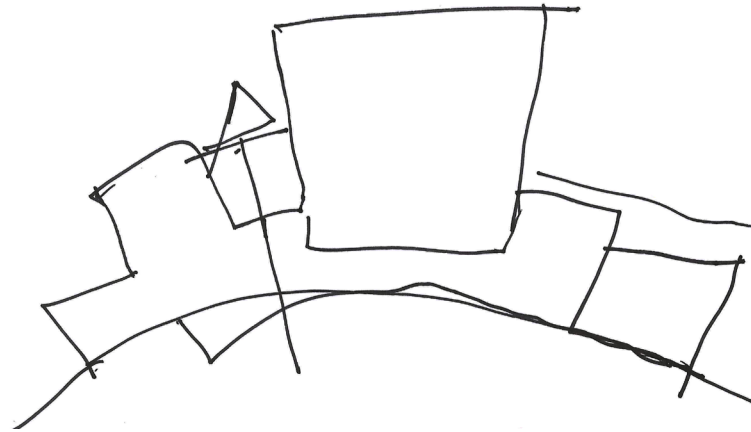


SOUTHERN REGIONAL TECHNOLOGY & RECREATION COMPLEX

Ft. Washington, MD

Category: Institutional Architecture



Research shows that low income and minority communities often lack access to good quality public facilities, including safe places to be physically active. This is no longer the case in the historically African American community of Ft. Washington, Maryland, where the 37,000 SF Southern Regional Technology & Recreation Complex has set a new benchmark for similar facilities throughout the region.

A primary goal in the design of Tech Rec was to create an open and inviting space that encourages inclusiveness and fosters intergenerational interaction. A focus on flexibility for the use of each space shaped the program, which includes a gymnasium, suspended indoor track, climbing wall, workout facilities, group exercise areas, multipurpose room, professional recording studio, kitchen, and classrooms.

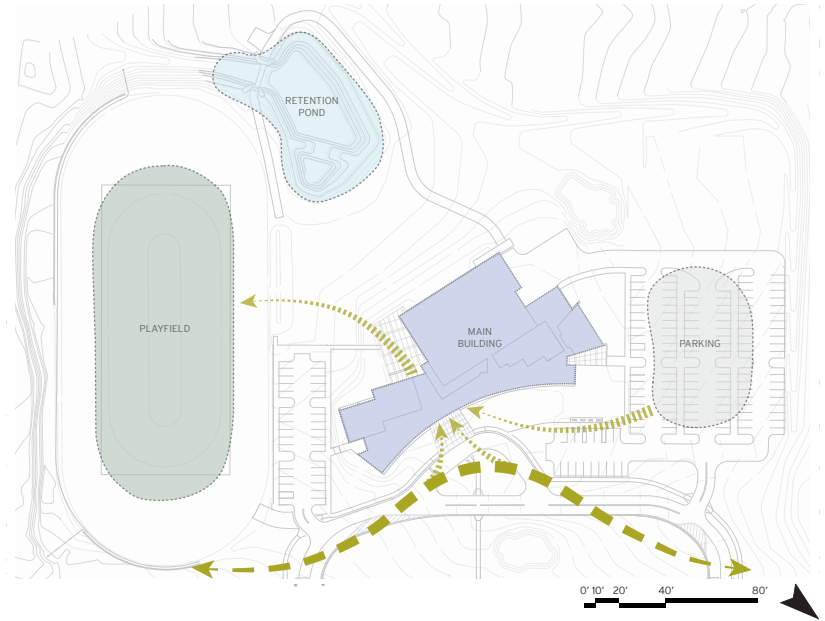
The design of Tech Rec is the result of a process of restraint, leading to the strength and focus of a small number of bold moves. The most evident is the sweeping arc of glass that characterizes its main façade. This multi-colored expanse reflects the surrounding neighborhood and is a testament to the community's significant participation and pride in bringing this project to fruition. To highlight this and to respect the residential context, the massing strategy shifts taller programmatic volumes to the rear of the site, while the lower-scale, concourse is situated street-facing.

