

**NATIONAL CAPITAL PLANNING COMMISSION**  
**FORT LINCOLN PARK**  
**COMMUNITY CENTER**  
FINAL REVIEW SUBMISSION

29 APRIL 2022



# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## SITE OVERVIEW



**PROJECT GOALS**

- 
- **ENHANCE A VIBRANT COMMUNITY HUB**
  - **REVIVE THE EXISTING LANDSCAPE & PARK**
  - **CELEBRATE THE RICH SITE HISTORY**
  - **ENCOURAGE AN INTERGENERATIONAL EXPERIENCE**
  - **CREATE A MODEL NEIGHBORHOOD AMENITY**

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## HISTORIC OVERVIEW - TIME LINE

**BATTLE OF BLADENSBURG:** On the hill that will one day become Fort Lincoln, Commodore Joshua Barney and his troops hold off the British, before being overcome. The British force advance to burn the White House



PAINTING BY CHARLES WATERHOUSE (1814)

**THE NATIONAL TRAINING SCHOOL FOR BOYS** opens on the former site of Fort Lincoln on January 13, 1870. Part of the Bureau of Prisons, it was "an institution committed to the task of retraining and redirecting youths who have violated the laws of the United States and the District of Columbia". (U.S. Bureau of Prisons, 1953) It closes in 1968.



National Training School for Boys, U.S. Bureau of Prisons, (1953).

**THEODORE HAGANS**, an eminent local businessman and Civil Rights leader is selected by the District to lead the redevelopment of Fort Lincoln. In 1984, after Hagans dies in a plane crash, his daughter, Dr. Michelle Hagans takes over the Fort Lincoln Redevelopment Corporation.

Fry & Welch Architects design the Fort Lincoln (Thurgood Marshall) Elementary School which is completed ca. 1975 and demolished in 2020.

Landscape architect M. Paul Friedberg designs Fort Lincoln Commemorative Park, which is completed in 1980 and survives with integrity today.



### WAR OF 1812

### CIVIL WAR

### GREAT SOCIETY

### URBAN DEVELOPMENT

1814

1861

1870

1967

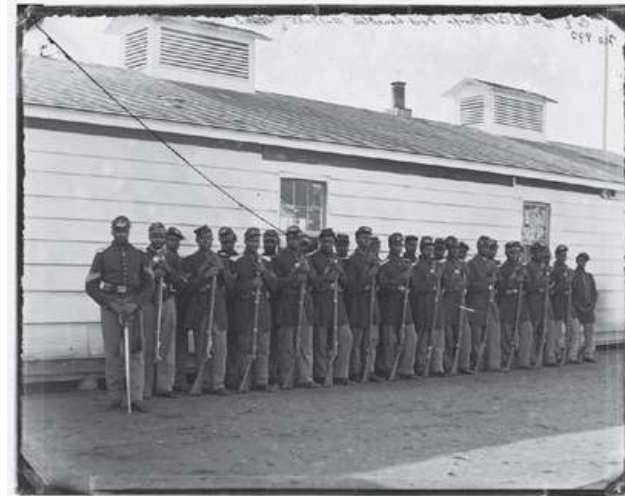
1975

2013

2021

FORT LINCOLN is constructed as part of a series of fortifications to defend the capital which include Fort Totten and Fort Reno among others. When African Americans are admitted to the U.S. Army two years later, many are assigned to the Defenses of Washington

4th U.S. Colored Infantry at Fort Lincoln, Library of Congress

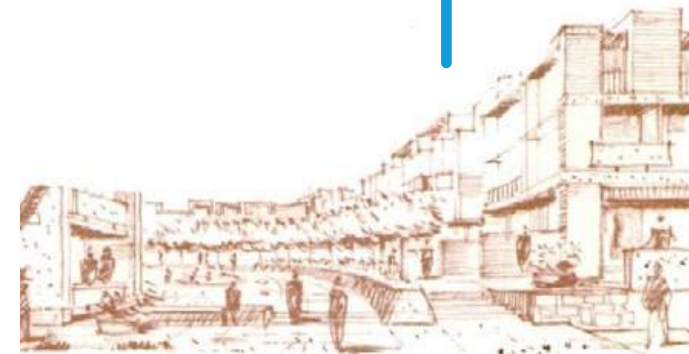


*"Once let the black man get upon his person the brass letters, U.S., let him get an eagle on his button, and a musket on his shoulder, and bullets in his pockets, and there is no power on earth which can deny that he has earned the right to citizenship in the United States."* - Frederick Douglass

<https://www.nps.gov/articles/african-african-americans-and-the-civil-war-forts-of-dc.htm>

**THE FORT LINCOLN URBAN RENEWAL AREA**, a new community to be developed on the former reform school site is announced by LBJ to help relieve housing shortages. The plan calls for 4,500 housing units for different income and family sizes. It additionally calls for new schools and community amenities including a library, health center, fire station and rail transit.

**THURGOOD MARSHALL ELEMENTARY SCHOOL CLOSSES.**



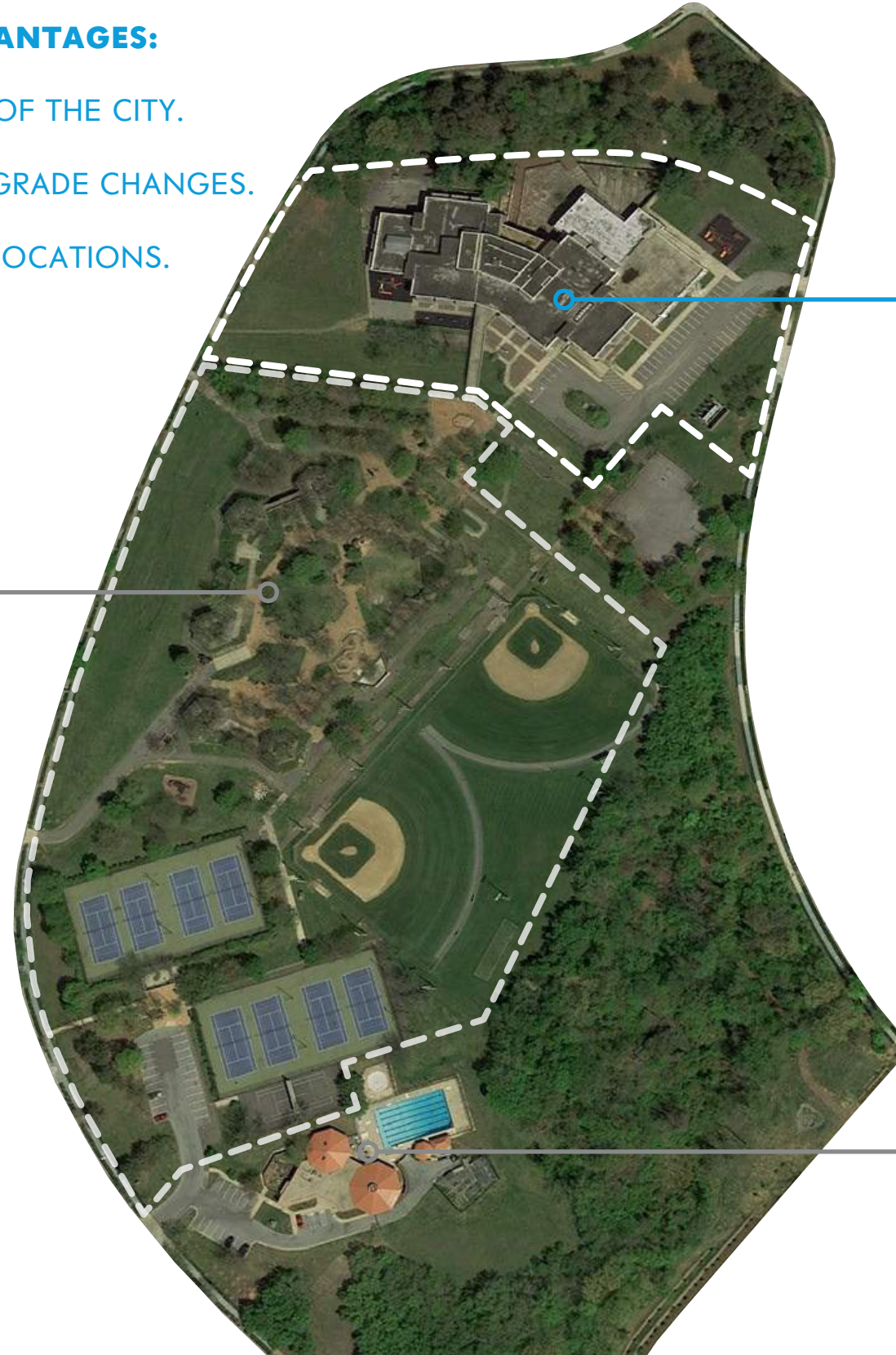
*"Washington needs and deserves the best in community planning - and this new development can be the best of communities. It should offer a full range of educational, recreation, and other public services to the citizens of every station."* - Lyndon Johnson.

"Fort Lincoln Urban Renewal Area" District of Columbia, National Capital Planning Commission, Redevelopment Land Agency

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION SITE ANALYSIS - HISTORIC CORE

## THE SITE OFFERED FRIEDBERG UNIQUE ADVANTAGES:

1. IRREGULAR FORM, NOT DEFINED BY THE GRID OF THE CITY.
2. TOPOGRAPHIC VARIATION AND SIGNIFICANT GRADE CHANGES.
3. PANORAMIC VIEWS FROM VIEWER SUPERIOR LOCATIONS.
4. RICH EMBEDDED HISTORY.



**FORT LINCOLN PARK  
COMMUNITY CENTER SITE**

THURGOOD MARSHALL ELEMENTARY SCHOOL  
FRY & WELCH ARCHITECTS  
COMPLETED CA. 1975  
DEMOLISHED 2020

**HISTORIC CORE  
FORT LINCOLN COMMEMORATIVE PARK**

LANDSCAPE ARCHITECT: M. PAUL FRIEDBERG  
ARCHITECT: JEROME LINDSAY  
COMPLETED 1980

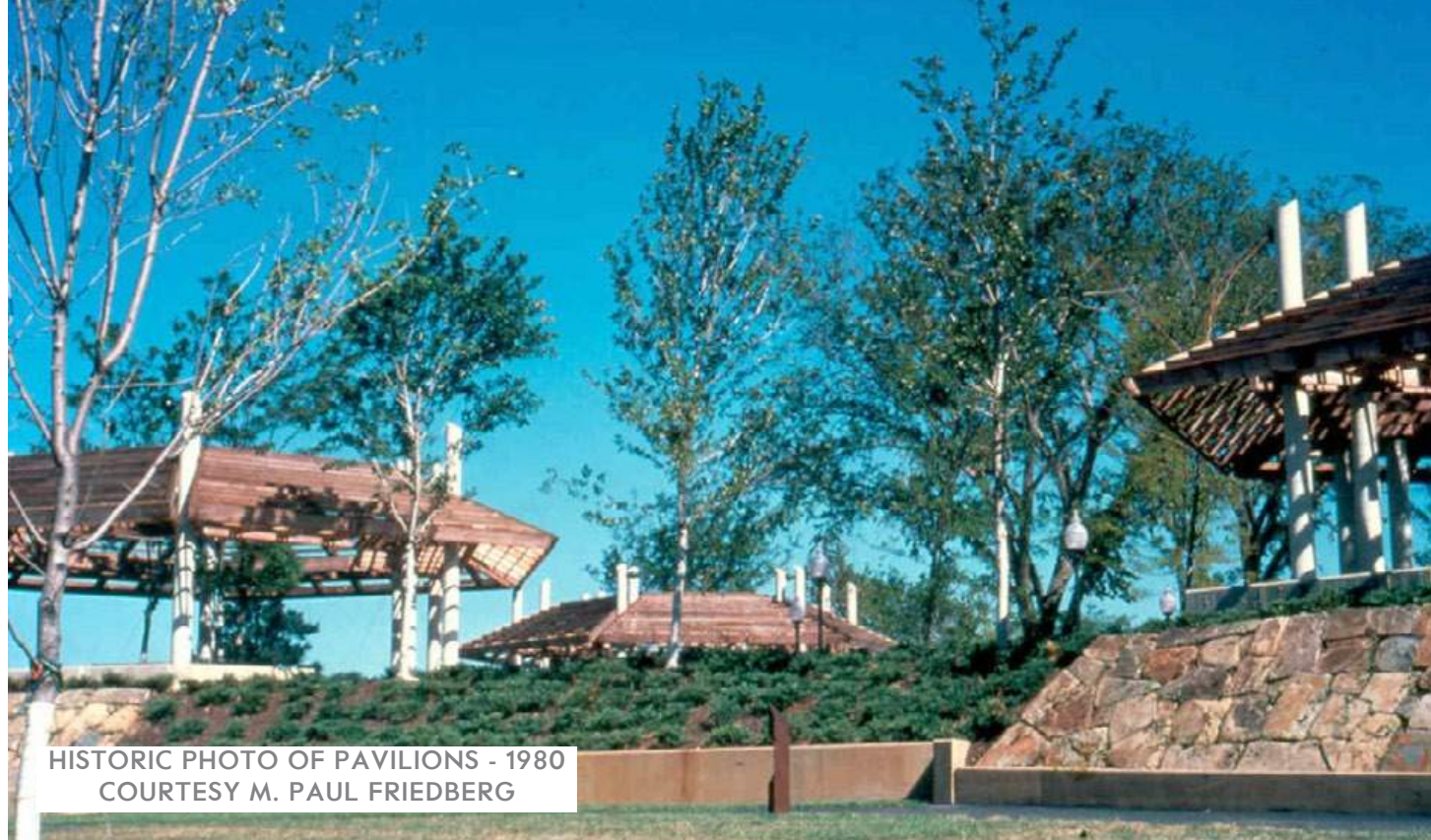
RENOVATION SCOPE SUBMITTED UNDER SEPARATE REVIEW

**THEODORE HAGANS  
CULTURAL CENTER AND POOL**

ARCHITECT UNKNOWN  
DATE UNKNOWN, RENOVATED CA. 2009  
NOT IN CURRENT PROJECT SCOPE

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## FRIEDBERG LANDSCAPE ARCHITECTURE - EXISTING CONDITIONS



# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION FRIEDBERG LANDSCAPE ARCHITECTURE - DESIGNING PRINCIPLES



LANDSCAPE AS STAGE



PLAY IS INDEPENDENT AND COLLECTIVE FOR ALL AGE GROUPS

VISITORS ARE BOTH ACTIVE PARTICIPANTS & OBSERVERS



FREEDOM OF MOVEMENT WITH SEAMLESS CONNECTIVITY



NEW TYPOLOGY: "PARK / PLAYGROUND"

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## SITE CONDITIONS - THURGOOD MARSHALL ELEMENTARY SCHOOL (DEMOLISHED 2020)



# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## PROJECT OVERVIEW

### EXISTING CONTEXT

Fort Lincoln Park is an approximately 29 acre Department of Parks and Recreation (DPR) run public park located between Fort Lincoln Dr NE and Commodore Joshua Barney Dr NE in Washington DC. This submission is limited to the design of a new community center building and associated landscape improvements on approximately 4.7 acres within the northern portion of Fort Lincoln Park. Improvements to the overall park are submitted for Final Review under separate cover.

