



Project Overview

The National Park Service (NPS) in cooperation with NCPC and in collaboration with the District Department of Transportation (DDOT) and Hoffman-Madison Waterfront (the Wharf) has submitted plans for a staircase and ramp connection at Banneker Park, an NPS property located at the southern terminus of 10th Street, SW. Banneker Park was designed by Dan Kiley, a significant landscape architect, and constructed between 1967 and 1969. Banneker Park was determined eligible for listing in the National Register of Historic Places and the District of Columbia Inventory of Historic Sites in 2012.

The purpose of the project is to provide a safe, functional, and aesthetically pleasing interim pedestrian and bicycle connection to improve connectivity and access between 10th Street, SW, and the southwest waterfront. The project is needed because currently there is limited pedestrian and bicycle access between the waterfront, 10th Street, SW (also known as L'Enfant Promenade), the National Mall, and surrounding areas. The project is being implemented, designed, and constructed as part the first-stage planned unit development known as the Wharf. Both the 2010 National Mall Plan and the 2013 SW Ecodistrict Plan, recognize the need for improved pedestrian and bicycle access between the National Mall and the southwest waterfront.

As part of the SW Ecodistrict planning process, the SW Ecodistrict Task Force, led by NCPC, developed design concepts for 10th

Street, SW and the Interim Banneker Connection. The NPS and the Wharf further developed these design concepts and completed an Environmental Assessment (EA) for the proposed connection. The project is anticipated to be an interim improvement which could be in place for 10 years as the area awaits future redevelopment associated with the SW Ecodistrict plan or memorial and museum sites.

The preferred concept includes a stairway constructed on the west side of Banneker Park, which terminates at Maine Avenue, SW near the Fish Market. In addition, Architectural Barriers Act Accessibility Standard (ABAAS) compliant ramps traverse the east side of the park to provide access for pedestrians, including persons with disabilities, to the Maine Avenue, SW intersection near the Fish Market as well as the Maine Avenue and 9th Street, SW intersection. Landscaping enhancements may include reintroducing a portion of the grid pattern of trees original to the Kiley design, installing street trees within the sidewalk along Maine Avenue, SW, removing and replanting Japanese Yew to guide pedestrian traffic to designated cross-walks, installing lighting along the new stairway and ramps, and installing wayfinding signage to direct pedestrians and bicycles to and from the Overlook.

ZGF Architects LLP is the landscape architect for the project.

List of Contents

	Page
Summary	1
Site Context	
Vicinity Map	2
Original Dan Kiley Design	3
Existing Site Conditions	4
Existing Site Photos	5
Future Development - The Wharf	6
SW Ecodistrict Plan Concepts	7
NPS Environmental Assessment Alternatives	8
NPS Preferred Concept	
Plan	9
Stormwater and Landscape	10
Site Section	11
Perspective - View from Maine Ave SW & Market Pier	12
Perspective - Evening View from Maine Ave SW & Market Pier	13
Perspective - View from Maine Ave SW & 9th St SW intersection	14
Preliminary Material & Detail Examples	15

