Comprehensive Master Planning Report for
the Renovation and Addition to
the Guy Mason Community Center
Glover Park, District of Columbia
September 8, 2008
for
Department of Parks
and Recreation
WASHINGTON, DC
Prepared by
SORG

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I. EXECUTIVE SUMMARY

History

Nestled between the lively Commercial District along Wisconsin Avenue and the residential grounds of the Vice President is the Guy Mason Community Center. This established neighborhood gem has been providing local and district-wide residents a variety of community activities since the mid 1950's. Constructed in 1902 as the part of the Georgetown Poor House, an Industrial Home Complex, the center served as a school house until 1954 when the Navy expanded the grounds of the US Naval Observatory. Ted Pochter of the Department of Parks and Recreation persuaded the Navy and the then commissioner of parks, Guy Mason, to convert the schoolhouse into what we now know as the Guy Mason Recreation Center.

While the park grounds continuously undergo amenity upgrades, the community center's aging infrastructure, deficient regular maintenance, and non-compliance with accessibility standards necessitate a timely renovation.

The District's Department of Parks and Recreation, in a collaborative effort with the residents' of Glover Park, the Renovation/Addition Project Team headed up by Sorg Architects, provide this report as comprehensive master plan to ensure this neighborhood cornerstone remains a permanent retreat for the Glover Park neighborhood and the District of Columbia.

Project Purpose

The District's Department of Parks and Recreation (DPR) now lead the effort to renovate and expand the Guy Mason Recreation Center. Along with the aging building, the park grounds are being evaluated for future use and potential improvement. The Project Team consists of Sorg Architects, the Landscape group Slater Associates, and DPR. Together they are facilitating future program development through a series of community meetings. This approach ensures a voice for those who know Guy Mason best; it's users. The culmination of this effort is this Comprehensive Master Plan Proposal for the future of the Guy Mason Community Center and will springboard to the next phase - implementation of design and construction.

II. PROJECT LOCATION

The Site

The Guy Mason Community Center, known by the neighborhood simply as Guy Mason, is bordered by the walkable, neighborhood-serving Glover Park Commercial District to the west, an established residential community to the north, the grounds of the Vice President of the United States to the east, and an upscale grocery store to its south. Guy Mason has been providing its Glover Park residents with a variety of community activities since the mid 1950's.

Infrastructure Analysis

Guy Mason is accessible via multiple transportation alternatives. Travel methods include Metrobus, pedestrianism, and personal automobile. Unfortunately, there is no Metrorail station within a reasonable walking distance. This limits park and center use region wide. However, by not having immediate Metrorail access, Glover Park has been able to maintain a smaller scale neighborhood atmosphere. This is contrary to the regional influx observed in Georgetown to the south and its northern neighbors Cleveland Park and Van Ness.

Demographics

The Glover Park neighborhood has been historically regarded as a stable, attractive community consisting of primarily single-family homes. Recent trends, provided by the 2000 Census suggest a changing trend. Within a half-mile radius from Guy Mason, the census data identifies more than 50% of this urban area's population as ages ranging 20-35 years. Expanding the range through 55 years of age, the percentage jumps to almost 70%. This is evident as seen in the current types of retail, restaurant, and support services offered along Wisconsin Avenue. Furthermore, approximately 75% of these residents are non-family households and over 50% are persons living alone. The Census statistics identifies only 27% are family households and only a little more than a quarter (28%) of Glover Park residents have been in the same home for the past five years. The high-end, market-rate condominiums located on the northeast corner of Calvert and Wisconsin as well as those west and south along Wisconsin support this trend.

The follow pages illustrate the project location, current site access, and parking options.

Project Location Map

III. RECREATION CENTER ASSESSMENT

Historical Significance

The Guy Mason Recreation Center and park grounds have been in existence for over 100 years. Over this time much of the Glover Park area has developed while preserving this neighborhood retreat. During this pre-design process, the Project Team researched the architectural significance of the community center and site identifying those elements worthy of preservation and restoration. Based on stringent renovation standards provided by the National Parks and Recreation Department and opposition guided by the Guy Mason users, this building and park will not be submitted for listing in the National Register of Historic Places. While this site has history and is the second oldest buildings in Glover Park, the community's is focused towards making the right and necessary changes meet the current and future needs of the community.

Community Process

The strength of Glover Park lays large-in-part to its strong network of community activism. "The Advisory Neighborhood Committee (ANC 3B), well-organized Citizen Associations, and involved residents are actively involved in community affairs. These groups shape local land use and development decisions, and provides guidance on a wide range of issues relating to transportation, community services, public safety, and other long-range planning concerns" (Comprehensive Plan: District Elements). This Comprehensive Master Plan is no exception. Through a series of open community meetings invaluable information was provided by local residents and concerned citizen groups. The information gained developed from a kick-off questionnaire, brainstorming sessions, and design development discussions. The goal for continuous community involvement is to ensure the future of Guy Mason will fit the needs of those who use and will continue to use the center and park. Each meeting's presentation information has been uploaded to the DPR website ***http://dpr.dc.gov/dpr/cwp/view,a,1239,q,640734.asp*** and is also provided in this report's appendix. As the project shifts from design development through to construction, the web site will be continously updated.

IV. EXISTING CONDITIONS ASSESSMENT

Park Use and Features

The activity areas of the existing park are heavily used by a wide age range of users from toddlers accompanied by parents and nannies, to young adults using the play court for street hockey, to seniors and older adults who enjoy the fragrance gardens and the dog park as a social gathering spot.

During the daylight hours in the late morning and early afternoon, there is a large contingent of nannies and parents who make the trek to the playground area and the sport court which the children use for a big wheel racetrack. These users have special needs in terms of access since they have food, toys, and care giving apparatus that must be brought with them down the stairs or steep slope. In the evening hours, the nannies are replaced with young parents. Both of these groups need shade, water, and a place to sit while they watch the children.

During the late afternoon and evening hours, there are young adults and teenagers who come to the park for street hockey and baseball. The lighting on the ball field provides extended use after dark.

There is constant use of the "dog park" from early morning well into the evening. Throughout the daylight hours and into early evening, people can be found walking through the park, and making use of the outdoor seating and picnic areas. With so many park users, there is almost always someone there to keep an eye on things and provide an added level of security in addition to the Community Center staff.