The proposed Fort Lincoln Community Center site is the former location of Thurgood Marshall Elementary School, which was constructed in 1975 and demolished in the spring of 2020. To the south, the site abuts the edge of the modernist 1980 M. Paul Friedberg-designed park landscape. A forested, impassable slope leads down to Fort Lincoln Drive at the north. Visual and pedestrian connections to the surrounding residential neighborhoods exist via mildly sloping grades to the east and west. Vehicular access to the site is through an existing curb cut on Commodore Joshua Barney Dr. In November 2021 this project received Preliminary Review Approval.

### DESIGN SUMMARY

This project includes construction of a new, 40,000 square foot Community, Recreation, and Early Childhood Education Center and associated landscape improvements. The program will include community and fitness-oriented spaces for all age-groups, including a gymnasium with a basketball court, racquetball courts, a demonstration kitchen, fitness rooms, technology lounge, senior lounge, arts & crafts room, and an elevated running/walking track. The Early Childhood Education (E.C.E.) center will provide daycare services for approximately 78 infants and toddlers. Per input received in community meetings, this project is designed to allow for the potential future addition of a connected indoor pool, however this element is not part of the current project scope.

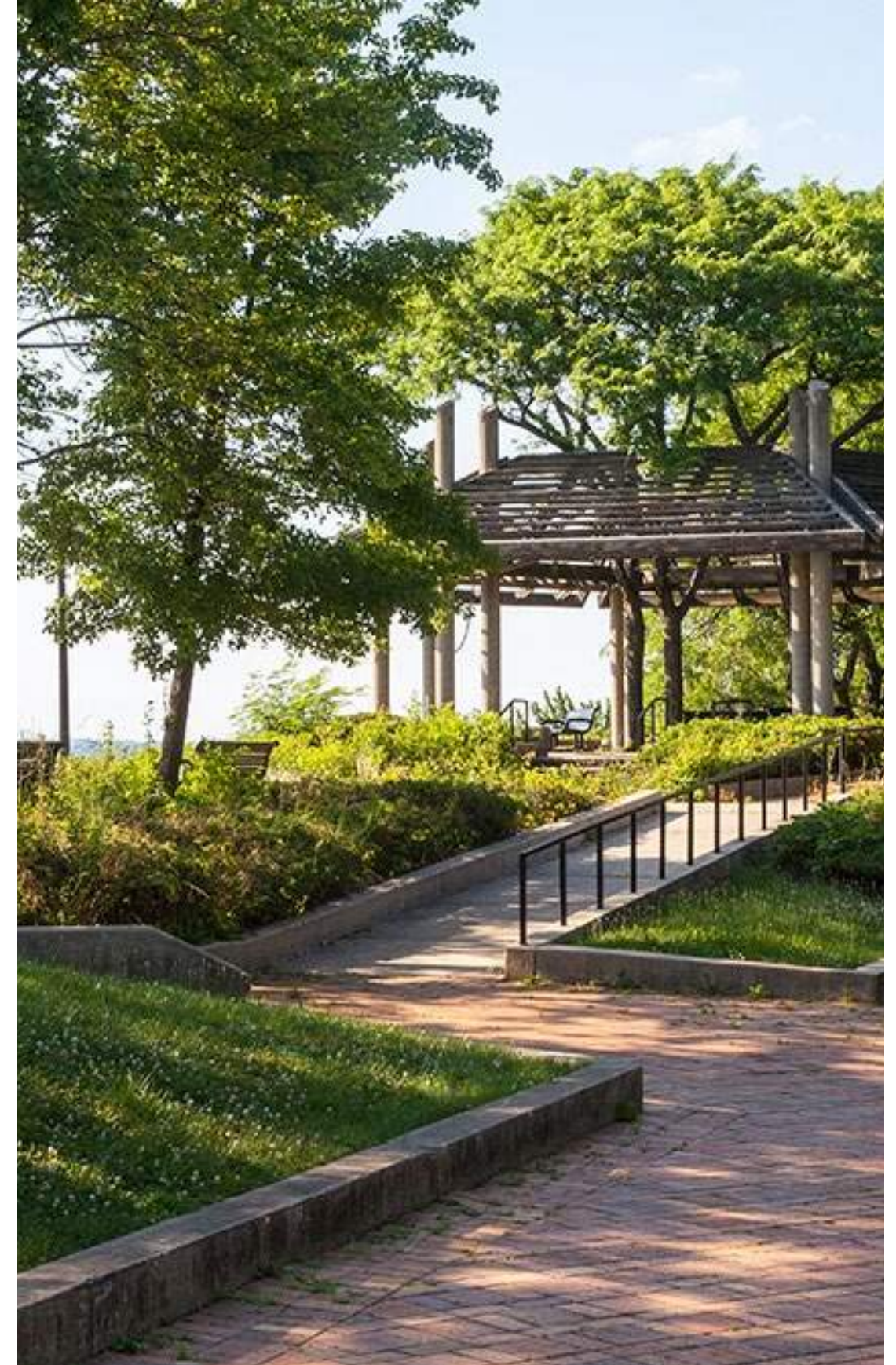
The foundation of the existing Friedberg landscape design is "Landscape as Stage," with visitors traversing a complex arrangement of elevations and spaces while acting as both participants and observers. The design of the new building is informed by the unique landscape architecture and topography of the Friedberg park through level-changes, overlooks, and discovered views. The building relates to the formal modernist landscape via an angled plan that creates programmed landscape areas between the interlocking building volumes. The gymnasium volume houses an elevated running/walking track. Strategic window openings in the facade transform this platform into an observation and performance space by curating views among the track, the park, and the landscape. The gymnasium's patterned brick facade relates to and plays on the unique paving patterns found in the Friedberg park. The lower building volumes house fitness and community program, as well as the E.C.E. The GFRC (glass fiber reinforced concrete) plank facades of these elements are designed to evoke the natural rhythms and materials found in the park's tree groves. All the building volumes incorporate angled roof forms to further integrate with the topographic character of the Friedberg park.

As visitors will arrive from all sides, the building is designed with dual landscaped entrance plazas. Visitors arriving by car or from the park to the south will enter through a landscaped forecourt at the east. A separate entrance for the Early Childhood Education Center is located here, with convenient access to parking and drop-off. A secure playground for the E.C.E. is provided east of the building. Surrounding the Community Center, a new network of paths will provide safe, well-lit passage through the site. Safety across the site was a concern expressed during the in-depth community engagement phase early in the project. At the west, a new fitness trail will be installed with fitness agility stations. Bioswale locations for stormwater management will be provided in several areas across the site.

### PROJECT SCHEDULE & BUDGET

Construction complete, Spring 2024.

22M Project Budget



- 
- A photograph of a park with a paved walkway, a gazebo, and trees. The image is slightly faded to allow text to be overlaid. The walkway is made of light-colored bricks and leads towards a wooden gazebo in the background. There are several trees with green leaves and a bench visible in the distance.
- **MAXIMIZE BENEFIT FOR THE COMMUNITY**
  - **DESIGN FOR DURABILITY, LONGEVITY, AND EFFICIENCY**
  - **INTEGRATE WITH AND EXPAND THE EXISTING PARK**
  - **EMPHASIZE CONNECTIVITY INSIDE AND OUT**