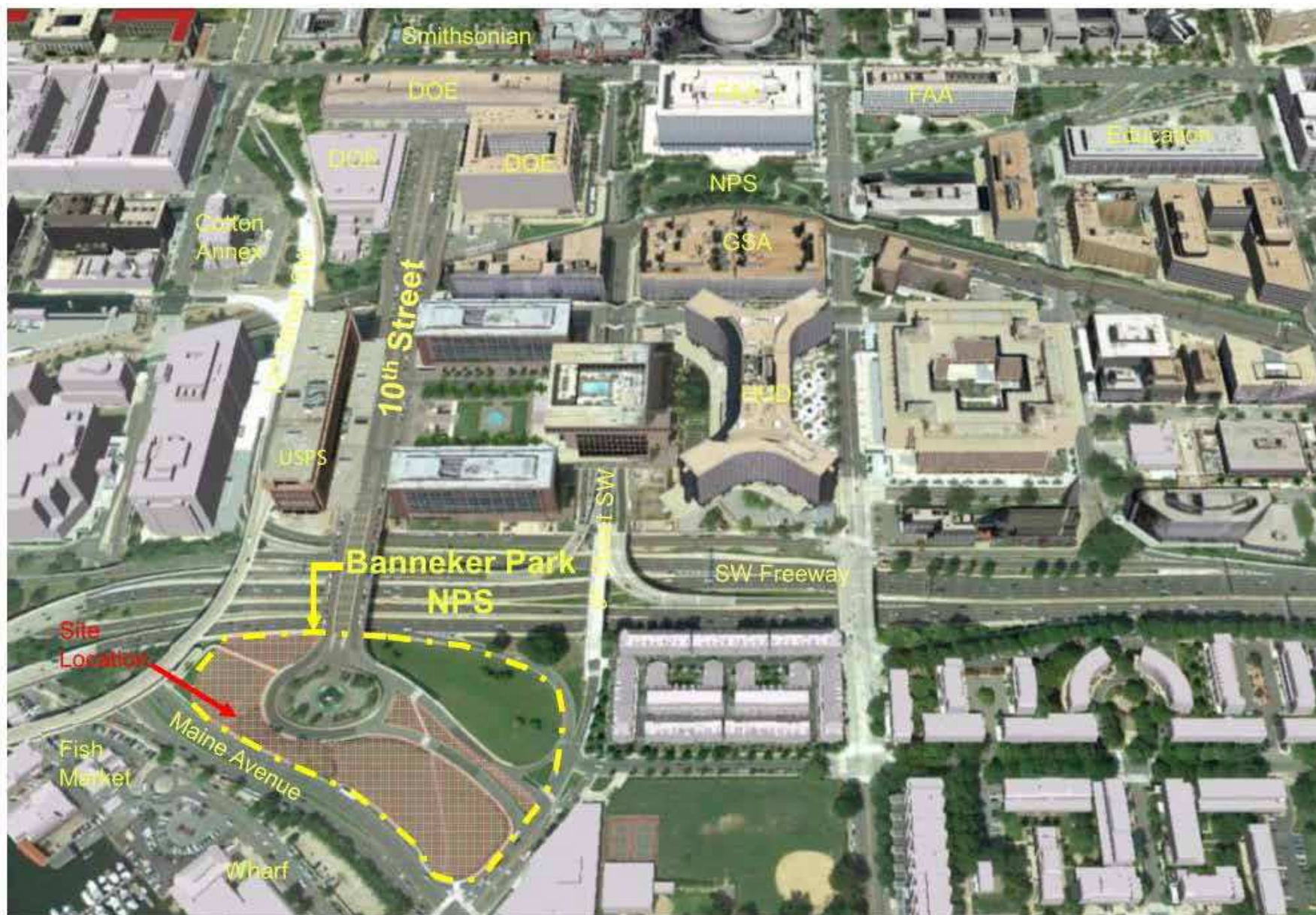
BENJAMIN BANNEKER PARK CONNECTION

PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 1



Site Context - Vicinity Map



BENJAMIN BANNEKER PARK CONNECTION

PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 2



THE WHARF

Site Context - Original Dan Kiley Design

Original Design, 1967

Original design included 56 London plane trees, 4,372 yew bushes, 726 flowering dogwoods, and 394 plantings of cotoneaster

