



Executive Director's Recommendation

Commission Meeting: November 1, 2018

PROJECT Arlington Ridge Park Comfort Station at United States Marine Corps War Memorial Arlington, Virginia	NCPC FILE NUMBER 8023
SUBMITTED BY United States Department of the Interior National Park Service	NCPC MAP FILE NUMBER 1.61(38.00)44828
REVIEW AUTHORITY Federal Projects in the Environs per 40 U.S.C. § 8722(b)(1)	APPLICANT'S REQUEST Approval of comments on concept plans
	PROPOSED ACTION Approve comments as requested
	ACTION ITEM TYPE Consent Calendar

PROJECT SUMMARY

The National Park Service has submitted concept plans for a new comfort station at the U.S. Marine Corps War Memorial at Arlington Ridge Park in Arlington, Virginia, which is a National Register-listed cultural landscape that hosts more than 1.2 million annual visitors. The 1,200 square-foot comfort station will include three restrooms (men, women, and unisex), a small visitor contact station, a covered plaza, a water bottle filling station, janitor closet, mechanical closet, and below-grade sewer pump station. It will also include a 10 foot by 30 foot semi-paved, supported turf area for event-related uses as needed. The circulation path in the area will be reconfigured to connect the new facility with the existing pathway network, and will minimize travel distance for visitors from the adjacent memorials to the extent possible.

The comfort station will replace several portable toilets that are currently near this location, which are difficult to maintain to a high level of cleanliness, and are incompatible with the historic nature of the park. It will be designed to a minimum Leadership in Energy and Environmental Design (LEED) silver rating, and meet all accessibility requirements. The planned location of the comfort station is removed from the nearby memorial, while remaining visible and easily accessible to the public, and is oriented to allow the plaza to have the best sight lines and views of the Marine Corps War Memorial, Netherlands Carillon, and the National Mall, which sits across the Potomac River to the east. The proposed material palette of decorative and industrial materials, as well as brick and glass, is intended to be sensitive to and compatible with the character-defining features and materials of the memorials and surrounding cultural landscape. The facility is proposed in a more forested area of the park, so wood will also be used to tie into the natural landscape.

KEY INFORMATION

- The 1,200 square-foot comfort station will include three restrooms (men, women, and unisex), a small visitor contact station, a covered plaza, and operations and maintenance support facilities.
- The comfort station will replace several portable toilets that are currently near this location, which are difficult to maintain to a high level of cleanliness, and are incompatible with the historic nature of the park.
- The proposed material palette is intended to be sensitive to and compatible with the character-defining features and materials of the memorials and surrounding cultural landscape.
- The NPS is proposing the facility at the edge of a wooded area of the park, removed from the monument landscapes and built into an area of existing and proposed tree cover.
- Renderings show a light material for the roof of the building, which reduces solar heat gain but is more visible in the wooded surroundings, particularly when viewed from elevated areas adjacent to the park or from the Netherlands Carillon observation deck.

RECOMMENDATION

The Commission:

Supports the proposal to construct a comfort station at the U.S. Marine Corps War Memorial in Arlington Ridge Park, which would include restroom facilities and a visitor contact station.

Commends the applicant for a building design that is compatible with the natural and cultural landscape, and sensitive to adjacent historic resources, including the U.S. Marine Corps War Memorial and the Netherlands Carillon.

Requests the applicant consider the installation of a green roof, which would serve to improve sustainability and visually blend the facility with its surrounding natural context when viewed from above.

PROJECT REVIEW TIMELINE

Previous actions	None
Remaining actions (anticipated)	– Preliminary and final approval of site and building plans

PROJECT ANALYSIS

Executive Summary

Staff has evaluated the submitted materials, and finds that the proposed comfort station project will offer a new amenity for visitors to Arlington Ridge Park, including the U.S. Marine Corps War Memorial and Netherlands Carillon. It will replace portable toilets at this location, which the applicant has noted are difficult to maintain and incompatible with the site's historic character. The new visitor contact station will also enhance the visitor experience for the more than 1.2 million people that visit the site each year. Existing topography and trees in this area of the park reduce visibility of the facility, and the proposed material palette will complement its natural and cultural context. Therefore, staff recommends that the Commission **supports the proposal to construct a comfort station at the U.S. Marine Corps War Memorial in Arlington Ridge Park, which would include restroom facilities and a visitor contact station.**

Analysis

The 1,200 square-foot comfort station is proposed in Arlington Ridge Park, which is one of 25 park units administered by George Washington Memorial Parkway. The 27.5-acre site includes two major memorials, including the U.S. Marine Corps War Memorial (MCWM), and the Netherlands Carillon. The MCWM is a symmetrical, formal landscape focused on a memorial statue, parade grounds, and reviewing stands. The Netherlands Carillon is a 127-foot tall open steel modernist structure that sits in a small plaza with a meandering, naturalistic landscape, and an adjacent tulip library. To the west of the carillon is an area of mature woods. Arlington Ridge Park is individually listed on the National Register of Historic Places, including the two memorials and their associated landscapes.

