



## Executive Director's Recommendation

Commission Meeting: April 4, 2019

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<b>PROJECT</b> <b>Franklin Park Rehabilitation</b> 14th and K Streets, NW Washington, DC	<b>NCPC FILE NUMBER</b> 7545
<b>SUBMITTED BY</b> United States Department of the Interior National Park Service	<b>NCPC MAP FILE NUMBER</b> 21.00(70.00)44841
<b>REVIEW AUTHORITY</b> Federal Projects in the District per 40 U.S.C. § 8722(b)(1) and (d)	<b>APPLICANT'S REQUEST</b> Approval of final site and building plans
	<b>PROPOSED ACTION</b> Approve final site and building plans
	<b>ACTION ITEM TYPE</b> Staff Presentation

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### PROJECT SUMMARY

The National Park Service (NPS), in partnership with the Government of the District of Columbia (DC) and the DowntownDC Business Improvement District (BID), is proposing an extensive rehabilitation of Franklin Park. Located in downtown Washington at 14<sup>th</sup> and K Streets, NW, the historic urban park occupies a 4.8-acre city block and is the second largest NPS square in the central business district.

The park is located in a thriving commercial district and growing residential area three blocks northeast of the White House. It is served by Metrorail (McPherson Square), over two dozen Metrobus lines, two DC Circulator routes, and four Capital Bikeshare stations within two blocks. The District has experienced significant population growth downtown in recent years, resulting in a population nearing 10,000 residents and increased demand for high quality urban parks.

As outlined in the 2014 Environmental Assessment (EA), the purpose of rehabilitation is to “revitalize Franklin Park in a manner that respects and enhances the historic and urban qualities of the park while transforming it into an active, flexible and sustainable park that is connected to its community.”

The final submission includes the following updates to the preliminary submission approved at the December 6, 2018 Commission meeting:

- Minor updates to the café/pavilion design, including all-gender restroom layout and materials palette.
- Rehabilitation of the center plaza and fountain, along with new programmable spray jets to provide year-round programming flexibility.
- Additional sidewalk space for bus and food truck patrons to queue, minimizing soil compaction and damaged plants.

- Refined children's garden design built around the Potomac watershed theme.
- Lighting design to rehabilitate the existing Saratoga lights, enhanced by new under-mounted lighting of trees and furnishings.
- Interpretive signage on the park's history and refurbished wayside exhibit for the Commodore Barry statue.
- A new park management structure to enhance the overall experience for park visitors.

The new design will celebrate and respect the park's historic character and sense of place through restored historic resources, rich landscaping and seasonal plantings, and high-quality site and building materials. It will also be sustainable, maintainable, and ecologically sensitive. Combined with enhanced programming and maintenance through the DowntownDC BID, the park will engage a diverse group of users including young and old District residents, workers, and visitors.

NPS, DC, and the BID came together in 2012 to collaboratively plan and implement park improvements through a public-private partnership. Recognizing that downtown Washington parks serve national, regional, and local audiences, the agencies see the Franklin Park project as a model for new partnership structures to improve and manage urban parks in the capital city.

#### KEY INFORMATION

- Downtown Washington has experienced a significant increase in residential population over the past ten years and is now home to nearly 10,000 people. Residents are asking for more urban parks with enhanced programming and placemaking amenities in the area.
- The collaborative partnership between NPS, the District, and the BID to fund and manage capital and operational program for the park follows recommendations from the 2010 *CapitalSpace Plan* and the *Parks and Open Space Federal Element of the Comprehensive Plan*.
- The park is a contributing feature to the L'Enfant Plan of the City of Washington. Congress set aside this land to protect the site's natural springs, once the primary water source for the White House.
- The park is listed on the National Register of Historic Places. Its period of significance is from 1867 to 1936. The elements contributing to the period of significance include the following: the fountain and central plaza, and views toward both features; the Commodore John Barry Statue and plaza; trees planted before 1936; replacement trees planted after 1936 that are the same species as the ones they replaced; the park furniture including benches, squirrel basins, and Saratoga light fixtures; lawns and lawn curbs; and the pathway system.
- NCPC reviewed the preliminary design in 2015 as part of the National Environmental Planning Act (NEPA) and National Historic Preservation Act (Section 106) processes. The revised preliminary design was reviewed in 2018.

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- The design includes a new café on the park's south side, new children's play garden to the east, and improvements to the central plaza and fountain. Several fountain iterations were explored and presented to the Commission in December 2018.
  - The Commodore Perry statue will remain in its current location along with an improved interpretive exhibit. The historic timeline of the park is a key component of the central plaza update and required by the Section 106 Memorandum of Agreement signed in 2015.
  - The design calls for replacement of 29 trees. This will diversify the tree canopy life span and species, two critical factors of the overall health of the park. Understory shrubs and perennials native to the mid-Atlantic region are also a part of the enhanced landscape plan.
  - The design uses innovative stormwater management techniques to retain 100% of runoff on site for a 90<sup>th</sup> percentile rain event (1.2 inches); over 12,000 gallons of treatment volume may be eligible for stormwater retention credits (SRCs).
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## RECOMMENDATION

**Approves** the final site and building plans for the rehabilitation of Franklin Park, located in downtown Washington, DC.

**Notes** that given the changing context of downtown, the partners are mutually interested in the park serving a diversity of users including young and old District residents, workers, and visitors.

**Notes** that Franklin Park is a contributing element of the L'Enfant Plan and is located in a thriving and changing part of downtown Washington, DC.

**Notes** that unlike other NPS squares and circles in Washington, DC, the design of Franklin Park is unique in that it offers a more natural respite with mature trees, circular paths, and a fountain with a pool as its focal point.

**Finds** the design celebrates and respects the historic character of the park while enhancing the current and future experience for park visitors.

**Finds** the refined café and Children's Garden designs address prior Commission recommendations and provide engaging new uses for park visitors.

**Finds** the central plaza and fountain rehabilitation paired with the additional play jets and enhanced programming provides a complementary balance of historic preservation with contemporary park design and programming.

**Commends** the public-private partnership between the NPS, District, and DowntownDC BID to revitalize and manage Franklin Park, serving as a blueprint for other parks in Washington.

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## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<b>September 2014</b> – Information presentation <b>December 2015</b> – Preliminary design approval with comments. <b>December 2018</b> – Revised preliminary design approval with comments.
<b>Remaining actions (anticipated)</b>	N/A

## PROJECT ANALYSIS

### Executive Summary

As noted in 2018 when the Commission reviewed the revised preliminary design, the rehabilitation of Franklin Park from its current state into a modern urban park will help the city provide much-needed amenities and programming for a growing downtown residential population, nearby employees, and visitors to Washington.

The applicant revised the plan according to the December 2018 Commission comments, refining the children's garden, the central plaza and fountain, and the café. As requested, additional design information is provided for the landscape plantings, park lighting, furnishings, paving materials, and interpretive signage. The design reflects the public and stakeholder input shared through the NEPA and Section 106 processes and fulfills the overarching goals for the park. Therefore, staff recommends that the Commission **approve the final site and building plans for the rehabilitation of Franklin Park, located in downtown Washington, DC.**

### Analysis

#### *Café and Plaza*

As part of the December 2018 revised preliminary review, the Commission was supportive of the café and plaza. Staff requested information on the interpretive elements that were to be placed along the promenade per the MOA signed on June 3, 2015 pursuant to Section 106 and 110 of the National Historic Preservation Act (NHPA); since the submission, these elements have been incorporated into the central plaza design and are discussed in that section.

The final submission includes revised plans for the all-gender restroom, which will be accessible from the park during regular operating hours as well as the café. The transparent entrance from the park side is intended to encourage proper use of the facilities and instill a feeling of safety and visibility when entering the space.

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Stormwater management remains an integral component within this area of the park. The green roof, rain screen, and bioretention areas ensures the park retains 100% of stormwater for a 90<sup>th</sup> percentile rain event (1.2 inches). Over 12,000 gallons of treatment volume may be eligible for stormwater retention credits (SRCs).

Materials used in this area of the park include precast pavers for the pedestrian mall, stone for the rainscreen/restroom cladding, and glass walls for the café to retain as much transparency into the park as possible from Eye Street and points south. Staff notes the use of ipe for the deck around the café is discouraged by many designers and municipalities due to unsustainable harvesting practices, even if it is FSC-certified.<sup>1</sup> Some projects now use black locust, a durable and fast-growing species that is sustainably grown and affordable. Other options include acetylated or polymerized woods.

**Staff supports the final café/pavilion and pedestrian promenade and commends the applicant on the sustainable, engaging and functional design.**

### *Children's Garden*

As part of the December 2018 revised preliminary review, the Commission encouraged “the use of natural materials in creating a unique play space for children.” Taking cues from the park’s pastoral setting and ecological context as part of the Potomac watershed, many of the proposed elements embody a more natural approach to play than typically found in Washington play spaces. The refined design uses subtle grading techniques to enclose the space and encourage supervised children to remain within the garden limits, limiting ingress-egress without the use of fencing. Grading ranges from a four-to-ten-foot difference between the main play area and the top of the berms.

The play area takes cues from nature and engages children through tactile exploration. Play elements include small boulders, fallen logs for climbing, sound tubes, and a slide. Given its proximity to the future Planet Word Museum, staff encourages cross-programming opportunities between the park and museum.

As this project provides a safe and engaging location with natural materials to encourage interactive play, staff **supports the garden and commends NPS for creating a unique play space for children.**

### *Fountain/Central Plaza*

In 2015, the NPS noted that a broken fountain, overgrown tree canopy, safety concerns, and lack of comfortable seating contributed to the current underuse of Franklin Park’s central plaza. At the December 2018 Commission meeting, a series of nine fountain options were presented to rehabilitate the fountain. The action recommended an updated design reflecting options that

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<sup>1</sup> Calkins, Meg. (2017, April). Hard Choices. *Landscape Architecture Magazine*, 68-72.

balance historic preservation, central plaza programming, and the overall design and scale of the fountain and plaza.

The final site design strikes that balance in a way that is different from the December 2018 options yet effective in creating a flexible area to serve as one of the park's most engaging places. The existing plaza dimensions would remain (approximately 120' x 175'), and the existing fountain and coping will be rehabilitated. This includes a minor adjustment of the basin height to accommodate new jet and lighting infrastructure for a programmable and easier-to-maintain central fountain feature. The fountain's large single jet would be enhanced with the addition of two smaller play jets flush with the refurbished bluestone pavers, located just outside of the coping to the east and west sides. The play jets will be turned on and off depending upon visitor demand and the special events schedule.

As part of the redesign, eight medium-sized trees inside the central plaza will be removed and replaced with four canopy trees and an additional 10 canopy trees just beyond the plaza to provide shade. As the details of the final design are refined, additional trees and seating near the current bench locations should be considered for the plaza area to increase the amount of shade and seating for park visitors. Understory plantings will help frame the space, encourage park visitors to use the walkways, and protect the root systems of the trees.

The central plaza will also be home to an interpretive exhibit on the history of the land. It will feature four eras of history ranging from rural farmland times to its current role as an urban park. This was an element originally designed for the cafe plaza area to the south. After additional discussion, the design team thought this important story should be told at the historic and cultural heart of the park.

This area will serve as one of the primary locations for special events in the park and provides the flexibility necessary to create a year-round active space for park visitors. **Staff supports the final central plaza and fountain design and encourages the applicant to work with the BID to provide an active and engaging program of year-round activities for residents, visitors and workers.**

### ***Landscape Design***

The final site design carefully restores and enhances the park's tree canopy and adds much-needed understory plantings and rehabilitated lawn areas to enhance the overall park experience. Great attention has been paid to preserving as many trees as possible, and the number of removals has decreased from 46 trees down to 29. These will be replaced with 29 new trees in different locations to increase the canopy's overall age diversity. Extensive soil remediation will also be performed to increase tree health and ensure the long-term viability of the landscape and turf. Irrigation will also be installed to help establish the plants and support the plants through times of drought. It is no longer anticipated that the turf areas will be actively programmed throughout the year, reducing compaction issues and ensuring a healthier and easier to maintain east and west lawns.

Opening up the tree canopy and allowing natural light to filter into the park will provide a more pleasant and hospitable setting for visitors. It will also allow for the restoration and long-term maintenance of understory plantings and turf areas throughout the park. A well-funded and staffed operations and maintenance plan is under development to ensure the long-term success of the landscape.

