



REHABILITATION OF CONSTITUTION GARDENS

Public Meeting

13 July 2015



AGENDA

PRESENTATION

- WELCOME + INTRODUCTIONS
 - PURPOSE + NEED
 - ALTERNATIVES

PHASES OPPORTUNITY TO COMMENT



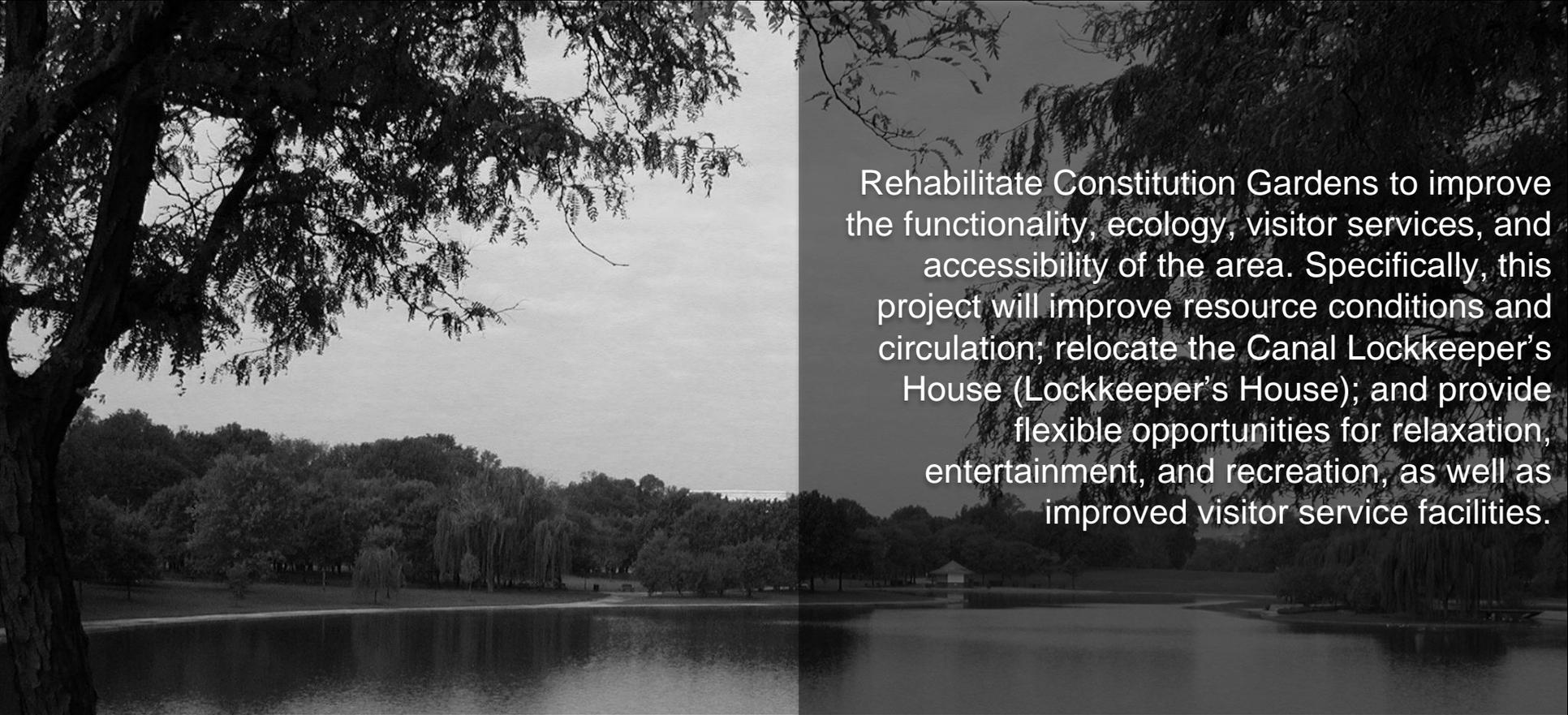
PROJECT TEAM

NATIONAL PARK SERVICE

National Mall and Memorial Parks
National Capital Region
Denver Service Center
The Louis Berger Group

TRUST FOR THE NATIONAL MALL

PWP Landscape Architecture
Rogers Partners
Davis Buckley Architects
Magnusson Klemencic Associates
Aquatic Design and Engineering
Buro Happold
Faithful and Gould
Weidlinger Associates



Rehabilitate Constitution Gardens to improve the functionality, ecology, visitor services, and accessibility of the area. Specifically, this project will improve resource conditions and circulation; relocate the Canal Lockkeeper's House (Lockkeeper's House); and provide flexible opportunities for relaxation, entertainment, and recreation, as well as improved visitor service facilities.

