



# WELCOME

*TO THE CONSULTING PARTIES MEETING FOR THE*

## **CONSTITUTION GARDENS REHABILITATION PROJECT**



# AGENDA

## Welcome and Introductions

## Presentation

- Project Team
- Project Area
- Purpose & Need
- Section 106 Process
- Site History
- Draft Area of Potential Effect
- Character Defining Features
- Alternatives
- Opportunities 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

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



# PROJECT AREA

West End  
Concession

Landscape Terrain & Trees

Signers  
Island

Lake

No  
Pavilion

← Lockkeeper House

17<sup>th</sup> St. NW



- Poor condition of Lockkeeper House
- Poor water quality in lake
- Poor soils resulting in unhealthy trees and landscape
- Improvements needed for pedestrian and vehicular access & circulation
- Improvements needed for visitor amenities, education and services





# PURPOSE

Follow the 2010 National Mall Plan for Constitution Gardens to create a restful, high-quality, multipurpose visitor destination.

## Improve

- functional ecology, visitor services, and accessibility
- water and natural resource conditions
- the lake as self-sustaining
- service and pedestrian circulation
- visitor amenities and interpretation

## Create

- energy efficient and sustainable facilities
- flexible venues for entertainment and events
- enhanced passive recreational opportunities
- adaptive reuse of the Canal Lockkeeper's House



# NEED

Constitution Gardens is a living legacy to the founding of the republic, an oasis in urban landscape.

- Ecological, structural, and physical problems
- Lacks utility envisioned by NPS for the National Mall
- Low quality of visitor experience
- Underused area of the National Mall



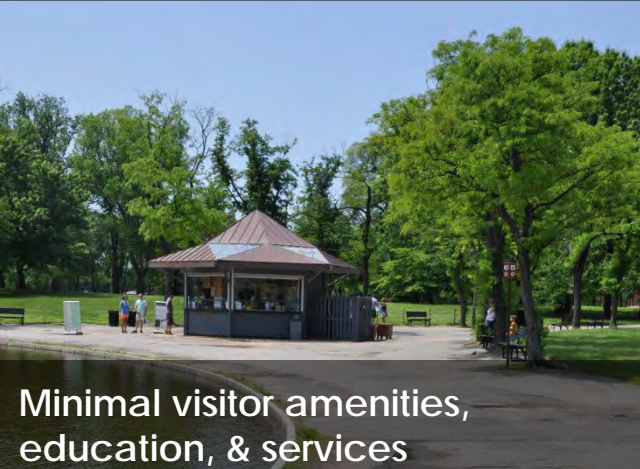
# CURRENT CONDITIONS



Poor water quality



Poor condition of lockkeeper's house



Minimal visitor amenities, education, & services



Poor pedestrian access & circulation



Unhealthy trees



# LAWS & PROCEDURES



**NHPA** NATIONAL HISTORIC  
PRESERVATION ACT  
SECTION 106





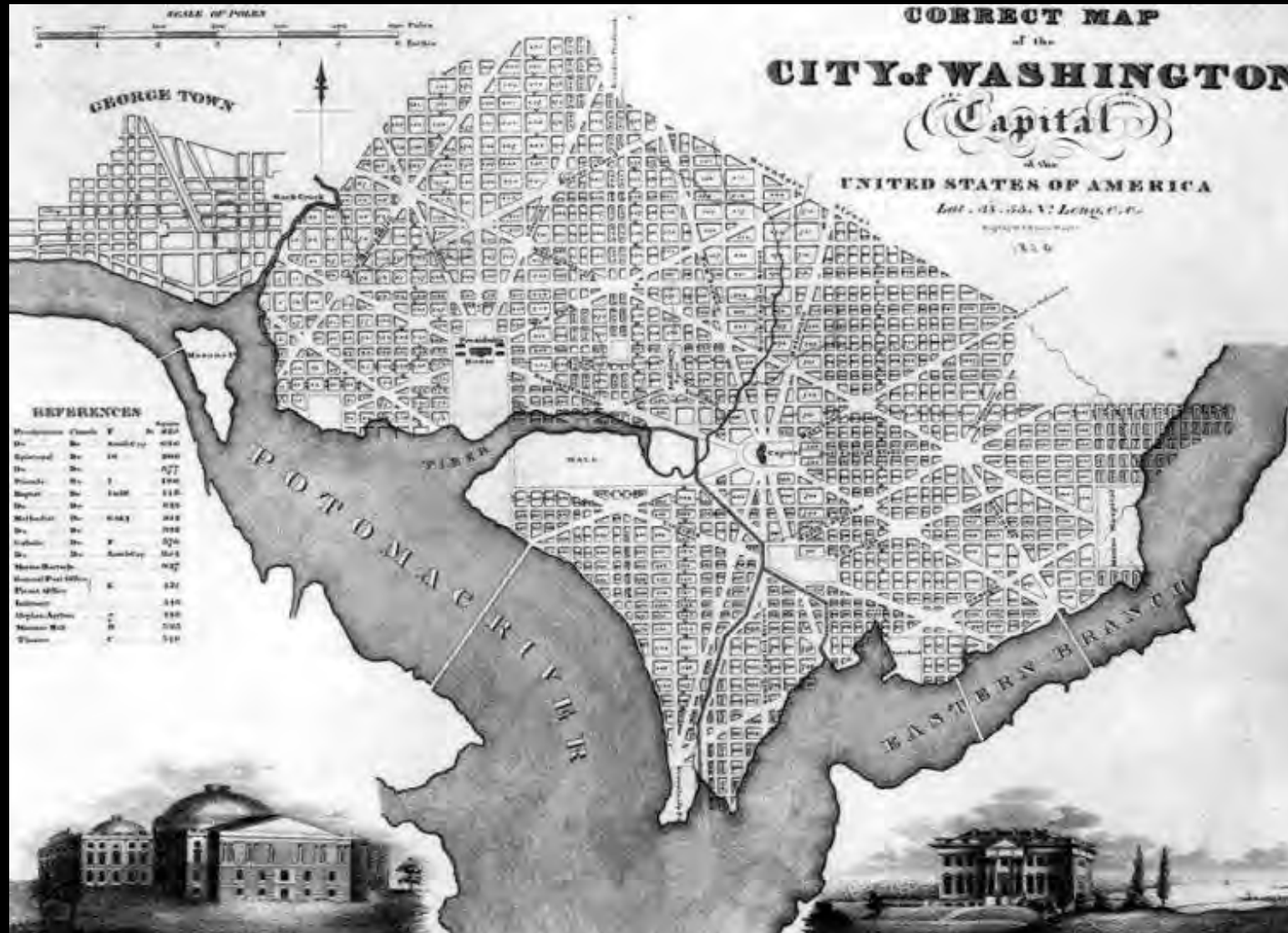
# NHPA SECTION 106 PROCESS and CONSULTATION