**Staff supports the proposed landscape improvements and encourages the applicant and BID to develop a maintenance plan to ensure a healthy and long-living park asset.**

### *Hardscape, Lighting, and Furnishings*

The updated sidewalk design reflects the Commission's comments on queueing for buses on 14<sup>th</sup>, K, and Eye Streets, NW, and food trucks along 13<sup>th</sup> Street, NW. For the bus stops, new bump-out spaces are provided at the four stops spaced along the three streets for a total of 1,100 additional square feet of queuing space. The four existing bus shelters are relocated to protect the stops. The entire sidewalk along 13<sup>th</sup> Street is widened by 3,300 square feet to accommodate food truck queueing along with 12 new benches and three new trash receptacles.

New paving materials along the park's walkways are an exposed aggregate concrete finish edged by a quarter-round curb, consistent with NPS park standards and similar to the existing design.

The final site design includes new details on the lighting plan for the park. The partners anticipate evening use of the park, including special events to help activate the neighborhood. The current park lighting includes historic Saratoga fixtures which will be refurbished and reused in their existing locations. To enhance the current lighting, additional furniture and handrail under-mounted lighting will be installed around the café and central plaza areas to increase visibility. Pole lights will be installed at the children's garden to ensure safety at night.

The rehabilitated park will have a number of permanent and flexible seating options. Existing historic park benches will be refurbished with new wooden slats, and 8 new custom benches evocative of the existing park bench design will be added in the central plaza area. The children's garden will have a large log-style bench located at the entrance to the space.

Flexible seating with tables will be provided around the café and in the central plaza. As with the existing flexible tables and chairs, these will be maintained by the BID. Four bicycle racks are now provided at the northeast, southeast, southwest, and northwest corners of the park. A water fountain will be installed near the east lawn.

**Staff supports the proposed hardscape, lighting and furnishings improvements that provide additional queuing space for buses and food trucks, a safe and inviting lighting plan, and a number of seating options throughout the park.**

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## CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

### Comprehensive Plan for the National Capital

Staff reviewed the project in accordance with the Federal Elements of the *Comprehensive Plan for the National Capital*. As noted below, the project is consistent with policies in the Historic Preservation Element, the Federal Environment Element, Urban Design Element and the recently adopted Parks and Open Space Element, effective as of February 15, 2019.

The Franklin Park rehabilitation illustrates a number of updated Parks and Open Space Element policies, many of which are included in a new section entitled Adapting Designed Landscapes Sensitively (A.3). This section includes five new policies related to balancing historic preservation needs with contemporary park uses and best practices that engage visitors and enhance the overall park experience. As people rely more heavily on parks as local and regional destinations for activities and interaction, community members, planners and designers must make critical decisions that create innovative places accommodating new uses that mesh with the design legacy of Washington's extensive public space system. NCPC developed a series of key considerations for assessing designed landscapes to help balance the often-disparate worlds of cutting-edge design, historic preservation, and park operations to create places that encourage people to visit and linger. Key policies include:

- *POS.A.8: Balance significant and sometimes differing planning principles and design features, along with elements from different eras, when adapting designed landscapes to meet contemporary programmatic goals and user needs.*
- *POS.A.9: Recognize the value of more recent landscapes with special design and/or cultural significance. Maintain a sense of historic continuity and evolution by preserving park and landscape characteristics that represent different eras and styles.*
- *POS.A.10: Recognize that the original design intent may remain relevant for some landscapes due to their planning, design, cultural, and/or historic significance. Consider the original design intent when making adaptations or improvements to designed landscapes.*
- *POS.A.11: Maintain and improve a strong physical and/or visual connectivity with the surrounding neighborhood context when making adaptations or improvements to designed landscapes.*
- *POS.A.12: Reinforce Washington's design evolution, grounded in the L'Enfant and McMillan Plans, and the distinguishing characteristics of designed landscapes when making adaptations to address contemporary needs.*

The project will reestablish Franklin Park as a downtown destination for residents, workers and employees, blending historic resources that make this place unique with a variety of new urban park amenities and high-quality programming.

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### **National Historic Preservation Act**

As part of the Section 106 process, NCPC entered into a Memorandum of Agreement (MOA) with the National Park Service (NPS) and the DC State Historic Preservation Office (DC SHPO), dated June 3, 2015, to outline mitigation measures, design evaluation, and protection of archeological resources. The MOA identifies specific mitigation measures to protect the park's cultural landscape and other features where feasible, including reuse of existing hardscape materials and furnishings, replanting of the historic landscape, and protection of the Commodore Barry Monument. It also provides the opportunity for additional design refinement as the plans are submitted for the US Commission of Fine Arts (CFA) and NCPC approval. The final site submission accommodates the required mitigation measures per the MOA.

### **National Environmental Policy Act**

In accordance with the National Environmental Policy Act (NEPA), NPS in cooperation with the National Capital Planning Commission (NCPC) and working with the District and the DowntownBID, completed an Environmental Assessment (EA) in December 2014. Based on analysis of the EA and consideration of an extensive public comment process, NPS determined that the work in Franklin Park will not result in significant impacts to the environment. NCPC staff reviewed the EA and concurred with the selection of the preferred alternative. On June 22, 2015, NPS released a Finding of No Significant Impact (FONSI) for the preferred alternative outlined in the EA. The impacts related to cultural and historic resources were mitigated through the implementation of a Memorandum of Agreement (MOA) between NPS, NCPC and the DC State Historic Preservation Officer, dated June 3, 2015.

NCPC staff has reviewed the EA and FONSI and determined that the information and analysis provided meets the standards for an adequate EA as set forth in NCPC's Environmental and Historic Preservation Policies and Procedures and that a FONSI is warranted based on the information contained in the EA. In November 2015, the NCPC Executive Director issued a Finding of No Significant Impact (FONSI) for Alternative 3, "The Edge" alternative.

### **CapitalSpace Plan**

The rehabilitation of Franklin Park supports one of the six big ideas of the 2010 CapitalSpace Plan. This plan, developed in partnership between the National Park Service, National Capital Planning Commission, and District of Columbia, identified holistic planning strategies to create a more seamless and functional park system for Washington.

The 5<sup>th</sup> Big Idea, Enhance Center City parks, includes the following strategic policies:

- *Meet Park and Open Space Demands (CCP-1): Increase capacity of existing parks by improving quality, diversity in amenities, programming, and access to green spaces.*
- *Build Stronger Partnerships and Resources (CCP-2): Building and strengthen community support through partnerships with businesses, residents, workers, and visitors.*

- *Utilize Placemaking and Programming to Expand Recreational Opportunities (CCP-3): Create unique places for neighborhoods, strengthen the overall identity of parks and open space, and identify strategies to expand programs and amenity options.*

## **CONSULTATION**

As part of the development of conceptual designs, NPS, DCOP and the DowntownDC BID formed a Technical Advisory Group (TAG) of key stakeholders to provide guidance and refine the conceptual design work. NCPC participated in this group along with federal and local partners including the US Commission of Fine Arts, DC State Historic Preservation Office, District Department of the Environment and the District Department of Transportation. The TAG met in December 2013 and February 2014.

### **Coordinating Committee**

The Coordinating Committee reviewed the proposal at its March 13, 2019 meeting. Without objection, the Committee forwarded the proposed comments on final design to the Commission with the statement that the proposal has been coordinated with all participating agencies. The participating agencies were: NCPC, the DC State Historic Preservation Office (DC SHPO) (via email); the District Department of Transportation (DDOT), the District Department of Energy and the Environment (DOEE), the National Park Service (NPS); the General Services Administration (GSA) and the Washington Metropolitan Area Transit Authority (WMATA).

### **U.S. Commission of Fine Arts**

The U.S. Commission of Fine Arts (CFA) has reviewed this project at a concept level in July 2014, a revised concept level in October 2018, and provided final approval contingent upon minor modifications in March 2019. CFA commented favorably on the preferred design at its July 17, 2014 meeting. NPS and its partners further refined the design during its first review. At the October 18, 2018 meeting CFA again commented favorably on the revised concept design. The Commission commented favorably on the children's garden design and provided final comments regarding the central plaza's overall scale, lack of shade, and limited seating. They also raised concerns regarding the water jets adjacent to the historic fountain and concerns regarding the s café's stone façade and roof profile. These letters are attached to this report.

## **ONLINE REFERENCE**

The following supporting documents for this project are available online at [www.ncpc.gov](http://www.ncpc.gov):