Because of the historic significance of the park, the applicant has indicated that the project will be consistent with all applicable historic preservation guidelines, and that it will avoid detrimental effects to any character defining features of the park. To help meet these goals, the NPS is proposing a material palette for the facility that are sensitive to and compatible with these features. Bronze, bronze-painted aluminum, and dark granite are proposed to provide a visual connection to the MCWM, while a clerestory band of aluminum composite panels will relate to the steel design features of the Netherlands Carillon. The carillon may also serve as a site precedent for the incorporation of potential screening elements. The NPS is proposing the facility at the edge of a wooded area of the park, removed from the monument landscapes and built into an area of existing and proposed tree cover. While not used on either memorial, the facility will also feature wood to tie into this natural landscape, and neutral, subdued colors to blend into the environment. Accordingly, staff recommends that the Commission **commends the applicant for a building design that is compatible with the natural and cultural landscape, and sensitive to adjacent historic resources, including the U.S. Marine Corps War Memorial and the Netherlands Carillon.**

While staff supports efforts to visually integrate the facility into its natural and cultural context and the use of a light colored roof to minimize solar heat gain, staff finds that the installation of a green roof could better integrate the structure with the adjacent woodland and improve views from elevated locations adjacent to the park or from the observation deck of the Netherlands Carillon. Accordingly, staff recommends that the Commission **requests the applicant consider the installation of a green roof, which would serve to improve sustainability and visually blend the facility with its surrounding natural context when viewed from above.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

NCPC staff has reviewed this proposal and determined that it is not inconsistent with the policies established in the Federal Elements of the *Comprehensive Plan for the National Capital*. In particular, the project is supported by policies in the Parks and Open Space, Federal Environment, Historic Preservation, and Visitors and Commemoration Elements.

National Historic Preservation Act

The NPS has indicated that the consultation process for the project is underway in accordance with the requirements of Section 106 of the National Historic Preservation Act (NHPA). A consulting parties meeting was held on June 5, 2018 to solicit feedback to inform the schematic design process, which NCPC staff participated in. The consultation process is ongoing. NCPC does not have an individual responsibility to comply with NHPA for this project since its authority in the environs is advisory.

National Environmental Policy Act

The NPS will complete an environmental assessment for the project, and is performing outreach and coordination as required by the National Environmental Policy Act (NEPA). NCPC does not have an individual responsibility to comply with NEPA for this project since its authority in the environs is advisory.

CONSULTATION

U.S. Commission of Fine Arts

The project was reviewed and given concept approval at the September 2018 meeting of the U.S. Commission of Fine Arts (CFA), with final design review delegated to staff. The review letter is attached.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Project Synopsis
- Submission Materials

Prepared by John Gerbich
10/09/2018

POWERPOINT (ATTACHED)

Comfort Station at United States Marine Corps War Memorial

Arlington Ridge Park, Arlington, VA

Approval of Comments on Concept Plans

United States Department of the Interior

Project Summary

Commission Meeting Date: October 2, 2018

NCPC Review Authority: 40 U.S.C. § 8722(b)(1)

Applicant Request: Approval of Comments on Concept Plans

Session: Consent Calendar

NCPC Review Officer: John Gerbich

NCPC File Number: 8023

Project Summary:

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The comfort station will replace several portable toilets that are currently near this location, which are difficult to maintain to a high level of cleanliness, and are incompatible with the historic nature of the park. It will be designed to a minimum LEED silver level, and meet all accessibility requirements. The planned location of the comfort station is removed from the nearby memorial, while remaining visible and easily accessible to the public, and is oriented to allow the plaza to have the best sight lines and views of the Marine Corps War Memorial, Netherlands Carillon, and the National Mall, which sits across the Potomac River to the east. The proposed material palette is intended to be sensitive to and compatible with the character-defining features and materials of the memorials and surrounding cultural landscape, including noble, decorative, and industrial materials, as well as the use of brick and glass. The facility is proposed in a more forested area of the park, so wood will also be used to tie into the natural landscape.

