ARBORETUM COMMUNITY CENTER COMMUNITY MEETING

January 14, 2020

STUDIO ARCHITECTS

DGS DEPARTMENT OF GENERAL SERVICES

BUILD MAINTAIN SUSTAIN

DPR DC DEPARTMENT OF PARKS AND RECREATION

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Rules of the Road:

Welcome! Thank you for your participation.

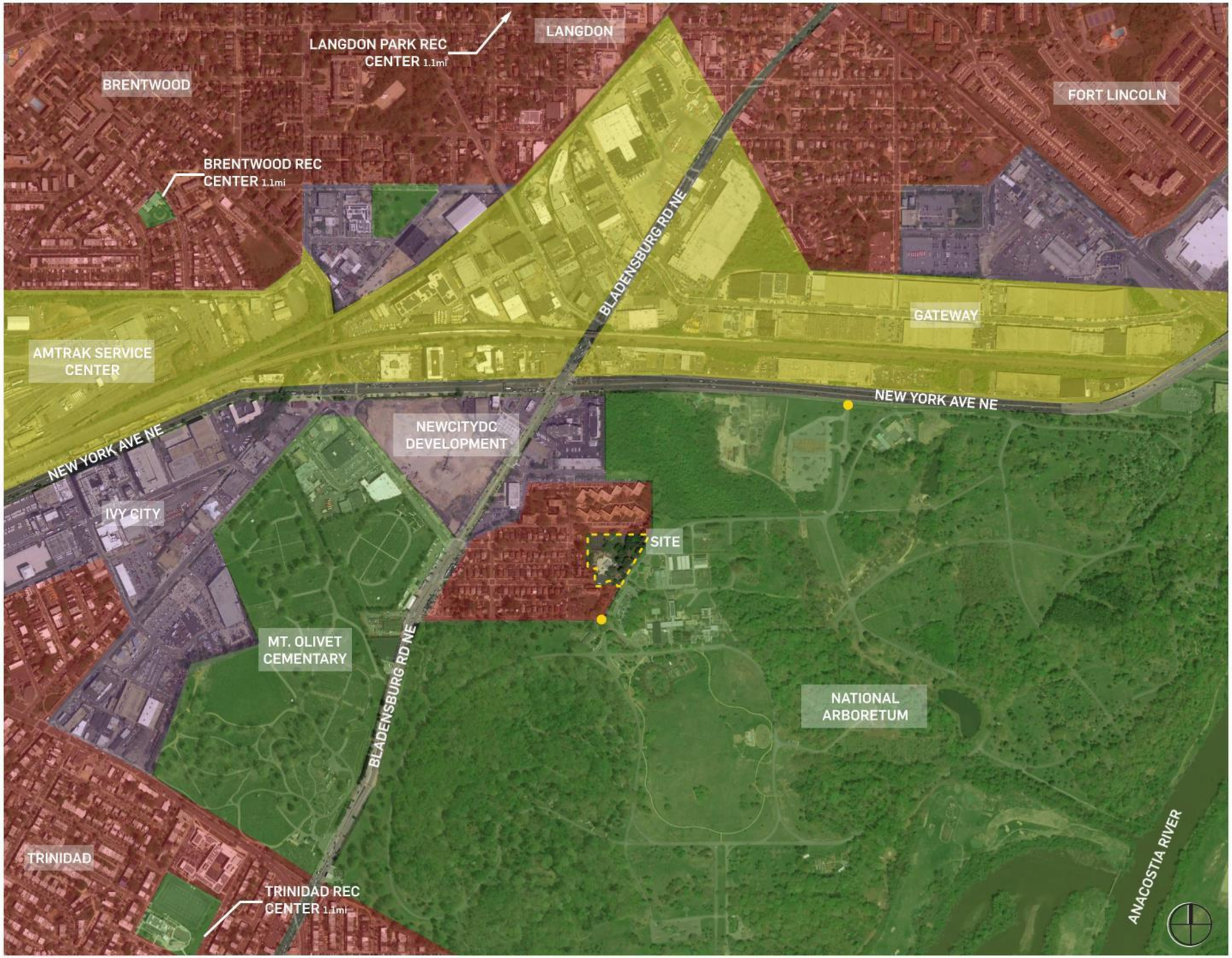
- Please Hold all questions until the end of the presentation.
- Sign-In Before you leave.

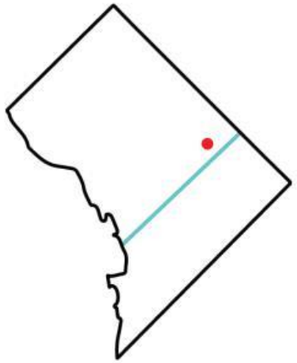
Agenda:

1. Introduction
2. Project Overview
3. Updates since our last meeting
4. Schematic Plans & Renderings
5. Next Steps
6. Contact Information
7. Community Discussion

Updates Since Our Last Meeting:

- $3.51M Added to project Budget for ½ Gym
- Site surveys and soil testing have been performed
- Historic Preservation Office has finished their historic and archaeological reviews.





The Arboretum Recreation Center is a unique site. The community is surrounded by the national arboretum on the south and east, an industrial landscape to the north and an area of new development immediately adjacent to the north west.

This makes the existing community somewhat isolated from other residential areas and more reliant on the community rec center which is currently not sufficient to meet their needs. The major development coming to the area puts further pressure on the center and makes this expansion even more necessary.