We are here



# History of Site

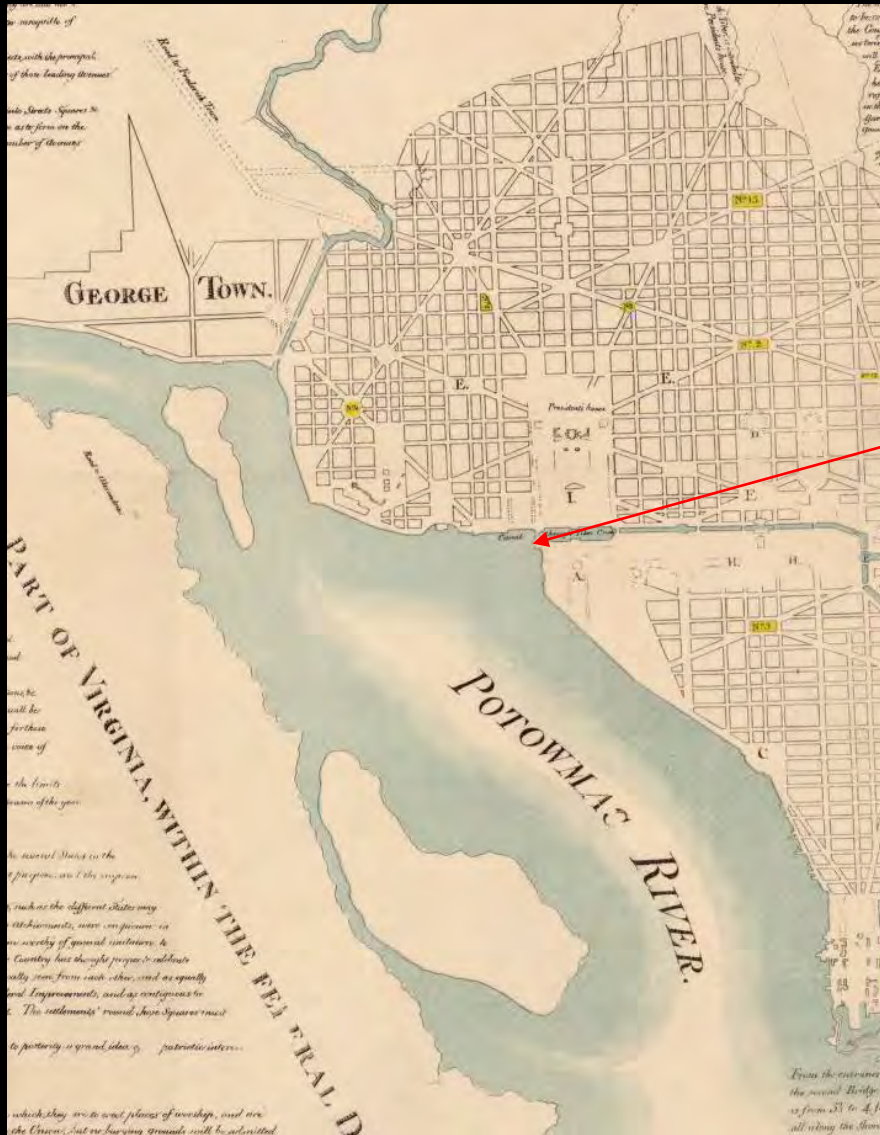
## Tiber Creek





# History of Site

## Washington City Canal



Canal Lockkeeper's House





# History of Site

Potomac Flats and Potomac Park, 1880's



Canal Lockkeeper's House





# History of Site

McMillan Plan for the National Mall, 1901



# History of Site

Temporary Navy Offices, 1914-1971

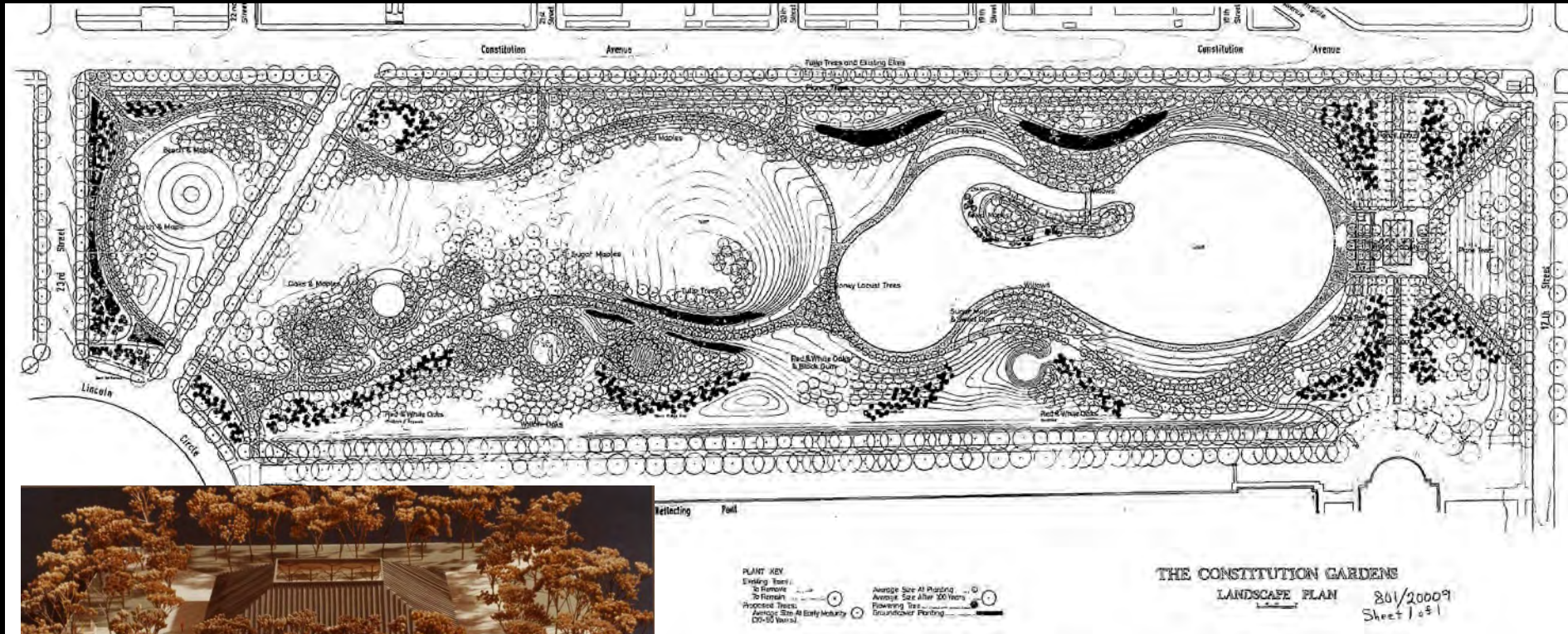


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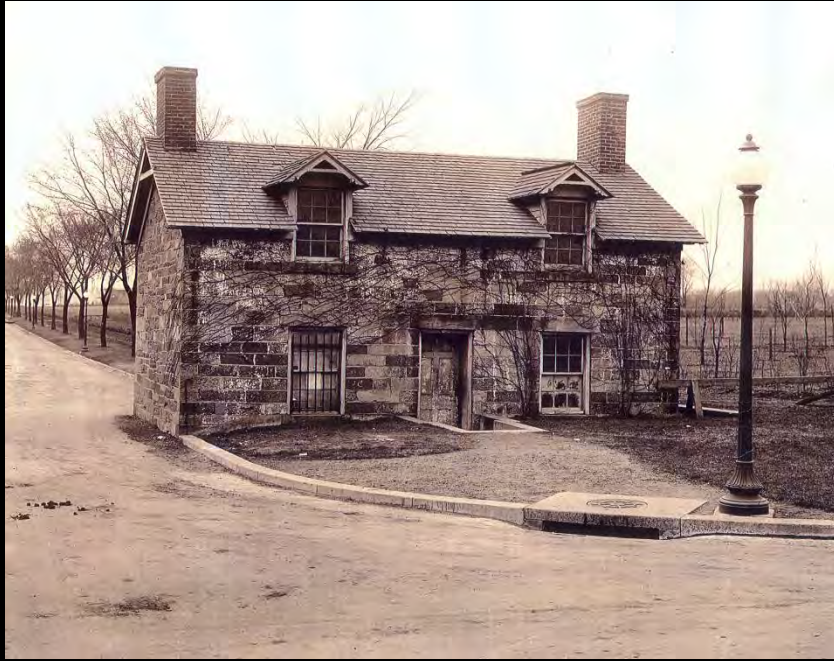
# History of Site

# Skidmore Owings and Merrill Design for Constitution Gardens

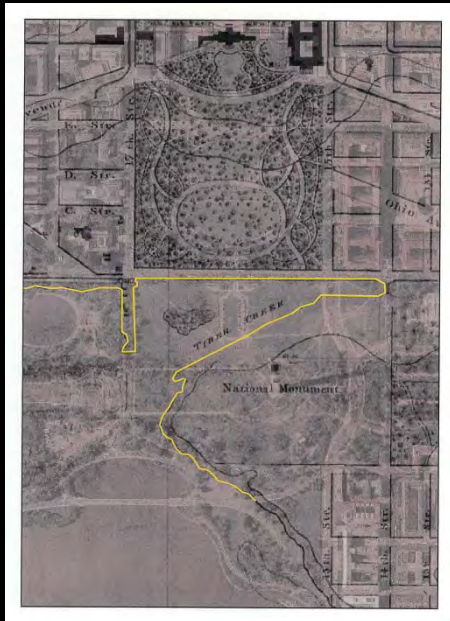




# LOCKKEEPER'S HOUSE HISTORY



1837 - Constructed by the Chesapeake and Ohio Canal Company at the 17<sup>th</sup> Street Wharf, where their canal terminated at the Washington City Canal. Built as a two and one half story banked stone structure with brick chimneys on the gable ends. I-house plan with a central stair at interior.



1873 - This section of the C&O canal infilled (replaced by B Street/Constitution Avenue), the Lockkeeper's House fell into disuse.

1902 – West Potomac Park created. Ownership of house transferred to Army Corps of Engineers, who renovated the building to accommodate a toolshed and a watchman's house. Grade change around the building subsumed lowest story.







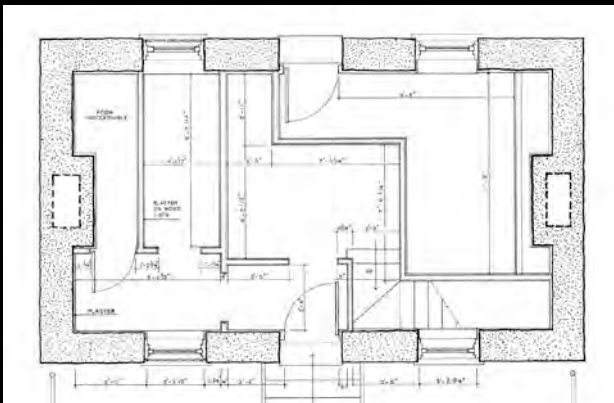
# LOCKKEEPER'S HOUSE HISTORY

1915 – Lockkeeper's House relocated in conjunction with a road widening project. Only the upper one and one-half stories were moved as a part of the project.



1916 –Exterior rehabilitated to “its original design as nearly as possible”, with new roof, new gables. Brick chimneys were removed and replaced with shorter stone chimneys. New south entry door installed.

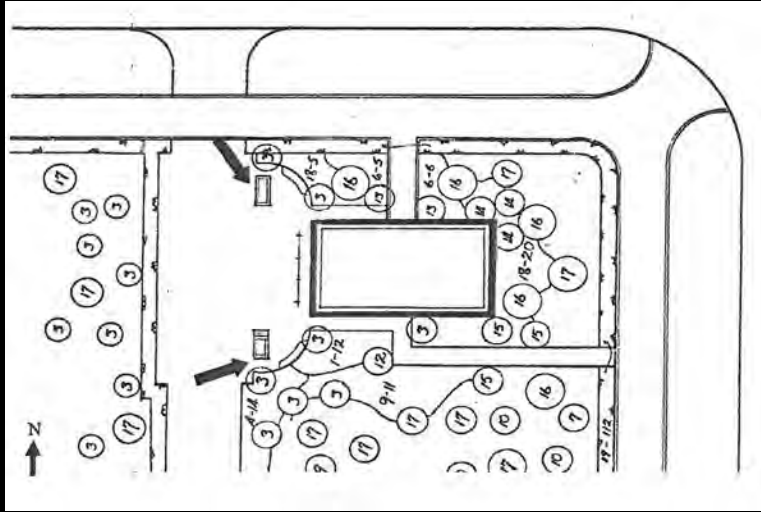
Interior renovated to accommodate toilet rooms and a bicycle room on the first floor, lockers for watchmen on the second. New stair installed in northwest corner.



