

Welcome & Agenda

Agenda

- Welcome
- Engagement Overview
- Project Overview
- Gallery Walk

Speakers

- Jack Evans, Ward 2 Councilmember
- Randy Downs, ANC 2B07 Commissioner
- Brent Sisco, Project Manager, DC Department of Parks and Recreation
- Kari Cunningham, President, Friends of Stead Park
- Michael Akin, President, LINK Strategic Partners
- Outerbridge Horsey, Architect and Design

Community Engagement Process

We are committed to an open and transparent process.



3 Community Meetings



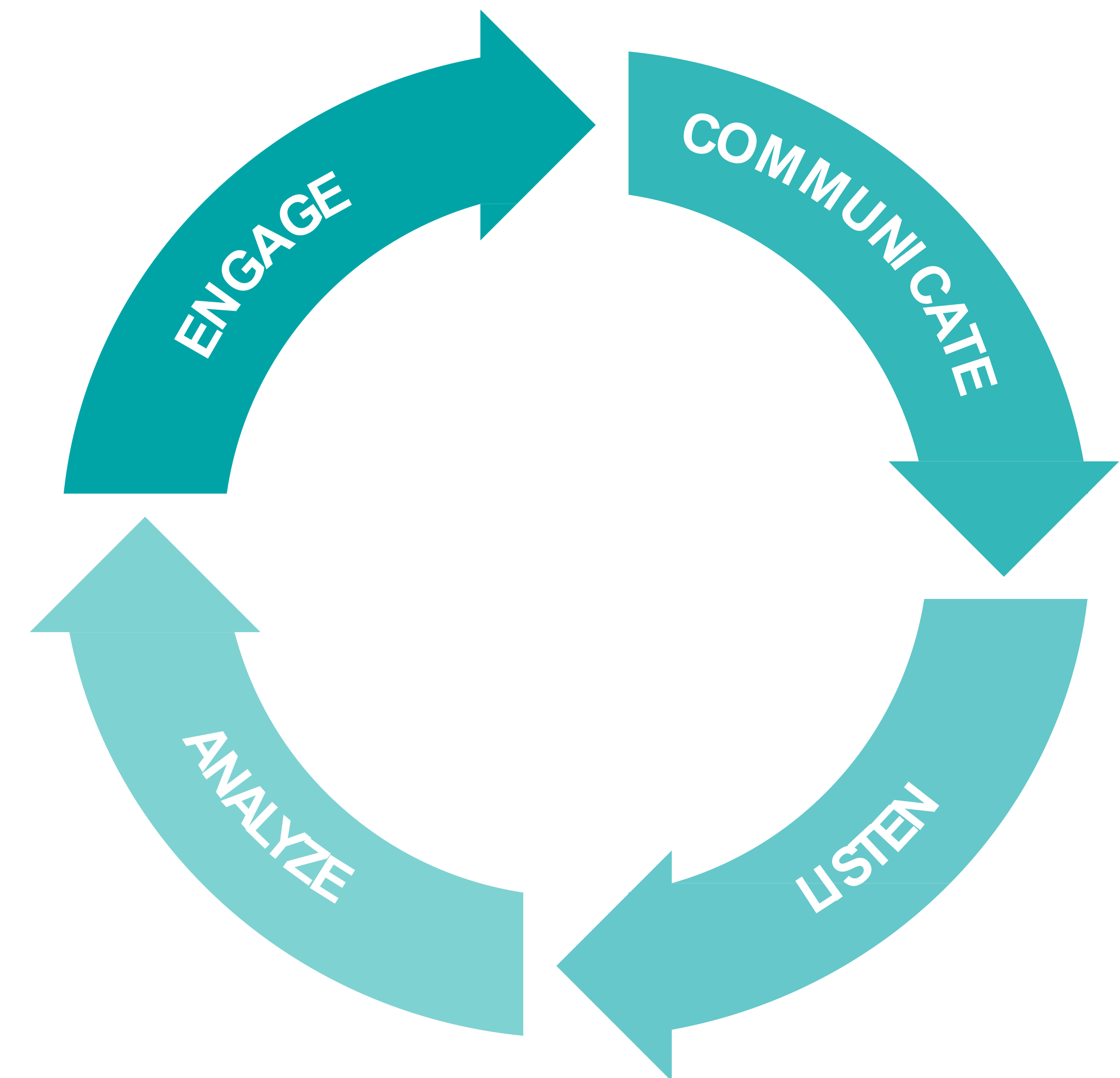
Online Survey



Project Website



**Online Streaming
of Meetings**



PROJECT NARRATIVE

The Stead Park Community Recreation Center project has two main components - the renovation of and addition to the existing historic building and the renovation of the playgrounds to the east and to the south of the building. The playing field and splash park that were built in 2014 and the basketball court are to be left more or less in their current condition.

The existing historic building is a carriage house / stables that was built in 1888 by Henry Hurt whose house once stood in the open space between the carriage house and the P Street sidewalk. When it was built and up through the first early part of the 20th century the north façade of the carriage house directly abutted a public alley that ran from 16th Street to 17 Street, as did Church Street farther to the north. At that time, the center of the square was fully developed and wood frame houses stood on both sides of Church Street in the area now occupied by the playing field.

The building became a recreation center around 1950 and shortly thereafter was re-named after Mary Force Stead in whose name her husband Robert Stead had established a trust that was intended to perpetually benefit the children of the District of Columbia.

