

Stead Park and Community Center Revitalization

1625 P Street, NW, Washington DC

Approval of Final Site and Building Plans

District of Columbia Department of Parks and Recreation

Project Summary

Commission Meeting Date: June 3, 2021

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

Applicant Request: Approval of Final Site and Building Plans

Session: Delegated

NCPC Review Officer: Lee Webb

NCPC File Number: 8209

Project Summary:

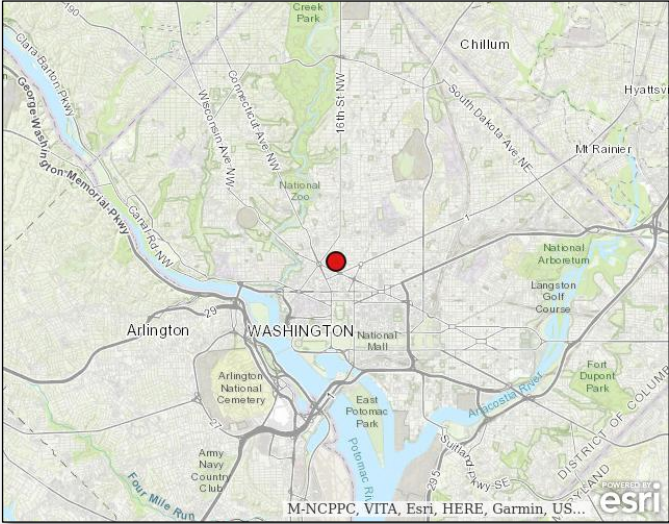
The District of Columbia Department of Parks and Recreation has submitted an application for final site and building plans for the modernization of the grounds of Stead Park and a significant addition to the Stead Park Recreation Center building. Sensitive to the layered history of Stead Park and the 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. The Commission provided comments on the concept design as a delegated item in September 2020.

The Commission approved the preliminary site and building plans as a delegated item for its September 2020 meeting. Since then the applicant has finalized the materials and color palette for the project, and has refined the design approach for the historic carriage house, as well as how the roof solar panels on the new addition connects with the historic carriage house as well. Landscaping issues and the location of such items as the sensory garden, playgrounds, and exercise areas have also been finalized. Park entrance and accessibility issues have also been resolved to address agency comments.

Project Summary

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.

Site Location



Location Map

Stead Park and Community Center Revitalization



STEAD PARK RECREATION CENTER



DC Department of General Services | Stead Park Recreation Center | Final Design

Executive Summary

EXECUTIVE SUMMARY

Existing Context

Stead Park is located in Square 180, within the Dupont Circle National Register Historic District (Figure 1). During the late nineteenth century, the site, situated within the 1600 block of P Street, NW., contained frame row houses and the residence of Henry Hurt, a respected local railroad president and investor. 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 altered the appearance of its recreation center. The Friends of Stead Park was established in 2004, and, in partnership with the District Department of Parks and Recreation, the organization has been instrumental to the success of recent community outreach, planning, and the funding of park renovations.

The current facility includes the historic carriage house and accompanying addition, a fenced basketball court, fenced playgrounds for younger and older children (up to age 12), a splash pad, outdoor picnic and seating areas, and a turf play field with a surrounding track. The site also has existing bloretention areas and landscaping.

Design Summary

Located in the historic Dupont Circle neighborhood in Washington, DC, Stead Park Community Center is a modernization and significant addition to the existing community center—a carriage house originally constructed in 1888—to foster and engage movement, play, interaction, access and programming for all community members in this vibrant and diverse urban neighborhood. 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.

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 new addition 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 outdoor courtyards that allow for both hybrid and outdoor uses, as well as a large solar canopy that provides on-site energy as well as shade for recreation spaces. Site upgrades include an entry plaza, sensory garden, play equipment, and large outdoor plazas and gathering spaces.

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.

Dupont Circle Historic District is roughly bounded by Rhode Island Avenue, NW; M and N Sts., NW, on the south; Florida Avenue, NW, on the west; Swann St., NW, on the north; and the 16th Street Historic District on the east.

The Dupont Circle Historic District encompasses one of the city's most elegant historic residential neighborhoods, notable for superior examples of Victorian row house 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.

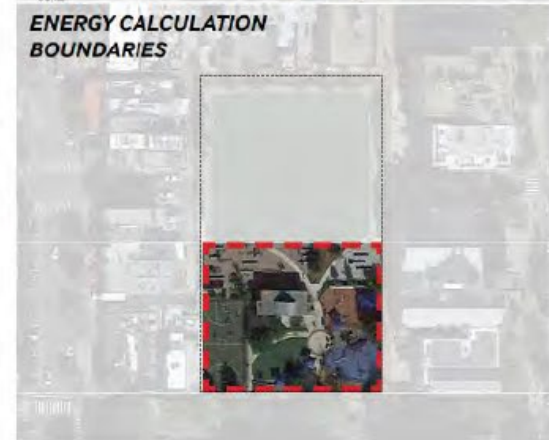
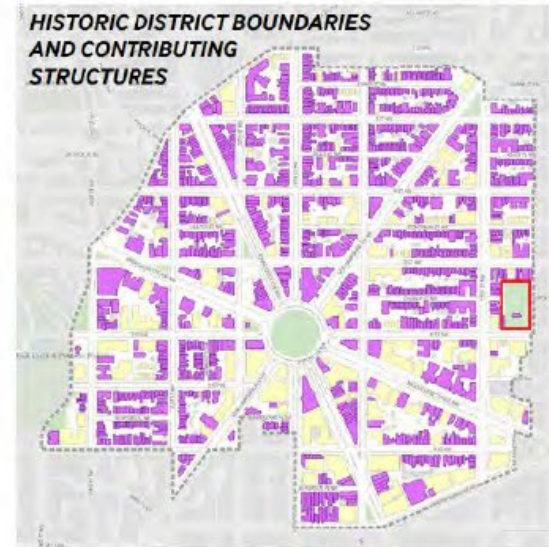
Approximately 3,100 buildings dating from about 1875 to 1931 make up the district.

Net Zero Energy

The project will be the first Net Zero energy certified community center in DC. Zero Energy Certification as defined by the International Living Future Institute (ILFI):

"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). The calculations will exclude lighting from the play field and lighting on P Street.



Project Overview and Updates to Previous Submissions

PROJECT OVERVIEW

Description of Project Area

Describe the project area (including surrounding areas) and existing site conditions, including sensitive environmental resources onsite (e.g., natural habitat areas, wetlands, trees, etc.).

Stead Park is located at 1625 P Street NW in Square 180, in Zone District RA-8, and in the Dupont Circle Historic District. The existing site includes an historic carriage house currently used as a recreation center, a fenced basketball court, an entry court, two playgrounds (one for upper age and one for lower age children), a splashpad, an outdoor seating area, bioretention areas, and an artificial turf play field with a surrounding track. As one of the only open spaces in the dense neighborhood, the site is heavily used for recreation for all ages. Most of its trees are located on the southern side of the site, with no heritage trees in the landscape; most of the trees have been planted since the renovation of the site in the last 15 years. Due to significant site work since the site transformed from private residential to a community center, most of the site has been previously excavated. However, the area under the basketball court has not been excavated since the 1950s, so the new design avoids construction in that area to reduce the likelihood of construction delays due to archaeological concerns.

Description of Proposed Development and Alternatives

Describe what is proposed for the project site including the total area of the site to be developed (if applicable) and allocation of land to proposed uses. Describe what other alternatives were considered for the project

The total size of the site is 69,100 SF. The project scope consists of a Level III Alteration of 1,740 SF existing building area, Type III-B, as well as the addition of 14,123 SF of New Construction, Type IIB. The Building Use Occupancy is Type A-3. The project also includes a significant modernization of the grounds and play areas of the park as well. As a historic structure and one of the only public buildings in Dupont Circle, the project was focused on upgrading the existing facility to increase opportunities for DPR programs for all ages, preserve open outdoor space, provide comprehensive accessibility, and create a net-zero project as a showcase for the community and department's commitment to sustainability.

Master Plan Alignment

If the project is part of a master plan, describe any discrepancies between the master plan and what is currently proposed

The project is not part of a master plan.

Schedule

Provide a schedule for project construction and occupancy (if applicable).

Construction is slated to begin in the summer of 2021, with project completion and reopening to the public in the late summer/fall of 2022.

Project Cost Estimate

Provide a total estimated cost of the project and its funding status.

Project costs are \$15 million, with construction costs at \$11.25 million.

Updates

Applicants should update the following items to capture changes and the development of more detailed information since the Concept and/or Preliminary Review and whether they were made in response to the Commission's comments:

Project Description, Employment, Schedule and Cost Estimate, Transportation and Circulation, Site Plan, Boundary Map and/or Vicinity Map, Building Description, Viewsheds Description, Lighting and Streetscape Plan, Architectural and Design Program, Photographs, Energy and Sustainability, Flooding

From NCPC Concept Review and Delegated Action:

The Coordinating Committee forwarded the proposed comments on the plans to the Commission with the statement that the proposal has been coordinated with some but not all participating agencies. DDOT and OP have not had any contact with the applicants and DDOT noted concerns with impacts to on-site trees and street trees. DOEE has no documented coordination regarding stormwater. These three agencies are not coordinating and requested that the applicant contact them. Since the Coordinating Committee, the applicant has contacted the other District agencies and will be meeting with each in the next few weeks. NCPC staff will also work with the applicant to confirm the materials and color approach to the historic building and entrance to the community center.

The participating agencies were the NCPC; the National Park Service; the General Services Administration; the District of Columbia Office of Planning; SHPO; the District of Columbia Department of Transportation; District Department of Energy and Environment, and the Washington Metropolitan Area Transit Authority. The park is not located near any federal properties and would not adversely impact any other identified federal interests, including the Height of Buildings Act. The District project is located outside the Central Area, and therefore NCPC has no independent responsibility to comply with the National Historic Preservation Act or the National Environmental Policy Act.

In response to NCPC's comments, the Stead Park design team has coordinated the project across the various relevant agencies, reviewing proposed changes in response to comments and coordinating proposed revisions with each group. Through design development and construction documentation, VMDO and the design team have revised our stormwater strategy to include redundancies and larger design factors in response to the unique design of the courtyards, which pose a challenge for stormwater relief.

The design team has worked with leaders at Urban Forestry to develop the most appropriate strategy for the site constraints and future program needs. Overall, the design will have significantly more trees than the existing site. However, due to overall site limitations--such as not disturbing the basketball court, maintaining the play field and open spaces, along with increasing the building size--the new building is largely buried underground. Due to the subsequent excavation impacts of the underground building and new below-ground utility infrastructure, geothermal wells, and site modernization, most of the existing trees on the south side of the site will be impacted and removed for construction. In spite of this, the final design includes more trees than currently exist on the site, and the planting plan is shaped in to increase plantings and shade canopy--a major desire from the community for the project.