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

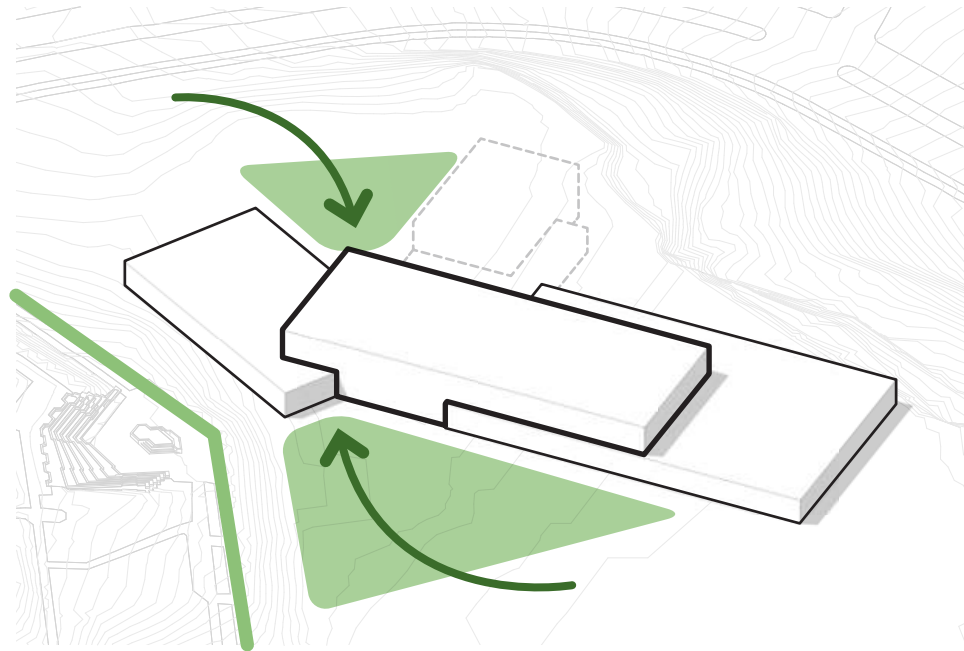
## OVERALL SITE PLAN DIAGRAM



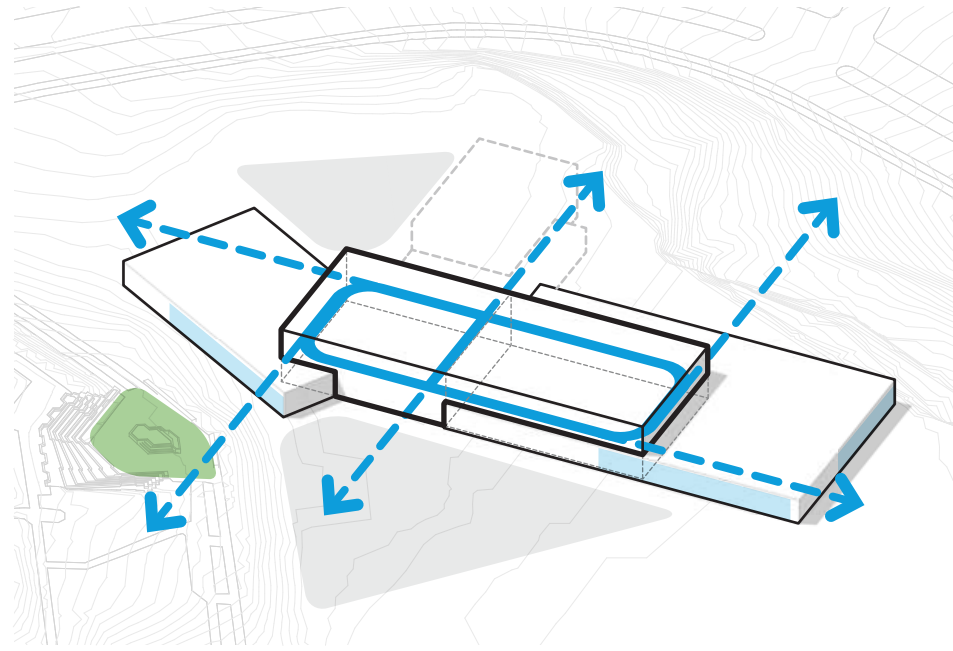
*FUTURE PHASE 2 INDOOR POOL WING SHOWN DASHED. NOT IN CURRENT SCOPE.*

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

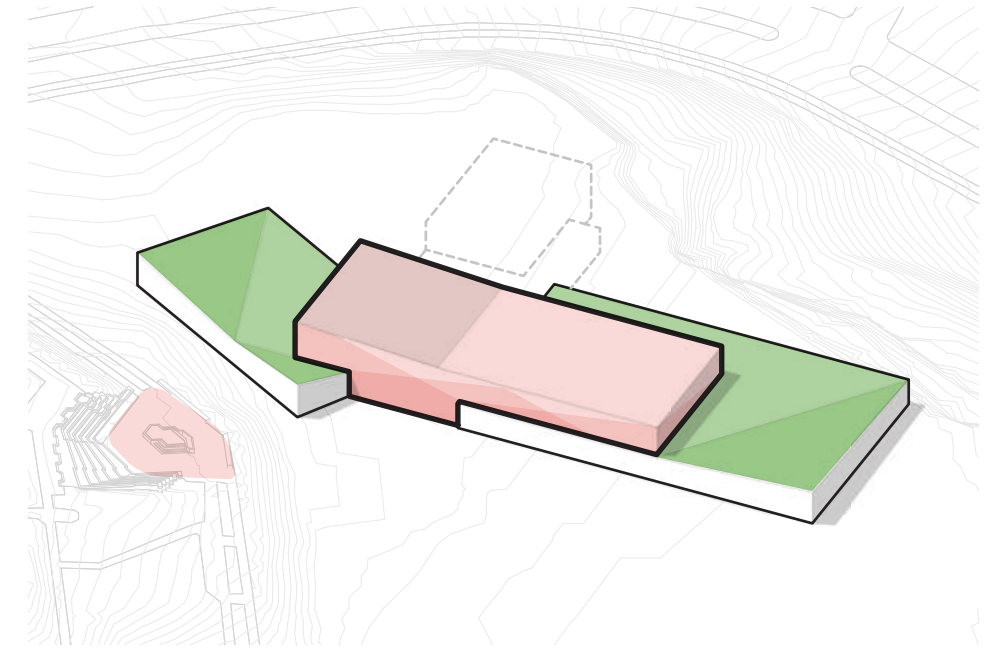
## ARCHITECTURAL CONCEPT DIAGRAMS



SPACE & APPROACH



VIEWER & PERFORMER



TEXTURE & TOPOGRAPHY

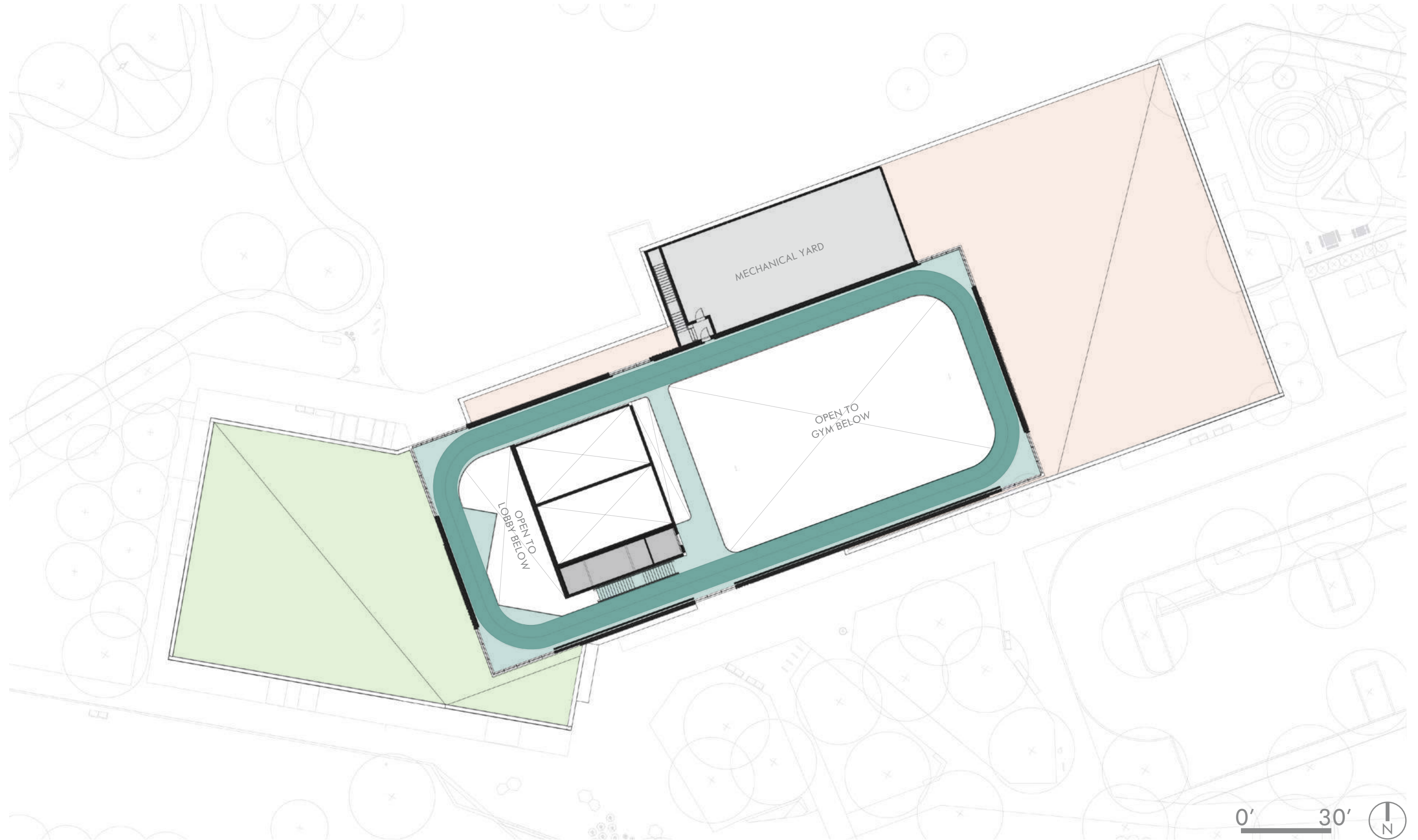
# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## FLOOR PLAN - GROUND FLOOR



# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## FLOOR PLAN - TRACK LEVEL

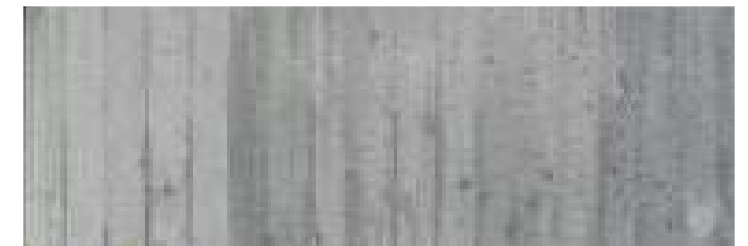


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## ARCHITECTURAL CONCEPT - SITE MATERIALS



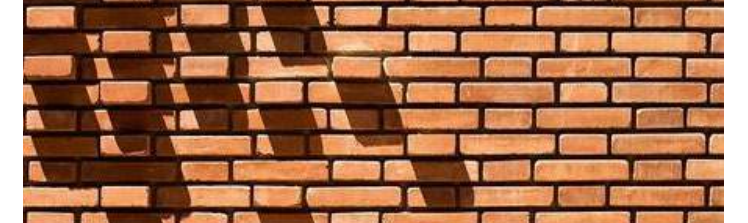
WOOD



CONCRETE



FIELDSTONE



BRICK



BLACK METAL

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION ARCHITECTURAL CONCEPT - SITE MATERIALS - BRICK PATTERNS



SPECIAL SQUARE & RECTANGLE PATTERN  
PICNIC AREA ADJACENT TO PAVILIONS



SQUARE PAVER, RUNNING BOND  
AMPHITHEATER TERRACE



HEXAGON PAVER  
AMPHITHEATER



SPECIAL SQUARE & RECTANGLE PATTERN -  
CORNER DETAIL; PICNIC AREA ADJACENT TO PAVILIONS



SQUARE PAVER, DIAMOND BOND  
AMPHITHEATER PLATFORM AND ENTRY BATHROOM AREA



FORT PLAY AREA BRICK SCRAMBLE PAVERS

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## AMPHITHEATER VIEW



# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## ENTRY PLAZA VIEW



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## FACADE SYSTEMS



**VARIED FINISH VERTICAL PLANK GFRC RAINSCREEN WITH RHYTHMIC PILASTER FACADE ARTICULATION**

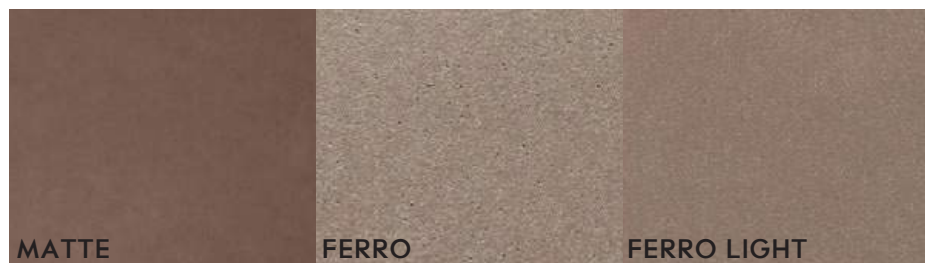
- DURABLE MATERIAL REFERENCES NATURAL SITE MATERIALS AND COLORS
- RHYTHM EVOKES SHIFTING VIEWS THROUGH TREE GROVES IN THE PARK
- ROOF SHAPES EXTEND TOPOGRAPHY AND HORIZON LINES OF HISTORIC PARK

**TEXTURED BRICK WITH STRATEGIC VIEW OPENINGS**

- PROJECTED BRICK DETAIL INSPIRED BY PAVING PATTERNS IN HISTORIC PARK
- TEXTURAL FIGURE EXTENDS TOPOGRAPHIC SILHOUETTES OF LOW BAR ROOFS
- COLOR CHANGE FROM GROUND TO PARAPET LIGHTENS DOUBLE HEIGHT MASS

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## FACADE MATERIALS



GFRC - LOW BARS  
B.O.D. RIEDER OKO SKIN - WALNUT



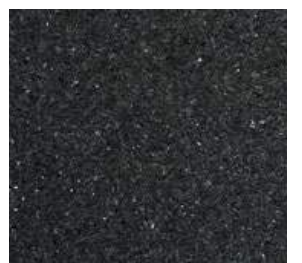
BRICK 1 - GYM VOLUME  
B.O.D. GLEN GERY - BOULDER GREY



BRICK 2 - GYM VOLUME  
B.O.D. GLEN GERY - DOLOMITE GREY



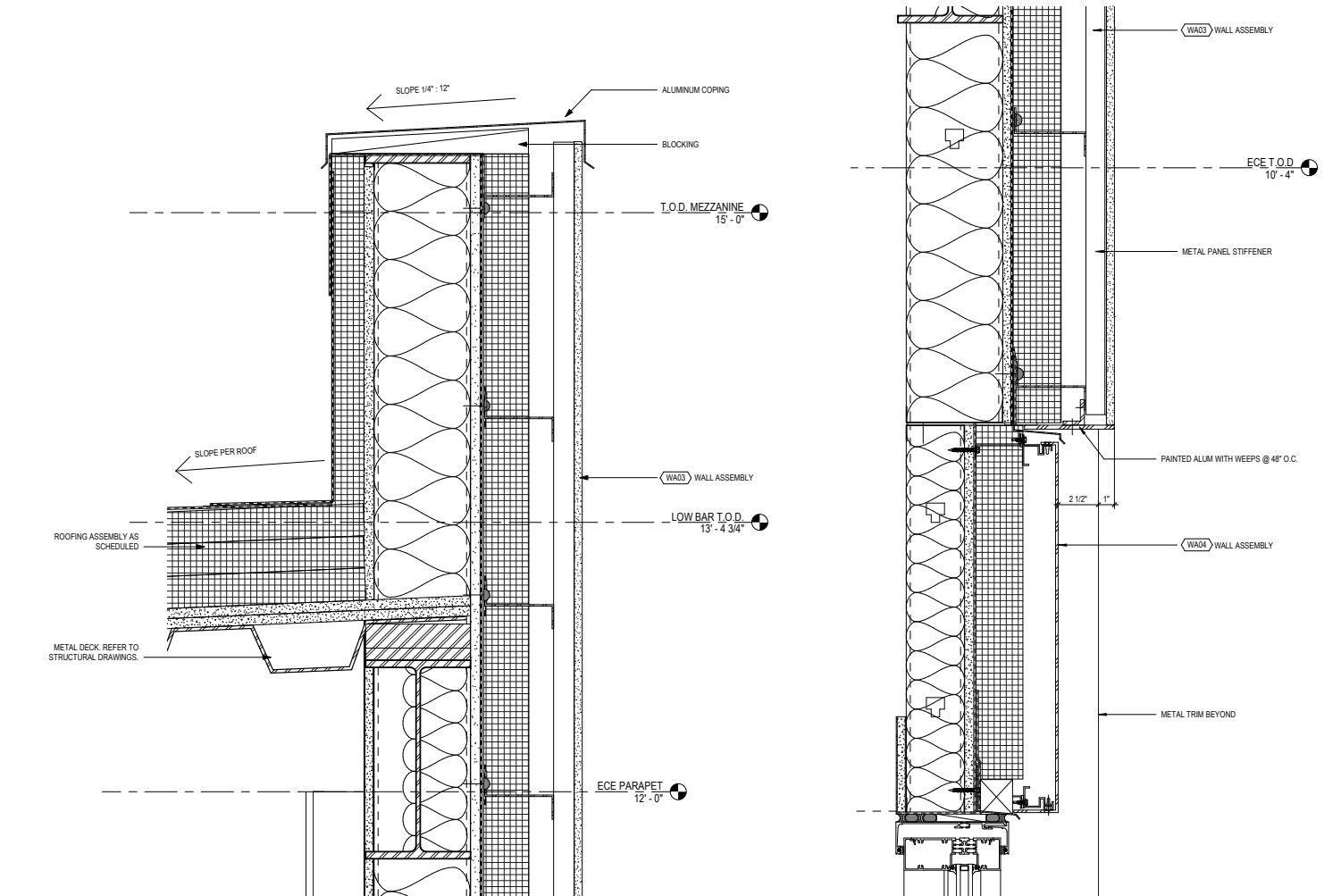
METAL PANELS & FRAMES  
B.O.D. KAWNEER  
PERMAFLUOR - BLACK



STONE BASE  
B.O.D. FLAMED  
BLACK GRANITE

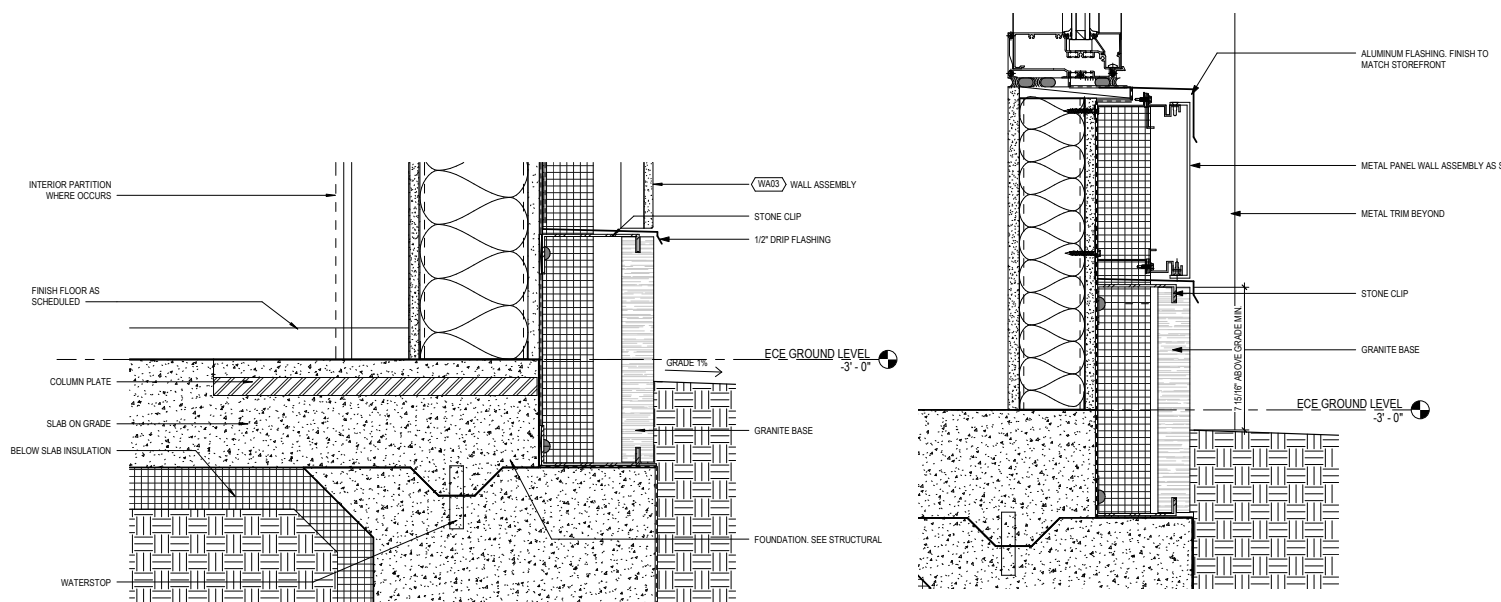
# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## FACADE SYSTEM DETAILS