Site Location



Location Map

Site Context



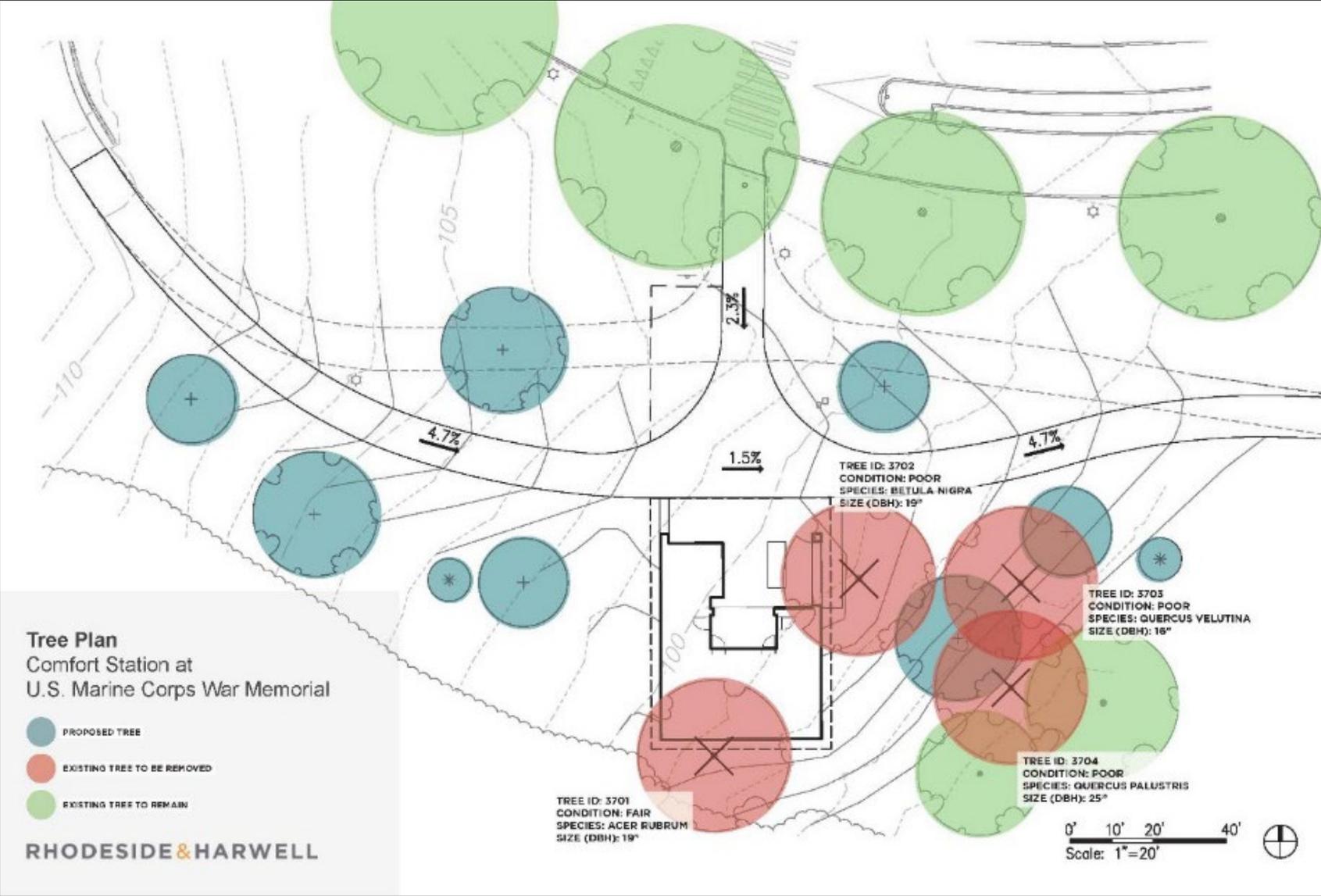
Proposed Site



Site Plan



Tree Plan



Floor Plan

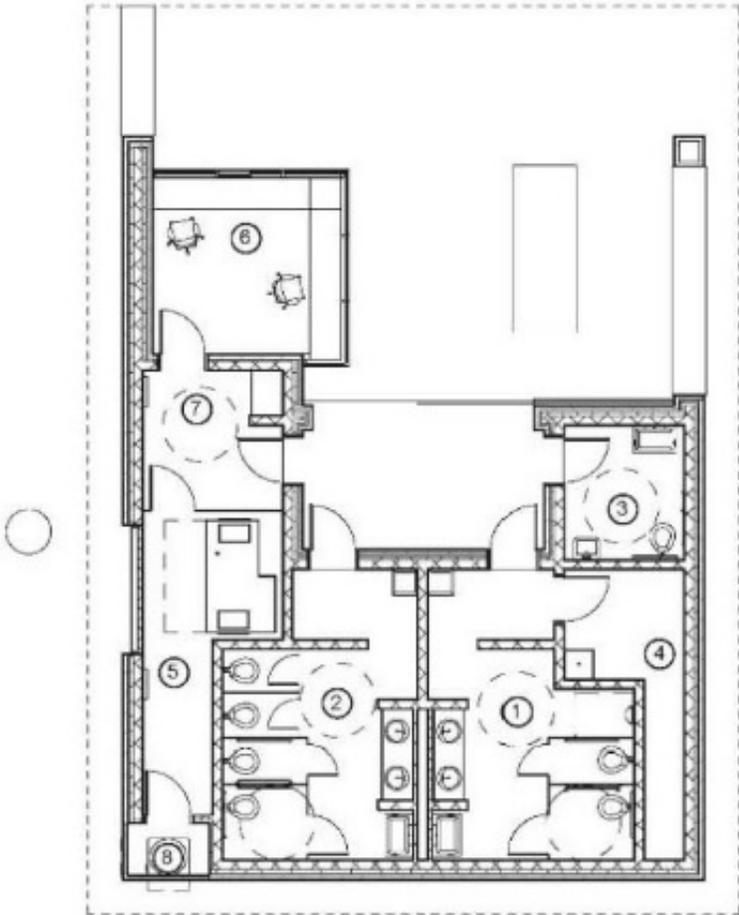
Floor Plan

Comfort Station at
U.S. Marine Corps War Memorial

LEGEND

- ① MEN'S RESTROOM - 213 SF
- ② WOMEN'S RESTROOM - 218 SF
- ③ UNISEX RESTROOM - 72 SF
- ④ CUSTODIAL CLOSET - 92 SF
- ⑤ MECHANICAL ROOM - 135 SF
- ⑥ CONTACT STATION - 156 SF
- ⑦ BACK OF HOUSE - 89 SF
- ⑧ CONDENSING UNIT - 19 SF

SCALE: 1/8" = 1'-0"