Commission of Fine Arts Reviews

UPDATES TO PREVIOUS SUBMISSIONS

CFA Approved Concept Review

July 2020:

Key Details at Solar Canopy and Connections: CFA advised that as the design is developed, the skillful treatment of several details would be important, including: the profile of the pavilion columns, as well as their intersection with the new brick walls and the ground plane; the detailing, bird-proofing, and maintenance of the solar panels; and the way the new construction would engage the historic brick facades.

Treatment of the Historic Carriage House: CFA encouraged development of a design that retains the existing historic elements—the Queen Anne-style pediment and the steel support beam—as shown in Options #1 and #2. They commented that Option #1 would provide a visual connection and sense of transparency between the old and new structures due to their matching colors and materials. For either option, they suggested that the pattern of vertical infill elements align between the first and second levels, preferably centered on the rosette details on the historic beam.

Hyphen: CFA expressed support for a design that would provide glazing, as shown in Options #1 and #4.

Entry Court: CFA recommended careful consideration of how the selected trees and their disposition across the site would shape the space and they advised revising the arrangement of the bosque and allée of trees, especially since locating the allée on two levels—on the plaza near the street, and on the terrace 18" above the street—would create an awkward configuration.

Sensory Garden: CFA noted the difficulty of creating and maintaining a bioretention area as a sensory garden, and they recommended a design using a layered combination of perennials, shrubs, and grasses to ensure a durable, attractive character for this garden.

Ramp: CFA observed that the proposed barrier-free ramps would be too narrow to allow people with wheelchairs or strollers to pass one another, and they recommended wider ramps to ensure adequate space for circulation.

Additional Park Entrances: CFA encouraged future consideration of improving access to the park from the adjacent alleys.

Design Responses for CFA Final Review

March 2021:

→ **Key Details & Connections at Solar Canopy:** The design team has developed details of the architecturally exposed structural steel to express the consistent W-shaped beams and columns for the solar canopy. Beams and columns have been calibrated so that the flange of the beams aligns with the width of the columns in both orientations. Due to the ultimate PPA arrangement, the design team has developed requirements and coordinated the future installation to integrate the panels into the canopy structure and minimize the visual impact of conduit, electrical equipment, and supporting substructure.

→ **Treatment of the Historic Carriage House:** The design team has engaged a historic masonry and envelope consultant (WDP) to provide testing and analysis of the existing historic masonry and mortar. WDP has provided specifications for cleaning (including paint removal), repair, and re-pointing of the historic masonry. The historic masonry will be restored to its original appearance. The original Queen Anne style pediment and steel support beam will also be restored and repainted. On the south facade, the vertical components of the infill glazing have been aligned with the existing rosettes on both the mezzanine and park levels.

→ **Hyphen:** The design team has developed the hyphen element to be all glazing.

→ **Entry Court:** The arrangement of the entry area trees has been carefully considered. The center plaza space will be planted with large shade trees (Elms) all at one level. These frame the axial entrance to the historic building distinctly. The rows of Amelanchier trees which will flank the center plaza will be much smaller than the Elms. These will all be raised above the center plaza level in the bioretention basins and on the landing. The difference in height, form, and leaf color will set the Elms and Amelanchiers apart, but all of the trees will be planted quite close together. The trees will compete and knit together into a single high canopy quickly, forming a foliage mass with a nave and side aisles section.

→ **Sensory Garden:** Planting in the bioretention basins has been designed with a layered combination of perennials, shrubs, grasses and small trees. All of the plants are native, from Mid-Atlantic river bottom communities. All selected plants are tough, resilient, available and selected to thrive in the basin conditions.

→ **Ramp:** The design team has increased the size of the ramp to 6'8" to be passable by 2 strollers, wheelchairs, or signing users

→ **Additional Park Entrances:** The design team has considered the possibility of additional entrances, but due to grade changes, security considerations, and the substantial space needed to address accessibility, the team determined that the primary access to the site should remain on P Street for park and recreation center functions, with the existing additional entrances (on the west side alley and the northeast corner) would be sufficient to serve the play field, both being balanced with other priorities.

Outreach and Public Engagement

OUTREACH AND COORDINATION

Public Engagement

Provide an update on public engagement activities, including a summary of public comments received on the draft NEPA document (if applicable) and other comments or issues raised by the public since Preliminary Review.

Through the Department of Parks and Recreation, the design team engaged the public in a series of virtual meetings in 2020 and 2021. These activities supplement the previous community engagement efforts (meetings, surveys, comment periods, neighbor notification) in 2020, along with the previous community engagement in 2017-2019 with DPR and the previous architect.

Community meeting to review Schematic Design: September 2020
Community meeting to review Final Design: March 2020

Coordination with Federal, State, and Local Jurisdictions

Provide the current status of coordination with other federal, state, and local agencies and jurisdictions including a summary of received comments. Provide a high level schedule for additional permits and approvals.

During the design process, the design has engaged stakeholders within a broad section of the District. The team has had multiple rounds of input, including meetings and cycles of feedback and review, with the following entities:

DPR programming staff
DPR IT staff
DPR security directors
DPR facility managers
DDOT transportation planners
DDOT public space managers
DDOT urban forestry staff
CFA staff and commissioners
HPO staff and HPRB members
Friends of Stead Park
ANC Zoning and Land-use Committee
ANC Review
DCRA zoning administration
DCRA PDRM

Schedule and Approvals

The project expects final review and approval in the following timeline:

CFA: Final approval received on April 15, 2021

HPRB: Final board approval received on December 3, 2020.

*HPO staff expected to approve permit submission in April or May 2021, pending DCRA review.

DCRA: Permit expected in May or June 2021

PUBLIC ENGAGEMENT

Public Comments Since Preliminary Design

During the design phases, the Design Team has identified the following community concerns through hundreds of comments received during and after our community meetings. The overall comments addressed the following concerns:

Construction Concerns: Community members are concerned about the logistics of construction, particularly items like playground and space closures (especially during a pandemic), noise, construction debris, staying informed about scheduling, and how to report issues as they arise.

Outdoor Play Space: Community members are particularly concerned about possible changes to the overall open and play spaces on the site, and want to maximize outdoor amenities, particularly for kids.

Practical and Welcoming: Community members emphasized the need for safe and inclusive play areas that accommodate parents needs, ability to monitor individual and groups of kids, and incorporate shading and seating.

Pandemic Effects: Community members are concerned with how they might use the facilities during and after the pandemic, and how the pandemic has affected the design of the project.

Staying Connected: Community members are wondering how to stay involved in the process.

The following are the design's responses to the public concerns, as communicated through our community engagement:

Construction Concerns: DPR is bringing on a construction manager to oversee the construction process, including the protection of public space surrounding the park, managing the phasing schedule in coordination with DPR and the community, and providing updates around any issues or concerns as they arise.

Outdoor Play Space: DPR and the design team have worked to reduce the overall size of the building and increase the amount of available outdoor space for both adults and kids, while still providing all the necessary spaces for a thriving community center for all ages.

Practical and Welcoming: DPR and the design team have developed outdoor spaces and equipment that are inclusive of all abilities that can accommodate multiple sizes of groups and age levels. The design incorporates expansive shaded areas and a variety of seating and gathering options across the site.

Pandemic Effects: Pandemic life stinks, and we are still working out what the changes will be in the short- and long-term. DPR and the design will work with the construction manager to minimize the impact of construction on the park's spaces amidst the changing pandemic behaviors and practices in 2021-2022.

Staying Connected: DPR and the design team are partnered with the community to ensure that the process and end product make Stead Park even better. Contact information for DPR is provided for any concerns or ways to get involved.



Environmental and Historical Considerations

ENVIRONMENTAL AND HISTORICAL CONSIDERATIONS

Historic Preservation

Provide any updates to the previously submitted information regarding historic resources within the Area of Potential effect, and any potential impacts. Describe the project's approach to addressing the resource (e.g., avoidance, rehabilitation, preservation, restoration, or demolition).

The historic carriage house (as seen in the following exhibits) will be restored and renovated. The exterior brick will be restored, and infill brick largely removed to bring the historic resource more in line with both the Dupont Circle Historic District and the facility's transformation into a public recreation center in the 1950s. A historic masonry and envelope consultant has recommended removing the existing paint on the brick, re-pointing the mortar to a more appropriate mix for the 1880s brick strength. Additionally, the brick will have a water repellent to improve envelope performance, since the renovation will be a net-zero facility. The windows will be replaced with high-performance windows that reflect the appearance of the existing windows. Historic elements on the facade will be restored, and the limited infill will utilize materials saved during selective demolition. The addition features a light "hyphen" to preserve the appropriate stature of the historic structure in relation to the new addition.

Natural Resources

Describe natural resources on or near the project area, and the project's anticipated effect on these natural resources such as wetlands and waters, endangered and threatened species, unique or critical habitat, trees, migratory birds, etc. Describe the project's strategies for minimizing/avoiding impacts to these resources.

No significant or unique natural resource areas were identified on site.

Public Realm and Viewsheds

Based on a more developed project design, provide an updated description of the project's effect on the public realm in the project area, including: The addition or removal of trees, Impacts on viewsheds, Changes in light and shadow, and Addition of perimeter security features.

Overall, the design will have significantly more trees than the existing site. However, due to overall site limitations (not disturbing the basketball court, maintaining the play field) along with increasing the building size-while maintaining as much park and open space as possible--the new building is largely buried underground. Due to the subsequent excavation impacts of the underground building and new below-ground utility infrastructure, geothermal wells, and site modernization, most of the existing trees on the south side of the site will be impacted and removed for construction.

The existing viewsheds from P Street to the historic building will largely be maintained, due to the addition and renovation happening behind the existing building and below grade. The solar canopy will provide additional shade to the site, which was a priority for community members to increase shading on site, particularly for the play areas.

Site security will largely remain the same, with the south side of the site open at all hours, with access control at the building, the basketball court, and the playing fields. The playgrounds will be fenced. There were no additional public entrance points added.

SITE

Flooding

Describe any changes to previously provided information, changes to the action since the preliminary review and steps taken to address issues raised by the Commission. Describe the applicant's floodplain management compliance achieved to date. Note: For federal applicants, this refers to compliance with NEPA and/or their own agency floodplain guidance. For other applicants this refers to NCPC's NEPA requirements and floodplain guidance.

The project is in Zone X, which is outside a floodplain; therefore, there are no requirements to address this issue.

Stormwater Management

Provide the following:

A stormwater management narrative explaining how the master plan complies with all applicable federal (1.7" of rain per Section 438 of the Energy, Independence and Security Act), state, and local requirements (varied based on jurisdiction).

General calculations including required and provided volume.

Description/illustration of the reduction in impervious area.

Description of low impact development strategies, including capacity and size

This project is located at 1625 P Street NW, in Washington, DC. The project includes a park and building renovation and new building addition. The construction will be considered a major land disturbing and will be required to treat 1.2" of rain over the area of disturbance.

