



STEAD PARK RECREATION CENTER



October 2021

DC Department of General Services | Stead Park Recreation Center | Revised Design

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PROJECT OVERVIEW:

PROCESS UPDATE

EXECUTIVE SUMMARY

Existing Context

Stead Park is located in Square 180, within the Dupont Circle National Register Historic District (Figure 1). During the late nineteenth century, the site, situated within the 1600 block of P Street, N.W., contained frame row houses and the residence of Henry Hurt, a respected local railroad president and investor. The federal government purchased the property from Hurt’s heirs in 1948, and under the terms of a trust established by Washington architect Robert Stead, developed it into a playground within the District’s recreation system.

During the postwar years, the playground served as a central civic, recreational, and cultural space for the largely African American Dupont Circle neighborhood. Renovations in 1992, 2008, and 2014 transformed the layout and configuration of its playground and athletic fields, and altered the appearance of its recreation center. The Friends of Stead Park was established in 2004, and, in partnership with the District Department of Parks and Recreation, the organization has been instrumental to the success of recent community outreach, planning, and the funding of park renovations.

The current facility includes the historic carriage house and accompanying addition, a fenced basketball court, fenced playgrounds for younger and older children (up to age 12), a splash pad, outdoor picnic and seating areas, and a turf play field with a surrounding track. The site also has existing bioretention areas and landscaping.

Design Summary

Located in the historic Dupont Circle neighborhood in Washington, DC, Stead Park Community Center is a modernization and significant addition to the existing community center--a carriage house originally constructed in 1888—to foster and engage movement, play, interaction, access and programming for all community members in this vibrant and diverse urban neighborhood. Sensitive to the layered history of Stead Park and the importance of the park’s open space in the dense Dupont Circle Historic district, the design emphasizes the open qualities of the park, visibility to the historic structure, while providing accessible, integrated spaces for exercise, play, interaction, and belonging for all neighbors and visitors. As the first net-zero community center in Washington, DC, this facility highlights the District’s commitment to sustainable practices, serving as a visible, educational tool for residents and visitors.

The new facility features the existing historic carriage house as the primary building entry, welcoming visitors to engage the new community through direct access to the historic structure. The new addition primarily consists of a variety of multipurpose spaces serving a diversity of ages, abilities, programming, fitness, and education levels, including a large community gathering space, flexible multipurpose spaces for group classes, arts, education, and fitness activities, and a demonstration kitchen. Additionally, spaces for multiage groups, such as young children, teens, and seniors connect and expand the possibilities for the how community members can utilize their public space. A large solar canopy provides on-site energy as well as shade for recreation spaces. Site upgrades include a revitalized seasonal splash pad, entry plaza, sensory garden, play equipment, and large outdoor plazas and gathering spaces.

Dupont Circle Historic District

Dupont Circle Historic District was established in 1976, expanded in 1984, and amended in 2005. The “Period of Significance” for the Dupont Circle Historic District is 1875-1931.

Dupont Circle Historic District is roughly bounded by Rhode Island Avenue, NW; M and N Sts., NW, on the south; Florida Avenue, NW, on the west; Swann St., NW, on the north; and the 16th Street Historic District on the east.

The Dupont Circle Historic District encompasses one of the city’s most elegant historic residential neighborhoods, notable for superior examples of Victorian rowhouse architecture in Queen Anne and Richardsonian Romanesque styles, as well as some of the city’s finest turn-of-the-century mansions in Beaux Arts, Chateausque, Renaissance, and Georgian Revival styles.

Approximately 3,100 buildings dating from about 1875 to 1931 make up the district.

Net Zero Energy

The project will be the first Net Zero energy certified community center in DC. Zero Energy Certification as defined by the International Living Future Institute (ILFI):

“One hundred percent of the building’s energy needs on a net annual basis must be supplied by on-site renewable energy. No combustion is allowed.”

This includes energy used by the new building, energy used by the existing building, and site energy (lighting + power). The calculations will exclude lighting from the play field and lighting on P Street. (Figure 2)