PURPOSE + NEED



CONSTITUTION GARDENS, THE NATIONAL MALL, WASHINGTON D.C

PROJECT AREA



PROJECT AREA



Poor water quality



Poor condition of
lockkeeper's house



Minimal visitor amenities,
education, & services



Poor pedestrian access
& circulations



Unhealthy trees

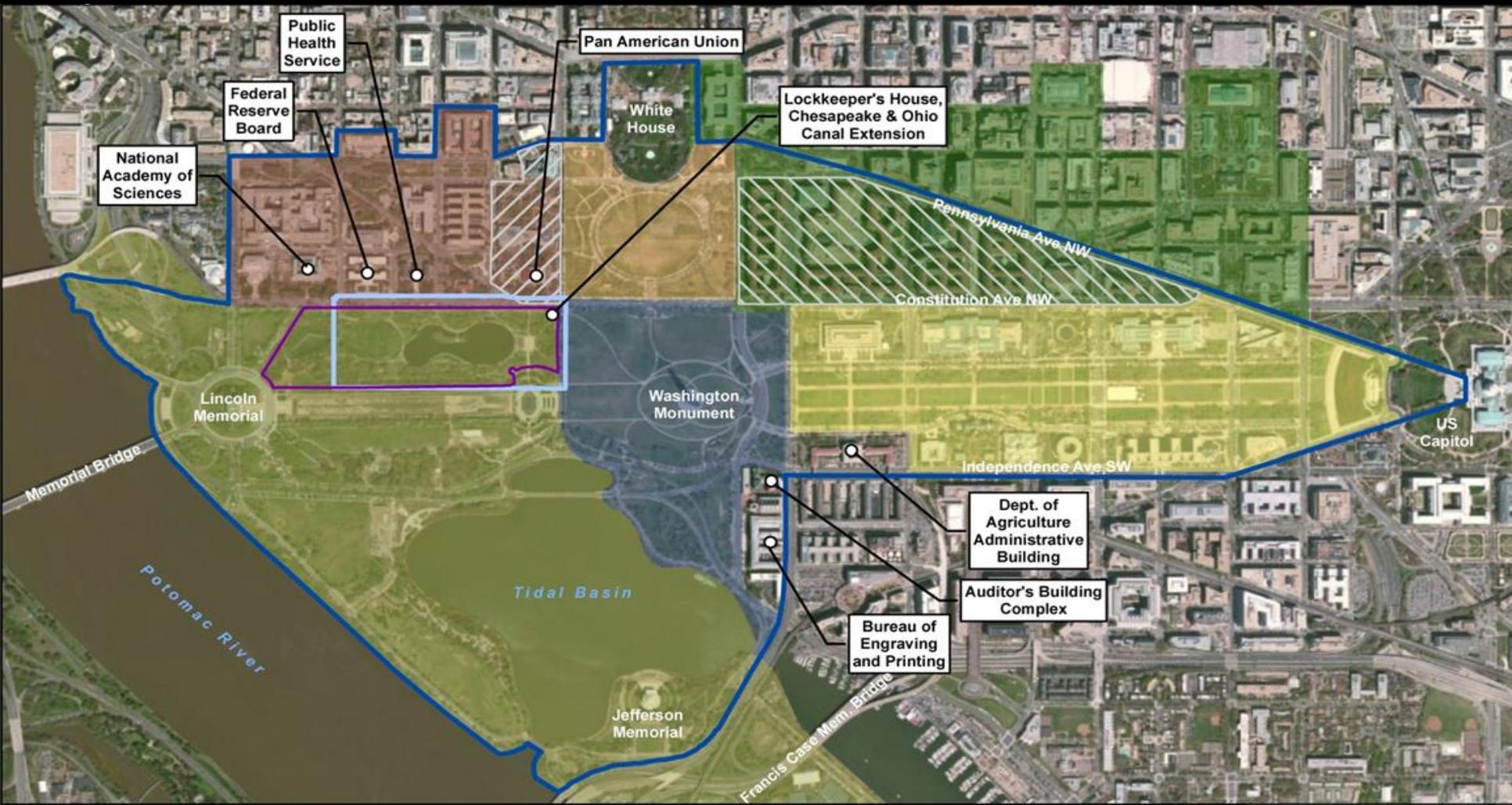
CURRENT CONDITIONS



SKIDMORE OWINGS AND MERRILL DESIGN FOR CONSTITUTION GARDENS

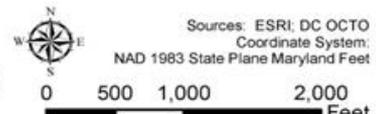
OVERVIEW

AREA OF POTENTIAL EFFECT



Legend

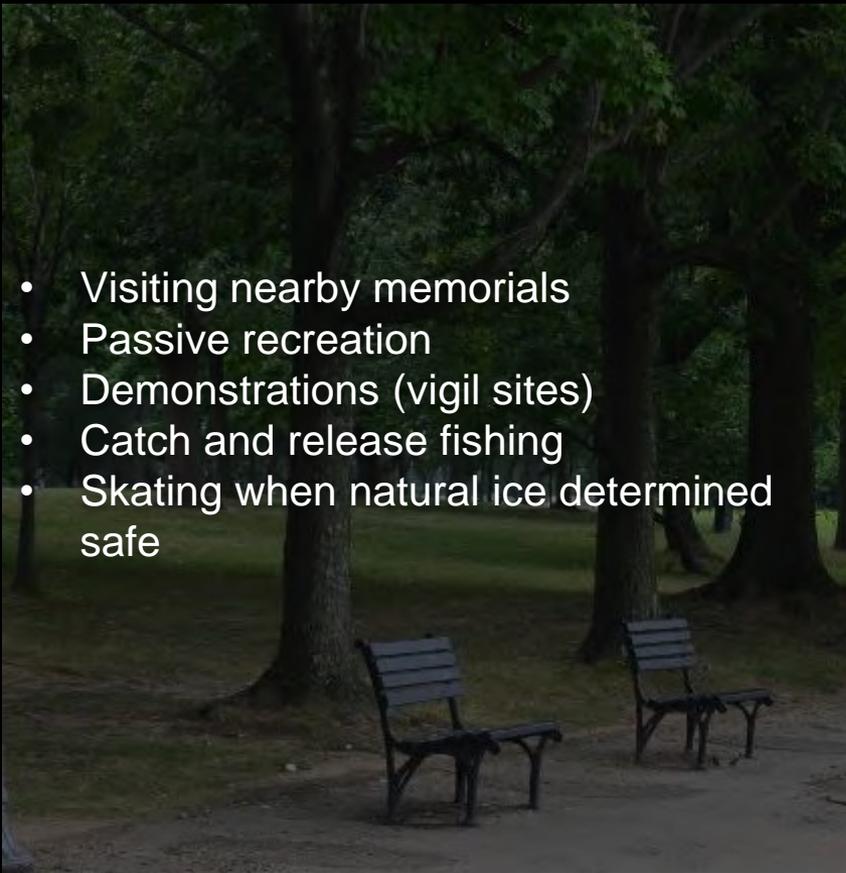
- Individually Eligible Buildings of Interest
- Primary APE
- Secondary APE
- Constitution Gardens Cultural Landscape
- Pennsylvania Ave National Historic Site
- Northwest Rectangle HD
- National Mall HD
- East/West Potomac Parks HD
- Federal Triangle HD
- Seventeenth Street HD
- President's Park South
- Washington Monument & Grounds





- Border of trees
- Open central area
- Flood control levee
 - Gentle slopes
- Plateau at overlook terrace
 - Western knoll
- Low central area occupied by lake
- Poor soils conditions and drainage
 - Informal character

TOPOGRAPHY, SOILS AND SITE CHARACTER



- Visiting nearby memorials
- Passive recreation
- Demonstrations (vigil sites)
- Catch and release fishing
- Skating when natural ice determined safe