20th century changes – The Lockkeeper's House accommodated a holding cell in later years, and toilets were changed out, but interior finishes primarily date from the 1910's. West chimney removed at first floor, leaving chimney above unsupported.



# MOUNTING BLOCK



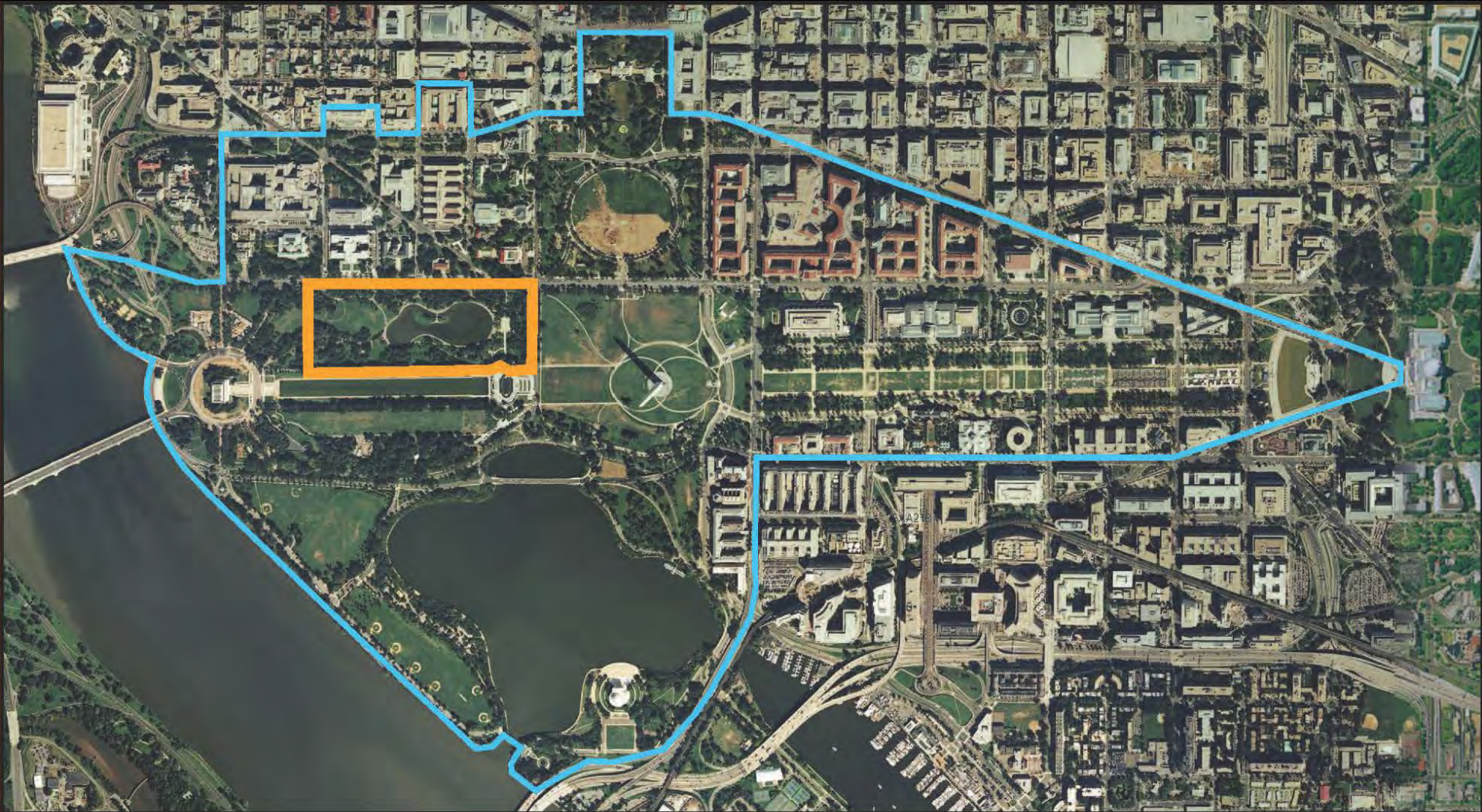
1916 – Two mounting blocks were added as a part of the West Potomac Park project.





One remains on site, moved several times in the last century. It will be incorporated into the new design, in association with the Lockkeeper's House.