Arboretum Entrance
Green Space
Residential
Mixed-Use
Industrial

EXISTING SITE | Neighborhood Analysis

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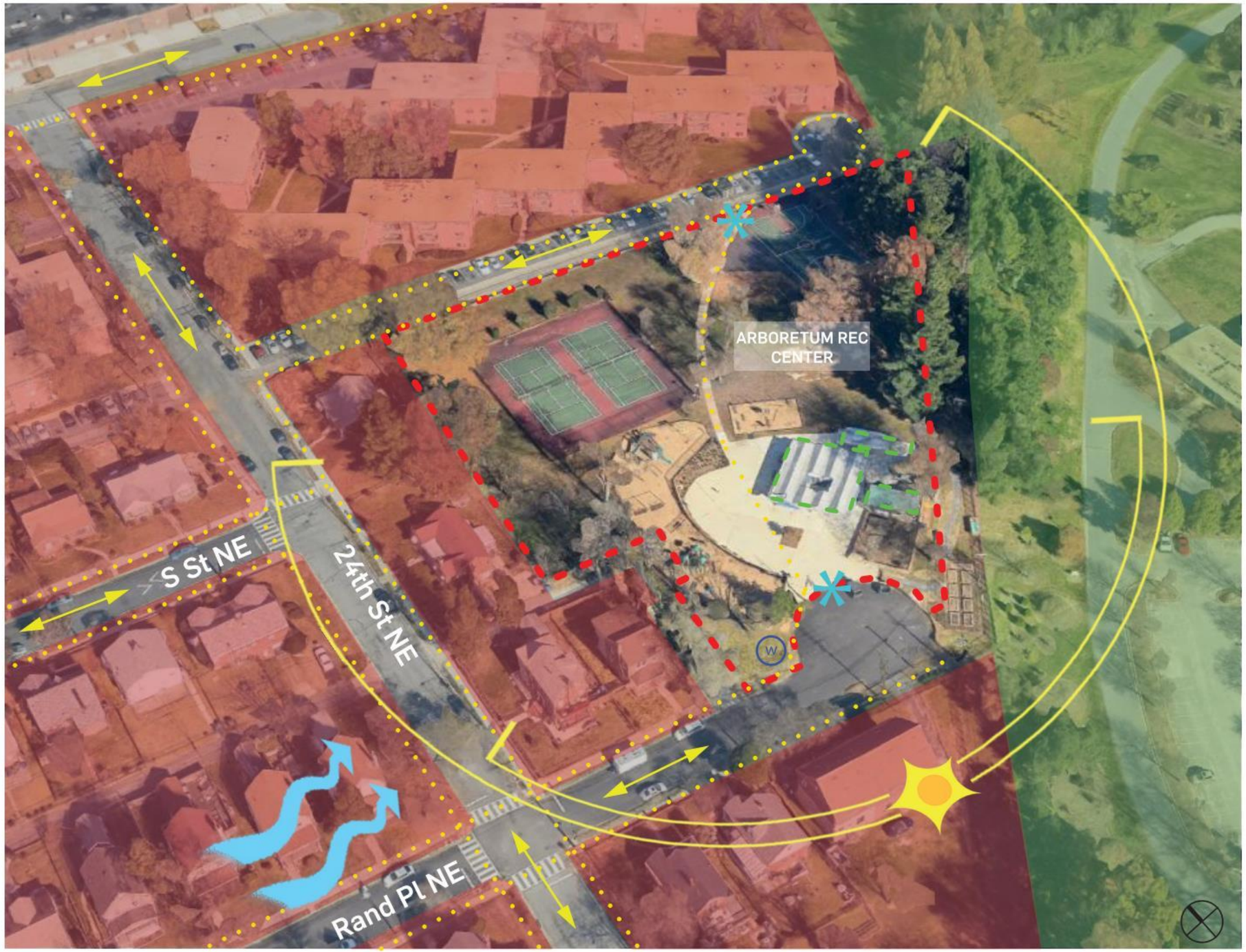

Zoning Analysis

Zone	R-1-B	
Area	109,068 SF	
	Existing	Limit
Lot occupancy	2%	<40%
Building height	16' - 0"	<40' - 0"
Building footprint	1,400 SF	<43,627 SF
FAR	0.03	<1.2
GAR		>0.3

The existing Arboretum Recreation Center site receives a good amount of sunlight throughout the day, mainly from the south east. There are a few stands of mature trees which offer shade to picnic areas and the basketball court. The current community gardens are actually not within the property line and therefore cannot be modified. There is one main path through the site between the two entries, the main one on Rand Pl and the secondary on the dead end alley to the north. There is a water meter located at the south west corner of the site.

Existing Entrance
Water Meter
Prevailing Winds
Site Outline
Building Outline
Pedestrian Pathway
Road Direction
Green Space
Residential

EXISTING SITE | Site Analysis

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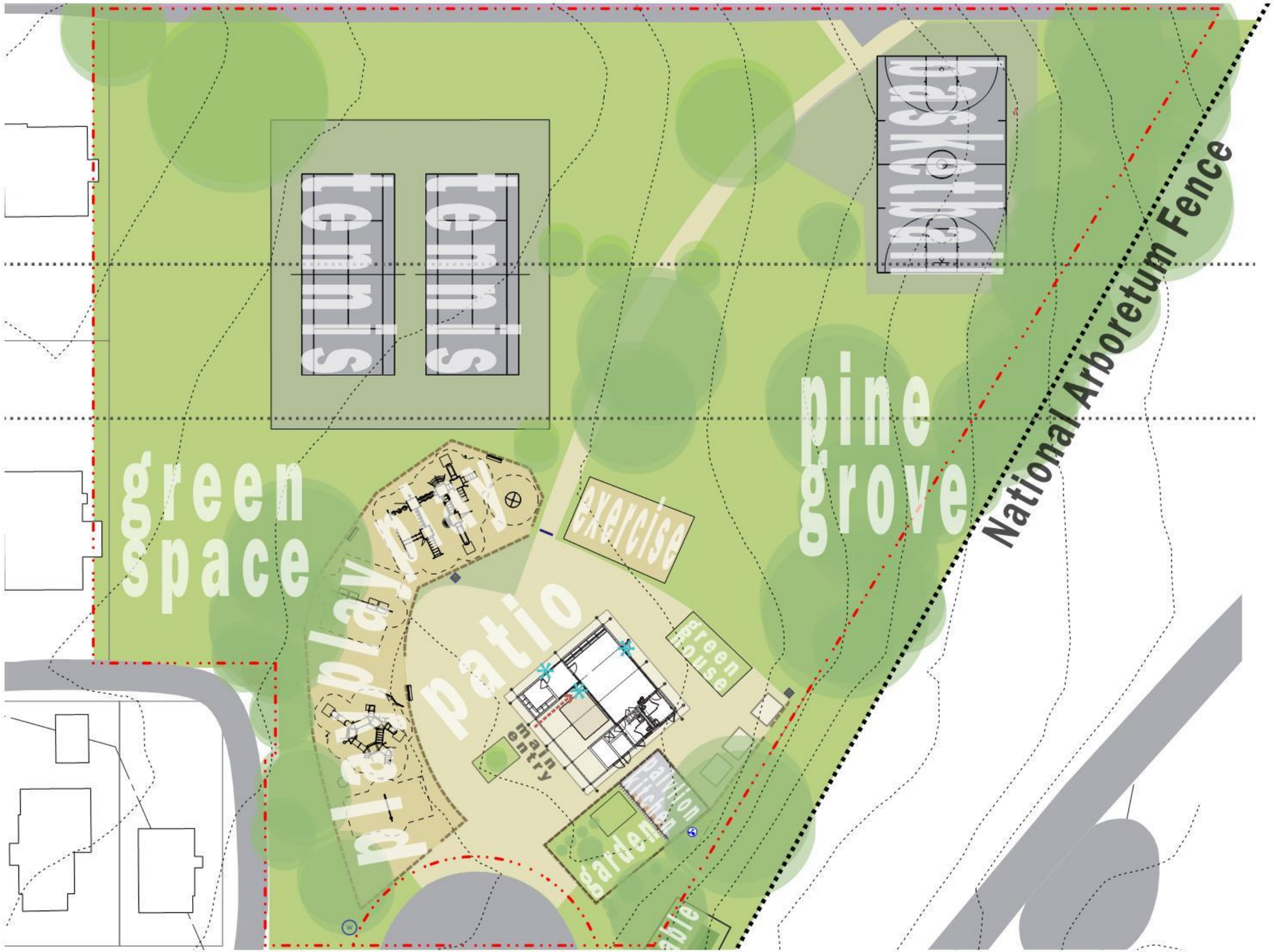

Existing Site

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.

