

# ARBORETUM COMMUNITY CENTER COMMUNITY MEETING

April 13, 2021



GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
**MURIEL BOWSER, MAYOR**



## Rules of the Road:

Welcome! Thank you for your participation.

- Please keep your microphone on mute.
- Please use the chat feature to ask questions or provide comments which will be read during the “Question Breaks”.
- The chat function is located beside your name in the Participant Panel – looks like a cloud symbol. Be sure to submit your question / comment to “Everyone” so the design team can see them.
- We’ll do the best we can to answer all questions, but if your question is not answered, DPR is tracking all questions and will create a Q/A document that will be shared after the meeting.

CHAT ICON



# AGENDA:

- 1.Introductions
- 2.Project Overview
- 3.Project Timeline
- 4.Q&A



# Firm History



Duke Ellington School of the Arts, Washington, DC

## GCS / SIGAL

Our **commitment and diligence to excellence** has shaped a well-earned reputation of a firm that delivers some of the most complex buildings in the Mid-Atlantic region.

### Areas of Specialty/ Concentration

- General Contracting
- Preconstruction
- Design-Build
- Construction Mgmt.
- Sustainable Construction



# Social Impact



- ✓ More jobs made available stimulates DC's economy, and is critical to living a good life!
- ✓ Our services increase education opportunities—allowing for healthy child development.
- ✓ Our investments help strengthen households to enable conditions for the community's stability.
- ✓ An increase in community seats promotes resident involvement and patronage.
- ✓ Green spaces provided enhance the health and wellbeing of residents.



# Social Impact Cont.

We promote diversity and inclusion in the workplace.



The GCS|SIGAL culture fosters a healthy work environment where employees are valued and respected—leading to greater collaboration and creativity.



# Project Experience



## Duke Ellington School of the Arts

**Location:** Washington, DC  
**Owner:** DC Department of General Services  
**Architect:** Lance Bailey & Associates and cox graae+spack architects Joint Venture  
**Size:** 296,000 SF Renovation  
**Value:** \$161,459,651  
**Completion:** 2017



# Project Experience



## Francis L. Cardozo Education Campus

**Location:** Washington, DC

**Owner:** DC Department of General Services

**Architect:** Hartman Cox | Grimm + Parker

**Size:** 355,400 SF Renovation; 47,000 SF New Construction

**Value:** \$117,335,000

**Completion:** August 2013

✓ **Relevancy:** Large scale replacement of existing roof and multiple skylights.



# Project Experience



## Garrison Elementary

**Location:** Washington, DC  
**Owner:** DC Department of General Services  
**Architect:** Bell Architects  
**Size:** 60,000 SF  
**Value:** \$30,085,500



# Jobsite Safety and COVID 19



In response to the impacts of the COVID-19 pandemic, **our team has developed a COVID-19 jobsite action plan.** The plan is designed to limit the spread of the COVID-19 virus with specific individual-, employee-, and site-preventative measures.

## Details

- Individual Preventative Measures
- Jobsite Action Steps
- Site Preventative Measures





## Existing Site

The existing Arboretum Recreation Center site contains a small 1400 sft indoor field house, consisting of a crowded office and storage, restrooms and small multipurpose space with a pantry kitchen that is insufficient to meet the needs of the community.

Exterior amenities include a tennis court in good condition and basketball court that dips slightly to the northeast. There is also a large playground and small outdoor exercise area as well as a community garden and outdoor kitchen with pavilion.

Attempts at specific sustainable practices have already been made by the community at the center and should be continued and improved upon with the new design. Water retention and rain gardens have been implemented on the site as well as a green wall that is no longer functional.

There is also a greenhouse on site that was not built properly and is coming apart at the seams. The community would like a new greenhouse in a new location for better access to daylight and year round planting.



## EXISTING SITE | Site Plan



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Arboretum Recreation Center



Pantry kitchen

## The Building

Images from existing recreation center. The building's key design feature is a zigzag roof which references that of the Arboretum Visitor Center. This building has been marked as a historic resource and will require HPO coordination throughout the architectural process.

The building otherwise consists of low ceilings, wood and cinder block construction with exposed duct work. The restrooms were recently renovated and are ADA accessible from the interior.



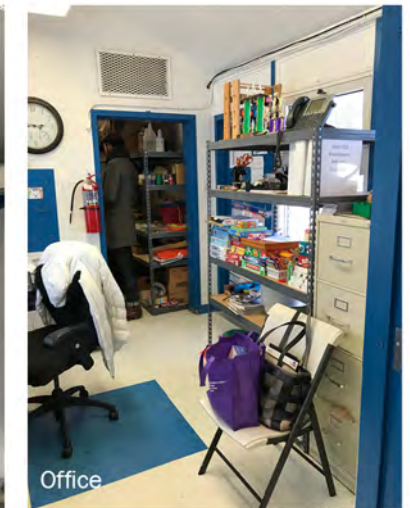
Office



Multipurpose room



Multipurpose room



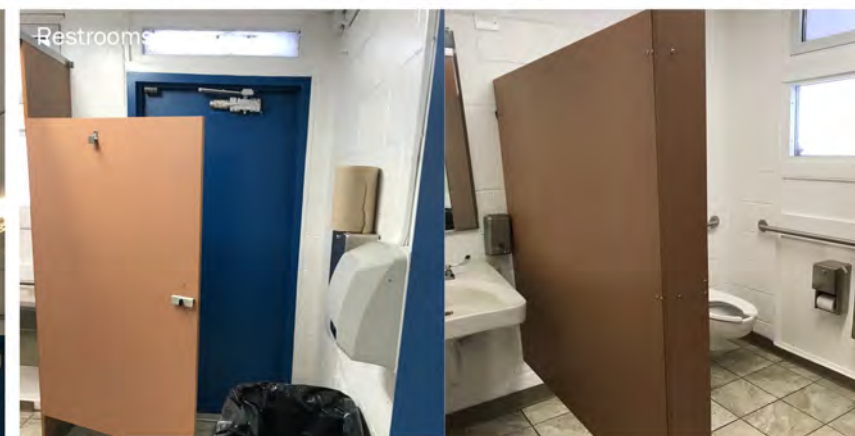
Office



Multipurpose room



Faceted ceiling



Restrooms

## EXISTING SITE | Current Conditions





Field & tennis courts



Basketball court



Picnic area

## The Site

These existing site photos show the current on site amenities. The outdoor kitchen under the pavilion is propane fueled. There is no existing gas line to the recreation center. Playground equipment seems to be in overall good condition.



