

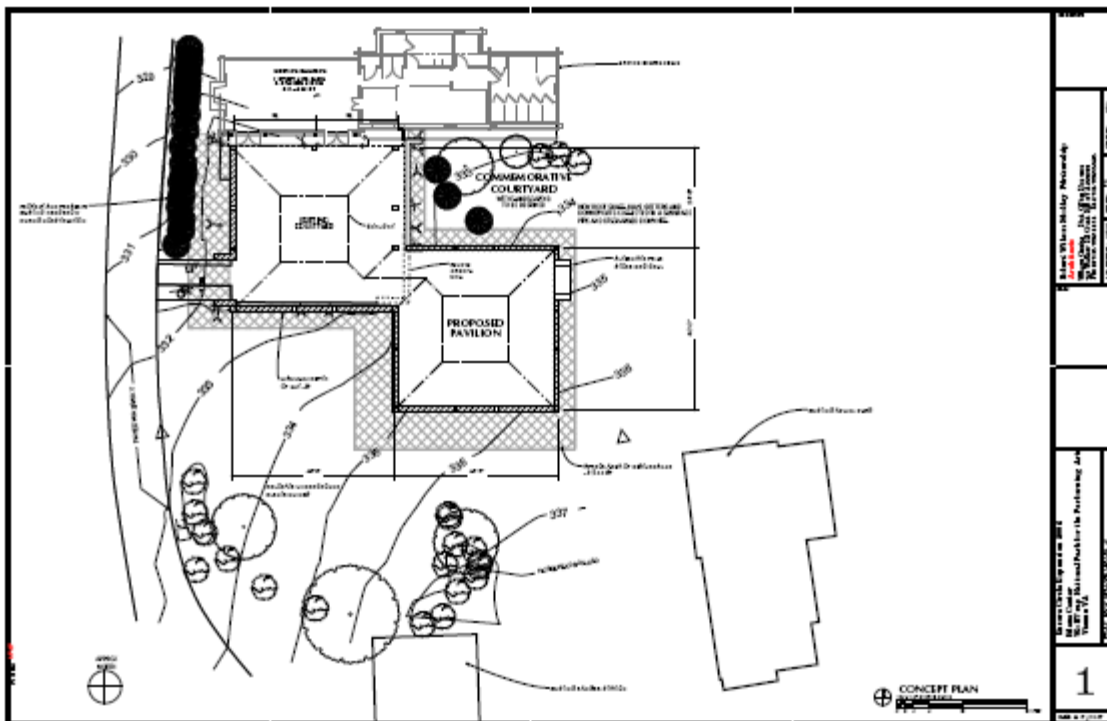
Alternative 3:

Construct a 1600' square, hard-roofed addition to Encore Circle patio adjacent to the south side and southeast corner of the present patio, and construct a permanent hard roof structure over the existing patio.

This proposal is to construct a 40' x 40' square patio adjacent to the existing 40' x 40' square patio. The addition would overlap the east edge of the existing patio by about 25'. Because the land rises to the south and east, towards the farmhouse, the new patio would need a retaining wall around the entire extent of three of the sides, and possibly around a portion of the fourth (west) side. The height of the new retaining wall would be about 24" on the north side rising to 24" at the northeast corner; rising along the east side to about 48" at the southeast corner; and then falling again to about 24" at the southwest corner. Code requirements would necessitate a fence along all portions of the wall that are higher than 18", which would be most of the addition. This alternative also included a hard roof covering over both old and new patios, consisting of two pyramidal roofs with central skylights. This alternative would generate a great deal more excavated soil than Alternative 2, because of its larger footprint and location extending more deeply into the rising hill towards the farmhouse. Approximately 350 cubic yards of soil would need to be excavated and removed.

Alternative 3 Site Plan

Showing roof with skylights. Existing patio is the same footprint as the left hand square; right hand square is newly developed area. The shading delineates the area impacted by construction.



While the impact on natural resources in this developed area of the park is minimal, this alternative still had several negative impacts. It would involve the removal of a mature native American holly tree, as well as numerous garden shrubs. In addition, the structure would be well within the drip-line of a large mature maple tree, damaging the root system. As the tree is already declining, construction in this location would likely kill the tree. The addition of 1600 square feet of impervious surface to the park, was not felt to be significant in this well-percolated area of the park. However, 1600 square feet is still a greater impact than the 1000 square feet of alternative 2.

This alternative would have a very large impact on the archeological site. The location of this alternative, farther to the south and east of Alternative 2, is likely to put it squarely into the heart of the site, the area of highest likelihood of archeological material. Construction of this alternative would likely impact the archeological resource in the entire construction area of the new square, an area of approximately 2000 square feet.