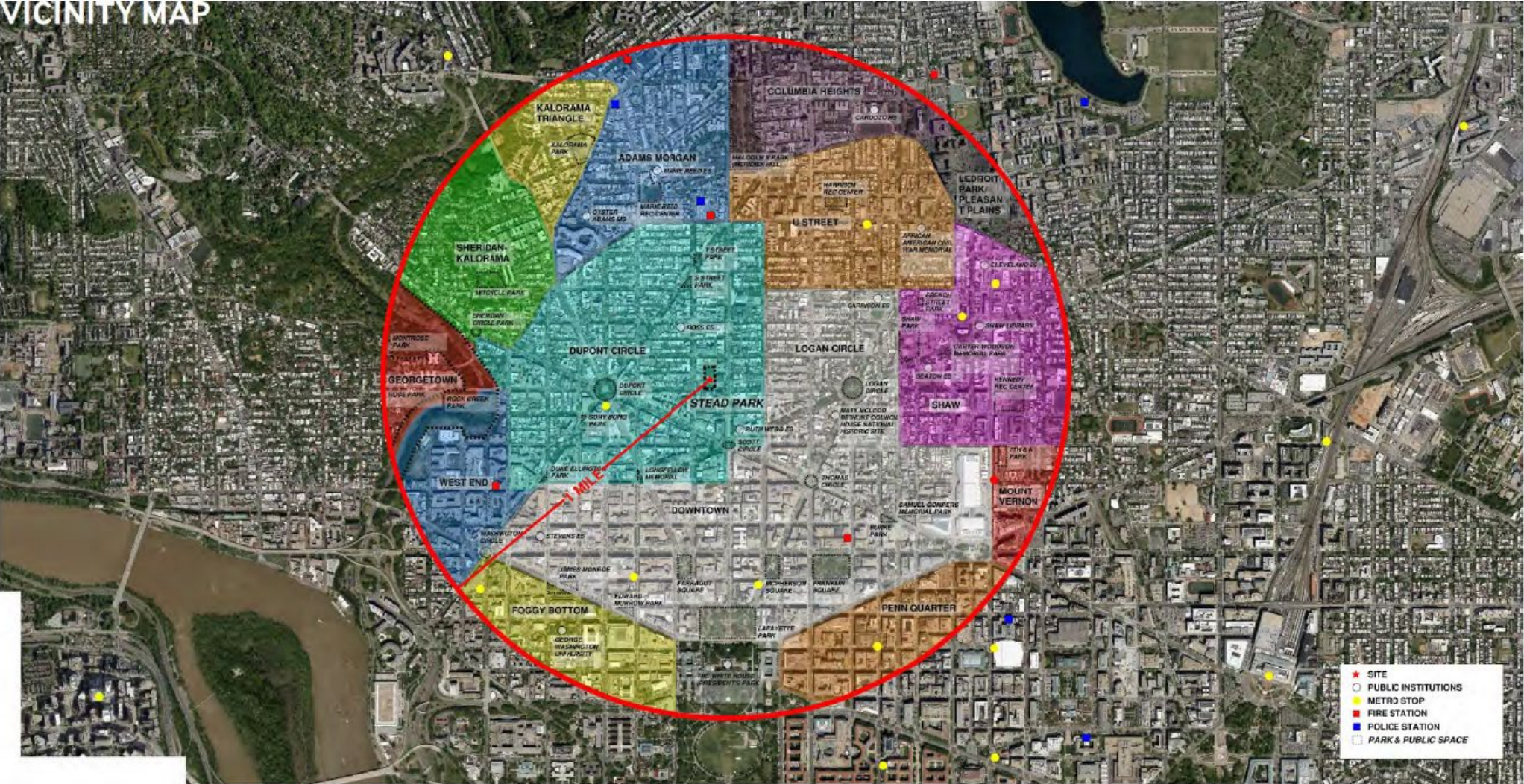
Methods for treating stormwater include bioretention tree pits and permeable concrete pavement. Permeable pavement will be used as the surface on the playground on the east side of the site and the main walkway in the center of the site in both private and public space. Details of the permeable pavement are provided on sheet CIV705. There will be a bioretention tree pits behind the building and along the center walkway in private and public space. See CIV703 for bioretention detail. Stormwater management plan compliance data sheets and retention calculations for the site are on sheet CIV703. Infiltration test results for the site are on sheet CIV703.

See CIV 0702 for stamped statements of compliance from licensed civil engineer.

Calculations and DOEE compliance data on CIV0703



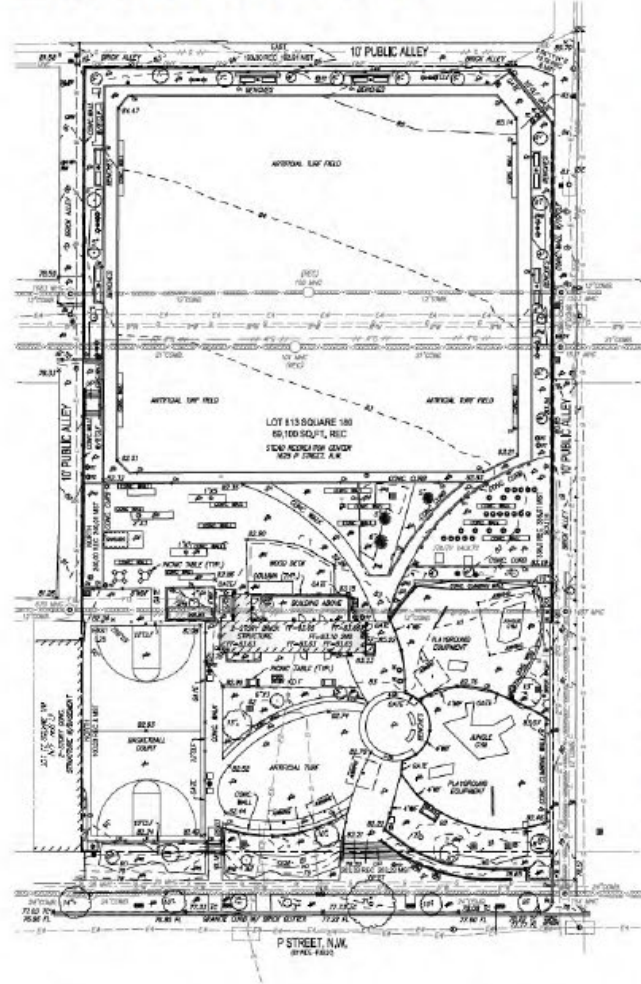
Vicinity Map



DC Department of General Services | Stead Park Recreation Center | Final Design

Existing Project Site Photographs

EXISTING SITE: 2020



DC Department of General Services | Stead Park Recreation Center | Final Design

Existing Project Site Photographs

EXISTING SITE



2020 AERIAL PHOTOGRAPH



DC Department of General Services | Stead Park Recreation Center | Final Design

Existing Photograph of Community Center

EXISTING BUILDING: 2020



DC Department of General Services | Stead Park Recreation Center | Final Design

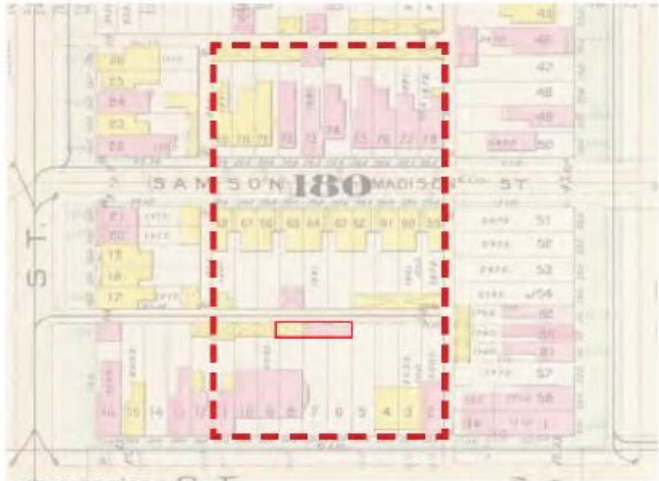
Site Elevation



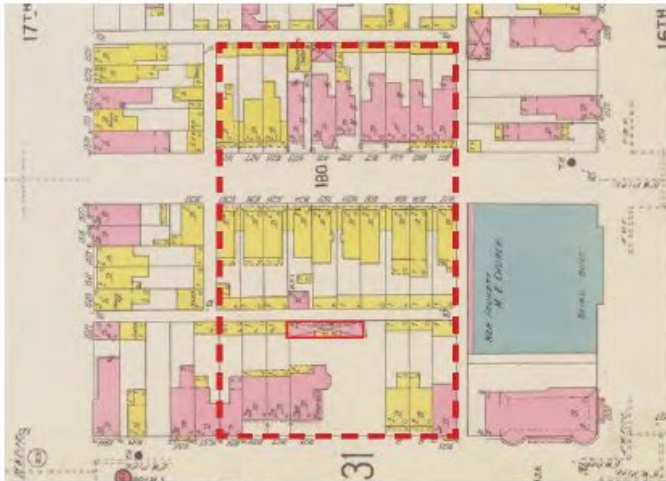
Historic Site Development



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
EXISTING STABLE BUILDING TRANSFORMED INTO REC CENTER



2010 AERIAL
SOON AFTER THE RENOVATION



2020 AERIAL



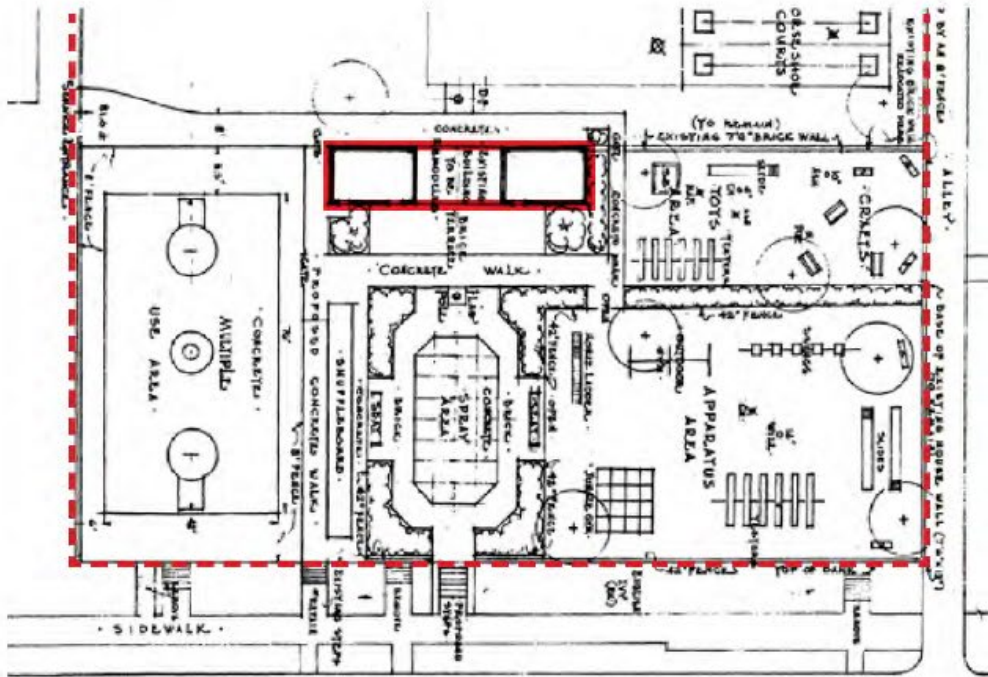
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Establishment of Stead Park

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.

