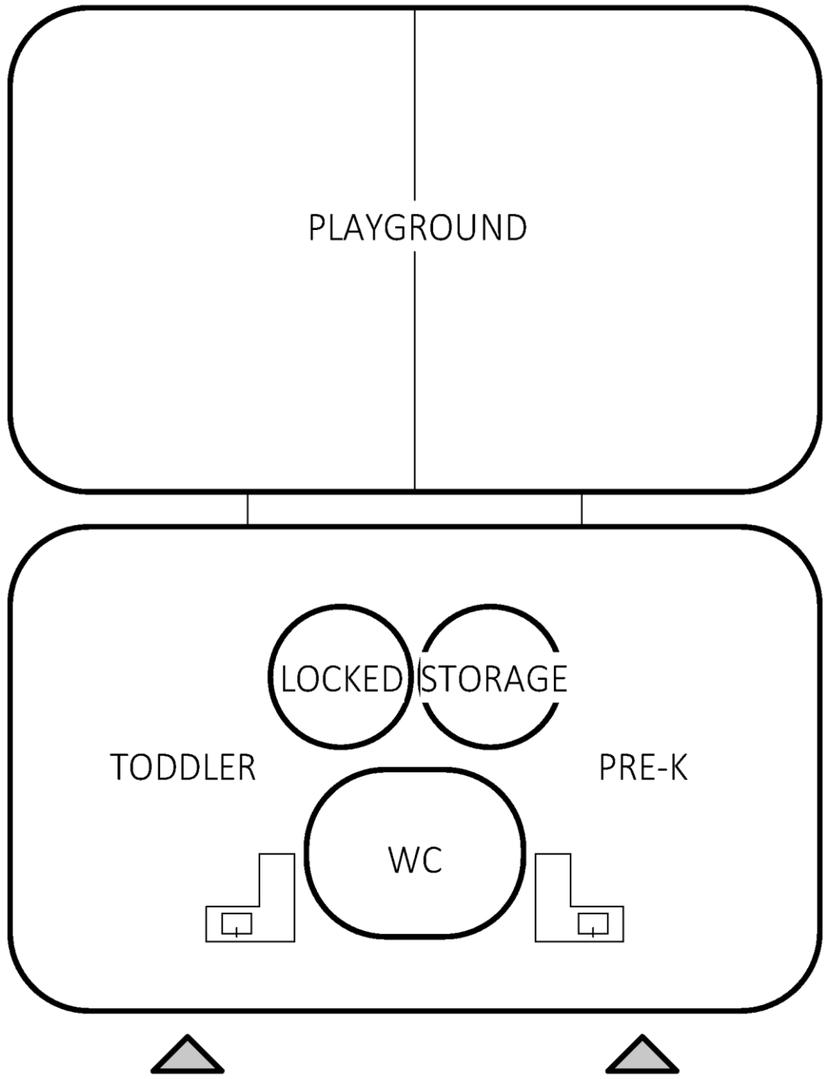
capacity/users
- ☐ Ages: 2 yr (toddler) to 4 yr (pre-school)
- ☐ Staff / child ratios:
- ☐ 1:4 (30 months or less) | Max. group size: 12 children
- ☐ 1:8 (30 to 48 months) | Max. group size: 16 children
- ☐ Summer Camp: 25 to 30 children

ancillary spaces
- ☐ locked storage
- ☐ private child restrooms

spatial relationships
- ☐ ground floor with direct egress to exterior

furnishings
- ☐ foldable tables
- ☐ stackable chairs
- ☐ wall mounted white board
- ☐ wall mounted tv
- ☐ cubbies
- ☐ indoor play area shelving & furniture
- ☐ child sized hand washing station

environmental considerations
- ☐ windows to provide natural light
- ☐ exterior door to provide direct egress
- ☐ window treatment to control sunlight & glare
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ power for equipment
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ speaker system