0 40 80

EXISTING SITE | Site Plan

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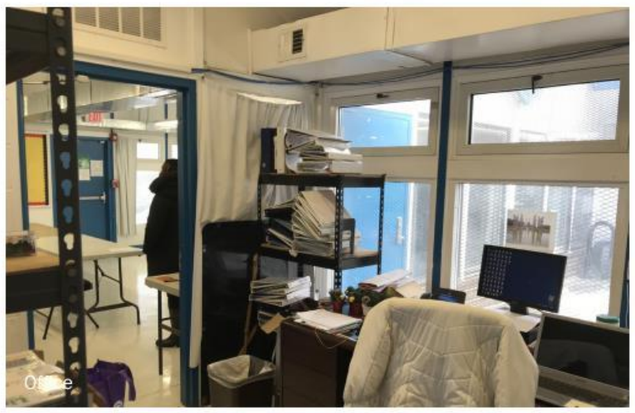
Arboretum Recreation Center

Pantry kitchen

The Building

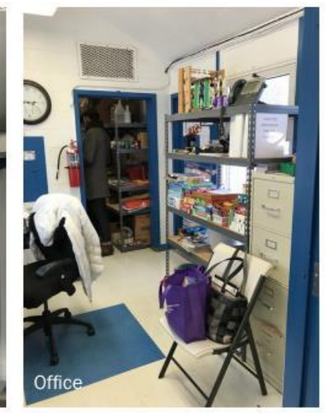
Images from existing recreation center. The building's key design feature is a zigzag roof which references that of the Arboretum Visitor Center. This building has been marked as a historic resource and will require HPO coordination throughout the architectural process.

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

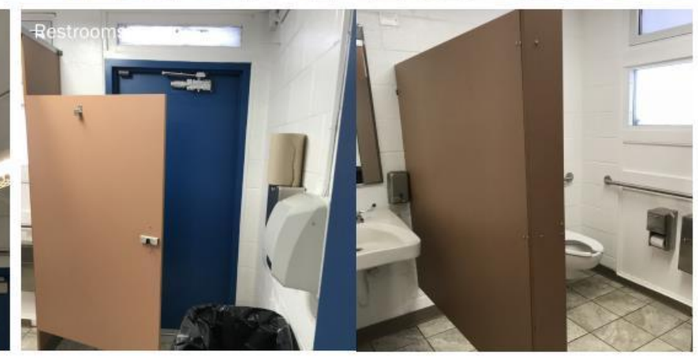
Multipurpose room

Multipurpose room


Office

Multipurpose room

Faceted ceiling


Restrooms

EXISTING SITE | Current Conditions

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Field & tennis courts

Basketball court

Picnic area

The Site + The Neighborhood

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.

The rec center's immediate surroundings consist primarily of single family homes with a multi family residence to the north. Adjacent is the National Arboretum.

Playground

Playground

Picnic area looking toward rec center

Rand Pl. from cul-de-sac

Greenhouse

Community garden

Surrounding neighborhood

EXISTING SITE | Current Conditions

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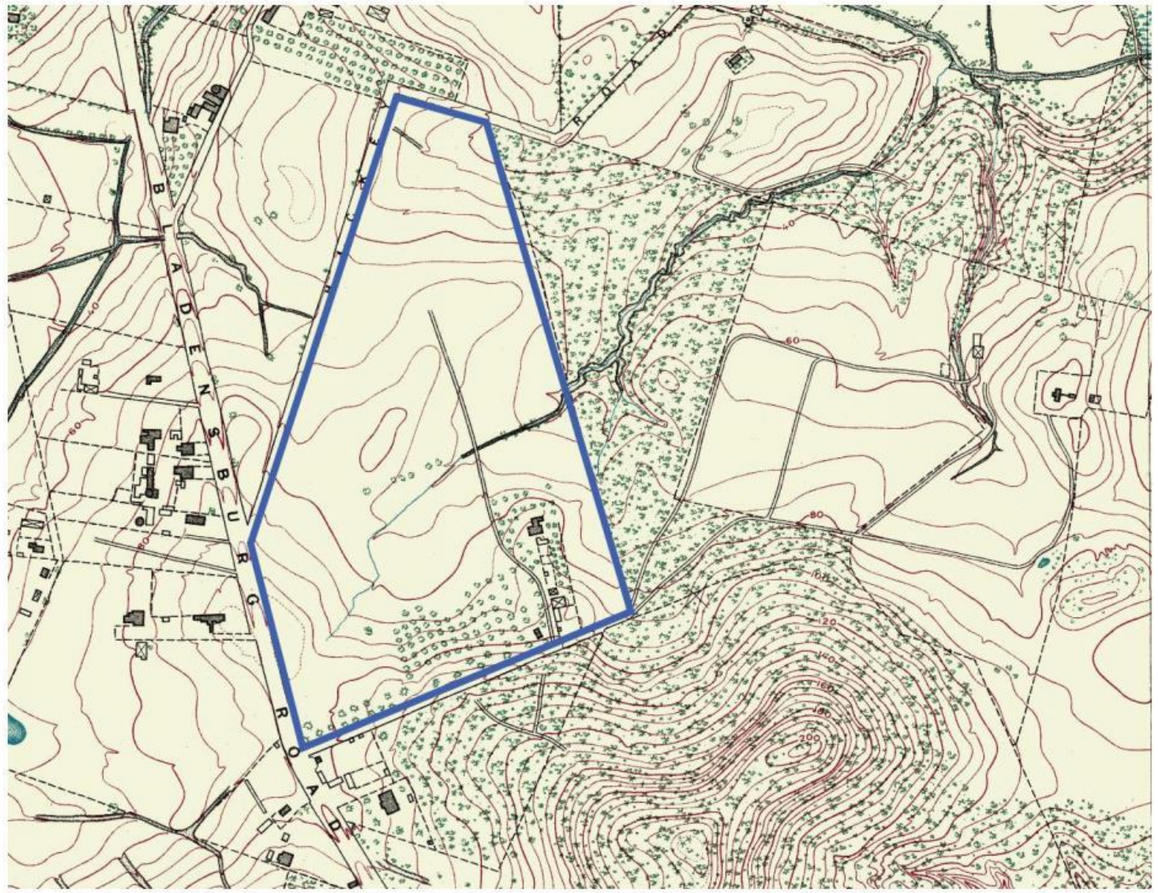
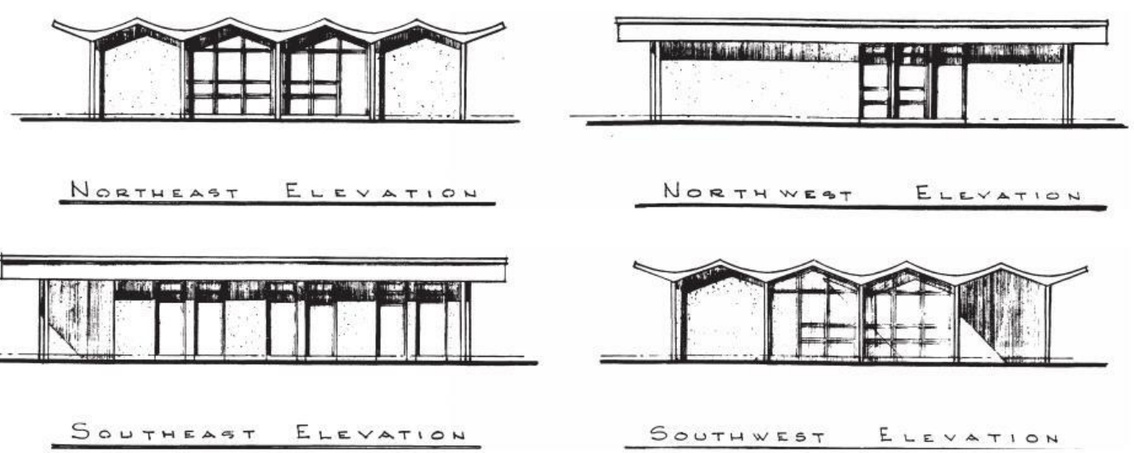