The setting and feel of the farmhouse and garden area would be greatly impacted by removal of a substantial portion of the existing lawn area, and substantial intrusion into the viewshed of the farmhouse. The new patio would project 40' farther into the farmhouse lawn, essentially occupying most of the lawn area. The corner of the new project would be but 20' or so from the corner of the farmhouse, creating a visual and physical bottleneck in that area. The bust of Mrs. Shouse would be hidden from view and awkward for visitors to visit. The park felt particularly strongly that the use of a hard, year-round roof over an outdoor space instead of a tent structure moved far outside of the informal, summer picnic, visual character of Wolf Trap and would set a bad precedent for the entire park. In sum, the hard roof, the location, and the sheer size of this alternative would overwhelm the farmhouse and become the dominant feature of this area of the park, and the hard roof would damage the informal park character.

Park operations are highly likely to be negatively impacted by this proposal. The construction of a hard roof and skylights would add another permanent and substantial asset to the park's facilities. Current practice for the facility is that that National Park Service maintains permanent structures, while the Foundation maintains the temporary tent structures. Under these current practices as well as the current cooperative agreement, the new roof would become the park's responsibility, adding an additional 3200 square feet of roof structure to maintain. The proposed skylights in particular have the potential to be a maintenance headache. This alternative also requires a substantial—4' tall—retaining wall that would be another maintenance issue for the park. Utilities in the expansion area would have to be buried even more deeply or more drastically relocated. The disposal of the 350 cubic yards of dirt generated by this alternative would be a possible issue.

Alternative 4:

Construct a tented entertainment patio/deck on the north side of the Encore Circle structure.

This alternative would move the entire outdoor entertainment structure to the north side of the building, currently considered the rear of the building. Because the grade drops off significantly

on this side of the building, the structure would have to be an elevated deck, at a height of approximately 3-4' above grade.

A deck on this side of the building would not intrude into the view from the historic farmhouse, and is outside of the identified archeological site. However, this area, near the barn, is used by picnickers, and a deck appearance would be incongruous to the scene in this area of the park, and have a negative impact on park aesthetics. This option also does not meet the basic functional need of the Foundation that is met by the Encore Circle operations, as it would involve "splitting" service operations between the existing patio and the new deck. This would require more personnel and set-ups to provide these services.

Alternative 5 (preferred alternative):

Construct a 900' square tented addition to Encore Circle patio adjacent to the south side and southeast corner of the present patio.

This proposal is to construct a 30' x 30' square patio adjacent to the existing 40' x 40' square patio. The current patio would keep its existing aluminum pole and tent structure, and a new tent structure of the same style would be installed on the addition. The addition would overlap the edge of the existing patio by 22'. Because the land rises to the south and east, towards the farmhouse, the new patio requires a retaining wall around its entire extent wherever it is not adjacent to the old patio. The height of the retaining wall will be 16" on the north and west sides, and 30" on the south and east sides. At the southeast corner a modest grading would be required to accommodate the final twelve to eighteen inches of grade change. Minor grading would be done on the southwest side, in the "L" formed by the two patios, to ensure drainage away from the existing patio. Reseeding would be done in this area. A narrow planting edge, approximately 2' wide, along the south and west sides would be a substitute barrier for safety fence. Approximately 200 cubic yards of soil would need to be excavated; it would be removed by a licensed contractor and disposed of at a park-approved disposal site outside of the park. The existing 40' x 40' patio area will be utilized as a construction staging area if necessary. Construction debris with this project is expected to be minimal, as it is new construction involving a stone patio, and concrete and stone retaining wall. Any construction debris will be disposed of off-site by the contractor.

Alternative 5 (preferred alternative) Plan & Perspective Elevation:

Shaded area is the limit of construction. Perspective shows the Encore Circle building on the far left, mostly hidden. The existing patio is the larger of the two tents to the left; expansion area is the smaller of the two tents, on the right. A corner of the farmhouse is in the background.

archeological monitoring of the site during all ground disturbing activities. If subsurface features are discovered in the project area they would be immediately identified for data recovery.

The setting of the farmhouse and garden area would be somewhat negatively impacted by removal of a substantial portion of the existing lawn area, and some intrusion into the viewshed of the farmhouse. However, this alternative is less intrusive than alternative 2, and far less than alternative 4. Creating a separate smaller square allows the use of a separate, smaller tent structure for the addition, while the existing patio area tent remains the same. The use of two smaller tents rather than one enormous tent as in alternative 2, would be more appropriate in scale to the setting. Offsetting the addition diagonally to the southeast also reduces the enclosure of the lawn area around the farmhouse and preserves a greater portion of the views both into and out of the farmhouse area.

Most stormwater is expected to percolate directly into the ground. Excess runoff from the tent roofs and the land would be handled by a French drain system running along the base of the retaining wall, and draining to daylight near the Encore Circle building. The amount of runoff from this system is not expected to have any significant impact on the grounds.

Park operations would not be greatly impacted by this proposal. Some maintenance would be needed for the new garden area along the south and east sides of the new patio. The current division of responsibilities for operations and maintenance would be continued.