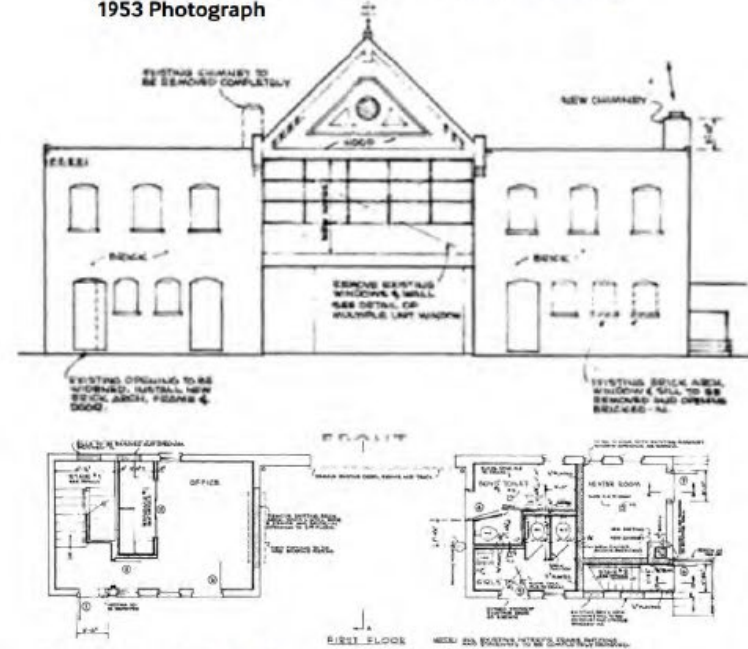
The Mary Force Stead Playground, named in honor of Robert Stead's late wife, was officially opened on November 12, 1953, in a ceremony attended by District officials, members of the Stead family, and 400 neighborhood children. While primarily serving the area's African American community, the park, referred 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.



1953 Site Plan



1953 Photograph



1953 Construction Documents



DC Department of General Services | Stead Park Recreation Center | Final Design

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. 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, its tutoring program held a carnival at the Stead Playground. The DC Recreation Department offered summer youth programs throughout the District during the 1960s. For example, in 1967 Stead Playground hosted preschool and public improvement programs.

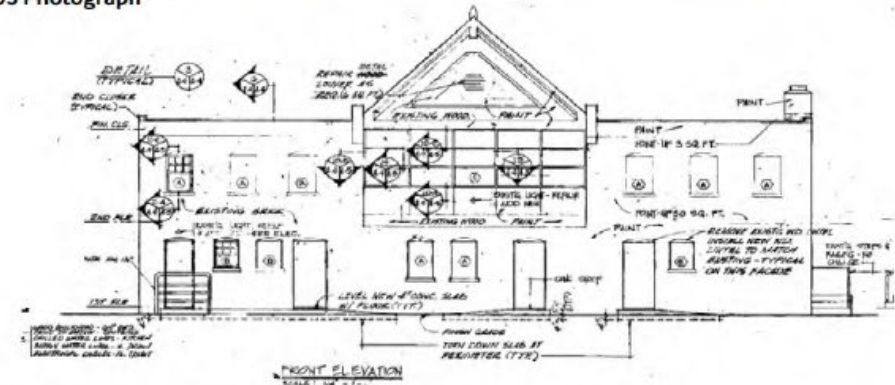
During the 1970s and 1980s, the playground acquired the reputation as one of the best locations in the city for informal "pick-up" basketball games. In addition, the District Department of Recreation (DPR) coordinated summer basketball tournaments at the playground.



2005 Aerial Photograph



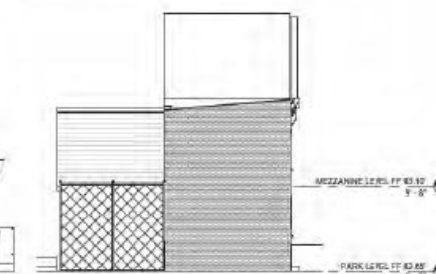
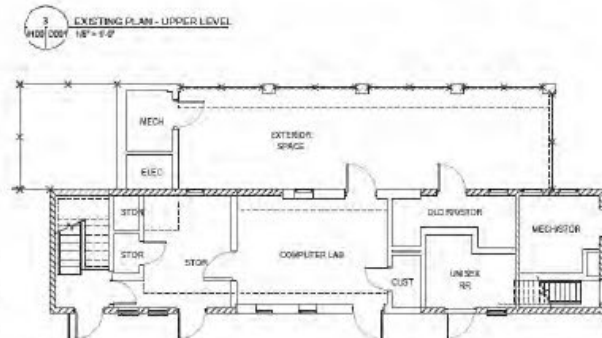
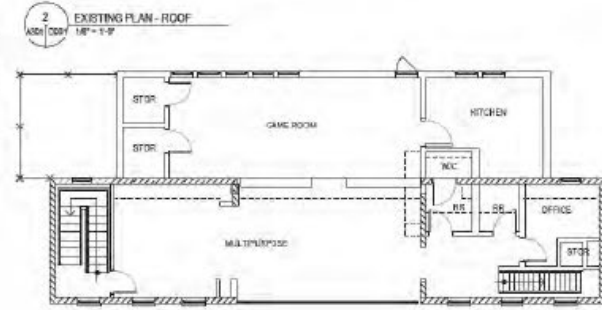
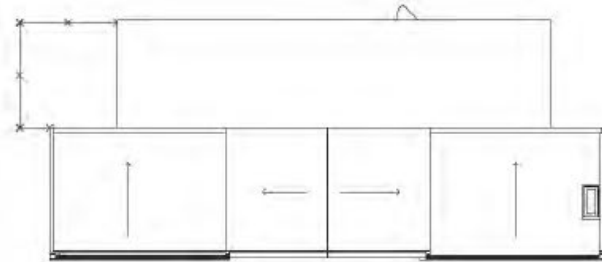
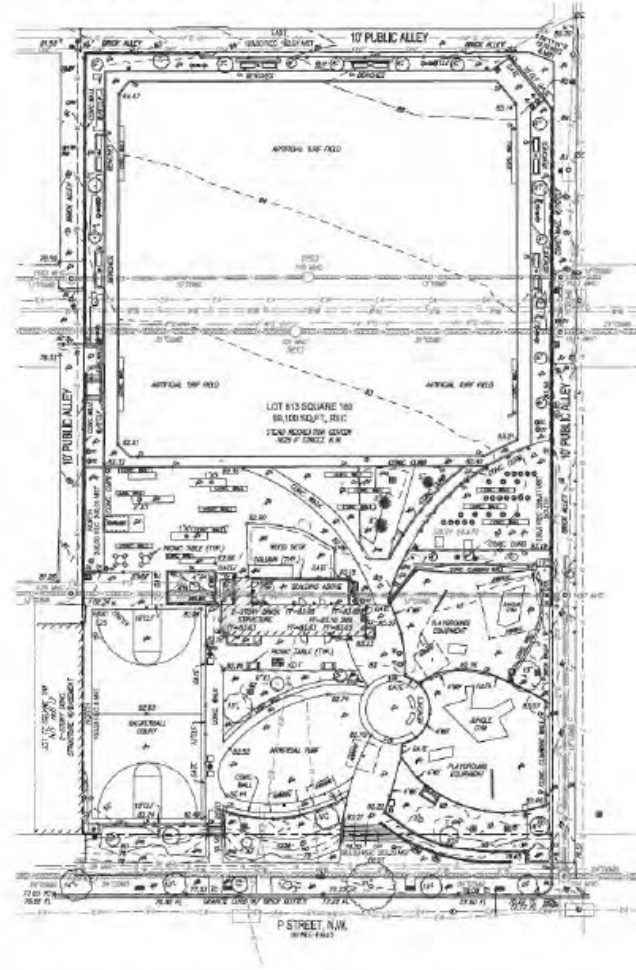
2005 Photograph



1990 Construction Documents

Existing Conditions

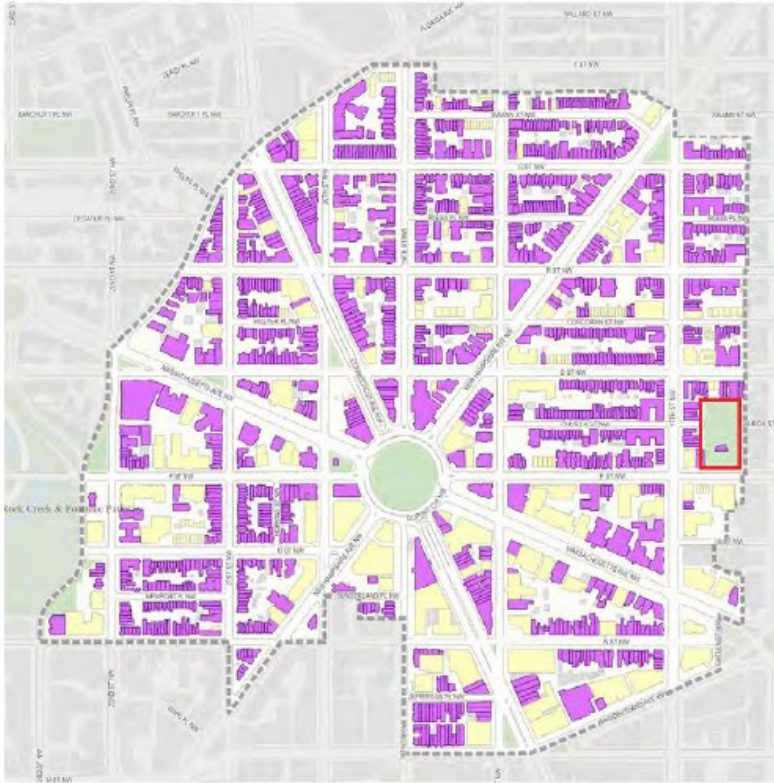
EXISTING CONDITIONS



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Design Influences

ECHOING THE PAST



DUPONT CIRCLE HISTORIC DISTRICT BOUNDARIES AND CONTRIBUTING STRUCTURES



RE-INTRODUCE ORIGINAL HISTORIC LOT LINES AS STRUCTURAL GRID IN FORMER LOCATION OF HISTORIC BUILT FABRIC

1916 SANBORN MAP

Design Influences

ECHOING THE PAST



TIGHTEN GRID TOWARDS HISTORIC ALLEY AND EXISTING STRUCTURE,
INTERSECTION OF GRID LINES BECOMES COLUMN LOCATIONS



MINIMIZE AMOUNT OF NEW CONSTRUCTION AT PARK LEVEL
CONNECT NEW CONSTRUCTION TO HISTORIC BUILDING WITH A LIGHT "HYPHEN"