4. PARAPET @ GFRF

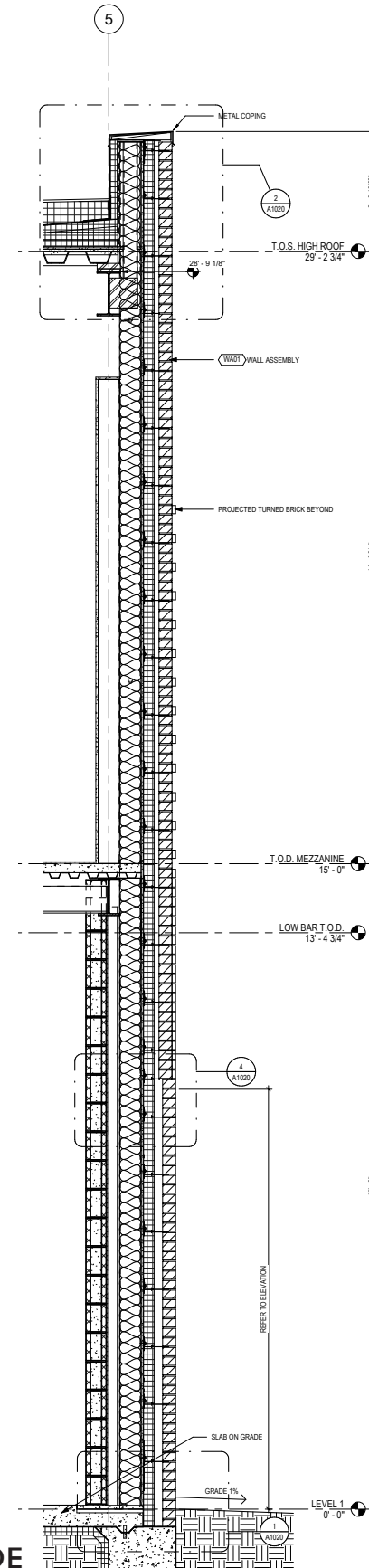
2. WINDOW HEAD @ GFRF



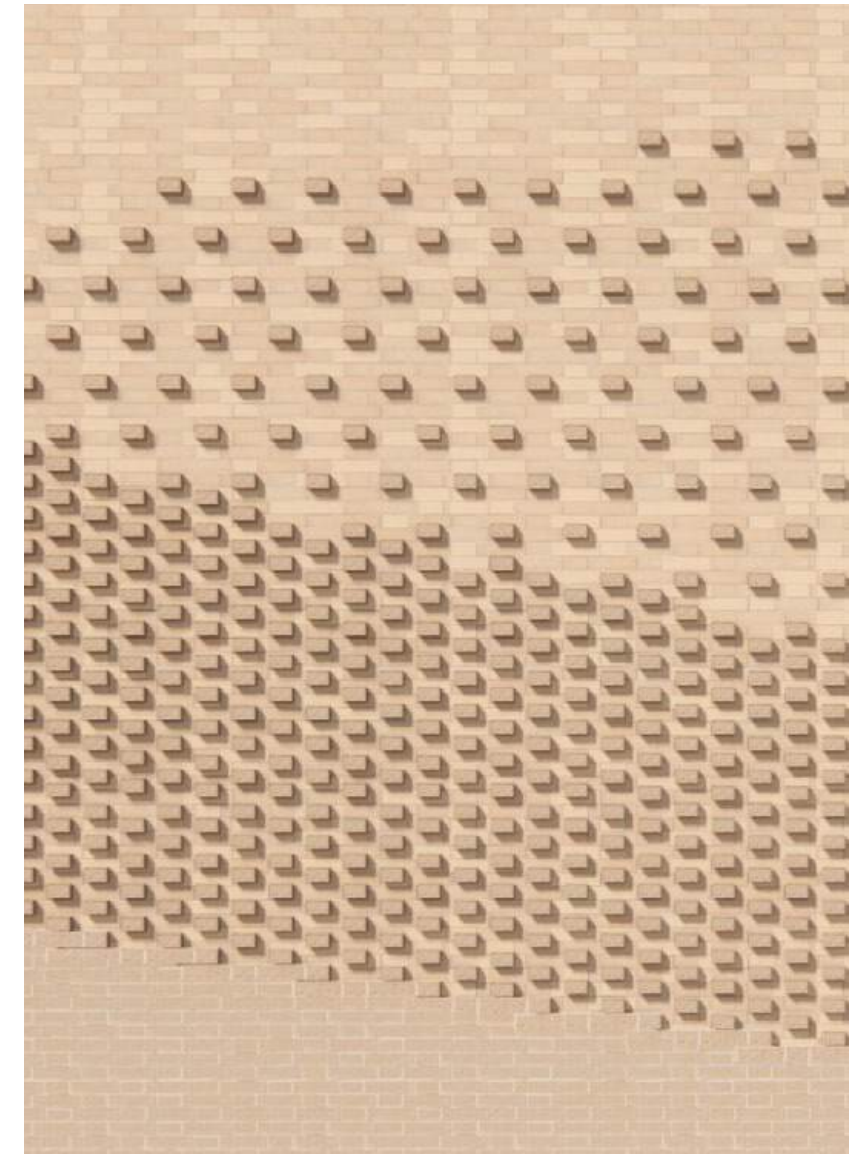
3. WALL BASE @ GFRF

1. WINDOW SILL @ GFRF

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION FACADE SYSTEM DETAILS - PATTERNED BRICK



WALL SECTION AT FULL HEIGHT BRICK FACADE



FLEMISH BOND PROJECTING BRICK PATTERN

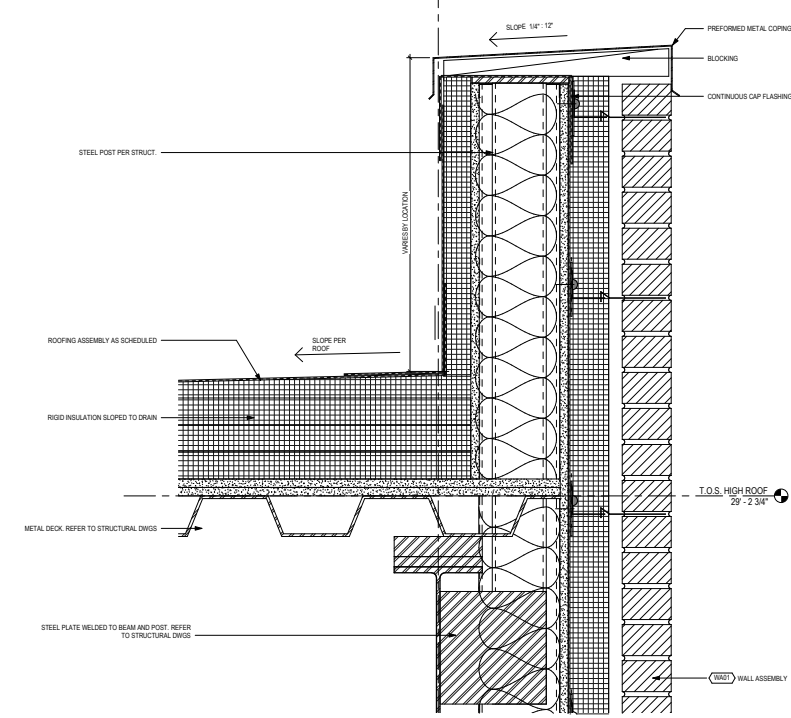
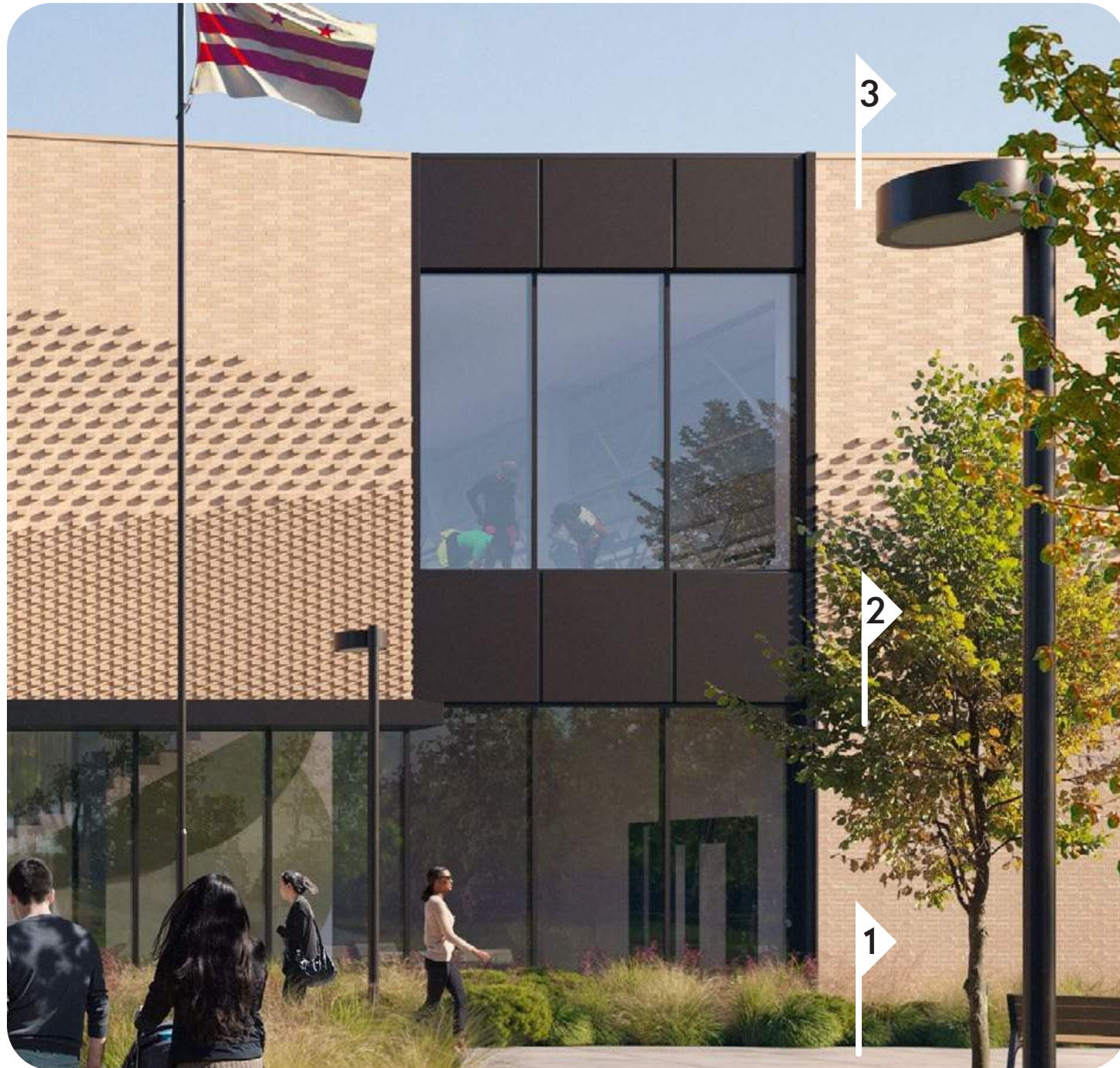


BRICK 1 (PROJECTED)

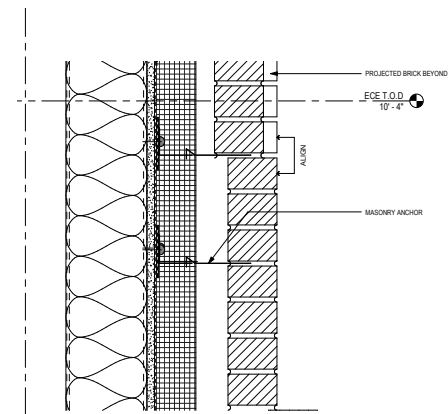
BRICK 2

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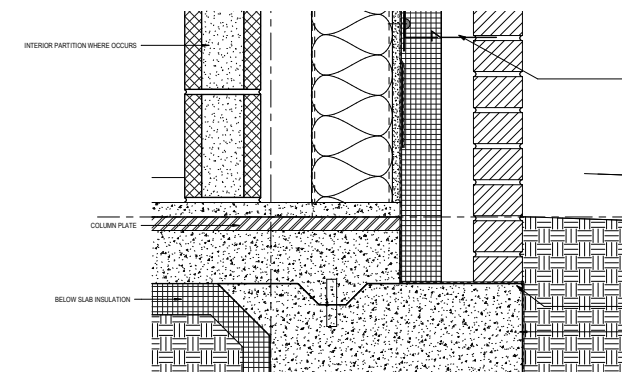
## FACADE SYSTEM DETAILS