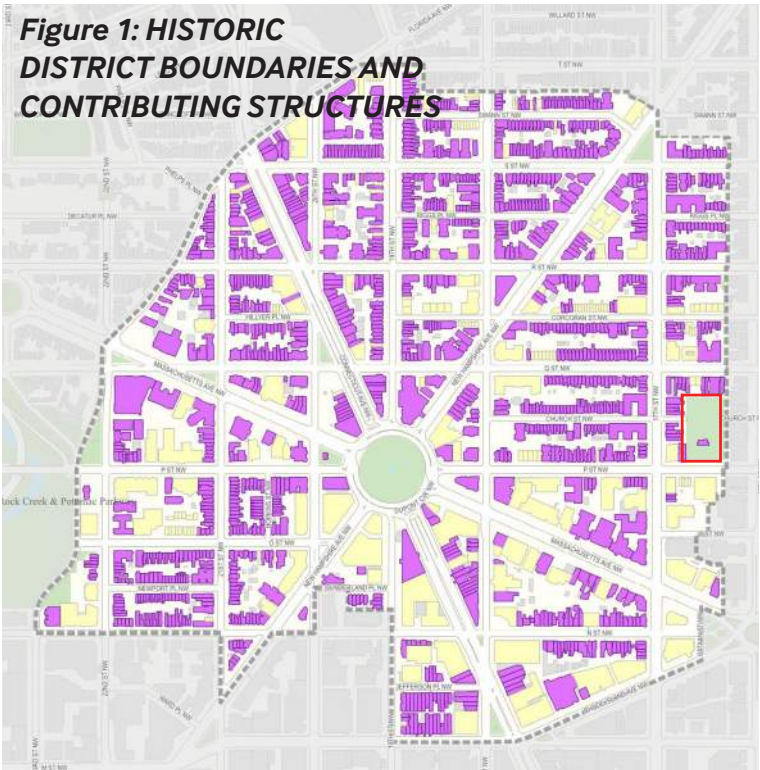


Figure 1: HISTORIC DISTRICT BOUNDARIES AND CONTRIBUTING STRUCTURES

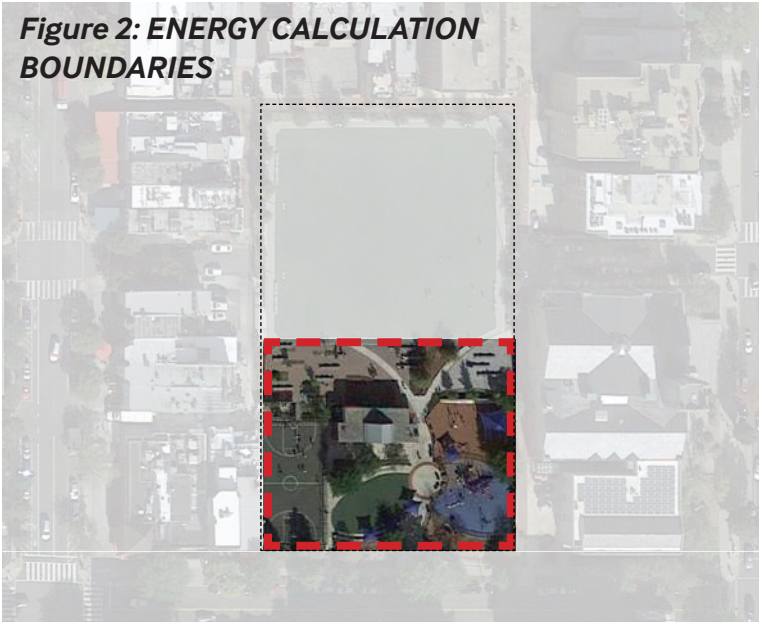


Figure 2: ENERGY CALCULATION BOUNDARIES

PROJECT STATUS UPDATE

Status: The 2020 design for the Stead Park Recreation Center has been fully approved by CFA, NCPC, and HPRB, and is supported by the community, the local ANC. The design has been submitted for permit with DCRA. DGS and DPR have selected a Construction Manager At-Risk (CMAR).

Challenge: However, in response to the elevated and unforeseen bidding environment—due to disrupted material supply chains, labor market volatility across the DC region, and construction delays related to the COVID-19 global pandemic—the design for the Stead Park Recreation Center has required significant value engineering exercises to meet the project budget, particularly since the approved design has already been submitted for permit.

Design Change: As a result, the design team—in consult with DGS, DPR, and the selected CMAR--developed a series of design options to address the delta between the approved design and the elevated bidding environment. DGS and DPR ultimately decided on a revised scheme that aims to reduce projected construction costs by bringing the building out of the ground, and creating a 2-story building on the west side of the site that tucks underneath the solar canopy structure. The revised design maintains all the required program spaces, simplifies the site design, reduces excavation and material costs, keeps the project net-zero, and seeks to maintain similar design qualities in materials and finishes. This revised design, while maintaining consistent values and parameters as the previously approved design, is likely different enough to warrant further conversation and process with CFA, HPO, NCPC, and community stakeholders.

DESIGN SCOPE (UNCHANGED):

Modernization of existing community center (contributing structure to Dupont Circle Historic District)

Addition to increase programming capacity for all ages

Retain outdoor open and play space

Net-zero energy building performance (first recreation center in DC)

PROGRAM (UNCHANGED):

Large community gathering space (150-200 capacity)

Flexible multipurpose spaces

Fitness space

Demonstration kitchen

Dedicated spaces for teens and seniors

Upgraded playgrounds and site

Splashpad



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PREVIOUS AGENCY REVIEW

This revised design, while maintaining consistent values and parameters as the previously approved design, is different enough to warrant further conversation and process with CFA, HPO, NCPC, and community stakeholders. Below are the last actions, with several accompanying notes, from the reviewing agencies.

HPRB - December 3, 2020

Dupont Circle Historic District at 1625 P Street NW (Stead Park), HPA 20-468, concept/renovate and add to carriage house; site alterations.

The Board concurred with the resolution of ANC 2B and voted to approve building option 2 and a hybrid option of the two landscape plans shown, and delegated final approval to staff. Vote: 4-2 (Horsey recused).