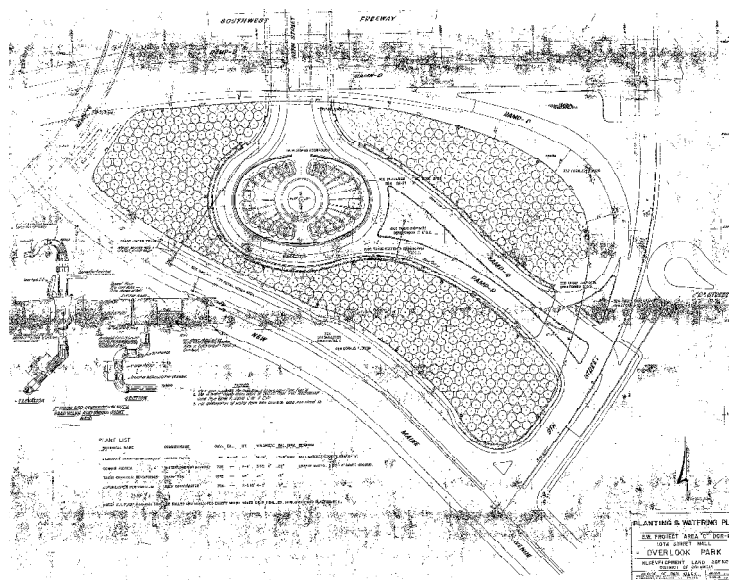


Image of Banneker Overlook, 1969



BENJAMIN BANNEKER PARK CONNECTION

PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 3



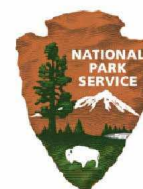
Site Context - Existing Site Condition



BENJAMIN BANNEKER PARK CONNECTION

PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 4



THE WHARF

Site Context - Existing Site Photos



View from Case Bridge, Looking East



View of Riverfront from Banneker Park Level



View from Maine Avenue, Looking West



Existing Informal Path from 10th St to Fish Market



Existing Opening in Outer Wall



Existing Path to 9th St SW

BENJAMIN BANNEKER PARK CONNECTION

PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 5



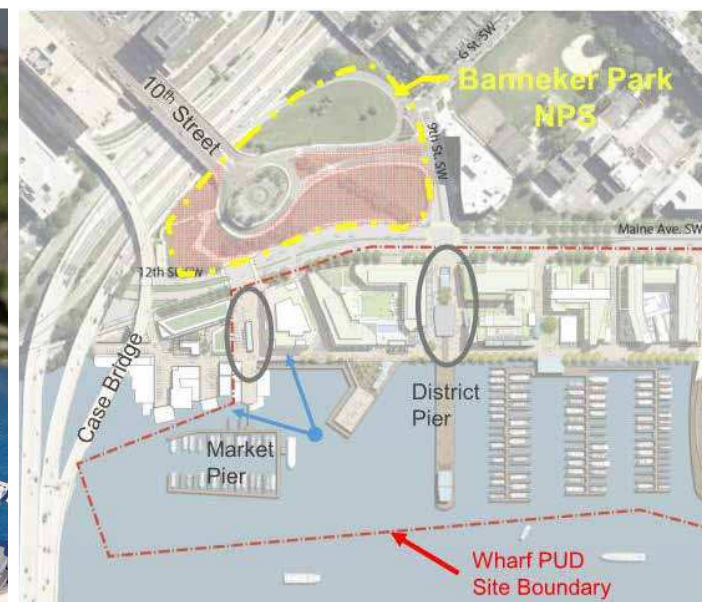
THE WHARF

Site Context - Future Development - The Wharf

Proposed Wharf Development

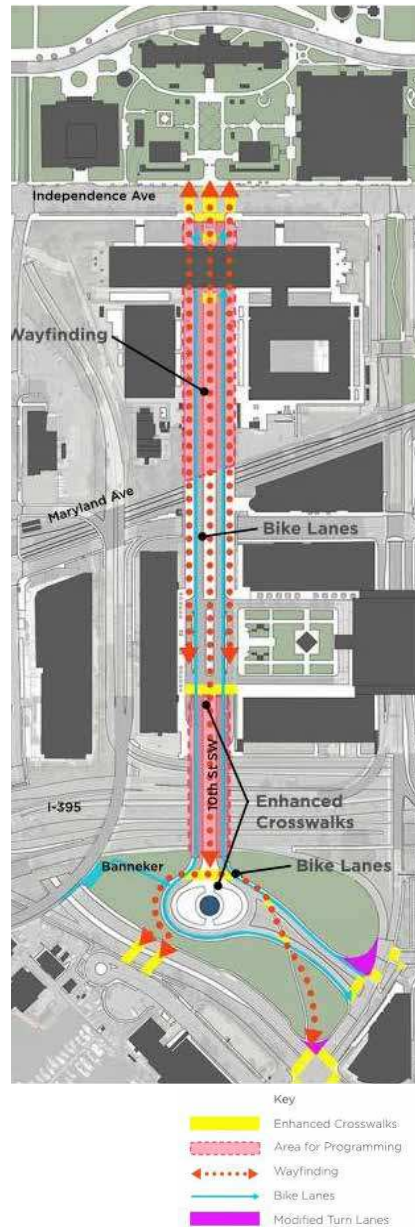


Banneker Park Context

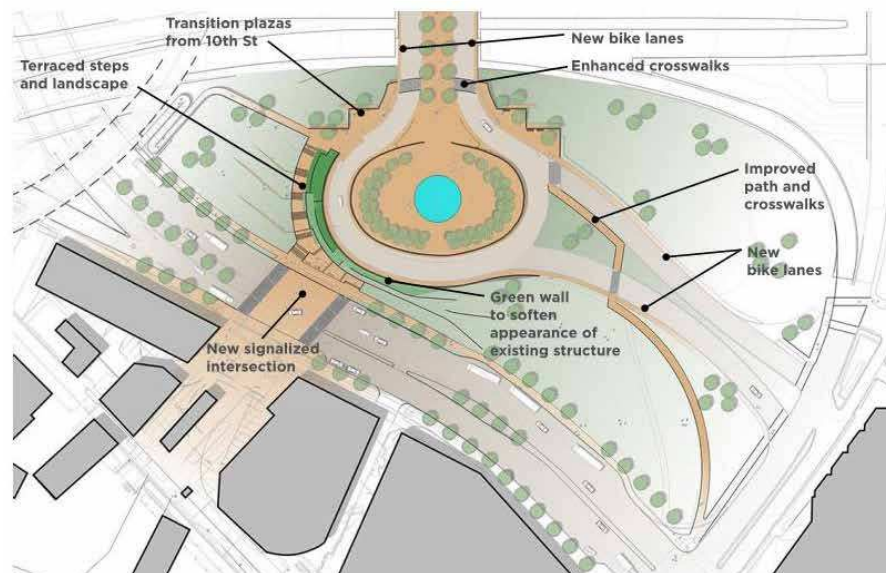


Site Context - SW Ecodistrict Plan - NCPC Concept Presentation to CFA - November 21, 2013

10th Street SW Activation Strategy



Banneker Park Connection Concept



Example of potential green wall and terrace steps



CFA Letter to NCPC (Excerpt)

In its meeting of 21 November, the Commission of Fine Arts reviewed a concept submission from the National Capital Planning Commission (NCPC) for the planned improvement of 10th Street, SW and modifications to Banneker Park, as part of the Southwest Ecodistrict Initiative. The Commission expressed its enthusiasm for the project and its support for the general design direction of the proposal, making several recommendations for further development.