2. PARAPET AT BRICK

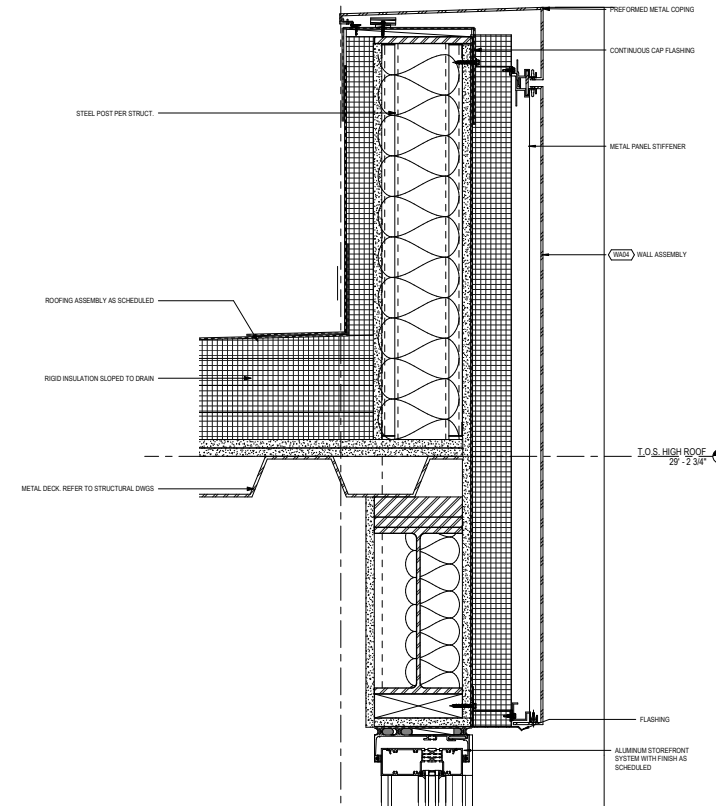
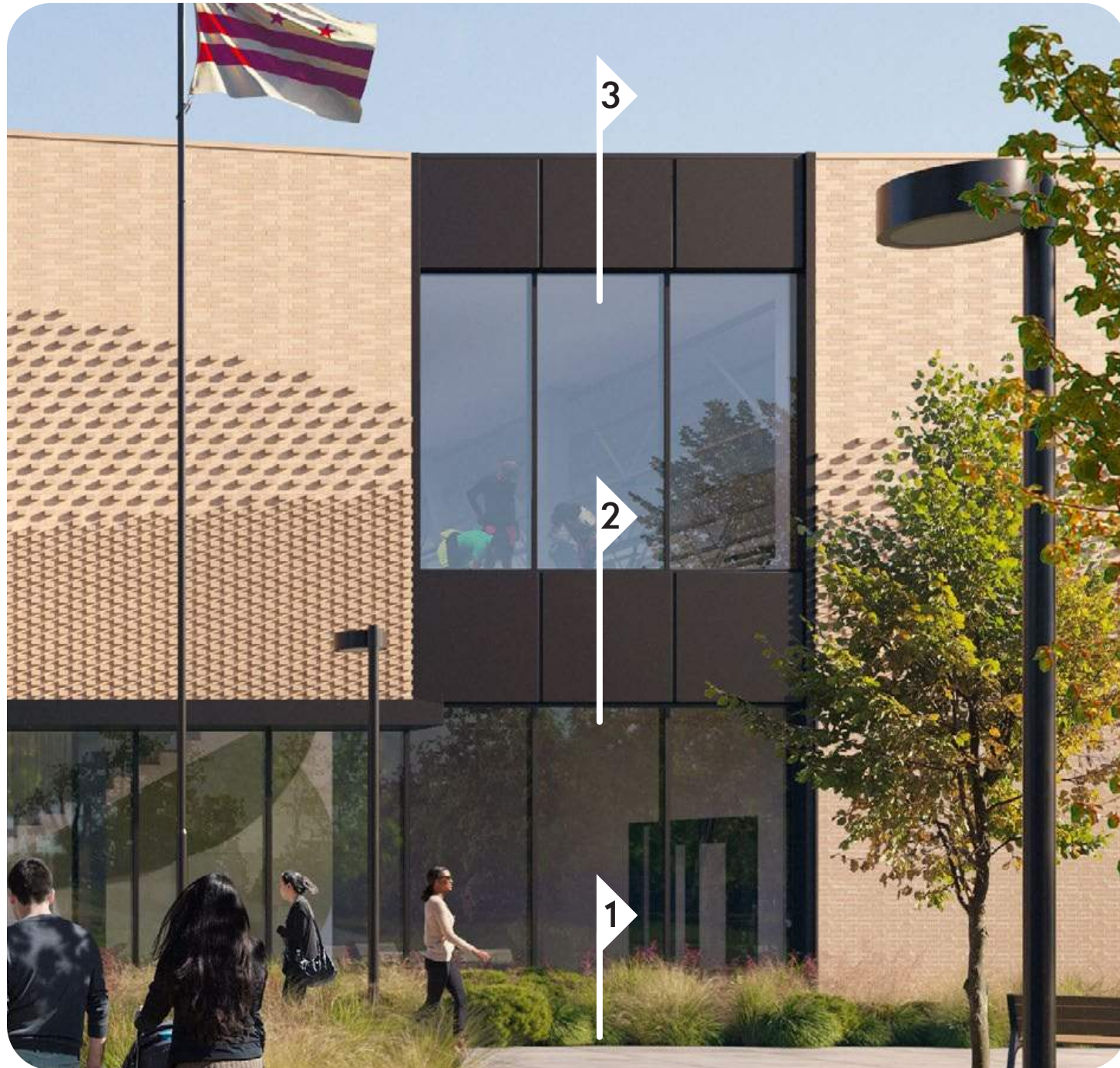


3. MID-WALL TRANSITION

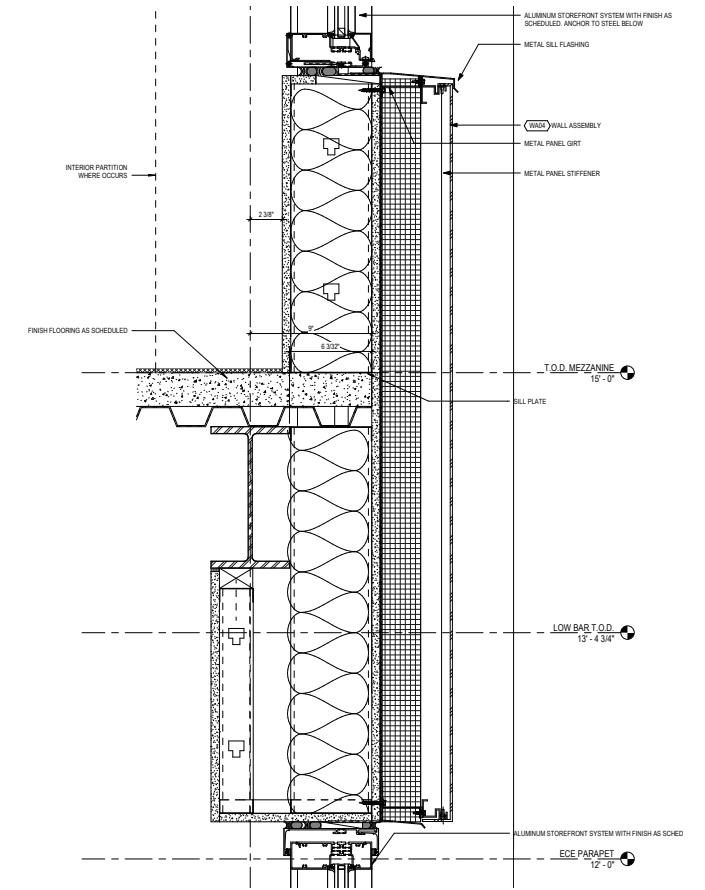


1. BASE AT BRICK

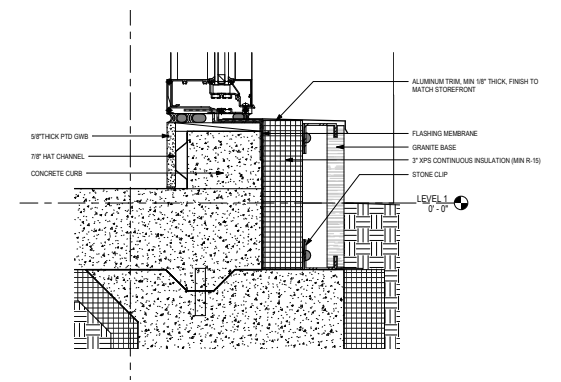
# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION FACADE SYSTEM DETAILS