CFA - April 22, 2021

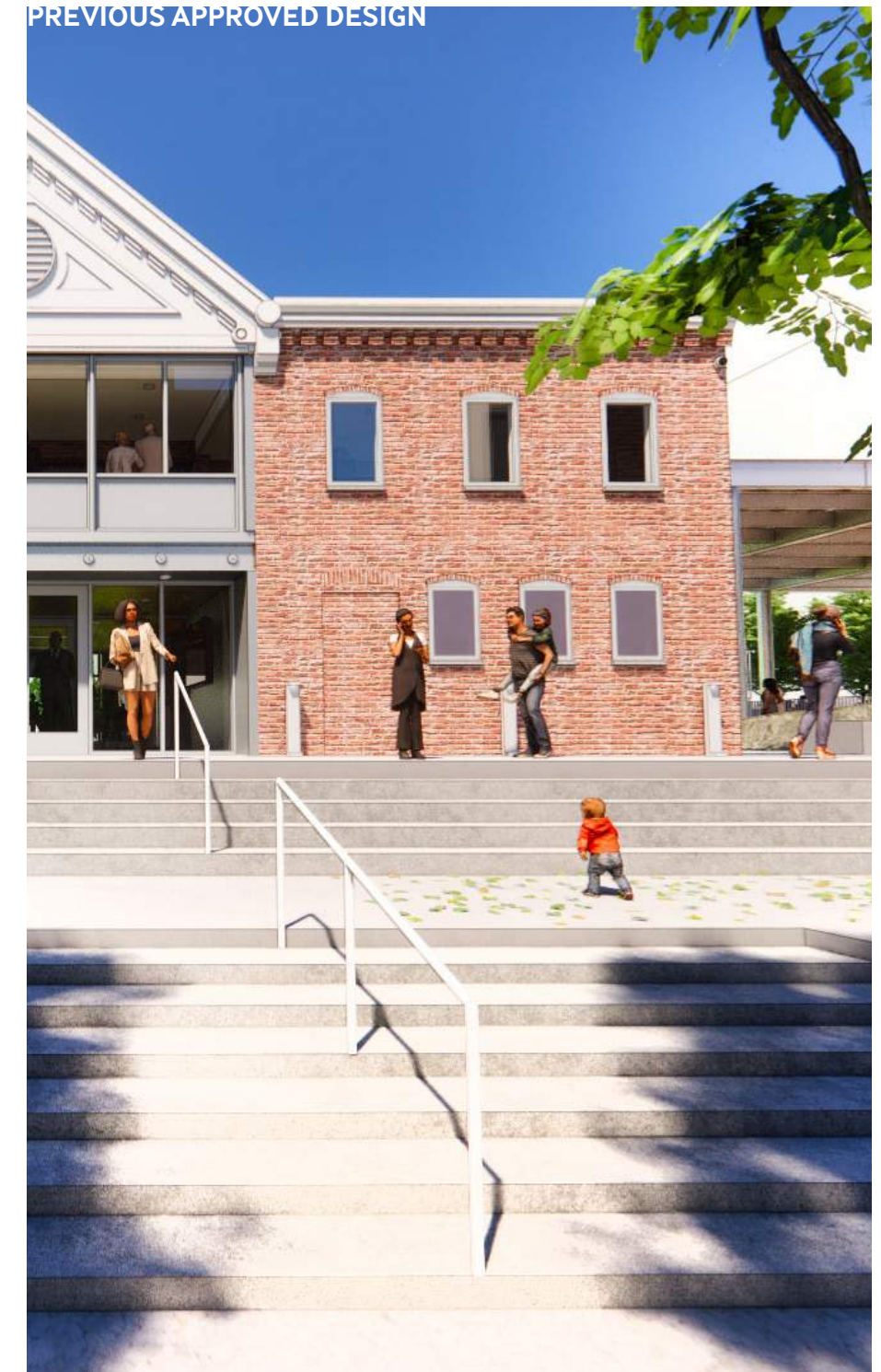
In its public meeting of 15 April conducted by videoconference, the Commission of Fine Arts approved, based on its prior review of the submission materials, the proposed final design for modifications and additions to the Stead Park Recreation Center at 1625 P Street, NW. In its action, the Commission suggested consideration of using windows in the renovated historic building that more closely resemble the window configuration that is documented in historic photographs, in lieu of the contemporary single-light design proposed.

