

**AMERICAN RED CROSS
PARK LANDSCAPE PLAN
2025 E Street, NW, Washington, DC**

Delegated Action of the Executive Director

March 25, 2004

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I approve the preliminary and final site development plans for the landscape and maintenance plans of two parks south of the 2000 and 2100 blocks of E Street, NW, south of the American Red Cross Building at 2025 E Street, NW, Washington, DC, as shown on NCPC Map File No. 23.00(05.17)-41345.

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The American Red Cross (ARC) has submitted a landscape plan and a maintenance plan for the two public parks south of its headquarters building at 2025 E Street, NW. The east park parcel, measuring 9,450 square feet, is bounded by E Street, the E Street Expressway, 20th and 21st Streets, NW. The parcel is owned by the District of Columbia government and is under the jurisdiction of the D.C. Department of Transportation (DDOT). The west park parcel, measuring 17,840 square feet, is a triangle bounded by E Street, Virginia Avenue and 21st Street, NW. It is under the jurisdiction of DDOT except for 636 square feet at the western apex, which is U.S. Reservation 106, under the jurisdiction of the National Park Service (NPS).

The American Red Cross agreed to develop a landscape and maintenance plan for these public parks as a mitigation measure in the Section 106 Memorandum of Agreement (MOA) for the construction of the American Red Cross headquarters building. The MOA was signed by the ARC, the Commission, the State Historic Preservation Officer, the Advisory Council, and the General Services Administration, which is leasing the building site to the ARC for 99 years. Community organizations and nearby residents also participated in the consultation and reviewed the terms of the MOA. The parks have been underused by passersby and neighbors for years, due to the poor condition of the benches and broken retaining walls. Homeless persons have been the only park users. The ARC has been removing trash, including abandoned furniture, and performing basic landscape maintenance since occupying the building one year ago.

With the submission of the landscape plan, and its intention to implement the plan during the summer and fall of 2004 (as seasonally appropriate for the grass and trees), ARC will fulfill the MOA stipulation. The ARC will continue to provide regular maintenance of the park, including trash and leaf removal as well as seasonal care for the trees and grass, for the term of its lease. Further, ARC will repair the granite coping stones in the walls, replace the benches in the seating areas, and provide trash receptacles. The proposed

benches are the NPS standard bench, suggested by National Park Service (NPS) during consultation. The bench will have a center arm. The trash receptacle is the DC standard receptacle, suggested by DDOT during consultation. ARC will clean the light fixtures and repaint the light standards. In addition, ARC will implement a tree and landscape plan intended to improve the long-term health of the park trees and lawn, including the removal of two oak trees in poor condition, the replacement of a missing street tree, the improvement of the street tree planting boxes by using a stable but permeable fill to prevent future packing of the soil, and the re-seeding of the lawns. Both NPS and DDOT contributed to, and have provided written support for, the landscape plan and are entering into formal maintenance agreements with ARC so that ARC can improve and maintain these parks.

The staff notes that ARC worked with both DDOT and NPS in the development of the plan, and concurs that the ARC is fulfilling its MOA requirement to improve and maintain these two publicly owned park areas for the benefit of those who live and work in the area. The project was coordinated by all agencies present at the March 10, 2004 Coordinating Committee meeting. The Commission of Fine Arts has approved the project at the staff level. NCPC has previously fulfilled its NEPA responsibilities for the project. The DC SHPO has reviewed the landscape plan and maintenance plan and concurs that it satisfies the MOA requirement.

Patricia E. Gallagher, AICP
Executive Director