The concourse, as a concept to house much of the program of the building, uncloaks active functions so they serve to activate the space and façade, adding transparency and welcoming the community inside. The creation of visual connections between the functional spaces within the concourse encourages users to try new program offerings and increases security. This is accomplished through the primary organizing element of the concourse - a gently curving steel stair. The perforated metal panel that clads this structure meanders through the concourse as a screen and, along with clear and opaque glass panels, defines areas for instruction and spaces for gathering within the larger open area.

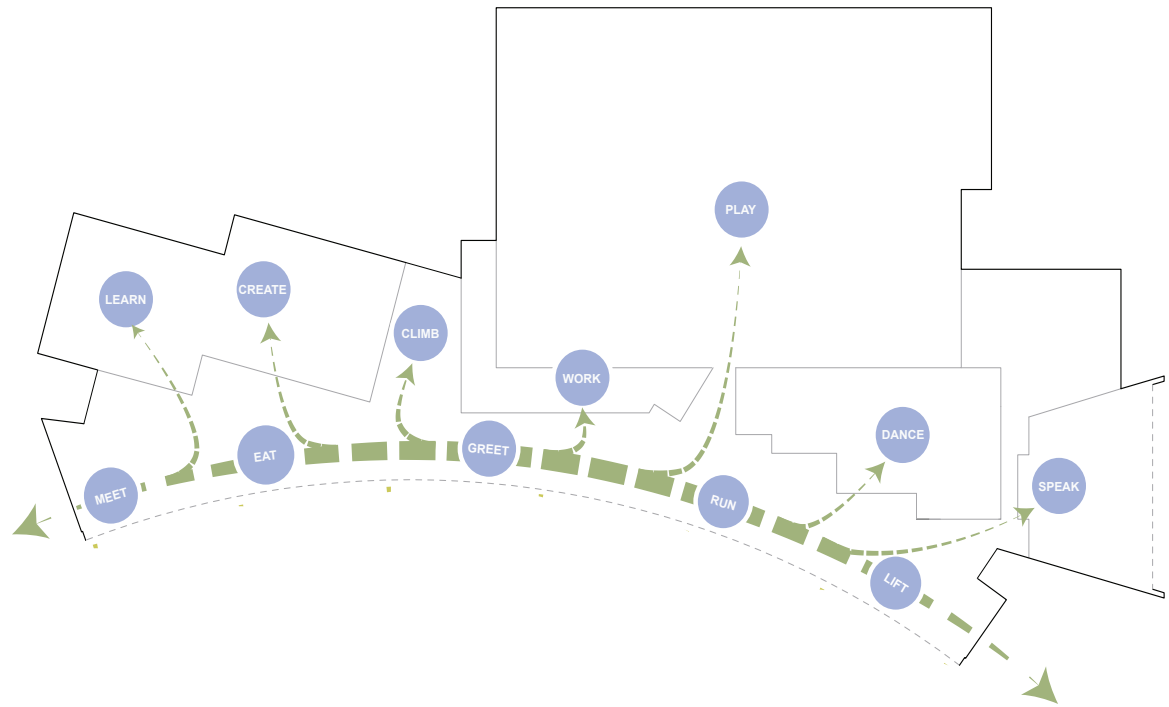
Materials were selected for considerations of budget, durability, ease of maintenance, and sustainability. The result is a highly performing, innovative facility that will serve its community as it continues to grow and change for generations.