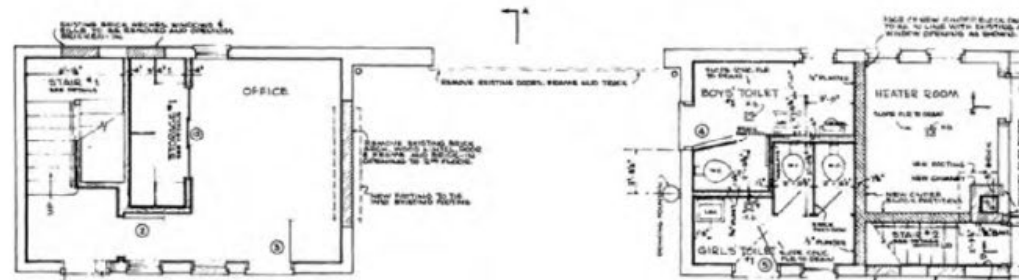
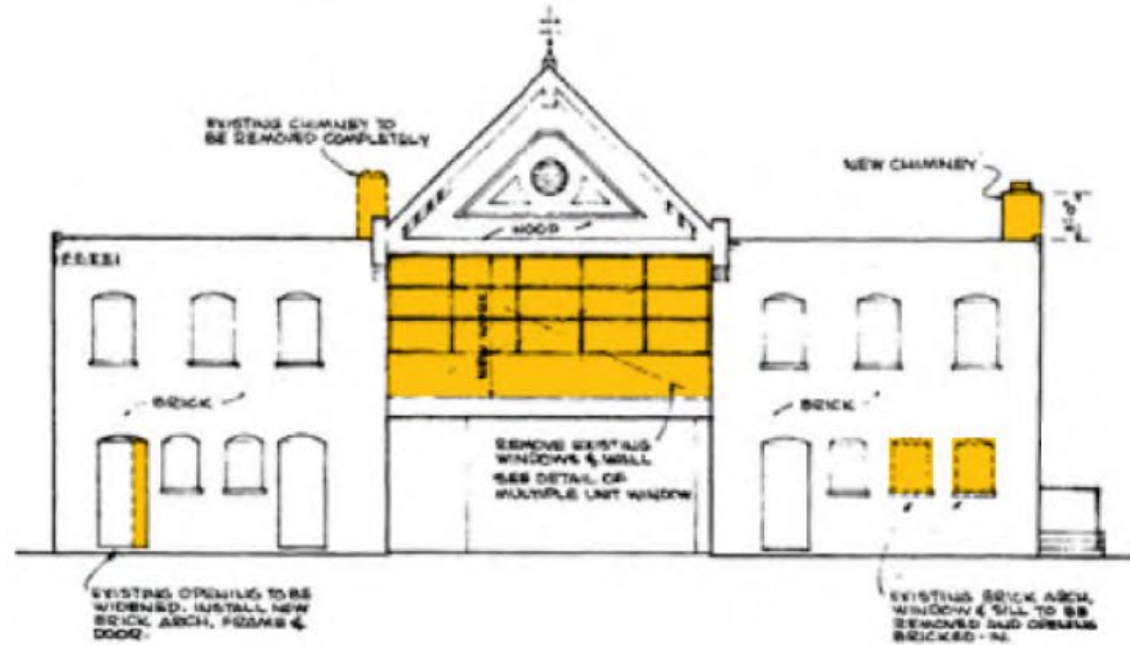
1916 SANBORN MAP



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1950s Renovation

1950s RENOVATION:



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Updates

Updates from Approved Concept Review July 2020 - April 2021

Site Design

- 1 Playground expansion
- 2 Addition of trees in entry court and stair landing
- 3 Trash area relocation
- 4 Seating area on north side

Park Level

- 5 Removal of stair towers
- 6 Removal of west multipurpose space
- 7 Narrowing of solar canopy (N-S)
- 8 Realign hyphen

Lower Level

- 9 Reduction in overall footprint
- 10 Updated floor plan
- 11 Exterior stairs included in courtyards

Exterior Conditions

- 12 Updated material palette
- 13 Restoration of historic brick
- 14 Refinement of south facade infill
- 15 Lowered height of the solar canopy
- 16 Refinement of solar canopy structure and detailing
- 17 Reorganization of solar panels



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Approved Concept and Final Designs

APPROVED CONCEPT DESIGN



FINAL DESIGN



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Approved Concept Design

APPROVED CONCEPT DESIGN



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Final Design

FINAL DESIGN



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Approved Concept Design



PAST



PRESENT



CONCEPT DESIGN



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Final Design

FINAL DESIGN



PAST



PRESENT



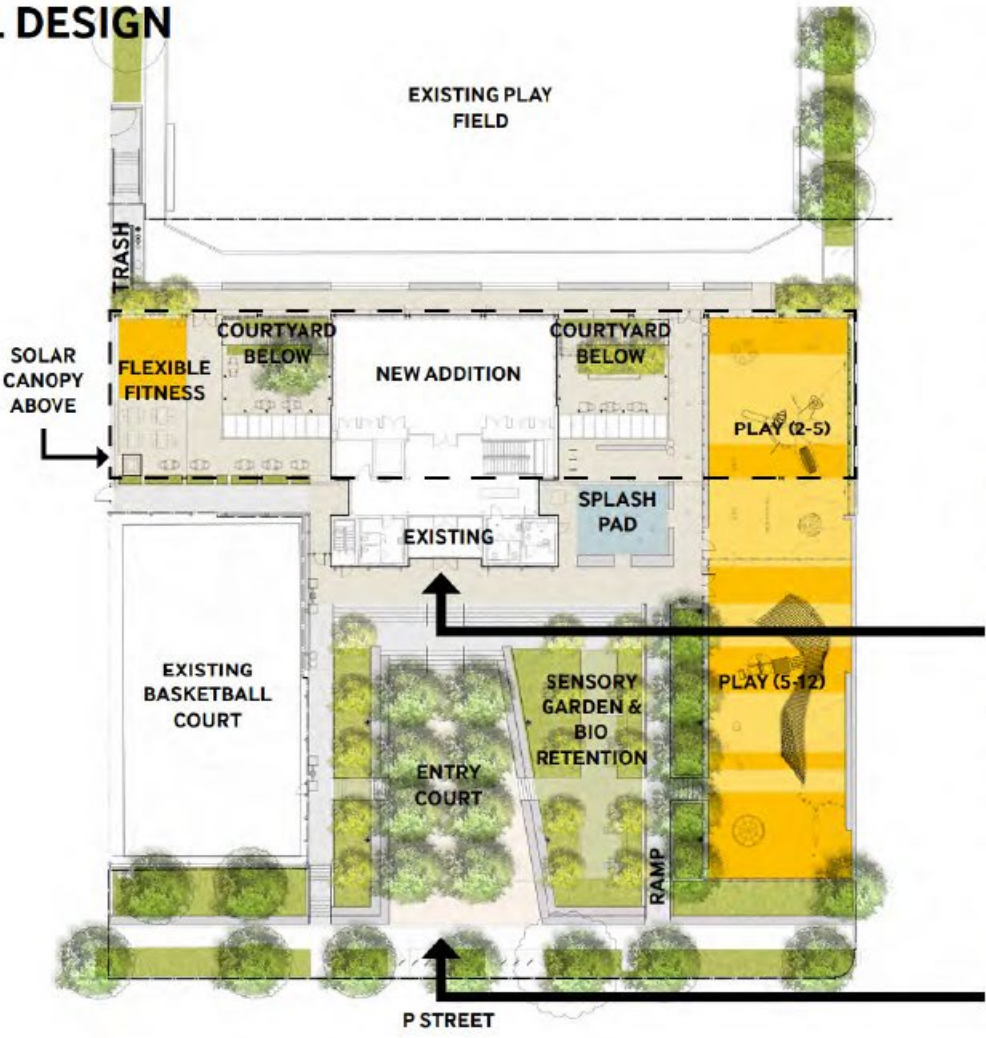
FUTURE



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Final Design

FINAL DESIGN



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Lower Level



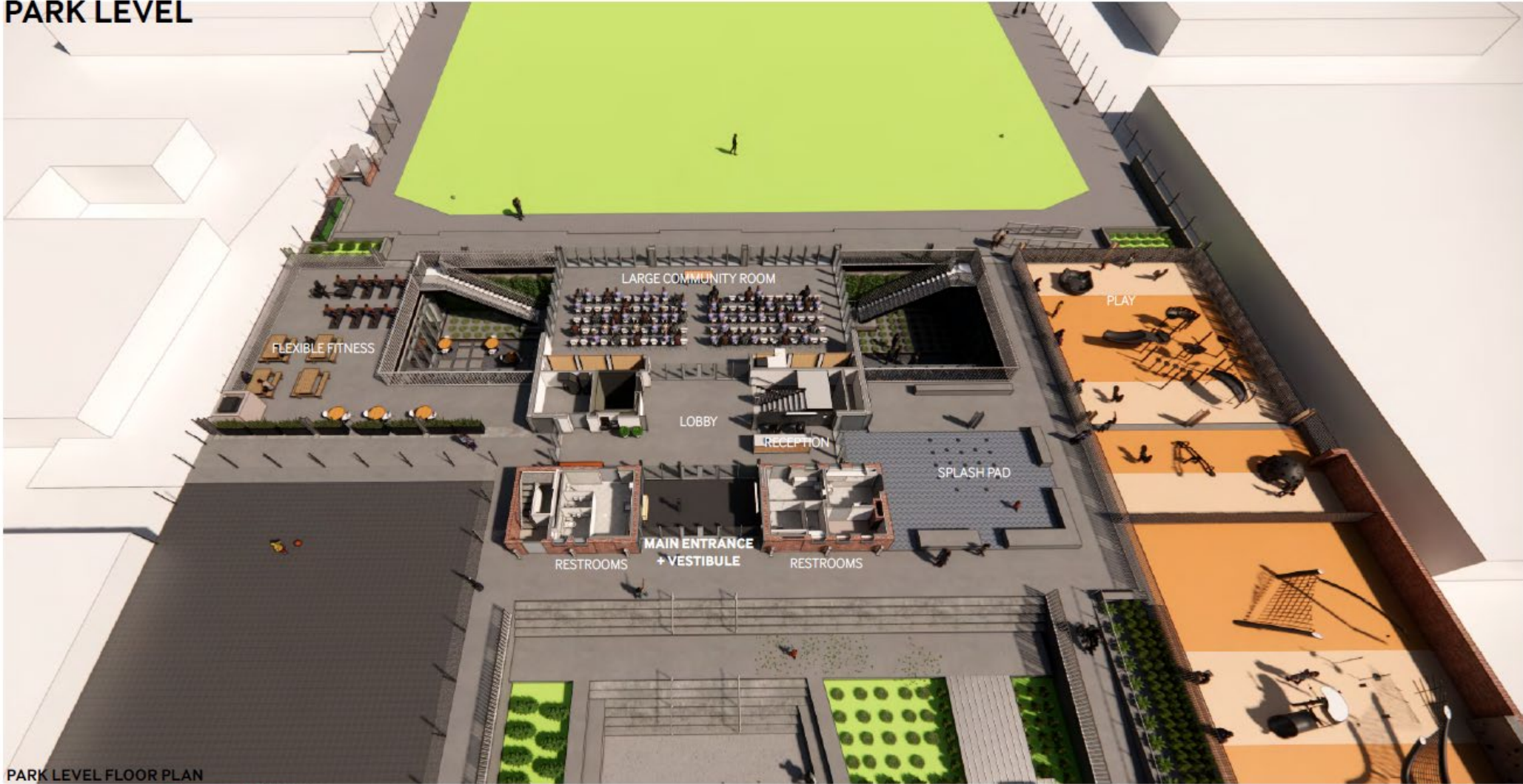
LOWER LEVEL



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Park Level

PARK LEVEL



PARK LEVEL FLOOR PLAN



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Mezzanine Level

MEZZANINE LEVEL



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Site Section



Final Design

FINAL DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS



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Final Design

FINAL DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS



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APPROVED CONCEPT DESIGN



PRECEDENT IMAGE



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FINAL DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS

Final Design

FINAL DESIGN



APPROVED CONCEPT DESIGN



EXISTING CONDITIONS



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EXISTING CONDITIONS



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EXISTING CONDITIONS



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Materials at Concept Design



Existing Brick - Repointed, Restored, Repainted



Painted Metal



New Brick



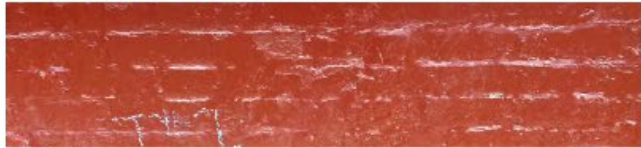
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Final Design Materials Palette

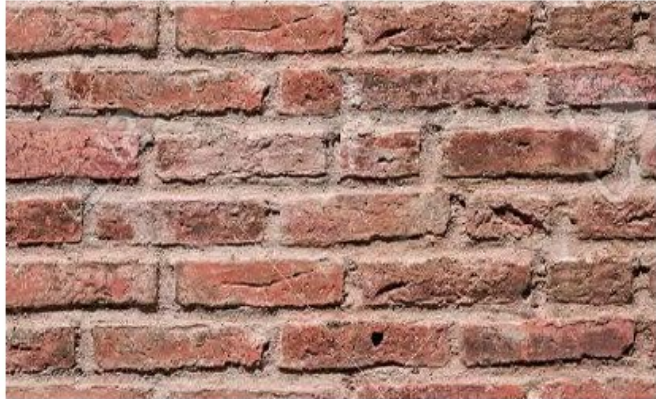
FINAL DESIGN: MATERIAL PALETTE



Existing Brick - Uncovered



Existing Brick - Currently Painted



Existing Brick - To Be Restored and Repointed



PT-1



PT-2



PT-3



Composite Metal Panel



Architectural Exposed Structural Steel



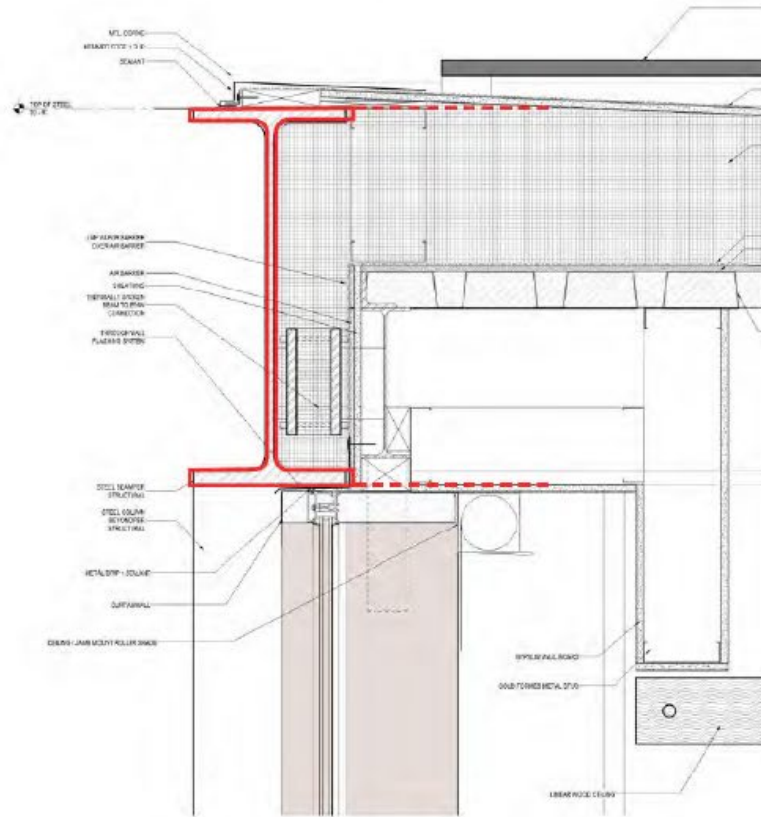
Curtain Wall



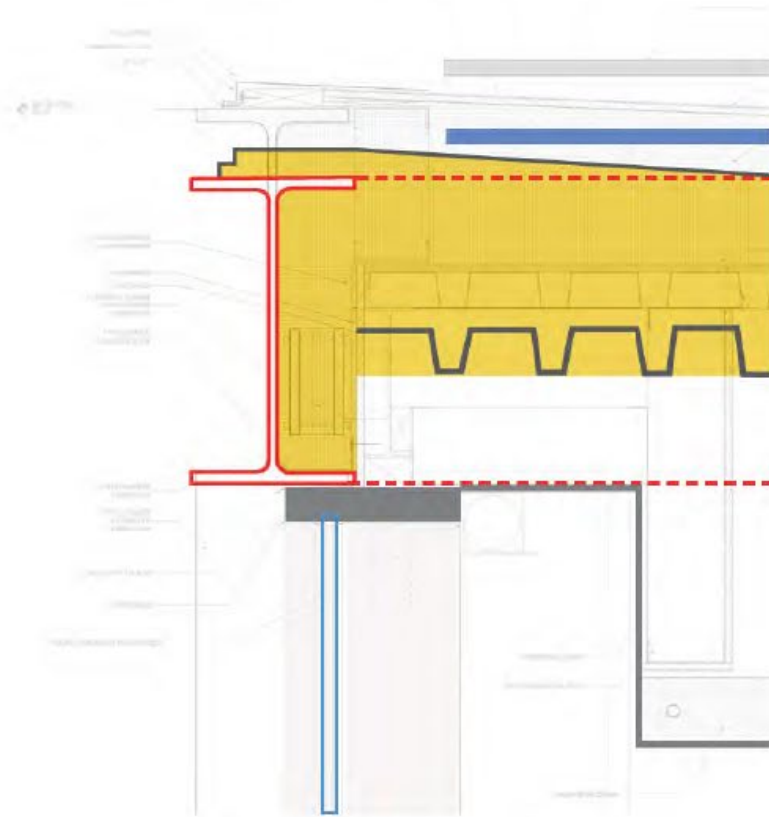
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Details of Solar Panel Connection with Historic Building

CONCEPT DESIGN
 W14X159 COLUMNS : 15" X 15"
 W30X173 BEAMS : 30.4" DEEP X 15" WIDE

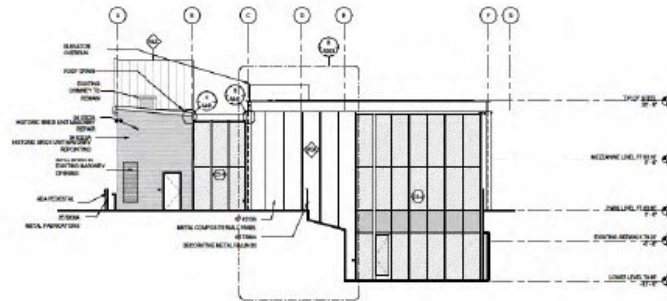
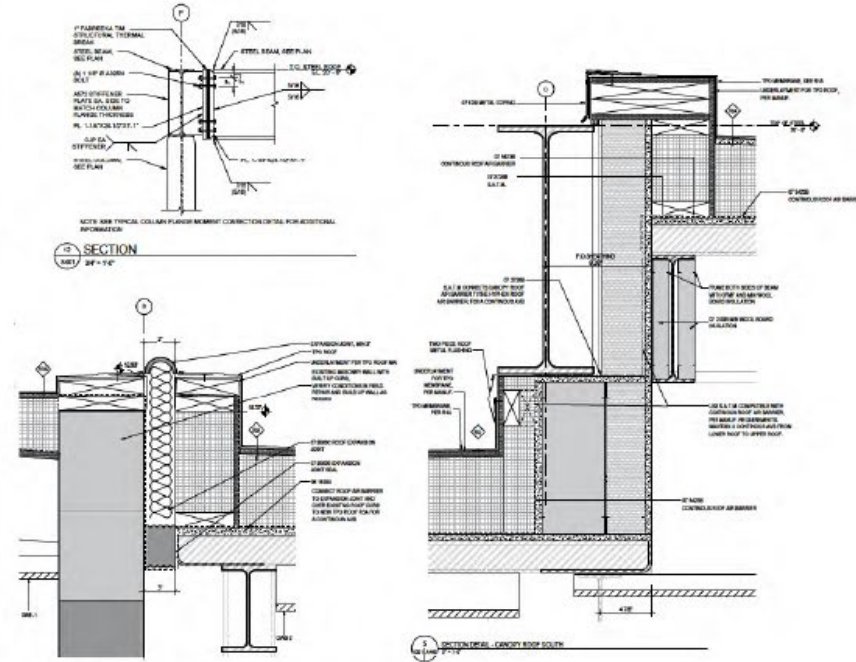


REVISED DESIGN
 W14X61 COLUMNS : 13.89" X 9.95"
 W24X131 BEAMS N/S : 24.48" DEEP X 12.855" WIDE
 W24X68 BEAMS E/W : 23.73" DEEP X 8.965" WIDE