# DRAFT AREA OF POTENTIAL EFFECT



## LEGEND

-  Draft Area of Potential Effect
-  Project Area

NORTH

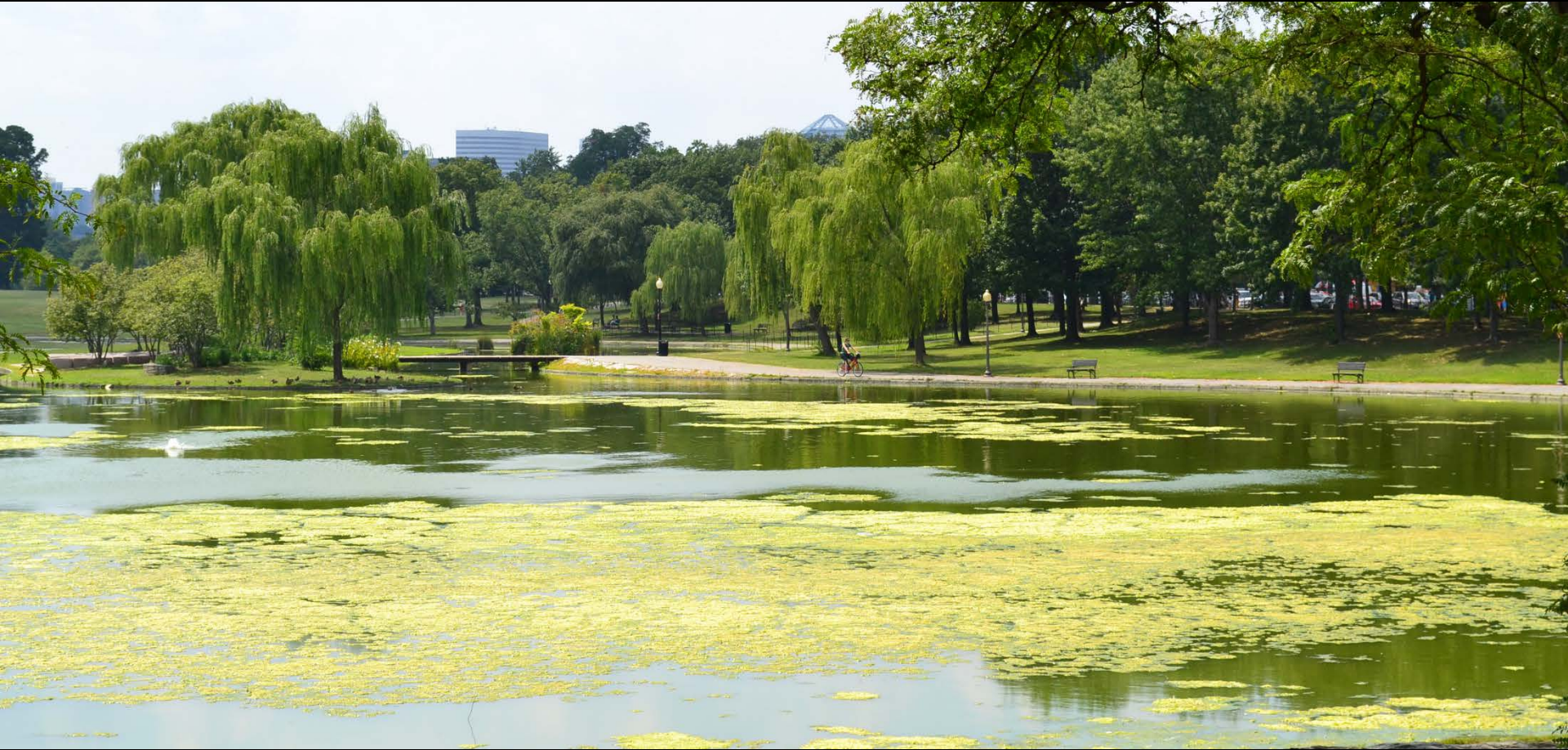




# Character Defining Features

## Topography:

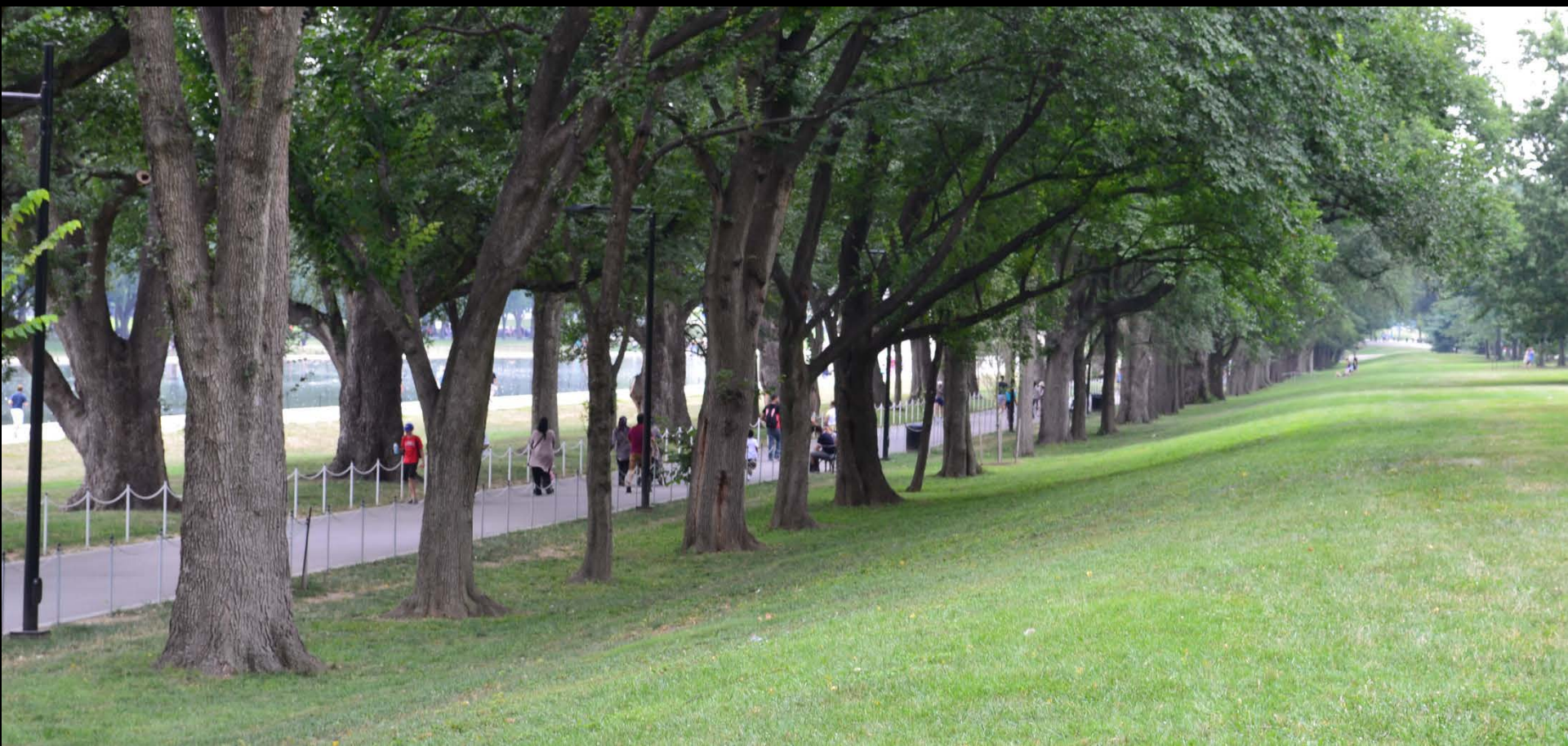
Low central area occupied by lake





# Character Defining Features

Topography:  
Flood control levee





# Character Defining Features

Topography:  
Gentle slopes





# Character Defining Features

Topography:  
Plateau at overlook





# Character Defining Features

Topography:  
Western knoll



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# Character Defining Features

Topography:

North berm (from Constitution Gardens)



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# Character Defining Features

Topography:

North berm (from Constitution Avenue)



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# Character Defining Features

## Spatial Organization

Open central area ringed by trees





# Character Defining Features

## Land use:

1. Passive recreation
2. Respite between monuments
3. Memorials
4. Ceremonies
5. Demonstrations
6. Catch and release fishing





# Character Defining Features

Vegetation:  
Deciduous trees





# Character Defining Features

Vegetation:  
Lawns





# Character Defining Features

Vegetation:  
Magnolias on island





# Character Defining Features

Vegetation:  
Street trees





# Character Defining Features

## Vegetation:

Honey locust trees on Overlook Terrace





# Character Defining Features

Vegetation:

Sycamores – former 21<sup>st</sup> St. alignment

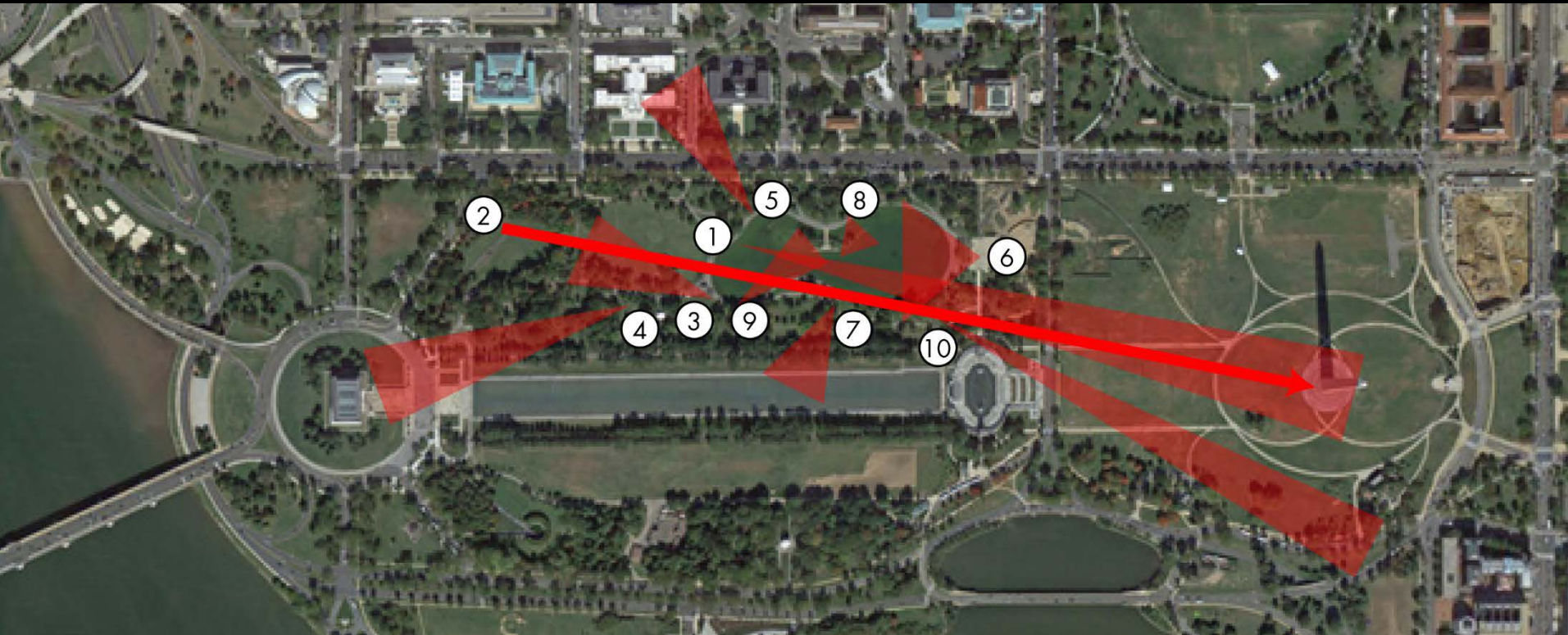




# Character Defining Features

## Views and Vistas:

- |  |   |
|--|---|
| 1. Vistas from Park to Washington Monument         | 6. Views from the Overlook Terrace                  |
| 2. Vista from Vietnam Veterans Memorial            | 7. Views to Reflecting Pool area                    |
| 3. Vistas to the Vietnam Veterans Memorial         | 8. Internal views to the lake                       |
| 4. Vistas to the Lincoln Memorial                  | 9. Internal views to the island                     |
| 5. Views to buildings north of Constitution Avenue | 10. Views to buildings on or near the National Mall |





# Character Defining Features

Views and Vistas:

Vistas from park to Washington Monument





# Character Defining Features

## Views and Vistas:

Vistas to and from the Vietnam Veterans Memorial



# Character Defining Features

Views and Vistas:

Vistas to the Lincoln Memorial





# Character Defining Features

## Views and Vistas:

Views to buildings north of Constitution Avenue



The Marriner S. Eccles Federal Reserve Board Building





# Character Defining Features

Views and Vistas:

Views from the Overlook Terrace





# Character Defining Features

Views and Vistas:

Views from the Overlook Terrace

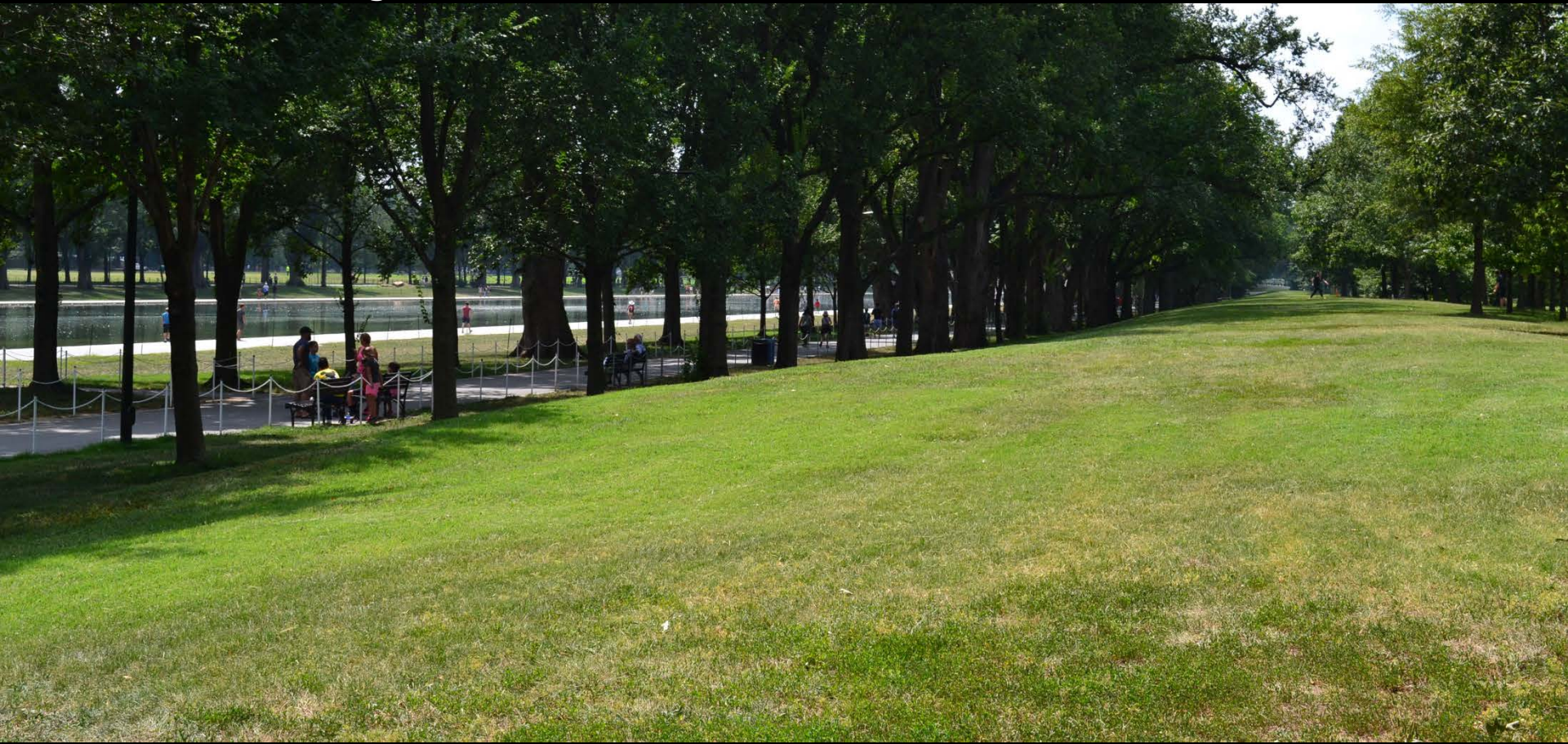




# Character Defining Features

Views and Vistas:

Views to Reflecting Pool area





# Character Defining Features

## Views and Vistas:

Internal views to the lake





# Character Defining Features

## Views and Vistas:

Internal views to the island





# Character Defining Features

Views and Vistas:

Views to buildings on or near the National Mall



The Smithsonian's National Museum of African American History and Culture, which is expected to open on the National Mall in 2015





# Character Defining Features

Buildings and Structures:  
Island and 56 Signers Memorial





# Character Defining Features

Buildings and Structures:  
Lockkeeper's House





# Character Defining Features

## Buildings and Structures:

Overlook Terrace and three terraces and stairways west from overlook terrace

Walks parallel to staircases

West end concessions stand





# Character Defining Features

Circulation:

Loop walk around lake



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# Character Defining Features

## Circulation:

NE and SE diagonal walks to overlook terrace

Walk from Constitution Avenue through overlook terrace to WWII Memorial

Sidewalks along 17th Street and Constitution Avenue





# Character Defining Features

Constructed Water Features: Lake



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# Character Defining Features

Small scale features:

Benches, lights, Washington City Canal memorial stone and plaque, mounting block



*The following are listed as contributing but are outside the area of undertaking: VVME flagpole, "In Memory" plaque, VVME light fixtures, locators.*





# ALTERNATIVE – NO ACTION





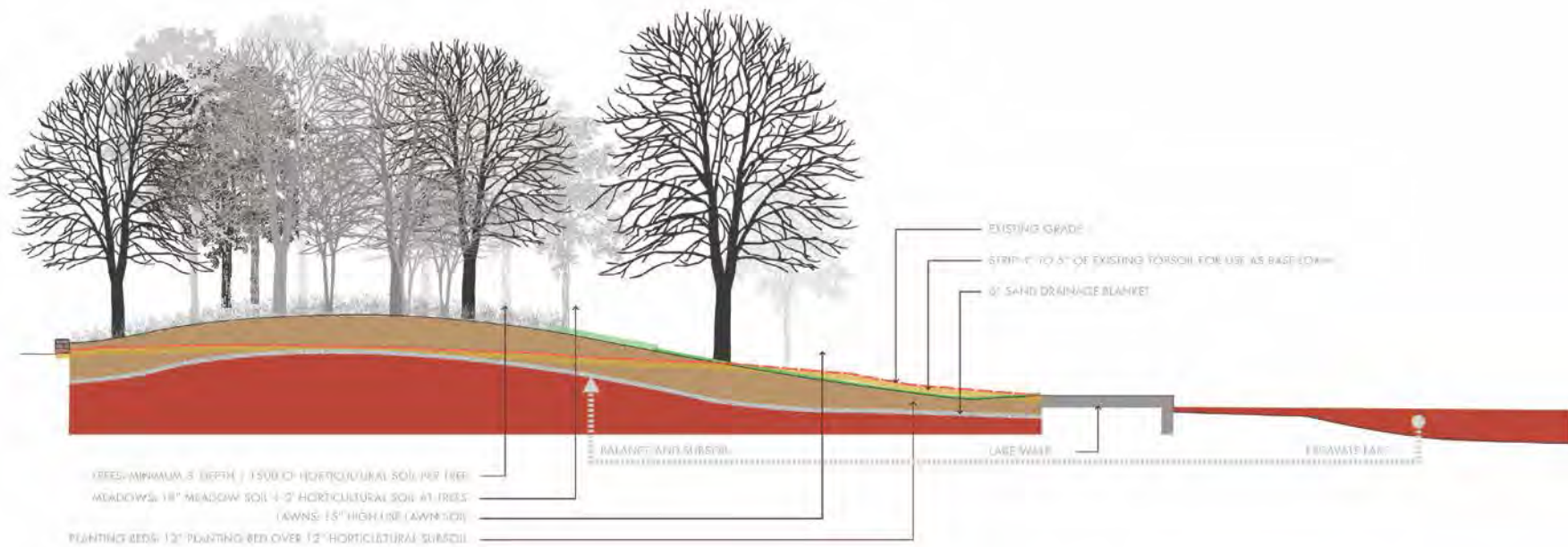
# ELEMENTS COMMON TO EACH ACTION ALTERNATIVE

1. RESPECT THE ORIGINAL DESIGN CONCEPT
2. IMPROVE THE HEALTH AND BEAUTY OF THE LAKE AND LANDSCAPE
3. IMPROVE PEDESTRIAN EXPERIENCE
4. CREATE PROTECTION FROM STREET NOISE
5. PROVIDE A VISITOR PAVILION AND RESTROOMS
6. IMPROVE BUS MOVEMENT AT CONSTITUTION AND 17<sup>TH</sup>
7. REHABILITATE LANDSCAPE ON SIGNERS ISLAND
8. PROTECT VIRGINIA AVENUE VIEW CORRIDOR
9. ENHANCE WALKING CONNECTION TO WWII MEMORIAL
10. ADD CAPITAL BIKESHARE STATION