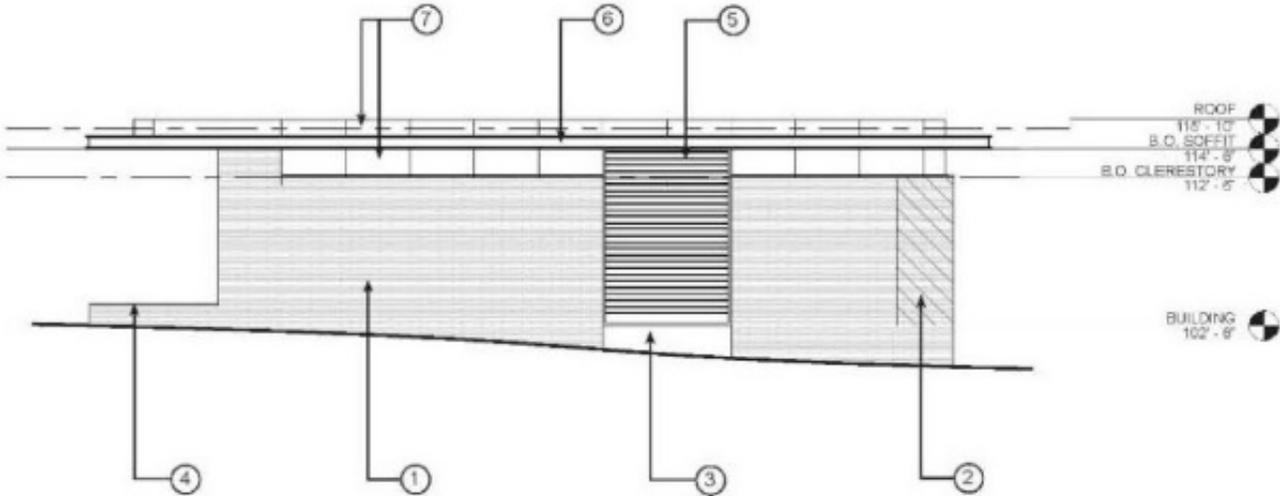


West Elevation

West Elevation
Comfort Station at
U.S. Marine Corps War Memorial

- LEGEND**
- ① LONG FORMAT BRICK
 - ② BRICK SCREEN
 - ③ GRANITE BASE
 - ④ GRANITE SEAT TOP
 - ⑤ AIR INTAKE LOUVER
 - ⑥ PAINTED STEEL CHANNEL
 - ⑦ METAL-FACED COMPOSITE CORE PANEL

SCALE: 1/8" = 1'-0"

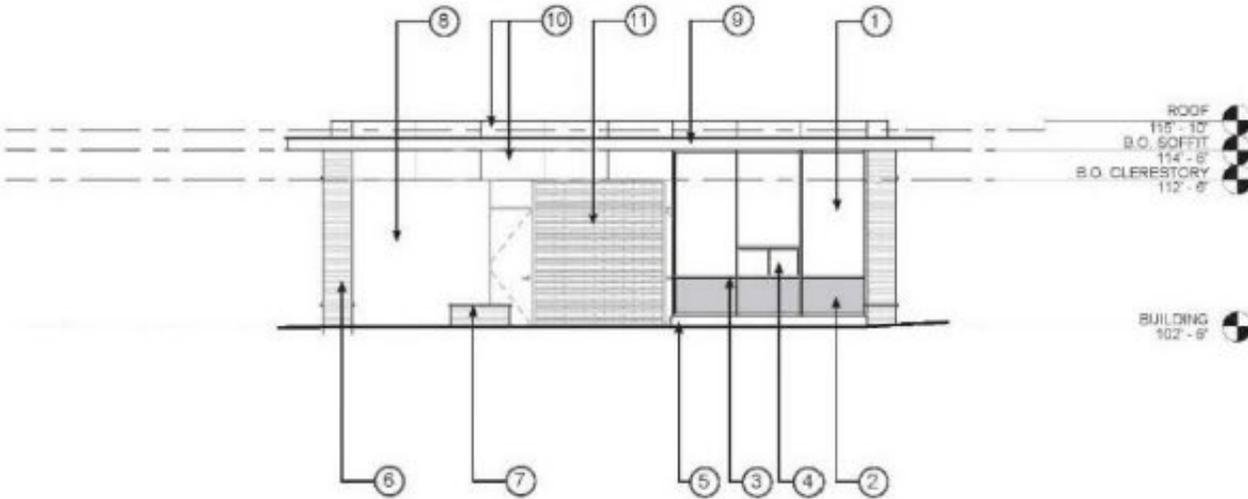


North Elevation