Regarding the proposed interim modifications to Banneker Park to improve the connection between 10th Street and the Southwest Waterfront, the Commission members expressed their support for the general location, configuration, and character of the proposed new stair and accessible path. However, they recommended that the design be refined to be simpler and more responsive to the overlook, designed by Dan Kiley as a layered composition of walls wrapping a core. They recommended that the proposed small retaining walls extending into the landscape from the stair be eliminated and suggested that the curved retaining walls—while appropriately differentiated from the historic overlook walls in material—resemble them more in form with a sloped rather than stepped top. They also recommended that the visual impact of these retaining walls be softened through careful grading and plantings.

BENJAMIN BANNEKER PARK CONNECTION PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 7



THE WHARF

National Park Service - Environmental Assessment - Currently In-Progress

in addition to Alternative A - No-Action, two alternatives have been included in the Environmental Assessment currently in progress.

Alternative B (NPS and NCPC Preferred Concept)

Alternative B is an evolution of the concept developed during the SW Ecodistrict process. Alternative B includes a new stair west of the Banneker Fountain, and an accessible path connecting the east side of Banneker Park with the Maine Ave SW / 9th St SW intersection. An accessible path connecting the east side of Banneker Park to the Maine Ave SW / Market Pier intersection is also included. Alternative B is identified as the preferred concept.