Recreation Center - Exterior

The Guy Mason Community Center, constructed in 1902, is a two-story with full basement masonry symmetrical structure. Originally constructed as an Industrial Home School, the configuration and structure is similar to other school buildings constructed in the District during that time. The building north, west, and east facades are composed of double-hung painted aluminum windows with precast sills. The south facade, and building's main entrance, is more ornate. Painted, wooden columns and entabulature frame the entrance doors while a large, multi-paned arched window provides light into the circulation core. Two fixed, narrow picture windows filter light into the stairwells. The building is crowned with its original, painted wood cornice and it's gabled roof was recently repaired its asphalt shingled roof. The dormers on the north and south facade are fitted with operable louvers to vent the attic.

Façade concerns mainly include window, door, and corresponding frame construction as well as water infiltration problems though out the masonry structure. The existing wood window frames show evidence of splitting, chipping, and water damage. The introduction of window air conditioning units have added additional damage to the frame and mortar deterioration. It appears some replacement of the windows have been performed but complete replacement is necessary to make a signifigant impact on energy efficiency. Gutters and downspouts appear to be in fair condition and the Project Team has been informed there was recent repair work done to the asphalt, shingle roof. There is, however, evidence of cracks throughout the masonry and inappropriate repair work which has compounded moisture related issues. It is recommended crack monitors be used to determine if there is continuous movement and all water infiltration problems be corrected. Exterior woodwork repairs should include but not be limited to repair and repainting of the columns, entablature, and trim. Stone stairs leading to the main entry are in good condition and do not require attention.

Recreation Center - Interior

The main and only entrance to the recreation center is located on the building's south side and is adjacent to a vehicular drop-off. The entry door opens into a large, open circulation core used to access all three floors. This core does not meet current life safety code for egress requirements and is in need of rehabilitation. The basement contains the mechaincal, main restroom facilities, and arts and craft classrooms. These programmed areas appear to have been modified over the years to meet changing mechanical, electrical and ventilation requirements. Such modifications present major deficenies in life safety, ADA access and ADA compliant restroom faciliites.

The first floor houses administrative offices, a kitchen, and multi-use space. It is evident storage space is inadequate as one of the multi-use rooms is consumed with various tables, sports equipment, and miscellaneous boxes. The kitchen, while used mainly by staff, does not meet the current needs of the community. The second floor is largly consumed with the assembly hall and elevated platform. While this area serves many functions, the platform has only been used for seasonal storage. The other rooms on the second floor are for painting storage and additional office space. The storage is inadequate for proper paint material storage and the office is inaccessible for the majority of the time.

This building is not handicapped accessible and restroom facilities are insufficent and outdated. Storage is limited and often encroaches into hallways and classroom space. Classroom acoustics are another concern as wall, floor, and ceiling materials do not provide the right sound absorption for each program use. Classes which require little to no noise are often interrupted by other, more lively programs occuring down the hall or on another floor.

Exisiting Park Use and Features are provided in the Natural Resource Assessment section.

Existing Recreation Center Images

Guy Mason Entrance

North Lawn and 9/11 Memorial Bench

Emergency Exit Door

Assembly Hall & Stage

Painting Storage Room

Circulation Core- Information Board

Metals, Glass, and China Studio Space

Kiln Room Ventilation Fan & Deciated Electrical Panel

Conjested Storage Area

Motorized Chairlift

Pottery Room- Exit Door

Men's Restroom Facilities

V. NATURAL RESOURCES ASSESSMENT

Existing Park Functions

The outdoor facilities at the Guy Mason Community Recreation Center are unique in providing a multi-use area for both passive and active recreational activities, as well as offering a distinctly park-like experience in an otherwise urban setting.

The greatest natural resource present on the site is the many shade trees, of which several are of a size that projects their age at 60+ years. In general, urban trees such as those present at the Guy Mason site cool the air, provide shade, remove carbon and sulfur-dioxide pollutants from the air, and absorb storm-water runoff. Studies have also shown the presence of mature trees to increase property values, increase consumer spending, and improve the physical and mental well-being of those who see them on a daily basis.

The majority of the trees at the Guy Mason Community Center are Red Oaks, with some Maples and several flowering trees scattered throughout the site. Most notable are the Red Oak at the bottom of the staircase on the west edge of the site (near the playground), the Red Oak on the north side of the sidewalk west of the drinking fountain, and the two Red Oaks directly south of the existing sport court. These trees, along with the two mature trees inside the playground area, provide much needed shade for the pedestrian corridor and the playground and sport court.

Also important to the site is the line of Red Oaks near the top of the hill along Wisconsin Avenue. These trees provide a visual boundary for this edge of the park, and act as a buffer between the ball field and the busy main street activity on Wisconsin Avenue. These shade trees also help maintain the character of the park by partially blocking views of the Wisconsin Avenue buildings from within the park.

On the north side of the site, several commemorative trees are a planned natural resource that adds significant cultural value to the site. A double row of ten hornbeams has been planted to commemorate ten Russian poets. A flowering dogwood tree has been planted at the end of this alley to commemorate five Russian composers.

The Fragrance Garden is another planned natural resource of significant value to the site. This area of dense vegetation offers residents and visitors a unique place to relax and enjoy the outdoors.

Maintaining and preserving the existing natural resources at the Guy Mason Community Recreational Center should be a top priority during the future planning and development of the site.

Tree Inventory Analysis

T. D. Mayer Consulting identified all trees 6 inches in DBH (Diameter at Breast Height) and larger. The approximately sixty (60) trees were identified for species, size and condition. Any trees identified as dead or dying or undesirable were marked with white ribbon for removal. All inventoried trees were tagged and numbered for easy location. It is important to note that this inventory did not include streettrees. The field visit was conducted June 17, 2008.

The following pages provide an existing conditions analysis and the tree inventory analysis.

