



## Executive Director's Recommendation

Commission Meeting: February 4, 2021

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<b>PROJECT</b> <b>Joy Evans Therapeutic Recreation Center</b> 3030 G Street, SE Washington, DC	<b>NCPC FILE NUMBER</b> 8244
<b>SUBMITTED BY</b> District of Columbia Department of General Services	<b>NCPC MAP FILE NUMBER</b> 10.23(38.00)45257
<b>REVIEW AUTHORITY</b> District Projects outside the Central Area per 40 U.S.C. § 8722(b)(1)	<b>APPLICANT'S REQUEST</b> Approval of preliminary site and building plans
	<b>PROPOSED ACTION</b> Approve preliminary site and building plans with comments
	<b>ACTION ITEM TYPE</b> Consent Calendar

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### PROJECT SUMMARY

The District of Columbia Department of General Services (DGS) in association with the DC Department of Parks and Recreation (DPR) and the National Park Service (NPS) submitted preliminary site and building plans for the modernization of the Joy Evans Therapeutic Recreation Center (JETRC) and park. The current facility, constructed in the mid-1970s, has aged past its useful and functional life and needs replacing. The JETRC provides recreational and athletic programs for all residents with a focus on adaptive programs and facilities for persons with disabilities.

The DGS and DPR intend to construct a new 36,000-square-foot, single-story community therapeutic recreation center and related site amenities including vehicular parking, playgrounds, splash pad, multipurpose field, multisport court, outdoor classroom pavilion, community and sensory gardens and walking trails. The project will involve the demolition of the existing single-story recreation center and the majority of the existing site elements including paved areas, playground, and mini-golf area. The project building is located on a tract of land previously owned by the US Department of the Interior, National Park Service. The land was transferred to the District for recreational uses in 1973. The northern portion of the site, outside the transfer of jurisdiction, is located on NPS land, and used by the District via a permit.

### KEY INFORMATION

- The 7.62-acre Joy Evans Therapeutic Recreation Center project includes the demolition of the existing building and site amenities and the construction of a new 36,000-square-foot, single-story community therapeutic recreation center with new site amenities.

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- The current and proposed building is located on land owned by the District of Columbia as part of a transfer of jurisdiction from the National Park Service for recreational purposes.
  - Portions of the area outside the transferred property are used for outdoor recreational purposes subject to a Special Use Permit with NPS.
  - The National Park Service is coordinating with the District regarding a potential transfer of jurisdiction for the remainder of the park area to eliminate the need for a Special Use Permit. Any transfer of jurisdiction will require review and approval by NCPC.
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## RECOMMENDATION

The Commission:

**Approves** the preliminary site and building plans for construction of the new Joy Evans Therapeutic Recreation Center and associated site amenities in SE, Washington, DC.

**Finds** that the proposed facility will be a world class amenity for all District of Columbia residents, but especially for people with disabilities.

**Notes** that the District Department of Parks and Recreation and Department of General Services have been coordinating with the National Park Service on the design of the facility to reduce the impact on existing trees. They are also discussing a transfer of jurisdiction from the National Park Service to the District.

**Notes** any transfer of jurisdiction for NPS land to the District will require review and approval by NCPC.

**Requests** that the applicant include a landscape plan showing adherence to NCPC's Tree Replacement Policy as part of the final submission.

**Requests** the applicant evaluate the potential for solar panels on the roof.

## PROJECT REVIEW TIMELINE

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<b>Previous actions</b>	- None
<b>Remaining actions</b> (anticipated)	- Final review of site and building plans

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## PROJECT ANALYSIS

### Executive Summary

The Joy Evans Therapeutic Recreation Center was constructed in the mid-1970s and provides recreation and athletic programs for residents of all ages, including adaptive programs and facilities for persons with disabilities. The current facility has aged to the point where it no longer meets the spatial or performance requirements for the District and needs to be replaced. The proposed new facility will be the premier therapeutic recreation center in the region. The center will be available to everyone, but programming will be tailored to support those with physical and cognitive disabilities. Further, the applicant has been working with NPS on the proposed design and surrounding park and recreational space. Therefore, staff recommends the **Commission approves the preliminary site and building plans for construction of the new Joy Evans Therapeutic Recreation Center and associated site amenities in SE, Washington, DC.**