- Submission Package

## **ATTACHMENTS**

- Powerpoint
- Commission of Fine Arts Letters

Prepared by Sarah Ridgely  
3/28/2019

**Attachment #1 - PowerPoint Presentation**

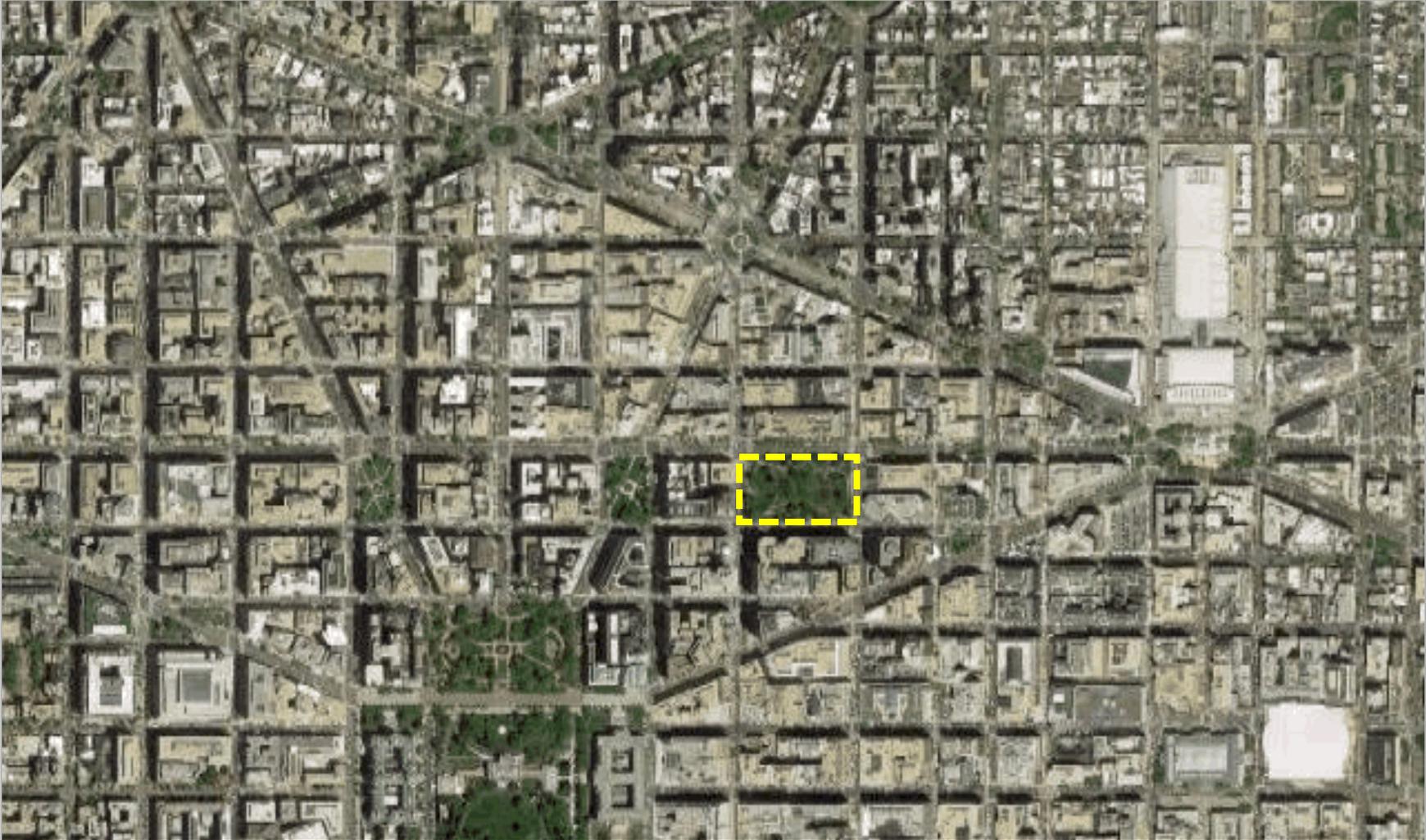
# Franklin Park Rehabilitation

14th and K Streets, NW, Washington DC

Approval of Final Site and Building Plans

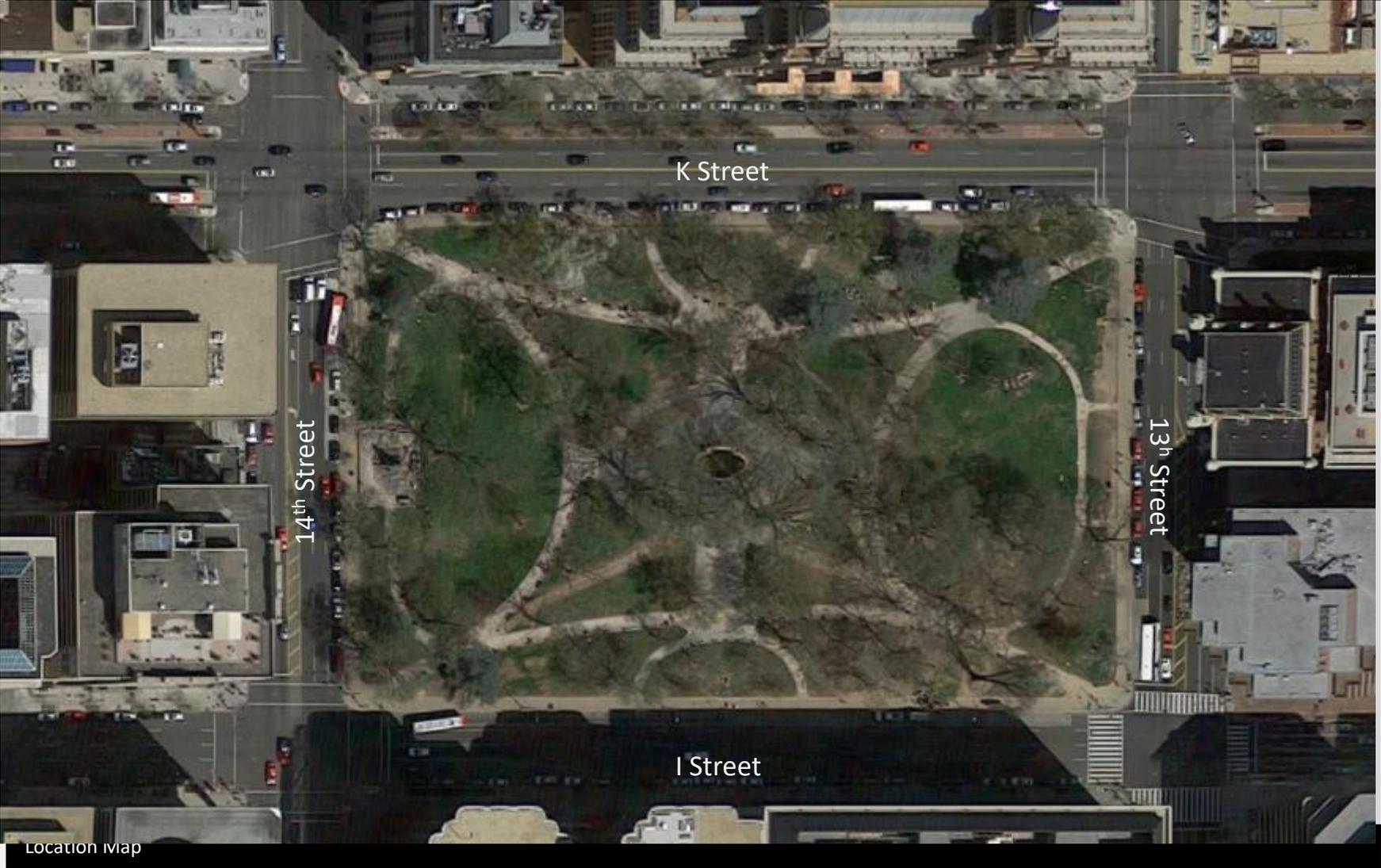
United States Department of the Interior

# Site Location



Location Map

# Site Location



Location Map

# Existing Conditions



**POOR TREE HEALTH**



**DENSE CANOPY COVERAGE**



**PREVENTS UNIVERSAL ACCESSIBILITY**



**DETERIORATING PATHS**

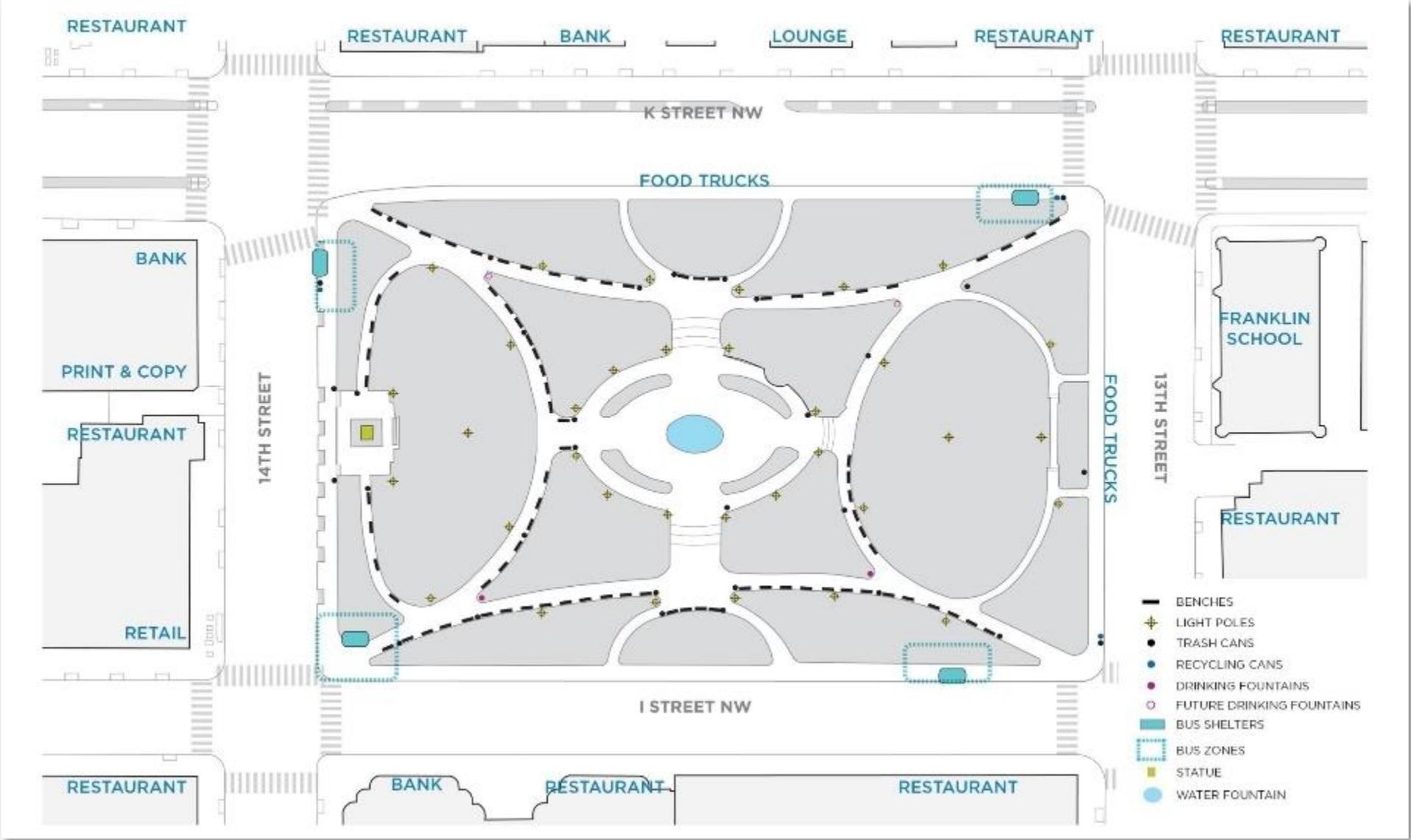


**ACTIVATED FOUNTAIN PLAZA**



**COMPACTED SOILS**

# Existing Site Plan



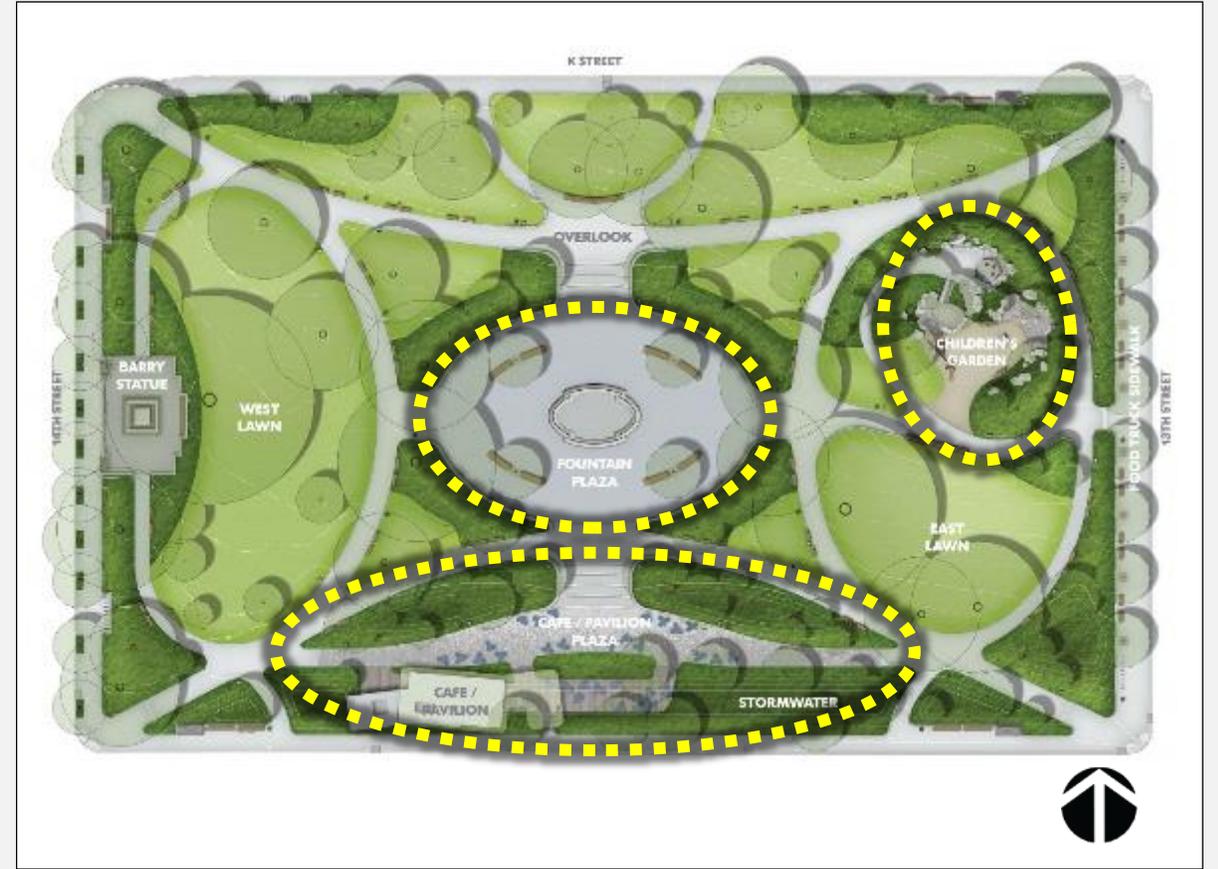
# Final Site Plan



# Site Plan Updates



Revised Preliminary Site Plan (2018)



Final Site Plan (2019)

