# TABLE OF CONTENTS

1. **PROJECT OVERVIEW**
   1.1 Project Summary 6
   1.2 Description of Agency 6
   1.3 Project Area Description 6
   1.4 Project Goals 6
   1.5 Project Schedule 6
   1.6 Project Cost Estimate 7
   1.7 Proposed Architectural Design 7
   1.8 Proposed Landscape Design 7

2. **OUTREACH & COORDINATION**
   2.1 Public Engagement 10
   2.2 Regulatory Agency Coordination 10

3. **PROJECT INFORMATION & DRAWINGS**
   3.1 Vicinity Map 14
   3.2 Site Analysis - Local Context 15
   3.3 Site Map 16
   3.4 Existing Site Plan - Photo Key Plan 17
   3.5 Existing Site Photos 18
   3.6 Proposed Site Plan 22
   3.7 Proposed Floor Plans 25
   3.8 Proposed Elevations 28
   3.9 Proposed Sections 30
   3.10 Renderings 31

4. **ENVIRONMENTAL & HISTORICAL CONSIDERATIONS**
   4.1 Historic Resources 42
   4.2 Natural Resources 43
   4.3 Flooding 43
   4.4 Stormwater Management 44
FORT DUPONT ICE ARENA

1. PROJECT OVERVIEW

1.1 PROJECT SUMMARY

The Fort Dupont Ice Arena is being resubmitted to CFA for Final Approval. The previously approved design - a two ice sheet solution that overlaid the existing footprint with a new sheet of ice and extended an elevated second sheet of ice perpendicularly to the west of the site was not feasible due to budgetary concerns. The overall goals of the project remain the same. This document includes documentation of the existing site conditions and context. The landscape and architecture designs are in direct response to the park, community, density, and culture of this site. The following describes the project’s history and its goals.

1.2 DESCRIPTION OF AGENCY

Fort Dupont Ice Arena was built as a bicentennial project in Fort Dupont Park. The ice rink was meant to serve the community and it continues to do so as the only indoor ice rink in the District of Columbia.

The management of the rink was transferred from the National Park Service to the Friends of Fort Dupont in 1996. The Friends group offers extensive opportunities to the surrounding community through hockey and figure skating programs, ice rentals to various hockey leagues and use of classrooms for community meetings and classes. The mission of the Friends of Fort Dupont is to “provide increased opportunity, education, and inspiration to the young people of Washington, D.C.” Through partnerships with nearly 80 local schools and camps, the arena works with over 2,000 children from Wards 7 and 8 a year and has over 10,000 skate touches a year at no cost to the participants.

Additional meeting spaces within the arena allow for computer training, community meetings and other support for the greater community. Fort Dupont Ice Arena is viewed as a safe place in the neighborhood where boys and girls can have positive learning experiences and interactions with their peers.

1.3 PROJECT AREA DESCRIPTION

The project area is located at the northern edge of Fort Dupont Park in Southeast Washington, DC. The existing building is nestled in a hill, with Ely Street SE to the north, the Washington Nationals Baseball Academy to the west and the the Park to the south. The topography east of the site rises steeply from west to east.

North of the site, across Ely Place SE, is a neighborhood of low-rise, low-density garden apartments.

1.4 PROJECT GOALS

The project is designed to address and maintain the goals of the Friends of Fort Dupont and the community at large. The goals are as follows:

- Maintain the views to the monumental center of the city
- Provide adequate parking to meet requirements of parking agreements with adjacent baseball academy and accommodate the parking needs of users who overwhelmingly arrive at the site by motorized vehicle
- Appropriately address the steep slope of the site with a program that requires a substantial swath of level space
- Provide increased ice space to support current program needs
- Improve ice sheet support spaces
- Design and construct in such a way to allow for future expansion of the facility

1.5 PROJECT SCHEDULE

<table>
<thead>
<tr>
<th>Milestones/Deliverables</th>
<th>Duration (Business Days)</th>
<th>Start</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Concept Design</td>
<td>35</td>
<td>1/4/2021</td>
<td>2/19/2021</td>
</tr>
<tr>
<td>3 DCRA Building Permitting</td>
<td>170</td>
<td>11/29/2021</td>
<td>7/22/2022</td>
</tr>
<tr>
<td>4 100% Construction Documents</td>
<td>50</td>
<td>7/25/2022</td>
<td>9/30/2022</td>
</tr>
<tr>
<td>5 Demolition</td>
<td>120</td>
<td>5/1/2023</td>
<td>10/13/2023</td>
</tr>
<tr>
<td>6 Construction Set</td>
<td>10</td>
<td>8/29/2022</td>
<td>9/9/2022</td>
</tr>
<tr>
<td>7 Construction</td>
<td>378</td>
<td>10/16/2023</td>
<td>3/26/2025</td>
</tr>
</tbody>
</table>

Design
Construction
1.6 PROJECT COST ESTIMATE

The total budget for the project is $39,125,000. Its funding has been approved by the District of Columbia City Council.

