

Stead Park Community Center

1625 P Street, NW, Washington DC

Approval of Comments on Concept Plans

District of Columbia Department of Parks and Recreation

Project Summary

Commission Meeting Date: September 3, 2020

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

Applicant Request: Approval of Comments on Concept Plans

Session: Executive Director

NCPC Review Officer: Lee Webb

NCPC File Number: 8209

Project Summary:

The District of Columbia Department of Parks and Recreation has submitted an application for a concept review for the modernization of the grounds of Stead Park and a significant addition to the Stead Park Recreation Center building. Sensitive to the layered history of Stead Park and the importance of the park's open space in the dense Dupont Circle Historic district, the design emphasizes the open qualities of the park, visibility to the historic structure, while providing accessible, integrated spaces for exercise, play, interaction, and belonging for all neighbors and visitors. As the first net-zero community center in Washington, DC, this facility highlights the District's commitment to sustainable practices, serving as a visible, educational tool for residents and visitors.

Stead Park is a ~1.5 acre DPR run public park located between located off of P Street NW between 16th and 17th Streets NW in Washington DC. For outdoor recreation Stead Park contains an artificial turf playing field, running track, large and small kids playgrounds, a splash pad, and outdoor basketball court. There is only one building on the site, the current Recreation Center is a former stable building listed as a contributing structure to the Dupont Circle Historic District that was modernized when Stead Park first opened in the 1950's. Prior to it's life as a public park, during the late nineteenth century the site contained frame row houses and the residence of Henry Hurt, a respected local railroad president and investor. Hurt built the existing community center building on the alley side of his property as a stable in 1888 and expanded it in 1895.

Project Summary

The federal government purchased the property from Hurt's heirs in 1948, and under the terms of a trust established by Washington architect Robert Stead, developed it into a playground within the District's recreation system.

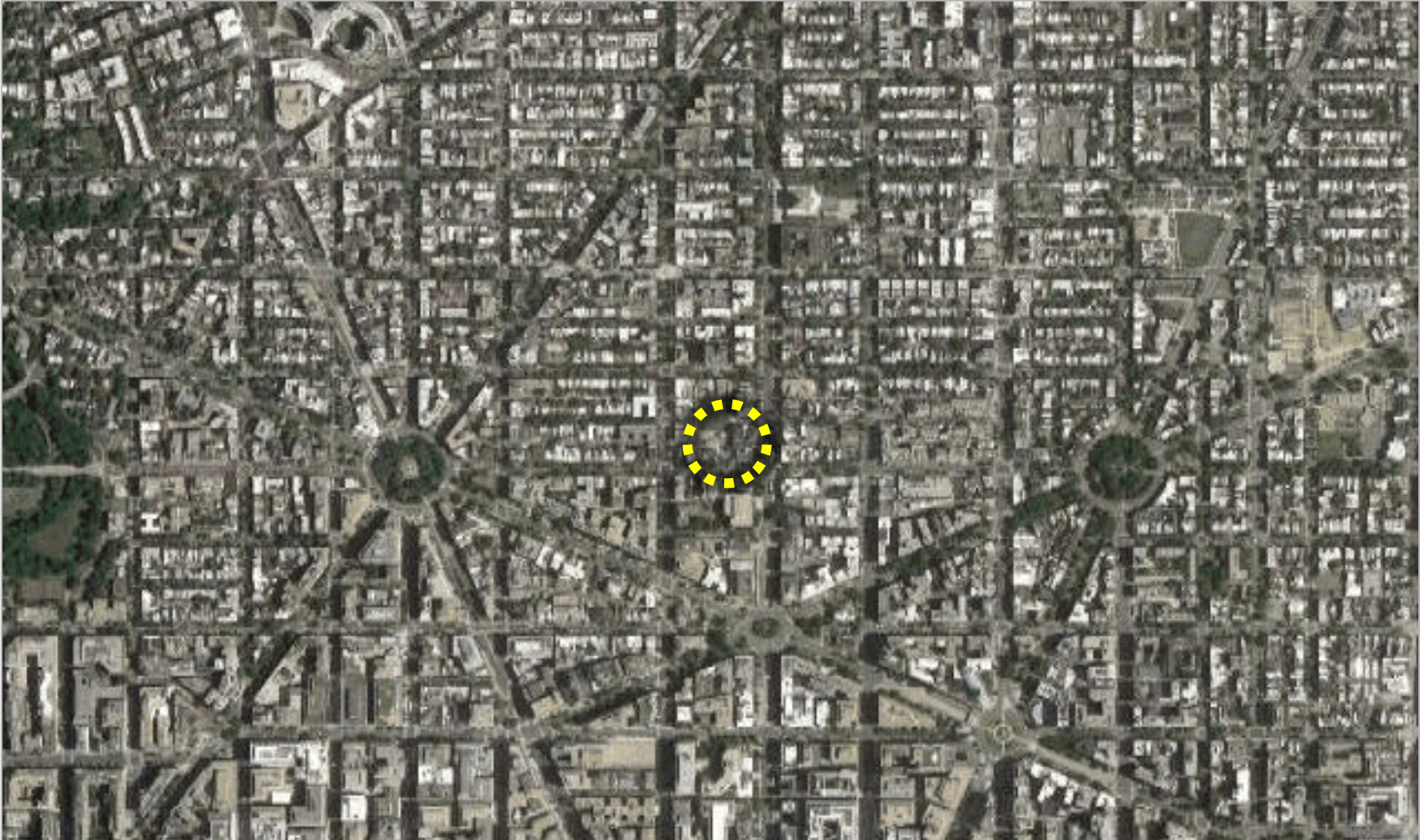
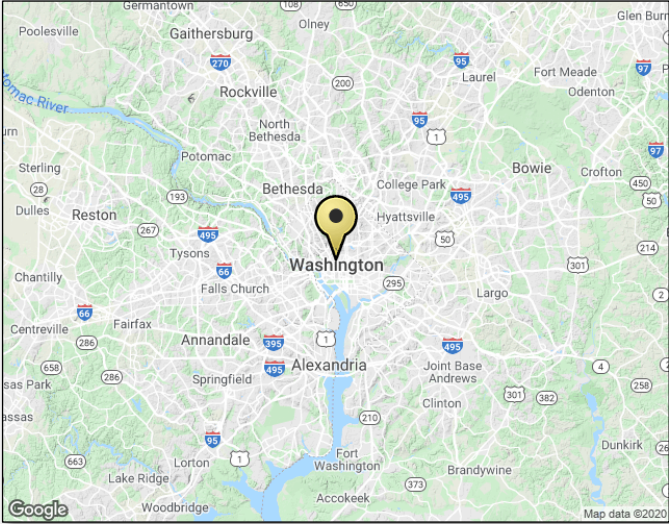
During the postwar years, the playground served as a central civic, recreational, and cultural space for the largely African American Dupont Circle neighborhood. Renovations in 1992, 2008, and 2014 transformed the layout and configuration of its playground and athletic fields, and constructed an addition on to the north side of the historic structure.