Teaching kitchen pavilion & fenced garden



Playground



Playground



Picnic area looking toward rec center



Greenhouse



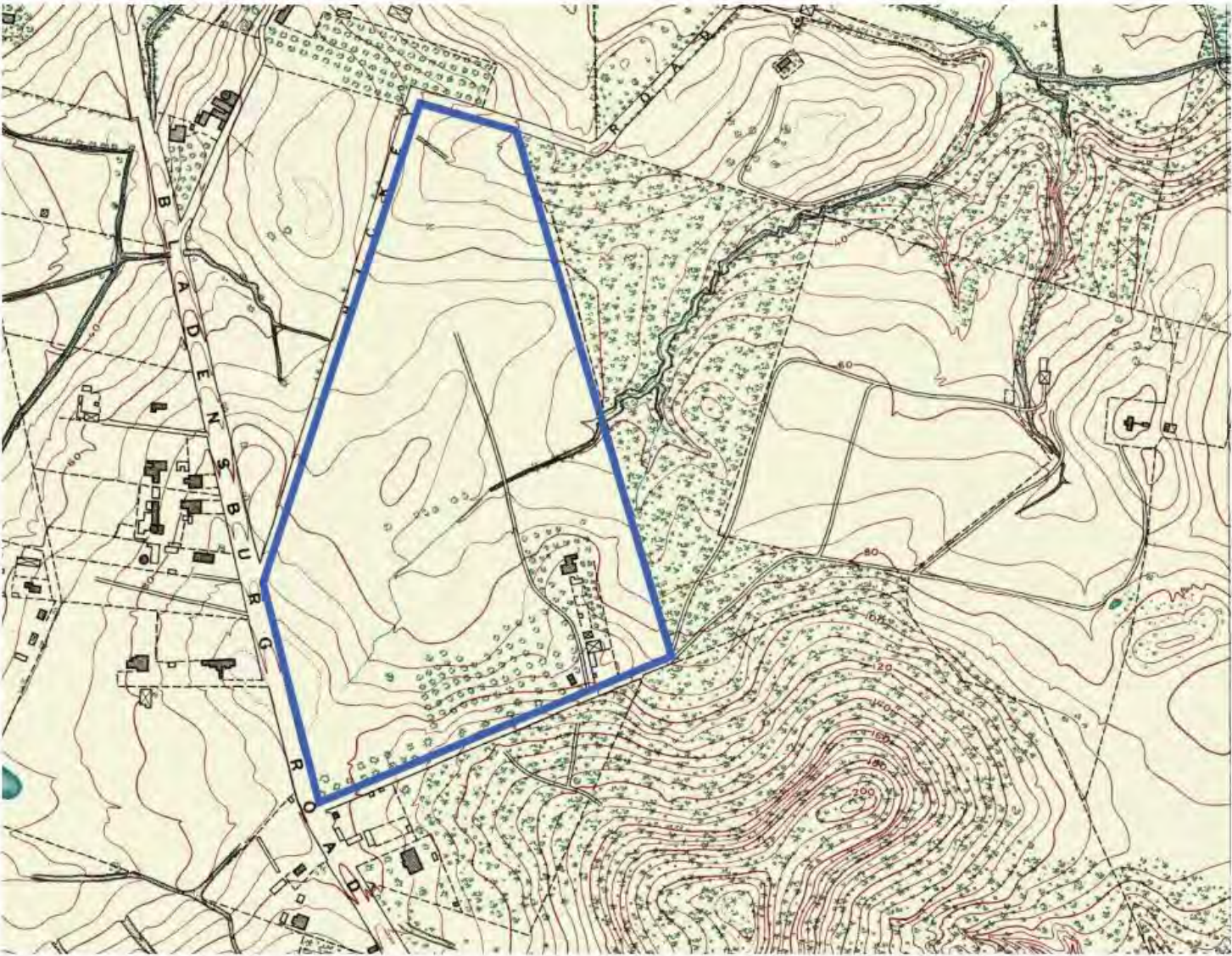
Pavilion with water retention



Community garden

## EXISTING SITE | Current Conditions



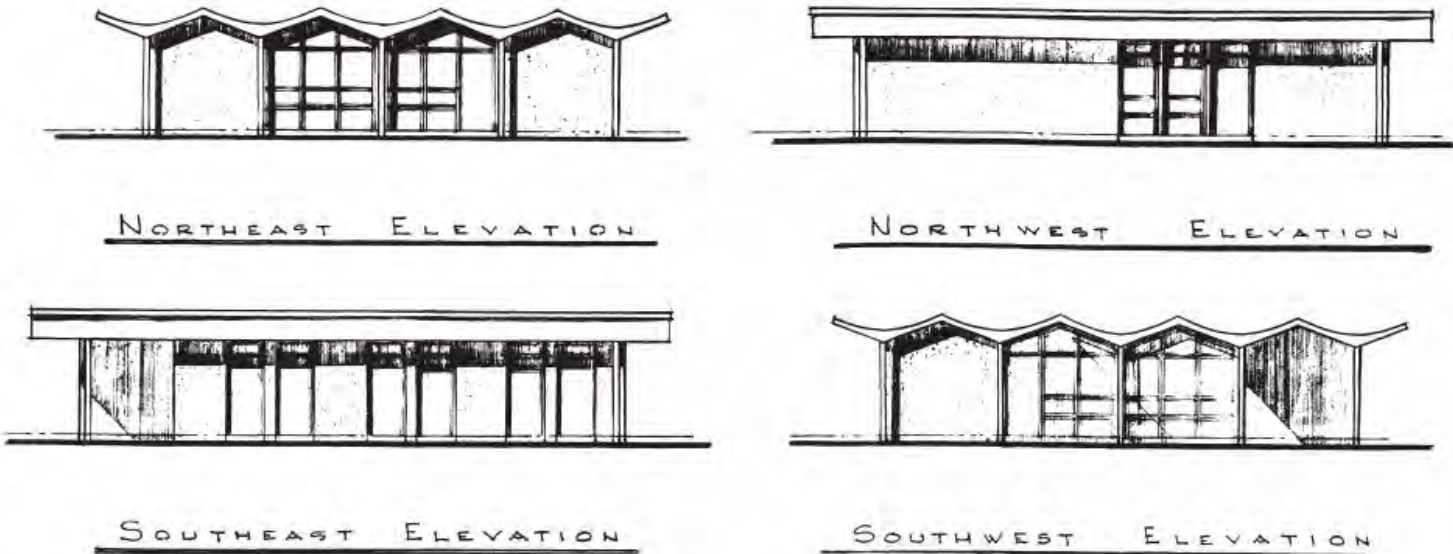


National Register of Historic Places \*

Criteria	Contributing Factor	Project Significance
(A) Event	Associated with significantly contributing events to broad patterns of American history	Association with DC's effort to develop recreational facilities during the late 1960's
(C) Design / Construction	Embodies distinctive features of a type, period or method of construction possessing high artistic value	One of the best examples of Park Service Modern design of Mission 66 period applied to DC's recreation facilities