Site Photos

1. Vehicular Entrance @ Calvert St. & Observatory Ln.

2. Vehicular Drop-off @ Recreation Center's Main Entrance

3. Dog Park across from Recreation Center's Main Entrance

4, Fragrance Garden: East of the Recreation Center

5. Open Lawn: North of the Recreation Center

6. Sport Court: West of the Recreation Center

7. Sidewalk along Calvert St.

8. Mobile Picnic Table East of Playground Area

9. Newly Upgraded Playground Area

10. Pedestrian Stair up to Wisconsin Ave.

11. Pedestrian Stair down from Wisconsin Ave.

12. View from Wisconsin Ave. sidewalk

13. Guy Mason Ball Field

14. Sidewalk along Wisconsin Ave.

15. SW Pedestrian Entrance, Behind BallField

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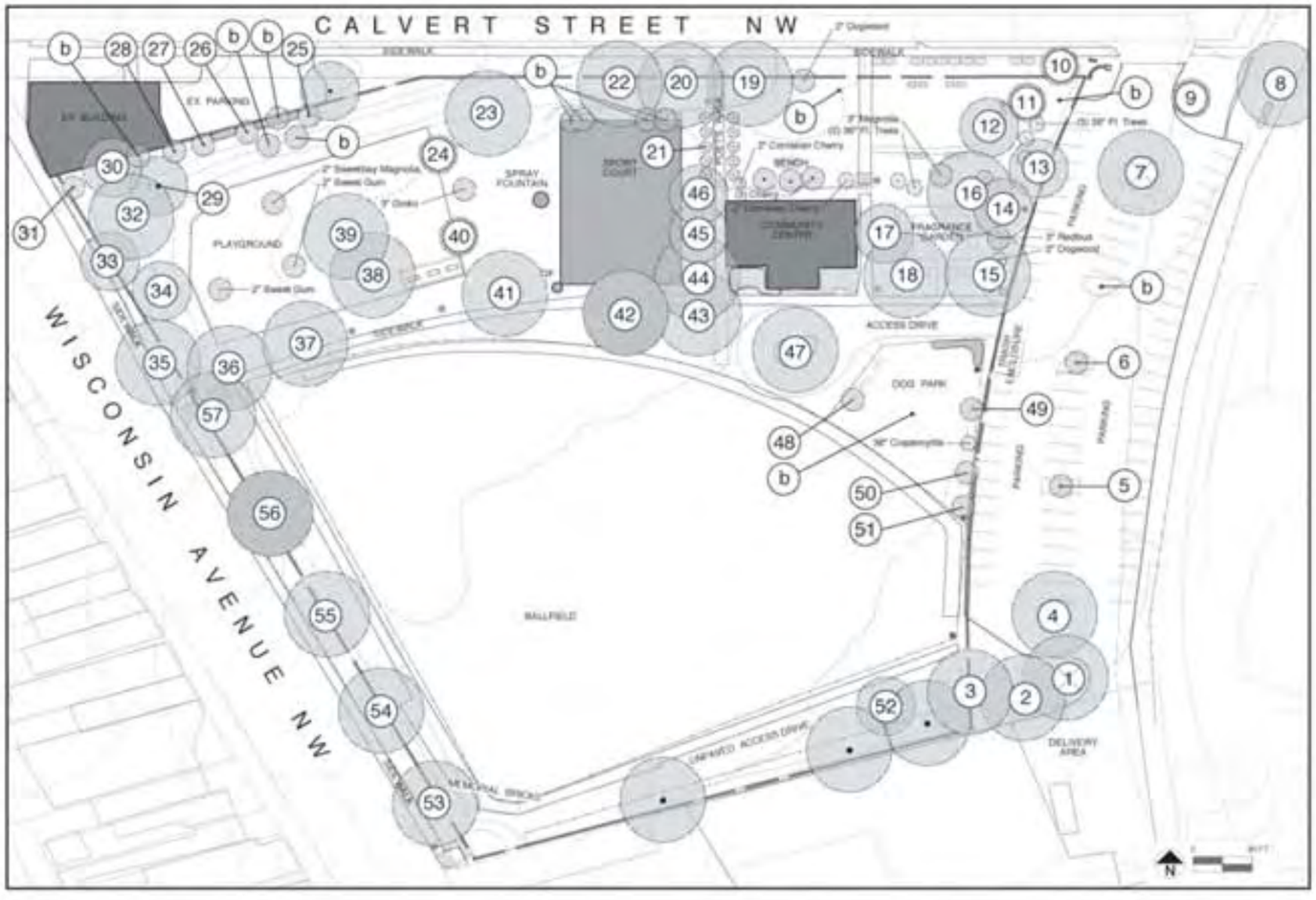
Tree Inventory Analysis

Tree #	D.B.H. (Inches)	Botanical Name	Common Name	Tree Condition	Comments/ Recommendations
1	22	Quercus	Oak	Dead	REMOVE - See Note 1
2	18	Morus rubra	Red Mulberry	Good	
3	31	Quercus rubrus	Red Oak	Fair	Remove dead wood only. Remove English ivy from trunk
4	25	Quercus rubrus	Red Oak	Fair	Remove dead wood only. Remove small Mulberry at base
5	2	Ulmus americana	American Elm	Fair	Mechanical damage at base
6	4	Ulmus americana	American Elm	Good	Minor mechanical damage on trunk
7	20	Quercus rubrus	Red Oak	Very Poor	REMOVE - See Note 1
8	23	Acer saccharum	Sugar Maple	Fair	Conchs and mechanical damage at base
9	9	Cladrastis kentuckea	Yellowwood	Good	
10	12	Acer platanoides	Crimson King Maple	Good	
11	9	Cornus florida	Flowering Dogwood	Fair	Remove English ivy from trunk
12	25	Quercus rubrus	Red Oak	Good	
13	30	Quercus rubrus	Red Oak	Fair	Remove dead wood only
14	18	Quercus palustris	Pin Oak	Good	Remove vines from trunk
15	31	Quercus palustris	Pin Oak	Good	Remove dead wood only
16	29	Quercus rubrus	Red Oak	Good	Remove dead wood only
17	12	Ilex opaca	American Holly	Fair	
18	28	Quercus rubrus	Red Oak	Fair	Remove dead wood only
19	23	Quercus phellos	Willow Oak	Fair	Remove dead wood only
20	28	Quercus palustris	Pin Oak	Good	Remove dead wood only
21	3 - 4	Carpinus caroliniana	American Hornbeam	Good	Ten Commemorative Trees from Russian Embassy
22	28	Acer rubrum	Red Maple	Fair	Remove Sucker growth and English Ivy
23	36	Quercus rubrus	Red Oak	Good	
24	8	Ulmus parviflola	Chinese Elm	Good	
25	6	Lagerstroemia indica	Crapemyrtle	Good	Multi-stem tree
26	10	Lagerstroemia indica	Crapemyrtle	Good	Multi-stem tree
27	10	Lagerstroemia indica	Crapemyrtle	Good	Multi-stem tree
28	4	Magnolia grandiflora	Southern Magnolia	Good	
29	28	Acer rubrum	Red Maple	Fair	Remove Dead wood only. Remove English ivy from trunk
30	42	Quercus palustris	Pin Oak	Fair	Remove Poison ivy from trunk. Remove 4" Mulberry and small Black Cherry from base
31	36	Morus rubra	Red Mulberry	Poor	REMOVE - See Note 1
32	25	Quercus rubrus	Red Oak	Good	Remove English ivy from trunk
33	20	Acer platanoides	Norway Maple	Dying	REMOVE - See Note 1
34	19	Quercus rubrus	Red Oak	Fair	
35	20	Acer rubrum	Red Maple	Good	Remove ivy and suckers from trunk
36	40	Quercus palustris	Pin Oak	Good	Remove small Mulberry at base
37	50	Quercus palustris	Pin Oak	Good	Mechanical damage at base. Remove dead wood only
38	20	Acer platanoides	Norway Maple	Good	Remove dead wood
39	20	Acer rubrum	Red Maple	Fair	Remove dead wood only
40	8	Ulmus parviflola	Chinese Elm	Good	
41	41	Quercus palustris	Pin Oak	Good	Remove dead wood only. Remove 3 girdling roots at base
42	33	Quercus palustris	Pin Oak	Good	Remove dead wood. Recent and old mechanical damage to roots from equipment
43	28	Quercus palustris	Pin Oak	Good	Recent and old mechanical damage to roots from equipment
44	18	Acer platanoides	Norway Maple	Good	Numerous girdling roots at base
45	14	Acer platanoides	Norway Maple	Good	Remove dead wood only
46	18	Acer platanoides	Norway Maple	Fair	Remove dead wood only. Remove English ivy from trunk
47	27	Quercus palustris	Pin Oak	Good	Remove dead wood only. some fungus growing on North side of tree trunk
48	10	Lagerstroemia indica	Crapemyrtle	Good	Multi-stem tree
49	10	Lagerstroemia indica	Crapemyrtle	Good	
50	8	Syringa reticulata	Tree Lilac	Good	Single stem tree