## Analysis

### Overview

The proposed therapeutic recreation center will be 36,000 square feet and 40 feet in height, both of which are within the zoning parameters for the site. The redesigned entry to the site will be modified to a single entry and exit point at the terminus of 31<sup>st</sup> Street to provide access to the parking lot and building entry. The new facility will retain the loading and delivery entrance off the terminus of Bayley Place, SE at the southwestern corner of the site. The renovation of the site also includes new site amenities including an early childhood development playground, a 5-12 playground, a splashpad, a sensory garden, a sports field, a wellness path, outdoor pavilion, and the upgrade of the existing picnic area and basketball court, along with benches, bike racks, and informative signage. The site amenities will be protected by a black metal picket fence of various heights. As such, staff recommends that the **Commission finds that the proposed facility will be a world class amenity for all District of Columbia residents, but especially for people with disabilities.**

### Site Details

The current recreation facility was constructed after a portion of the overall site was transferred from NPS to the District for the purpose of building a recreation center. The proposed replacement facility will be located in the same general area as the existing building, within the transfer of jurisdiction limits. The remainder of the site elements are located on NPS land that is used by the District through a Special Use Permit. As part of the design coordination process, NPS is exploring the transfer of the remaining site acreage to the District to eliminate the need for the Special Use Permit. As such, staff recommends the **Commission notes that the District Department of Parks and Recreation and Department of General Services has been coordinating with the National Park Service on the design of the facility to reduce the impact on existing trees and improve the jurisdictional boundaries.** In addition, staff recommends the **Commission notes any transfer of jurisdiction for NPS land to the District will require review and approval by NCPC.**

The new Therapeutic Recreation Center is intended to service those of all ages and along the full spectrum of physical and cognitive abilities. Therefore, maximizing accessibility for all users is

one of the design's primary goals. The proposed approach is to extend beyond simply meeting 2010 ADA guidelines and integrate accessibility into all aspects of the design, including wayfinding and signage, communication devices, and all site amenities.

As you approach the site, the south park area that is outside the fenced area of the site, will be upgraded with a walking path and benches. The entry to the parking area will be reconfigured to a single entrance with a one directional loop through the parking lot, with access to the main building entry. The proposed parking lot of 18 parking spaces exceeds the zoning parking limit of 9 spaces but is a reduction from the existing 25 spaces and provides more than the minimum number of accessible spaces.

Immediately to the east of the main building entrance will be the universally-accessible play elements including the 2-4-year old's playground with shade sails, the outdoor pavilion, the colored concrete splash pad with boulder seating, and the 5-12-year old's playground with shade sails enclosed within a 42-inch aluminum picket fence. At the northeast corner of the building is proposed a universally accessible wellness labyrinth path.

To the west of the wellness path and directly behind the new building will be a large, accessible pollinator and sensory garden that focuses areas of the garden on each of the five senses. This area leads into the refurbished picnic area at the northwest corner of the site.

The existing multipurpose sports field, basketball court and walking paths will be upgraded with new site elements including benches, bike racks, and signage. The fence the encloses the site will be upgraded to an aluminum picket style with large sliding gates at vehicular and pedestrian entrances to the site.

The site will include extensive stormwater management to not only adhere to the District's Stormwater Regulations, but to advance the project sustainability and biomimicry goals with minimal intrusion on existing natural features. The design proposes bioretention facilities, infiltration elements such as pervious pavement, and additional tree planting as examples. The site has extensive existing trees and DGS and DPR are coordinating with the Urban Forestry Division at DDOT on tree preservation and replacement and as such, staff recommends the Commission requests that the applicant include a landscape plan showing adherence to NCPC's Tree Replacement Policy as part of the final submission.

## **Building Details**

The design of the building and the site are intended to reflect the District's strong commitment to sustainability, visually as well as operationally. The project is currently targeting LEED Silver certification. The design team has held two workshops to explore strategies and rating systems and will continue to hone the project's sustainability approach, targets and metrics to best meet the overall programmatic and performance goals within the established budget. In addition to the potential for a green roof, staff recommends the **Commission request the applicant evaluate the potential for solar panels on the roof.** The interior space includes a variety of spaces to accommodate the planned programs including wellness and fitness spaces, a multipurpose room,

a kitchen, a library, a senior's room, a gym, a therapy pool with locker rooms, and administrative space and offices.