North Elevation
 Comfort Station at
 U.S. Marine Corps War Memorial

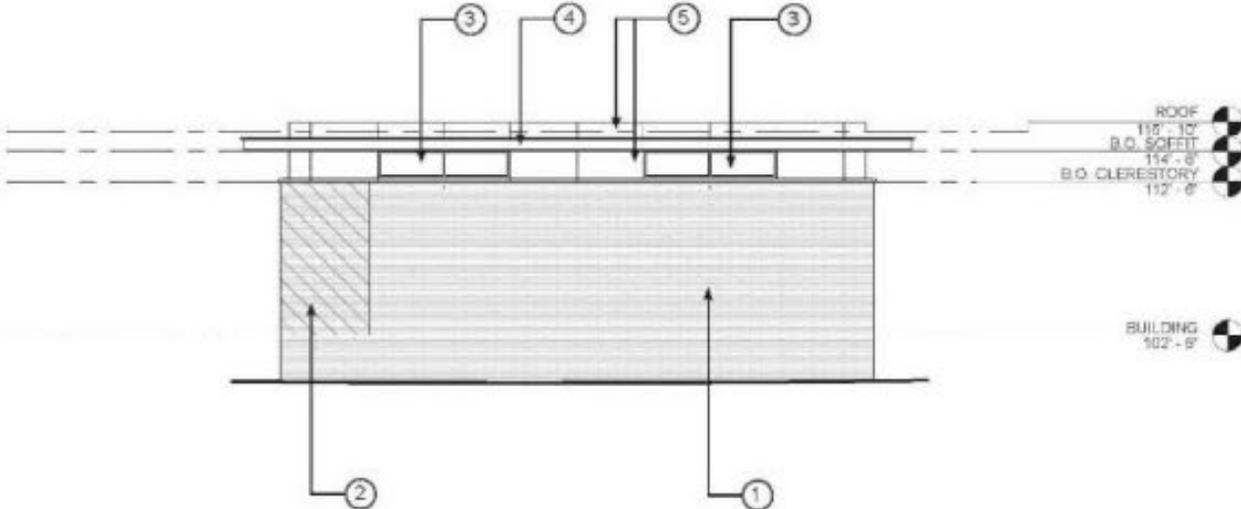
- LEGEND**
- ① VISION GLASS
 - ② SPANDREL GLASS
 - ③ ALUMINUM STOREFRONT
 - ④ CONTACT WINDOW
 - ⑤ GRANITE BASE
 - ⑥ LONG FORMAT BRICK
 - ⑦ GRANITE SEAT TOP
 - ⑧ SLIDING GATE, STACKED POSITION
 - ⑨ PAINTED STEEL CHANNEL
 - ⑩ METAL-FACED COMPOSITE CORE PANELS
 - ⑪ GLAZED LONG FORMAT BRICK