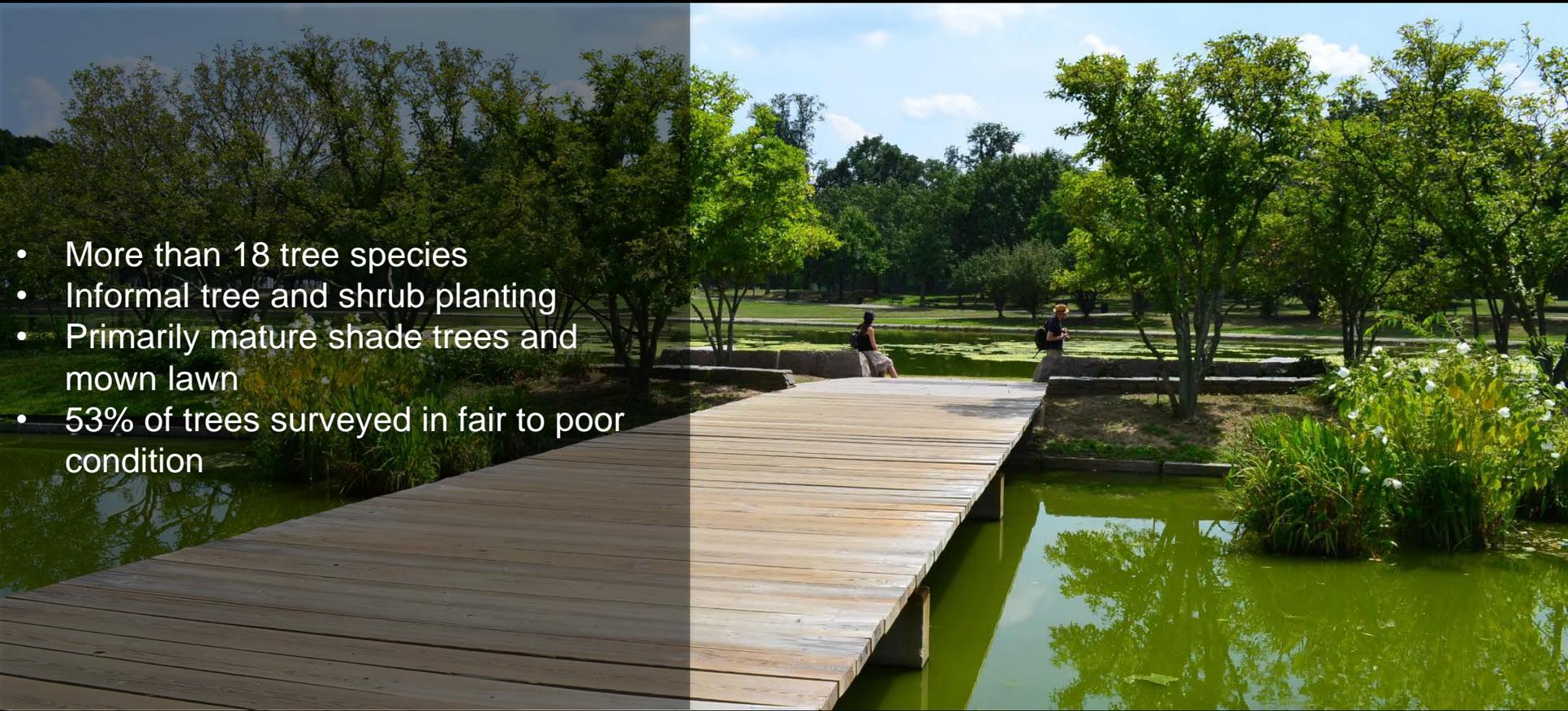
VISITOR USE AND EXPERIENCE



- Overlook Terrace
- Loop walk around the lake
- Look walk around west end and the VVM
- Secondary walks over slopes
- Walks parallel to stairs
- Diagonal walk, northeast corner of Overlook terrace
- Two sidewalks along Constitution Avenue
- Sidewalk along 17th Street
- North – south walk to WWII Memorial
- Circulator stop
- No operational, delivery or emergency access to park, vehicles jump curb