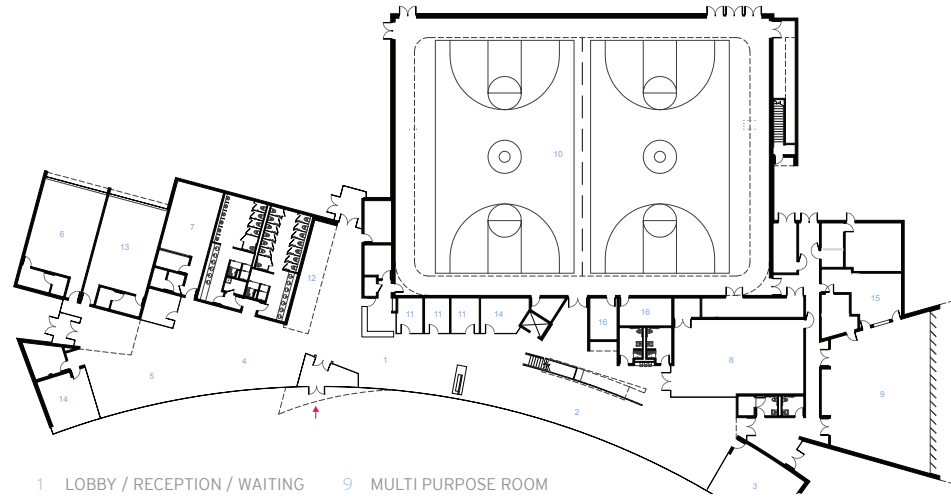
North Facade



Site Plan



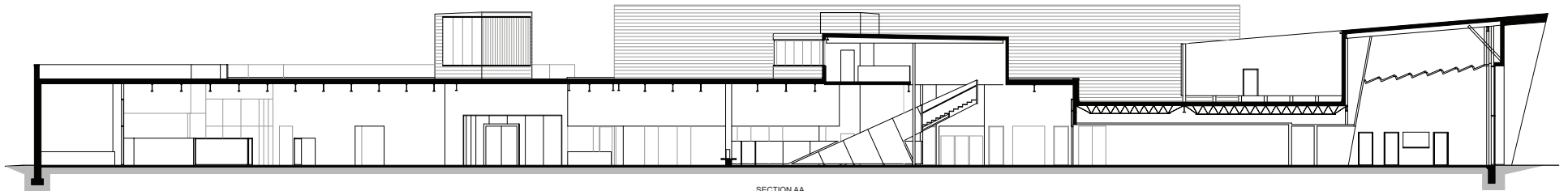
Design Parti



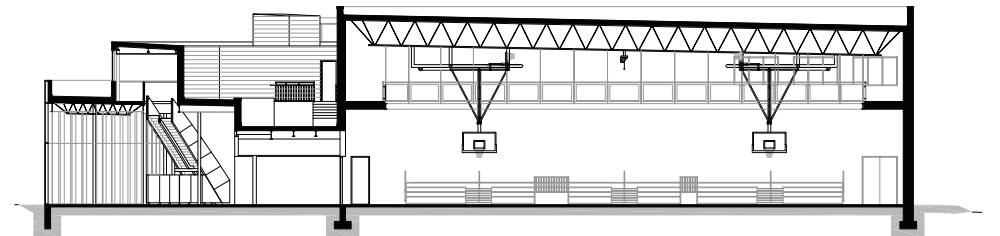
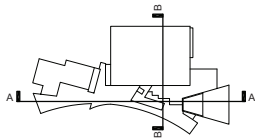
- | | |
|-------------------------------|------------------------|
| 1 LOBBY / RECEPTION / WAITING | 9 MULTI PURPOSE ROOM |
| 2 CARDIO / WEIGHT TRAINING | 10 INDOOR SPORTS / GYM |
| 3 TEEN FITNESS | 11 OFFICES |
| 4 CAFE | 12 CLIMBING WALL |
| 5 TEEN CYBER CAFE | 13 COMPUTER LAB |
| 6 CLASSROOM | 14 SEMINAR ROOM |
| 7 MEDIA STUDIO | 15 KITCHEN |
| 8 AEROBICS STUDIO | 16 TEAM ROOMS |



Floor Plan



SECTION AA



SECTION BB

Building Sections



West Facade



Southwest Facade



Entry Detail

SUSTAINABILITY

Alternative Transportation | Two public bus lines have multiple stops nearby. Preferred parking spaces are dedicated to low-emitting fuel vehicles or carpool/vanpool vehicles.