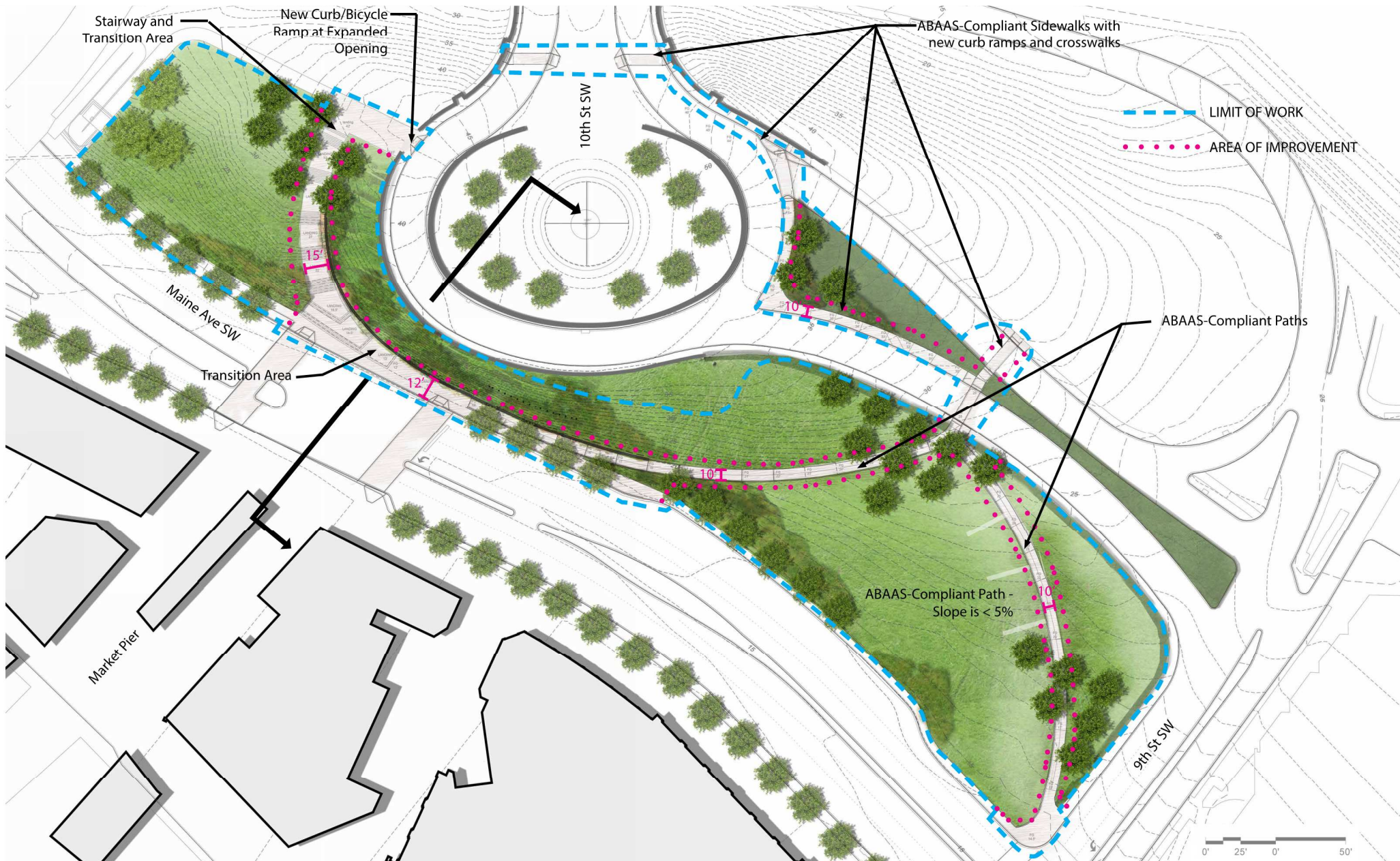


Alternative C

Alternative C includes a new stair and accessible path constructed on the east side of Banneker Park to provide a connection to the Maine Ave SW & Market Pier intersection.