National Register of Historic Places *

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

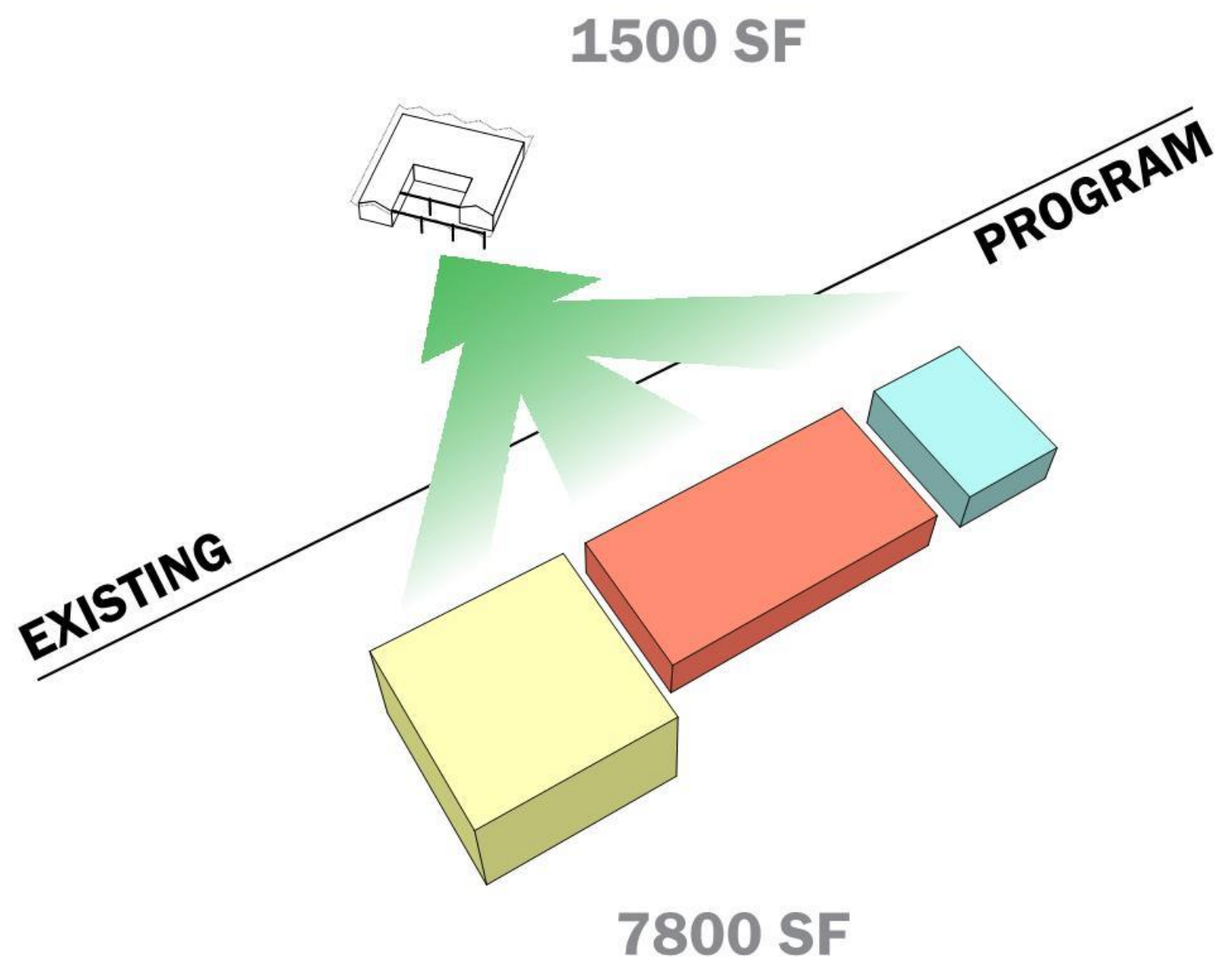
D.C. Inventory of Historic Sites**

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

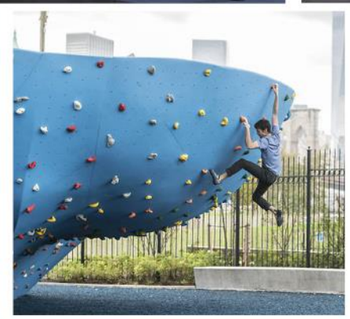
ROOM NAME	SF	# OF VOTES	USES
COMMUNITY	1140	7	MULTI-PURPOSE
		6	READING ROOM
		4	MUSIC
		3	TEEN / GAME
		2	CLASSROOM
FITNESS	655	13	FORMAL FITNESS
		10	BOXING
SOFT PLAY	150	7	SENSORY PLAY
TECH LOUNGE	325	6	COMPUTER
		4	LOUNGE
		4	SENIOR
1/2 GYM	3570	2	SPORTS + FITNESS
OFFICE	155		REQUIRED
RECEPTION	75		REQUIRED
IT	60		REQUIRED
RESTROOMS	460		REQUIRED
CIRCULATION	1210		REQUIRED
TOTAL SQUARE FOOTAGE	**7800**		