The modest sized building has been altered most significantly in that the center carriageway, which was originally open, has been infilled with a brick wall at the front and rear. Several original masonry openings in the south facade have been modified or removed. The original roof structure is still intact and its ornately ornamented gable is in reasonably good condition. In 1990 an architecturally undistinguished service wing was added to the rear providing more program space mainly on the second floor. In 2008, when the playground was renovated, the area between the building and P street was changed in several ways which resulted in the building, which sits about 100 feet back from the sidewalk, becoming almost fully obscured from the street.

The charming little building presents two significant challenges to its expansion and renovation. Despite its noble facade and its ornamented gable this building was once a secondary building, subservient to the presumably much larger and grander house of Henry and Annie Hurt. With the main house no longer standing, this carriage house, 127 years old, is now the primary historic resource on this site, thus gaining in importance as an historic resource and its diminutive size makes the addition of a larger structure to the rear more challenging. Secondly, being a carriage house it has relatively low ceiling heights of 8'-0' on both the first and the second floor, which are not ideal for a public recreation facility or community center.

The current design proposes to make the historic carriage house the visual and physical center of the Stead Park Recreation Center complex. In order to respect the diminutive size of the existing historic building the proposed addition consist of two parts more or less equal in floor size, a lower two-story addition directly behind the carriage house and taller story addition to the west directly behind the basketball court. The project is made up of the following components.

CARRIAGE HOUSE, FRONT COURTYARD STREET ENTRANCE

- Restore the carriageway opening in the center of the building and have this serve as the new entrance to the expanded recreation facility. The restored opening on the south side would be in-filled with a glass-paneled wall system, with center, double entry doors.
- The interior of the entryway would have a Wall of History on the west side that could contain a display cabinet with archaeological artifacts from the site, photos and documents about various subjects such as the Stead and Hurt families, the earlier days of DPR and this recreation center and the Dupont Circle neighborhood, etc. On the east side there would be interactive Dashboard containing educational information about the building operations and sustainable design initiatives as well as a schedule of programming events, community notices, etc.
- The original masonry openings on the south façade would be restored to recreate the original historic façade.
- The area between the building and the street would be designed as a formal, axial, open space with two rows of trees framing the view of the building and with stairs at the south side leading directly to the street, thus opening up the view of the building from the street and establishing its presence as the heart of the Stead Center complex.
- At the front entrance to the site there will be an information kiosk or electronic signboard with programming and event information. Two flagpoles will stand on either side of the signboard with the flags of the United States and of the District of Columbia

ADDITION – EAST SIDE

- The east half of the addition, directly in back of the historic carriage house, is two stories and measures 60 ft. by 38 ft. and is the same height as the existing building. The main entrance (old carriageway) to the building leads directly into this room is designed as a large assembly area on the first floor with a mezzanine above on three sides and looks out to the playing field to the north through a 20 ft wide, two-story opening directly opposite the carriageway entrance. Thus immediately on entering, one can see all the way through the building to the playing field, fifty feet away. A large skylight in the roof of the mezzanine will fill this assembly area with light and further relieve the low ceiling height.
- This assembly area is intended to be used intermittently for community meetings or larger program events and on regular basis as an indoor playground, when it is raining or cold outside. At about 2,000 net SF in size the room can accommodate seated assembly of 250 persons seated in chairs for a lecture, ANC meeting or a concert, 150 people at tables and chairs (bridge) or 400 people at a barn dance. A room of this size could help Stead Park become a gathering place for the community.
- The mezzanine area can be used for discrete smaller gatherings or to contain game equipment such as ping-pong tables, foosball tables or even shuffleboard. Ample storage space is provided on both floors for storage of play equipment, tables and chairs and HVAC equipment.
- The demonstration kitchen is located on the west side of the entranceway with access both to the first floor assembly space and the exterior front courtyard
- The carriage house retains a bathroom on the first floor that could be accessible when the building is closed and retains the west stair to the second floor. The remainder of the spaces on the first and second are administrative office spaces with a meeting room in the central space above the main entrance.