Stormwater Management | The design includes a pond, several bioretention areas, and a green roof on a large portion of the building.

Heat Island Effect | The roof includes vegetated surfaces of native grasses and plants, as well as roofing material with a high solar reflectance index.

Light Pollution Reduction | Non-emergency interior lighting fixtures are automatically controlled to turn off during non-business hours.

Water Efficient Landscaping | No permanent irrigation system is necessary due to the selection of the plantings being native and adaptive species.

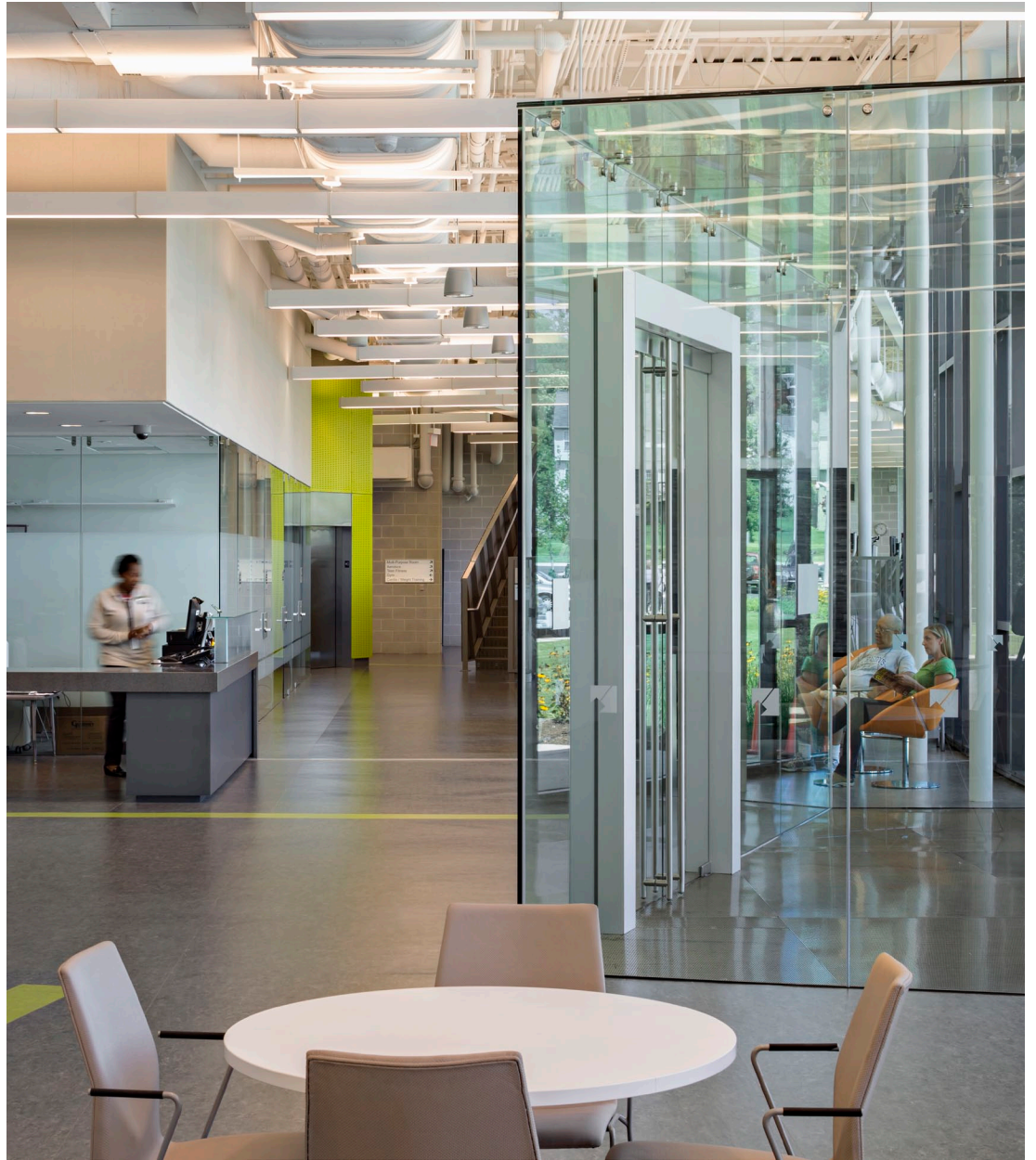
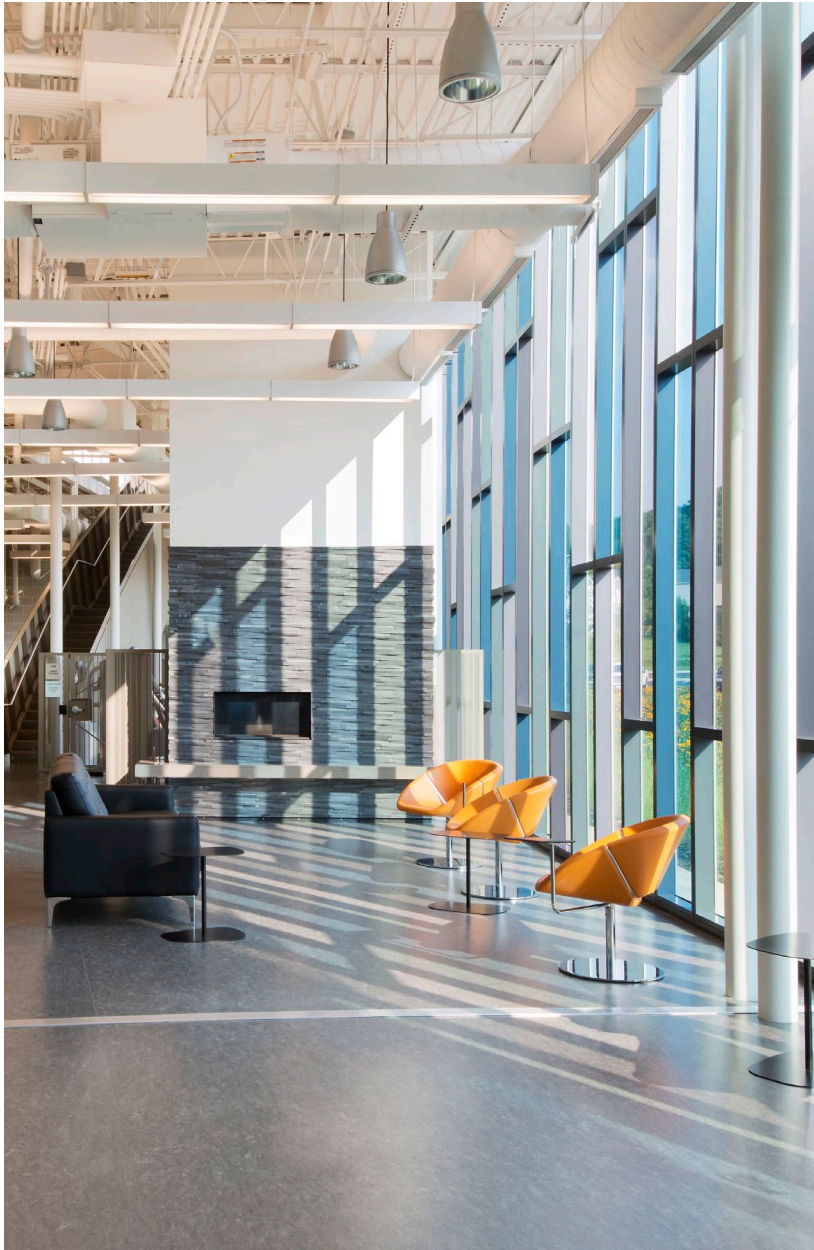
Water Use Reduction | Low flow plumbing fixtures are installed throughout the building.