1.6 PROPOSED ARCHITECTURAL DESIGN

The current proposed design of the new ice-skating facility at Fort Dupont Ice Arena will include a new single NHL-size ice sheet as well as expanded locker facilities, support facilities, and a community meeting room. The revised design eliminates the previously planned second ice sheet above the existing surface parking lot and the locker rooms supporting the second rink. The second rink was eliminated to meet budgetary requirements; however, the updated design still meets the overall goals of the project: to provide a modern skating facility to serve the residents of the District, specifically the residents of Wards 7 and 8. The revised design allows for the potential of a future second rink, should funding become available.

The design of the Fort Dupont Ice Arena combines a comfortable residential scale with simple, clean detailing to complement the surrounding neighborhoods and open space. The overall form is organized with the main entry on grade towards the street front, with the ice rink and most user and support spaces nestled into the top hill, similar to the existing facility. The ice rink and support spaces receive an energy efficient insulated metal panel wall system of varying textures, with slots of curtainwall from floor to ceiling to give a unified look to the building. The main entry, lobby, and public spaces are enclosed in a frosted glass “jewel box” set into a board-formed concrete base. Users enter the vestibule and ascend to the main level either up the elevator or by way of a grand stair to the main Lobby. The Reception desk at the top welcome’s guests entering the Lobby. The layout of the floor plan is carefully planned to allow clear views from the Reception desk into the numerous activity spaces to present a lively and active atmosphere as well as easy control by the staff. The extensive glazing has a white ceramic frit pattern that gradients to clear near eye level to permit west-facing views of the Capitol, and to give a sense of openness at the Lobby where users enter and congregate.

The ceiling in the main Lobby is a wood veneer acoustic baffle system to add warmth to the space and control sound. The ice rink will be exposed, light painted steel structure with a low-e ceiling and metal decking to augment the indirect lighting and provide a brighter space for activities. While a second ice sheet is not a part of the project, the possibility of a future expansion has been accommodated in the design. It is anticipated that a second ice sheet would be elevated over the parking lot, and the new construction would be adjoined along the west façade.

1.7 PROPOSED LANDSCAPE DESIGN

The surrounding neighborhood consists of garden apartments to the north and Fort Dupont National Park to the south. The adjacent portion of the park is not easily accessible from the site. There are no active trails in this area that connect with the larger Fort Circle Trail network.

The narrative created with the landscape bridges the site from the residential scale on the north side of the site at Ely Place SE to the dense wood at the south. Native grasses and trees are proposed at the curb to give a more diversified ground plan than the existing turf. Parking islands are planted with similar trees and grasses to diminish the perceived scale of the parking lot and provide a visual reference back to Fort Dupont Park.
2 OUTREACH & COORDINATION
2. OUTREACH AND COORDINATION

2.1 PUBLIC ENGAGEMENT

- Community Meeting April 15, 2021
- Advisory Neighborhood Commission 7F December 21, 2021

2.2 REGULATORY AGENCY COORDINATION

- Commission of Fine Arts Meeting July 15, 2021 Approved (Concept)
- Historic Preservation Review Board Meeting September 23, 2021 Approved (Concept)
- DC DDOT Public Space Committee Meeting January 27, 2022 Approved
- National Capital Planning Commission Meeting February 3, 2022 Approved (Concept)
- Commission of Fine Arts Meeting September 15, 2022 TBD
- Historic Preservation Review Board Meeting September 22, 2022 TBD
- National Capital Planning Commission Meeting September 1, 2022 TBD
3 PROJECT INFORMATION & DRAWINGS
FORT DUPONT ICE ARENA