Tree #	D.B.H. (Inches)	Botanical Name	Common Name	Tree Condition	Comments/ Recommendations
51	4	--	--	Dead	REMOVE - See Note 1
52	59	Quercus palustris	Pin Oak	Very Poor	REMOVE - See Note 1
53	39	Quercus palustris	Pin Oak	Fair	Remove dead wood only. Remove suckers at base. Remove large amount of English ivy from trunk
54	38	Quercus palustris	Pin Oak	Good	Remove English ivy and other vines from trunk
55	32	Quercus palustris	Pin Oak	Fair	Remove dead wood only. Remove English ivy from trunk
56	35	Quercus palustris	Pin Oak	Good	Remove dead wood only. Remove English ivy and Poison ivy from trunk
57	20	Quercus palustris	Pin Oak	Good	Remove dead wood only. Remove suckers from base of tree

Notes:
1. Trees designated REMOVE; All trees to be removed are marked with white ribbon. Take down tree and remove the wood and debris. Grind stump to a depth of 1.1 in. and leave the resulting woodchips piled in the hole.

2. Tree Survey completed in conjunction with T.D. Mayer Consulting: Thomas D. Mayer, Registered Professional Forester #313, ISA Certified Arborist MA-0313A, MD Licensed Tree Expert #078. (P) 301.274.2104

LEGEND
- Existing Tree
- Existing Tree to Be Removed
- Existing Stump to be Removed
- Existing Tree Under 6" D.B.H.
- Existing Pedestrian Light Fixture
- Existing Parking Lot Light Fixture
- Invasive or Dead Tree to be Removed
- Area of Overgrown Shrubs and Mulberry Trees to be Removed

VI. CONCEPT DESIGN PROPOSAL

Overview

The following recommendation is the result of a rigorous design effort between the Project Team and the Guy Mason Community. This proposal provides a comprehensive master plan to improve the existing park and building services while anticipating the community's future needs. These modifications will further extend the useful life of the current center and park grounds and guarantee this Glover Park gem will remain an active, neighborhood-oriented retreat.

The programs for both the park and building has evolved through a multi-disciplinary approach. Community Center Activists, DPR representatives, and the Project Design Team began their collaboration through questionniares which identified park and recreation center needs. From there, "top-ten" lists were created from the results and the community was able to prioritize their collective needs. As the needs were formulated into site and building program space, two options were provided respectively. The community was consulted again to pick and choose which of the two options for site modifications and building addition placement was preferred. Following the third community meeting, the Design Team met with DPR to evaulate community comments and make final decisions. The result of this effort is illustrated in the following narratives and illustrative plans. Preceeding the landscaping and building proposal descriptions are the corresponding "top-ten" lists (in no particular order) as selected by the communty.

A more detailed list is provided in the Appendix section of the report.

Top Ten - Landscape Programming

- Outdoor Amphitheater
- New/Refurbished Sport Court (including lighting)
- Pedestrian Crosswalk across Wisconsin Avenue
- Site Lighting
- Fragrance Garden Identification Tags
- New or Refurbished Fountain/Spray Feature
- Gazebo/ Shade Structure/Pavilion
- Bike Racks/Trash Cans/Benches/Site Furniture
- New Signage (at Park Entrances and in Parking Lot)
- Refurbish Steps @ Wisconsin Ave.

Propose Site Changes

Our primary objective in designing the Guy Mason Park Master Plan was two-fold: to preserve the unique features and current uses of the park while enhancing the functionality of the park for both frequent and occasional users of all ages. This was done in conjunction with the goal of improving the overall appearance of the park. The resulting Master Plan integrates current uses and programming with key opportunities to improve its functionality and visual aesthetic.

Having listened closely to the neighbors who have attended the three community meetings, we have developed a Master Plan that reflects the age groups and activities enjoyed by the wide range of park visitors. With the location of the new building addition on the north side of the existing Community Center, many of the exisiting outdoor activities will remain in its present location, such as the children's playground, sport court, ball field, fragrance garden, and dog park. The circular drop-off in front of the existing Community Center will also remain.

There will be some physical improvements to each activity area for various reasons determined through the design process. The main vehicular entrance shall remain, with some improvements to the existing plant beds for color and seasonal interest. The existing worn dirt path beaten by pedestrians into the parking lot should become a concrete sidewalk and an ADA compliant ramp.

The parking lot will remain, however it does require re-striping to include ADA accessible spaces. We recommend keeping the tree planting islands in the lot to shade both the cars parked in the lot and the asphalt, to reduce the effect of the parking lot as a heat sink. All sidewalks entering the parking lot from the park should be ADA accessible. The dumpster currently located near the entrance to the circular drop-off should be relocated to the north corner of the parking lot and should be concealed with anenclosure. The relocation will make the dumpster more accessible to disposal vehicles while removing it from the main visitor entrance. The parking spaces around the relocated dumpster should be configured to provide optimal access for the waste disposal vehicles. It is further recommended that a lattice or solid board screen should be used to enclose the dumpster. This will provide necessary security as well as hide its unsightly functions.

