

9 PRELIMINARY SITE EVALUATION

In October 2015, the Department of General Services (DGS) identified three potential sites for the new Office of Public Records Archives Building. The preliminary site evaluation analyzes these sites in regards to public transportation access, vehicular access, community access, facility conditions, zoning constraints, and site development issues.

9.1 General Requirements

The DC Archives facility first and foremost needs to be located in Washington DC. Driving factors in site selection include: location, cost, availability.

Specific criteria for site selection for the DC Archives include:

- Located within short response time for emergency services.
- Quick evacuation.
- Protected from dangers from neighboring spaces and buildings.
- Accessible to visitors
- Accessible to related agencies and to other cultural institutions.
- Accessible by main roads and public transportation
- Eligibility for site-related LEED credits

Many of the dangers that threaten an archival facility can be avoided by careful site selection and site work. In addition to location, cost, and availability, the site selection must consider other potential risks, including:

- Vandalism, terrorism, and intrusion.
- Natural disasters, such as earthquakes, landslides, etc.
- Fire and explosions
- Hazardous locations or materials
- Flooding from natural sources or water mains.
- Ground and air pollution
- Rodents and insects

The entire site and ancillary structures on the site should be a minimum of 5 feet above and 100 feet away from any 100-year floodplain area.

Site Size

The site for an archives/records center facility must be large enough to accommodate:

- Building footprint
- Site access and service roads
 - Roads, fire lanes, and parking areas should be designed to permit unrestricted access for emergency vehicles

9 - PRELIMINARY SITE EVALUATION \ OVERVIEW OF SITES

- Sufficient parking
- Space for storm water management
- Separation between drop off areas, parking, loading, and the building
- Turning radii for large delivery and trash vehicles
 - 53 foot truck is recommended

In addition, the site should accommodate future growth.

Site Evaluation

Conduct a site survey and consider the adequacy of the site using the above listed criteria. Also complete a geotechnical investigation and a security risk assessment. If needed, conduct an archeological assessment.

Special Utility Requirements

The water supply, sewer, and storm drainage systems should all be readily available and meet the requirements outlined by codes and NARA 1571's requirements.

The primary electric power from the network to the building must run underground in conduit. All conduits for the primary power must have at least 50% spare conduit capacity. Consideration should be given to a redundant primary feeder.

9.2 Overview of Sites

The three potential sites are DC Government owned properties. Each of these properties has been vacated and each site contains existing buildings, previously supporting DC Public Schools. The properties for consideration are:

- 1. Thurgood Marshall Elementary School**
3100 Fort Lincoln Drive NE, Washington, DC 20018
- 2. Fletcher Johnson Middle School**
4650 Benning Rd SE, Washington, DC 20019
- 3. The Penn Center**
1709 3rd St NE, Washington, DC 20002

In addition, the Department of General Services made available drawings and condition assessment reports for these properties. The remainder of the chapter summarizes the existing knowledge on each of these properties.

9 - PRELIMINARY SITE EVALUATION \ PRELIMINARY EVALUATION CRITERIA

9.3 Preliminary Evaluation Criteria

The following five criteria have been used in the analysis and comparison for the remainder of the chapter.

- **Public Transportation (Metro) Access**

Public transportation access is critical to the success and use of the Archives by local residents and traveling researchers. For each site, the three closest rail stations are identified. Tabulated distances are calculated by the Washington Metropolitan Transportation Authority's online tool. Mapped distances are acceptable walking routes from the site to the stations. Bus routes that connect the site to major stations are also listed.

- **Vehicular Access**

Vehicular access is essential to provide archival material deliveries, Records Center record deliveries, and parking for those building users that will access the site by car. The street frontage and major nearby arteries have been considered and identified.

- **Community Access**

Promoting local community use and growth is a key site consideration for the new Archives building. Understanding current community uses and points of site access will allow DGS to select a site with synergies between the OPR public programs and the local neighborhood.

- **Zoning**

Zoning constraints can limit the flexibility of building design and, in some cases, so restrict a site that there is insufficient buildable area for an archival facility.