For the building exterior, the design attempts to blend within the natural setting with calming wood, glass, and metal elements. The elevations depict wood veneer paneling and soffit cladding. This proposed material offers durability and a direct visual connection to nature. Aluminum curtain wall systems are proposed for the exterior glazed surfaces. Doors shall be extra-heavy duty steel doors and aluminum fully glazed where possible. The proposed pitched roof will be clad in standing seam metal for ease of maintenance and durability.

## **CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE**

### **Comprehensive Plan for the National Capital**

NCPC staff has reviewed the materials and finds that the project is not inconsistent with the 2016 Comprehensive Plan for the National Capital, is not inconsistent with the Height of Buildings Act of 1910, and will not adversely affect any other federal interests.

### **National Historic Preservation Act**

Since the Commission is advisory in its review of this project, compliance with the National Historic Preservation Act is not required. The Government of the District of Columbia serves as the lead agency in local historic preservation compliance and consultation is ongoing.

### **National Environmental Policy Act**

Since the Commission is advisory in its review of this project, compliance with the National Environmental Policy Act is not required. The Government of the District of Columbia serves as the lead agency in local environmental compliance and evaluation is ongoing.

## **CONSULTATION**

To date the project team has had design review meetings with NPS, NCPC, the DC Historic Preservation Office, The District Departments of Consumer and Regulatory Affairs (DCRA), Energy and Environment (DOEE), and Transportation (DDOT), and DC Water.

### **Coordinating Committee**

The Coordinating Committee reviewed the proposed preliminary site and building plans at its January 13, 2021 meeting. The Committee forwarded the proposal to the Commission with the statement that it has been coordinated with all participating agencies, with the District of Columbia Department of Transportation indicating additional coordination would be necessary regarding tree replacement and site elements in the public space. This will be resolved independent of NCPC review. The Coordinating Committee agencies included NCPC; the National Park Service; the

District of Columbia Office of Planning; the State Historic Preservation Office; the District Department of Transportation, and the District Department of Energy and Environment.

**U.S. Commission of Fine Arts**

The was reviewed by the Commission of Fine Arts (CFA) at its January 21, 2021 meeting.

**ONLINE REFERENCE**

The following supporting documents for this project are available online at [www.ncpc.gov](http://www.ncpc.gov):

- Submission Package

Prepared by Jamie Herr  
01/06/2021

**POWERPOINT (ATTACHED)**

# Joy Evans Therapeutic Recreation Center

3030 G Street, SE, Washington DC

Approval of Preliminary Site Development Plans

District of Columbia Department of General Services

# Project Summary

**Commission Meeting Date:** February 4, 2021

**NCPC Review Authority:** 40 U.S.C. § 8722(b)(1)

**Applicant Request:** Approval of Preliminary Site Development Plans

**Session:** Consent Calendar

**NCPC Review Officer:** Jamie Herr

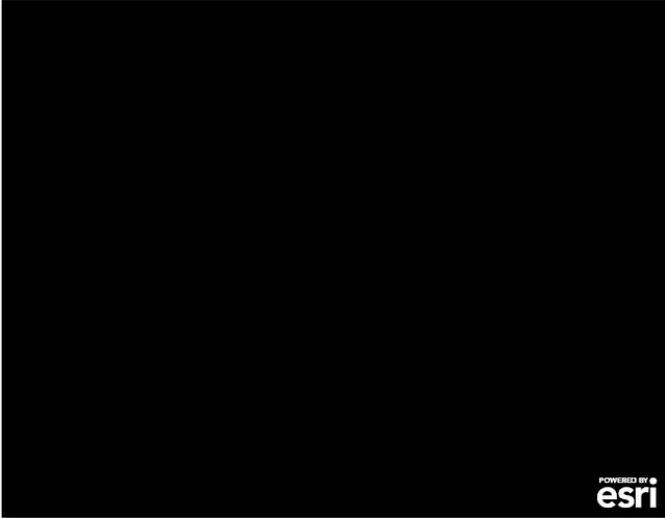
**NCPC File Number:** 8244

## Project Summary:

The DC Department of General Services (DGS) in association with the DC Department of Parks and Recreation (DPR) and the National Park Service (NPS) have submitted an application for preliminary review for the modernization of the Joy Evans Therapeutic Recreation Center (JETRC) and park. The JETRC provides recreational and athletic programs for all residents with a focus on adaptive programs and facilities for persons with disabilities. The current facility constructed in the mid 1970's has aged past its useful and functional life and needs replacing. The DGS and DPR intends to construct a new 36,000 SF, single story community therapeutic recreation center and related site amenities including vehicular parking, playgrounds, splash pad, multipurpose field, multisport court, outdoor classroom pavilion, community and sensory gardens and walking trails.