Preferred Concept Plan



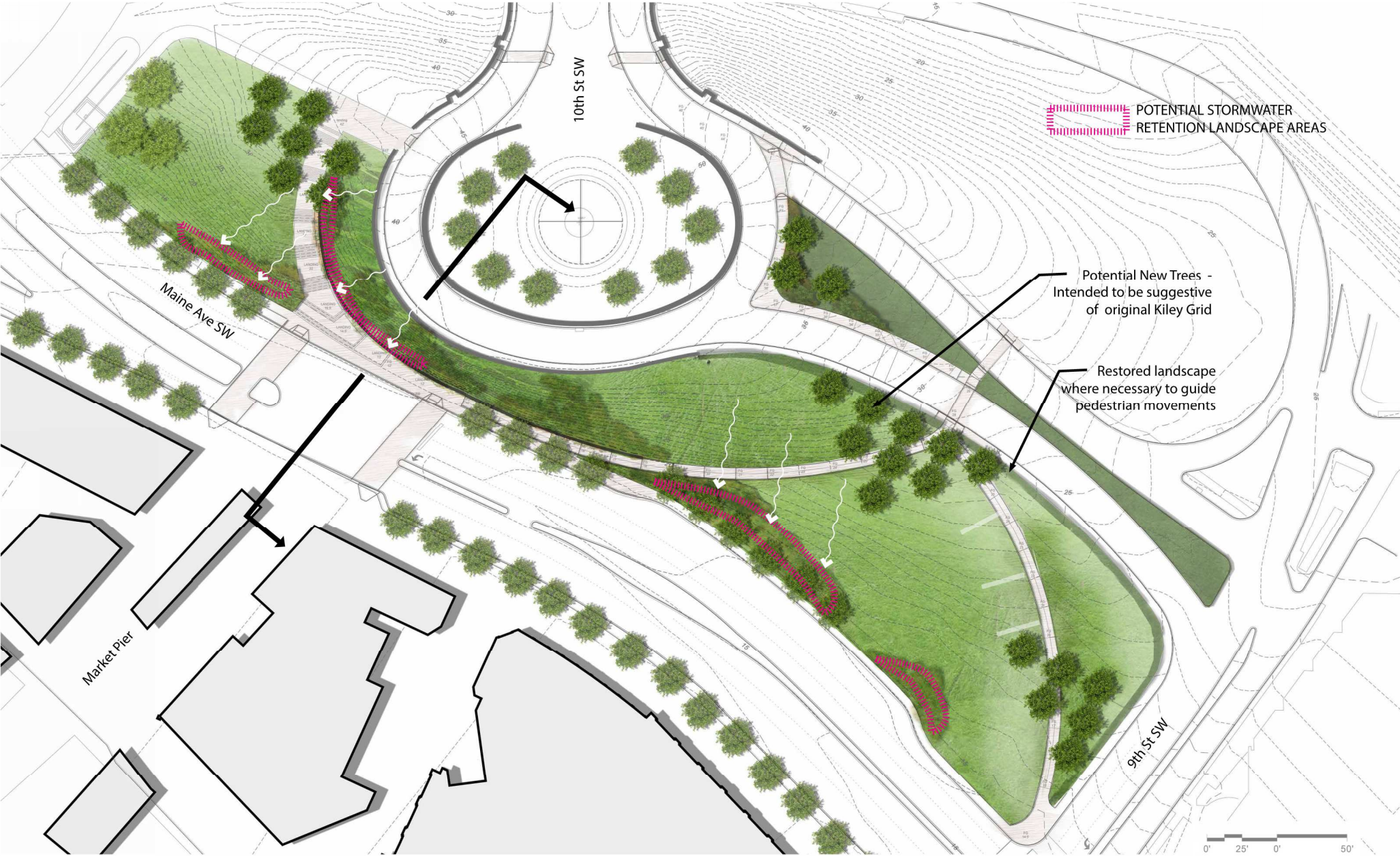
BENJAMIN BANNEKER PARK CONNECTION

PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 9



Preferred Concept - Stormwater and Landscape

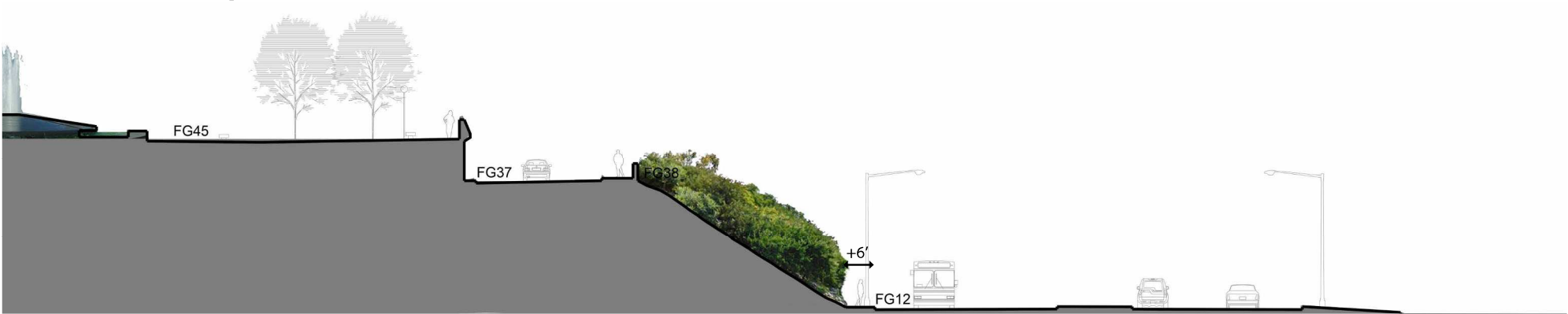


BENJAMIN BANNEKER PARK CONNECTION
PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 10



Preferred Concept - Site Section



Existing (FG = Finish Grade)



Proposed (FG = Finish Grade)

Preferred Concept - Perspective - View from Maine Ave SW and Market Pier



Existing



Proposed

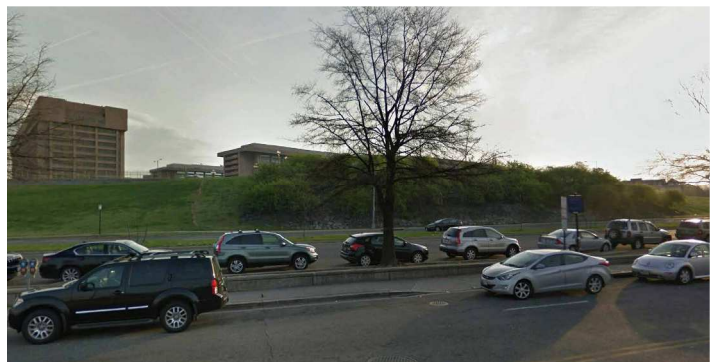
BENJAMIN BANNEKER PARK CONNECTION

PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 12



Preferred Concept - Perspective - Evening View from Maine Ave SW and Market Pier