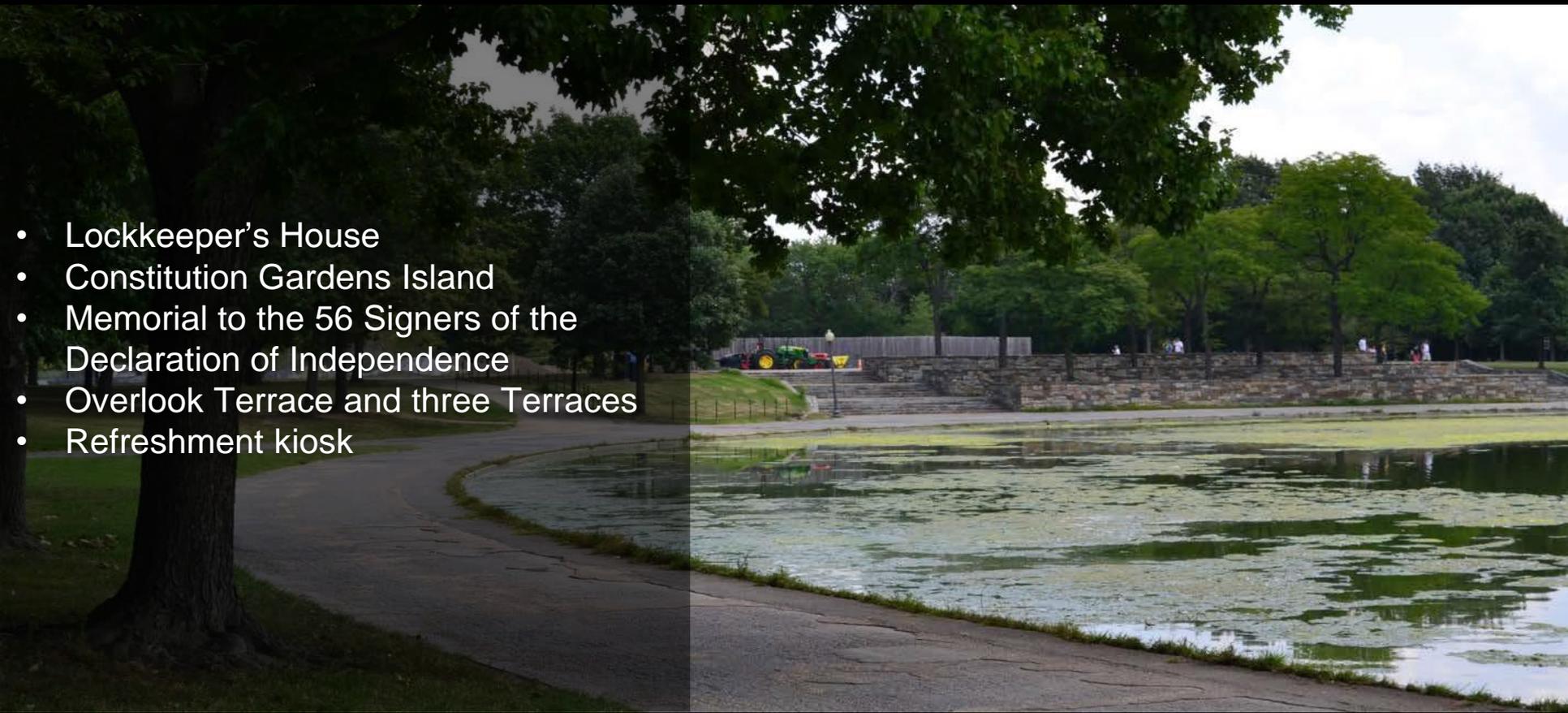


CIRCULATION



- More than 18 tree species
- Informal tree and shrub planting
- Primarily mature shade trees and mown lawn
- 53% of trees surveyed in fair to poor condition

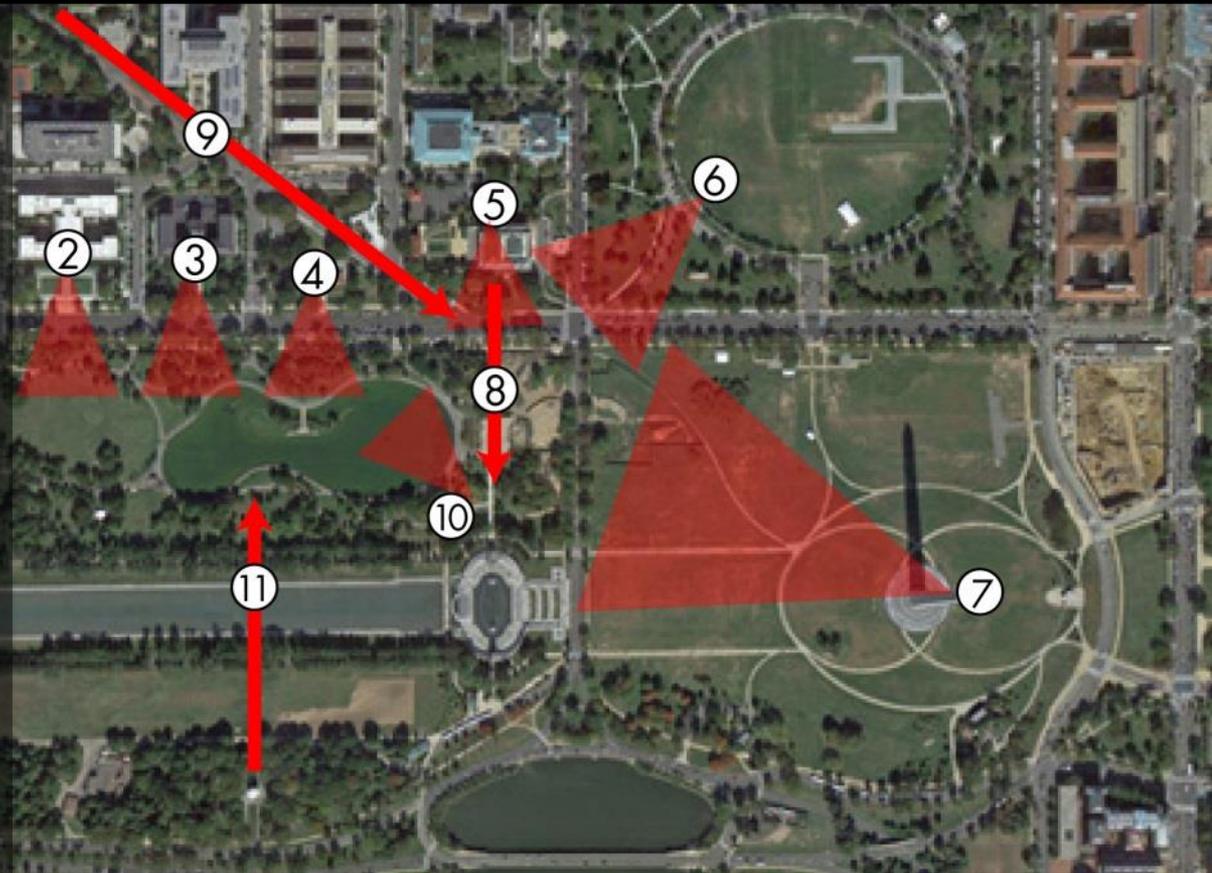
VEGETATION



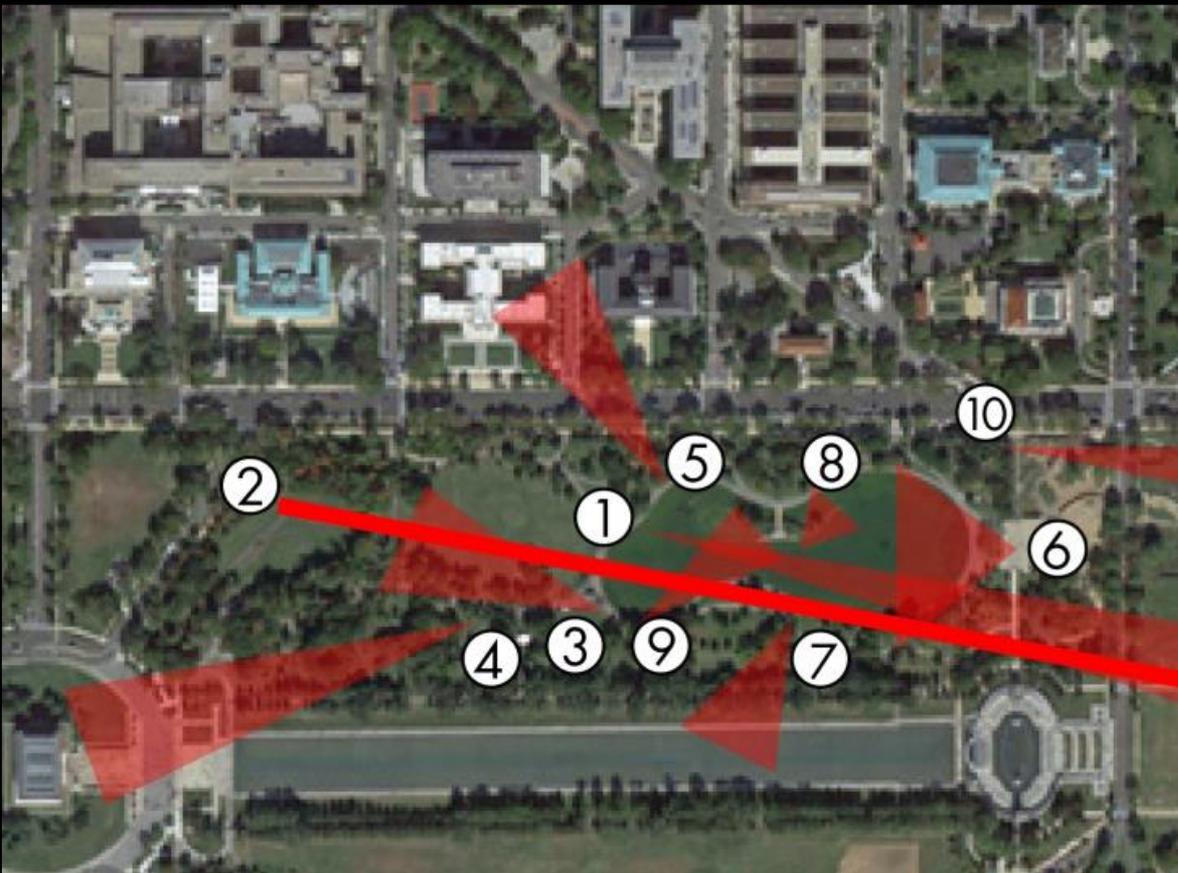
- Lockkeeper's House
- Constitution Gardens Island
- Memorial to the 56 Signers of the Declaration of Independence
- Overlook Terrace and three Terraces
- Refreshment kiosk