3. PARAPET AT WINDOW WALL



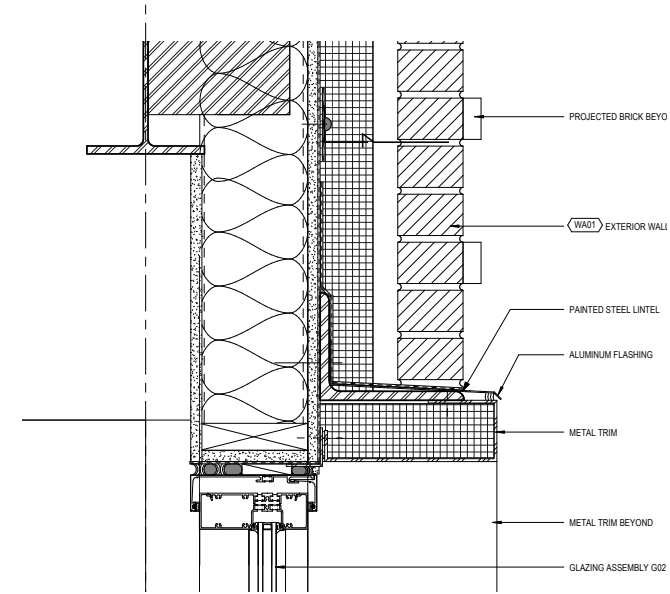
2. SPANDREL AT WINDOW WALL



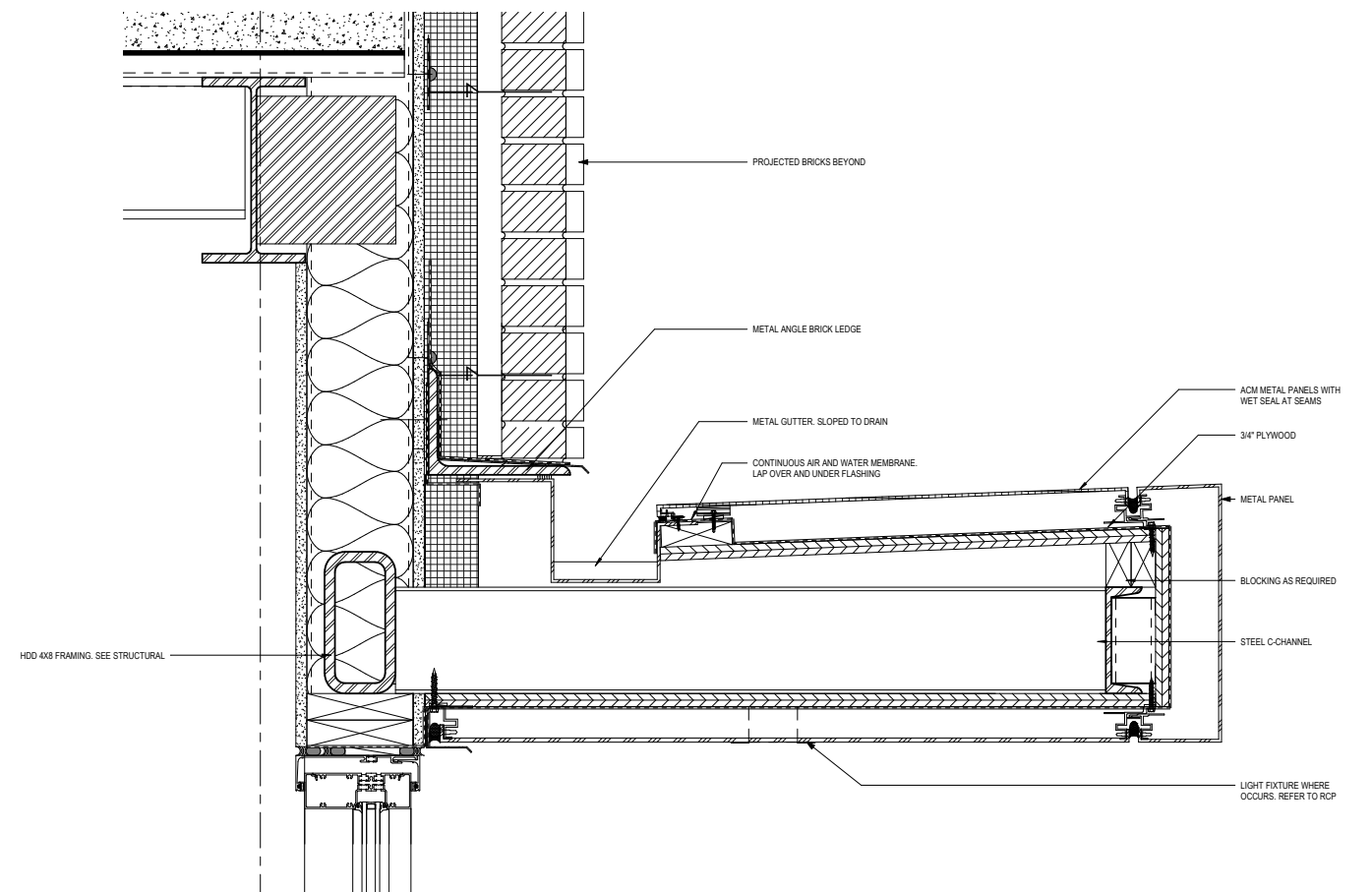
1. BASE AT WINDOW WALL

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

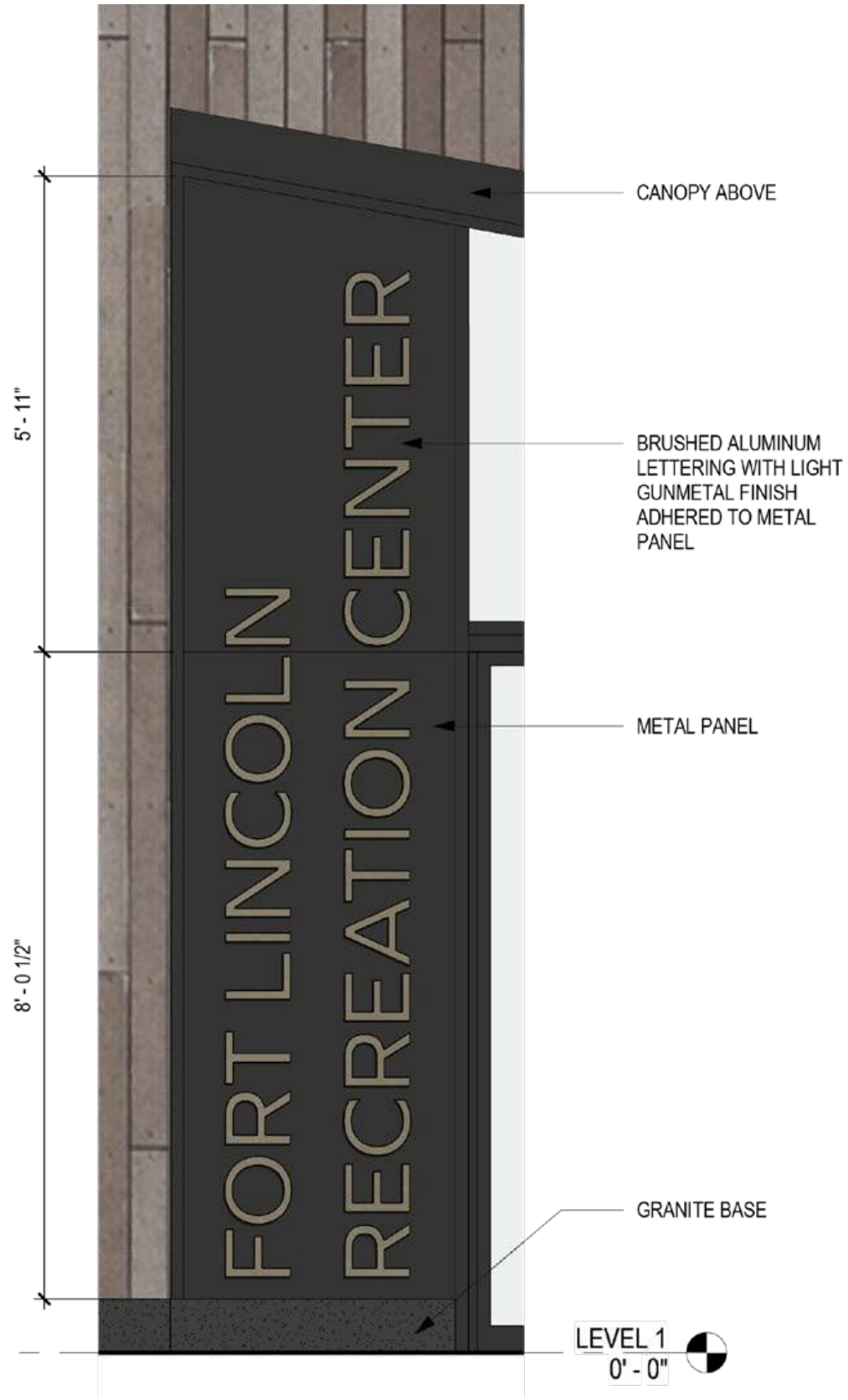
## FACADE SYSTEM DETAILS



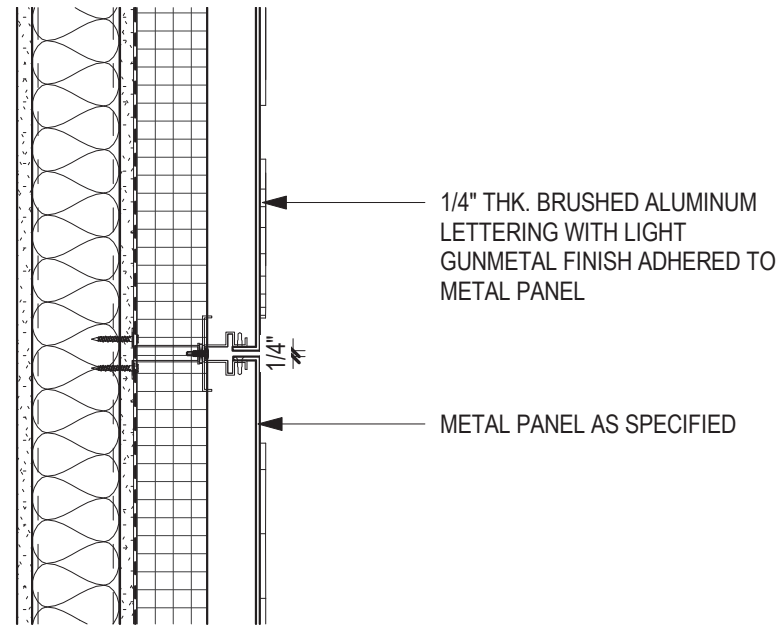
2. WINDOW HEAD AT BRICK



1. CANOPY



SIGNAGE ELEVATION



SIGNAGE ATTACHMENT SECTION DETAIL



LETTERING FINISH



LETTERING EXAMPLE

# FORT LINCOLN RECREATION CENTER

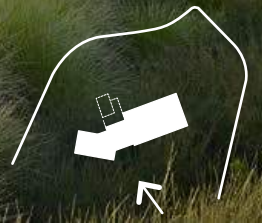
TYPEFACE: GRAPHIE REGULAR

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## EAST APPROACH VIEW



LANDSCAPE DESIGN SHOWN FOR REFERENCE ONLY



# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## NORTHWEST APPROACH VIEW



LANDSCAPE DESIGN SHOWN FOR REFERENCE ONLY

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## AMPHITHEATER VIEW



# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## PROPOSED LANDSCAPE PLAN

### HISTORIC CORE

- RESTORE DAMAGED BRICK PAVING
- PRESERVE/RESTORE DAMAGED BRICK AT THE FOUNTAIN
- PRESERVE/RESTORE PAVILION STRUCTURES (PAVING & ROOF)
- RESTORE/REHABILITATE FORT PLAY WALLS
- INTRODUCE NEW WOOD PLAY ELEMENTS IN FORT PLAY AREA
- PROVIDE ADA ACCESS (HANDRAILS & RAMPS)
- INSTALL NEW GATE AND BOLLARDS AT THE SERVICE ENTRY DRIVE.

### THEODORE HAGANS CULTURAL CENTER

- NO IMPROVEMENTS



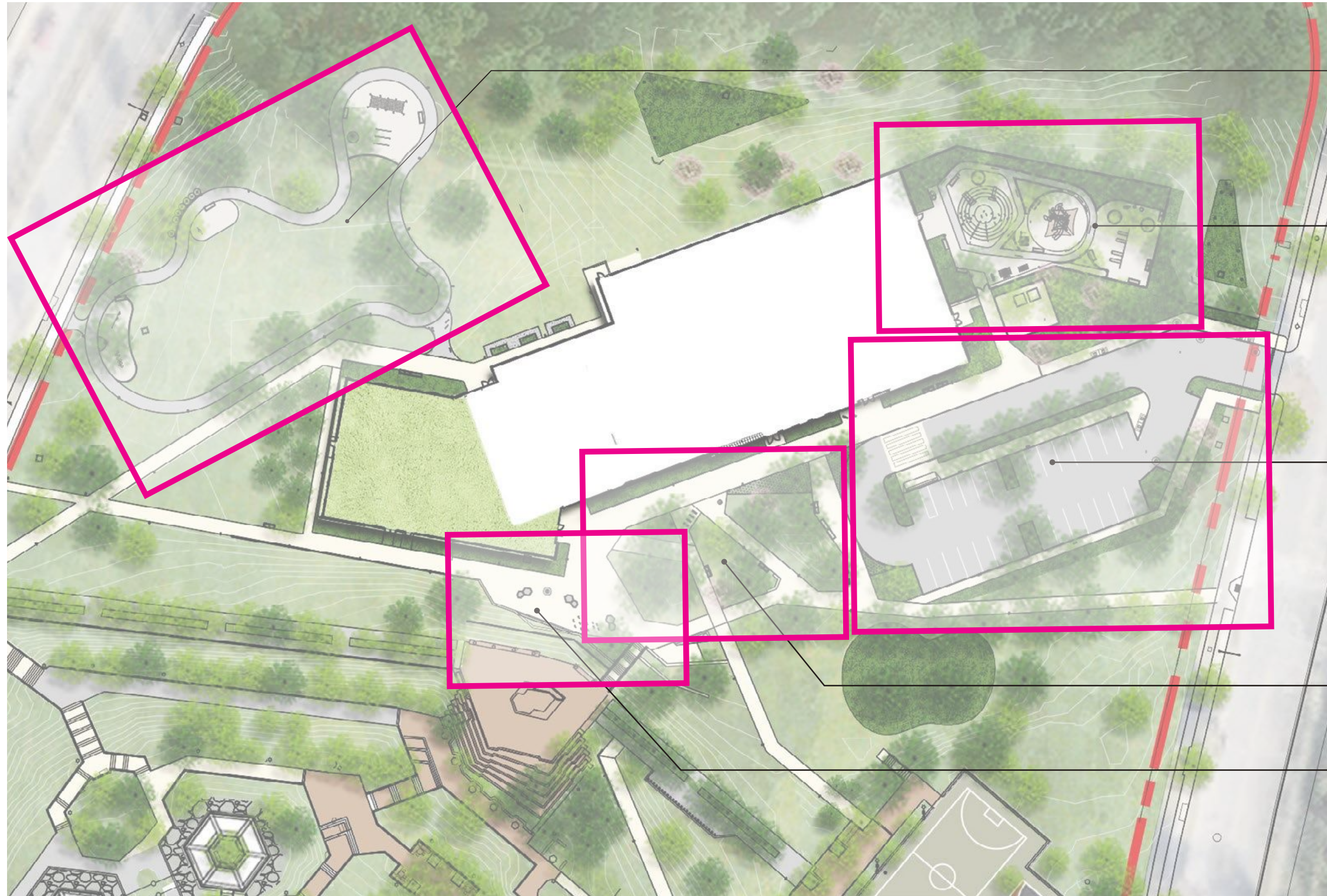
### NEW RECREATION & EARLY CHILDHOOD EDUCATION CENTER

- CONSTRUCT NEW COMMUNITY CENTER/ EARLY CHILDHOOD EDUCATION CENTER
- INTRODUCE NEW RAMP/STAIR ACCESS FROM EXISTING PARK TO THIS AREA.
- INTRODUCE NEW EARLY CHILDHOOD PLAYGROUND
- EXPAND COMMUNITY ACCESS
- INTRODUCE NEW WATER PLAY AREA
- INTRODUCE NEW ENTRY PLAZA
- INTRODUCE NEW SENSORY GARDEN
- IMPROVE SITE CIRCULATION; INTRODUCE INTEGRATED FITNESS TRAILS AND STATIONS
- LEVERAGE OPEN GRASS FIELDS FOR INFORMAL ACTIVE PLAY
- INTRODUCE NEW PLANTING AND SUSTAINABLE FEATURES
- ADDRESS DRAINAGE REMEDIATION AT THE COURTS



# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## PROPOSED PLAN - FOCUS AREAS



FITNESS LOOP AND FITNESS STATIONS

EARLY CHILDHOOD EDUCATION PLAYGROUND

NEW PARKING

PARK PLAZA

WATER PLAY AREA

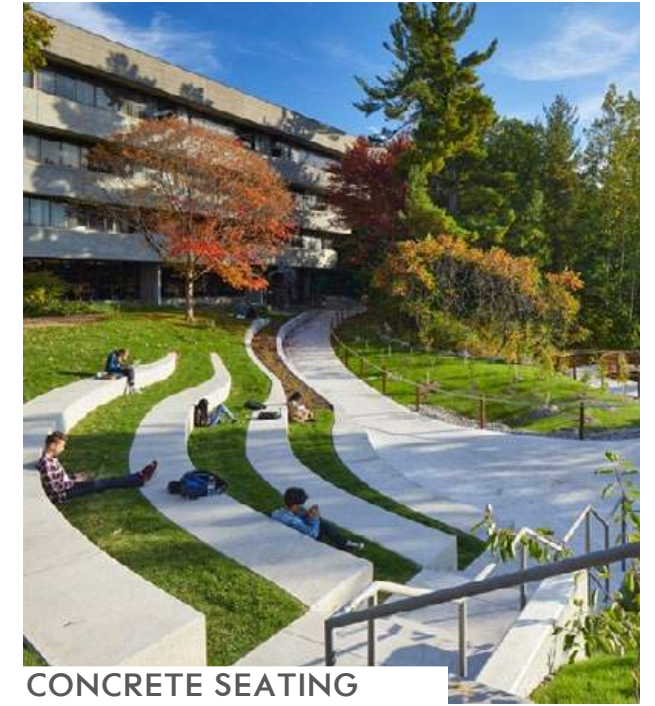
# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## PARK CONNECTIONS - DESIGN INTENT