- **Known Hazards**

The general requirements in Section 9.1 list many known hazards that must be avoided in site selection. Additionally, since these sites include existing buildings, there may be hazards or costs associated with remediating the site to the design standards presented in Chapter 7.

9 - PRELIMINARY SITE EVALUATION \ SITE ANALYSIS: THURGOOD MARSHALL ELEMENTARY SCHOOL

9.4 Site Analysis: Thurgood Marshall Elementary School

The Thurgood Marshall Elementary School is the most remote of the three sites to downtown and Metro stops. The Department of General Services produced a 2010 Master Facilities Plan assessing the condition of the building, which provides key facility information.

Basic Information:

Ward: 5

Building Size: 103,800 GSF

Construction Year: 1980

FEMA Floodplain: Zone X (Areas determined to be outside 500-year floodplain.)

Public Transportation (Metro) Access:

Nearest Station: Deanwood

Distance to Metro: 1.8 miles

Additional Stations:

1. Brookland-CUA (1.99 miles)
2. West Hyattsville (2 miles)

Lines: Orange, Red, Green

Bus Routes: B8, B9, H6, B2 with service to Brookland Station, Rhode Island Avenue Station, and Stadium Armory Station

Vehicular Access:

Street Frontage: Fort Lincoln Dr. NE, Commodore Joshua Barney Dr. NE

Major Nearby Arteries: US-1, US-50, Anacostia Fwy

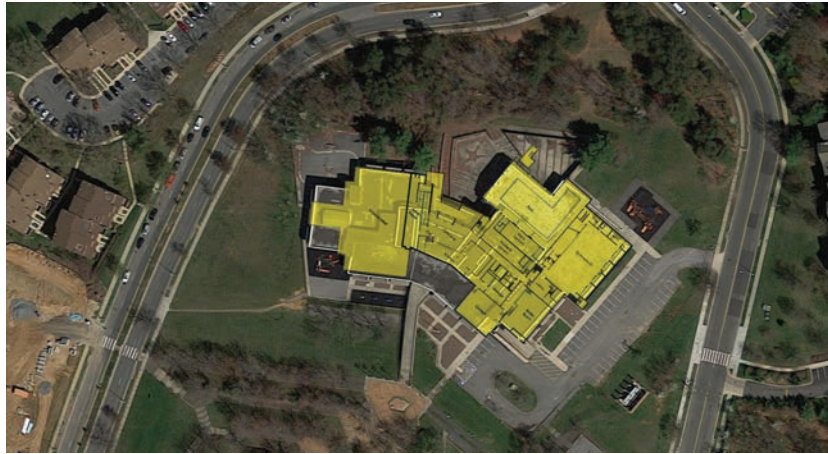


Figure 9.1 Thurgood Marshall Elementary School Site Plan (1" = 250'-0")



Figure 9.2 Thurgood Marshall Elementary School Site Context (1" = 1,250'-0")

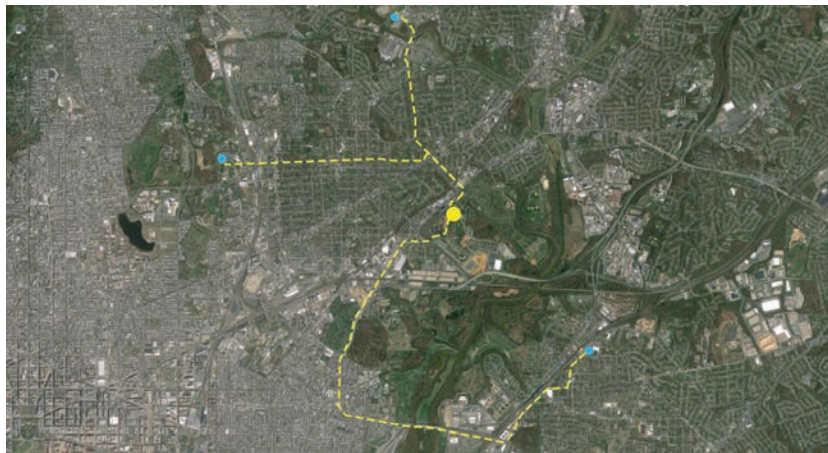


Figure 9.3 Thurgood Marshall Elementary School Distance to Metro (1" = 10,000'-0")