BUILDINGS AND STRUCTURES

- Vistas from Lincoln Memorial (1)
- View from Federal Register Bank Headquarters (2)
- Views from Department of the Interior South (3)
- View from Pan American Annex (4)
- View from the Organization of American States (5)
- View to Lockkeeper's House (7)
- Vista from Washington Mon (8)
- View from Virginia Ave (9)
- View from WWII Memorial (10)
- View from DC War Memorial (11)



IEWS AND VISTAS TO CONSTITUTION GARDENS



- Vistas from Park to Washington Monument (1)
- Vista from VVM to Washington Monument (2)
- Views to reflecting pool area (3)
- Vistas to Lincoln Memorial (4)
- Views to buildings north of Constitution Avenue (5)
- Views from Overlook Terrace (6)
- Views to reflecting pool area (7)
- Internal views to lake (8)
- Internal views to island (9)
- Views from Lockkeepers house to National Museum of African American History and Culture (10)

VIEWS AND VISTAS FROM CONSTITUTION GARDENS



- Constitution Gardens Lake
- Artificial lake, concrete bottom
- 18" at edge to 4.5' in few spots
- Limited recirculation
- Uses treated potable water
- Stocked with fish until 2012



CONSTITUTION GARDENS LAKE

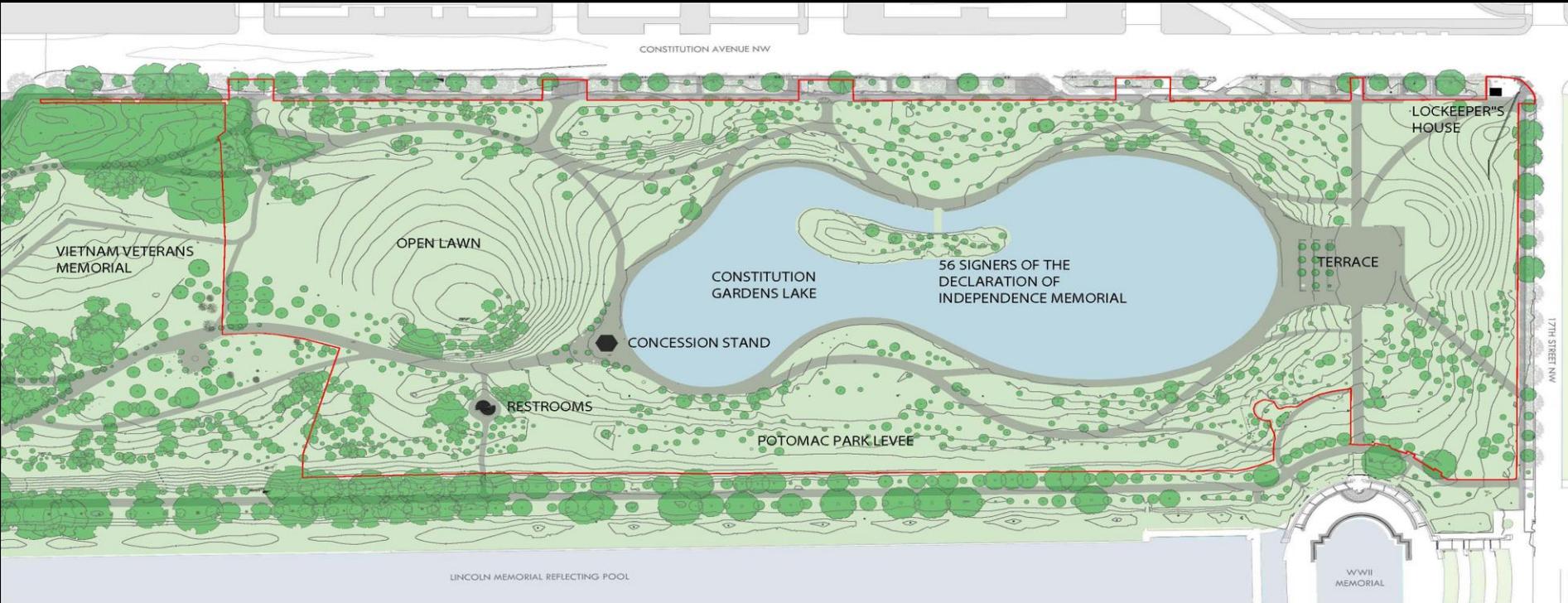
ALTERNATIVES

NO ACTION

ALTERNATIVE 1-SUSTAINABLE GARDEN

ALTERNATIVE 2-SOCIAL GARDEN

PREFERRED ALTERNATIVE-REGENERATIVE GARDEN



REHABILITATE CONSTITUTION GARDENS / NO ACTION ALTERNATIVE

NATIONAL MALL AND MEMORIAL PARKS WASHINGTON, DC

The No-action Alternative represents a continuation of current management, conditions, and uses. Under the No-action Alternative, the 1970s era informal and pastoral garden with its rolling terrain, central lake, and diverse mature tree canopy would be maintained.