The new facility features the existing historic carriage house as the primary building entry, welcoming visitors to engage the new community through direct access to the historic structure. The building's primarily consists of a variety of multipurpose spaces serving a diversity of ages, abilities, programming, fitness, and education levels, including a large community gathering, flexible spaces for group classes, arts, education, and fitness activities, and a demonstration kitchen.

Additionally, spaces for multi-age groups, such as young children, teens, and seniors connect and expand the possibilities for the how community members can utilize their public space. All these spaces surround two courtyards that allow for both indoor and outdoor uses, as well as a large solar canopy that provides energy as well as shade, a sensory garden, updated play equipment, and large outdoor plazas and gathering spaces.

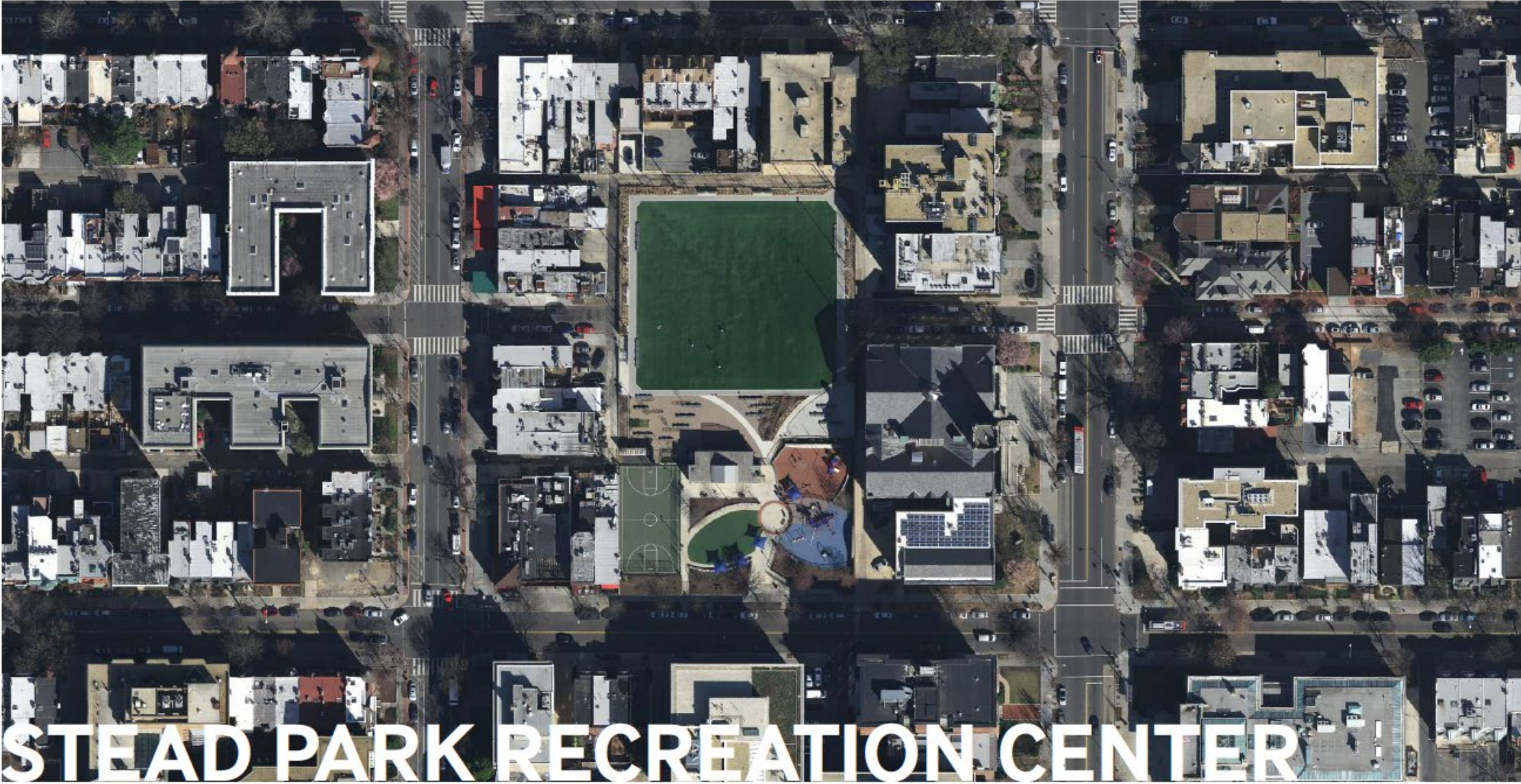
The site slopes slightly south toward the accessible edge along P Street, NW, where a 4' retaining wall transitions down to the street. Because the new building will be a net zero facility, where photovoltaic panels preclude green roof construction, runoff will be treated in rain gardens dispersed through the site, with the greatest concentration around the new entrance. The project will conform to DC building code and public space guidelines, as specified by DDOT, with oversight and review by DOEE.