Adjacency diagram

3.15 Performing Arts Studio

program goal
- ☐ classical ballet studio that is affiliated with the Chevy Chase Ballet Club

program activities
- ☐ ballet
- ☐ yoga
- ☐ pilates
- ☐ stretching class
- ☐ fitness classes (limited to classes that do not require shoes)

activity timeframes
- ☐ daily | 9a to 10p

space size & type
- ☐ 1,600 sf
- ☐ public space

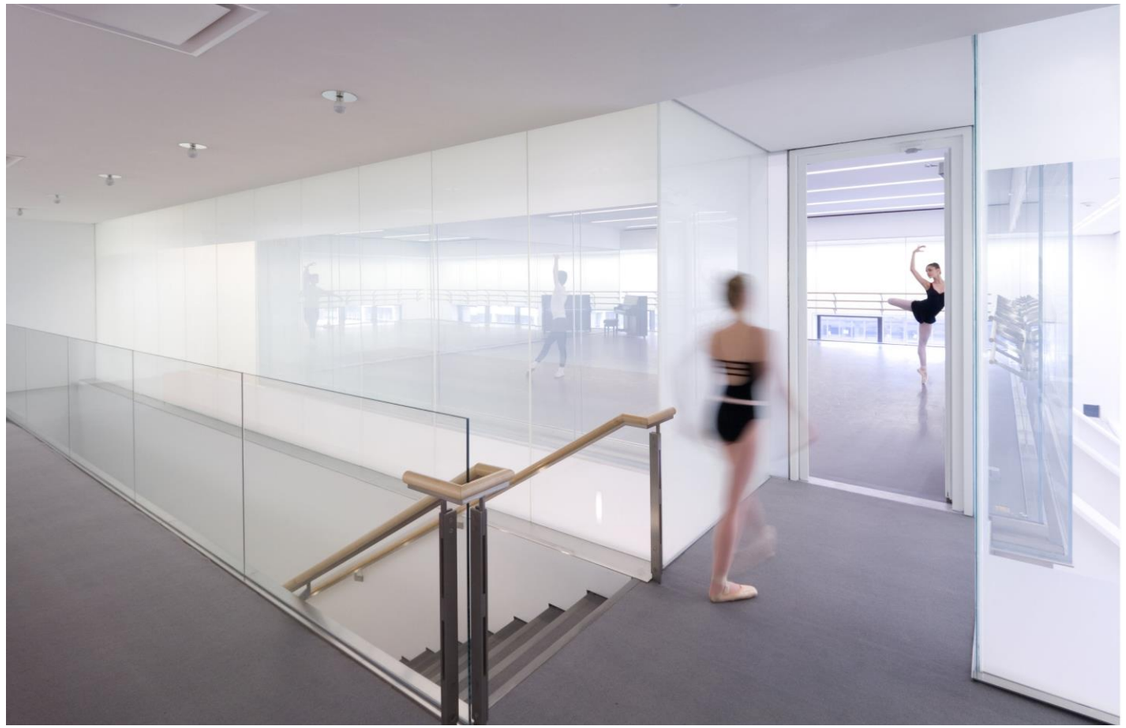
capacity/users
- ☐ 32 occupants
- ☐ 10 staff / instructors

ancillary spaces
- ☐ locked storage
- ☐ shared storage
- ☐ changing rooms
- ☐ private bathroom

spatial relationships
- ☐ near elevators
- ☐ near restrooms
- ☐ near locker rooms

furnishings
- ☐ salvage existing Marley non-slip dance studio floor
- ☐ wall mounted full length mirrors along one wall
- ☐ continuous ballet barres along walls
- ☐ wall mounted white board

environmental considerations
- ☐ windows to provide natural light
- ☐ window treatment to control sunlight & glare
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ power for equipment
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ AV system to allow source content and a presenter's voice to be amplified via an input or microphone.
- ☐ speaker system