NO ACTION



SUSTAINABLE GARDEN

ALT. 1

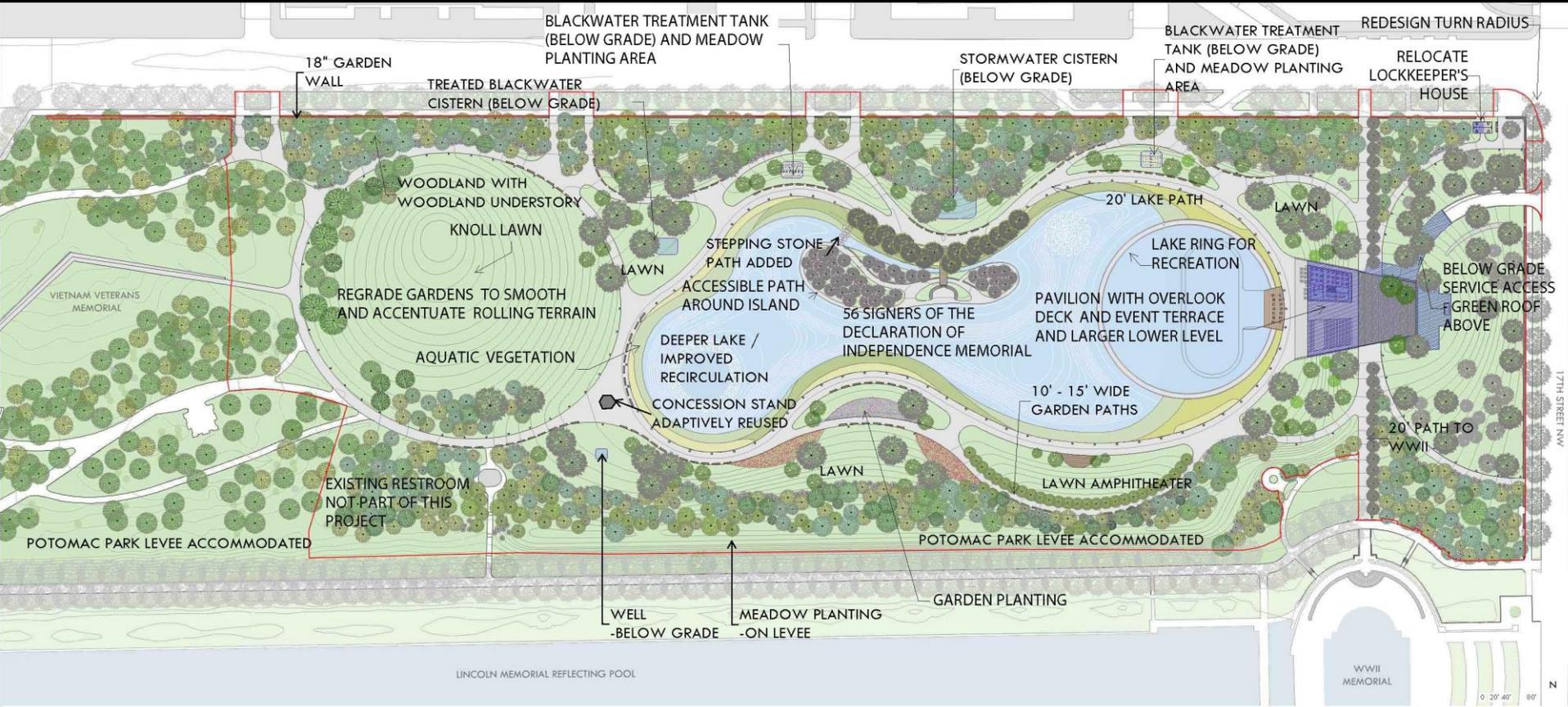
The Sustainable Garden radically rehabilitates Constitution Gardens to more sharply focus on sustainability and an ecologically functioning environment, with greater planting diversity—meadows, lawns, understory, tree canopy, and aquatic vegetation



The Social Garden would rehabilitate Constitution Gardens as a better place for people, providing a sustainable but more flexible social environment with greater planting diversity than currently exists, primarily lawns and tree canopy with some meadows, and understory

SOCIAL GARDEN

ALT. 2



REGENERATIVE GARDEN

The Regenerative Garden (Preferred Alternative) would rehabilitate Constitution Gardens to improve sustainability and social spaces. The rehabilitation would include greater planting diversity and a mix of lawns and trees canopy with meadows and understory.