Optimize Energy Performance | The building includes a geothermal mechanical system, high efficiency water source heat pump units, high efficiency glazing, reduced interior lighting, occupancy sensors, demand control ventilation, and a green roof and reflective roofing materials that provide reduced heat loads.

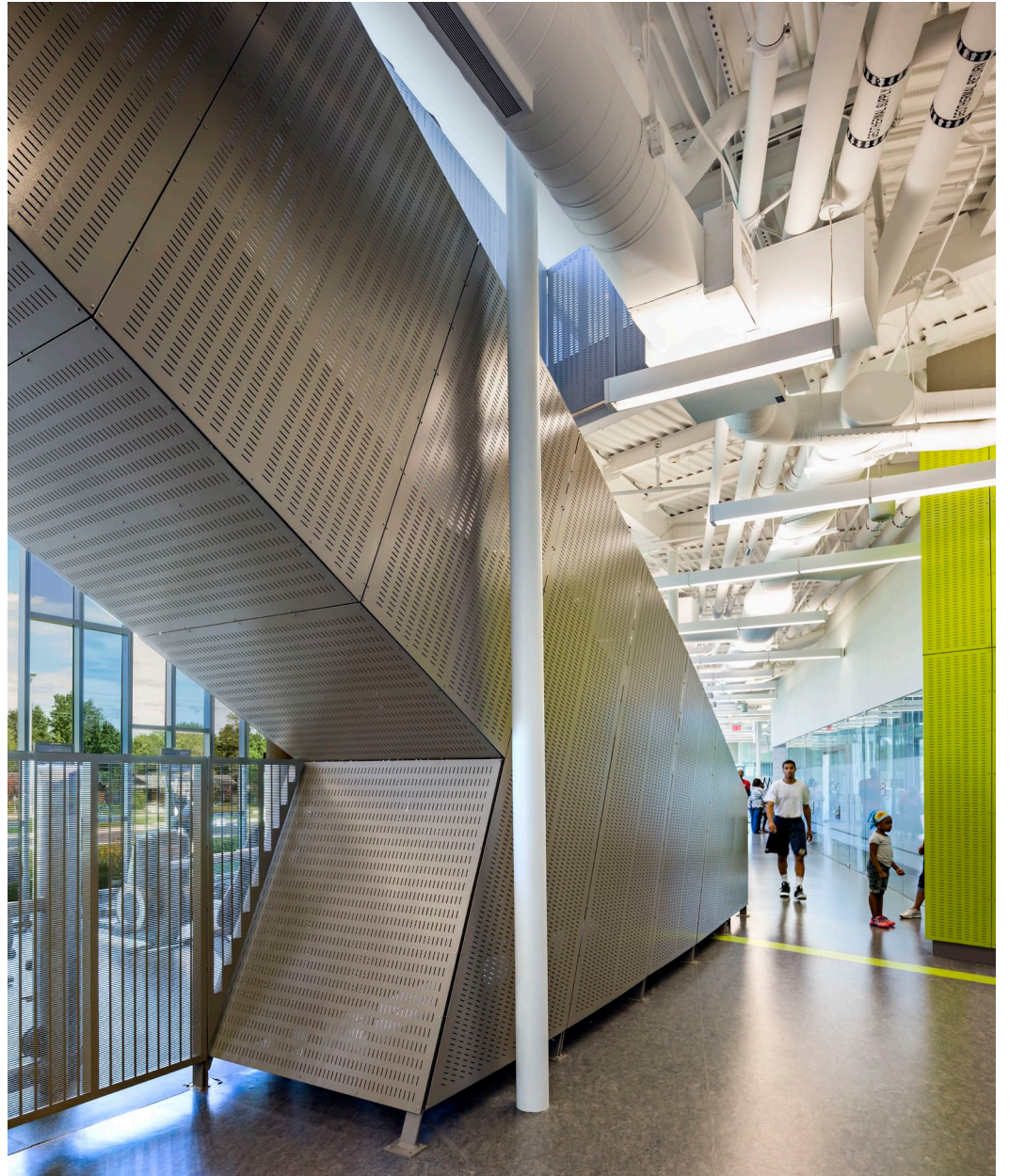