The dog park will remain in its current location. The fence surrounding the dog park should be reconfigured to allow for perimeter sidewalks and one secure entrance gate for regulated access. Additional shade should be added to the dog park in the form of an arbor or covered shelter structure.

Benches under this shelter will provide much needed seating for pet owners. A hose bib or drinking fountain could be added near the dog park to provide water. In addition to maintaining the existing trees inside the dog park, shrubs, and additional plantings should be added along the outside of the fence. This will screen the fence and the dog park from the parking lot.

The existing entrance to the Community Center should be improved with a small paved terrace to accommodate a bike rack and benches. The additional seating may be beneficial for those awaiting vehicular pick-up via the circle drive. The proposed addition will provide the ADA compliant entrance. A pedestrian path from the parking lot and along the circle drive will be ADA accessible and will also serve as the main access point for oversized material deliveries. A paved terrace with seating will be added to the West side of the addition to provide outdoor multi-use space. We recommend separating this area from the sidewalk with planters or other dividing landscape features. To the East side of the addition, a new sidewalk loop will be created with seating along it's eastern edge. The Memorial Bench, Russian Poets Walk, and Russian Composers Memorial and their corresponding memorial trees should all be relocated to this area, creating a new "Memorial Allée". Foundation plantings added to the addition and existing building should highlight the architecture of these buildings. Safety and visibility should be high priorities with any planting added to this site.

The playground and sport court remain in their current locations. The sport court should be re-surfaced and permanent lighting fixtures added. A covered shelter structure shall be added over the existing benches near the playground to provide shade, shelter from rain, and a designated area for additional picnic tables. The adjacent water spray feature shall be relocated to the south side of the quad located between the sport court and playground. New porous pavers and sidewalk access should be added to enhance the spray feature. Two retaining walls added to the hill on the Northeast side of the playground will help erosion control and offer additional seating and play opportunities. We recommend that all trees in this area, and across the site, be preserved.

The stairs on the Northwest side of the site (adjacent to the playground) are to be relocated, and a new ADA accessible sidewalk shall provide a series of educational elements along its path leading from Wisconsin Avenue to the main entrance of the new addition. This sidewalk is intended to improve pedestrian access across the park, and will connect the water spray feature, the outdoor classroom, the new building addition, and the Memorial Allée. A new entrance patio at the base of the new stairs shall incorporate a picnic area and bike rack. Plantings in this area should focus on reducing erosion and enhancing the entrance.

The pedestrian entrance adjacent to the stairs on the Southwest side of the site should be improved for safety. We recommend paving the existing gravel path from these stairs to the parking lot to improve pedestrian access along this corridor.

Pathway lighting throughout the park and parking lot lighting shall be updated with new fixtures for safety during evening and nighttime use.

This Master Plan represents the best coordinated efforts between design professionals and active members of the community. We believe that all users of the Guy Mason Park and Recreation Center will benefit from the improvements in the Master Plan. When complete, Guy Mason Community Center and Park will be recognized as an integral part of the Glover Park neighborhood and greater Washington, D.C. area.

Top Ten - Community Center Programming

- An indoor/outdoor stage
- Library/Reading Room
- Student lockers for art classes
- Expanded pottery/glass/enamel studios
- Painting, drawing, and craft studio
- A large multi-purpose* space for a variety of uses (with room dividers)
- Computer Room (research, classes, and recreational use)
- TV / Billiard Room
- Prep Kitchen
- Exhibition Area to showcase arts and crafts

Proposed Renovation/Addition

Common principles and objectives guiding this final master plan proposal are as follows:

Respond to place and context – This includes response to the physical attributes of the site (i.e. existing building lines, scale, proportion, site lines, and view corridors). Amenities such as primary walking paths, spaces for community gatherings, and security considerations are also analyzed.

Response to recreation center program – This includes servicing those items identified during the community involvement process (see the "top ten" lists in the appendix section of this report), addressing accessibility issues, and anticipating the needs of the community for the next fifty years.

Response to the natural environment, *green building* – This includes studying the natural influences on the site. The inclusion of natural light in both the existing and proposed buildings, providing good indoor air quality, and (later in development) addressing material selection and building systems with long life cycles and low maintenance wherever possible.

Based on our investigation, information provided throughout the community process, and historic information provided by DPR, Sorg Architects recommends the Guy Mason addition be located north of the existing community center. Situating the addition north best addresses the site and provides architectural identity for both the old and new building.

Through the community process, active neighborhood members and concerned citizens have identified various site features which limit the addition's placement. The proposed addition responds with a form that relieves the pressure from accessibility issues currently lacking from center. It does so while also providing larger, more flexible and technologically advanced spaces.

This scheme provides a new addition designed to accommodate all ADA access and circulation needs while restoring an aged facility with more efficient space use and increased storage capabilities. Both old and new buildings will accommodate a wide variety of community tailored programs with ample flexibility for the changing program needs. The new addition will provide fully modern, state-of-the art heating and air conditioning, telecommunications, and other building systems that will reduce long term maintenance and operating costs.

Over the course of researching and developing this master plan, it became apparent that the future of the Guy Mason Community Center and the future of the community it serves are inextricably joined. Comments voiced during the community meetings expressed a heartfelt desire to provide the best possible recreational experience for the Guy Mason patrons, staff, and Glover Park Community.

Sorg Architects recommends the North side addition for the following reasons:

Responds to place and context

The Guy Mason Community Center is an urban escape in the heart of Glover Park. The recreation building is a free-standing facility surrounded by both active and passive park activities. As discussed earlier in this section, the addition's first floor takes advantages of surrounding park activities. The placement for the "new" main entrance provides not only the closest possible access point from the vehicular drop-off but allows for overflow or extension to the double-high exhibition space to all who enter the facility. On the same floor and opposite side, the Social Hall is intended to open up onto the outdoor patio space and park beyond.

The second floor rooms are more internally focused and do not necessarily need to be physically or visually linked beyond their own walls. These spaces included functions such as the game room, computer room, and wellness center.

The third floor take full advantage of its height and prominence as both the Multi-purpose studio and painting studios have spectacular view to the outside park and fragrance garden respectively. The third floor terrace adjacent to the painting studio allows for painting students and other patrons to take advantage of new garden views.