Site Location



Location Map

Stead Park Recreation Center



Stead Park Recreation Center
NCPC Concept Design Submission July 31, 2020 Page 1

Project Overview

PROJECT OVERVIEW

Existing Context

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Project Schedule

Construction Complete Summer 2022

Project Budget

15M Project Budget



Stead Park Recreation Center

New Zero Energy

NET ZERO ENERGY

Zero Energy Certification as defined by the International Living Future Institute (ILFI) is:

"One hundred percent of the building's energy needs on a net annual basis must be supplied by on-site renewable energy. No combustion is allowed."

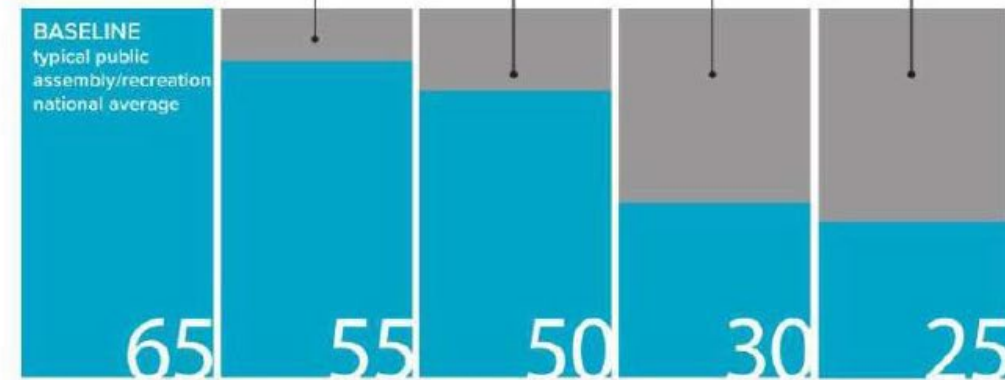
This includes energy used by the new building, energy used by the existing building, and site energy (lighting + power).

How are we defining our site boundary for Zero Energy / LEED?



EXCLUDES:
 - P Street Lighting
 - Rec Field + Lighting

- BETTER SKIN**
 - More solid than glass
 - Extra insulation
 - Low thermal bridging
 - Exterior shading
 - High performance windows
 - Airtight envelope
 - Orientation
- LOWER LOADS**
 - LED lighting
 - Integrated controls
 - Smart outlets
 - Occupancy sensors
 - Better equipment
- BETTER HVAC**
 - Geothermal wells
 - Ground source heat pumps
 - Decoupled ventilation
 - Energy recovery
 - Performance monitoring
- BETTER USE**
 - Heating/cooling setpoints/setbacks
 - Maintenance + commissioning
 - Operating schedule
 - Occupancy
 - Laptops over desktops/ user-provided equipment
 - Phantom loads



Graphic adapted from versions previously published by Miller/Hull and Thornton Tomasetti

Stead Park Recreation Center will be the first net zero community center in Washington DC.



Dupont Circle Historic District

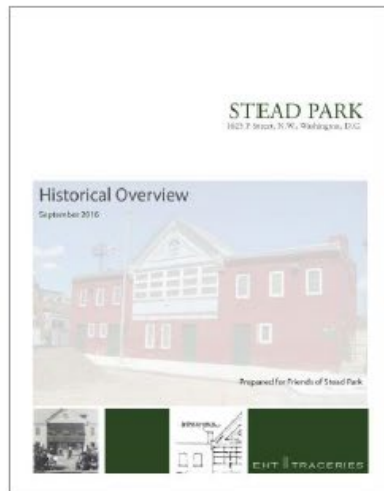
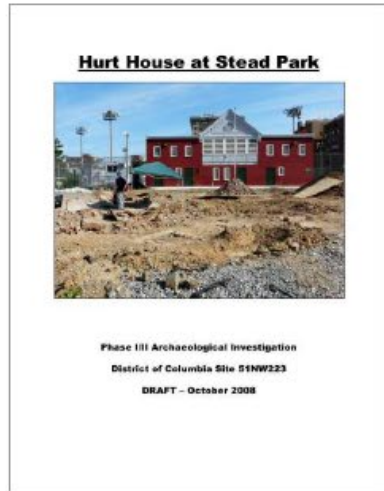
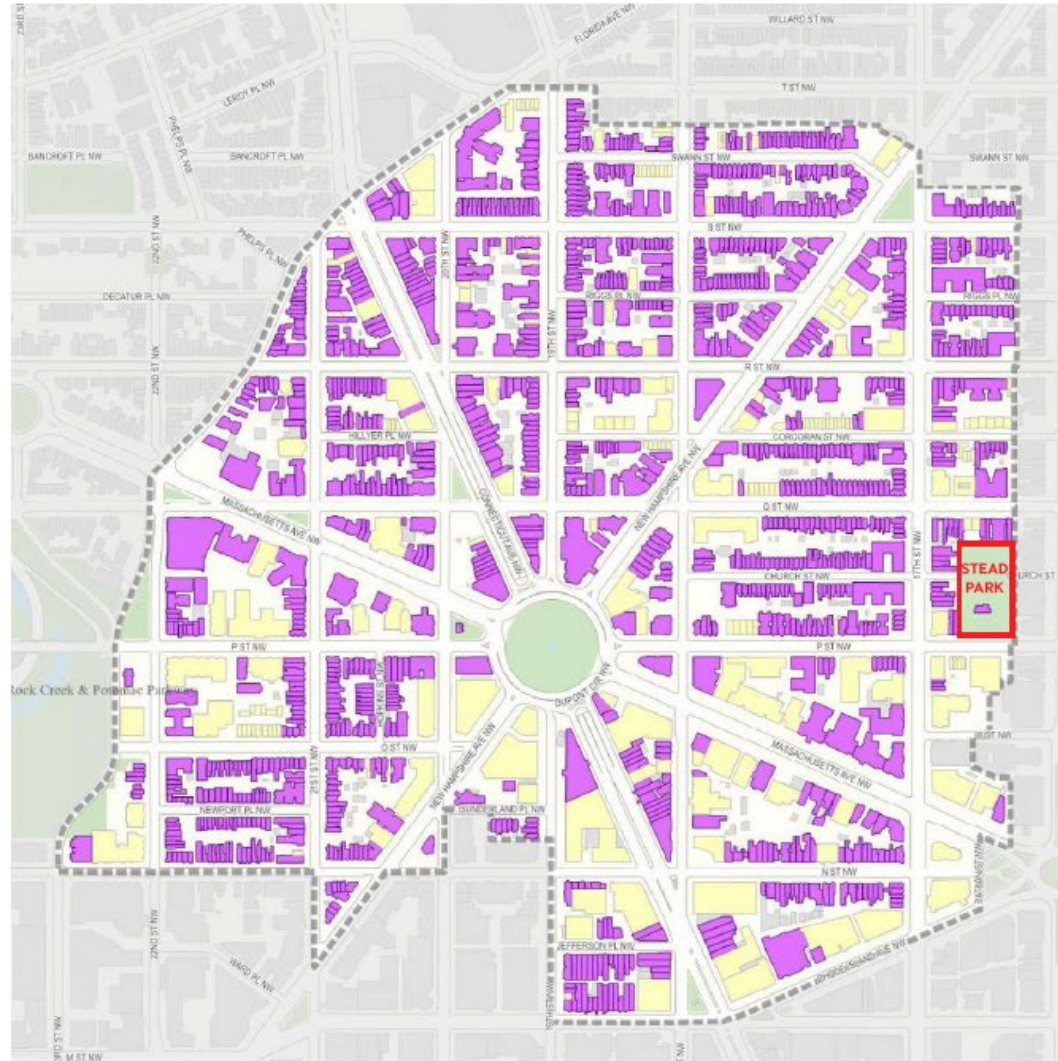
DUPONT CIRCLE HISTORIC DISTRICT