Context image showing concept for the corridor looking into the ballet studio

Adjacency diagram

3.17 Fencing Studio

program goal
- ☐ fencing studio that provide instruction in the Olympic sport of fencing and is affiliated with the Chevy Chase Fencing Club

program activities
- ☐ fencing
- ☐ yoga
- ☐ pilates

activity timeframes
- ☐ fencing: weekdays (except Fri) | 4p to 10p & weekends | 10a to 5p

space size & type
- ☐ 2,800 sf
- ☐ 15 ft ceiling height
- ☐ public space
- ☐ 11 fencing strips (6 competition | 5 practice)

capacity/users
- ☐ 56 occupants
- ☐ 2 staff / instructors

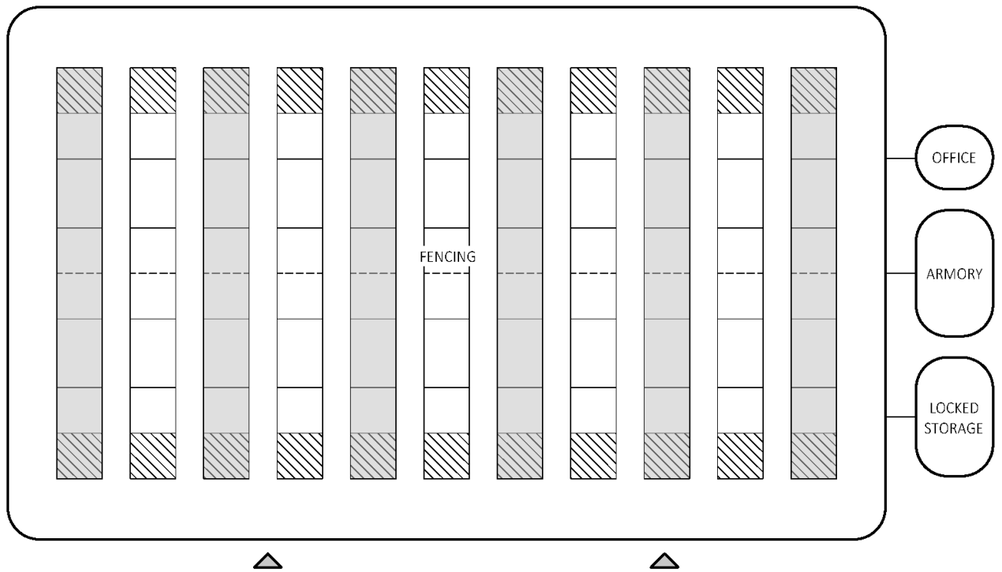
ancillary spaces
- ☐ locked storage
- ☐ armory
- ☐ private lockers

spatial relationships
- ☐ near elevators
- ☐ near restrooms
- ☐ near locker rooms

furnishings
- ☐ 8 fencing strips (14 m x 2m with 2m run-off at each end)
- ☐ metallic grounded fencing strips
- ☐ wall mounted end of strip scoring lights & scoring equipment
- ☐ wall mounted white board

environmental considerations
- ☐ resilient non-slip sports flooring
- ☐ space located and oriented to avoid evening sunlight
- ☐ windows to provide natural light
- ☐ window treatment to control sunlight & glare
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ power for scoring equipment
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ AV system to allow source content and a presenter's voice to be amplified via an input or microphone.
- ☐ speaker system

Context image showing preferred flooring for the fencing strips with wall mounted scoring lights at competition lanes



Adjacency diagram (Gray strips = competition strips)

3.18 Demonstration Kitchen

program goal
- ☐ demonstration kitchen similar to the Kenilworth Recreation Center