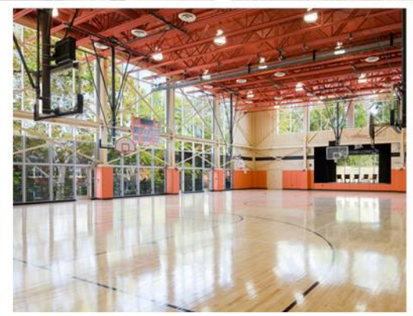


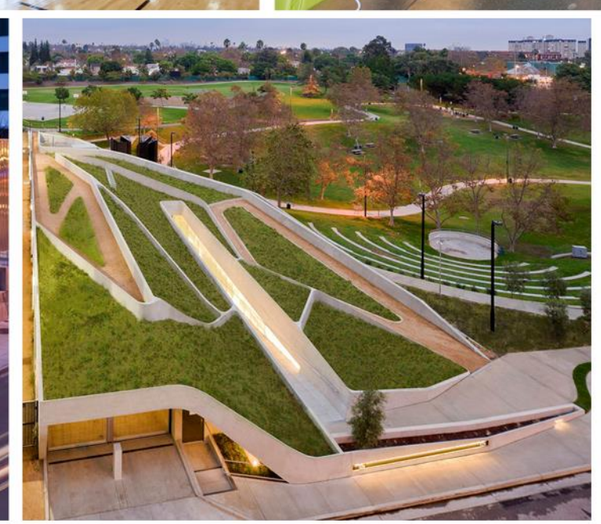
PROGRAM ANALYSIS

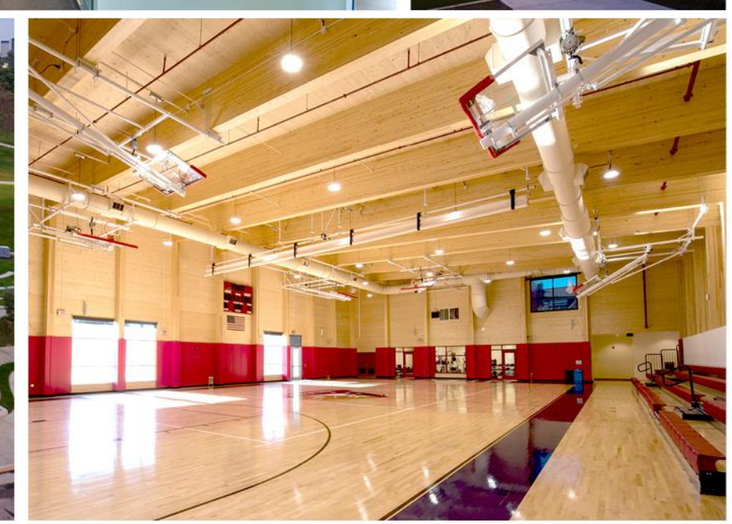
Precedent Description

For this project we are looking towards precedents that are open and welcoming, provide natural light to interiors and shaded pathways and pavilions to exteriors. Sculpted hardscapes for various uses and green space and roofs for bioretention as well as recreation. Transparency for the interaction of some programs is essential while more private spaces can be created when necessary. Sustainable design, flexibility and useability are key to the new Arboretum Recreation Center.









PRECEDENTS

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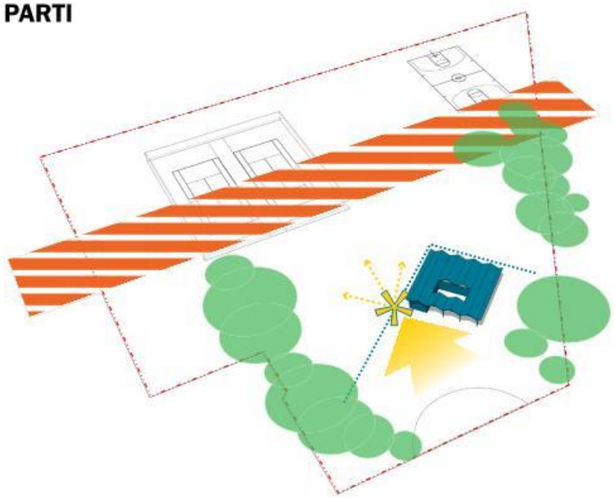
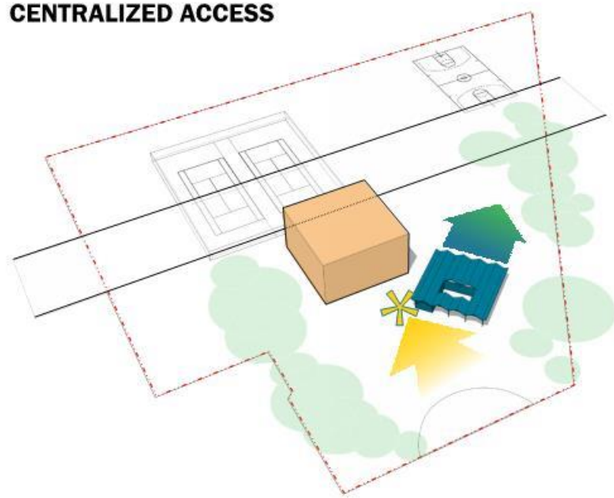
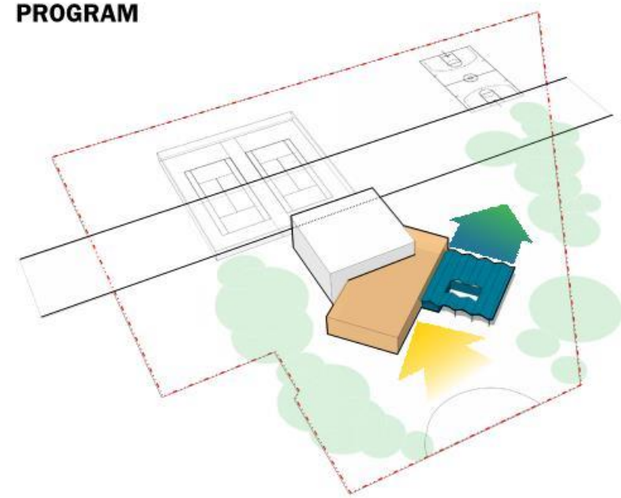