Dupont Circle Historic District was established in 1976, expanded in 1984, and amended in 2005. The "Period of Significance" for the Dupont Circle Historic District is 1875-1931.

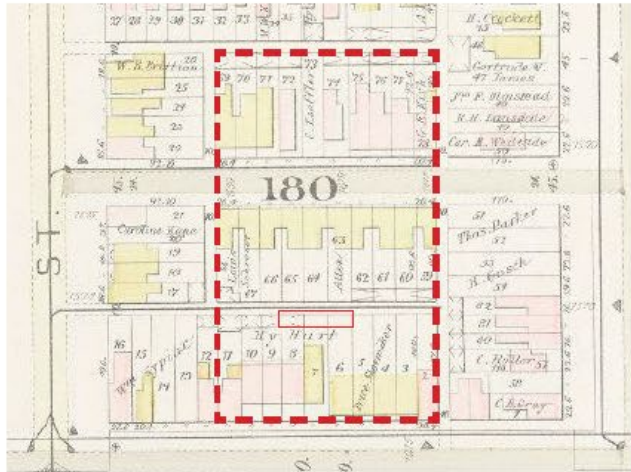
The Dupont Circle Historic District encompasses one of the city's most elegant historic residential neighborhoods, notable for superior examples of Victorian rowhouse architecture in Queen Anne and Richardsonian Romanesque styles, as well as some of the city's finest turn-of-the-century mansions in Beaux Arts, Chateausque, Renaissance, and Georgian Revival styles.

It has served as the home of many prominent and affluent Washingtonians, as well as foreign legations. Dupont Circle serves as the centerpiece of many of the diagonal L'Enfant avenues. The district also includes fine examples of early apartments, 1920s commercial buildings along Connecticut Avenue, modest working-class dwellings, stables, and carriage houses. Approximately 3,100 buildings dating from about 1875 to 1931 make up the district.

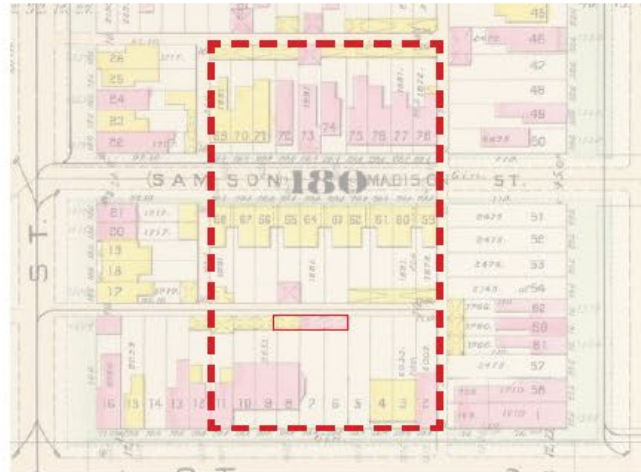
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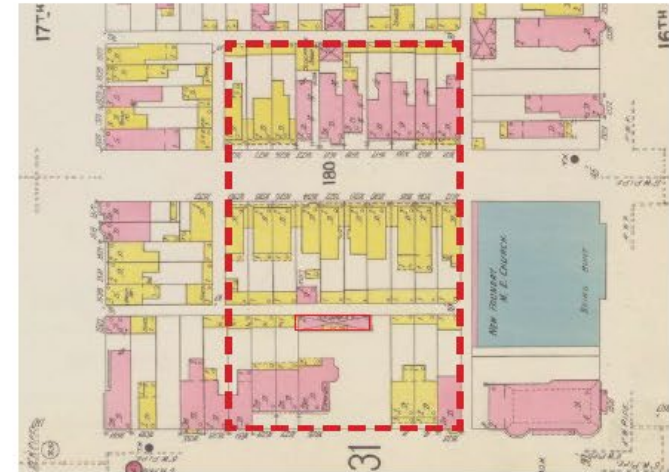
Evolution of Area of Stead Park



1887 - HOPKINS SURVEY
WITHIN DUPONT CIRCLE HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