D.C. Inventory of Historic Sites\*\*

Criteria	Contributing Factor	Project Significance
(B) History	Associated with historical periods, movements, groups and achievements	Example of Mission 66 program's efforts to modernize and improve the Districts recreation system
(D) Architecture and Urbanism	Distinguishing features of architectural styles, building types or construction methods	Embodies the distinguishing characteristics of Park Service Modern
(E) Artistry	High artistic or aesthetic values contributing to heritage or appearance	One of the finest examples of Park Service Modern



\* does not satisfy National Register of Historic Places criterion B (person), D (information potential)  
\*\* does not satisfy D.C. Inventory of Historic Sites criterion A (events), C (individuals), F (works of a master), G (archaeology)

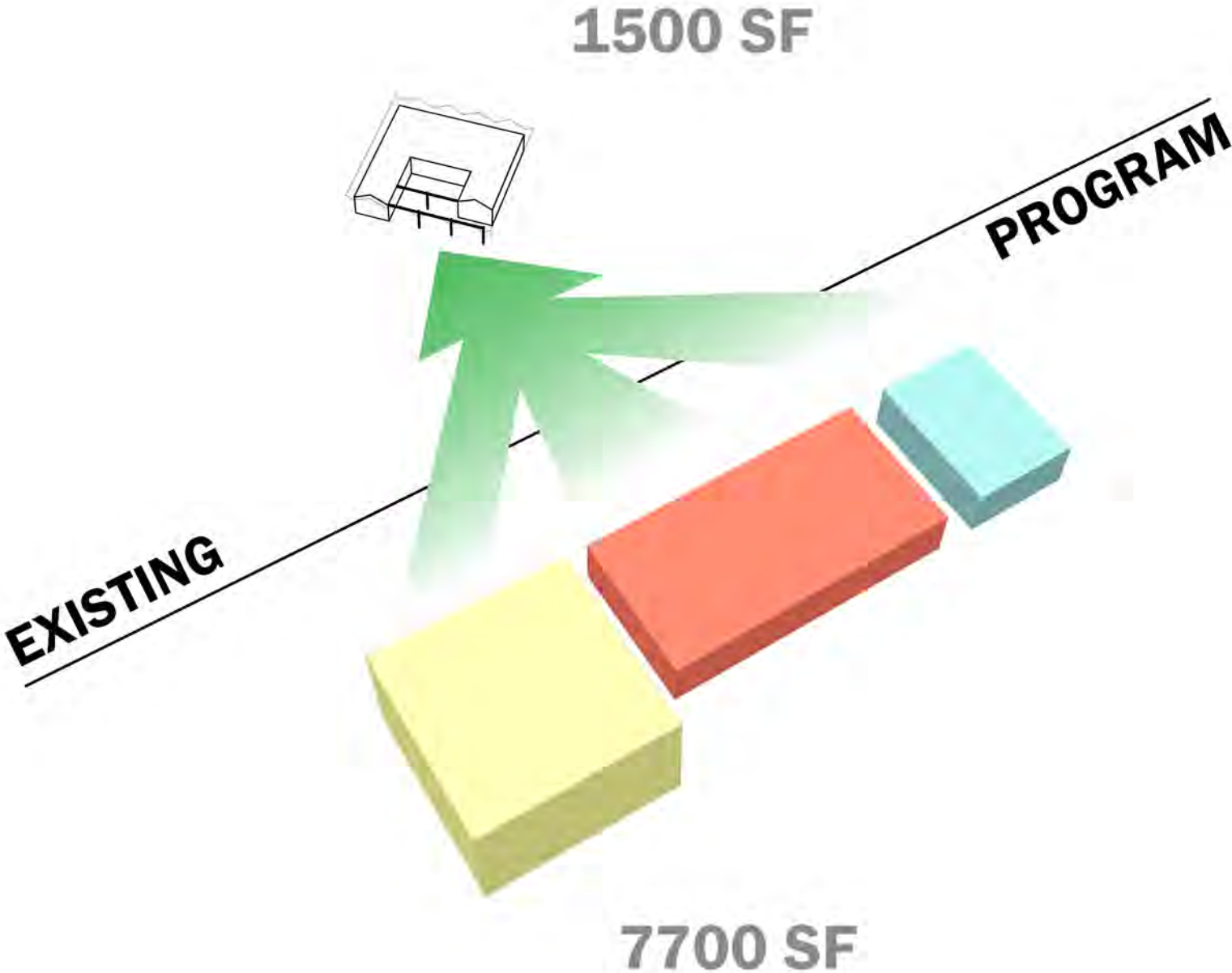
EXISTING SITE | Historic Contributions



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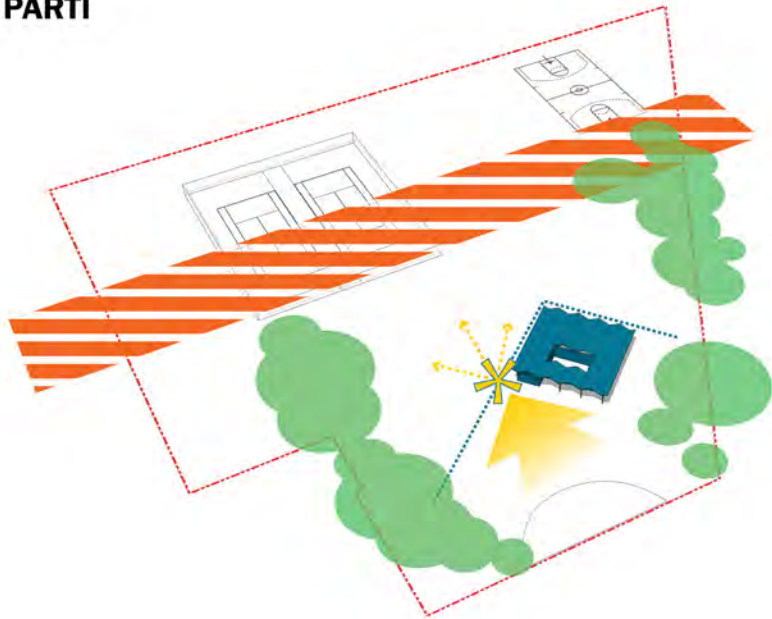
ROOM NAME	SF	# OF VOTES	USES
COMMUNITY	1243	7	MULTI-PURPOSE
		6	READING ROOM
		4	MUSIC
		3	TEEN / GAME
		2	CLASSROOM
FITNESS	658	13	FORMAL FITNESS
		10	BOXING
SOFT PLAY	152	7	SENSORY PLAY
TECH LOUNGE	345	6	COMPUTER
		4	LOUNGE
		4	SENIOR
1/2 GYM	3446	2	SPORTS + FITNESS
OFFICE	142		REQUIRED
RECEPTION/LOUNGE	226		REQUIRED
IT	72		REQUIRED
RESTROOMS	319		REQUIRED
CIRCULATION	928		REQUIRED
MECH/STORAGE	196		REQUIRED
NET SQUARE FOOTAGE	7727		