# Café Pavilion and Plaza

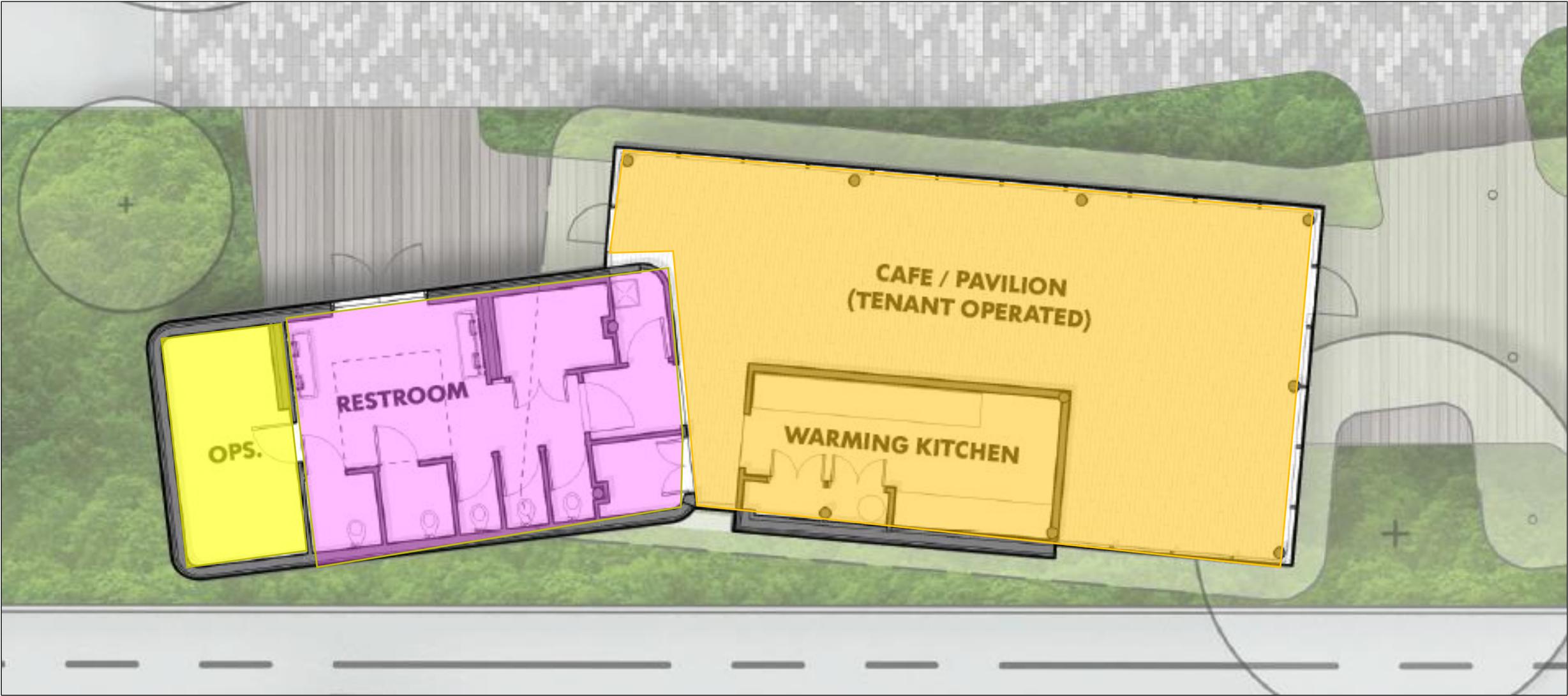


Revised Preliminary Site Plan (2018)

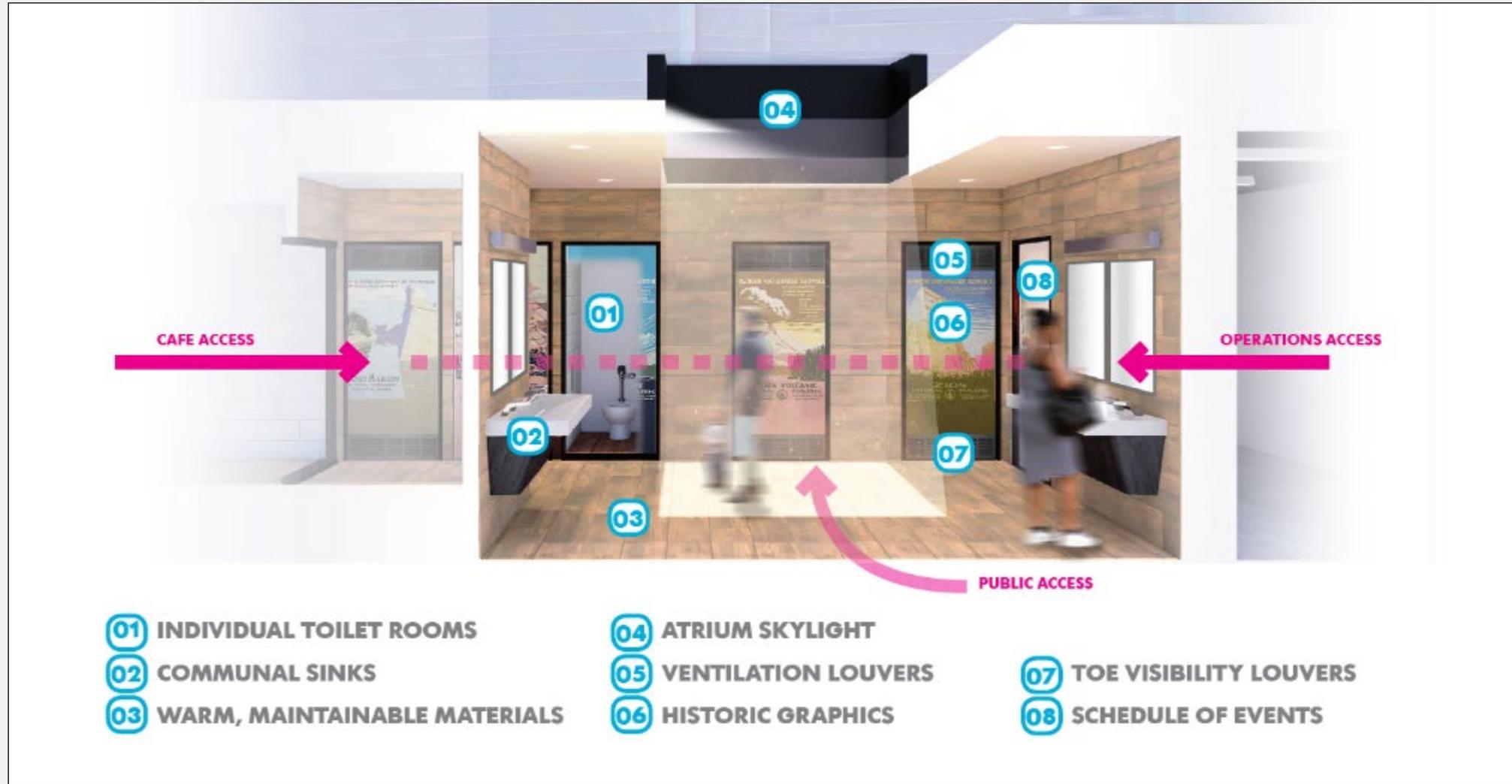


Final Site Plan (2019)

# Café Layout - Internal



# Restrooms – Key Elements



# Restrooms – Access Points

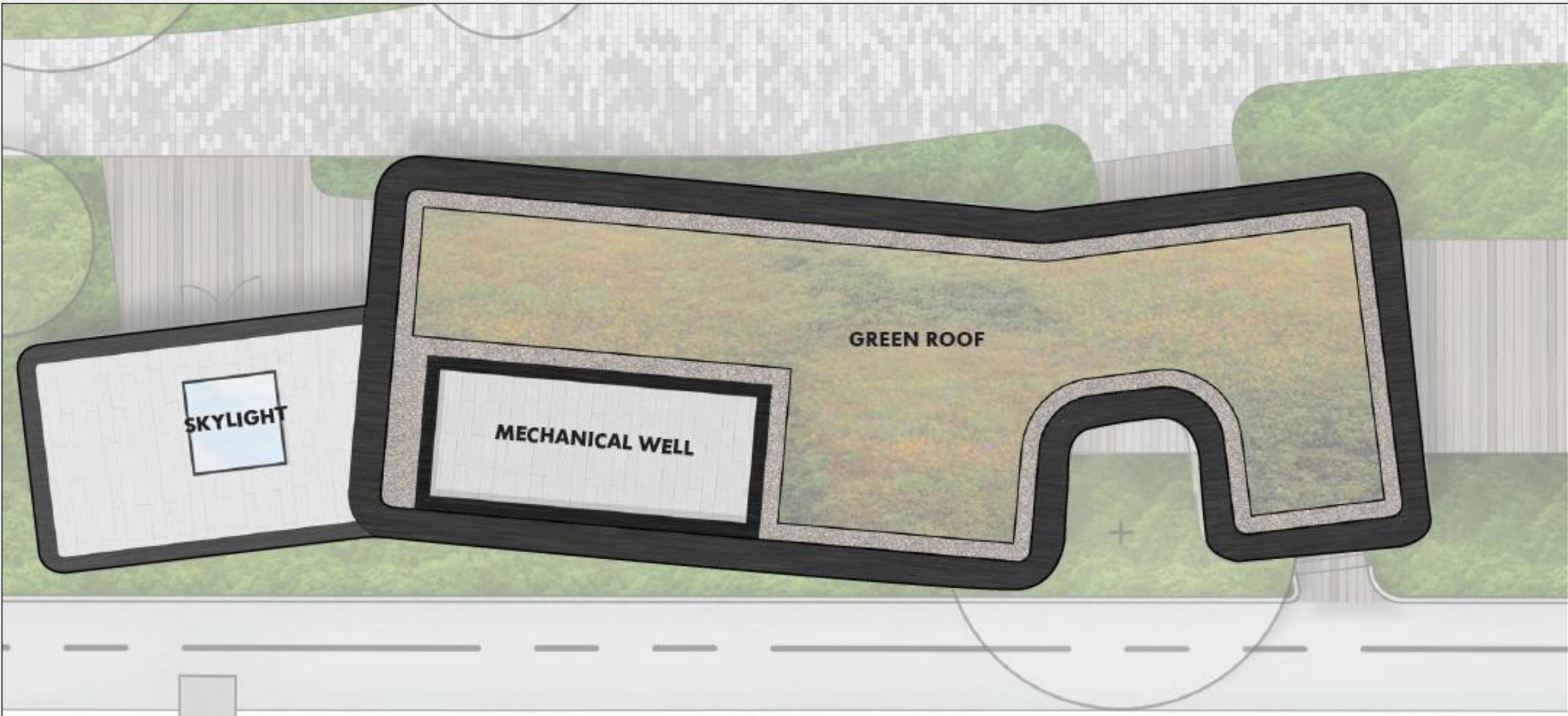


View from the café entrance



View from the park entrance

# Café Layout - External



# Café – Views from Franklin Park



View looking south

# Café – Views from Franklin Park



View looking southwest

# Café – View from Eye Street, NW



View looking northwest

# Café Materials



# Children's Garden



Revised Preliminary Site Plan (2018)



Final Site Plan (2019)