The exisiting building will be renovated to house the majority of the arts and crafts programs. Pottery, glass, metals, and ceramics will each have their own dedicated studio space, storage, and specialty equipment. These programs are less flexible in space use and represent the hands-on, low tech, time-tested programs with which this recreation center has been providing for years.

Fulfills program requirements

This proposal presents a rational configuration of programmatic requirements as established through the collaborative efforts of DPR, participating community members, and Sorg Architects and their consultants. The site's limited available greenspace, connection to the current facility, need for ADA accessible access and circulation, and access to existing parking were all contributing factors to final location and size.

With more public functions situated at ground level, the addition visually and physically extends interior gathering spaces into the surrounding park grounds.

The second and third floor spaces have been assembled according to program type and their connections to programs within the renovated building. Access to the current center will occur via an enclosed bridge and by each floor using an oversized passenger elevator. The elevator shall be larger than a standard passenger elevator as it needs to accommodate oversized art projects, materials and passengers.

The renovated building will be reprogrammed to house the new mechanical systems, arts and crafts studios, and the adult & children's center. The spaces proposed for the existing building requires less modern technology and is better suited for the existing structure. Concerns surrounding ventilation and electrical needs will be further developed through the construction documents phase. The basement, because of its limited natural filtration and increased building systems requirements, will only be used for the main building systems room - HVAC, electrical, plumbing, and mechanical equipment.

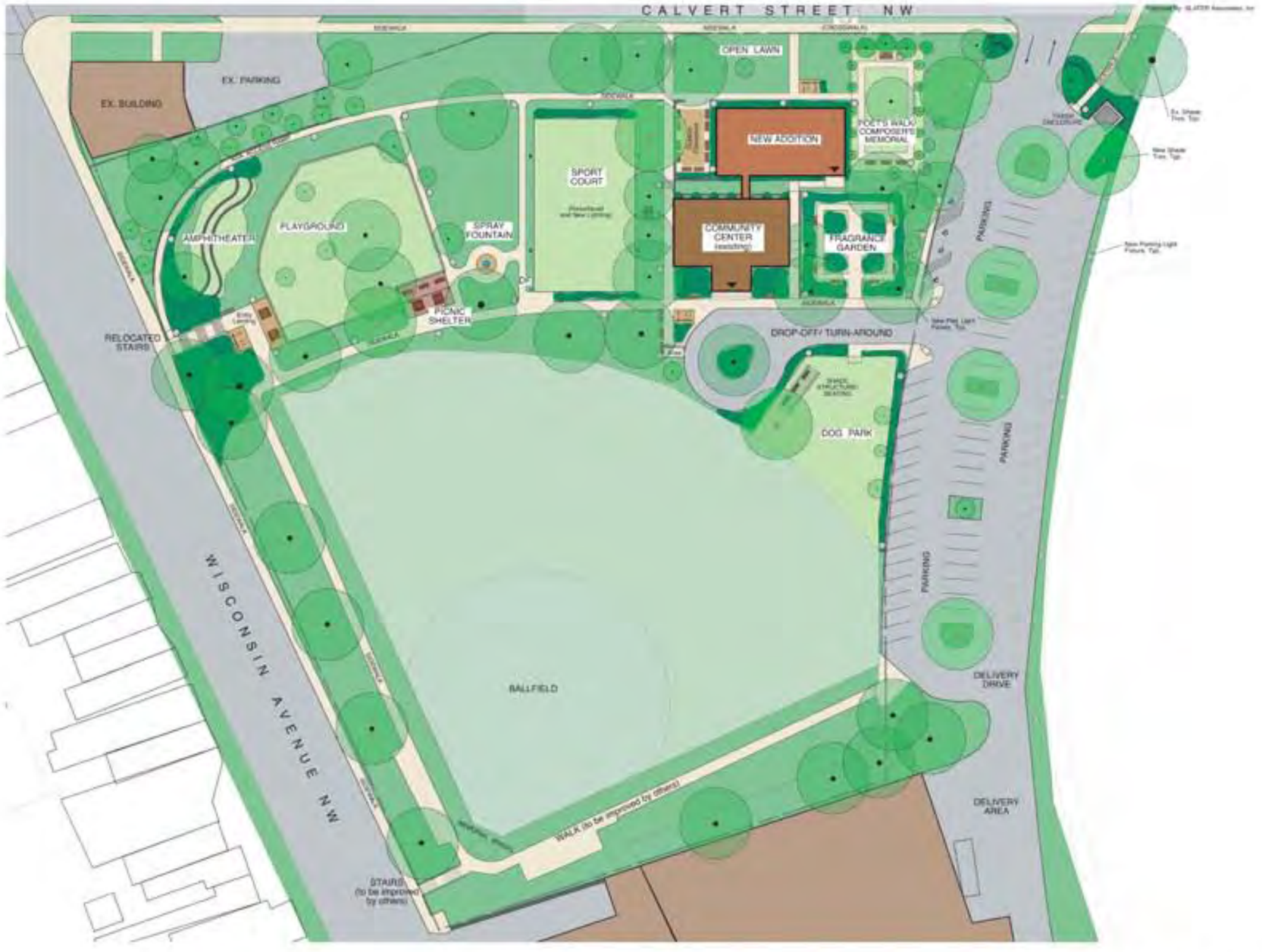
Green Building

This proposal places specific recreation programs strategically throughout the renovated and new building to maximize sustainable design practices. Focus on natural daylight, indoor air quality, materials and resources are but a few of the contributing factors with which the Project Team will be concentrating their design efforts throughout the next phase. In turn, here are a few design decisions which exemplify green building practices:

- The exisiting building will have no recreation programs, nor dining, or any other gathering spaces in the basement. This improvement over the existing building will contribute to etter indoor air quality for and allow for upgraded and more efficient mechanical systems to occupy this level. Currently, the center uses the basement for nearly a third of their current programs.
- The new addition will have a two story exhibition space and an enclosed but translucent bridge to bring in light to interior sections of the addition.
- Simply renovating the existing community center will achieve LEED credits and material recycling during the renovation will further contribute to sustainable practices.
- Both the renovated and new construction will use new materials and products, based on environmental considerations, which were not used in the existing recreation centerl. Moreover, pollutant control and hazardous materials containment will be addressed for those programs requiring specific storage and disposal procedures.

Concept proposal plans are provided on the following pages.