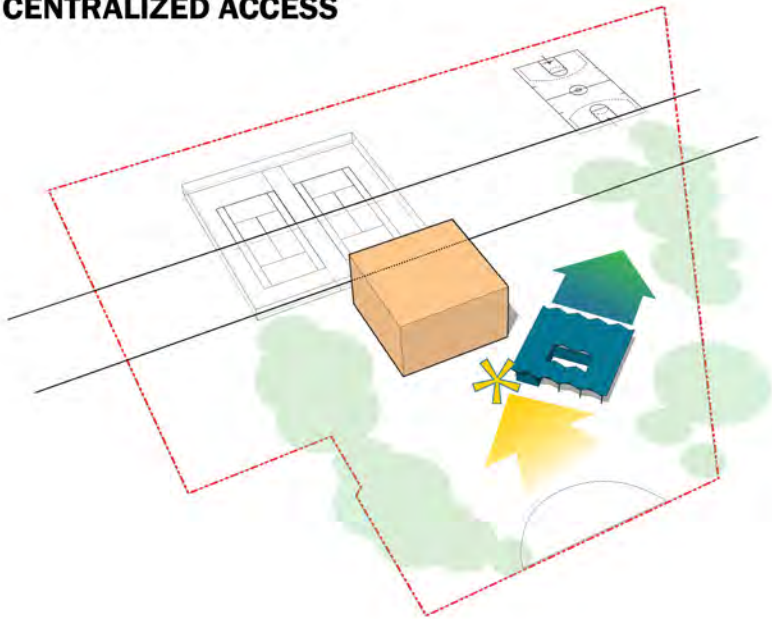
PROGRAM ANALYSIS



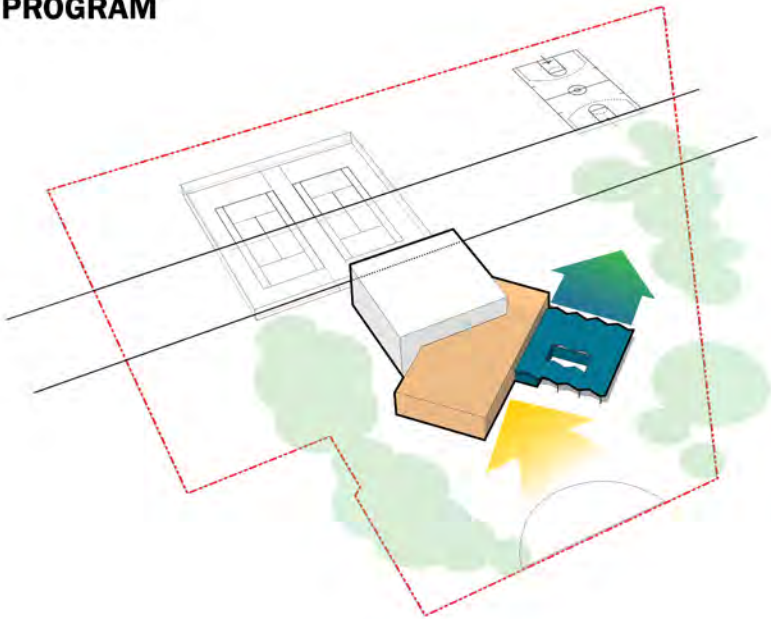
PARTI



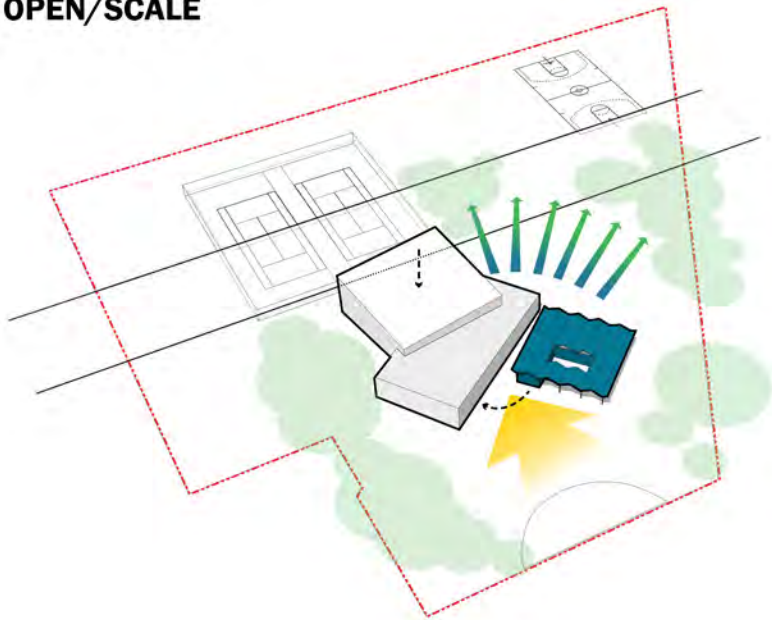
CENTRALIZED ACCESS



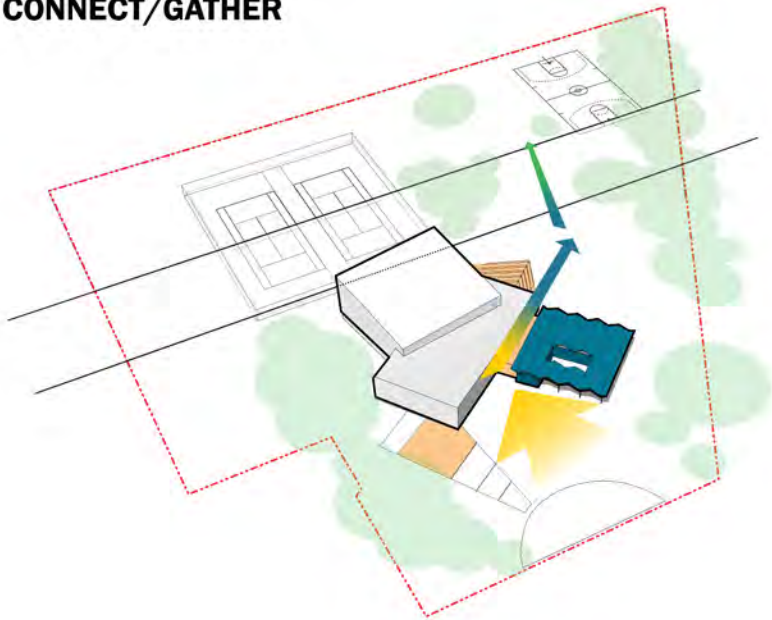
PROGRAM



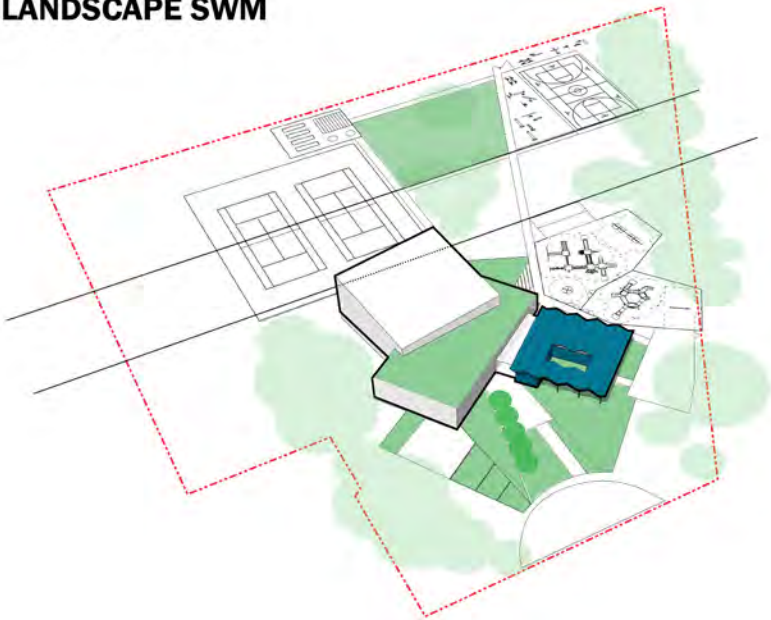
OPEN/SCALE



CONNECT/GATHER



LANDSCAPE SWM



SITE LAYOUT DIAGRAM



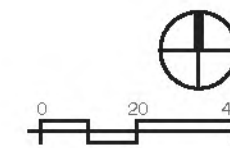