# Children's Garden - Play Experience



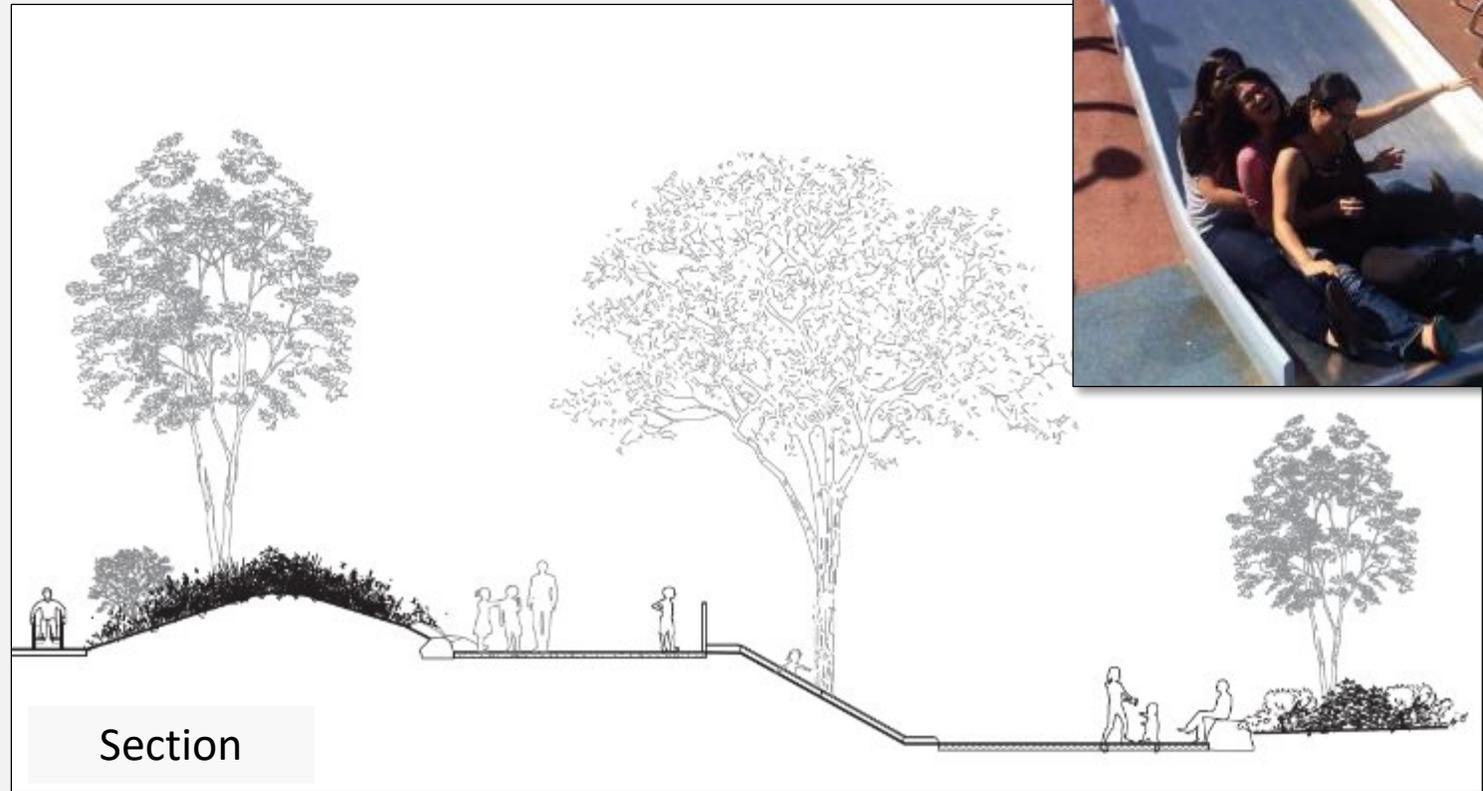
# Children's Garden - Space Program



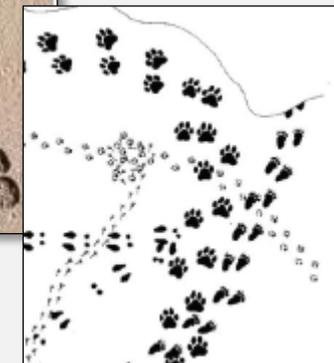
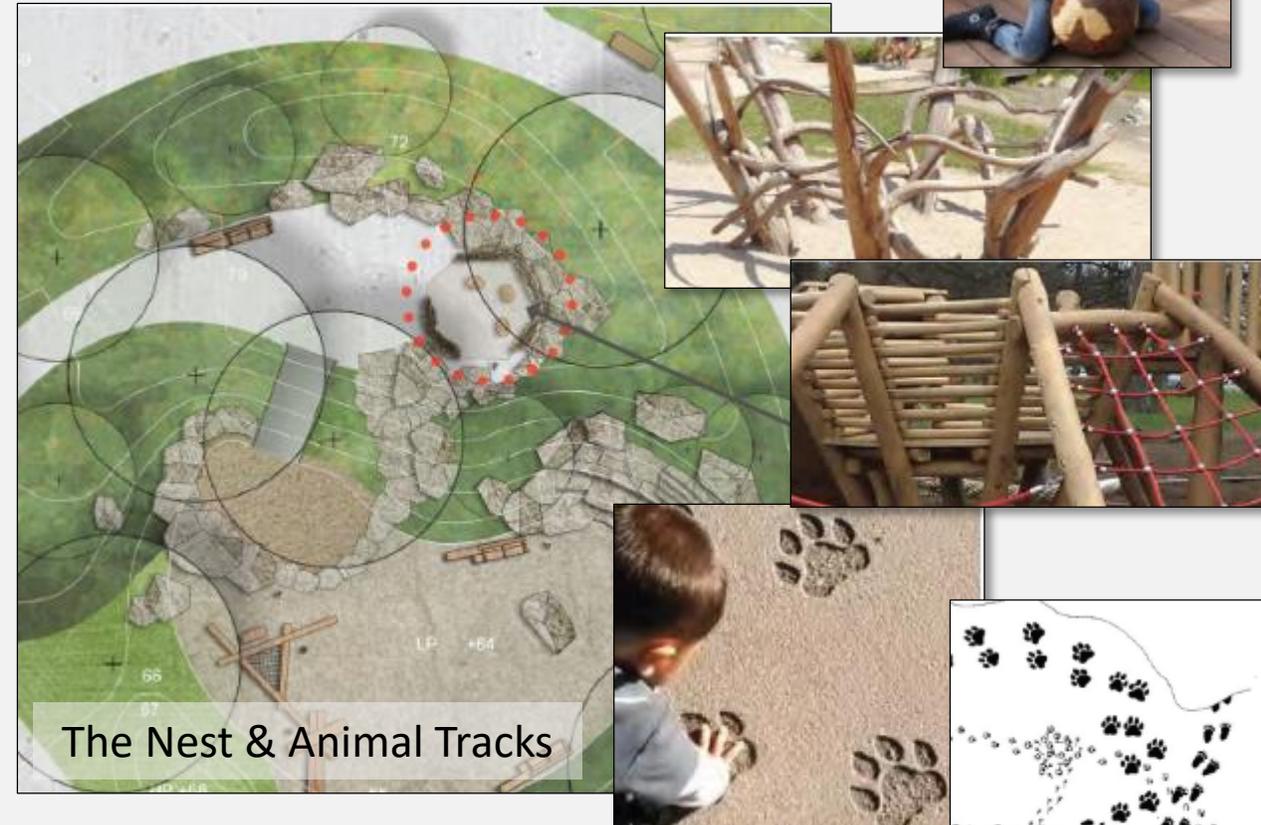
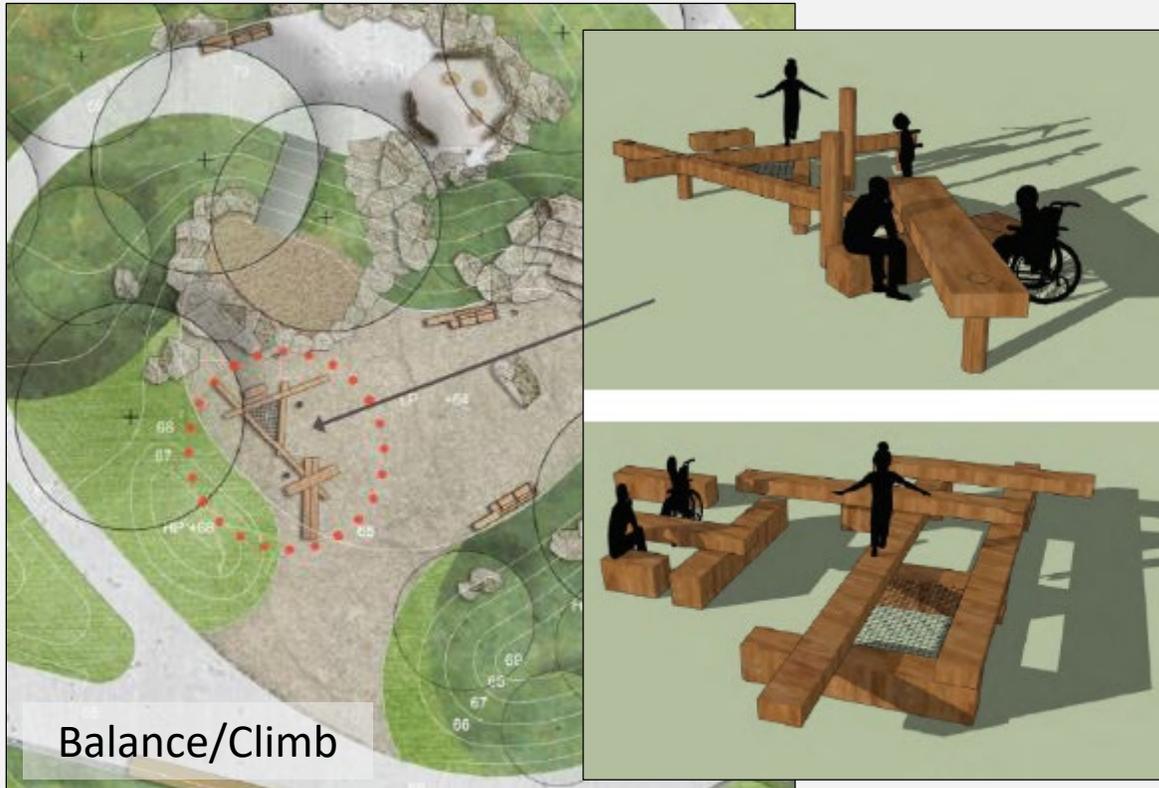
Site Design