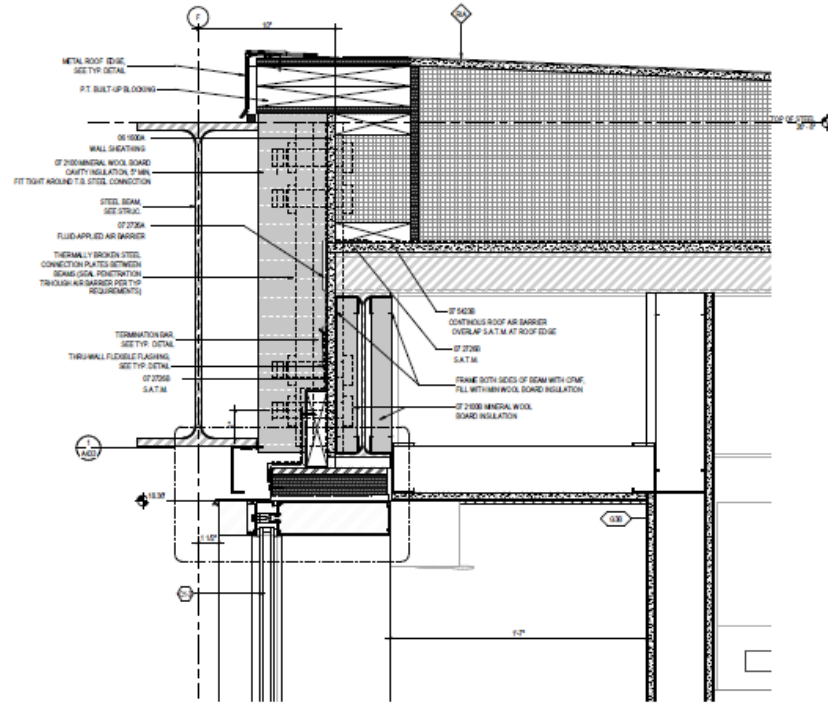
~6.5" DROP IN OVERALL BUILDING AND CANOPY HEIGHT

Design Details

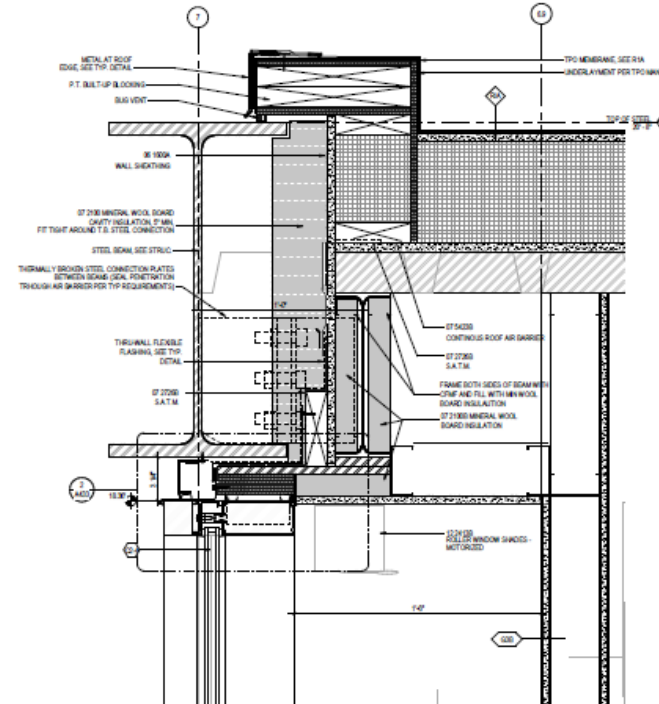


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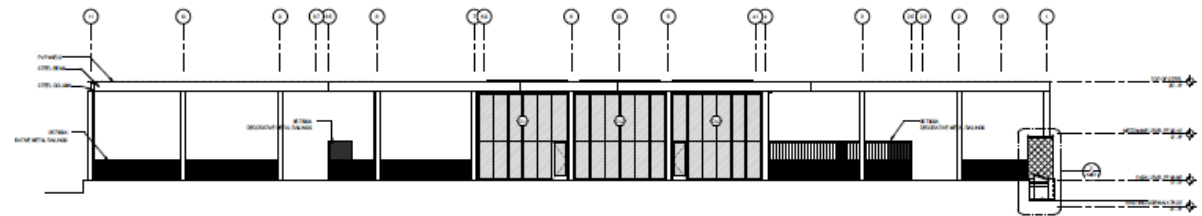
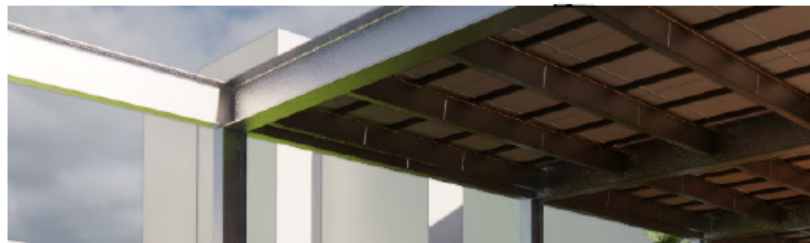
Design Details



1 WALL SECTION - CANOPY TO ROOF AT NORTH CURTAINWALL
AS SHOWN 3'-TYP.



2 SECTION DETAIL - CANOPY TO ROOF AT EAST/WEST CURTAINWALL
AS SHOWN 3'-TYP.



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Design Evolution for Facade

ELEVATION OPTIONS



Option 1: Throwback



Option 2: Hurt Loft



Proposed



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Final Design



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Hyphen Connector Design Evolutions

HYPHEN OPTIONS



Option 1: Glass Curtain wall



Option 4: Channel Glass



Proposed



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Hyphen Details



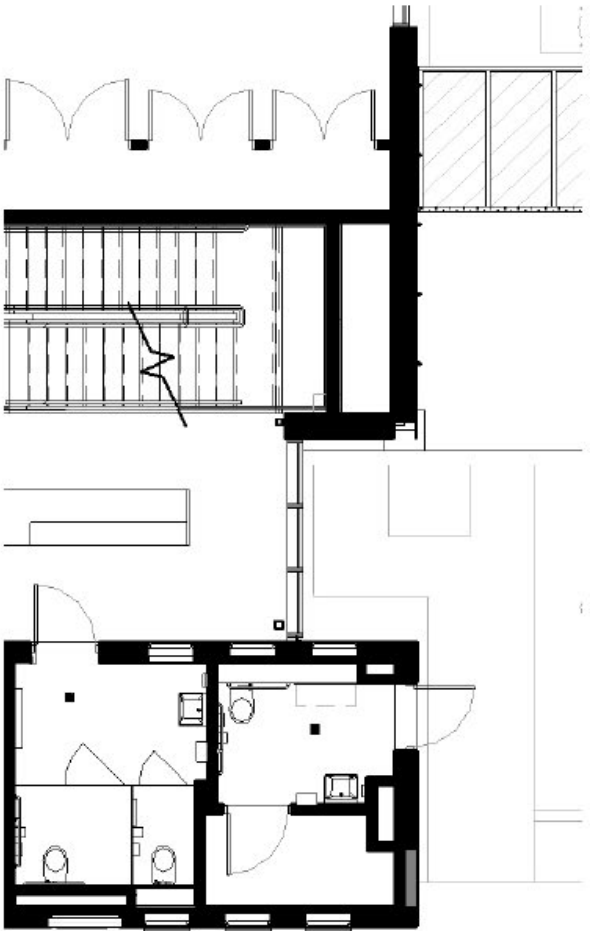
HYPHEN WIDTH



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Hyphen Final Design

FINAL DESIGN



Site 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** NORTH PATIO
- L** ADULT FITNESS AREA
- M** PICNIC AREA



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Landscape Grading Plan

LANDSCAPE GRADING PLAN



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Site Plan and Landscape Details



STREETSCAPE



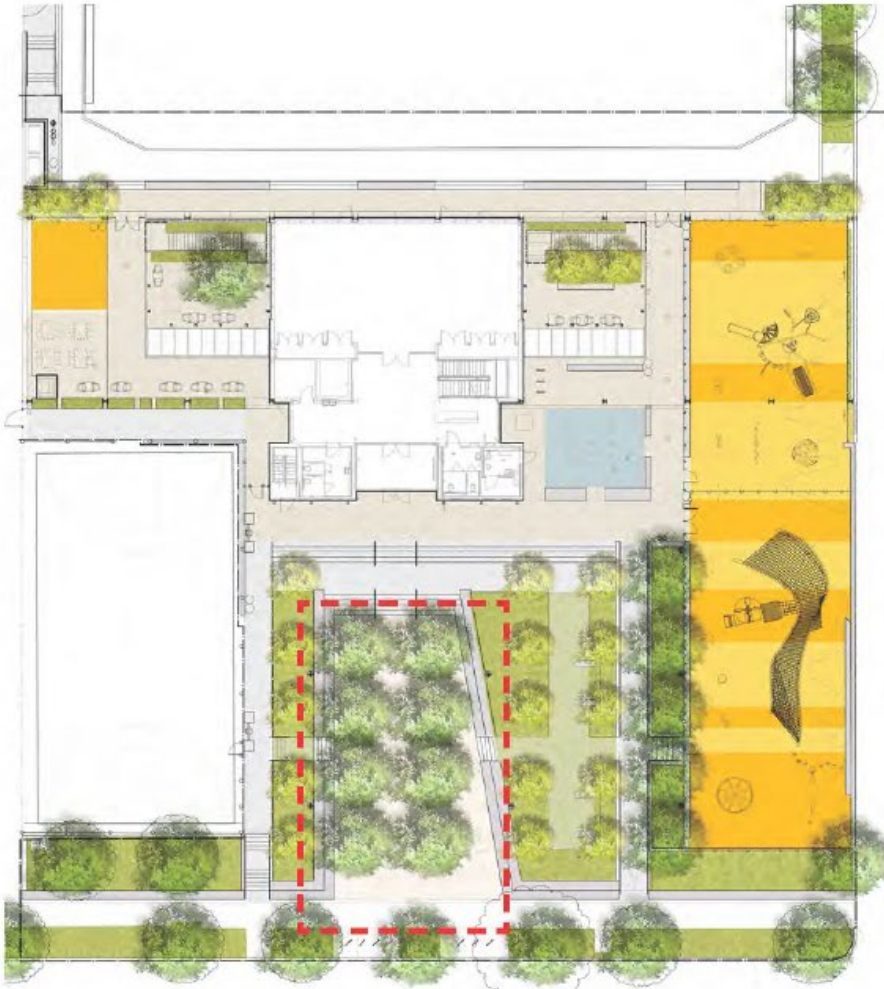
VMDO

DGS BUILD
DEPARTMENT OF MAINTAIN
GENERAL ECONOMICS SUSTAIN

DPR
DC DEPARTMENT OF PARKS AND RECREATION

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Landscape and Site Plan Details



ENTRY PLAZA



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Site Plan with Sensory Garden