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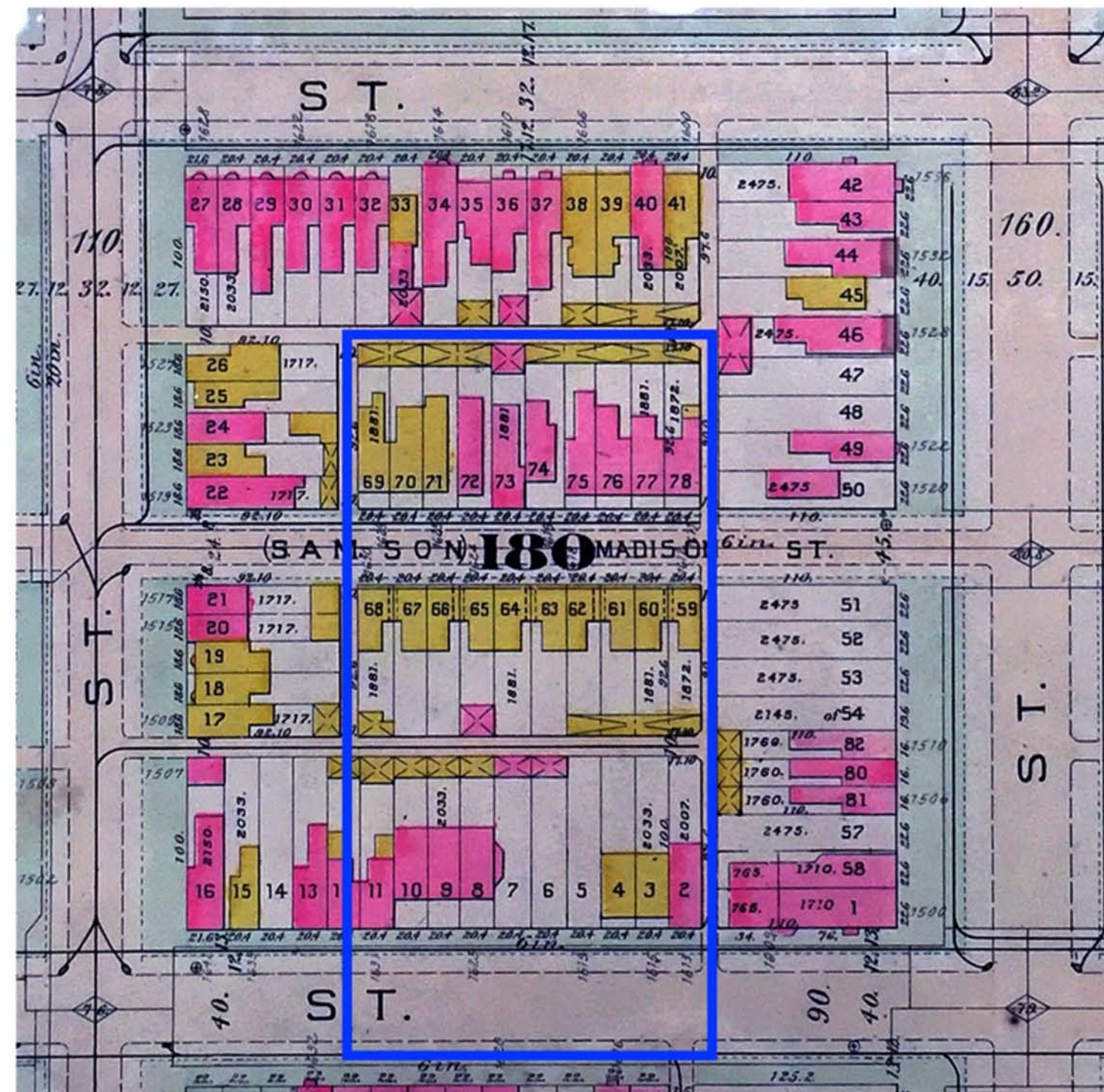
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