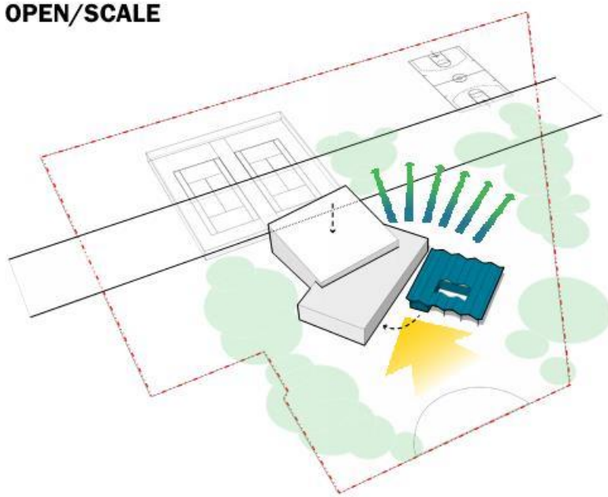
CENTRALIZED ACCESS



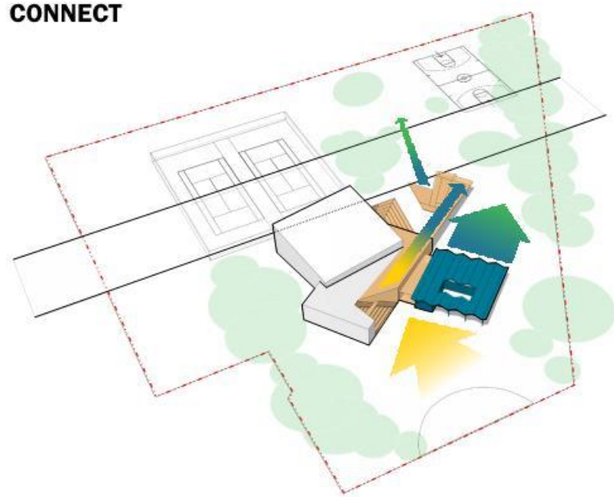
PROGRAM



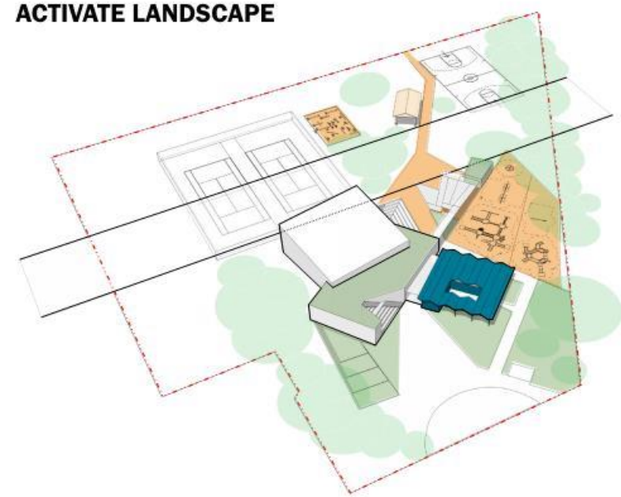
OPEN/SCALE



CONNECT



ACTIVATE LANDSCAPE



SITE LAYOUT DIAGRAM

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ENTRY VIEW

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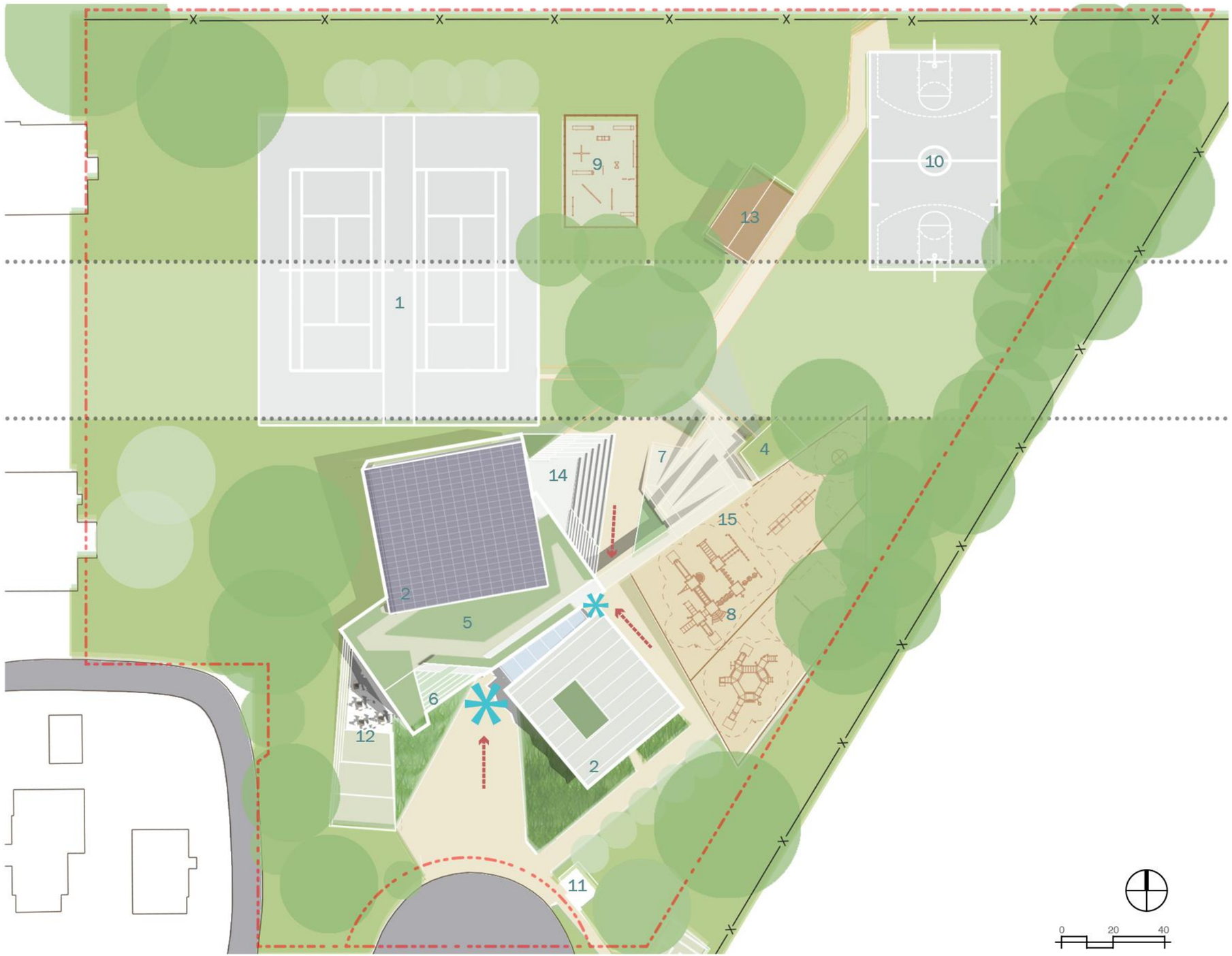