3. PROJECT INFORMATION AND DRAWINGS

3.1 - VICINITY MAP

Project Site
3.2 - SITE ANALYSIS - LOCAL CONTEXT
EXISTING SITE SURVEY PLAN

3.4 - EXISTING SITE PLAN - PHOTO KEY PLAN
FORT DUPONT ICE ARENA

1. EXISTING BUILDING ENTRANCE
2. VIEW EAST TO EXISTING
3. VIEW WEST TO BASEBALL ACADEMY
4. VIEW WEST ON ELY
5. VIEW INTO FORT DUPONT PARK FROM PROJECT
6. VIEW EAST ON ELY

3.5 - EXISTING SITE PHOTOS
3.5 - EXISTING SITE PHOTOS

MAIN ENTRANCE GATE, ELY PL ST

EAST GATE, ELY PL ST

WEST GATE, KIMBALL PLAYGROUND

ASPHALT PARKING LOT

ASPHALT PARKING LOT AND SIDEWALK

ASPHALT PARKING LOT LOOKING NORTH

EXISTING TRENCH GRATE

EXISTING TRENCH GRATE

EXISTING BIORETENTION AND TREE PITS
3.5 - EXISTING SITE PHOTOS
3.5 - EXISTING SITE PHOTOS

INTERSECTION ELY PLACE & MINNESOTA AVE.
INTERSECTION ELY PLACE & ANACOSTIA RD, SE
ELY PLACE, SE AT THE BASEBALL
ELY PLACE, SE AT THE FORT DUPONT ICE ARENA
37TH PLACE VIEW SOUTH TOWARDS FORT DUPONT PARK
ELY PLACE & 37TH PLACE
3.6 - PROPOSED SITE PLAN

- Install new ADA accessible sidewalk ramp
- Install new crosswalk striping
- Existing asphalt parking to remain
- Existing wooden retaining wall to remain
- New location for the relocated Capital Bikeshare station: size 45' x 7.5'
- New parallel ADA ramp
- Single corner ramp to provide access to the east and south due to utility pole and guy wire obstruction
- New tree space - all tree work is being coordinated with D.C. Urban Forestry
- Fill in missing pavement to provide a minimum 4' wide walkway
- Repair the existing driveway entrance
- Existing wooden retaining wall to remain
- New segmental retaining wall
- New gravity conc. retaining wall
- New tree planting - see landscape plans for more information
- Existing location area to remain until permitting of existing parking lot completion
- Single project existing site protection during construction
- New flag transformer

SITE PLAN KEY NOTES

NOTE: See landscape plans for additional information for landscape, hardscape details and furnishings, site furnishings, etc.

- Existing wooden retaining wall to remain
- New bio-retention or new grass pavers
- Install new concrete pavement
- New building
- Permeable pavement
- New porous asphalt pavement
- New full depth asphalt pavement
- New gravity conc. retaining wall
- New gravity segmental retaining wall

SITE PLAN LEGEND

- New building
- New brick paving
- New bio-retention or new grass paver
- Install new concrete pavement
- Permeable pavement
- New full depth asphalt pavement
- New gravity conc. retaining wall
- Gravity segmental retaining wall

3779 ELY PLACE, S.E.
FORT DUPONT ICE ARENA
NEW BUILDING
F.F.E. = 130.00
STAIRS WITH HANDRAIL

KEY:
NEW VEHICULAR AS-CONCRETE PAVERS
POURED IN PLACE CONCRETE PERMEABLE PAVERS

3.6 - PROPOSED SITE PLAN - DETAIL
FORT DUPONT ICE ARENA

LEVEL 1
130' - 0"

LEVEL 2
142' - 0"

T. O. STEEL
156' - 6"

BOARD-FORMED CONCRETE
RETAINING WALL

REVEAL

INSULATED METAL PANEL,
RIBBED PROFILE

INSULATED METAL PANEL,
FLAT PROFILE

ALUMINUM FRAMED CURTAINWALL WITH
1-1/8" IGU WITH CLEAR GLAZING

SSG HORIZONTAL JOINT

7" RECTANGULAR EXTENSION
ON VERTICAL MULLIONS, TYP

METAL COPING

7" RECTANGULAR EXTENSION
ON VERTICAL MULLIONS, TYP

T. O. STEEL
156' - 6"

LEVEL 1
130' - 0"

LEVEL 2
142' - 0"