The project will involve the demolition of the existing single story recreation center and the majority of the existing site elements including paved areas, playground and mini-golf area. The project is primarily located on a tract of land owned by the US Department of the Interior, National Park Service, although the project site does include four small parcels owned by the DC Government. On the land owned by NPS, a Transfer of Jurisdiction exists where the existing and proposed building is located.

# Site Location



Location Map

# JETRC Modernization – Existing Site Conditions



# JETRC Modernization – Neighborhood Context



C HOUSES ON G STREET



D APARTMENTS BY SOUTH BLOCK



E APARTMENTS ON CROISSANT PLACE



F HOUSES ON G STREET



B APARTMENTS ON G STREET



G HOUSES ON G STREET



A NEIGHBORING HOUSE



H VIEW DOWN PUBLIC ALLEY

# JETRC Modernization – Site Context



K PICNIC AREA



L MINIATURE GOLF



M PLAYGROUND



N BASKETBALL COURT



J FOREST



O BASEBALL DIAMOND



I SOUTH BLOCK



P STREAM & FOREST

# JETRC Modernization – Building Context



S DROP OFF AREA



T BREEZEWAY TO SENIOR CENTER



U PICNIC AREA



V BREEZEWAY TO MAIN BUILDING



R ENTRANCE TO MAIN BUILDING



W OVERHEAD DOOR TO POOL



O FACILITY APPROACH

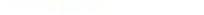


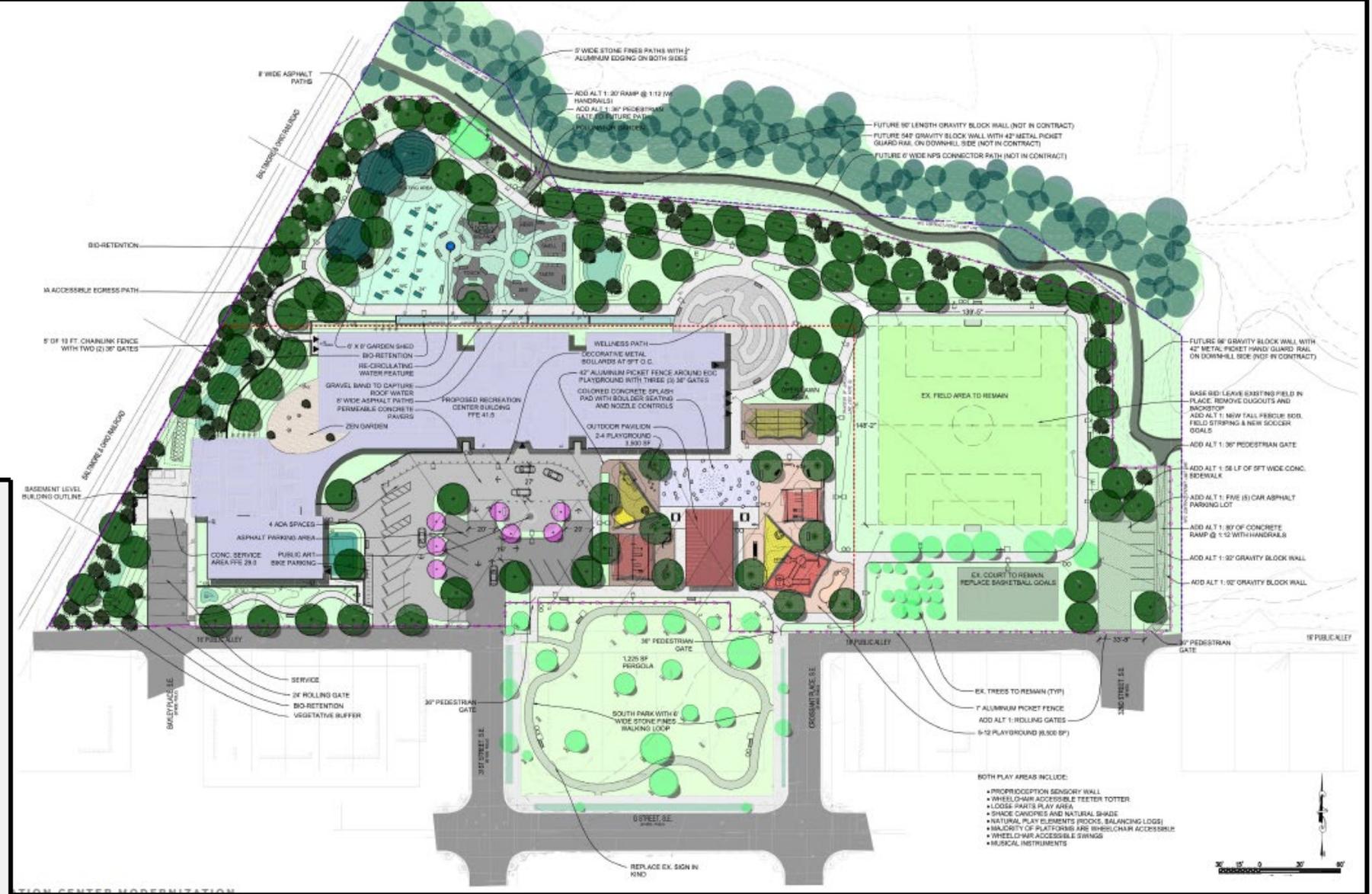
X SERVICE ENTRANCE

# JETRC Modernization – Proposed Site Plan

## LEGEND

-  EXISTING TREE TO REMAIN INCLUDING CRITICAL ROOT ZONE (CRZ). PROVIDE 8 FT CHAINLINK TREE PROTECTION FENCING PER SOOT SPECIFICATIONS (APPROX 1,800 LF)
-  PROPOSED LARGE CANOPY TREE (40' AT MATURITY) X 60
-  PROPOSED MEDIUM CANOPY TREE (20' AT MATURITY) X 80
-  PROPOSED SMALL CANOPY TREE (FLOWERING TREE) X 30
-  PROPOSED EVERGREEN TREE (10-20' AT MATURITY) X 80
-  CONCRETE SEATING AREA (BENCH + WHEELCHAIR) X 18
-  EXERCISE STATION X 5
-  POLE MOUNTED LED LIGHTING X 45
-  TABLE AND BENCH X 4
-  18' X 36' X 6" PRECAST BENCH X 12
-  TRASH/RECYCLE BIN (20 EACH)
-  ADA ACCESSIBLE PLANTER BOXES X 12
-  BIKE RACKS X 20 (10 SPACES)
-  DRINKING FOUNTAIN X 4
-  11" DIA. X 42" H METAL BOLLARDS X 27