---> CIRCULATION

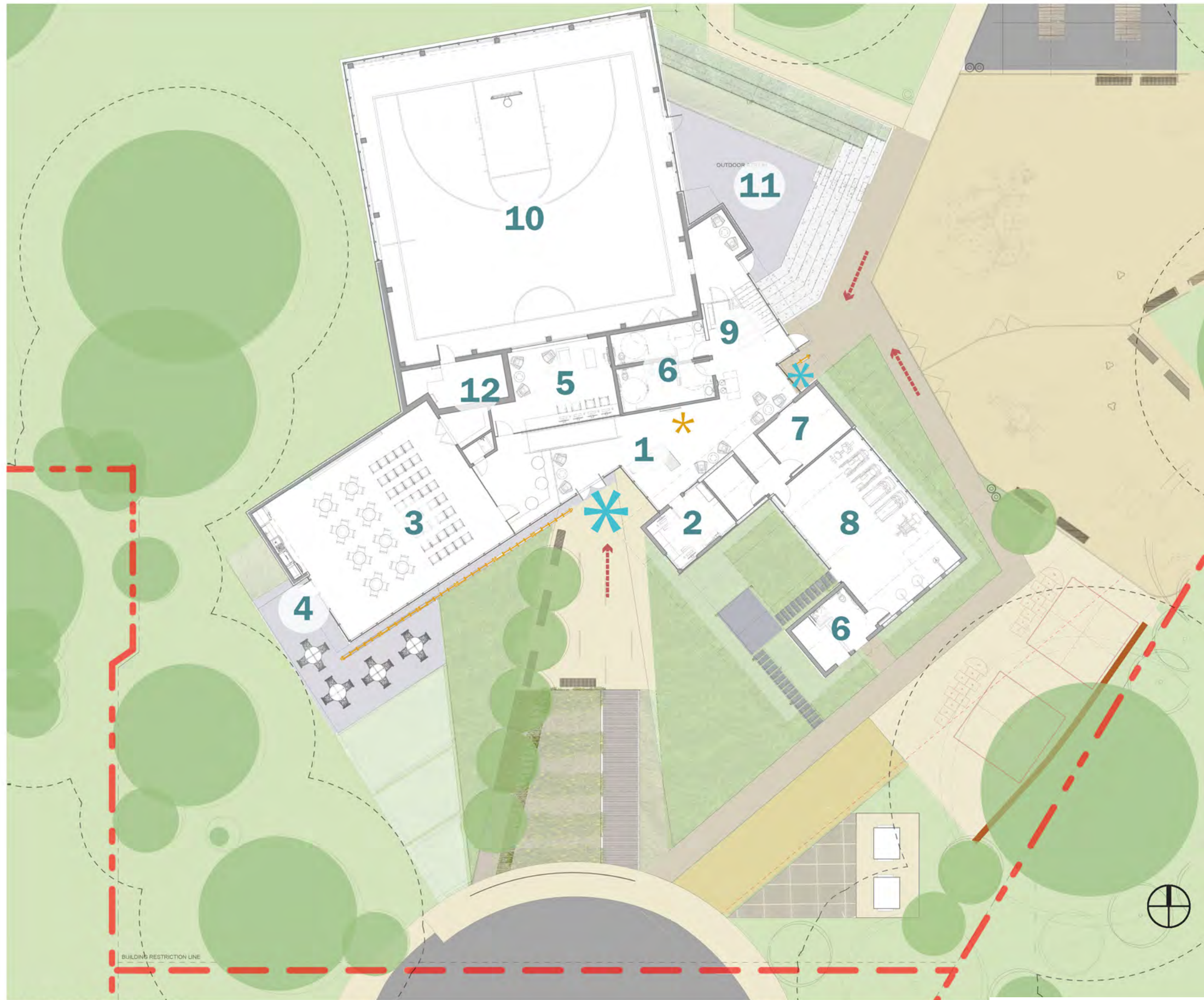
\* ENTRY/EXIT

SITE PLAN KEYNOTES

- 1** EXISTING HISTORIC BUILDING
- 2** NEW BUILDING WITH GREEN ROOF
- 3** 1/2 GYM WITH SOLAR ROOF
- 4** LANDSCAPE / BIORETENTION
- 5** RELOCATED PLAYGROUND
- 6** RELOCATED PAVILION
- 7** HARDSCAPE PLAY
- 8** POTENTIAL PARKING
- 9** RELOCATED FITNESS
- 10** GREENHOUSE / COMMUNITY GARDENS