CIRCULATION

ENTRY/EXIT

SITE PLAN KEYNOTES

1 EXISTING TENNIS COURTS

2 SOLAR ROOF WITH MECHANICAL UNDERNEATH

3 EXISTING HISTORIC BUILDING

4 POTENTIAL GREENHOUSE

5 ROOFTOP PLANTINGS

6 POSSIBLE STAIRS TO ROOF

7 POSSIBLE RAMP TO ROOF

8 RELOCATED PLAYGROUND

9 RELOCATED FITNESS

10 EXISTING BASKETBALL COURT

11 TRASH ENCLOSURE

12 PATIO 2' BELOW GRADE

13 RELOCATED PAVILION

14 AMPITHEATER

15 POSSIBLE BOULDERING AREA

SITE PLAN

SCALE 1:40

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FLOOR PLAN
SCALE 1:20

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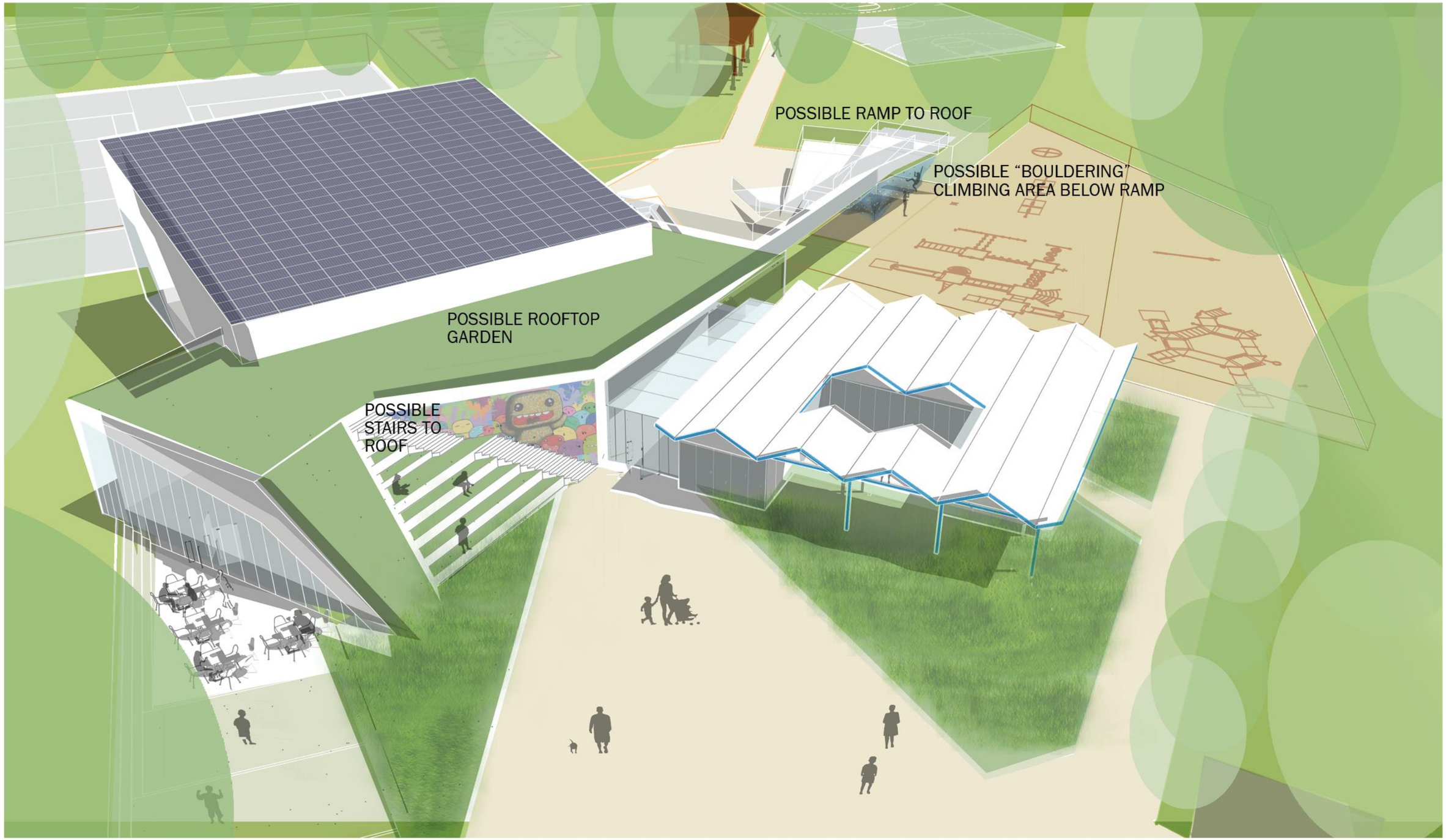