9 - PRELIMINARY SITE EVALUATION \ SITE ANALYSIS: THURGOOD MARSHALL ELEMENTARY SCHOOL

Zoning:

Zone: R-5-D, no overlays

Maximum Occupancy: 75%

Maximum Height: 90 FT

Maximum FAR (Other): 3.5

Maximum FAR (Public Library): 3.5

Adjacent Community Use:

1. Fort Lincoln Park
2. Fort Lincoln Recreational Center (Basketball Court, Gymnasium)
3. Theodore Hagans Cultural Center (Park, Multipurpose Room, Swimming Pool, Pottery Room, Tennis Courts)

Context:

The area is predominantly residential. There are dining options nearby, including Popeye's, New Centry Carry Out, and Fish & Chicken House. Additional services include a Costco and DC Brau, a local brewery.

Known Hazards:

1. Elevator replacement
2. Electrical service replacement
3. Poor envelope condition: walls, doors, windows, roof
4. HVAC replacement
5. Water damage
6. Plumbing fixture and pipe replacement
7. ADA compliance



Figure 9.4 Thurgood Marshall Elementary School Exterior

9 - PRELIMINARY SITE EVALUATION \ SITE ANALYSIS: FLETCHER JOHNSON MIDDLE SCHOOL

9.5 Site Analysis: Fletcher Johnson Middle School

Benbassat & Sporidis Company provided the District of Columbia with a Condition Assessment Report in January 2006. In this report, the building has received a facility condition index (FCI) of 0.10; this metric is measured from 0 to 1 where 0 is prime condition and 1 is complete replacement needed.

Basic Information:

Ward: 7

Building Size: 310,975 GSF

Construction Year: 1975

FEMA Floodplain: Zone X (Areas determined to be outside 500-year floodplain.)

Public Transportation (Metro) Access:

Nearest Station: Benning Road

Distance to Metro: 0.52 miles

Additional Stations:

1. Capitol Heights (1.16 miles)
2. Minnesota Ave (1.26 miles)

Lines: Silver, Blue, Orange

Bus Routes: U8, W4, U5, U6 with service to Minnesota Ave Station and Deanwood Station

Vehicular Access:

Street Frontage: Benning Rd. SE,
St Louis St.. SE

Major Nearby Arteries: Anacostia Fwy

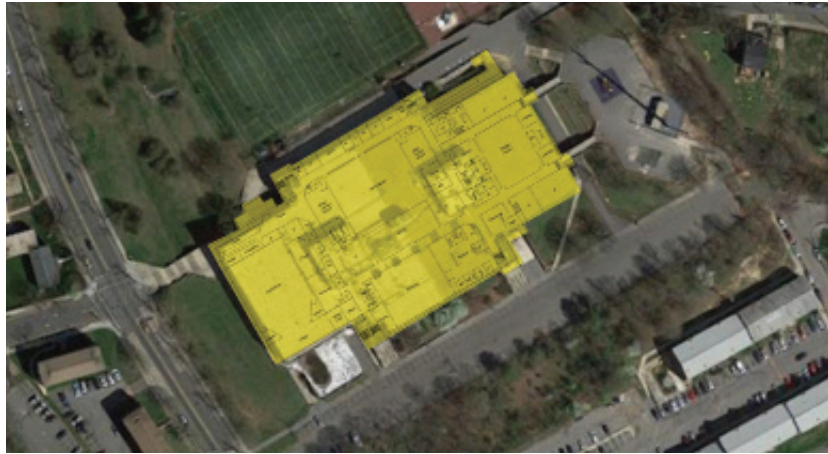


Figure 9.5 Fletcher Johnson Middle School Site Plan (1" = 250'-0")



Figure 9.6 Fletcher Johnson Middle School Site Context (1" = 1,250'-0")