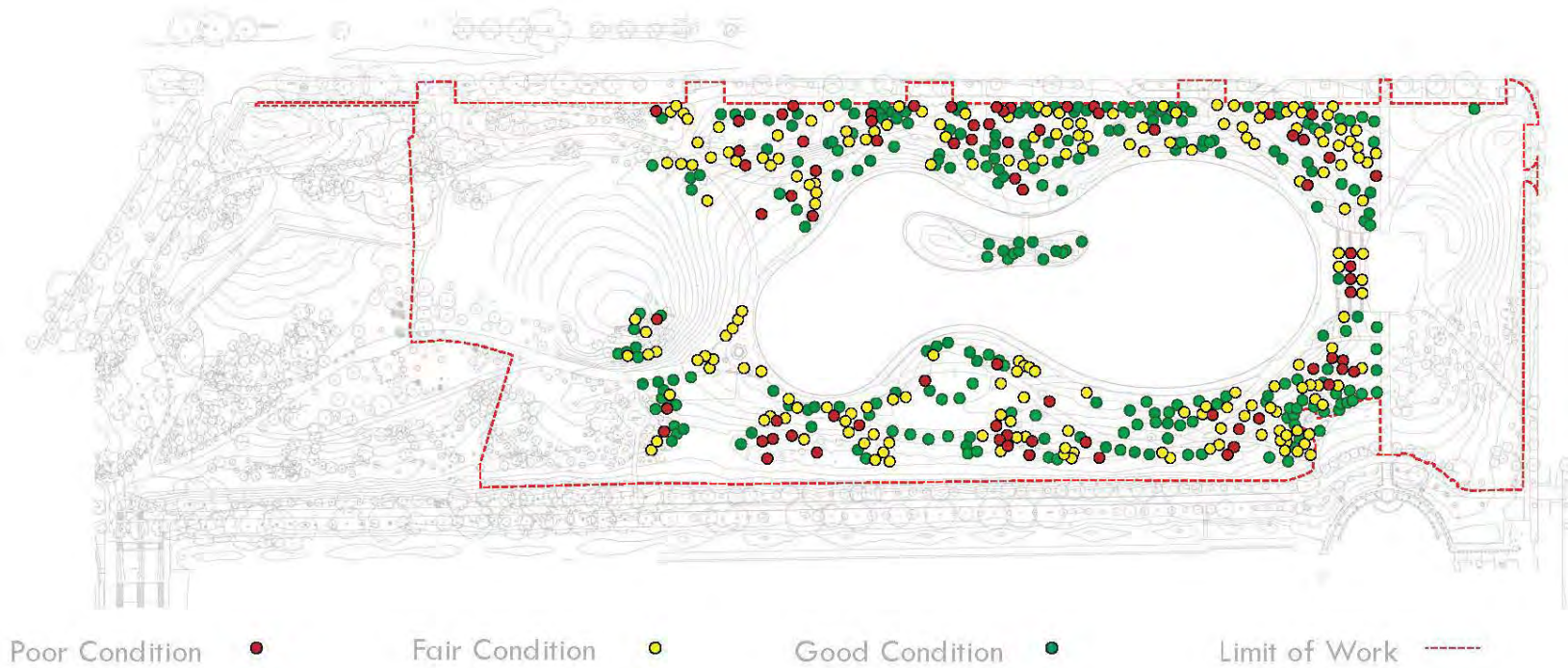
# Topography and Soils





# Vegetation

## TREE CONDITION

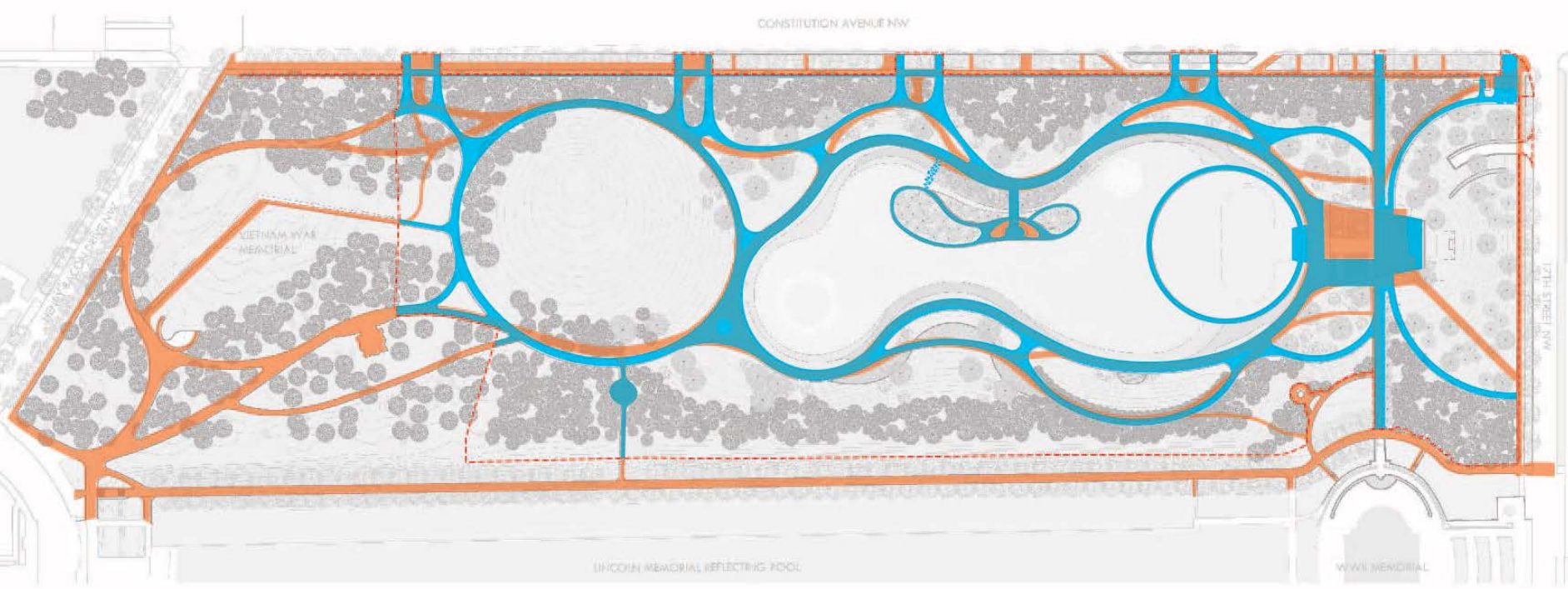




# Lake



# Circulation



Existing path alignment - orange  
Proposed path alignment- blue















## ALTERNATIVE ONE – SUSTAINABLE GARDEN





# ALTERNATIVE ONE – SUSTAINABLE GARDEN



# TOPOGRAPHY



# ALTERNATIVE ONE – SUSTAINABLE GARDEN



## SPATIAL ORGANIZATION AND LAND USE



# ALTERNATIVE ONE – SUSTAINABLE GARDEN



# CIRCULATION



# VEGETATION





# ALTERNATIVE ONE – SUSTAINABLE GARDEN



## BUILDINGS AND STRUCTURES



# ALTERNATIVE ONE – SUSTAINABLE GARDEN



## VIEWS AND VISTAS



# ALTERNATIVE ONE – SUSTAINABLE GARDEN



## CONSTRUCTED AND OTHER FEATURES



# LOCKKEEPER'S HOUSE ALTERNATIVE 1, OPTION A



Relocate Lockkeeper's House 40 feet southwest.

Repair exterior envelope, add brick chimneys based on historic photos.

Upper floor joists to remain in place, some flooring to remain.

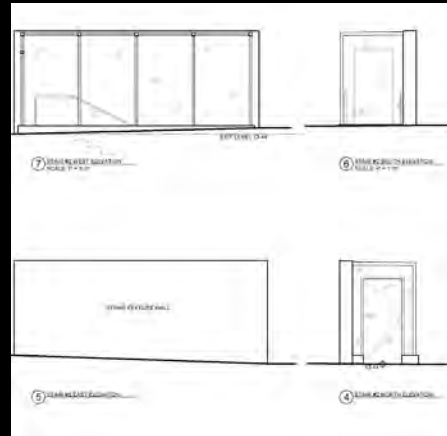
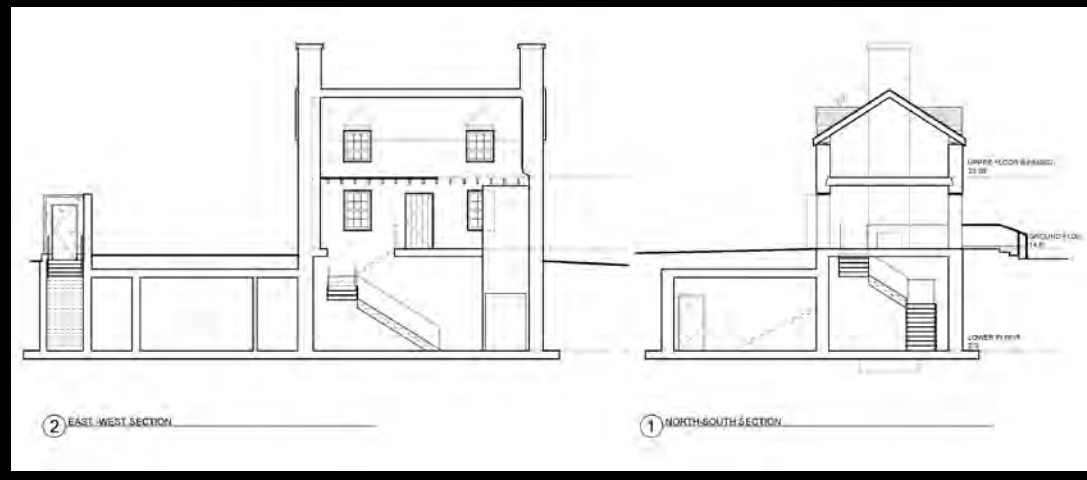
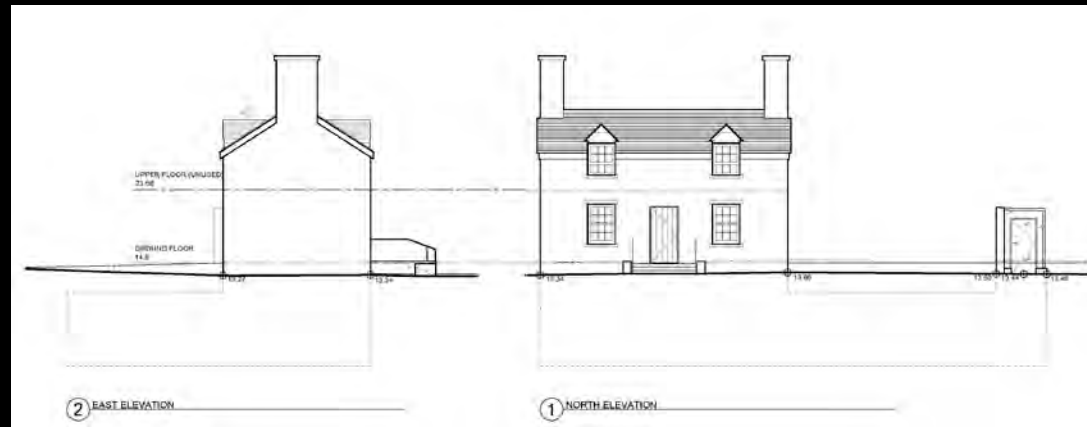
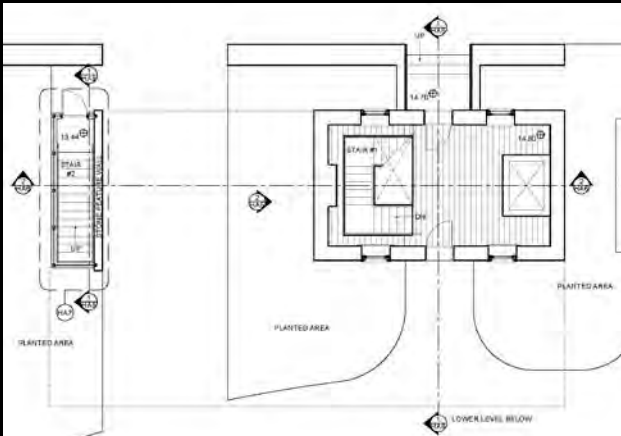
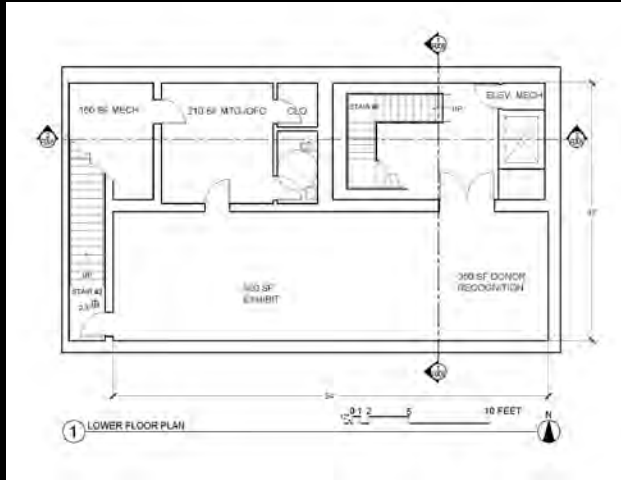
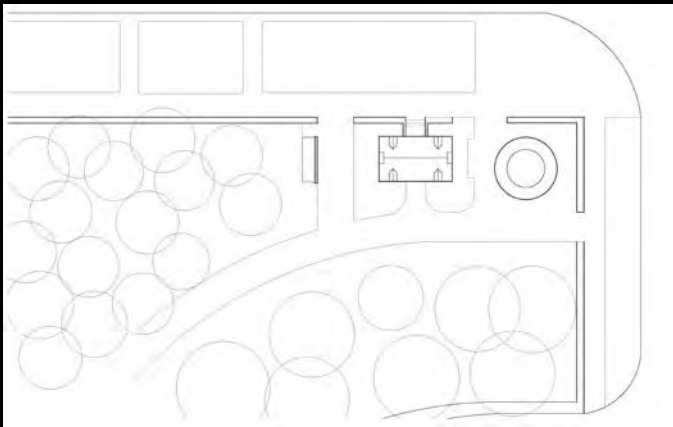
Install House on an approximately 1,500 sf lower story to accommodate interpretive space for the house and canal, as well as donor recognition.