BIRD'S EYE VIEW

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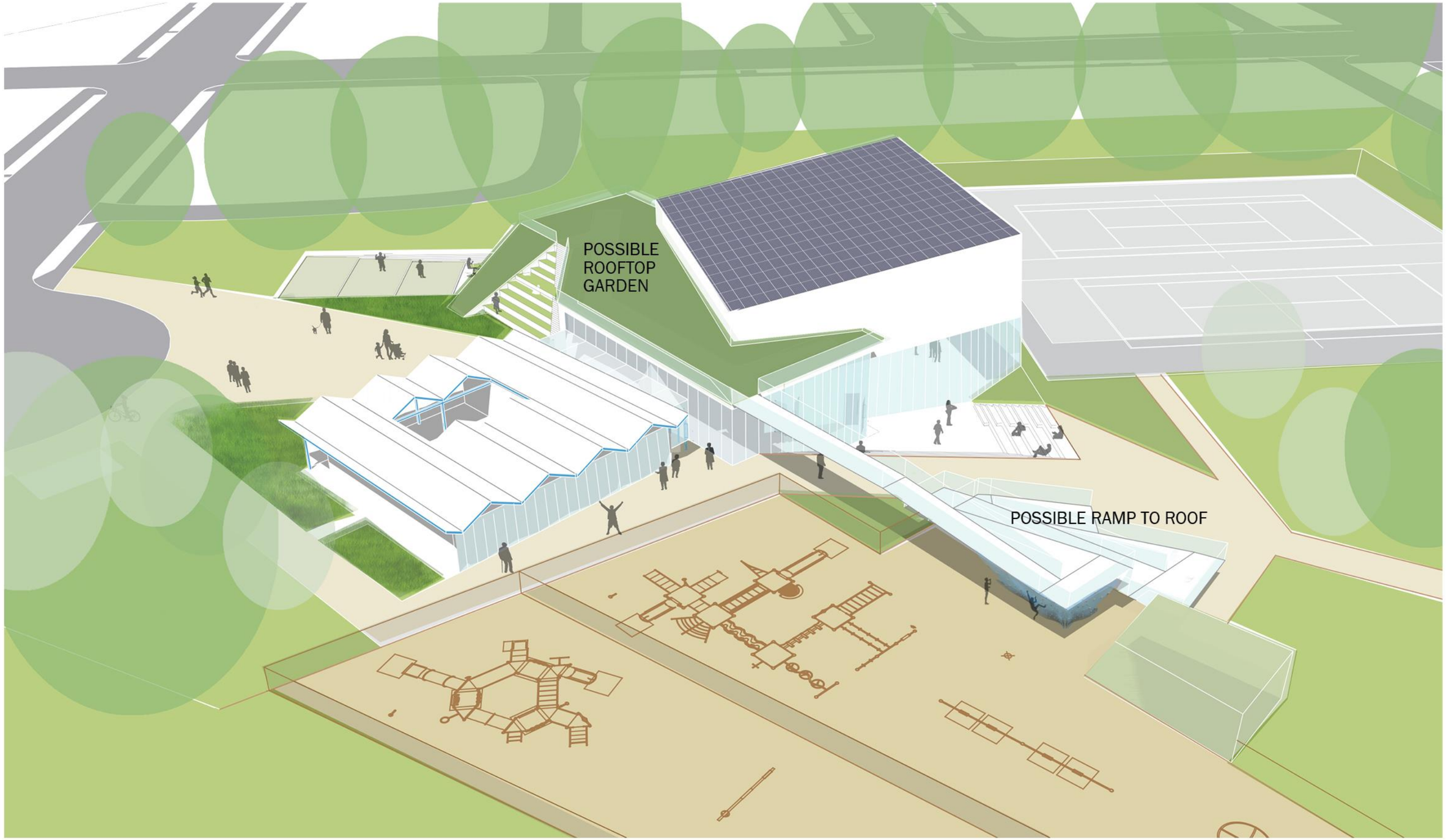

BACK BIRD'S EYE VIEW

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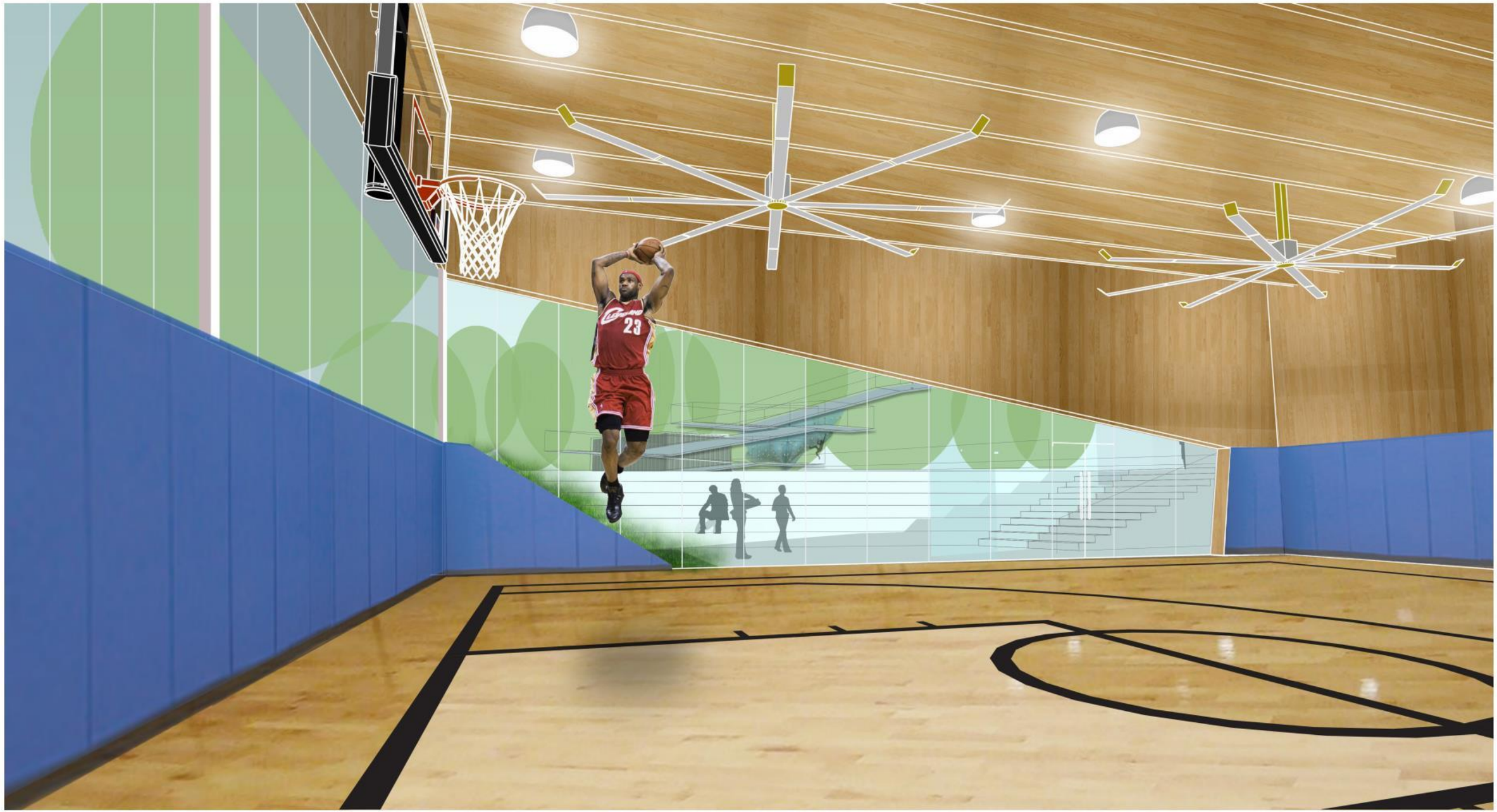

GYM INTERIOR VIEW

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NEXT STEPS:

- UPDATE AND ADD DETAIL TO THE DRAWINGS
- BEGIN CONTRACTOR PROCURMENT PROCESS.
- CONSTRUCTION PHASE TO START SPRING 2020

Department of General Services (DGS)

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Department of Parks & Recreation (DPR)

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