SENSORY GARDEN



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Site Plan with Playground



PLAYGROUND | SMALL KIDS



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Site Plan with Playground



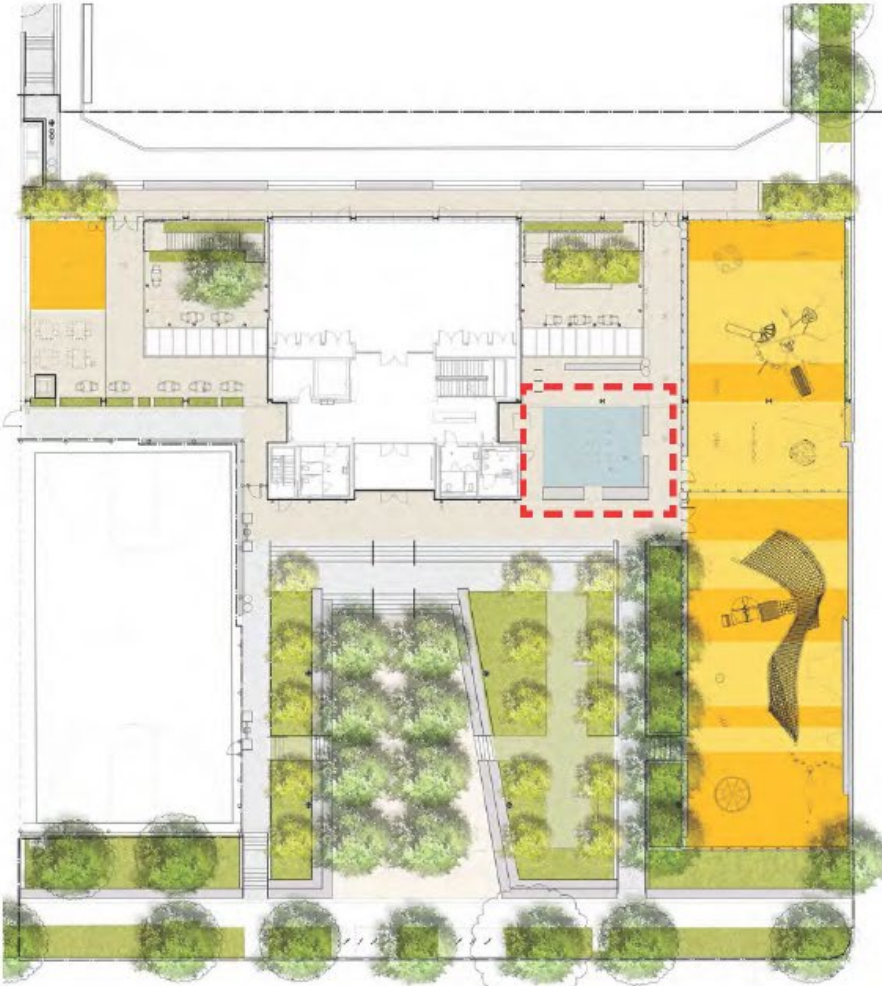
PLAYGROUND | BIG KIDS



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Site Plan with Splash Pad



SPLASH PAD



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Site Plan with Adult Exercise Area



ADULT EXERCISE AND SEATING AREAS



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Landscape Details

LANDSCAPE PLAN



ENTRY PLAZA

1 | EXPOSED AGGREGATE CONCRETE PAVING



2 | CIP CONCRETE



3 | RESIN BOND 3/8" PEA GRAVEL



4 | PRECAST AMPHITHEATER SEAT



SENSORY GARDEN

5 | OHIO GRATING - SGI SERIES



PLAYGROUND

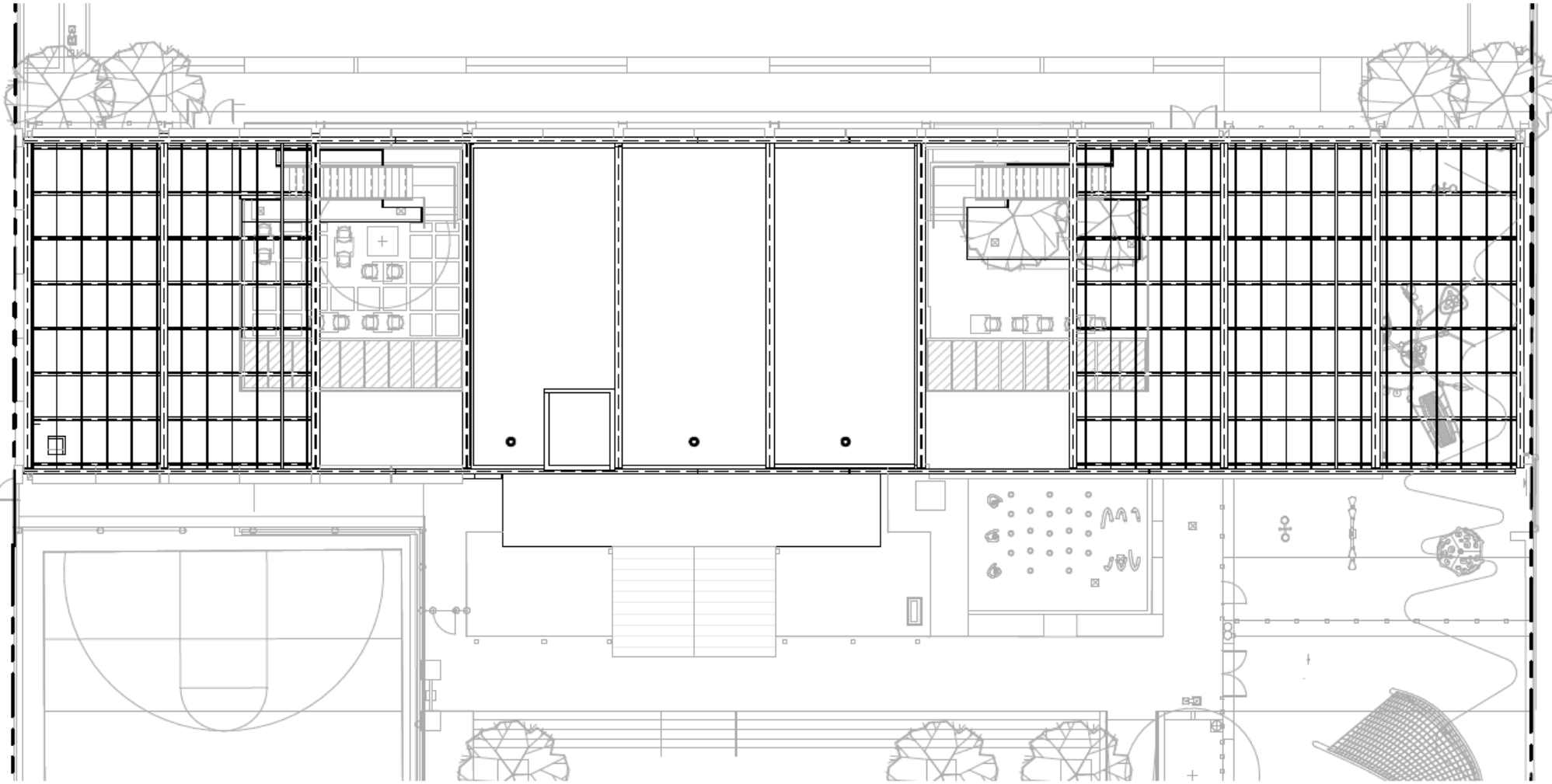
6 | POUR IN PLACE RUBBER PLAY SURFACE



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Roof Plan

ROOF PLAN



VMDO

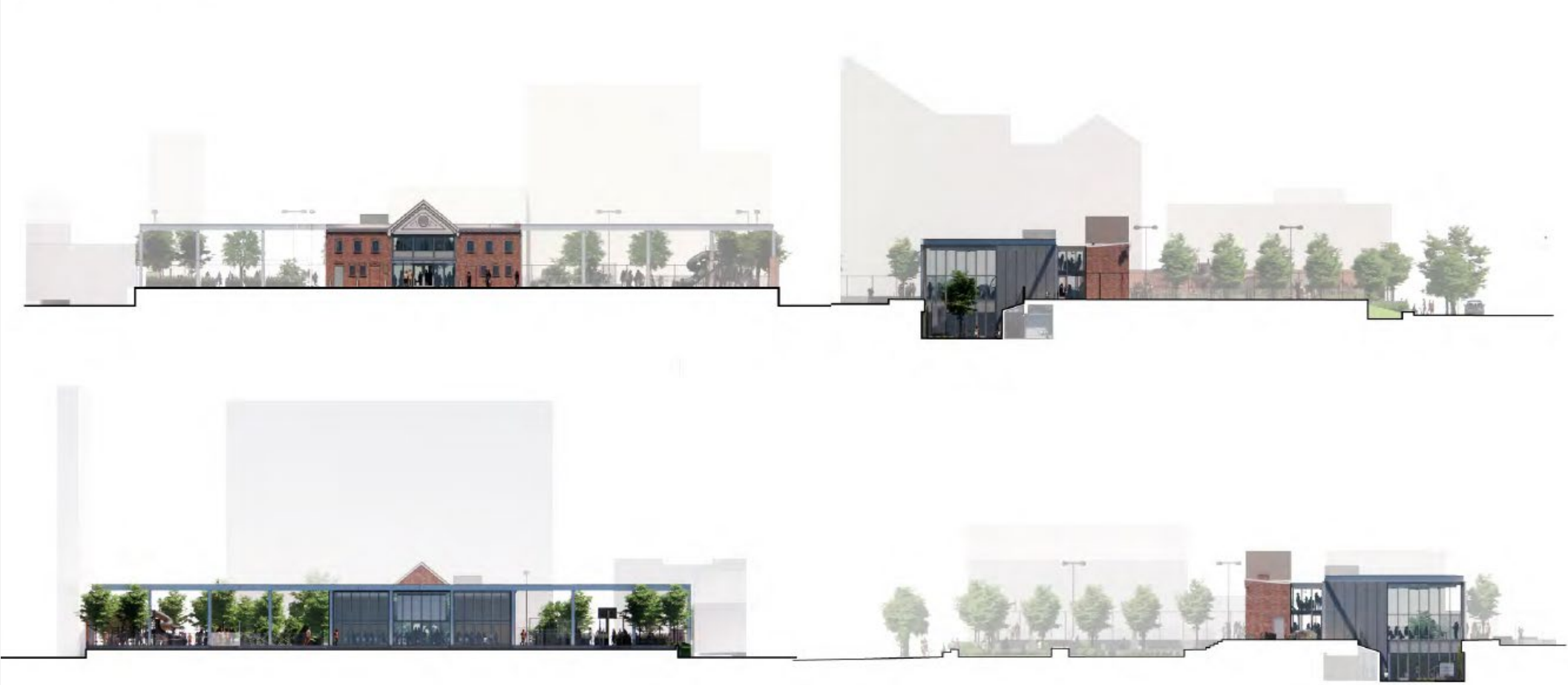
DGS BUILD MAINTAIN SUSTAIN
DC DEPARTMENT OF GENERAL SERVICES

DPR
DC DEPARTMENT OF PARKS AND RECREATION

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Final Design Perspectives

FINAL DESIGN



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