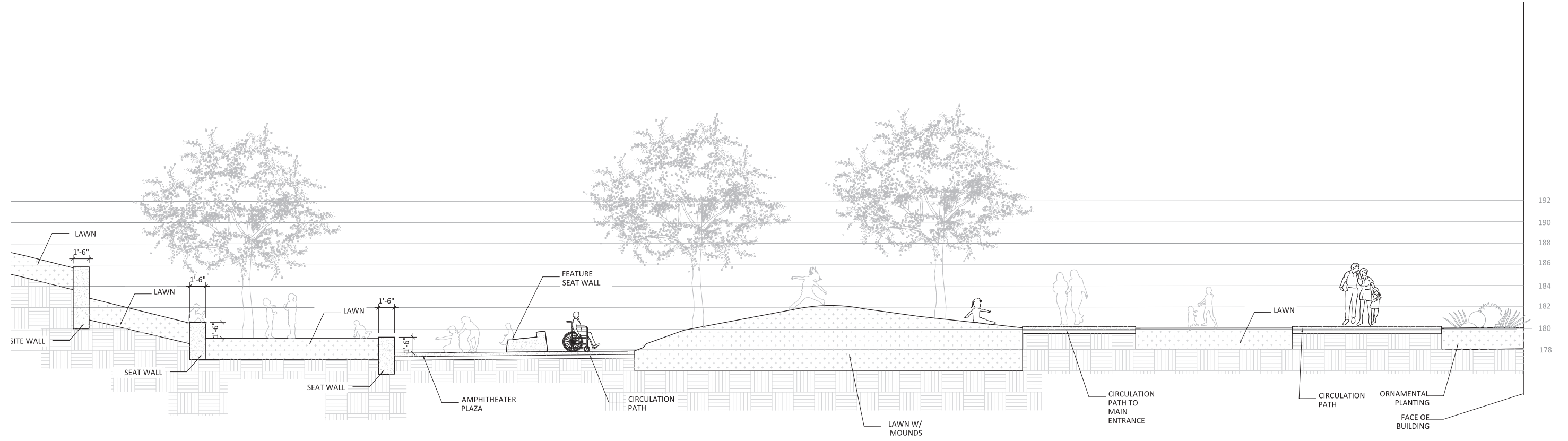
# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## PARK PLAZA



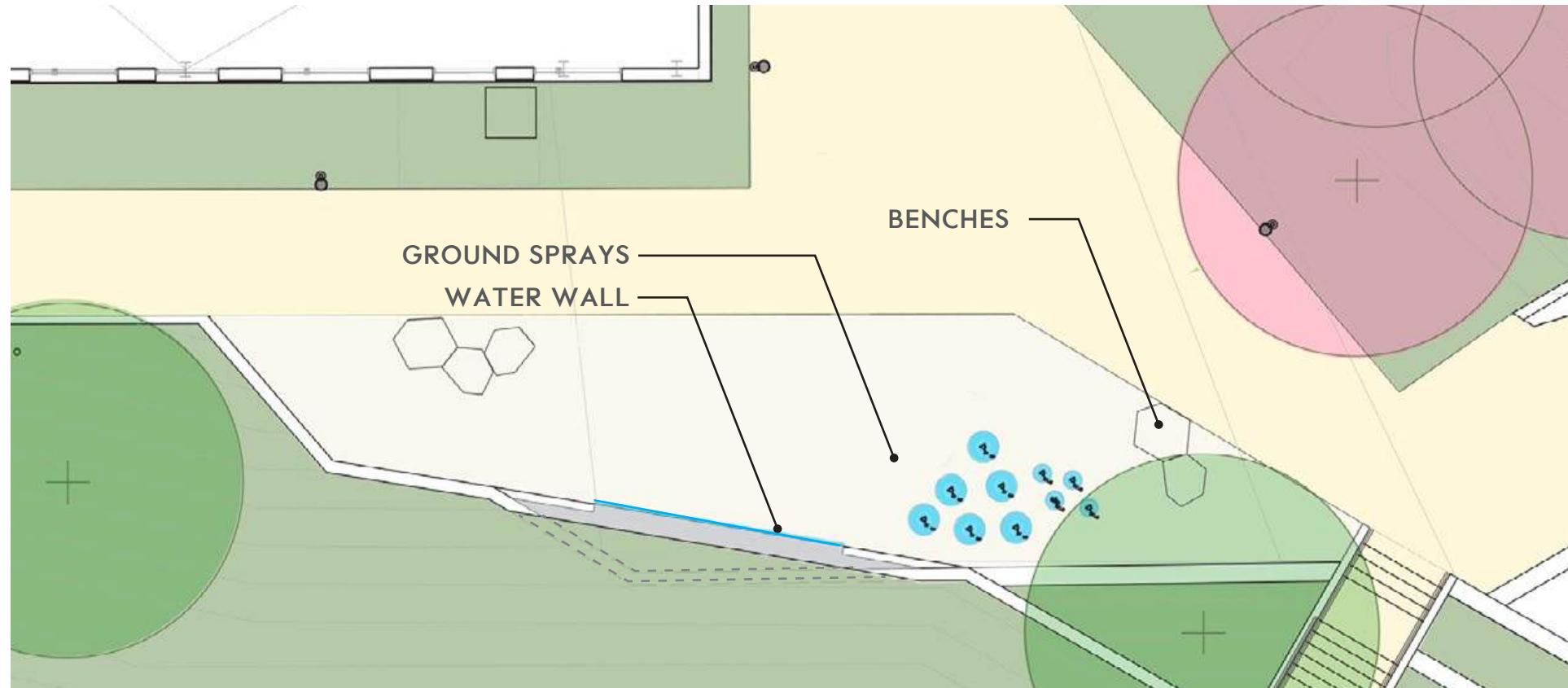
# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## PARK PLAZA - SECTION

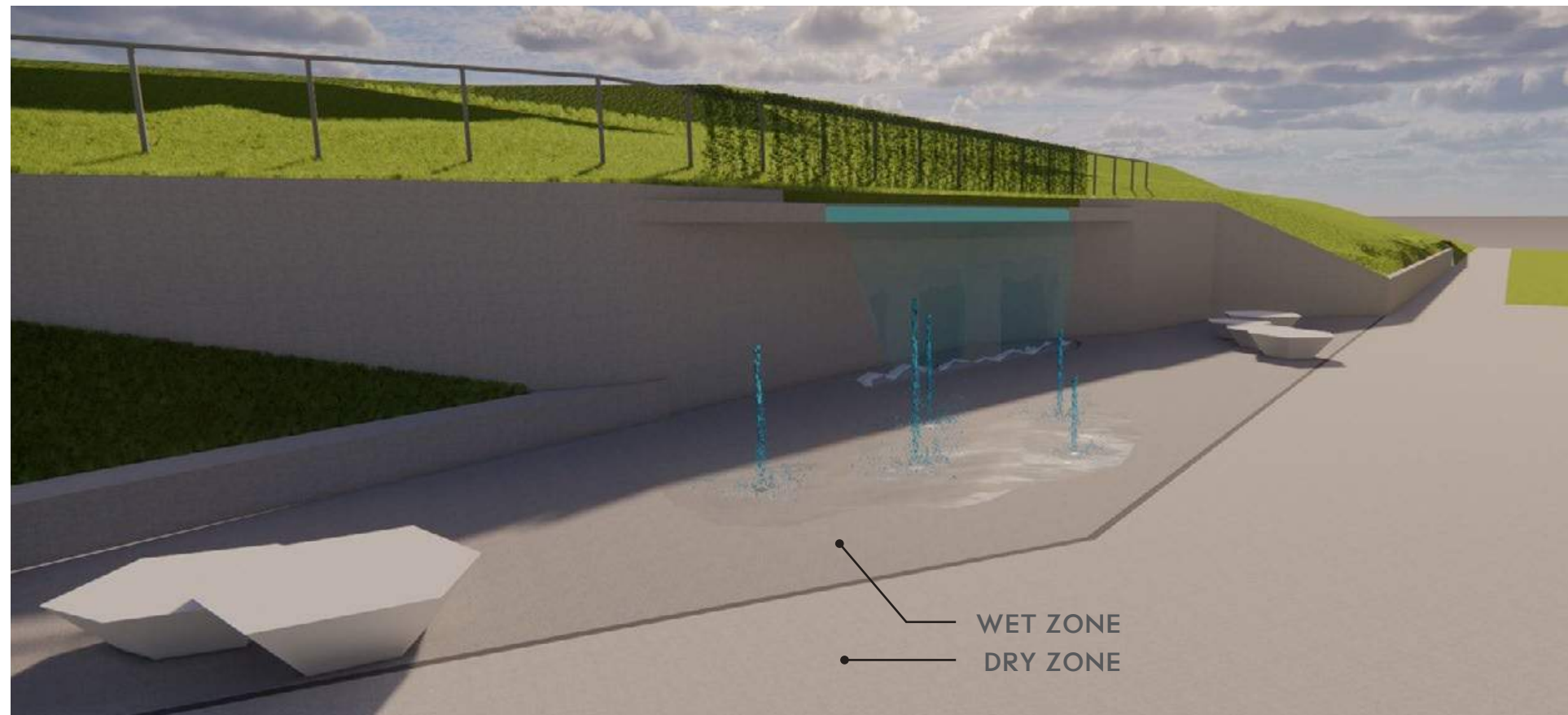


# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## WATER PLAY AREA



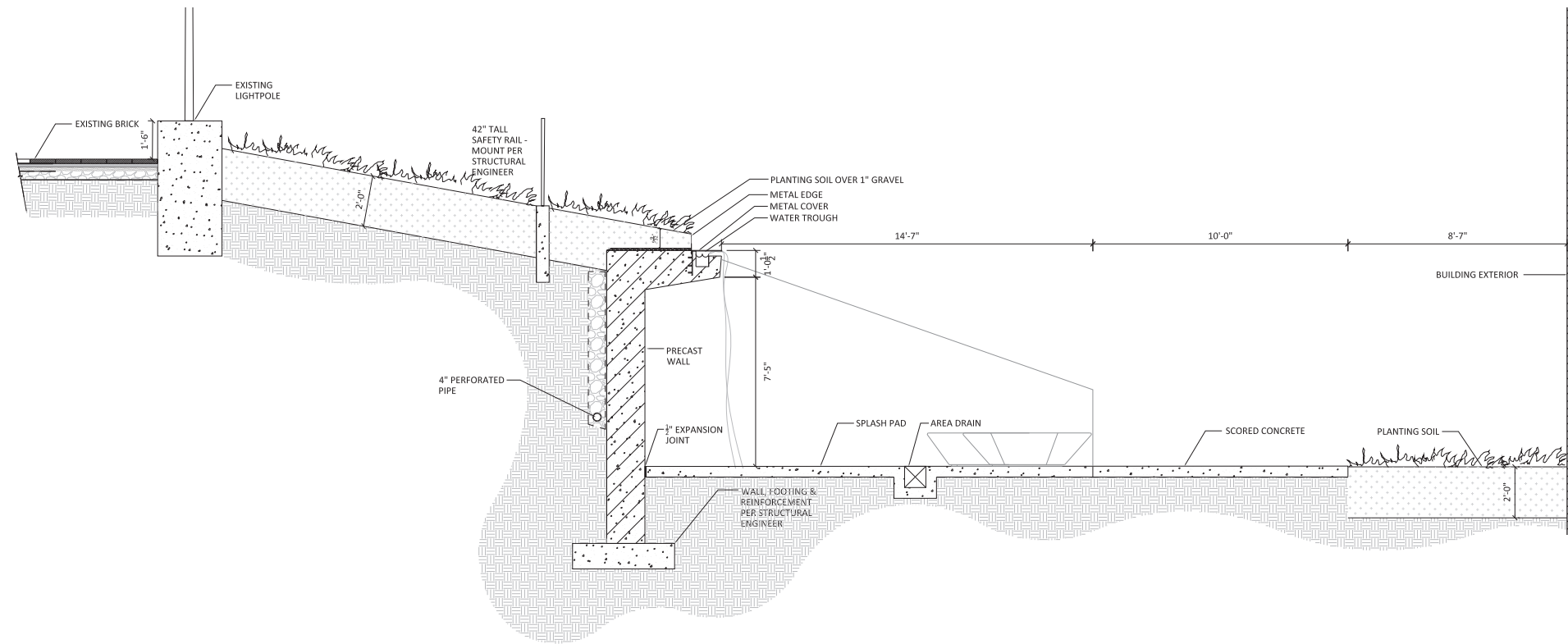
WATER WALL - EDGEWOOD PARK



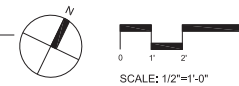
GROUND SPRAYS

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## WATER PLAY AREA - CONCRETE WALLS