 RECEPTION

 CIRCULATION

 ENTRY/EXIT

#### SITE PLAN KEYNOTES

- 1** LOBBY / BREAKOUT AREAS
- 2** OFFICE / IT
- 3** COMMUNITY ROOM
- 4** COMMUNITY ROOM PATIO
- 5** TECH LOUNGE
- 6** RESTROOMS
- 7** SOFT PLAY ROOM
- 8** FITNESS ROOM
- 9** LIFT / STAIR
- 10** HALF GYM
- 11** AMPHITHEATER
- 12** MECHANICAL/STORAGE

**FLOOR PLAN**  
N.T.S.

**STUDIO**  
ARCHITECTS

**DGS**  
DEPARTMENT OF  
GENERAL SERVICES

**BUILD  
MAINTAIN  
SUSTAIN**

**DPR**  
DC DEPARTMENT OF PARKS AND RECREATION

**WE ARE  
WASHINGTON  
DC**

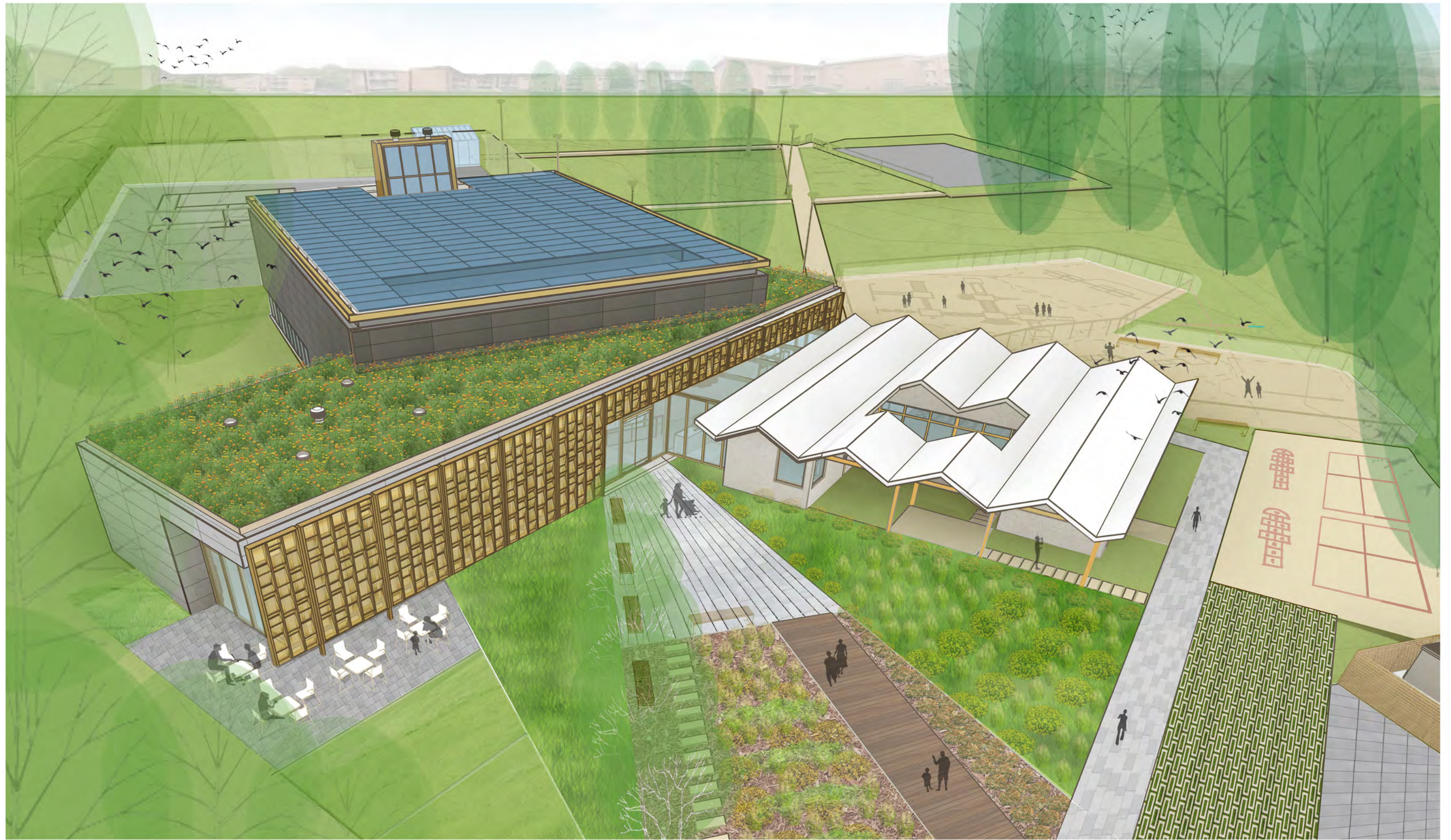
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**ENTRY - From Street**  
NOT TO SCALE