NCPC - June 7, 2021

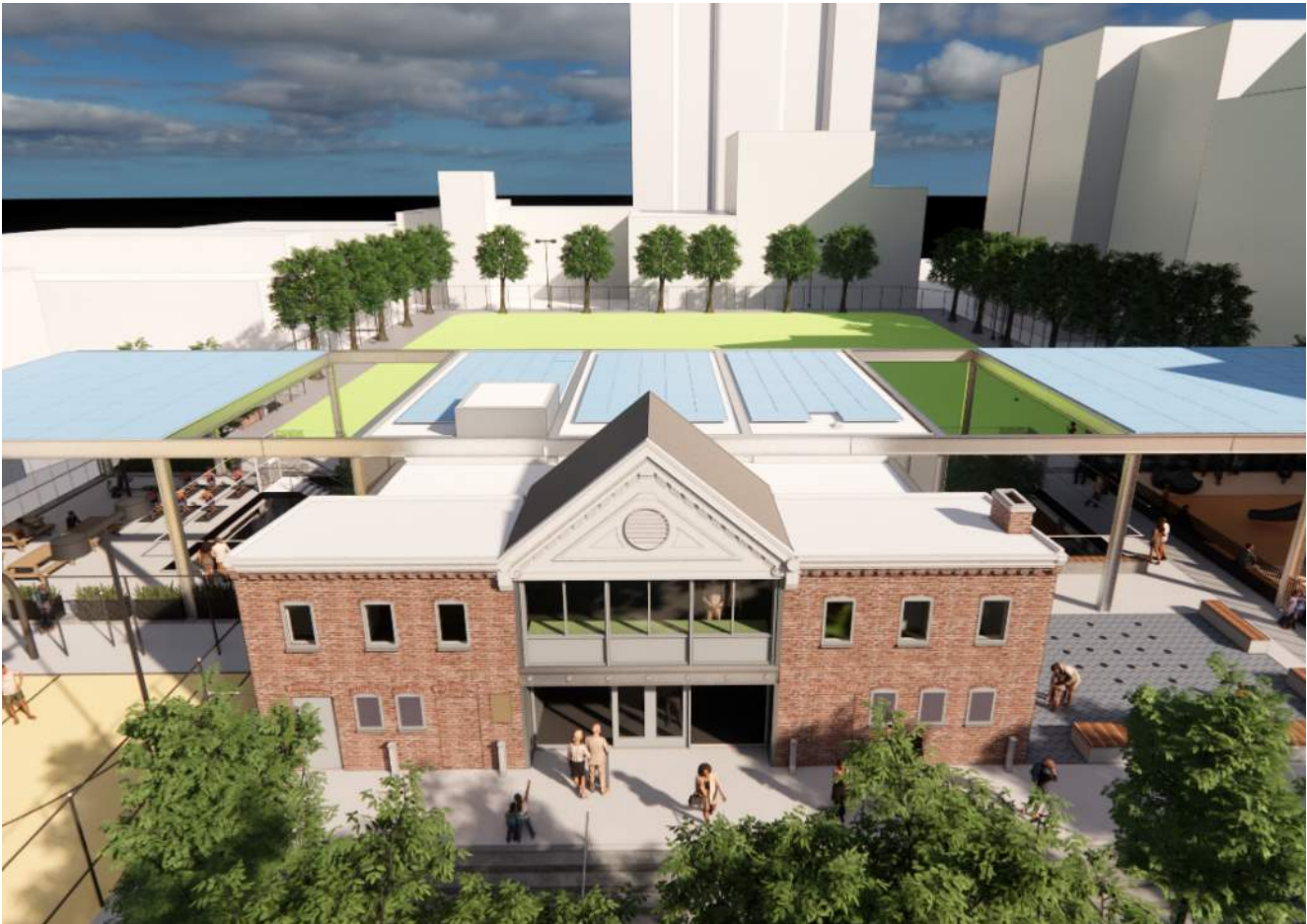
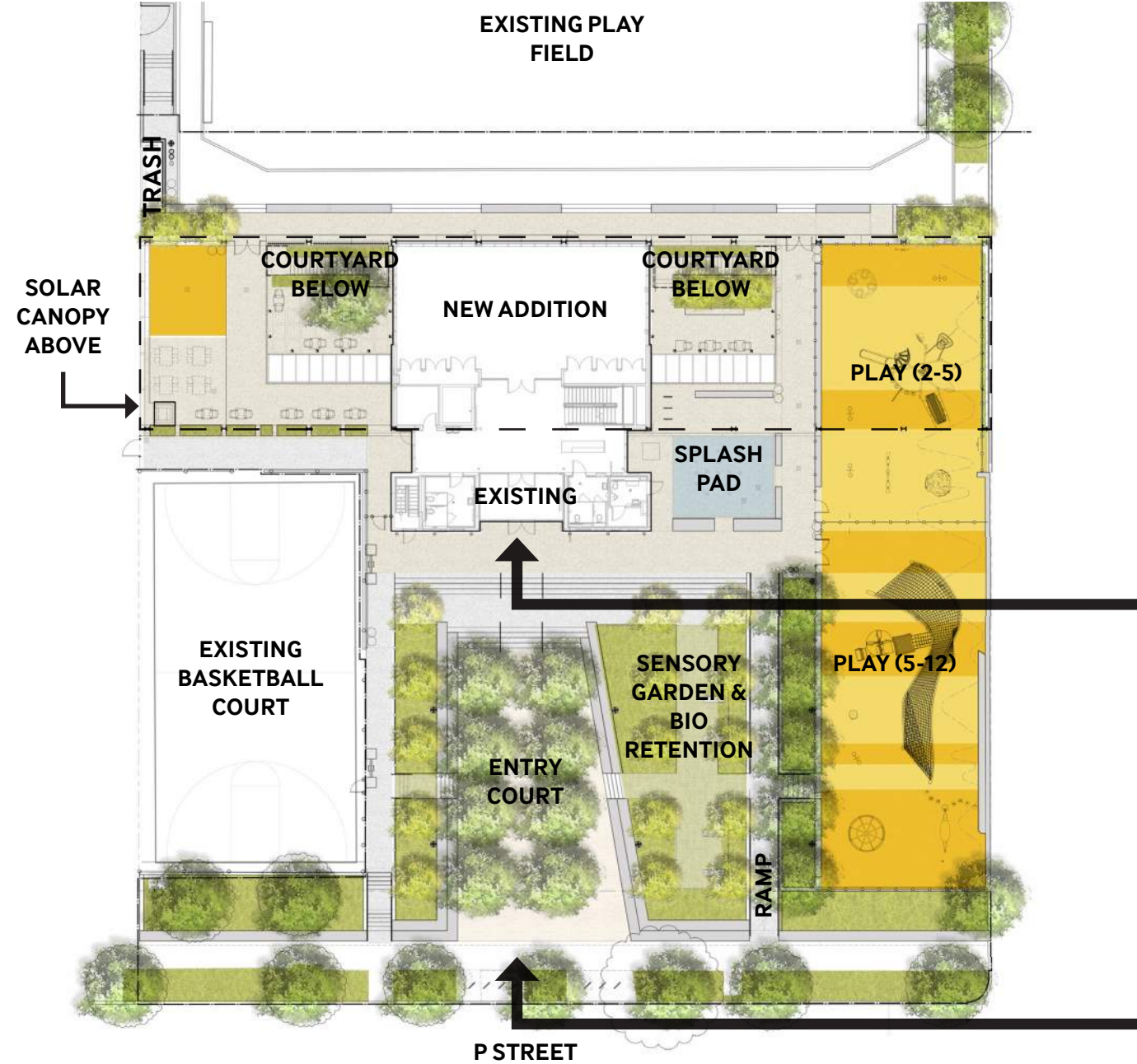
The site slopes slightly south toward the accessible edge along P Street, NW, where a 4-foot retaining wall transitions down to the street. Because the new building will be a net-zero facility, where photovoltaic panels preclude green roof construction, runoff will be treated in rain gardens dispersed through the site, with the greater concentration around the new entrance. The project will conform to local building code and public space guidelines, as specified by the District Department of Transportation (DDOT), with oversight review, by the District Department of Energy and Environment (DOEE).

