

# STAFF RECOMMENDATION

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**NCPC File No. 6846**



## **DEANWOOD COMMUNITY CENTER AND LIBRARY**

49<sup>th</sup> and Quales Streets, NE and Minnesota Avenue, NE  
Washington, D.C.

Submitted by the District of Columbia Office of the  
Deputy Mayor for Planning and Economic Development

May 29, 2008

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### **Abstract**

The District of Columbia Office of the Deputy Mayor for Planning and Economic Development has submitted preliminary and final site and building plans for the Deanwood Community Center and Library, bounded by Minnesota Avenue, NE and 49<sup>th</sup> and Quales Streets, NE in Washington, DC. The proposed facility will include a new community recreation center with a gymnasium, a recreational pool, and community space, as well as an early childhood care center and a new District public library. The proposal also includes the improvement of the current athletic fields and the creation of two new playgrounds. The facility will be managed jointly by the District of Columbia Department of Parks and Recreation and the District of Columbia Public Library.

### **Commission Action Requested by Applicant**

Approval of preliminary and final site and building plans, pursuant to 40 U.S.C. § 8722 (b)(1).

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### **Executive Director's Recommendation**

The Commission:

**Approves** the preliminary and final site and building plans for the construction of the Deanwood Community Center and Library, Washington, D.C., as shown on NCPC Map File No. 81.00(38.00)42544.

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## PROJECT DESCRIPTION

### Site

The proposed project is located in the Deanwood neighborhood of Northeast Washington, D.C. The facility will be built on an existing 5.6 acre park adjacent to the Deanwood Metro Station and Ron Brown Middle School. The site is bounded by Quarles and 49<sup>th</sup> Streets, NE, and Minnesota Avenue, NE.



### Proposal

The proposed 60,000 gross square foot facility will include a recreational pool (17,000 square feet), a gymnasium and fitness center (9,200 square feet), a public library (7,300 square feet), an early childhood care center (5,700 square feet) and community rooms. These program areas are connected by a hallway or pedestrian “street.” This street extends though the building and visually connects Quarles Street, NE to Minnesota Avenue with only a portion of it being an interior space.

The building’s exterior is clad in cream-colored, ground-face CMU for the walls with a charcoal-colored, ground-face CMU accent banding. Gray-blue, standing-seam cladding will be used for the roof. The library’s exterior also consists of gray-blue, standing-seam cladding, to set this

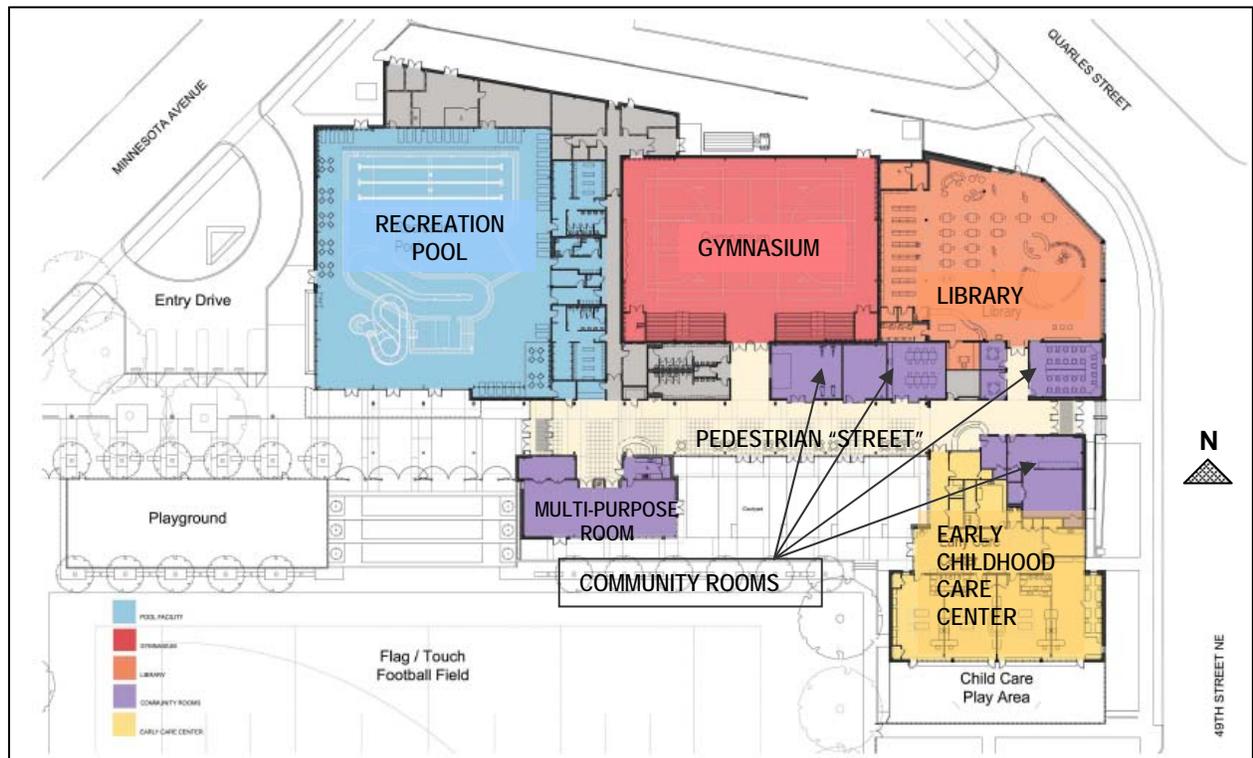
port of the building off from the rest of the building. A glass curtain walls is also incorporated in the design which provides some transparency to the building. This facility has a relatively low profile which fits well into its surrounding context, a low-density, residential area.