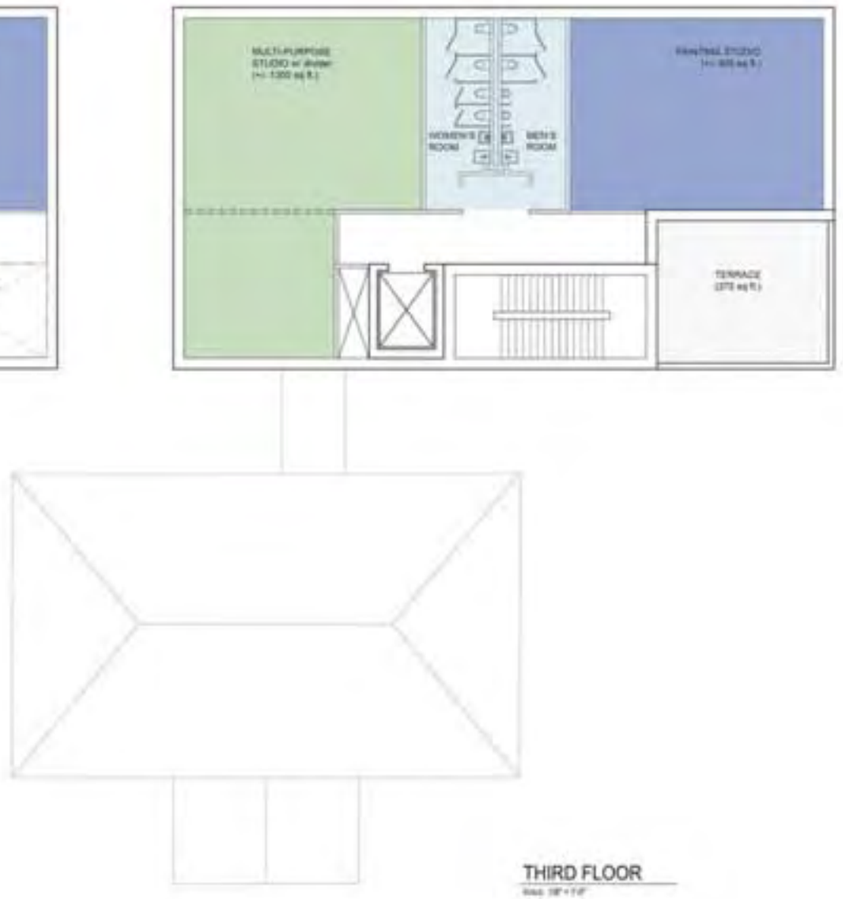
Proposed Master Plan



Proposed Renovation/Addition Plans

FIRST FLOOR

SECOND FLOOR



THIRD FLOOR

LEGEND:

- ART STUDIOS
- MULTI-PURPOSE ROOMS
- ADMINISTRATIVE OFFICES
- KITCHEN
- SPECIALTY ROOMS
- RESTROOMS

Massing Model Studies

View from Dog Park

Accessible Path to Main Entrance

Aerial View of Exisiting Building & Addition

Arrival from Parking Lot

VII. APPLICABLE CODES & GUIDELINES

Zoning – DCMR Title 11

The Guy Mason Recreation Center and Park is currently zoned NO/R-1B (Naval Observatory Precinct Overlay District). Public land within the NO Overlay District shall be used in a manner consist with the historic or ceremonial importance and special missions of the Naval Observatory (1531.2). The NO Overlay District shall be mapped in combination with any underlying zone district and not instead of the underlying zoning (1531.6). Use as a community center building, park, playground, swimming pool, or athletic field operated by a local community organization or association shall be permitted as a special exception in a R-1 District if approved by the board of Zoning Adjustment under section 3104, subject to the provisions of this section (209.1).

Special Exceptions

1533.1 In an application for a special exception in the NO Overlay District, the Board of Zoning Adjustment shall consider, in addition to the criteria in section 3104 and in other chapters of this title, whether the proposed development is compatible with the:

(a) Present and proposed development within and adjacent to the NO Overlay District;
(b) Goals, objectives, and policies pertaining to Federal facilities, as found in the Comprehensive Plan and the Master Plans for the Federal facilities within the NO Overlay District; and
(c) Role, mission, and functions of the Federal facilities within the NO Overlay District, and the effect that the proposed development would have on such Facilities

1533.2 The Board shall refer the application upon receipt to the D.C. Office of Planning for coordination, review, report, and impact assessment, along with reviews in writing by all relevant District departments and agencies, including the Departments of Transportation and Housing and Community Development, and, if a historic district or historic landmark is involved, the State Historic Preservation Officer.

1533.3 The Board shall refer the application upon receipt to the National Capital Planning Commission for review and report.

1533.4 The Board may require special treatment and impose reasonable conditions as it deems necessary to mitigate any adverse impact identified in the consideration of the application.

Uses - Community Centers require a special exception in the R-1 zone. Special exceptions in the NO Overlay District require BZA, OP, and NCPC review (1533).

Max Building Height – 40 ft., 3 stories (400.1) (See also 1534.1).

Min Lot Size – 5,000 sq. ft. 50 ft. wide (401.3).

Max Lot Occupancy – 40% (403.2)

Front Yard – no requirement. Existing zoning identifies the land fronting Calvert St. NW the front yard.

Rear Yard – 25 ft. (404.1). Existing zoning identifies this area to be the current center's main entrance and circle drive.

Side Yard – 8 ft. (405.9)

Building Code: Due to substantial renovation of the existing building, it is required to comply with new construction codes.

Applicable Codes

IBC International Building Code 2000 Edition
DC Building Code Supplement 2003 (DCMR 12A)

IBC International Mechanical Code 2000 Edition
DC Mechanical Code Supplement 2003 (DCMR 12A)

IBC International Electrical Code 2000 Edition
DC Electrical Code Supplement 2003 (DCMR 12A)

IBC International Plumbing Code 2000 Edition
DC Plumbing Code Supplement 2003 (DCMR 12A)

Americans with Disabilities Act (ADA/ADAAG)

Parking

The Project Team was asked by the Community Members and DPR to maintain current parking spaces. Upon review, Guy Mason currently has 79 parking spaces. After re-striping to include (4) four ADA compliant spaces the total will change slightly to 77 spaces.

Access

Compliance with the American with Disabilities Act (ADA) requires an accessible route from public transportation and parking to the building's main entrance and all accessible space within. As stated previously, there will be the need for site grade changes to meet this requirement. Access to both buildings is provided through the new addition's elevator. The only inaccessible area will be the basement of the current building. This area will be renovated to contain the building systems rooms.