SCALE: 1/8" = 1'-0"



South Elevation

South Elevation
Comfort Station at
U.S. Marine Corps War Memorial



LEGEND

- ① LONG FORMAT BRICK
- ② BRICK SCREEN
- ③ CLERESTORY WINDOW
- ④ PAINTED STEEL CHANNEL
- ⑤ METAL-FACED COMPOSITE CORE PANEL

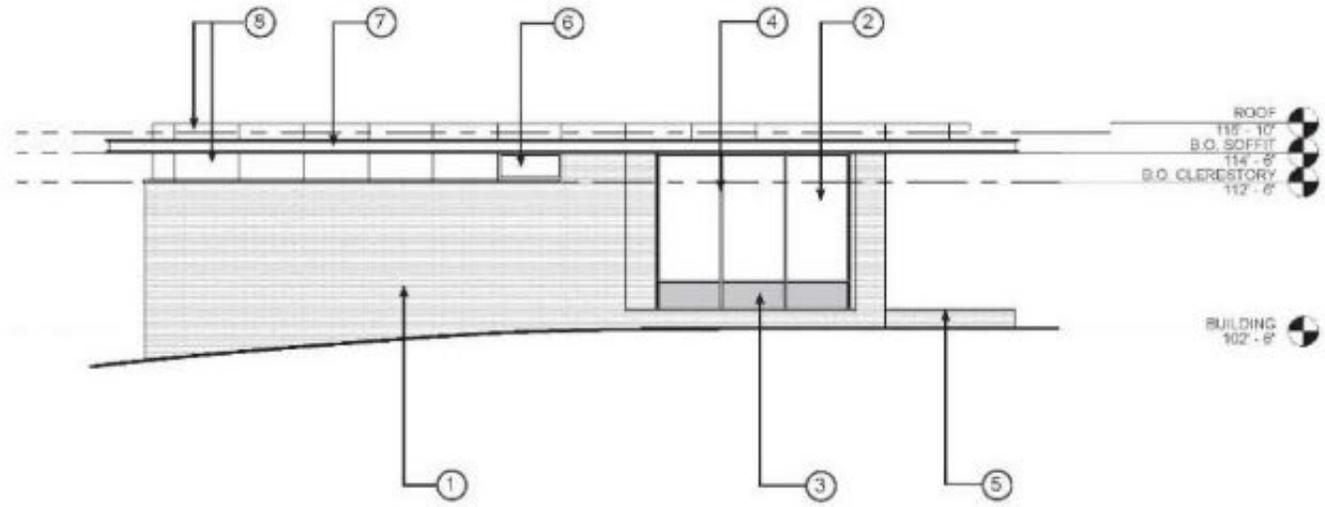
SCALE: 1/8" = 1'-0"