-  NPS CONTRACTOR
-  TRANSFER OF JURIS
-  FENCE LINE

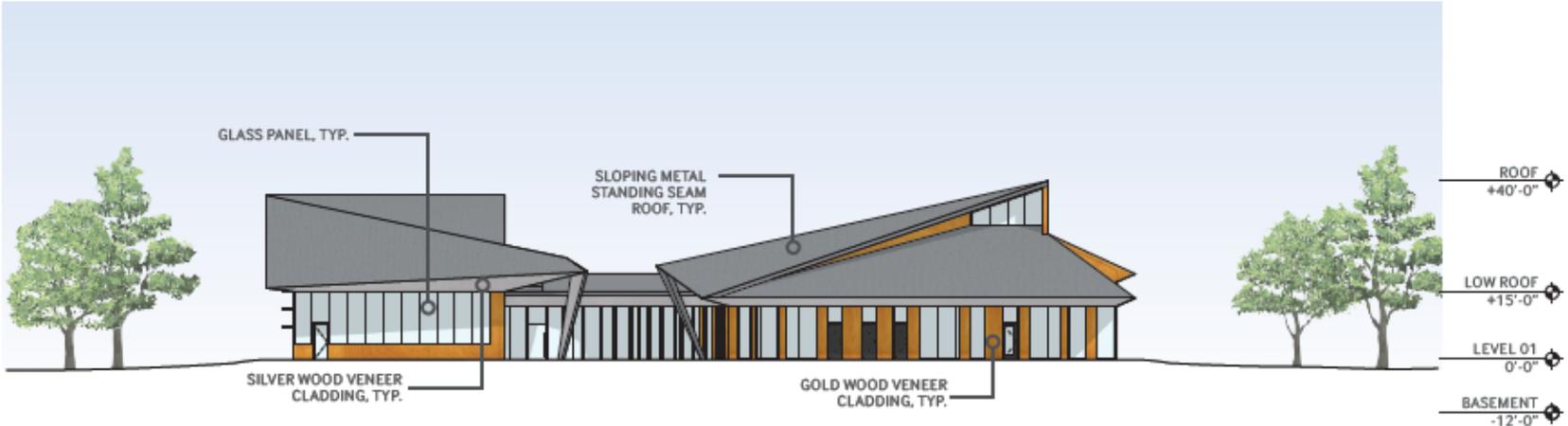




# JETRC Modernization – Proposed Elevations

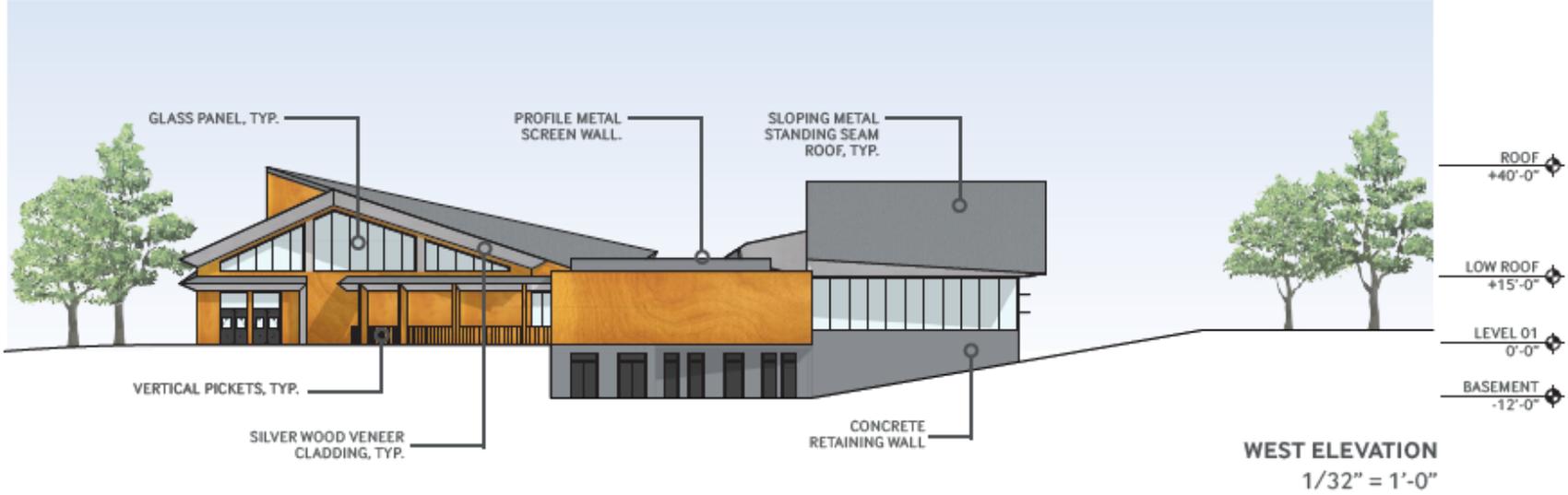


**SOUTH ELEVATION**  
1/32" = 1'-0"



**EAST ELEVATION**  
1/32" = 1'-0"

# JETRC Modernization – Proposed Elevations



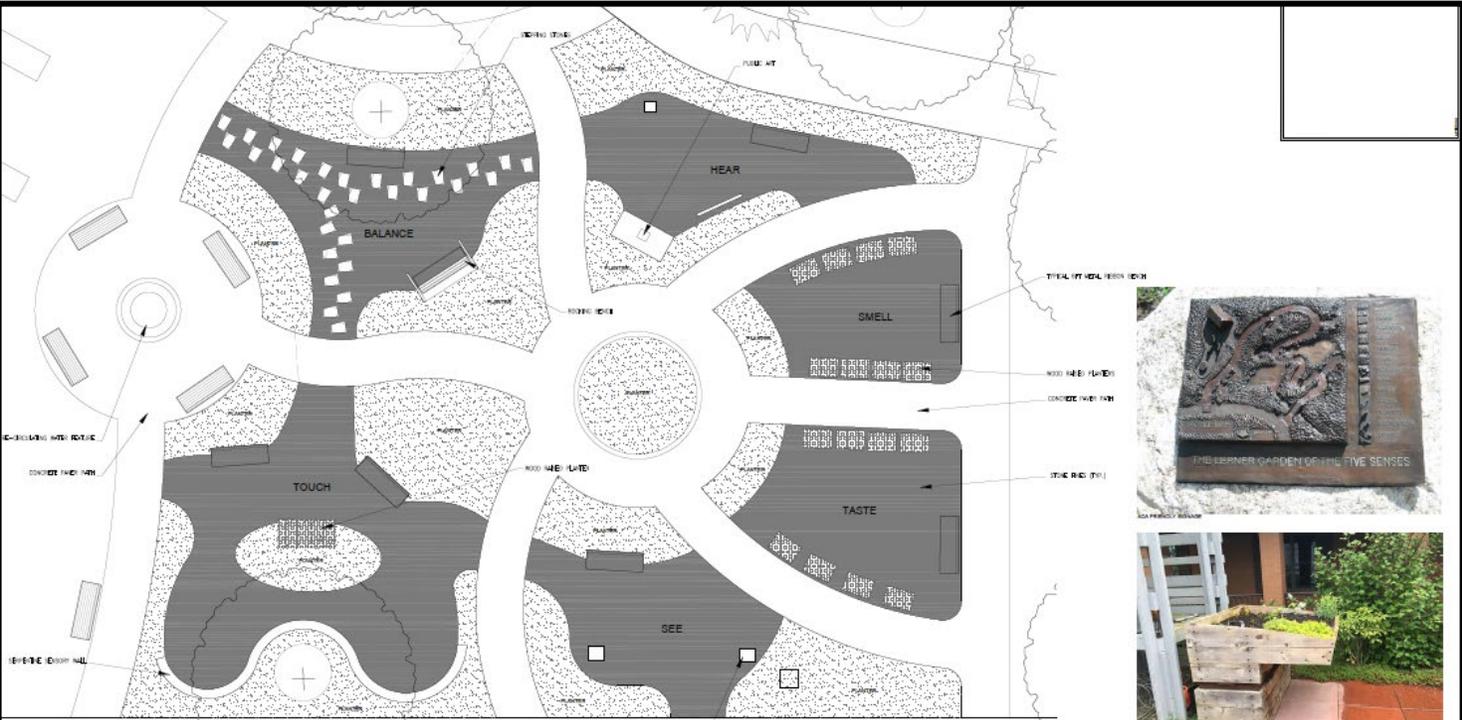
# JETRC Modernization – Proposed Rendering



# JETRC Modernization – Proposed Play Area Elements



# JETRC Modernization – Site Elements



Sensory Garden



Splash Pad



# JETRC Modernization – Site Details



1 DPR Standard metal ribbon bench