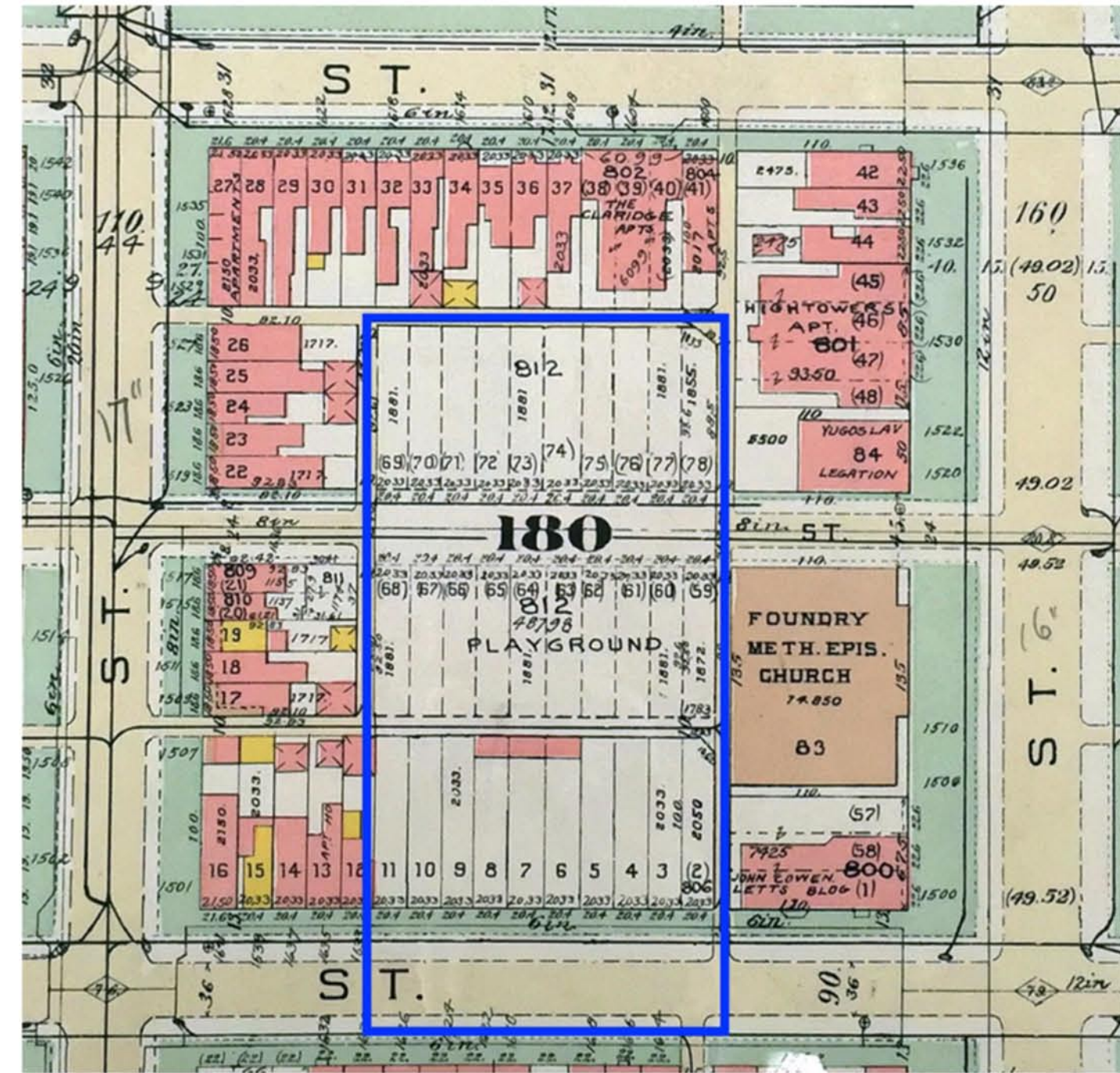
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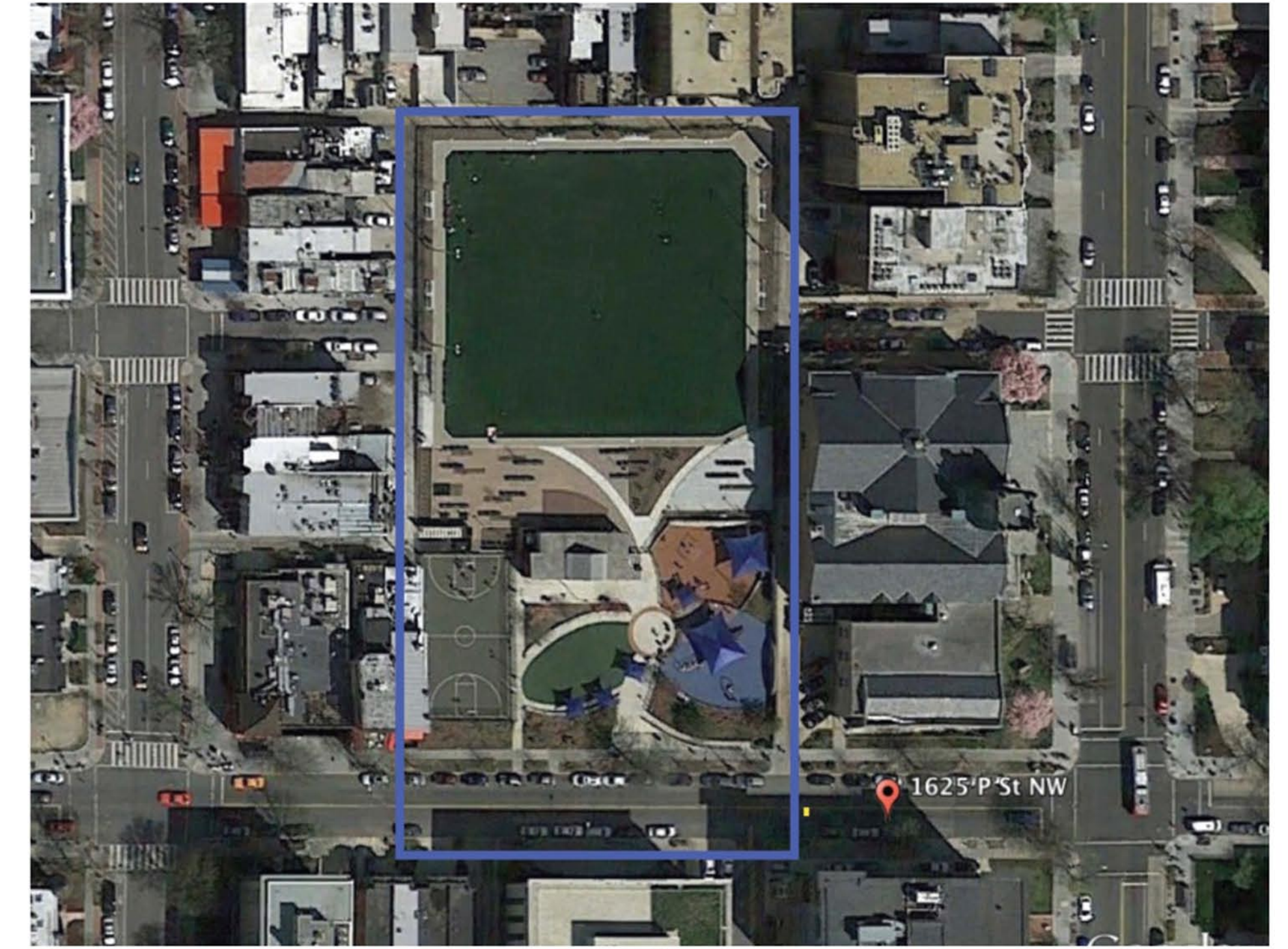