The existing athletic fields will remain and be improved. The exiting tennis court area will be used for a new parking lot and bioretention garden and a new tennis court will be constructed south of the parking lot. Two new playgrounds will be built, one for the general public and one to be used by the early childhood care center.

On-site parking will be provided in two lots. The main lot will be access off of 49<sup>th</sup> Street, NE and contains 25 parking spaces. An additional lot providing five parking spaces for handicap parking will be located off of a circular entry drive accessed from Minnesota Avenue, NE Most people using the site are expected to come on foot from surrounding neighborhoods or from the Deanwood Metro station.

The facility is expected to achieve a LEED Silver rating. Some of the environmental features used to reach LEED Silver include: water efficient landscaping, irrigation from collected rainwater, high-albedo roofing and paving materials, highly efficient glazing to reduce heat gain, and daylight and motion controlled lighting systems.

Site lighting is designed to minimize the amount of light that falls beyond the site limits. Walkway and building lights are controlled with a combination of photocell sensors and timers. Full-cutoff fixtures have been chosen to avoid disturbance of wildlife and reduce night pollution. The field lighting is controlled with timers as well as building controls.



**Deanwood Community Center Floor Plan**



### EAST ELEVATION



### WEST ELEVATION

#### PROJECT ANALYSIS

This proposed LEED Silver facility incorporates a pedestrian “street” through the center of the building. This street is the common area that connects all of the programmable space of the building together. The applicant envisions that the street would provide “a place for people of all ages to come together, enjoy views across the park and encourage spontaneous use of the adjacent program spaces.” The applicant states and staff agrees that this would allow greater flexibility in using this building by allowing certain areas of the building, particularly the pool and large multipurpose room, to remain open during special events while the rest of the building could be closed off.

Staff finds the proposed building and site plans would not be inconsistent with the *Comprehensive Plan for the National Capital* and will not have an adverse affect on a federal interest. Staff commends the applicant for incorporating programming flexibility into this multigenerational community center for the neighborhood and recommends that the Commission **approve** the preliminary and final site and building plans for the construction of the Deanwood Community Center and Library.

## CONFORMANCE

### National Environmental Policy Act (NEPA)

Since NCPC is advisory for District of Columbia projects outside of the Central Area, it has no independent NEPA obligation for this project. The applicant, however, has submitted an Environmental Impact Screening Form to the District Department of the Environment (DDOE). DDOE has determined that the proposed action would not likely have substantial negative impact on the environment.

### National Historic Preservation Act (NHPA)

The National Historic Preservation Act does not apply for the review of this project. The Commission's role is advisory, since the project is located on District of Columbia public land outside the Central Area.

## CONSULTATION

### Coordination Committee

The Coordinating Committee reviewed the proposal on May 14, 2008, and forwarded it to the Commission with the statement that the project has been coordinated with all agencies represented. The participating agencies were NCPC; the National Park Service; the General Services Administration; the District of Columbia Office of Planning; the District Department of Transportation; and the Washington Metropolitan Area Transit Authority.

### U.S. Commission of Fine Arts (CFA)

On May 15, 2008 the Commission of Fine Arts voted to approve final plans for the construction of a new community center and library in the Deanwood neighborhood. The Commission commented favorably on the design.