Without objection, the Coordinating Committee forwarded the proposed final site and building plans to the Commission with the statement that the proposal was coordinated with all participating agencies. DDOT noted that while they are coordinated, they recommend the applicant go for concept public space approval for the P Street pedestrian entrance. The participating agencies were the NCPC; the National Park Service; the General Services Administration; the District of Columbia Office of Planning; SHPO; the District of Columbia Department of Transportation; District Department of Energy and Environment, the Washington Metropolitan Area Transit Authority. Staff notes the U.S. Commission of Fine Arts (CFA) approved the final design at its April 15, 2021 meeting.

The park is not located near any federal properties and not adversely impact any other identified federal interests, including the Height of Buildings Act. The District project is located outside the Central Area, and therefore NCPC has no independent responsibility to comply with the National Historic Preservation Act or the National Environmental Policy Act.



APPROVED PREVIOUS DESIGN
APRIL 2021



APPROVED PREVIOUS DESIGN

APRIL 2021

WHAT IS THE SAME

Overall Building Concept - entry plaza, prominent historic building, solar canopy, play and outdoor spaces

Treatment of Existing Historic Building - restore historic brick and detailing, stabilize structure, renovate interiors

Solar Canopy - similar height and steel dimensions

Net-Zero (solar + geothermal) - produce more energy than it consumes

Materials and Detailing - expressed structure for a "pavilion in the park"

Building Program - all program spaces maintained

REVISED DESIGN

OCTOBER 2021



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REVISED DESIGN

WHAT IS DIFFERENT

Building above ground - 2-story addition will be visible from P Street.

Main level addition lowered - West addition is 2' below park grade for head height, and the upper floor aligns with the existing upper floor.

Raised entry plaza - the whole south site is at the same level.