Adaptive reuse of the interior will retain relevant aspects of integrity, will meet the Secretary of the Interior's Standards. Stair and elevator held away from walls, making original space clearly perceptible.

Second exit stair necessary. New stair enclosure located behind a stone feature wall forming the west end of the entry plaza.







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# LOCKKEEPER'S HOUSE ALTERNATIVE 1, OPTION B



Relocate Lockkeeper's House approximately 40 feet southwest of current location.

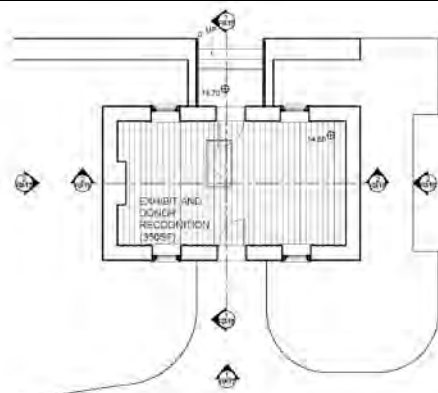
Repair exterior envelope, add brick chimneys based on historic photo.

Install House on small mechanical basement. No enlargement of space.

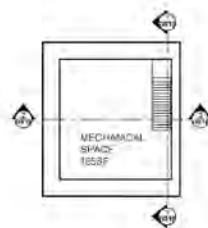
350 sf building will provide limited interpretive space.



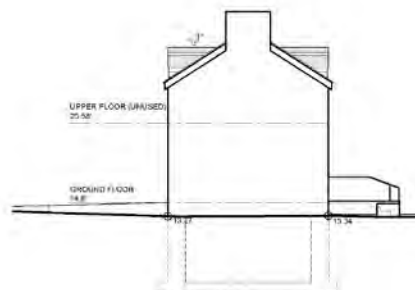




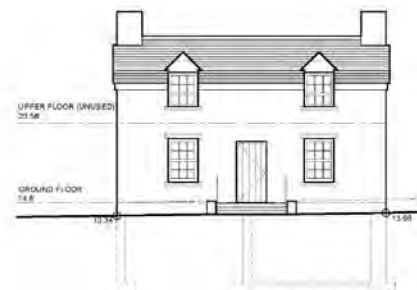
② GROUND FLOOR PLAN



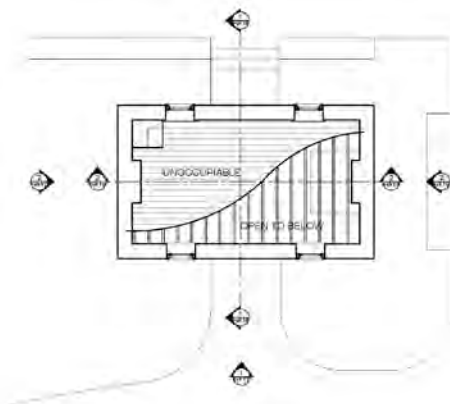
① LOWER FLOOR PLAN



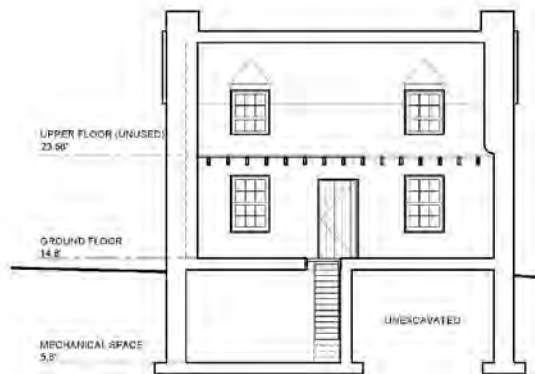
② EAST ELEVATION



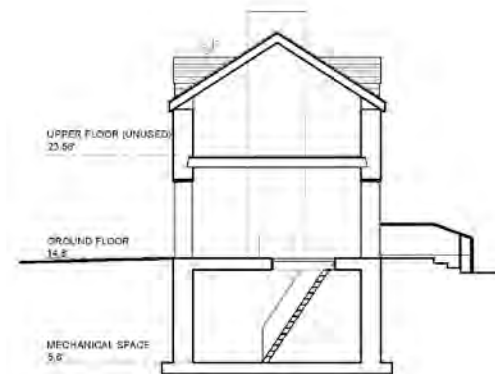
① NORTH ELEVATION



① UPPER FLOOR PLAN (UNUSED)



② EAST-WEST SECTION



① NORTH-SOUTH SECTION



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# ALTERNATIVE TWO – SOCIAL PARK