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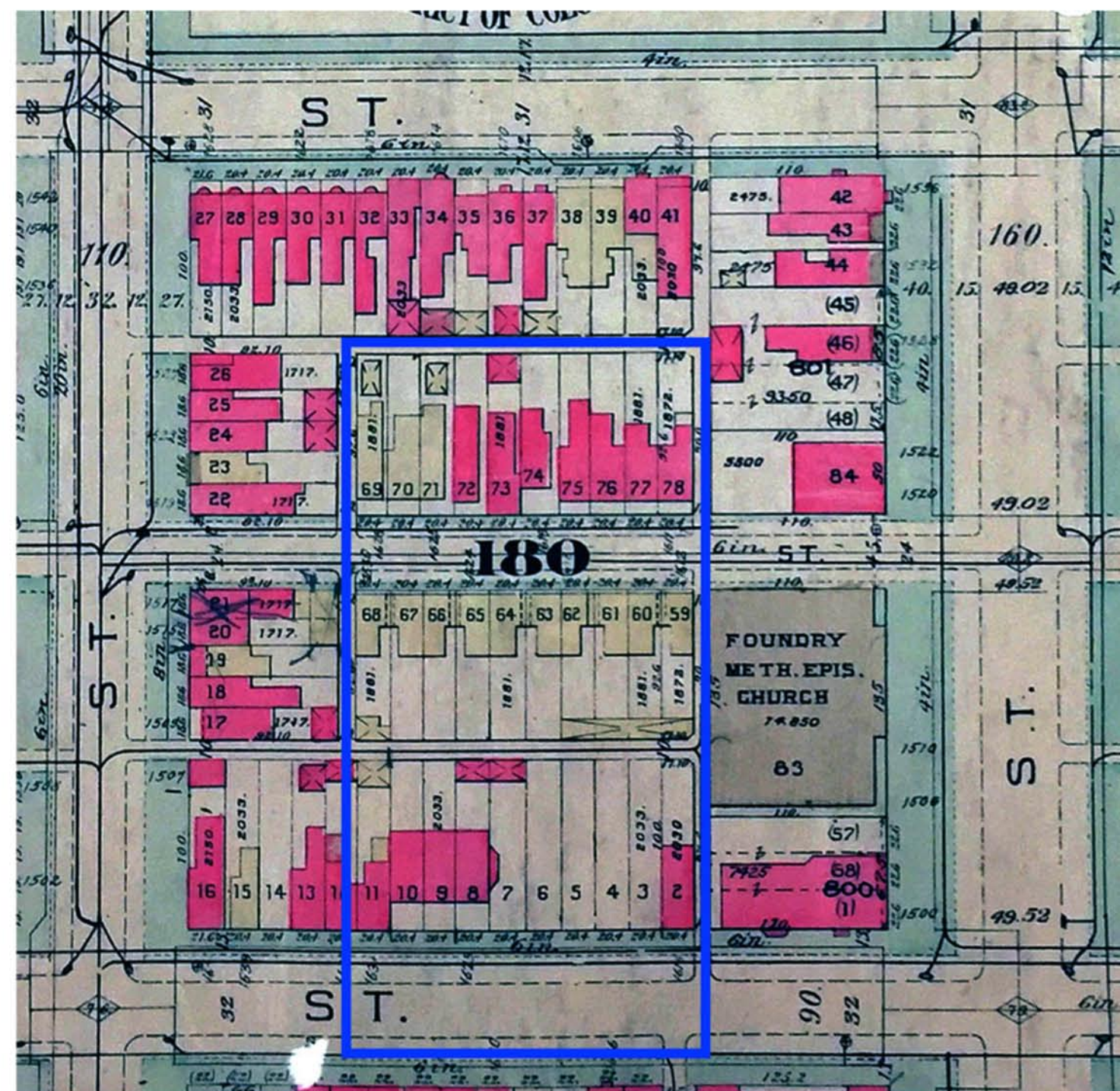
1903 Baist Survey