PREFERRED

IMPACTS

ALTERNATIVE 1-SUSTAINABLE GARDEN

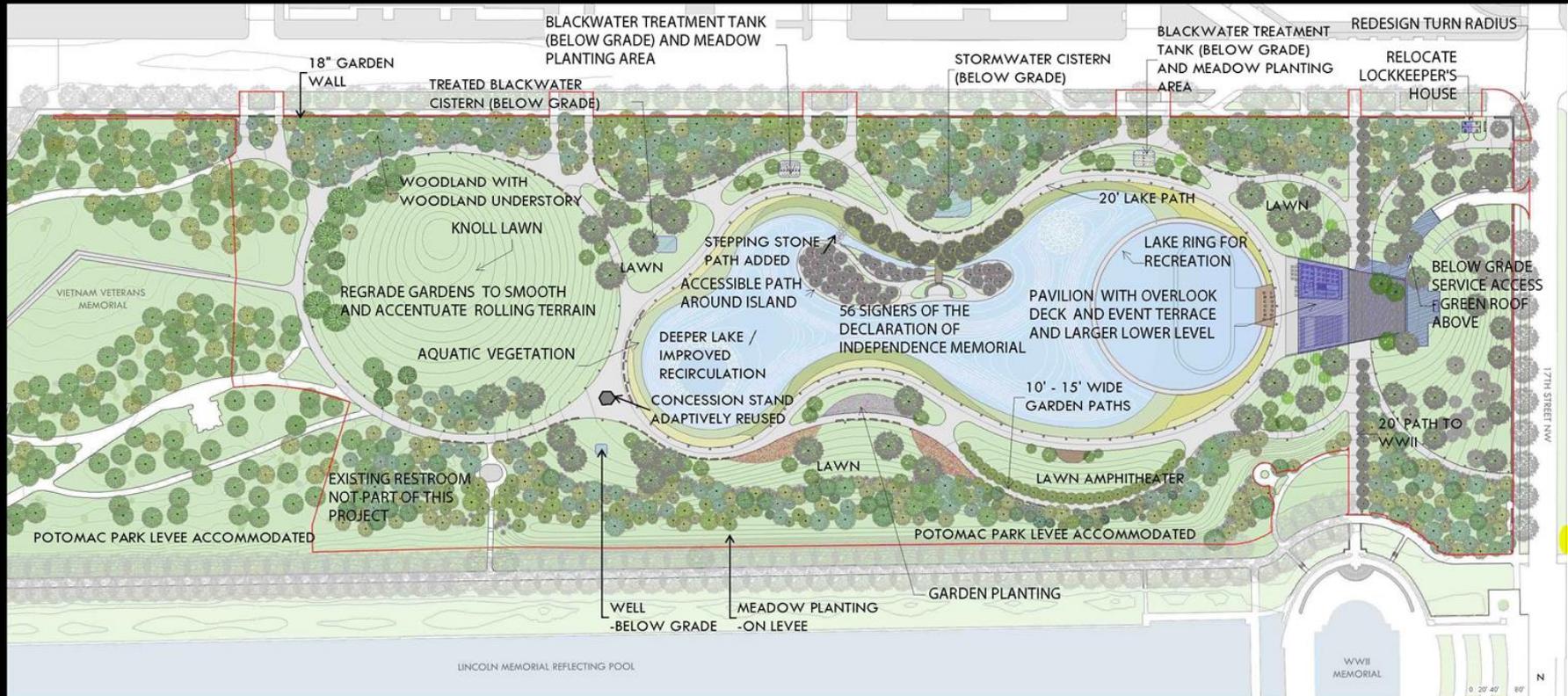
ALTERNATIVE 2-SOCIAL GARDEN

PREFERRED ALTERNATIVE-REGENERATIVE GARDEN

TOPOGRAPHY & SOILS



Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> • Re-grade rolling hills to even irregularities and smooth terrain throughout the project boundary • Rehabilitate and amend 40-60% of the site's soils to improve drainage and improve soil conditions 	<ul style="list-style-type: none"> • Increase height of rolling hills up to 8 to 10 feet throughout the project boundary • Rehabilitate and amend 60-90% of the site's soils to improve drainage and improve soil conditions 	<ul style="list-style-type: none"> • Increase height of rolling hills up to 4 to 6 feet throughout the project boundary • Same as Preferred Alternative



VEGETATION



Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> Avoid and protect trees that are in good to fair condition (70-85%) Remove trees in poor condition Remove fair trees and remove and relocate mature trees affected by construction Minimal mature tree relocation, increased number of trees in the canopy would be the result of replacement by younger trees that would adapt more quickly (15-30%) 	<ul style="list-style-type: none"> Remove most trees (95%) New trees would be planted to exceed current number. 	<ul style="list-style-type: none"> Same as Preferred Alternative



LAKE



Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> • Configuration of lake edge and island remain with non-concrete bottom, built up to 12 feet deep with a recirculating system • Add recreational lake ring, about 56,000 SF at east end of lake, enclosed by walk. Will be shallow with concrete bottom used for recreation (ice skating and model boating) 	<ul style="list-style-type: none"> • Same as Preferred Alternative 	<ul style="list-style-type: none"> • Same as Preferred Alternative



LOCKKEEPER'S HOUSE



Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> Relocate (18 feet south and 5 feet west) and add 350-SF mechanical room basement Rehabilitate interior and exterior Provide space for possible public use, donor recognition information, and education Install outdoor plaza for educational exhibits and groups 	<ul style="list-style-type: none"> Relocate (18 feet south and 5 feet west) and add 1,000-SF basement for public use Rehabilitate interior and exterior with freestanding staircase Provide space for possible public use, donor recognition information, and education Install outdoor plaza for educational exhibits and groups 	<ul style="list-style-type: none"> Relocate 500 feet west and slightly south and add 500-SF basement for public use Rehabilitate interior and exterior with new lower level compatible façade Provide space for possible public use, donor recognition information, and education Install outdoor plaza for educational exhibits and groups Provide public restrooms



MEMORIAL TO 56 SIGNERS



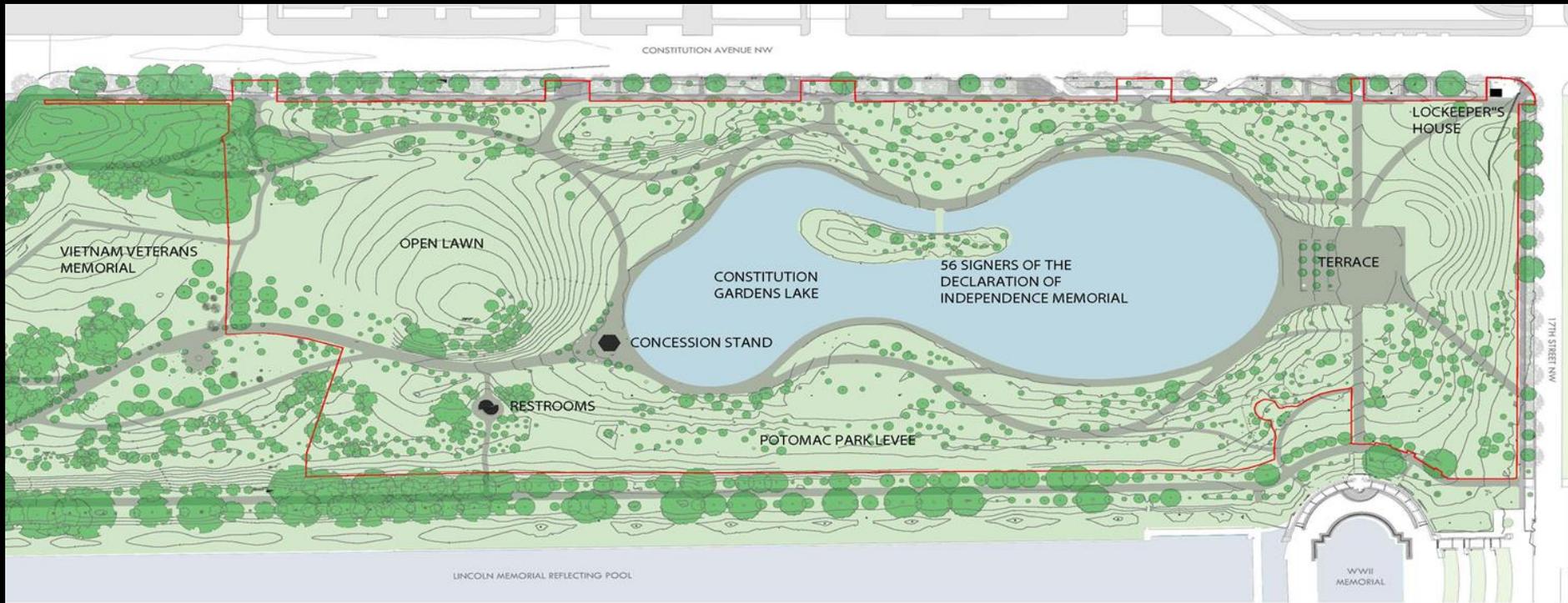
Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> • Provide universal accessibility with perimeter walks • Add possible stepping stone entry • Replace vegetation as needed 	<ul style="list-style-type: none"> • Provide universal accessibility with perimeter walks • Replace vegetation as needed 	<ul style="list-style-type: none"> • Same as Preferred Alternative