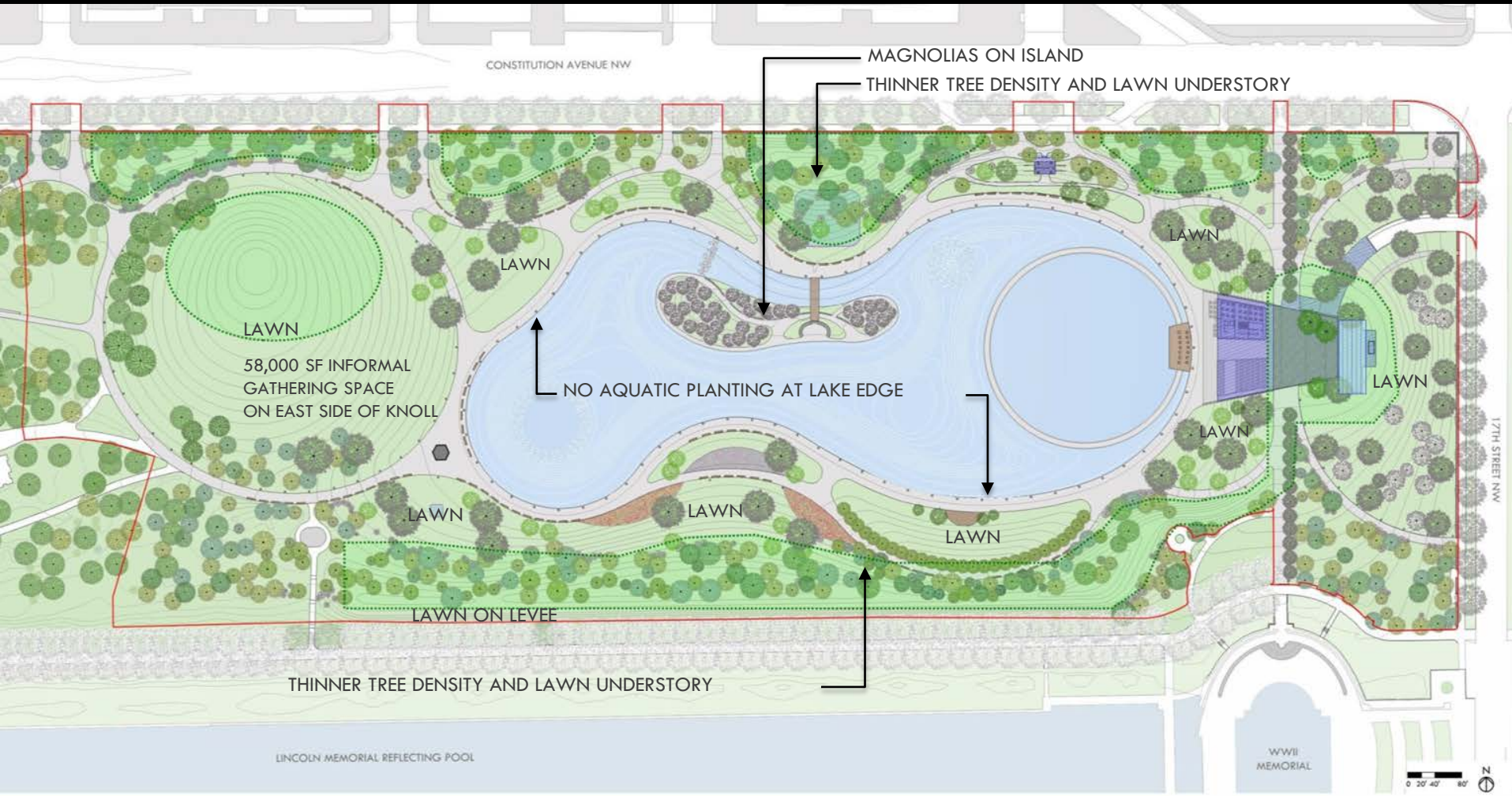


# ALTERNATIVE TWO – SOCIAL PARK



## TOPOGRAPHY

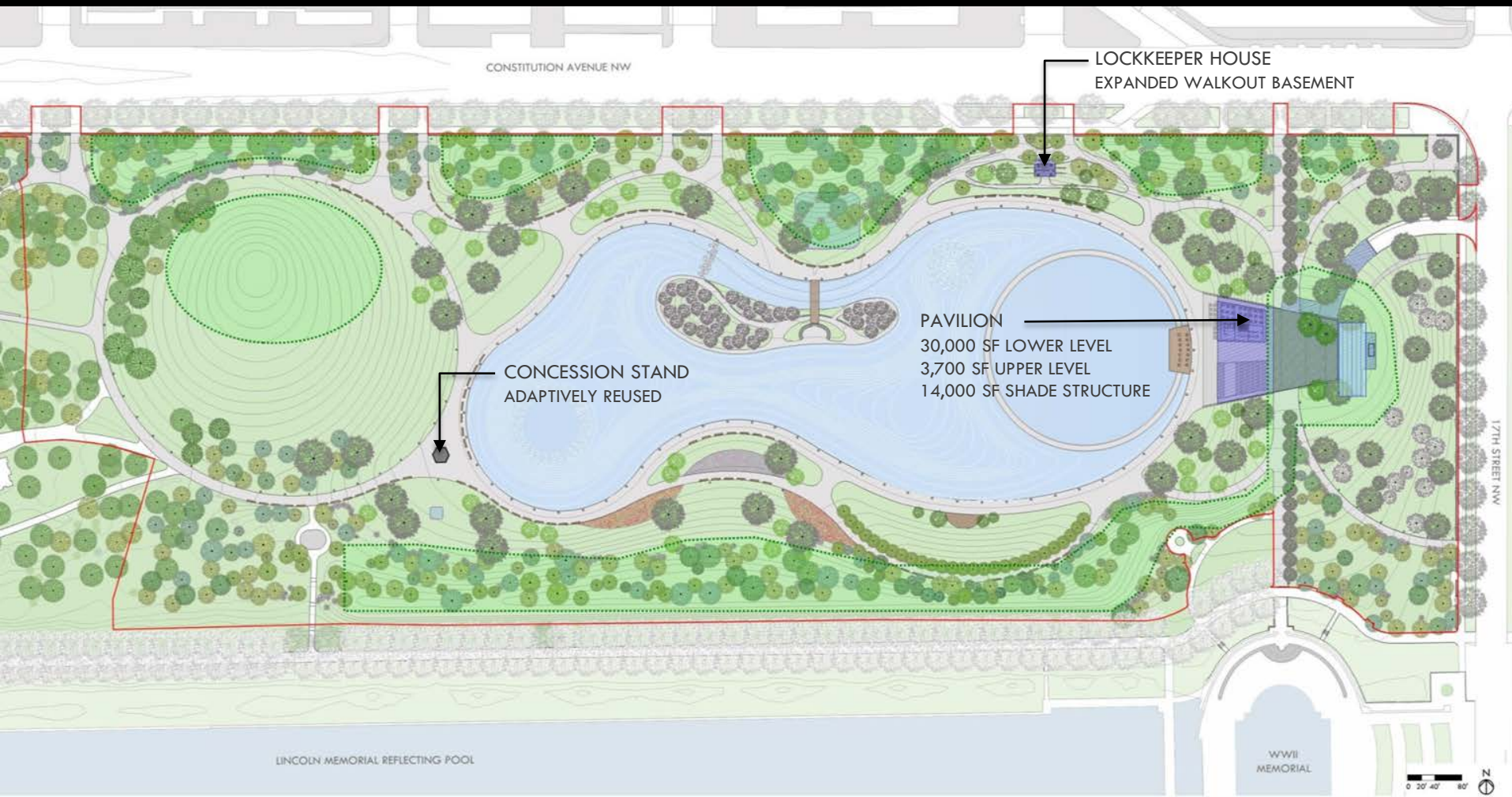
# ALTERNATIVE TWO – SOCIAL PARK



## VEGETATION



# ALTERNATIVE TWO – SOCIAL PARK



## BUILDINGS AND STRUCTURES

# ALTERNATIVE TWO – SOCIAL PARK



## VIEWS AND VISTAS



# ALTERNATIVE TWO – SOCIAL PARK



## CONSTRUCTED AND OTHER FEATURES

# LOCKKEEPER'S HOUSE ALTERNATIVE 2



Lockhouse at Lock 24, similar topography to 1835 site at Lockkeeper's House

Relocate Lockkeeper's House approximately 500 feet west of current location.

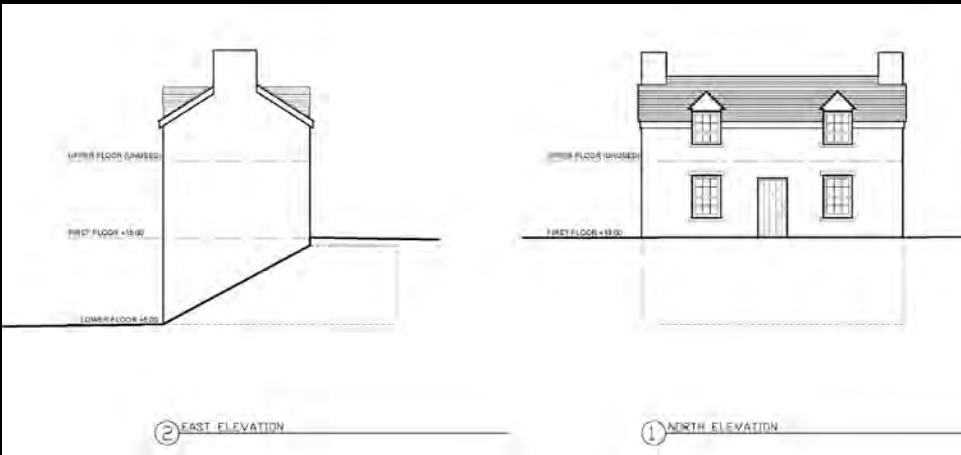
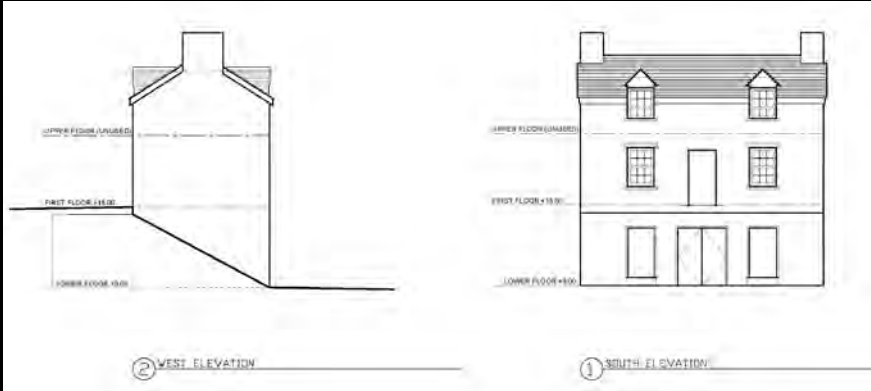
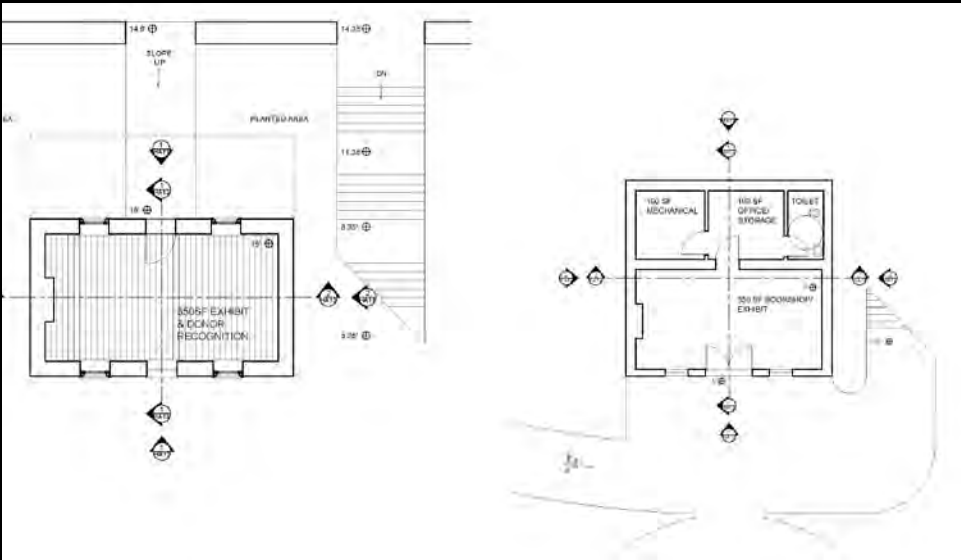
Install House at a slope atop a banked, 700sf lower story, similar to the house in 1837.

New exterior wall to be sympathetic but distinct from historic structure.

Interior more efficient than Alternative 1 Option A. Greater impact on PWP design.







# NHPA SECTION 106 PROCESS and CONSULTATION

We are here





# ASSESSMENT OF EFFECT

	Alternative 1 – Sustainable Garden	Alternative 2 – Social Park
Character-Defining Landscape Features		
Buildings and Structures		
Views and Vistas		
Archeological Resources		
Avoidance/Minimization/Mitigation		
Section 106 Consulting Parties Comments		

In-progress



# OPPORTUNITIES TO COMMENT

Please submit comments by **September 1, 2014** at:

[www.parkplanning.nps.gov/COGA](http://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