1957 Baist Survey



2015 Aerial Photograph



1924 Baist Survey



2010 Aerial Photograph



Building Maximum Expansion Outline

History and Development of Stead Park

Stead Park Recreation Center





Existing - Street View



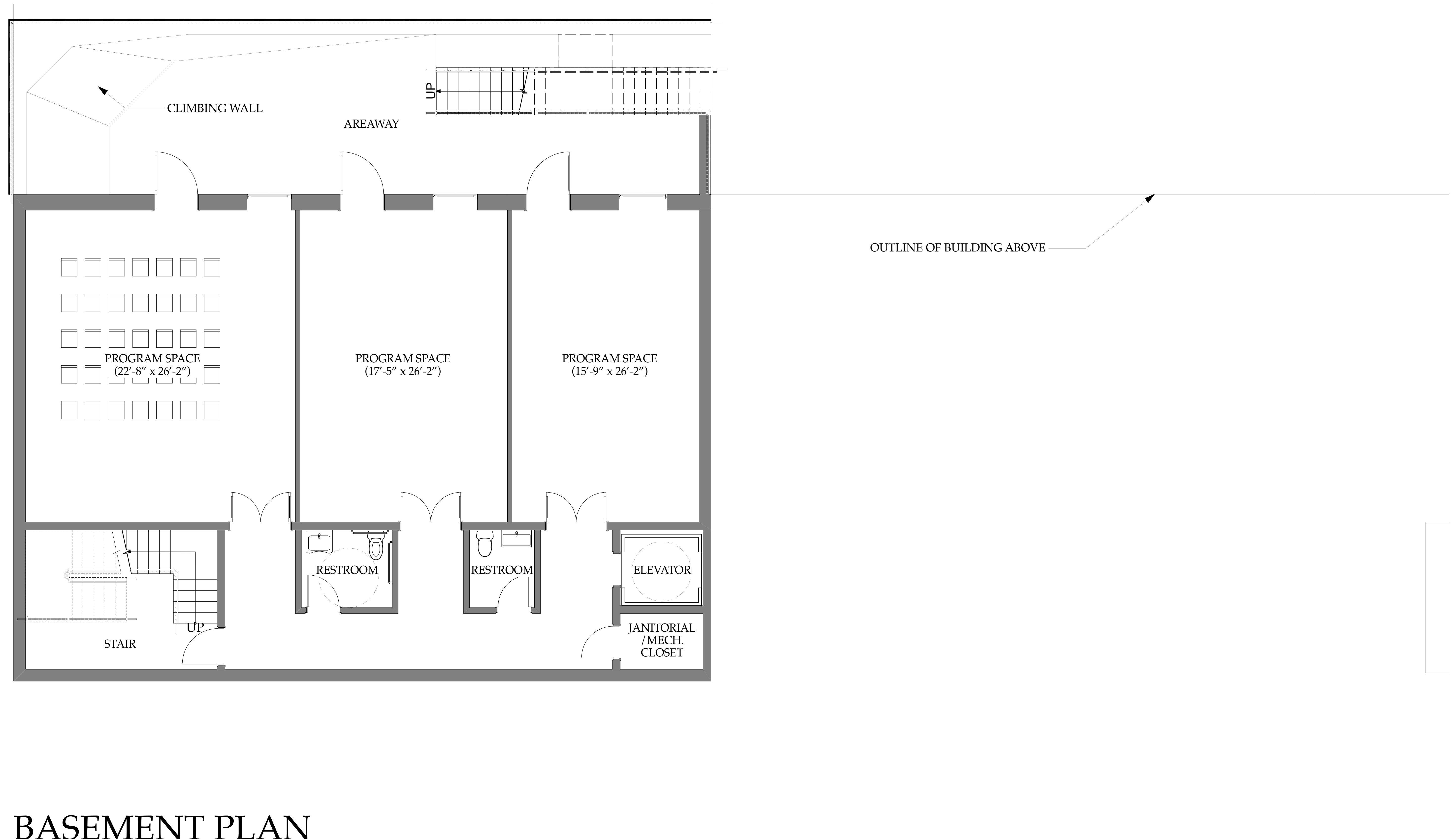
Proposed - Street View



Proposed - Field View



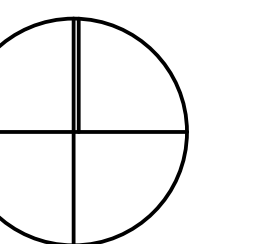
Sections



BASEMENT PLAN

0 4 8 16 Feet

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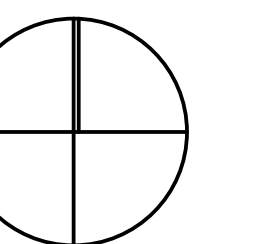