1903 BAIST MAP
WITHIN DUPONT CIRCLE HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



1916 SANBORN FIRE MAP
WITHIN DUPONT CIRCLE HISTORIC DISTRICT PERIOD OF SIGNIFICANCE



1957 BAIST MAP
SOON AFTER THE CREATION OF STEAD PARK



2010 AERIAL



2020 AERIAL



Stead Park Recreation Center

NCPC Concept Design Submission July 31, 2020 Page 5

Establishment of Stead Park

1953 - ESTABLISHMENT OF STEAD PARK

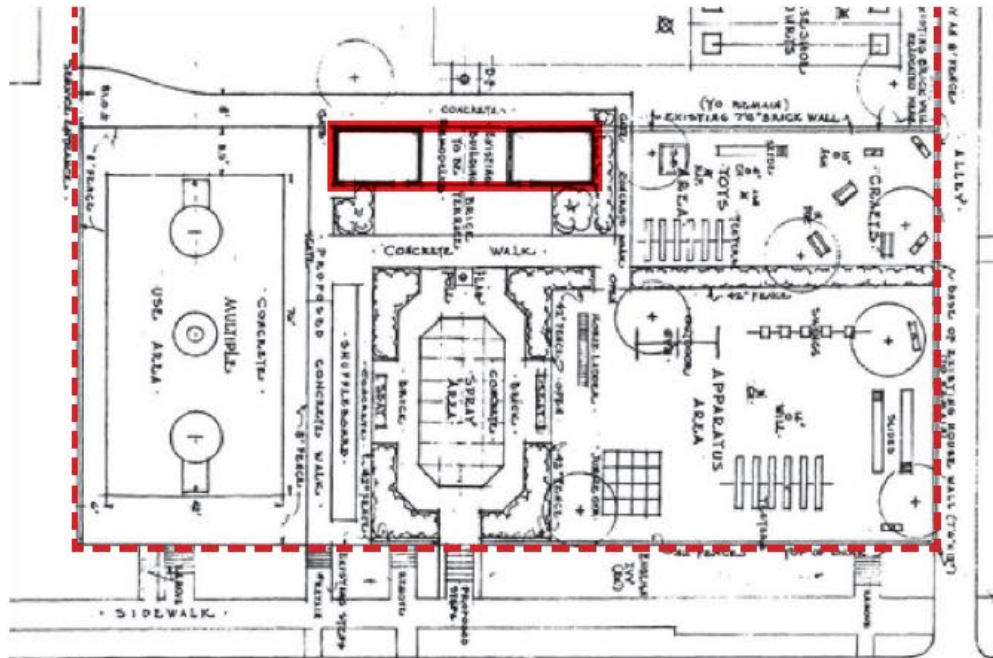
Stead Playground arose from a joint NCPPC-Recreation Board initiative during the 1940s to develop new playgrounds in neighborhoods lacking recreational facilities and experiencing high rates of juvenile delinquency. Robert Stead, a prominent Washington architect, died in 1943 and in his will he specified that a charitable trust be established for the purpose of creating a playground for the use of the children of Washington.

The Mary Force Stead Playground, named in honor of Robert Stead's late wife, was officially opened on November 12, 1953, in a ceremony attended by District officials, members of the Stead family, and 400 neighborhood children. While primarily serving the area's African American community, the park, referred to as an "open" facility in the 1952 report of the District Commissioners, reflected District policies at the time to eliminate segregation in public recreation facilities.

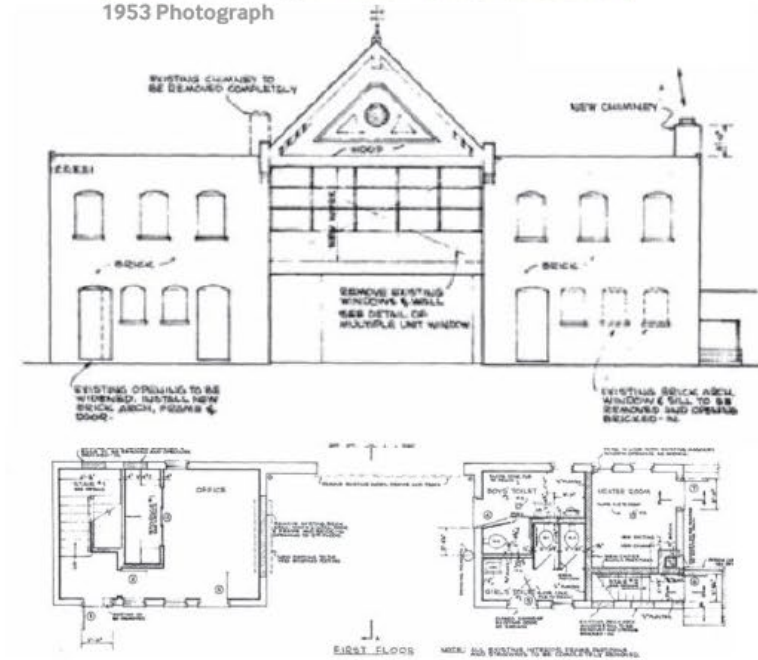
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1953 Photograph



1953 Site Plan



1953 Construction Documents



Stead Park Recreation Center

NCPD Concept Design Submission July 31, 2020 Page 6

Recent History of Stead Park

RECENT HISTORY OF STEAD PARK

The playground hosted an array of youth programs during the 1950s and 1960s. In 1957, the Midway Civic Association, working with the director of the Stead Playground, created a program to organize and register grocery delivery boys in the neighborhood.¹³ Uplift House, a local organization operated by the Commissioner's Youth Council with the aid of local churches, sponsored youth events in the park during the 1960s. In 1966, it's tutoring program held a carnival at the Stead Playground.¹⁴ The D.C. Recreation Department offered summer youth programs throughout the District during the 1960s.

During the 1970s and 1980s, the playground acquired the reputation as one of the best locations in the city for informal "pick-up" basketball games. In addition, the District Department of Recreation (DPR) coordinated summer basketball tournaments at the playground.