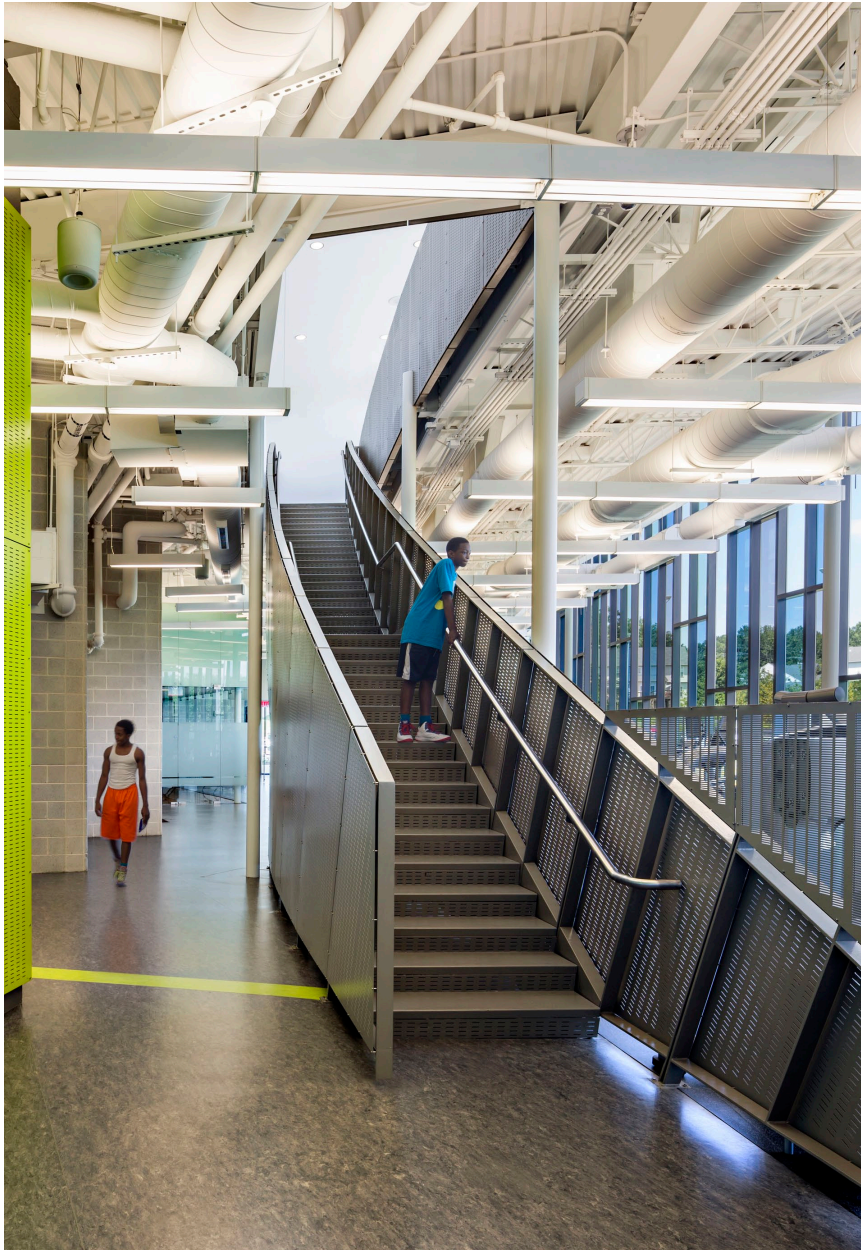
Regional Materials | 10% of the total construction materials' value was extracted, processed, and manufactured within 500 miles of the project site.

Low Emitting Materials | Volatile Organic Compound (VOC) levels are minimized through the selection of low VOC materials, including adhesives, paint, carpet, and interior wood finishing.