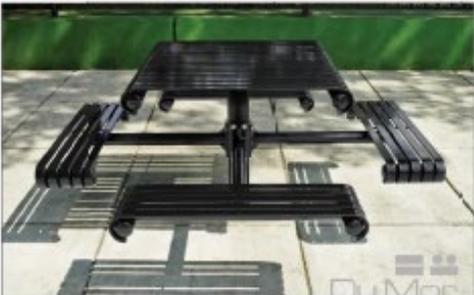
2 DPR standard metal ribbon backless bench



3 DPR standard drinking fountain



4 DPR standard metal trash and recycle bins



5 DPR standard metal 4-seater table/ bench combination



6 DPR standard "U" bike rack



7 Proposed full cut-off LED site lighting (paths & parking areas)



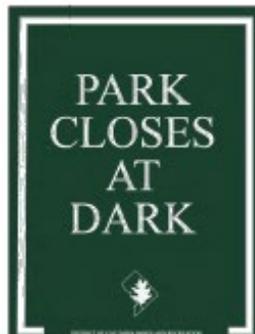
8 DPR standard monument sign



9 DPR standard park guidelines sign (no dogs allowed)



10 DPR standard park guidelines sign (dogs allowed)



11 DPR standard "park closes at dark" sign



12 DPR standard "no smoking" sign