program activities
- ☐ cooking classes
- ☐ catering kitchen for special events

activity timeframes
- ☐ daily | 9a to 10p

space size & type
- ☐ 640 sf
- ☐ public space

capacity/users
- ☐ 16 occupants
- ☐ 2 staff / instructors

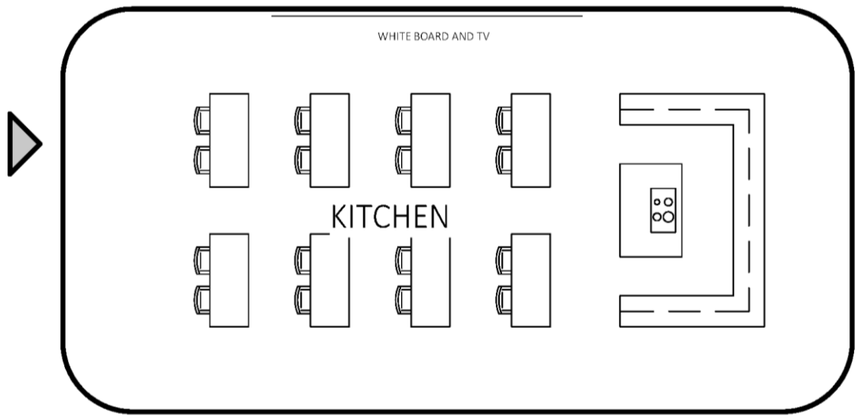
ancillary spaces
- ☐ none

spatial relationships
- ☐ near elevator
- ☐ near roof garden
- ☐ near restrooms

furnishings
- ☐ commercial kitchen
- ☐ movable tables and seating for 16 classmates
- ☐ wall mounted white board
- ☐ ceiling mounted TV

environmental considerations
- ☐ seamless flooring
- ☐ windows to provide natural light
- ☐ window treatment to control sunlight & glare
- ☐ adequate ventilation
- ☐ exhaust hood with fire suppression
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ power for scoring equipment
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ CCTV system to project cooking on media devices
- ☐ AV system to allow source content and a presenter's voice to be amplified via an input or microphone.
- ☐ speaker system

Context image showing Kenilworth's demonstration kitchen



Adjacency diagram

3.20 Makerspace

program goal

- ☐ workshop space for hobbyists, artisans, and creative minds that is affiliated with the National Capital Astronomers

program activities

- ☐ telescope making
- ☐ woodshop
- ☐ 3-d printing & robotics

activity timeframes

- ☐ daily | 9a to 10p
- ☐ Telescope classes: Tues and Fri | 5p to 10p

space size & type

- ☐ 1,000 sf
- ☐ public space
- ☐ multipurpose space

capacity/users

- ☐ 20 occupants

ancillary spaces

- ☐ locked storage
- ☐ shared storage
- ☐ 3-d printing & robotics room

spatial relationships

- ☐ basement level desired
- ☐ near loading dock

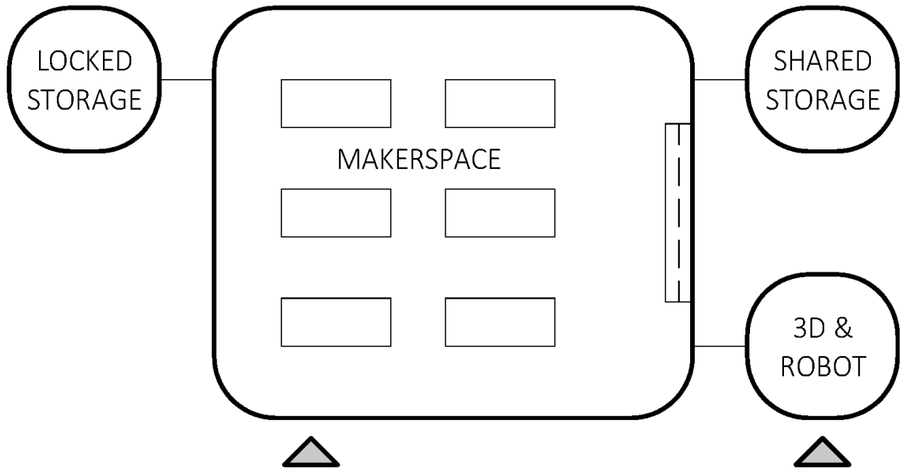
furnishings

- ☐ moveable tables & chairs
- ☐ wall mounted white board
- ☐ table saws
- ☐ wood lathes
- ☐ band saws
- ☐ drill press
- ☐ metal lathes
- ☐ mill/drill
- ☐ storage for hand tools

environmental considerations

- ☐ concrete flooring
- ☐ windows to provide natural light & ventilation
- ☐ window treatment to control sunlight & glare
- ☐ dust collection system
- ☐ adequate ventilation
- ☐ zoned control of HVAC
- ☐ electrical outlets for convenience
- ☐ power for tools
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices

Context image showing concept for makerspace's woodshop



Adjacency diagram

4.01 Gymnasium

program goal

- ☐ provide first indoor multipurpose half-court basketball in Ward 3 with collegiate sized volleyball court

program activities

- ☐ basketball
- ☐ volleyball
- ☐ gymnastics

activity timeframes

- ☐ daily| 9a to 10p
- ☐ gymnastics: Mon and Tues | 3p to 4p and weekends | 10a to 11a

space size & type

- ☐ 5,600 sf
- ☐ public space
- ☐ multipurpose space

capacity/users

- ☐ 112 occupants maximum

ancillary spaces

- ☐ shared storage
- ☐ locker rooms

spatial relationships

- ☐ near elevator

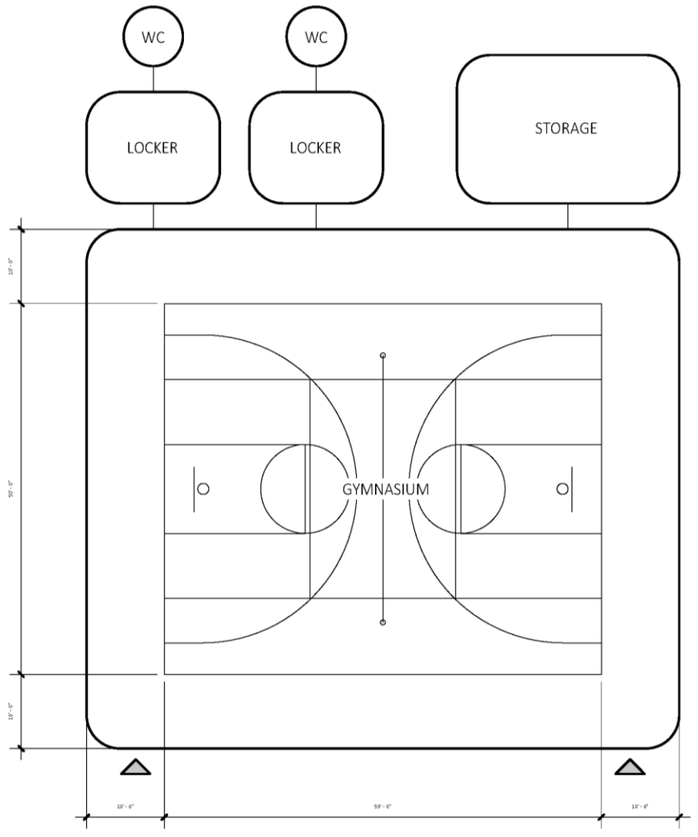
furnishings

- ☐ ceiling mounted folding basketball hoops
- ☐ volleyball net & pole system
- ☐ wall mounted scoreboard
- ☐ gymnasium equipment
- ☐ gym wall pads
- ☐ lockers

environmental considerations

- ☐ court flooring
- ☐ windows to provide natural light
- ☐ adequate ventilation
- ☐ local control of HVAC
- ☐ electrical outlets for convenience
- ☐ power for equipment
- ☐ environmental sound control
- ☐ uniform and controllable lighting
- ☐ motion detectors, door contacts, and electric locking devices
- ☐ IP-based cameras with auto focus iris to allow for the change in lighting conditions and vari-focal lenses
- ☐ AV system to allow source content and a presenter's voice to be amplified via an input or microphone.
- ☐ speaker system

Context image showing concept for providing natural light to gymnasium



Adjacency diagram