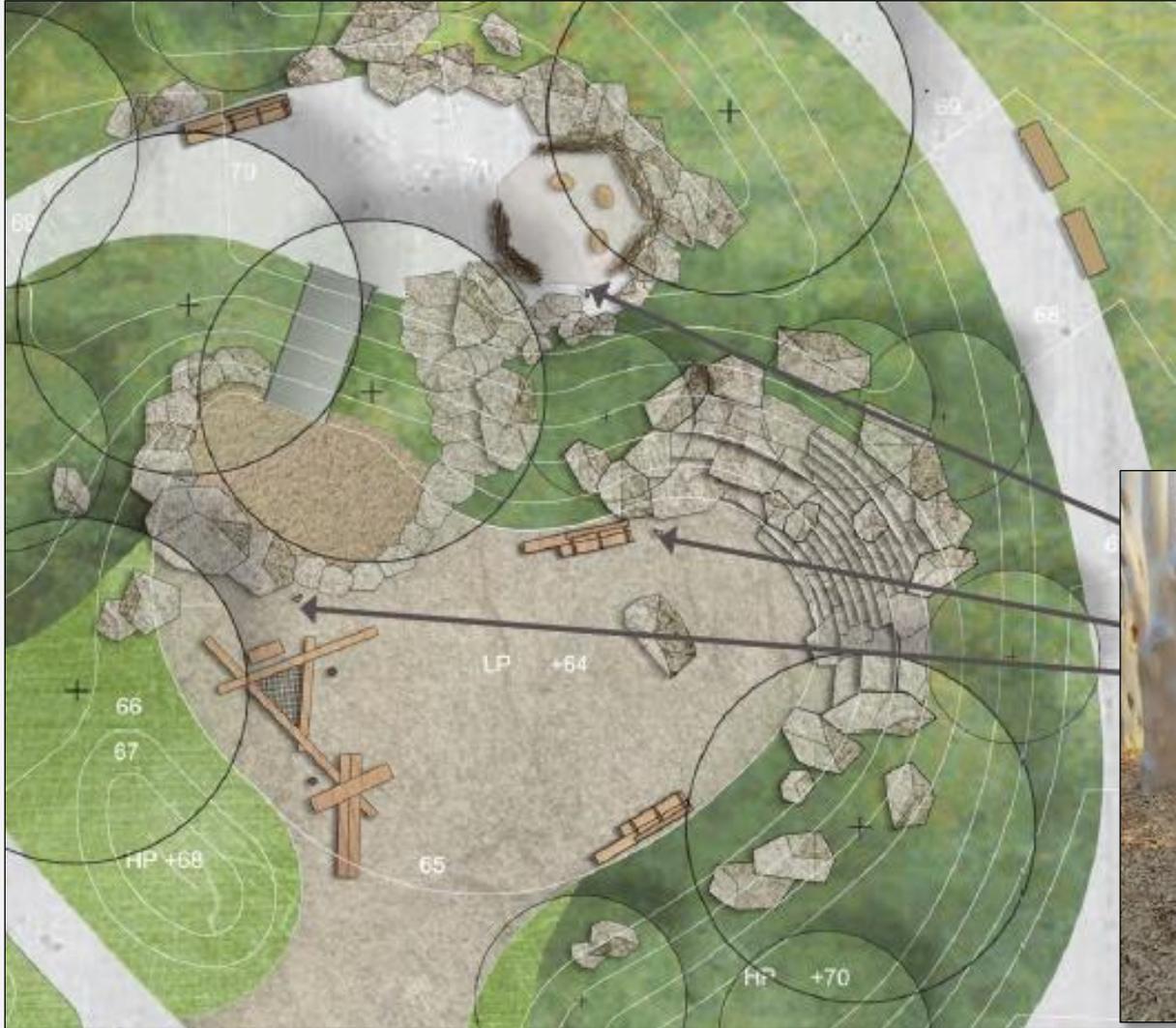
# Children's Garden – Slide



# Children's Garden – Balance/Climb/Exploratory Play



# Children's Garden – Sound Play



# Children's Garden – Surfaces and Seating



Polystar-bound rubber mulch at slide

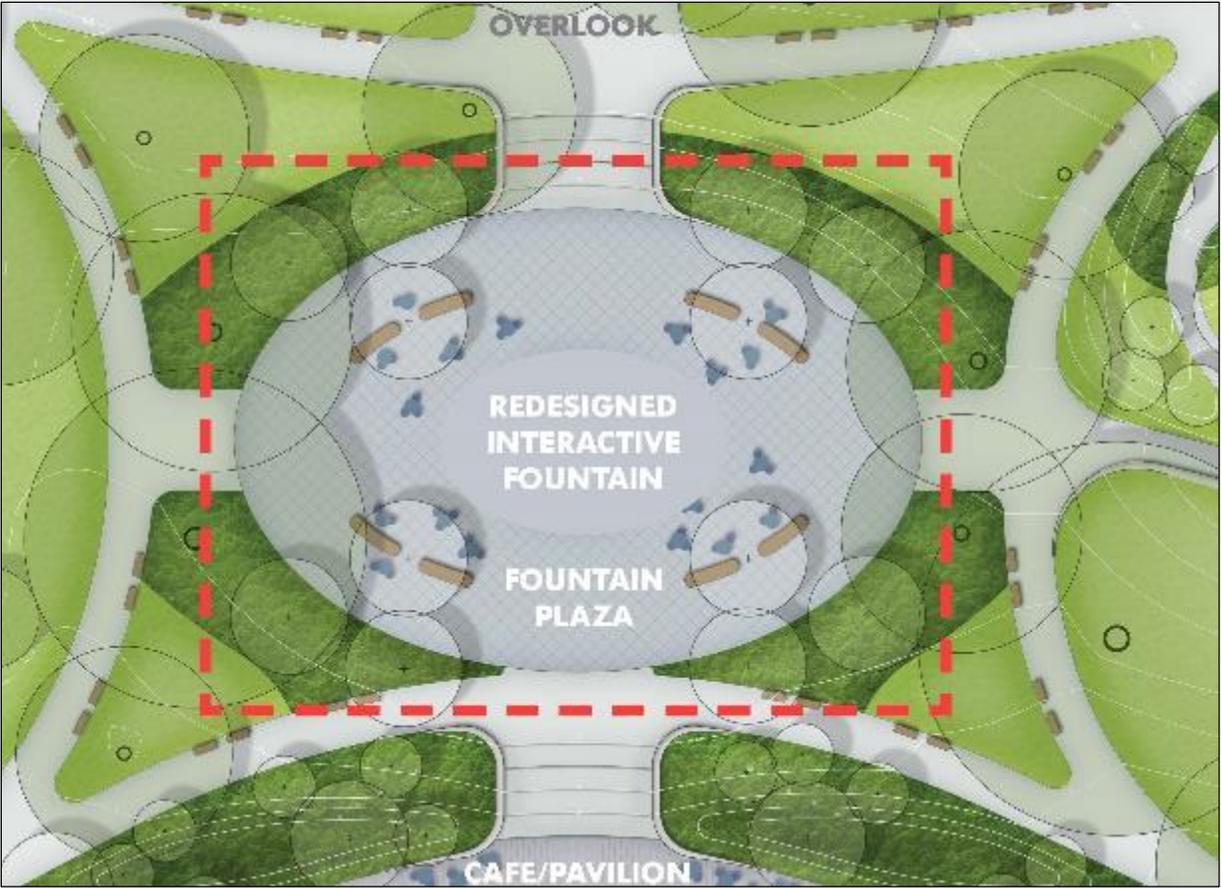


Gravel surface

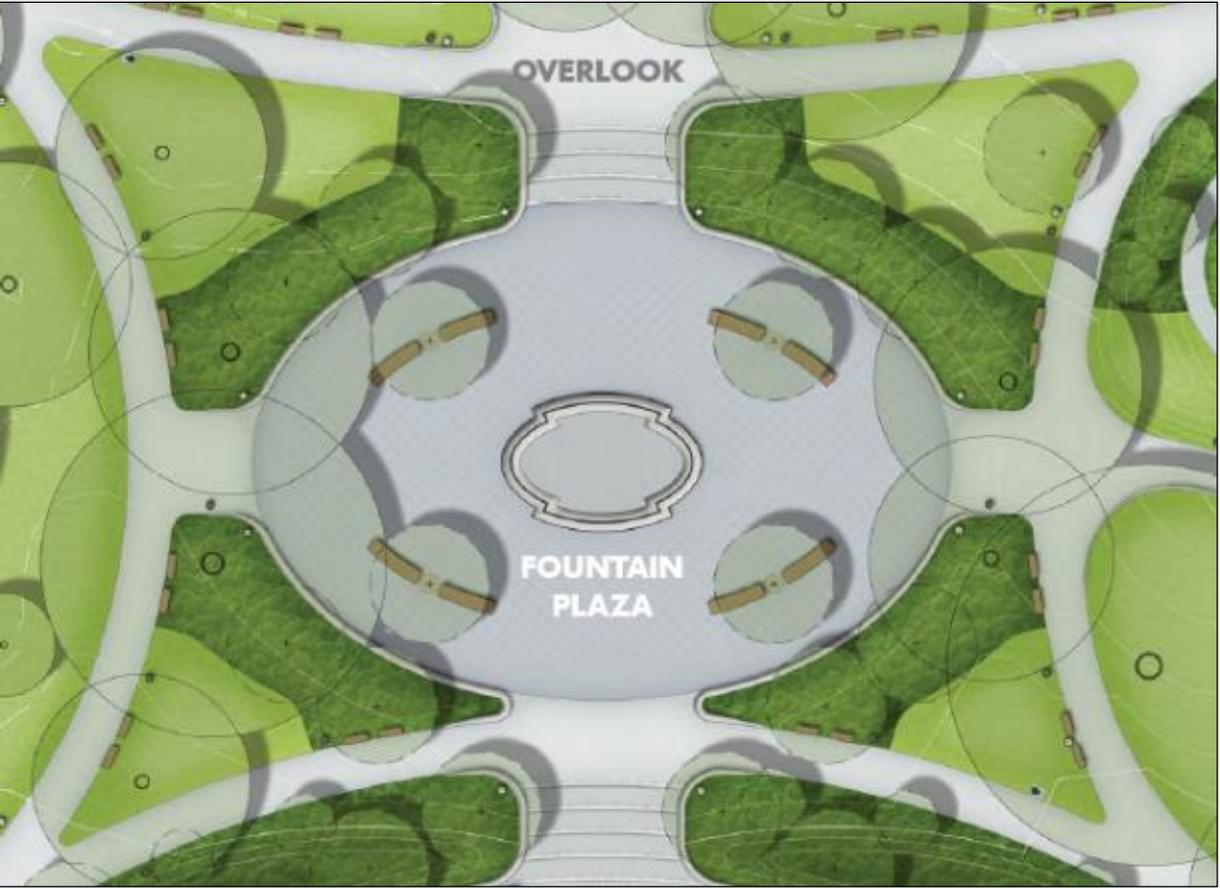


Bench seating

# Central Fountain and Plaza

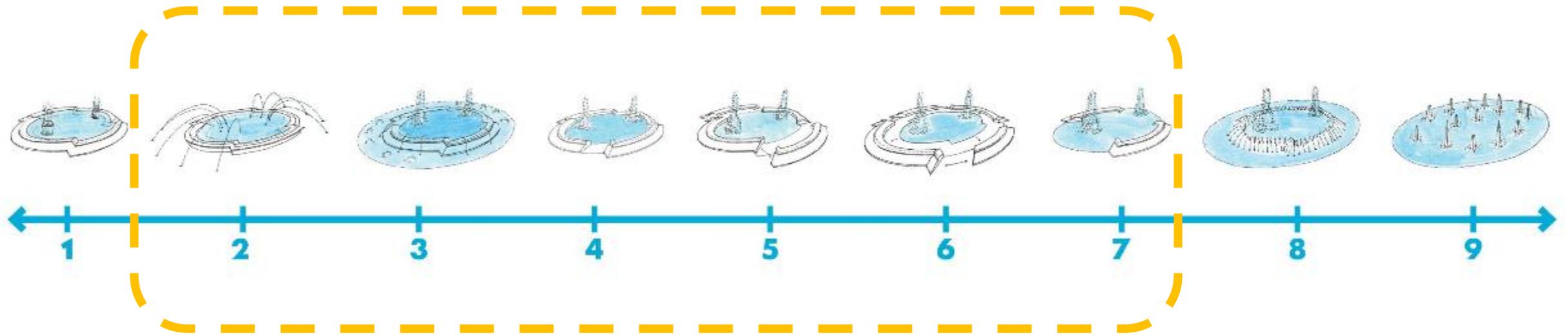


Revised Preliminary Site Plan (2018)



Final Site Plan (2019)

# Central Fountain – 2018 Design Study



# Central Fountain – Design Approach

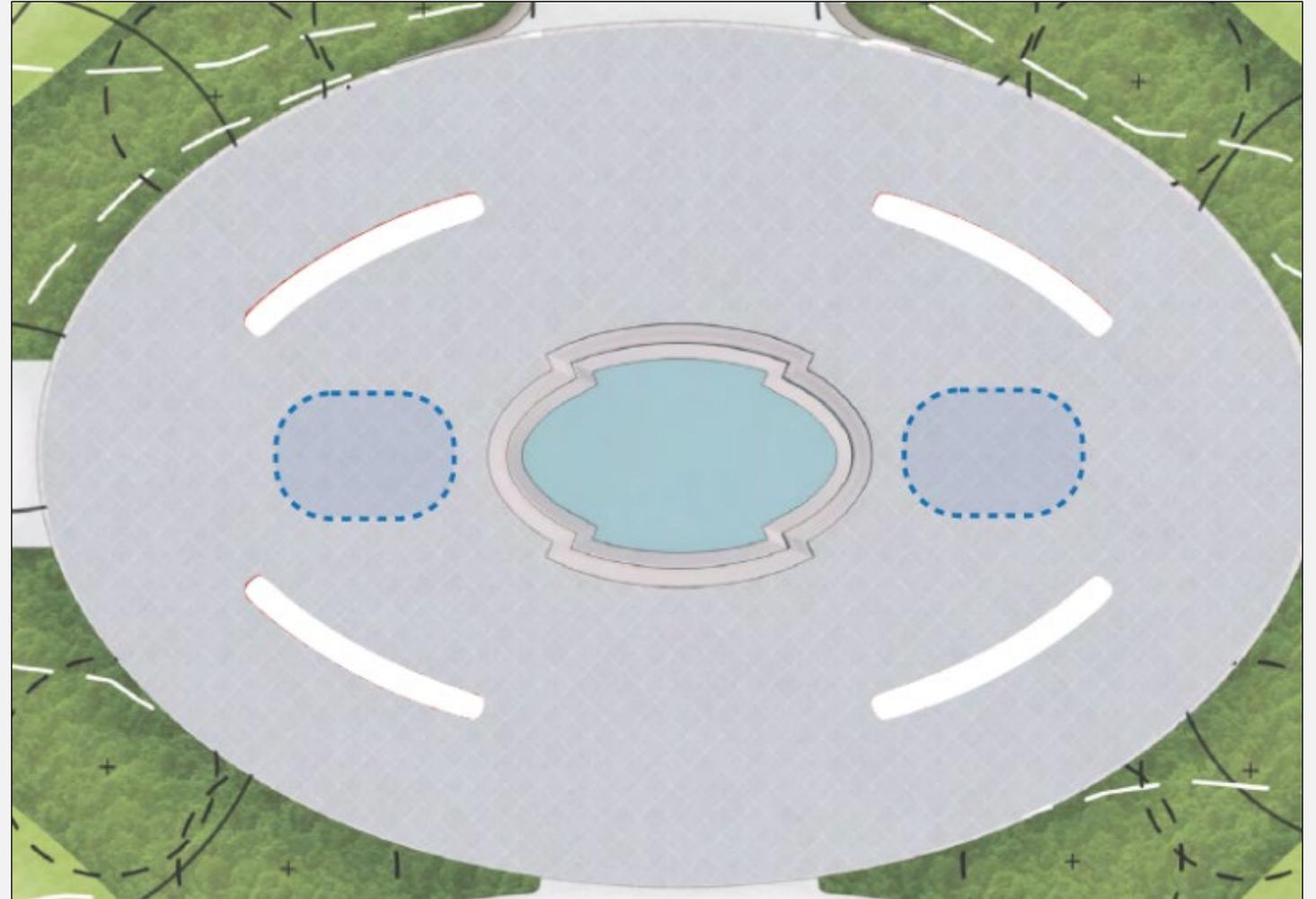
- The fountain's elliptical form is integrated with the park's surrounding spaces and walks
- The coping's Neoclassical profile and mannered outline imbue the fountain with historic authenticity
- The fountain's small, widely spaced jets do not establish a strong visual anchor