Life Safety & Egress

The original Guy Mason Center has only one open, interior stair. The proposed addition provides the second egress stair required to meet an occupancy load great than 50 and less than 500 persons. The exisiting stair will be renovated to meet all life safety and egress code requirements. Both buildings will contain proper fire supression and alarm systems.

Leadership in Energy and Environmental Design (LEED)

The Project Team intends on designing and constructing the addtion and renovation for the Guy Mason Community Center to acheive a LEEDSilver rating. The following page provides a preliminary LEED Credit Checklist which will further develop thought the Construction Document phase.

LEED NC - Checklist

LEED-NC Version 2.1 Registered Project Checklist
Guy Mason Community Center

Yes	?	No	Sustainable Sites	14 Points
Y			Prereq 1 **Erosion & Sedimentation Control**	Required
Y			Credit 1 **Site Selection**	1
			Credit 2 **Development Density**	1
			Credit 3 **Brownfield Redevelopment**	1
Y			Credit 4.1 **Alternative Transportation**, Public Transportation Access	1
			Credit 4.2 **Alternative Transportation**, Bicycle Storage & Changing Rooms	1
			Credit 4.3 **Alternative Transportation**, Alternative Fuel Vehicles	1
	?		Credit 4.4 **Alternative Transportation**, Parking Capacity and Carpooling	1
			Credit 5.1 **Reduced Site Disturbance**, Protect or Restore Open Space	1
			Credit 5.2 **Reduced Site Disturbance**, Development Footprint	1
Y			Credit 6.1 **Stormwater Management**, Rate and Quantity	1
Y			Credit 6.2 **Stormwater Management**, Treatment	1
			Credit 7.1 **Landscape & Exterior Design to Reduce Heat Islands**, Non-Roof	1
	?		Credit 7.2 **Landscape & Exterior Design to Reduce Heat Islands**, Roof	1
	?		Credit 8 **Light Pollution Reduction**	1

Yes	?	No	Water Efficiency	5 Points
Y			Credit 1.1 **Water Efficient Landscaping**, Reduce by 50%	1
			Credit 1.2 **Water Efficient Landscaping**, No Potable Use or No Irrigation	1
	?		Credit 2 **Innovative Wastewater Technologies**	1
Y			Credit 3.1 **Water Use Reduction**, 20% Reduction	1
			Credit 3.2 **Water Use Reduction**, 30% Reduction	1

Yes	?	No	Energy & Atmosphere	17 Points
Y			Prereq 1 **Fundamental Building Systems Commissioning**	Required
Y			Prereq 2 **Minimum Energy Performance**	Required
Y			Prereq 3 **CFC Reduction in HVAC&R Equipment**	Required
6			Credit 1 **Optimize Energy Performance**	1 to 10
Y			Credit 2.1 **Renewable Energy**, 5%	1
	?		Credit 2.2 **Renewable Energy**, 10%	1
			Credit 2.3 **Renewable Energy**, 20%	1
			Credit 3 **Additional Commissioning**	1
Y			Credit 4 **Ozone Depletion**	1
Y			Credit 5 **Measurement & Verification**	1
			Credit 6 **Green Power**	1

continued...

Yes	?	No	Materials & Resources	13 Points
Y			Prereq 1 **Storage & Collection of Recyclables**	Required
Y			Credit 1.1 **Building Reuse**, Maintain 75% of Existing Shell	1
	?		Credit 1.2 **Building Reuse**, Maintain 100% of Shell	1
	?		Credit 1.3 **Building Reuse**, Maintain 100% Shell & 50% Non-Shell	1
Y			Credit 2.1 **Construction Waste Management**, Divert 50%	1
Y			Credit 2.2 **Construction Waste Management**, Divert 75%	1
			Credit 3.1 **Resource Reuse**, Specify 5%	1
			Credit 3.2 **Resource Reuse**, Specify 10%	1
Y			Credit 4.1 **Recycled Content**, Specify 5% (post-consumer + ½ post-industrial)	1
	?		Credit 4.2 **Recycled Content**, Specify 10% (post-consumer + ½ post-industrial)	1
Y			Credit 5.1 **Local/Regional Materials**, 20% Manufactured Locally	1
			Credit 5.2 **Local/Regional Materials**, of 20% Above, 50% Harvested Locally	1
			Credit 6 **Rapidly Renewable Materials**	1
			Credit 7 **Certified Wood**	1

Yes	?	No	Indoor Environmental Quality	15 Points
Y			Prereq 1 **Minimum IAQ Performance**	Required
Y			Prereq 2 **Environmental Tobacco Smoke** (ETS) **Control**	Required
Y			Credit 1 **Carbon Dioxide** (CO_2) **Monitoring**	1
Y			Credit 2 **Ventilation Effectiveness**	1
Y			Credit 3.1 **Construction IAQ Management Plan**, During Construction	1
Y			Credit 3.2 **Construction IAQ Management Plan**, Before Occupancy	1
Y			Credit 4.1 **Low-Emitting Materials**, Adhesives & Sealants	1
Y			Credit 4.2 **Low-Emitting Materials**, Paints	1
	?		Credit 4.3 **Low-Emitting Materials**, Carpet	1
	?		Credit 4.4 **Low-Emitting Materials**, Composite Wood & Agrifiber	1
Y			Credit 5 **Indoor Chemical & Pollutant Source Control**	1
Y			Credit 6.1 **Controllability of Systems**, Perimeter	1
Y			Credit 6.2 **Controllability of Systems**, Non-Perimeter	1
Y			Credit 7.1 **Thermal Comfort**, Comply with ASHRAE 55-1992	1
			Credit 7.2 **Thermal Comfort**, Permanent Monitoring System	1
Y			Credit 8.1 **Daylight & Views**, Daylight 75% of Spaces	1
			Credit 8.2 **Daylight & Views**, Views for 90% of Spaces	1

Yes	?	No	Innovation & Design Process	5 Points
	?		Credit 1.1 **Innovation in Design**: Provide Specific Title	1
			Credit 1.2 **Innovation in Design**: Provide Specific Title	1
			Credit 1.3 **Innovation in Design**: Provide Specific Title	1
			Credit 1.4 **Innovation in Design**: Provide Specific Title	1
Yes			Credit 2 **LEED™ Accredited Professional**	1

Yes	?	No	Project Totals (pre-certification estimates)	69 Points
41	11	0		

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points