BOARD-FORMED CONCRETE

INSULATED METAL PANEL,
FLAT PROFILE

INSULATED METAL PANEL,
RIBBED PROFILE

ALUMINUM FRAMED CURTAINWALL WITH
1-1/8" IGU WITH SILKSCREENED CERAMIC
GRADIENT FRIT PATTERN

METAL COPING

7" RECTANGULAR EXTENSION
ON VERTICAL MULLIONS, TYP

ALUMINUM FRAMED CURTAINWALL WITH
1-1/8" IGU WITH CLEAR GLAZING

SSG HORIZONTAL JOINT

METAL COPING

7" RECTANGULAR EXTENSION
ON VERTICAL MULLIONS, TYP

T. O. STEEL
156' - 6"

LEVEL 1
130' - 0"

LEVEL 2
142' - 0"

BOARD-FORMED CONCRETE

ENTRANCE CANOPY

3.8 - OVERALL BUILDING ELEVATIONS

NORTH ELEVATION

1" = 30'-0"

WEST ELEVATION

1" = 30'-0"
ALUMINUM FRAMED CURTAINWALL WITH 1-1/8" IGU WITH SILKSCREENEED CERAMIC GRADIENT FRIT PATTERN

7" RECTANGULAR EXTENSION ON VERTICAL MULLIONS, TYP.

SSG HORIZONTAL JOINT

ALUMINUM FRAMED CURTAINWALL WITH 1-1/8" IGU WITH CLEAR GLAZING

BOARD-FORMED CONCRETE

INSULATED METAL PANEL, FLAT PROFILE

1/2" REVEAL EVERY 5 FEET, TYP.

METAL COPING

INSULATED METAL PANEL, RIBBED PROFILE

METAL COPING

INSULATED METAL PANEL, FLAT PROFILE

1/2" REVEAL EVERY 5 FEET, TYP.

GUTTER

1" = 30'-0"

STANDING SEAM INSULATED METAL ROOF PANEL

0 60'30'15'8'

Scale: 1" = 30'

EAST ELEVATION

1" = 30'-0"

3.8 - OVERALL BUILDING ELEVATIONS
3.10 - RENDERING - BIRD’S EYE VIEW FROM SOUTHEAST
3.10 - RENDERING - BIRD'S EYE VIEW FROM NORTHWEST
3.10 - RENDERING - VIEW LOOKING SOUTHWEST FROM ELY PL, SE
3.10 - RENDERING - BIRD’S EYE VIEW LOOKING EAST
FORT DUPONT ICE ARENA

3.10 - RENDERING - VIEW LOOKING EAST FROM PARKING
4 ENVIRONMENTAL & HISTORICAL CONSIDERATIONS
4. ENVIRONMENTAL AND HISTORICAL CONSIDERATIONS

4.1 HISTORIC RESOURCES

The existing Fort Dupont Ice Arena was constructed in the summer of 1976. Unfortunately, the current facility no longer meets the needs of the users. Its systems are outdated and in disrepair, and the overall square footage is less than what is required for current and projected program needs. The DC Historic Preservation Office (SHPO), through the District Determination of Eligibility (DOE) process, determined that the existing building is not eligible for listing in the National Register of Historic Places, the DC Inventory of Historic Sites, or the local registers of historic buildings. For these reasons, it will be demolished to make way for a new structure that meets the need of the community.

Figure 4.1 West, North and South Elevations, Ft. Dupont Ice Rink, 1974. Friends of Ft. Dupont, Inc.

Figure 4.2 First Floor Plan, Ft. Dupont Ice Rink, 2001 Addition. Friends of Ft. Dupont, Inc.

Figure 4.3 First Floor Plan, Ft. Dupont Ice Rink, 1974. Friends of Ft. Dupont, Inc.
4.2 NATURAL RESOURCES

The immediate site contains a number of Honey Locust trees along the west side of the existing building facing the parking lot. These will be removed as part of the proposed project. There are some larger trees on the north side of the building, facing on Ely Place, including a Sweetgum and a number of Scarlet oaks. Additionally, there is a row of London plane trees along Ely Place in front the parking lot.

The area just beyond the site to the south, in Fort Dupont Park, is heavily wooded with a variety of mature and smaller trees.

4.3 FLOODING

The Fort Dupont Ice Arena is more than ½ mile outside of the 100-year Flood Hazard Area per the DC Department of Energy and Environment’s Flood Risk Management Map. This project does not impact a wetlands area.
1. Infiltration practices should not be installed until all up-gradient construction is completed and pervious areas are stabilized with dense and healthy vegetation, unless the practice can be kept off-line so it receives no runoff until construction and stabilization are complete.

2. All areas proposed for infiltration practices shall be fully protected from sediment intrusion by silt fence or construction fence.

3. Keep the infiltration practice off-line until the construction is complete.