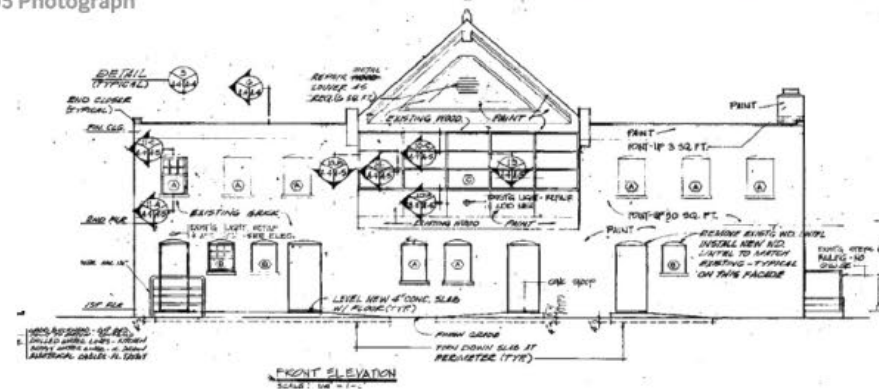
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2005 Aerial Photograph



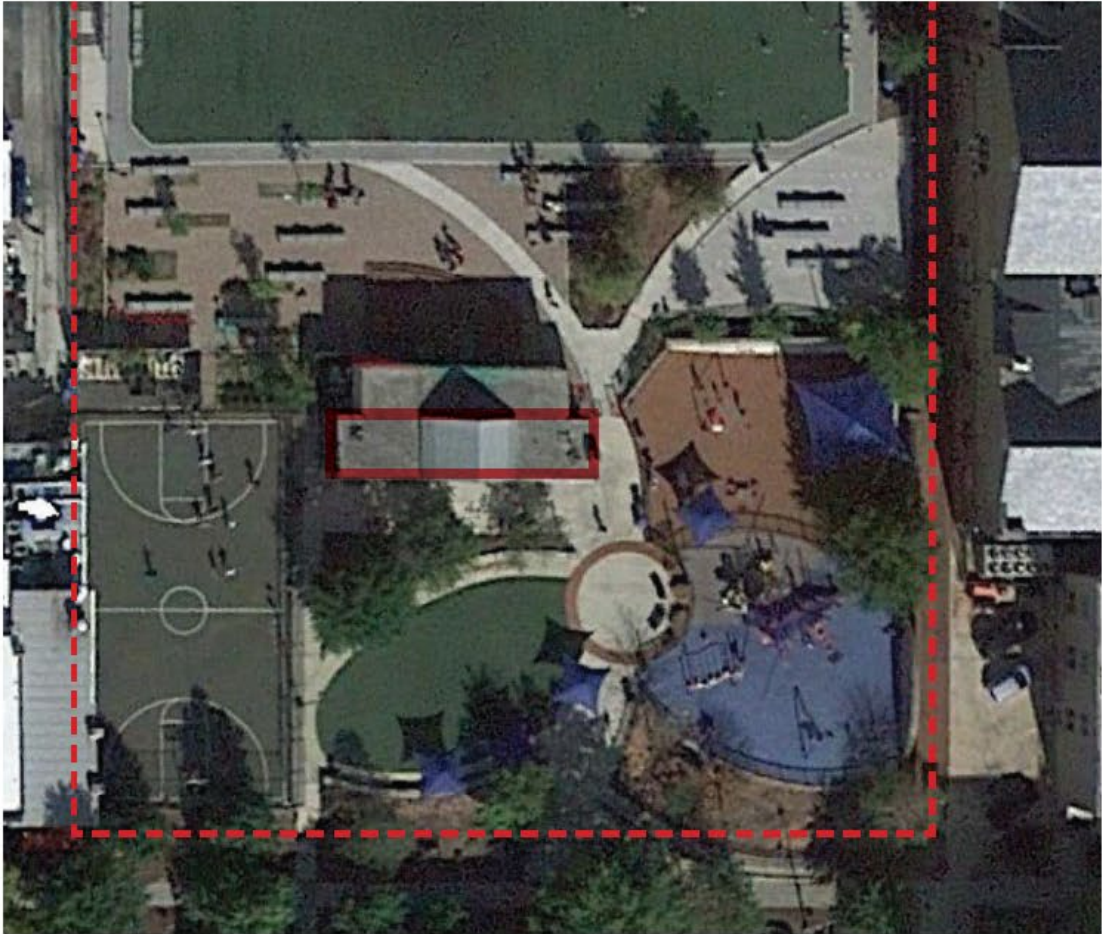
2005 Photograph



1990 Construction Documents

Existing Conditions

EXISTING CONDITIONS



2020 Aerial Photograph



2020 Photograph



Stead Park Recreation Center

NCPC Concept Design Submission July 31, 2020 Page 8

Existing Conditions



Existing Conditions

EXISTING CONDITIONS



VIEW OF SOUTH ELEVATION OF HISTORIC BUILDING, P STREET SIDE



VIEW OF NORTH ELEVATION OF HISTORIC BUILDING, PLAYING FIELD SIDE



Stead Park Recreation Center

NCPC Concept Design Submission July 31, 2020 Page 10

Existing Conditions



EXISTING VIEW FROM P STREET



PAST - 1950'S



PRESENT



Renderings of Proposed Changes



PROPOSED VIEW FROM P STREET



PAST - 1950'S



PRESENT



PROPOSED



Stead Park Recreation Center
 NCPC Concept Design Submission July 31, 2020 Page 12

Proposed Aerial View from P Street



PROPOSED AERIAL VIEW FROM P STREET



Landscape Plan

LANDSCAPE PLAN
KEY NOTES

- A** PROPOSED NEW BUILDING
- B** EXISTING BUILDING
- C** EXISTING BASKETBALL COURT
- D** PLAZA
- E** SENSORY GARDEN
- F** SMALL KIDS' PLAYGROUND
- G** SPLASH PAD
- H** BIG KIDS' PLAYGROUND
- I** PLAY + SEATING SPACE
- J** COURTYARD GARDEN
- K** COURTYARD PATIO
- L** SPECTATOR SPACE