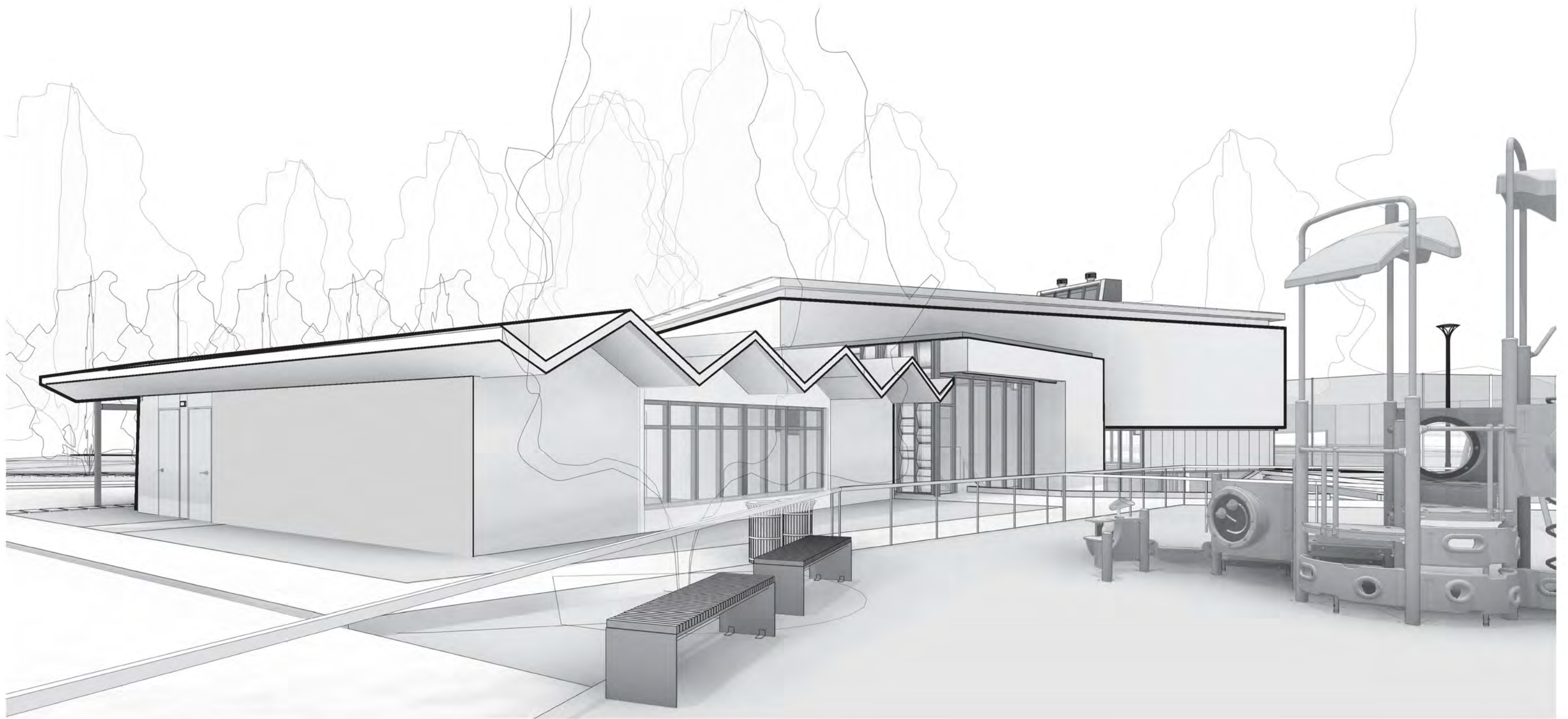
**BIRD'S EYE VIEW**





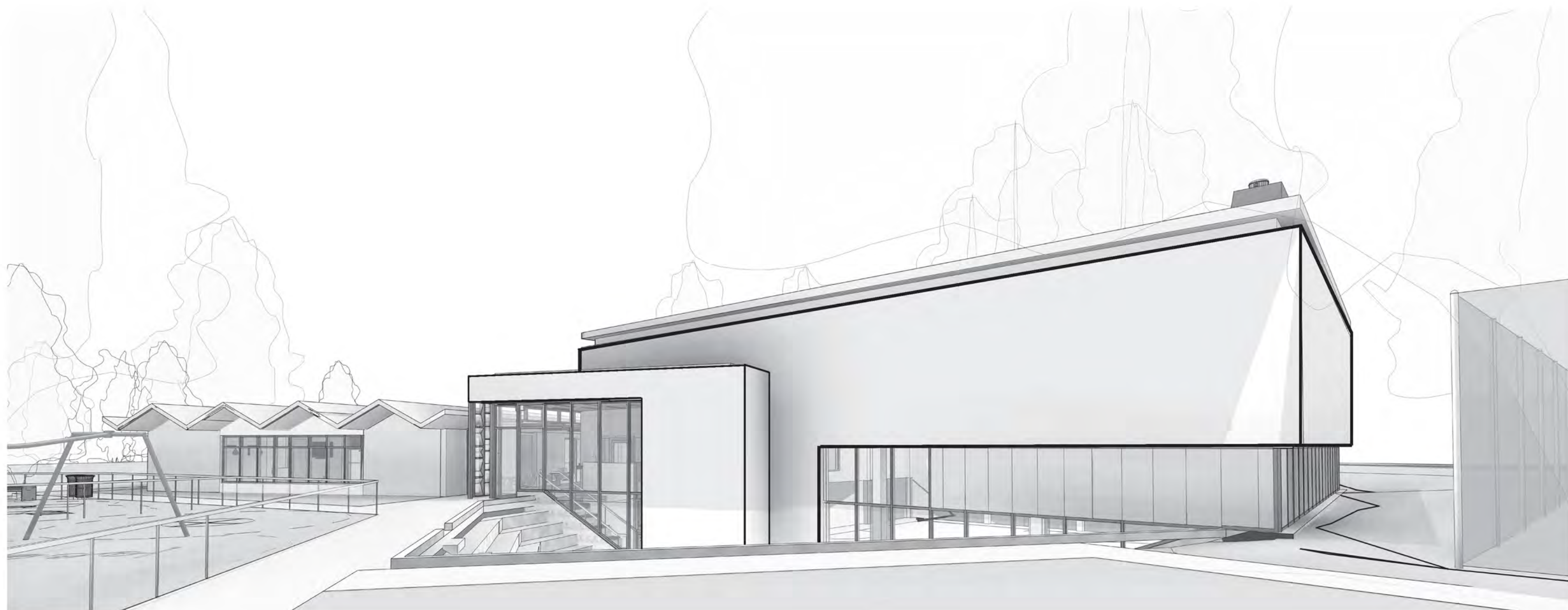
**VIEW A - Community Room**  
NOT TO SCALE