# Central Fountain – Design Approach

## Desired Outcomes:

1. Restore the historic elliptical fountain
2. Incorporate bracketing play deck fountains
3. Establish visual harmony between the two
4. Preserve open, flexible space



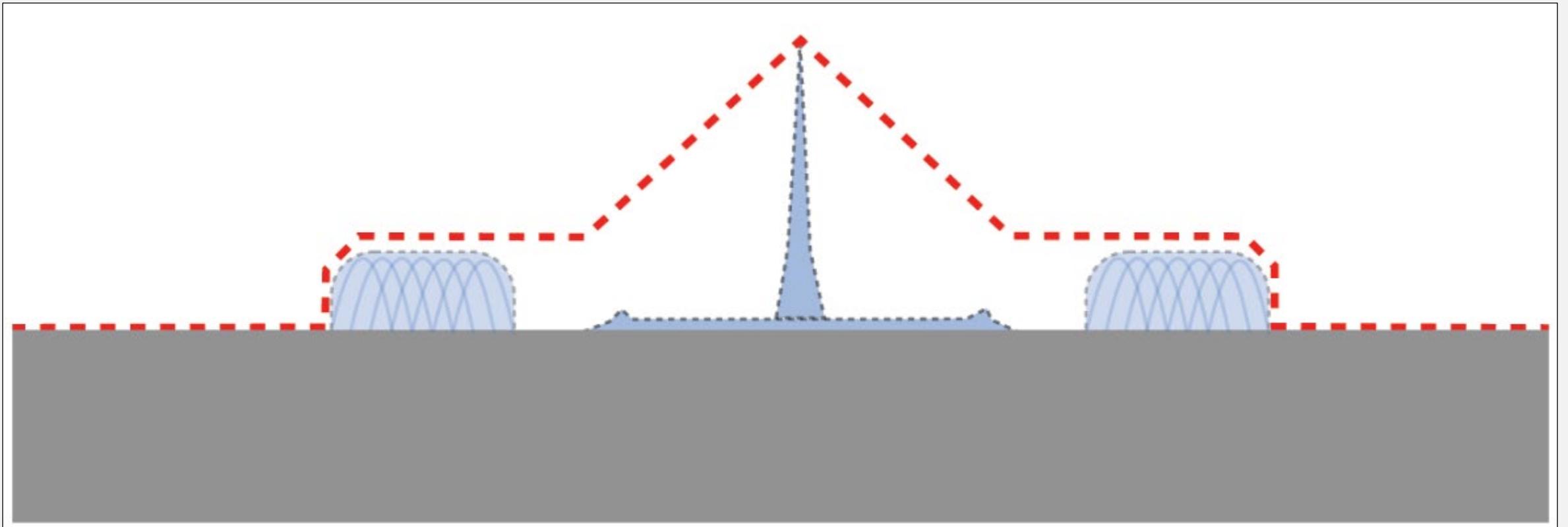
# Central Fountain – Physical Changes

1. Restore and reuse the stone coping
2. Lift the basin floor for a shallower depth
3. Enhance the fountain's jet expressions
4. Incorporate fountain lighting
5. Install an improved fountain mechanical system

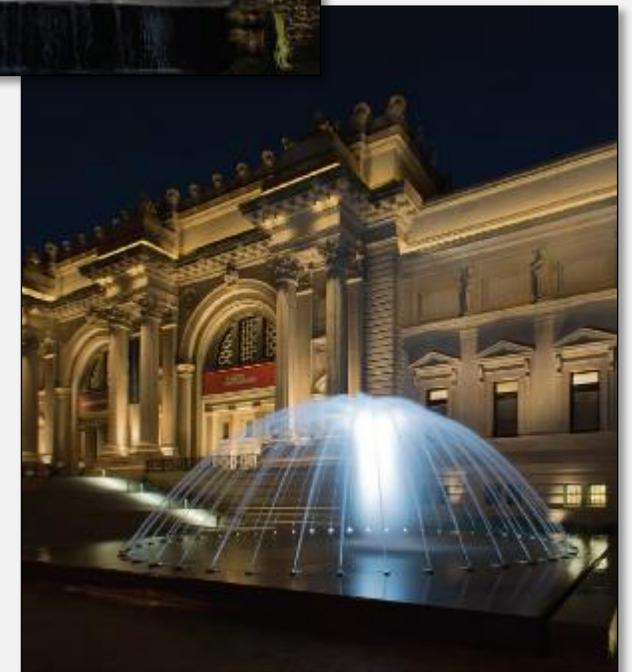
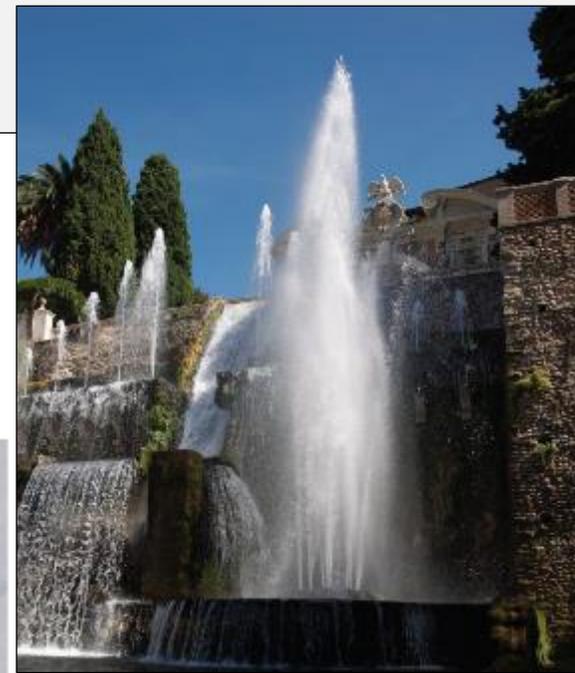
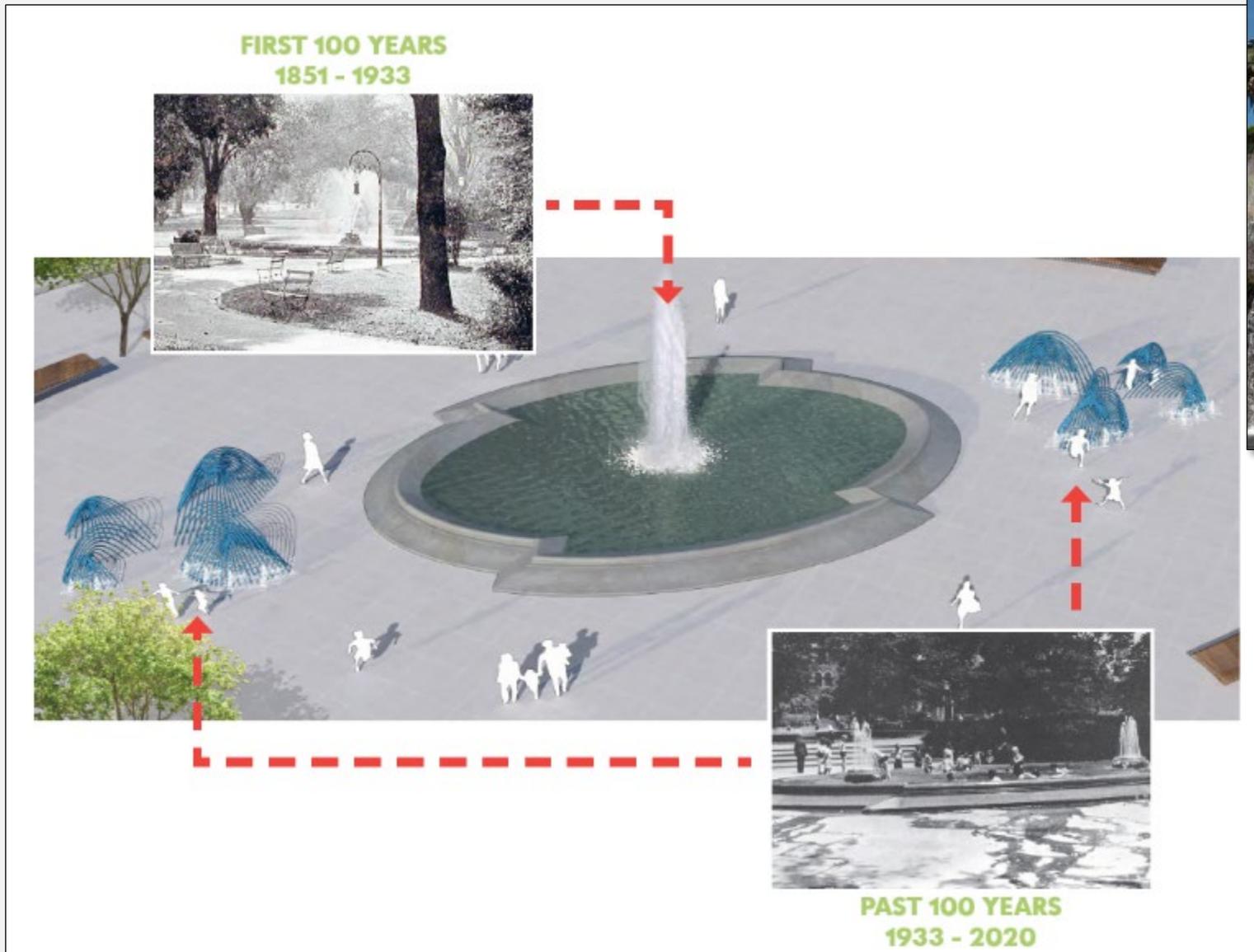


# Central Fountain and Play Fountain Relationship

- Centrality, hierarchic scale and purity of form can establish the historic fountain's primacy in the park
- By subordinate scale and sympathetic 'otherness,' the play fountains can form a harmonic relationship with the main, central fountain