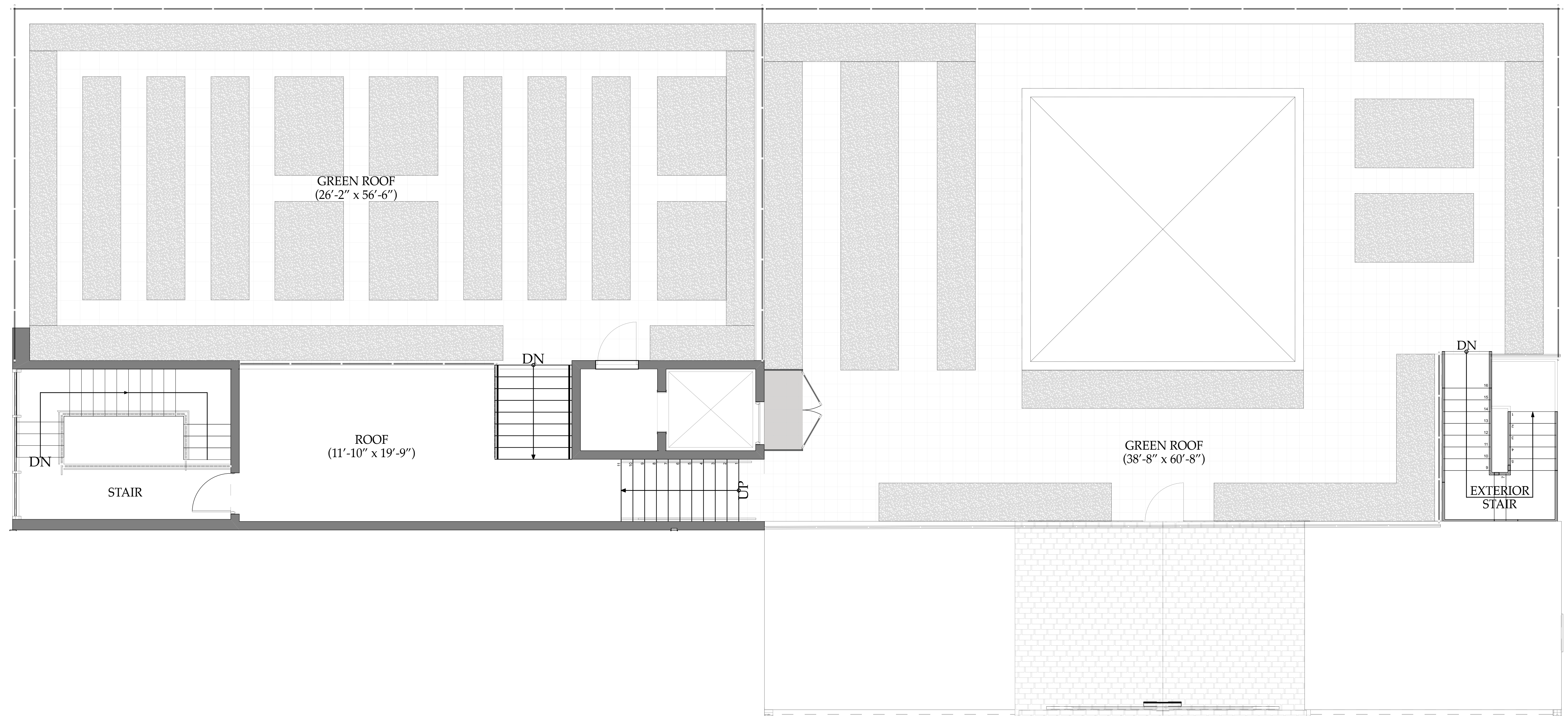


SECOND FLOOR PLAN



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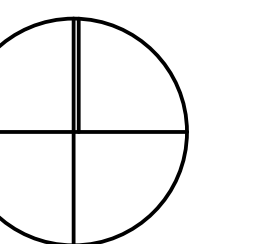




ROOF PLAN

0 4 8 16 Feet

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SUSTAINABLE DESIGN STRATEGIES FOR BUILDING AND SITE

1. **Zero Energy Project** – With help of the following features the total amount of energy used by the this site on an annual basis will be roughly equal to the amount of renewable energy created on the site.
 - Solar collector array-Located above the basketball court to generate energy and provide shade
 - Geothermal Well
 - ‘Green-switch’– a master switch which controls any light switch, thermostat and outlet a unit may have.
2. **LEED Platinum Certification**- LEED is a national certification system developed by the U.S. Green Building Council (USGBC) to encourage the construction of energy and resource-efficient buildings that are healthy to live in. LEED stands for “Leadership in Energy and Environmental Design”. A LEED Platinum certified building in comparison to non-green building, will at least have:
 - 40% reduction in **water** use
 - 25% reduction in **electricity** use (in Stead Park, this could be 100% with help of renewable energy sources)
 - 30% better indoor **air**
 - 75% regularly occupied spaces having **natural light**
 - 95% construction waste diverted from landfills
3. **Saving Water** – Low-flow restrooms, Low-water vegetation, Minimum or No Turf, Centrally controlled Efficient irrigation or No irrigation are few techniques to save water.
4. **Waste Recycling** – Composting on site and recycling of waste will reduce burden on Landfills.
5. **Storm Water Management** – Bio-swales, Rain garden and Pervious surfaces for Parking, Walkways and other Public Areas etc. will help filter storm water which is going in the ground and reduce burden on drainage system.
6. **Local products and materials and recycled materials** – At least 20% of building materials will be sourced locally.
7. **Agricultural Green Roof**-Roof top agricultural garden
8. **Dashboard**- Building performance monitor located at the entry as a valuable educational tool on sound environmental stewardship reporting real time energy, water, and waste production and consumption

Your Say in Stead Park's Play!

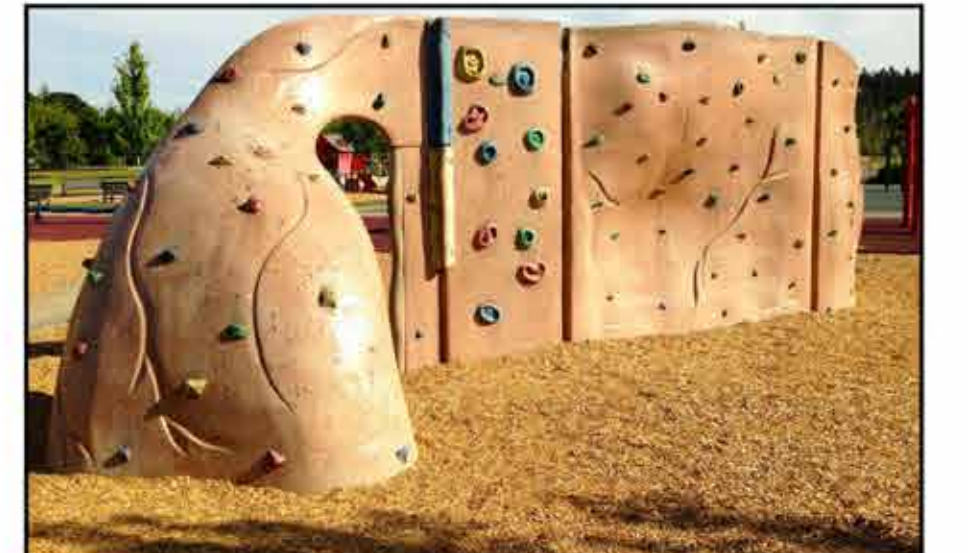
Please pick your 5 favorite play choices...