Controllability of Systems | Lighting and thermal controls are provided for individual workstations and shared multi-occupant spaces in order to provide a more comfortable environment for the patrons.



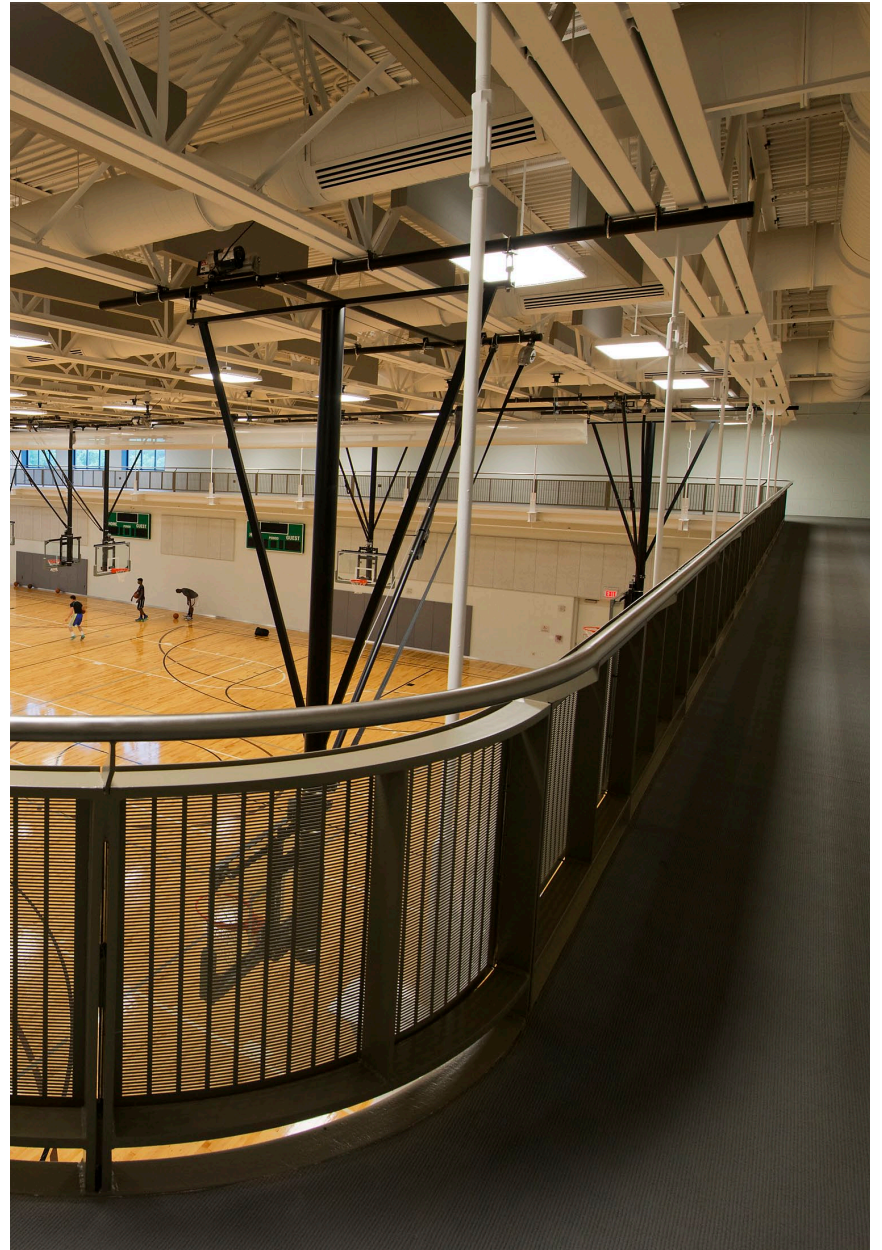
Concourse Interior



Concourse Interior



Multipurpose Room



Elevated Walking Track