Existing



Proposed

BENJAMIN BANNEKER PARK CONNECTION

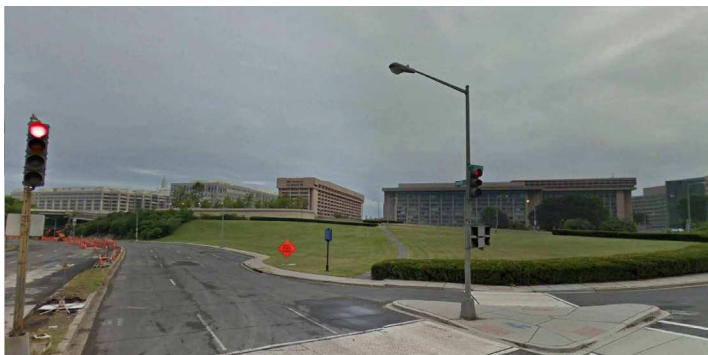
PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 13



THE WHARF

Preferred Concept - Perspective - View from Maine Ave SW and 9th St SW Intersection



Existing



Proposed

BENJAMIN BANNEKER PARK CONNECTION

PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 14



THE WHARF

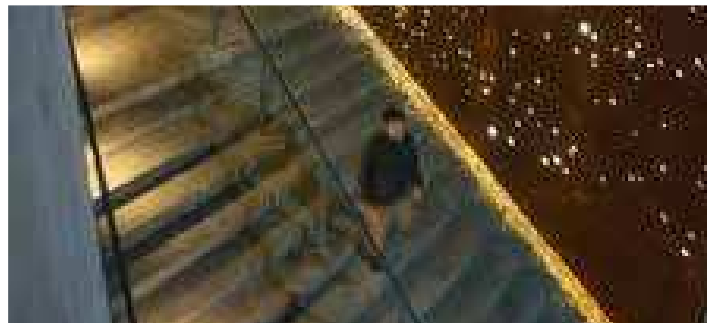
Preferred Concept - Preliminary Design Materials and Detail Examples



Contemporary Concrete Wall Finish



Vegetated Slopes and Wall Treatment



Integrated Stormwater Management



Integrated Lighting

Integrated Bike Trough

BENJAMIN BANNEKER PARK CONNECTION

PEDESTRIAN ACCESS IMPROVEMENTS

MAY 2016
PAGE 15



THE WHARF