LANDSCAPE ARCHITECTURE BUREAU

Stead Park Recreation Center

NCPC Concept Design Submission July 31, 2020 Page 14

ENTRY PLAZA SECTION



Proposed View from Sensory Garden



PROPOSED VIEW FROM SENSORY GARDEN



Stead Park Recreation Center

NCPC Concept Design Submission July 31, 2020 Page 16

Proposed View from Playground



PROPOSED VIEW FROM PLAYGROUND



EXISTING VIEW



Playground Concept Images



PLAYGROUND CONCEPT IMAGES



LANDSCAPE ARCHITECTURE BUREAU

Stead Park Recreation Center

NCPC Concept Design Submission July 31, 2020 Page 18

Proposed View from Playground Towards Canopy



PROPOSED VIEW FROM PLAYGROUND TOWARDS CANOPY



CANOPY PRECEDENT IMAGES



CANOPY PRECEDENT IMAGES

Proposed View Under Canopy



PROPOSED VIEW UNDER CANOPY

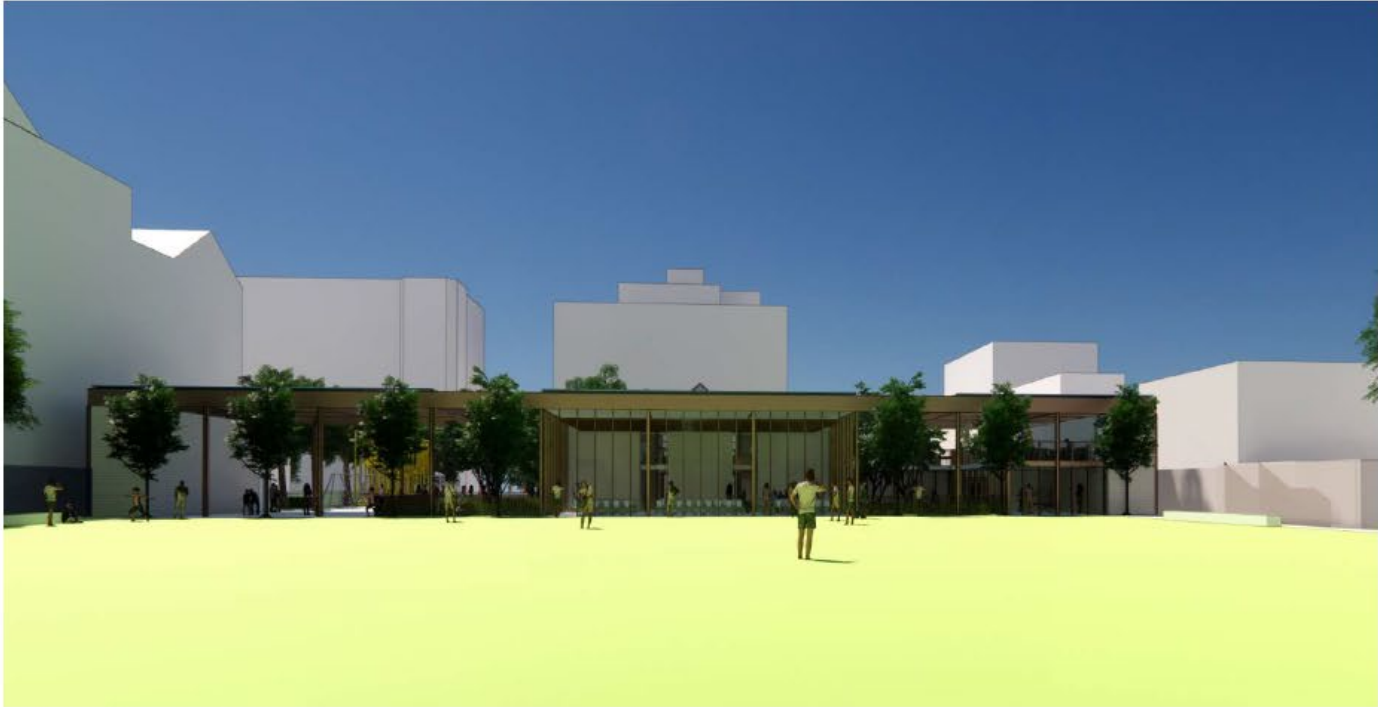


EXISTING VIEW



Stead Park Recreation Center
NCPC Concept Design Submission July 31, 2020 Page 20