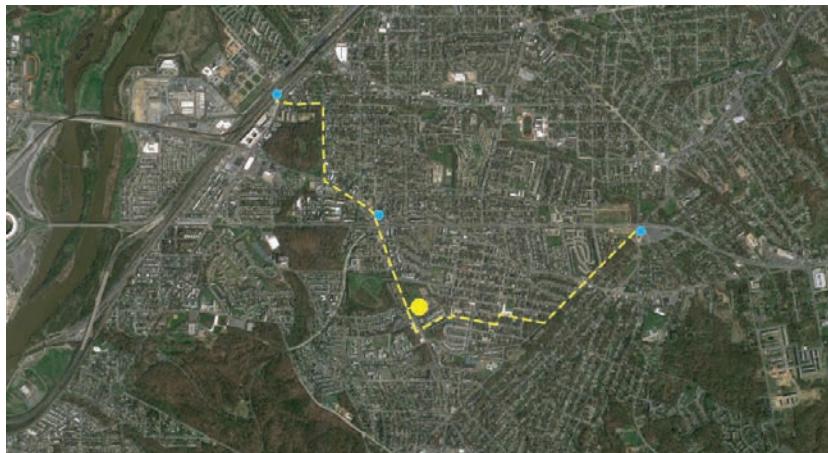


Figure 9.7 Fletcher Johnson Middle School Distance to Metro (1" = 5,000'-0")

9 - PRELIMINARY SITE EVALUATION \ SITE ANALYSIS: FLETCHER JOHNSON MIDDLE SCHOOL

Zoning:

Zone: R-5-A, no overlays

Maximum Occupancy: 40%

Maximum Height: 40 FT

Maximum FAR (Other): 0.9

Maximum FAR (Public Library): 2

Adjacent Community Use:

1. Fletcher-Johnson
Recreational Center / Fletcher-
Johnson Field

Context:

The area is predominantly residential. Adjacent uses include schools (KIPP DC LEAP Academy, Nalle Elementary School), Jones Memorial Methodist Church, the Woodlawn Cemetery, and Dollar Plus Food Store. The closest food options are near Benning Road Station and include America's Best Wings, Subway, Yum's Carryout, Shrimp Boar, Real Halal, Denny's, and 7-Eleven.

Known Hazards:

1. Asbestos remediation
2. Fire damage
3. Vandalism
4. Elevator replacement
5. HVAC system replacement
6. Code and ADA compliance



Figure 9.8 Fletcher Johnson Middle School Exterior

9 - PRELIMINARY SITE EVALUATION \ SITE ANALYSIS: THE PENN CENTER

9.6 Site Analysis: The Penn Center

The following site analysis is derived from publicly available information. Further consideration of The Penn Center as a site will require a detailed facility assessment.

Basic Information:

Ward: 5

Building Size: Not Available

Construction Year: Not Available

FEMA Floodplain: Zone X (Areas determined to be outside 500-year floodplain.)

Public Transportation (Metro) Access:

Nearest Station: NoMa-Gallaudet U

Distance to Metro: 0.41 miles

Additional Stations:

1. Rhode Island Ave-Brentwood (0.61 miles)
2. Shaw-Howard U (1.09 miles)

Lines: Red, Green, Yellow

Bus Routes: P6, 80, 90, 92, 93, X3 with service to Union Station, U St Station, Anacostia Station, and Tenleytown Station

Vehicular Access:

Street Frontage: 3rd St. NE, R St. NE, Randolph Pl. NE

Major Nearby Arteries: US-1, US-50

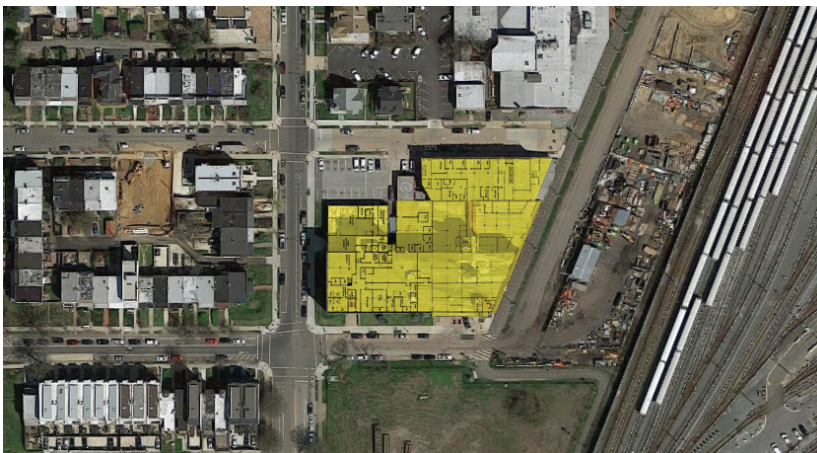


Figure 9.9 The Penn Center Site Plan (1" = 250'-0")



Figure 9.10 The Penn Center Site Context (1" = 1,250'-0")

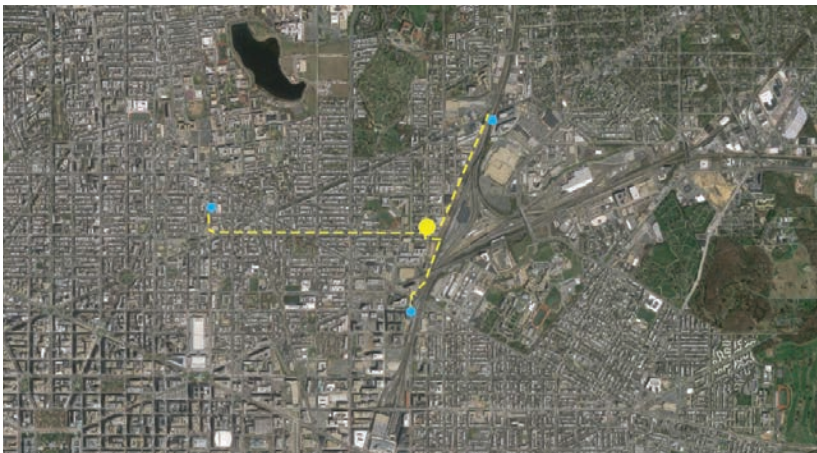


Figure 9.11 The Penn Center Distance to Metro (1" = 5,000'-0")

9 - PRELIMINARY SITE EVALUATION \ SITE ANALYSIS: THE PENN CENTER

Zoning:

Zone: C-M-2, no overlays

Maximum Occupancy: N/A

Maximum Height: 60 FT

Maximum FAR (All): 4

Adjacent Community Use:

1. Metropolitan Branch Trail is directly east of the site.

Context:

The site is in a commercial district that is directly adjacent to a residential district. Adjacent uses include a bicycle shop (Gearin' Up Bicycles), houses of worship (James Memorial Baptist Church, First Jericho Baptist Church, First New Hope Baptist Church), bulk commercial (Washington Air Compressor Rental, Delta Produce), lodging (Haus of Seaton), supermarket (McKinley Market), and storage (CubeSmart Self Storage). McKinley Technological High School is within walking distance.

Known Hazards:

1. Detailed facility assessment required to determine site development issues
2. Adjacent to railroad






Figure 9.12 The Penn Center Exterior

SITE COMPARISON

Site Comparison

A qualitative comparative evaluation of the sites, based on the criteria explained in Section 9.3, is shown below.

Legend	
	= Excellent
	= Fair
	= Poor
















	Thurgood Marshall Elementary School	Fletcher Johnson Middle School	The Penn Center
Public Transportation (Metro) Access			
Vehicular Access			
Community Access			
Zoning Constraints			
Known Hazards			

Figure 9.13 Preliminary Comparison of DGS-Provided Sites

Preliminary Site Evaluation

- None of the preliminary sites are ideal.
- In light of the City's commitment to pursuing adaptive reuse, we recommend that only the non-storage functions of the program are suitable for accommodation in a renovated existing building.
- The archival storage spaces must be accommodated in purpose-built new construction.
- The Penn Center site is worth studying further and the District should explore the potential for other sites.