Updated splashpad in same location - existing infrastructure to be reused

Reduced overall solar canopy - by one bay, along the east property line

REVISED DESIGN



REVISED DESIGN



PAST

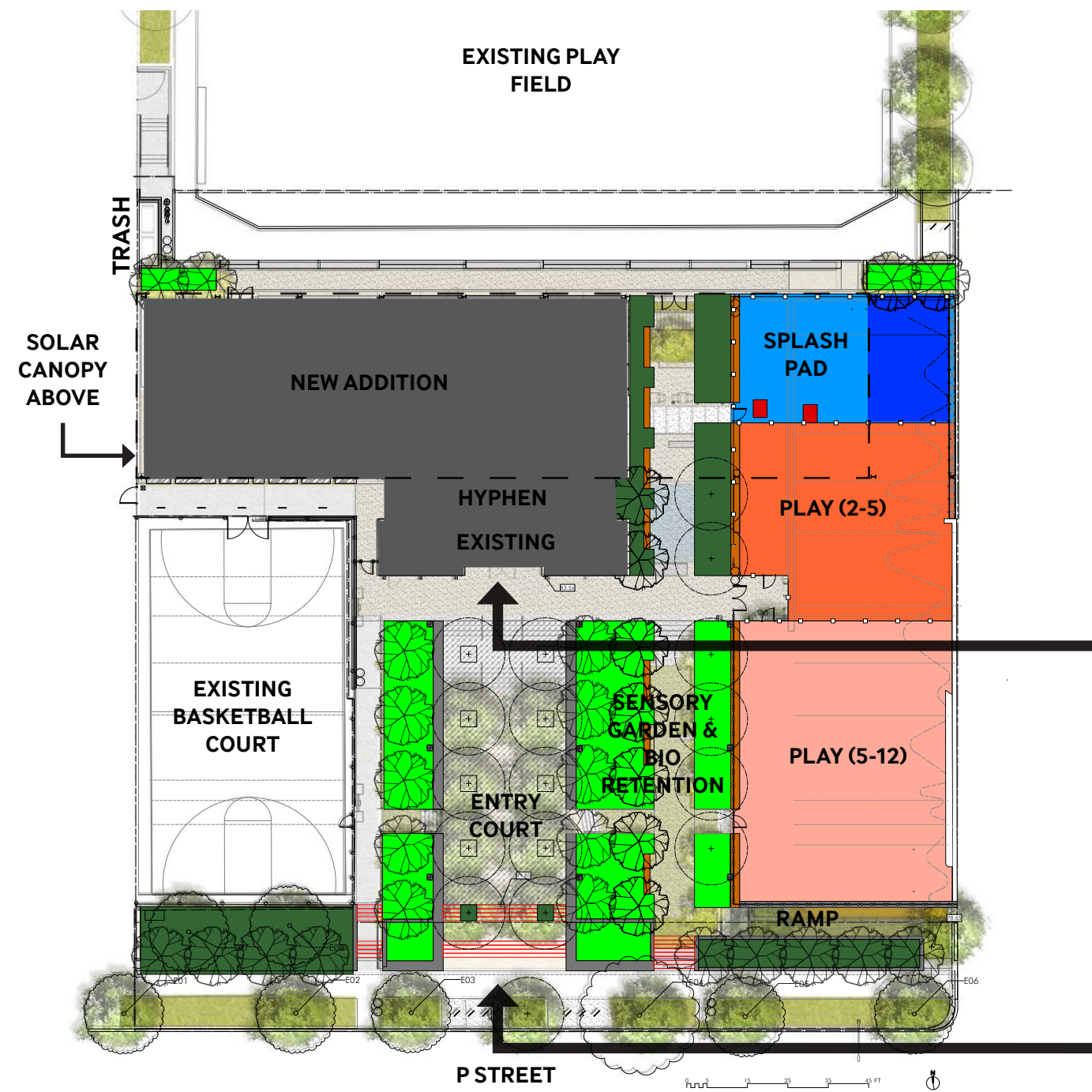


PRESENT



FUTURE

REVISED SITE DESIGN



REVISED DESIGN



REVISED DESIGN



REVISED DESIGN



SITE SECTION - REVISED DESIGN

APPROVED PREVIOUS DESIGN



P STREET

PROPERTY
LINE

PLAYING FIELDS

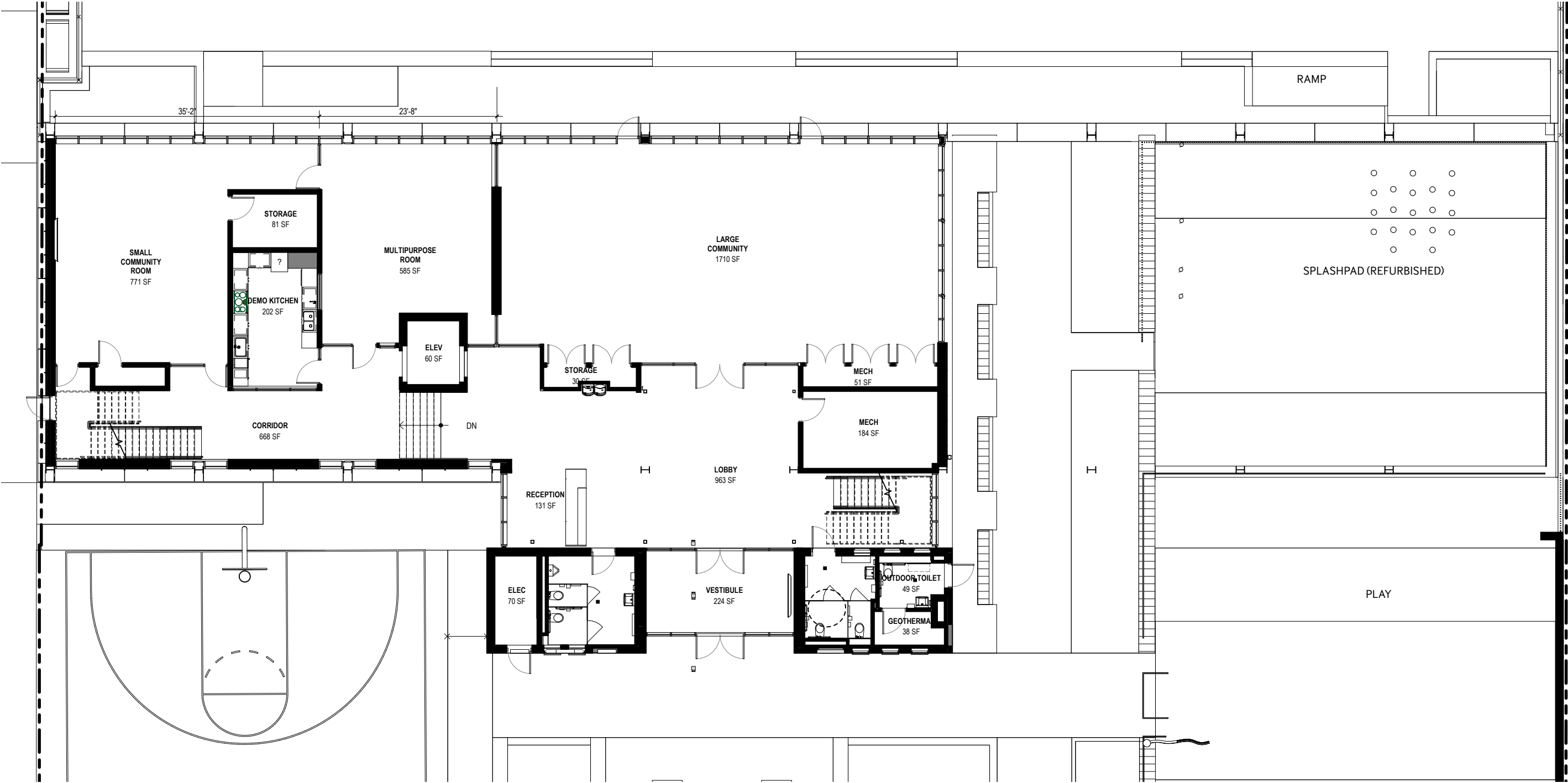
ADDITION - CANOPY

HYPHEN

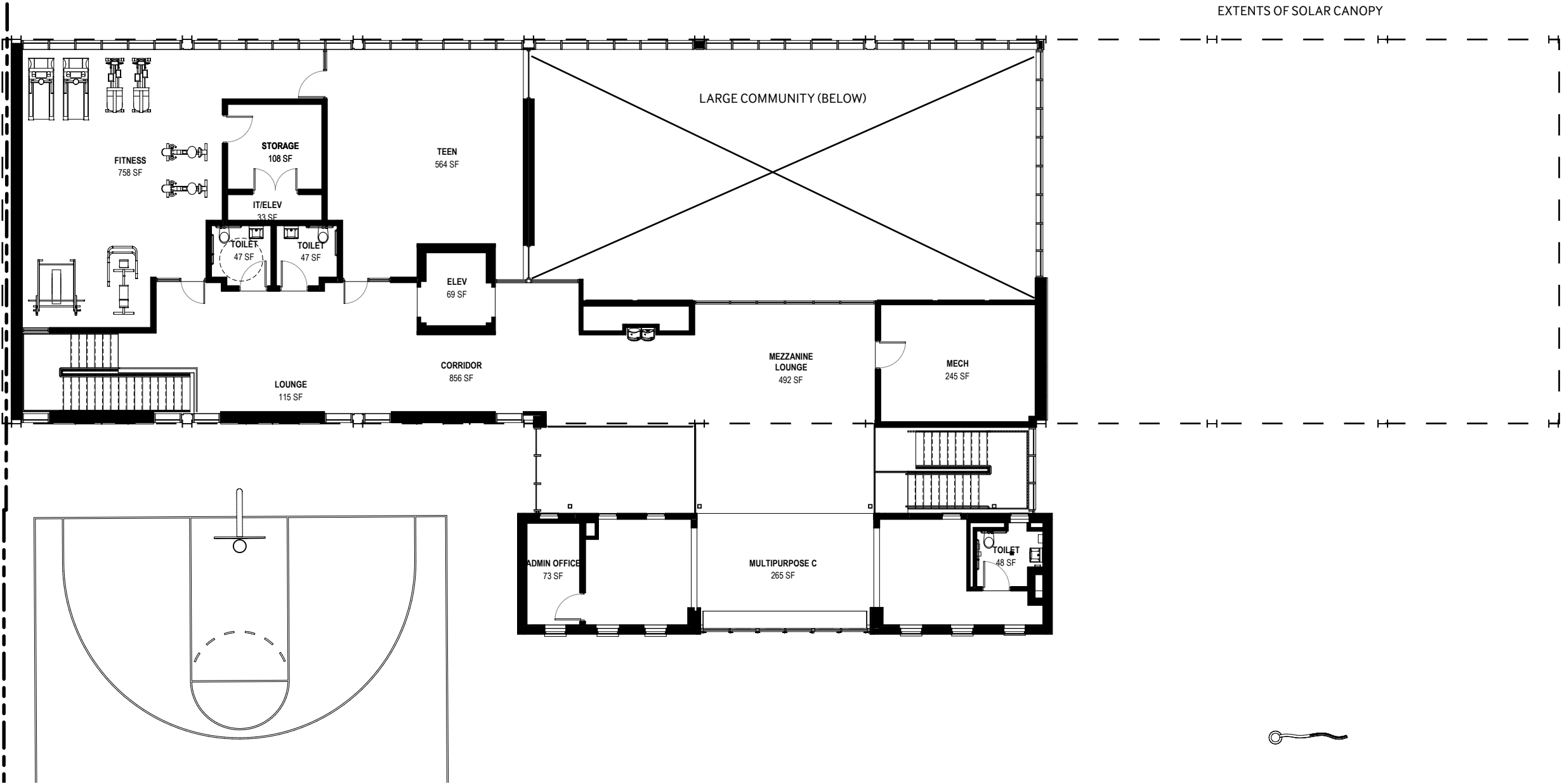
HISTORIC
BUILDING

ENTRY LANDSCAPE

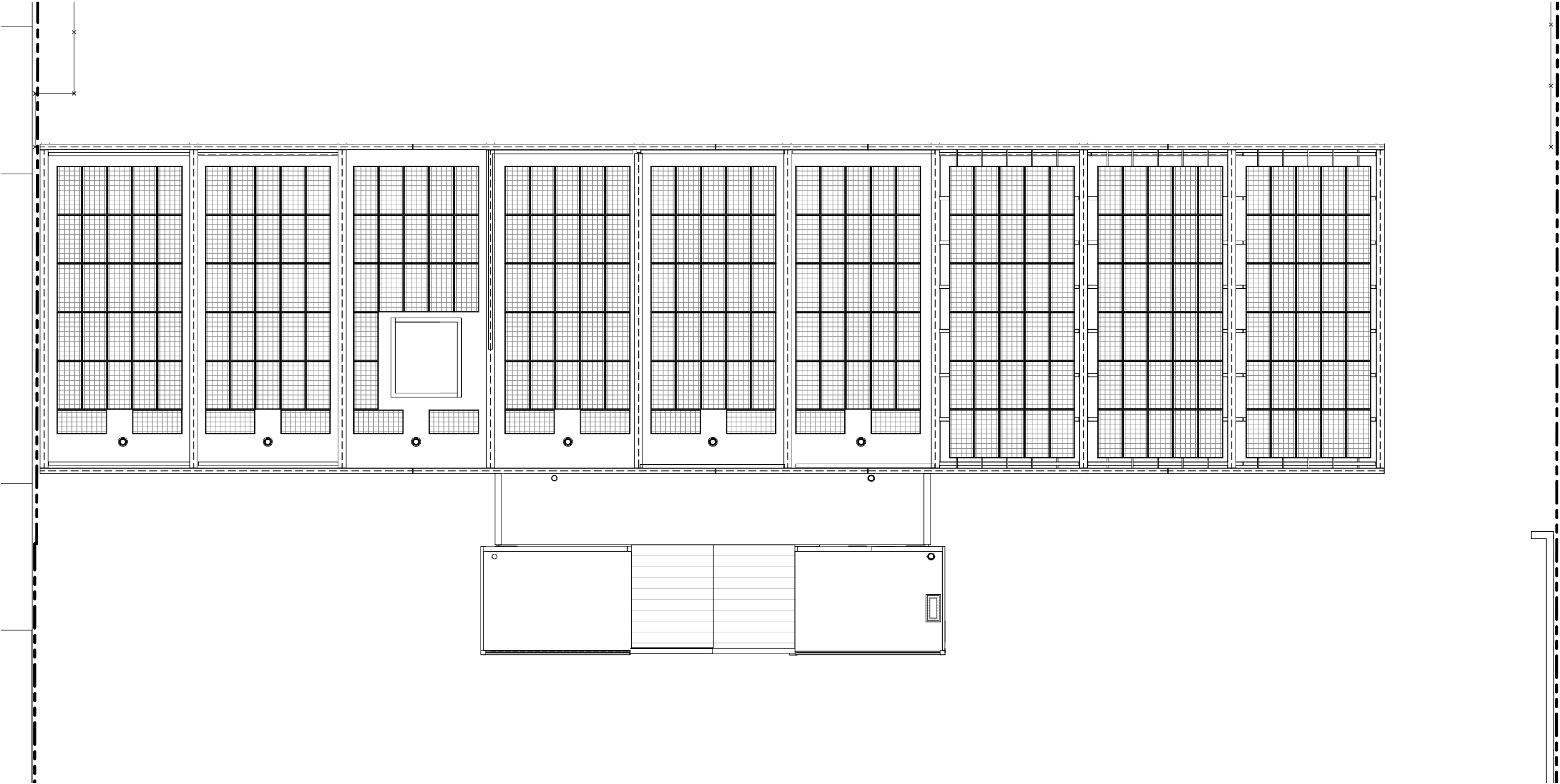
REVISED PLAN - PARK LEVEL



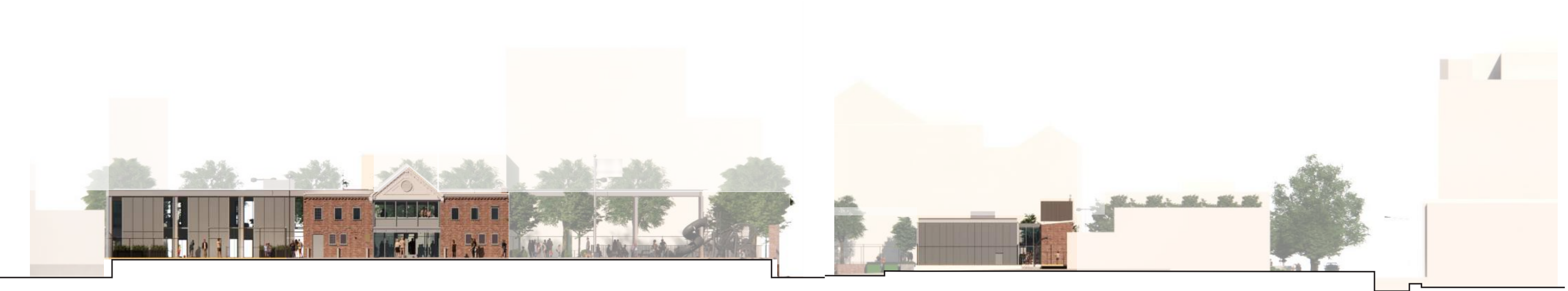