Proposed View from Playing Field



PROPOSED VIEW FROM PLAYING FIELD



EXISTING VIEW



Existing Conditions

EXISTING CONDITIONS

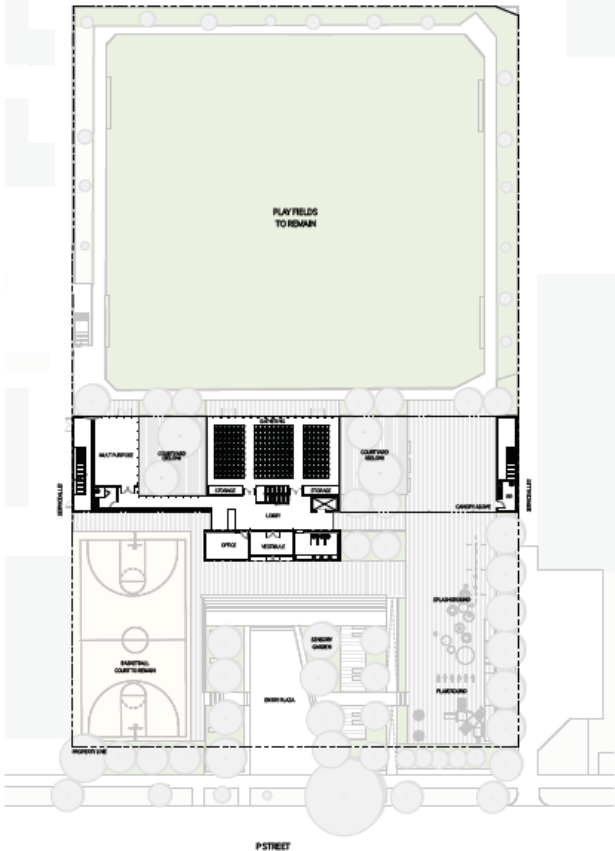


2020 AERIAL PHOTOGRAPH

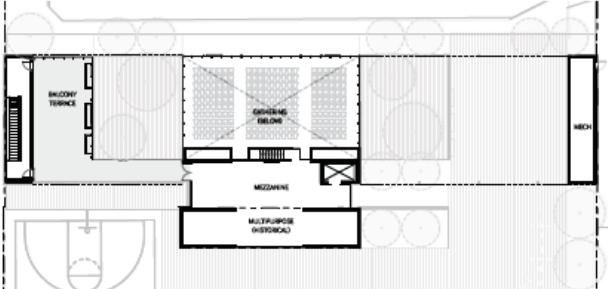


Proposed Plans

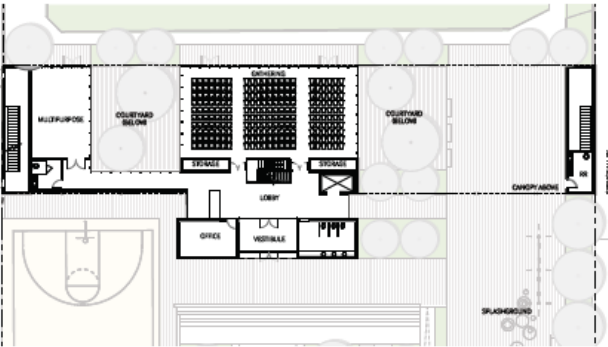
PROPOSED PLANS



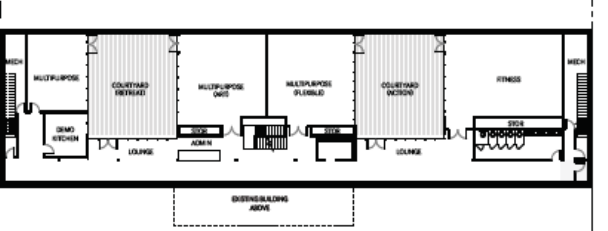
SITE PLAN



UPPER LEVEL FLOOR PLAN



GROUND LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



Proposed Elevations



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST SECTION / ELEVATION



PROPOSED WEST SECTION / ELEVATION



N/S Site Section



VMDO

DGS BUILD MAINTAIN SUSTAIN
DEPARTMENT OF GENERAL SERVICES

Stead Park Recreation Center
NCPC Concept Design Submission July 31, 2020 Page 25

Proposed View of Building Entrance



PROPOSED VIEW OF BUILDING ENTRANCE



EXISTING VIEW



Stead Park Recreation Center
NCPC Concept Design Submission July 31, 2020 Page 26

Proposed View of Building Entrance from Court



PROPOSED VIEW OF BUILDING ENTRANCE FROM BASKETBALL COURT



Existing Brick - Painted



Dark Bronze Anodized Metal



New Brick



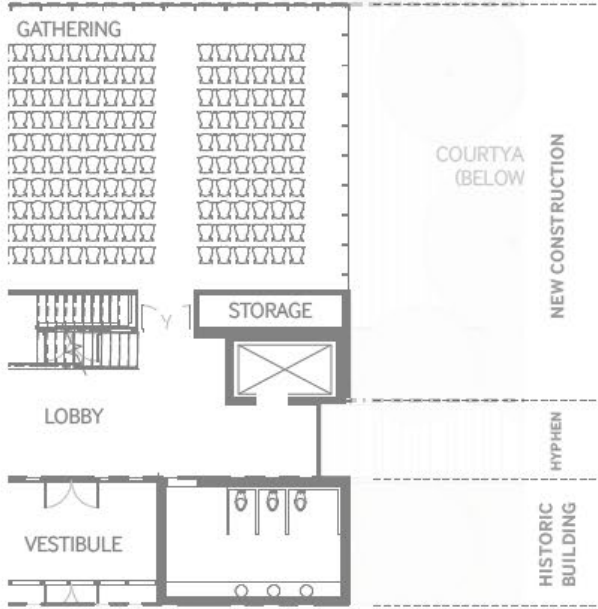
Stead Park Recreation Center

NCPC Concept Design Submission July 31, 2020 Page 27

Hyphen Option 1: Glass Curtainwall



Hyphen Option 1 : Glass Curtainwall



Stead Park Recreation Center

NPC Concept Design Submission July 31, 2020 Page 28

Proposed View of Large Community Space



PROPOSED VIEW OF LARGE COMMUNITY SPACE



PROPOSED VIEW FROM COMMUNITY SPACE INTO COURTYARD



E/W Building Section



Stead Park Recreation Center
NCPC Concept Design Submission July 31, 2020 Page 30

Proposed View of Lower Level Courtyard



PROPOSED VIEW OF LOWER LEVEL COURTYARD

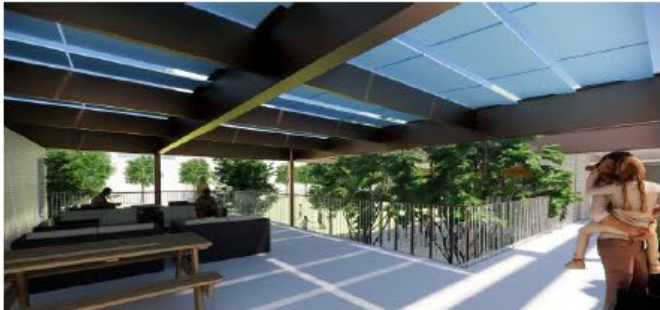


PROPOSED VIEW OF LOWER LEVEL COURTYARD

Proposed View of North Side of Building from Field



PROPOSED VIEW OF NORTH SIDE OF BUILDING FROM PLAYING FIELD



PROPOSED VIEW OF UPPER LEVEL ROOF DECK



EXISTING VIEW

Aerial View Looking South Towards P Street



AERIAL VIEW LOOKING SOUTH TOWARDS P STREET