Play Systems



Climbers



Nature Inspired



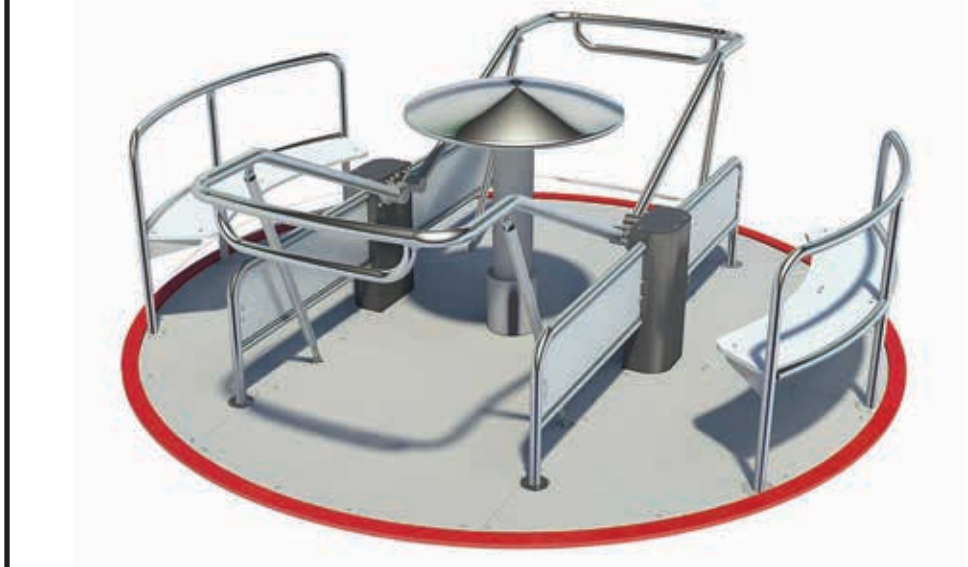
Dramatic Play



Swings



Free Standing

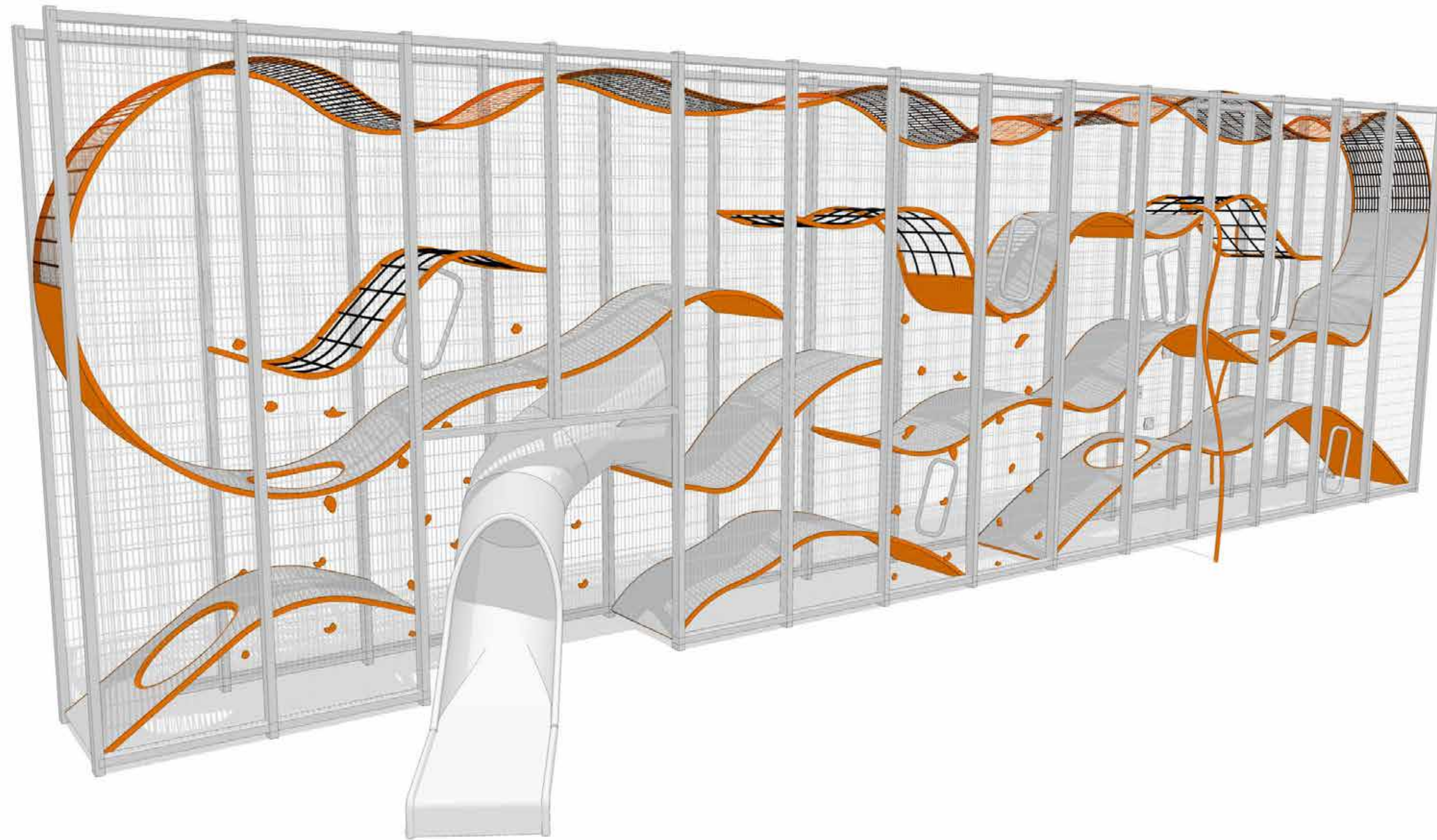


Sensory Play



Stead Park Recreation Center





1 WALLHOLLA PLAYGROUND, GORIC



2 INTEGRATION CAROUSEL, EIBE



3 CRUMB NET, COROCORD CLIMBING NETS, KOMPAN



4 ARCH SWING SET FRAME



5 THE "FORT" PLAY STRUCTURE, KOMPAN DESIGN STUDIO

Engagement Stations

Stations are organized in a “Gallery Walk” format to allow for open discussion and written feedback.

Stations

- Conceptual Design
- Programming
- Engagement
- “Kids” Wall
- The “Parking Lot”