REVISED PLAN - UPPER LEVEL



REVISED PLAN - ROOF



REVISED DESIGN



REVISED DESIGN - HYPHEN



HYPHEN DEPTH SAME AS PREVIOUS APPROVED DESIGN



REVISED DESIGN



APPROVED PREVIOUS DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

REVISED DESIGN



REVISED DESIGN



APPROVED PREVIOUS DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

REVISED DESIGN



APPROVED PREVIOUS DESIGN



APPROVED CONCEPT DESIGN



PRECEDENT



PRECEDENT - WEST ES

REVISED DESIGN



APPROVED PREVIOUS DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

REVISED DESIGN



APPROVED PREVIOUS DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

REVISED DESIGN



APPROVED PREVIOUS DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

REVISED DESIGN



APPROVED PREVIOUS DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

REVISED DESIGN



APPROVED PREVIOUS DESIGN



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REVISED DESIGN





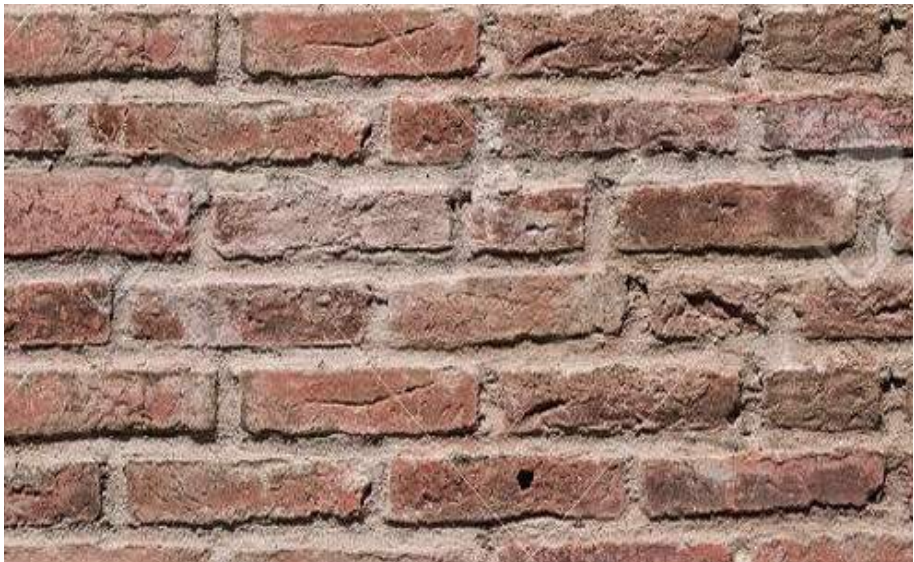
REVISED DESIGN: MATERIAL PALETTE



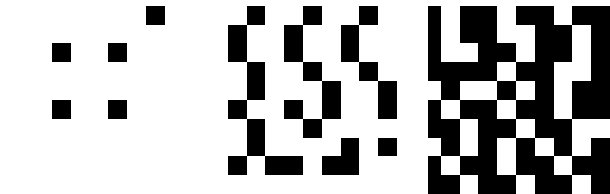
Existing Brick - Uncovered



Existing Brick - Currently Painted



Existing Brick - To Be Restored and Repointed



PT-1

PT-2

PT-3



Composite Metal Panel



Architectural Exposed
Structural Steel



Curtain Wall



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