**VIEW B - From Playground**  
NOT TO SCALE





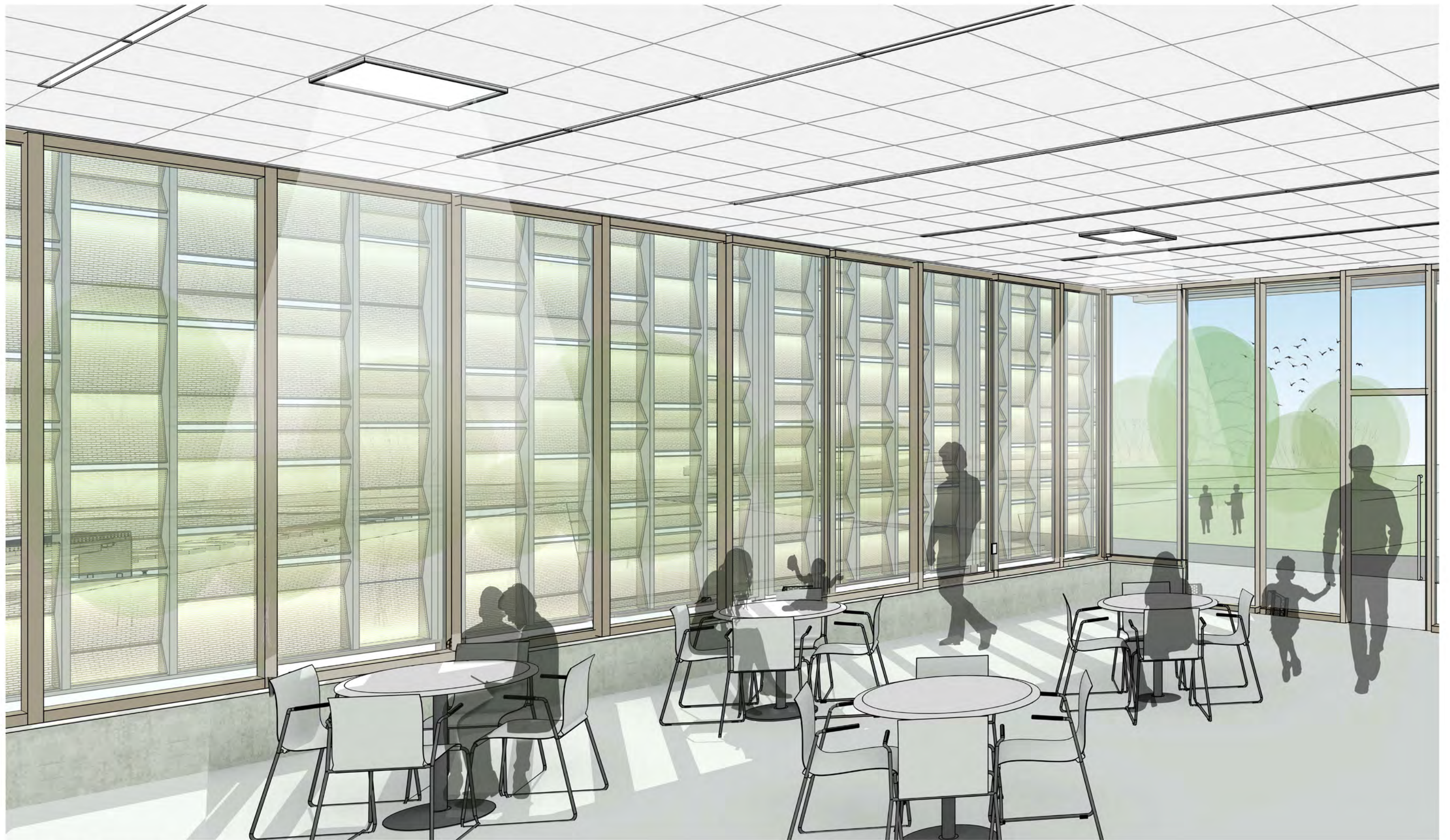
**VIEW C - From Park**  
NOT TO SCALE





1/2 GYM INTERIOR





**ADDITION + RENOVATION | Community Room**  
NOT TO SCALE



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# TREES



QUERCUS PHELLOS



ULMUS AMERICANA 'JEFFERSON'



PRUNUS AVIUM 'STELLA'



SEDUM MATS WITH ALLIUM AND NASSELLA PLUGS AT 3'-4'



BETULA NIGRA 'HERITAGE'



HYDRANGEA QUERCIFOLIA



ILEX GLABRA 'SHAMROCK'



ASCLEPIAS TUBEROSA



PRUNUS LAUROCERASUS 'OTTO LUYKEN'



RHUS AROMATICA 'GRO-LOW'



NASSELLA TENUISSIMA



ITEA VIRGINICA 'LITTLE HENRY'



SPOROBOLUS HETEROLEPIS 'TARA'



COREOPSIS VERTICILLATA 'ZAGREB'

# BUILDING ADJACENT PLANTS

## LANDSCAPE NARRATIVE:

PLANTING WAS DESIGNED TO FIRST PRIORITIZE THE HEALTH OF EXISTING TREES. GEOMETRIC PATTERNS ARE ESTABLISHED TO RESPOND TO THE BUILDING ARCHITECTURE. THE FRONT PLAZA PLANTING MIMICS THE ISLAND AT THE ARBORETUM, BUT REPLACES THE WATER WITH LOW PLANTINGS. THE ALLEE OF RIVER BIRCHES BRING YOUR EYE TO THE ENTRANCE WHILE ALSO SOFTENING THE NEW ADDITION. LOW PLANTINGS ARE SHOWN IN FRONT OF THE HISTORIC BUILDING TO ALLOW THE VISITOR TO HAVE A CLEAR VIEW OF THE HISTORIC ARCHITECTURE. EVERGREEN SHRUBS ARE SHOWN AGAINST THE BUILDING TO PROVIDE A FOUNDATION FOR THE STRUCTURES. PLANT SELECTION INCLUDES NATIVE AND DROUGHT TOLERANT SPECIES THAT CAN WITHSTAND URBAN CONDITIONS. A VARIETY OF PLANTS ARE INCORPORATED INTO THE PLANT PALETTE TO PROVIDE INTEREST FOR THE ARBORETUM NEIGHBORS. SINCE MANY OF THE LANDSCAPE AREAS ARE ALSO BIORETENTION AREAS, LAND FORMATIONS SUCH AS SLOPE AND LOW-LYING AREAS WERE TAKEN INTO ACCOUNT IN THE PLANT DESIGN. THE PLANT PALETTE, WHILE PROVIDING VARIETY, IS ALSO REPETITIVE TO ESTABLISH A COHESIVE PLANTING COMPOSITION.



TREE PROTECTION ZONES, TYP. AT 1' RADIUS PER 1" DIAMETER AND 1.5' RADIUS PER 1" DIAMETER

COORDINATE EVERGREEN SCREENING PLANTING WITH ARBORETUM TO BLEND IN WITH EXISTING EVERGREEN SCREENING

SCALE 1"=10'

## 14 GREEN ROOF



SPOROBOLUS HETEROLEPIS 'TARA'



NASSELLA TENUISSIMA



EUPATORIUM 'BABY JOE'



SOLIDAGO RUGOSA 'FIREWORKS'



SCHIZ. SCOPARIUM 'OVATION'



RUDBECKIA HIRTA



ITEA VIRGINICA 'LITTLE HENRY'



ECHINACEA PURPUREA

# 15 BIORETENTION PLANTS





TREE PROTECTION ZONES, TYP.  
AT 1' RADIUS PER 1" DIAMETER  
AND 1.5' RADIUS PER 1" DIAMETER

COORDINATE EVERGREEN SCREENING  
PLANTING WITH ARBORETUM  
TO BLEND IN WITH EXISTING  
EVERGREEN SCREENING





TREES



PLANTING PALETTE



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GREEN ROOF - FEATHERGRASS, ALLIUM



BIORETENTION/LANDSCAPE AREAS - PERENNIALS/GRASSES



BIORETENTION/LANDSCAPE AREAS - SHRUBS



PLANTING PALETTE



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## PROJECT TIMELINE:

- Mobilize Construction – Spring 2021
- Earthwork and Foundations – Summer 2021
- Structure and Exterior - Fall 2021
- Interior Finishes – Winter 2022
- Open New Community Center – Spring 2022



## Department of General Services (DGS)

Wayne Gore, Community Engagement and Outreach

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## Department of Parks & Recreation (DPR)

Peter Nohrden, ASLA / Project Manager

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## Question & Answer

- Please use the chat feature to ask questions or provide comments