East Elevation

East Elevation
Comfort Station at
U.S. Marine Corps War Memorial

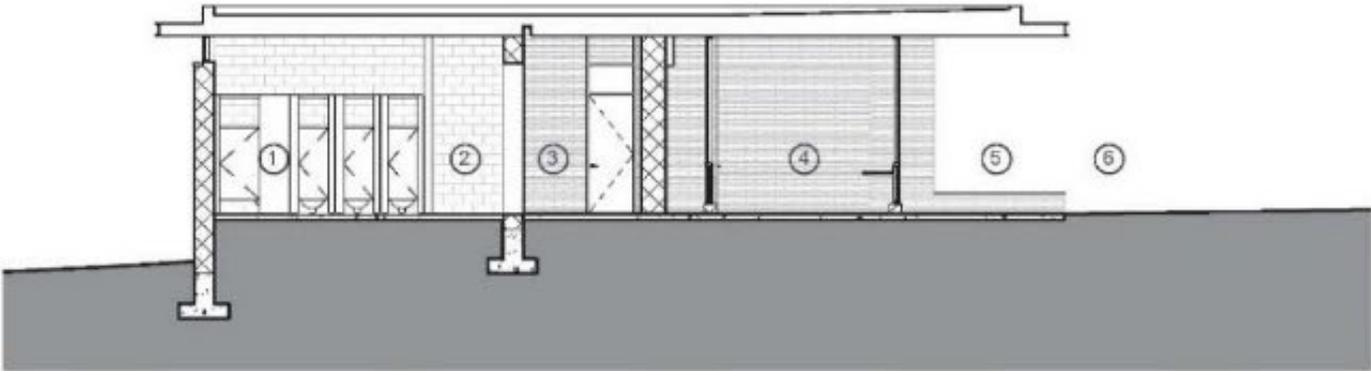
- LEGEND**
- ① LONG FORMAT BRICK
 - ② VISION GLASS
 - ③ SPANDREL GLASS
 - ④ ALUMINUM STOREFRONT
 - ⑤ GRANITE SEAT TOP
 - ⑥ CLERESTORY WINDOW
 - ⑦ PAINTED STEEL CHANNEL
 - ⑧ METAL-FACED COMPOSITE CORE PANEL

SCALE: 1/8" = 1'-0"



Longitudinal Section

Longitudinal Section
Comfort Station at
U.S. Marine Corps War Memorial



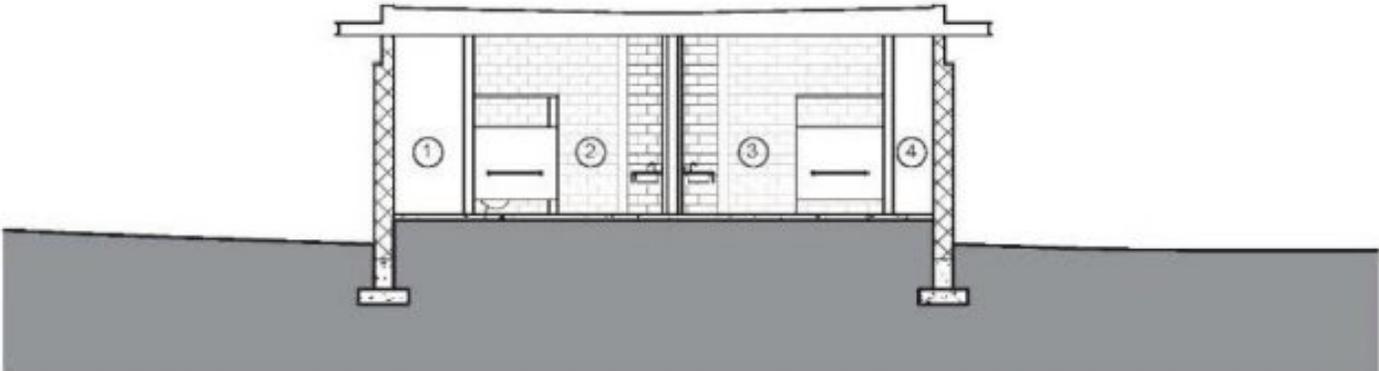
LEGEND

- ① WOMEN'S ROOM
- ② RESTROOM ENTRY VESTIBULE
- ③ EXTERIOR VESTIBULE
- ④ CONTACT STATION
- ⑤ PLAZA
- ⑥ PEDESTRIAN PATH

SCALE: 1/8" = 1'-0"

Cross Section

Cross Section
Comfort Station at
U.S. Marine Corps War Memorial



LEGEND

- ① MECHANICAL ROOM
- ② WOMEN'S ROOM
- ③ MEN'S ROOM
- ④ CUSTODIAL CLOSET

SCALE: 1/8" = 1'-0"

Perspective



Perspective



Perspective