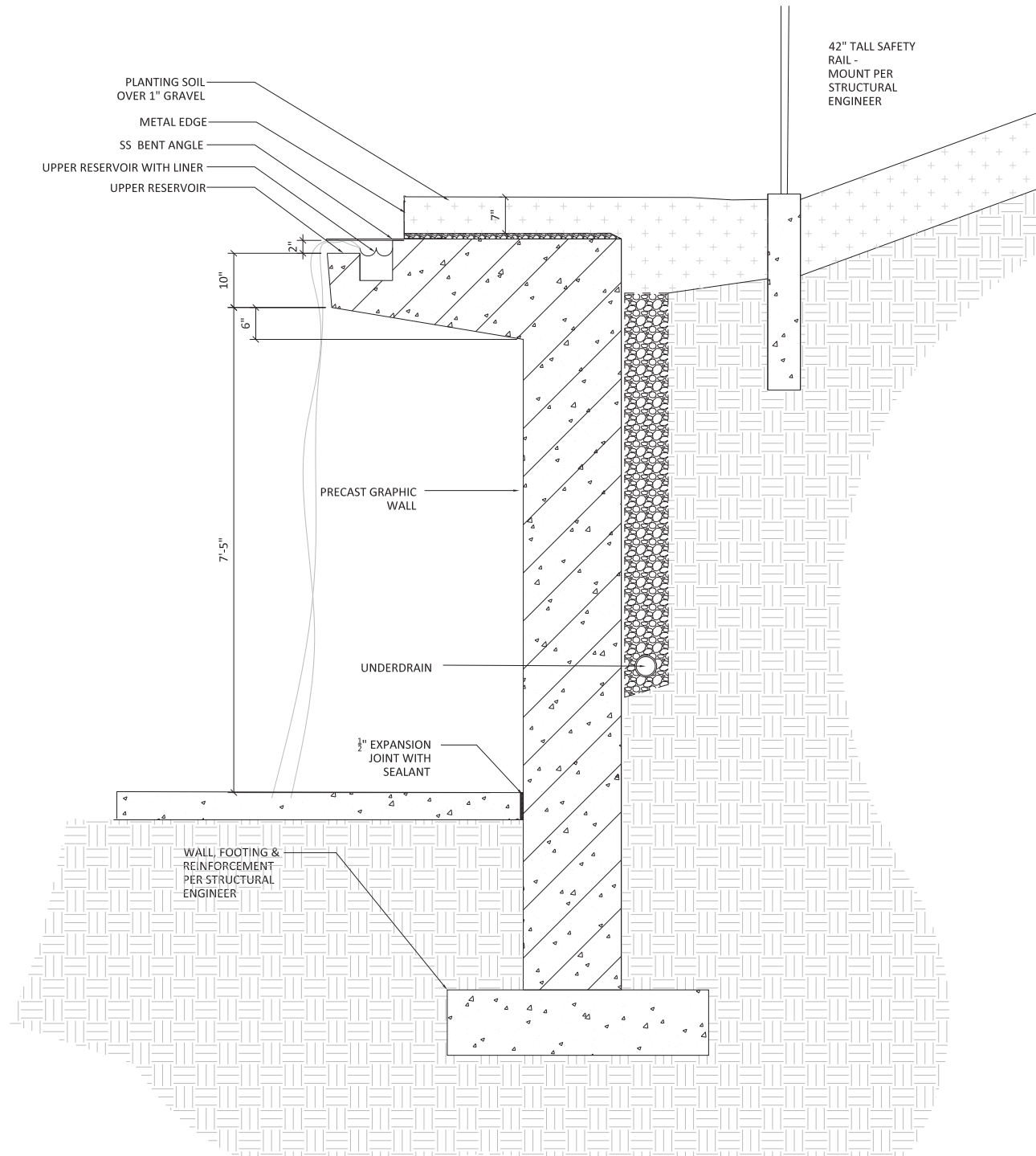
1 DETAIL - WATER PLAY - SECTION  
SCALE: 1/2" = 1'-0"



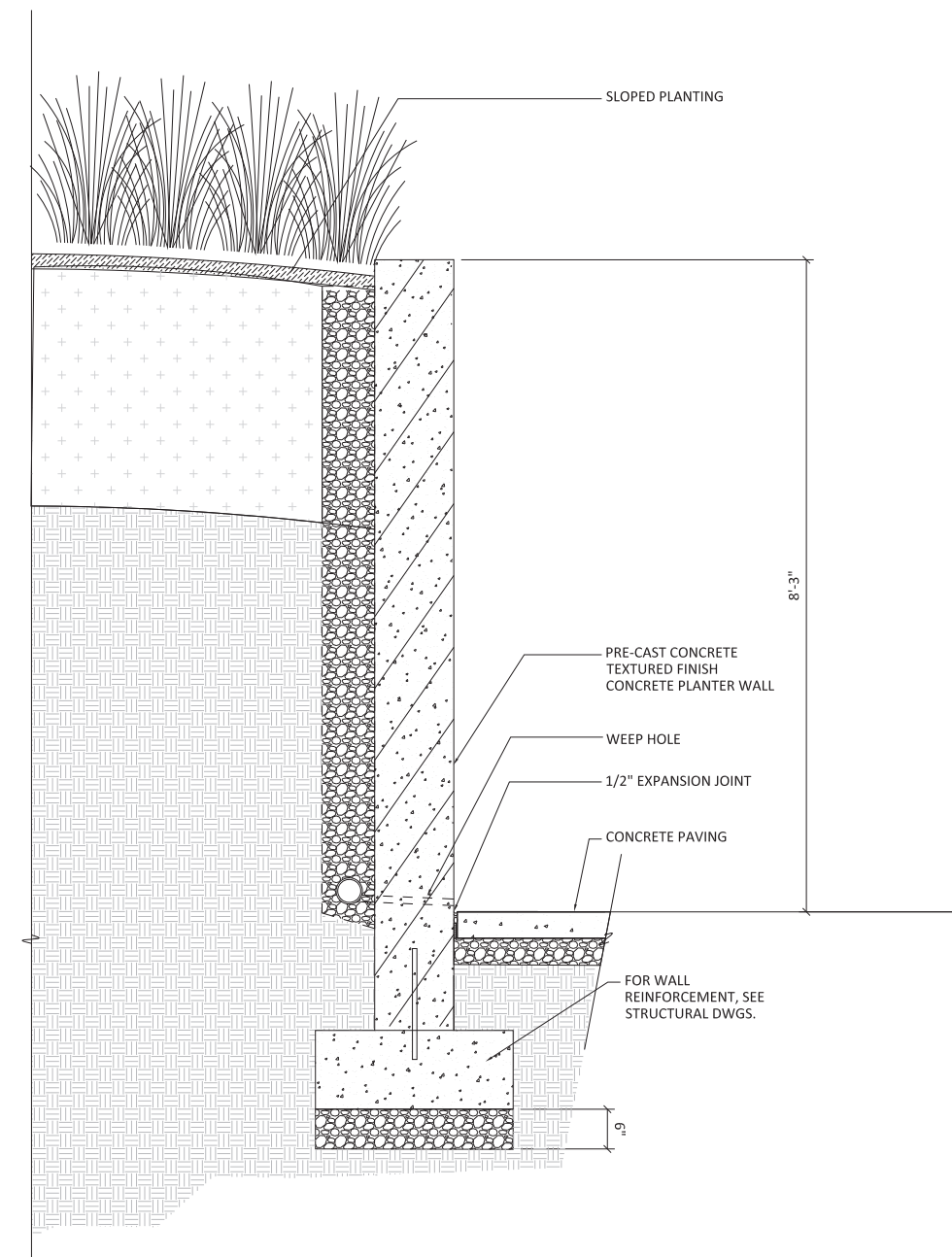
EX. TEXTURED CONCRETE WALLS TO MATCH; LOCATED AT THE EX. BATHROOM PAVILION AND OUTLOOK

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION

## WATER PLAY AREA - CONCRETE WALLS



1 PRE-CAST CONCRETE RETAINING WALL W/ WATERFALL @ WATER PLAY AREA  
1 1/2"=1'-0"



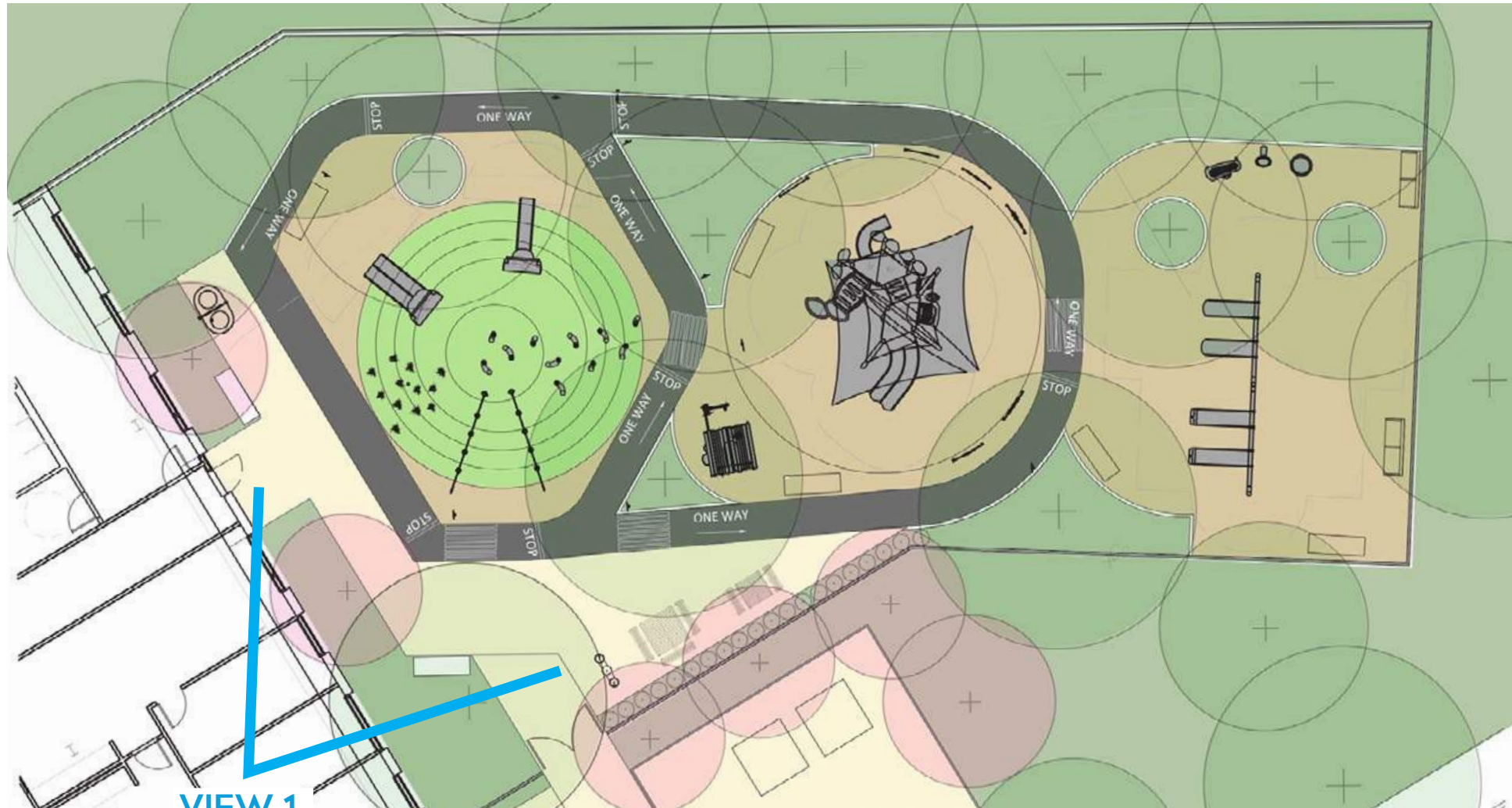
2 PRE-CAST CONCRETE RETAINING WALL @ WATER PLAY AREA  
1 1/2"=1'-0"

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## FITNESS TRAIL



# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION EARLY CHILDHOOD EDUCATION PLAYGROUND



VIEW 1



PLAY MOUND WITH HAND-HOLDS



CYCLE TRACK

# FORT LINCOLN PARK COMMUNITY CENTER - NCPC FINAL SUBMISSION EARLY CHILDHOOD EDUCATION PLAYGROUND

### VIEW 1



### KEY PLAN



### VIEW 2



**NEW PARKING**

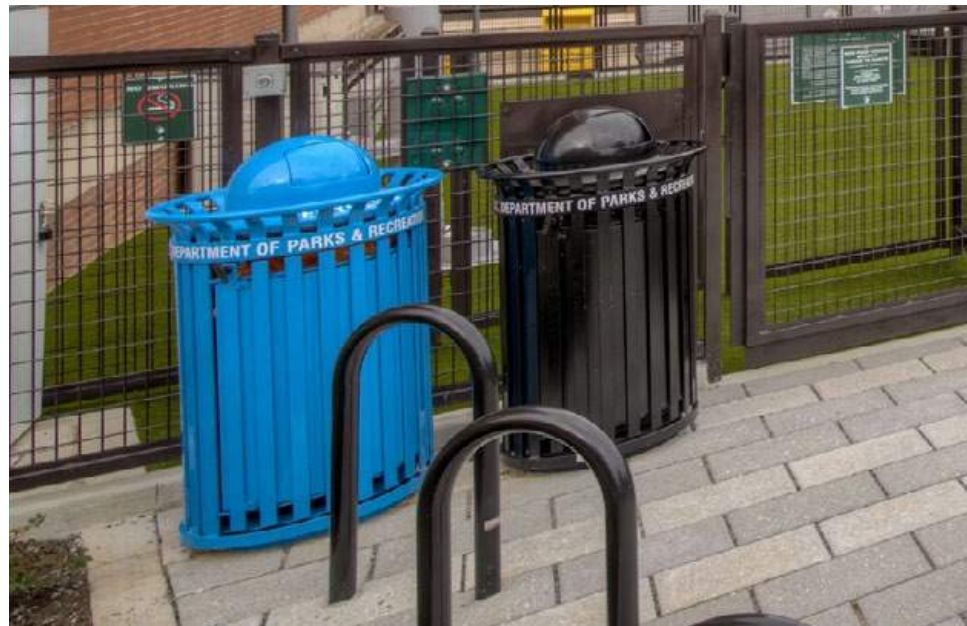


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## FURNISHINGS



BIKE RACKS TO BE SALVAGED AND INTEGRATED INTO NEW WALL



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## SIGNAGE



1. REGULATORY SIGNAGE



2. WAYFINDING



3. PARK NAME SIGN

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## PROPOSED SIGNAGE LOCATIONS



LEGEND



PARK HOURS [PH]



PLAYGROUND AGES 2-5 [2-5]



BASKETBALL COURT RULES [BR]



PARK NAME [PN]



WAYFINDING [W]



PLAYGROUND RULES [PGR]



PARK RULES [PR]



PLAYGROUND AGES 5-12 [5-12]



FITNESS STATION RULES [FR]



EXISTING PARK NAME [EPN]



INTERPRETIVE [INT]



WATER PLAY RULES [SPR]

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## OVERALL ELEVATIONS



SOUTH ELEVATION

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## OVERALL ELEVATIONS



WEST ELEVATION



EAST ELEVATION

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## OVERALL ELEVATIONS



NORTH ELEVATION