CULTURAL LANDSCAPE FEATURES



Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> • Install an 18-inch stone perimeter retaining wall along Constitution Avenue and 17th Street NW sidewalks • Retain and adaptively re-use historic concession stand • Remove terraces to accommodate pavilion • Views largely unaltered due to topography changes 	<ul style="list-style-type: none"> • Install a 30-inch stone perimeter retaining wall along Constitution Avenue and 17th Street NW sidewalks • Remove historic concession stand • Remove terraces to accommodate pavilion • Views severely altered due to topography changes 	<ul style="list-style-type: none"> • Same as Preferred Alternative • Views moderately altered due to topography changes



MULTI-PURPOSE AREAS



Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> • Build new 8,800 SF event terrace east of pavilion • Create up to 12 vigil sites (for demonstrations) • Retain 1+ acre knoll area adjacent to the Vietnam Veterans Memorial • Build new 27,000-SF lawn amphitheater • Plant lawn areas for casual gathering • Create flexibility for larger tents • Widen walk intersections 	<ul style="list-style-type: none"> • Build new 8,800-SF event terrace east of pavilion • Create up to 12 vigil sites (for demonstrations) • Widen walk at west end of lake (3,400 SF) 	<ul style="list-style-type: none"> • Build new 8,800-SF event terrace east of pavilion • Create up to 12 vigil sites (for demonstrations) • Retain 1+ acre knoll area adjacent to the Vietnam Veterans Memorial • Build new 27,000-SF lawn amphitheater • Plant lawn areas for casual gathering • Widen walk intersections



PAVILION



Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> Build multi-purpose pavilion at east end of lake with an upper level (approximately 3,700 SF), including restaurant/bar with interior and exterior overlook deck seating, and a lower level (approximately 30,000 SF) with public restrooms, kitchen/storage, refreshment stand, seasonal recreation rentals, retail/bookstore, NPS and concession operational areas, and below grade loading dock 	<ul style="list-style-type: none"> Build multi-purpose pavilion at east end of lake with an upper level (approximately 3,700 SF), including restaurant/bar with interior and exterior overlook deck seating, and a lower level (approximately 21,000 SF) with public restrooms, kitchen/storage, refreshment stand, seasonal recreation rentals, retail/bookstore, NPS and concession operational areas, and below grade loading dock 	<ul style="list-style-type: none"> Same as Preferred Alternative



SUSTAINABLE DESIGN FEATURES



Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> Maximizes sustainable approaches (minimum LEED Silver) Utilizes geothermal heating and cooling Reuses gray and black water reuse (for horticultural purposes) Plants green roof over part of the lower level 	<ul style="list-style-type: none"> Maximizes sustainable approaches (LEED Platinum) Creates net zero energy building (energy neutral) with systems such as geothermal heating and cooling Reuses gray and black water reuse (for horticultural purposes) Installs photovoltaic and green roof over part of the lower level 	<ul style="list-style-type: none"> Meets minimum LEED Silver Uses variable refrigerant volume mechanical system Reuses gray water reuse Plants green roof over part of the lower level



PEDESTRIAN WALKS



Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> Retain system of curving walks and lake loop walk (12–15 feet wide) Revise walk system to improve experiences and connections; widen some walks to 20 feet and maintain width of general walks to 12–15 feet Build 20-foot-wide walk to World War II Memorial Install dual 15-foot-wide garden entry walks along Constitution Avenue Repave walks to be universally accessible Create multiple access points to water ring and island 	<ul style="list-style-type: none"> Retain system of curving walks and lake loop walk (12–15 feet wide), similar to No-action Alternative) Revise walk system to improve experiences and connections; widen some walks to 20 feet and reduce width of general walks to 8 feet Build 20-foot-wide walk to World War II Memorial Install dual 15-foot-wide garden entry walks along Constitution Avenue Repave walks to be universally accessible 	<ul style="list-style-type: none"> Same as Preferred Alternative



INTERSECTION – 17TH STREET NW & CONSTITUTION AVENUE



Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> Possible redesign of southwest corner of intersection with new radius of 50–100 feet to facilitate dual vehicular turning movement, relocate pedestrian crosswalks and signals (after additional traffic study) 	<ul style="list-style-type: none"> Same as Preferred Alternative 	<ul style="list-style-type: none"> Same as Preferred Alternative



ACCESS



Preferred Alternative	Alternative 1	Alternative 2
<ul style="list-style-type: none"> • Allow for limited deliveries on walks • Allow for emergency access on walks • Provide pavilion with below grade access and turn-around from 17th Street NW (further design and consultation is needed) 	<ul style="list-style-type: none"> • Allow for deliveries on walks • Allow for emergency access on walks • Provide pavilion with on-grade access from Constitution Avenue via walks (further design and consultation is needed) 	<ul style="list-style-type: none"> • Same as Preferred Alternative





PHASES

- TWO PHASE PROJECT
- COMPLETE PHASE 1 BY NPS 2016 CENTENNIAL
 - PHASE 1 – LOCKKEEPER’S HOUSE AREA
- PHASE 2 – REMAINDER OF CONSTITUTION GARDENS



OPPORTUNITIES TO COMMENT

Please submit comments **before July 24** at:
www.parkplanning.nps.gov/COGA

or mail to:

ATTN: Constitution Gardens Rehabilitation
Superintendent, National Mall and Memorial Parks
900 Ohio Drive, SW
Washington, DC 20024