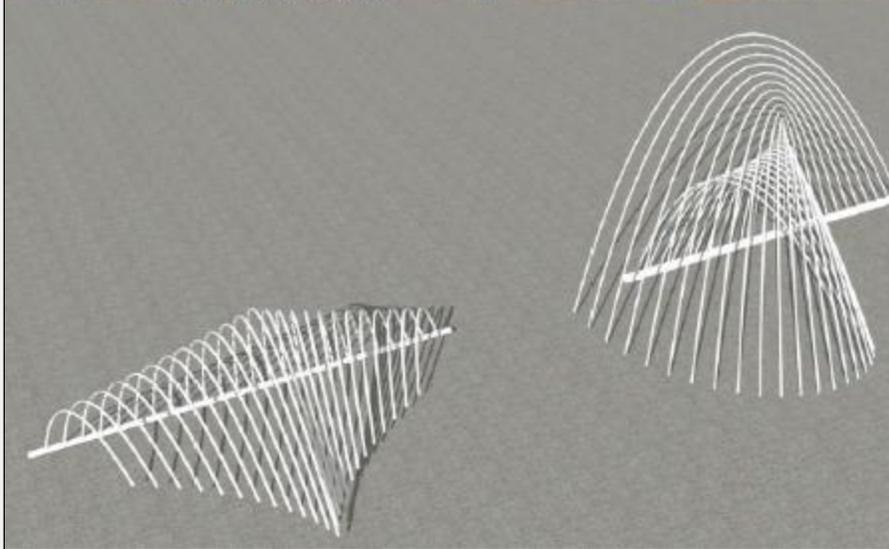
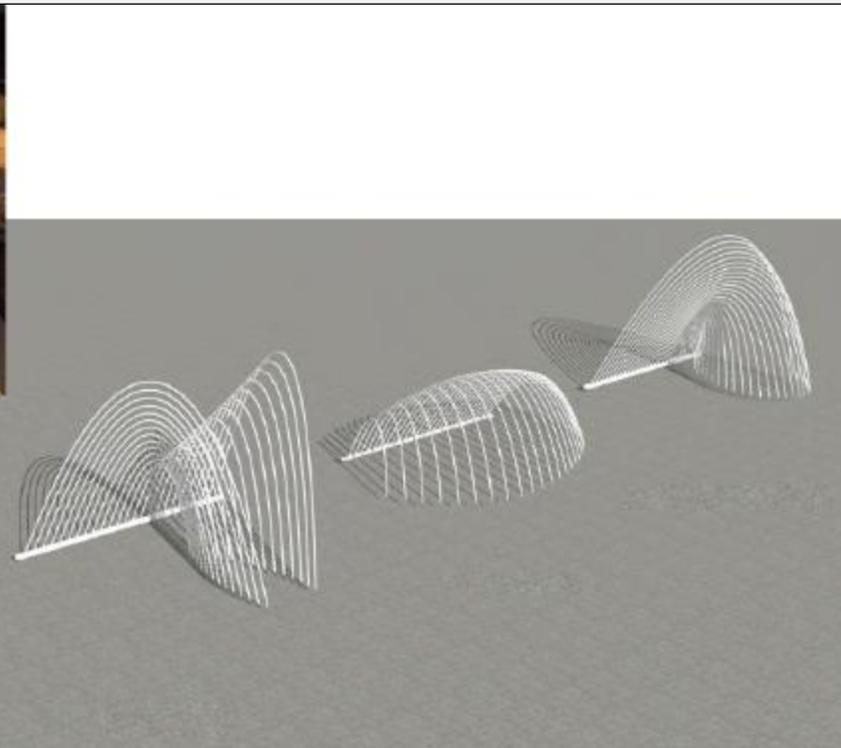
# Central Fountain – Jet Options



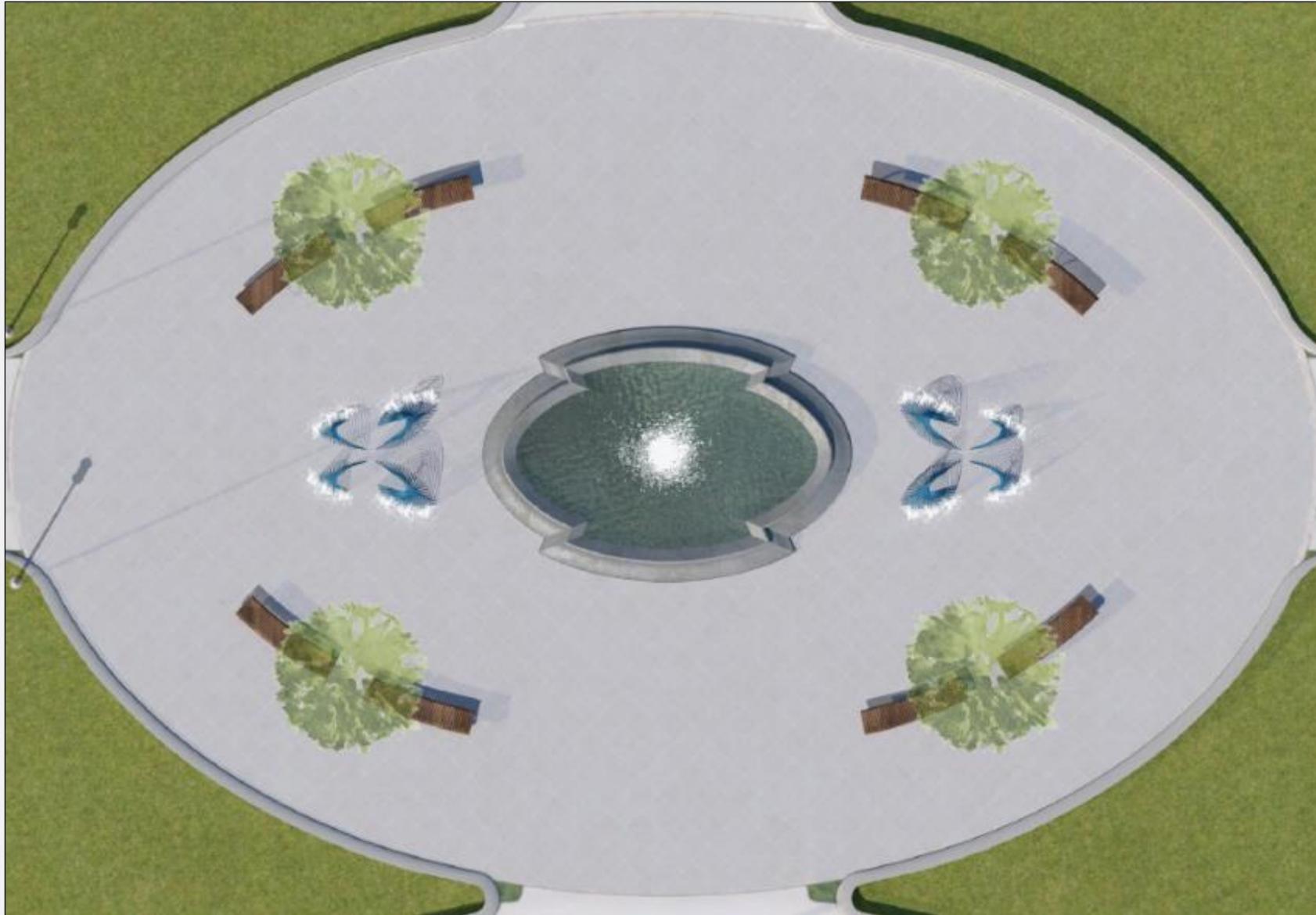
# Play Fountains – Jet Options and Inspiration



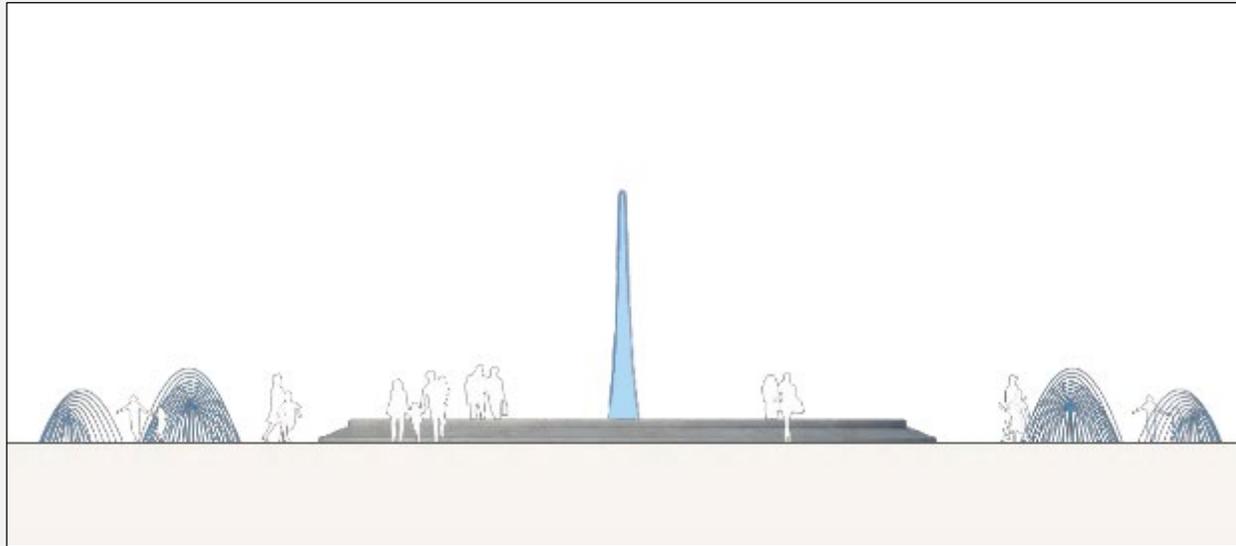
# Fountain and Central Plaza Design – Form Exploration



# Fountain and Central Plaza Design



# Fountain and Central Plaza Design

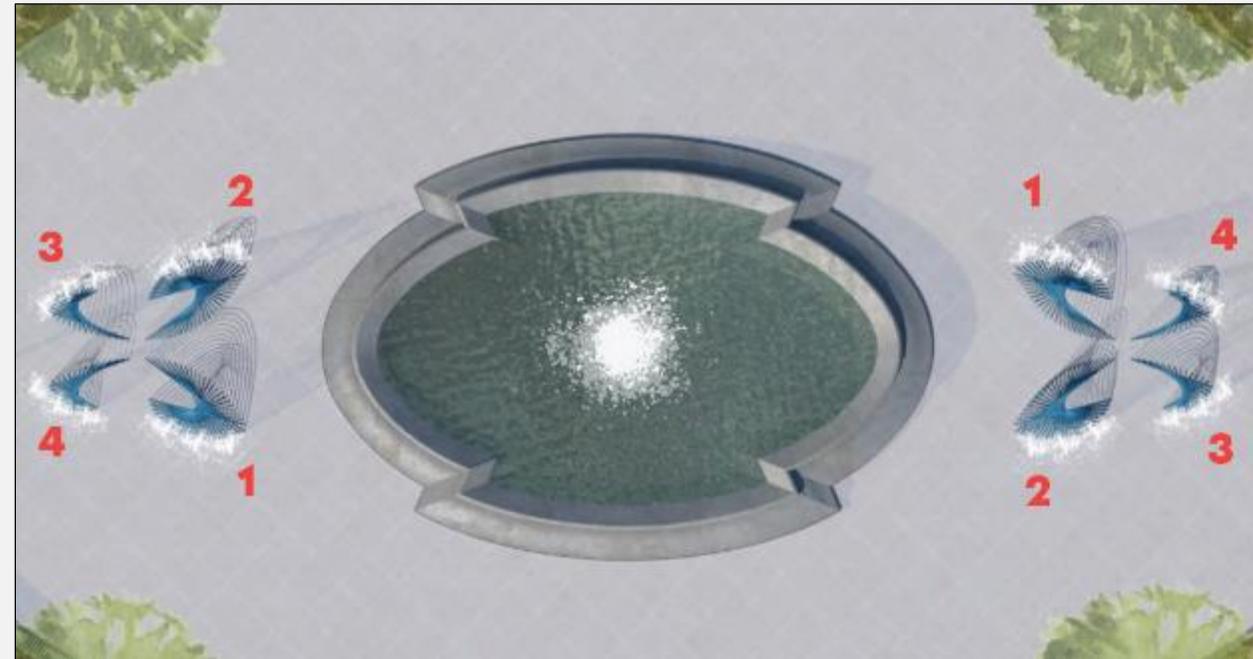


Proportion



Play Fountain - Scale

# Fountain and Central Plaza Design



Plan View



Aerial View

# Fountain and Central Plaza Design



Typical Day



Event Day

# Fountain and Central Plaza Design - Materials

FOUNTAIN COPING IS REUSED / REPLACED IN KIND.  
FOUNTAIN BASIN ALTERNATIVES CONSIDERED.  
SURROUNDING PLAZA IS REUSED / REPLACED IN KIND.



**BLUESTONE SLATE - PLAZA PAVING**



**BASIN FLOOR 'A' – SANTA CECELIA**



**BASIN FLOOR 'B' – #749**



**BASIN FLOOR 'C' – STORMY GRAY**

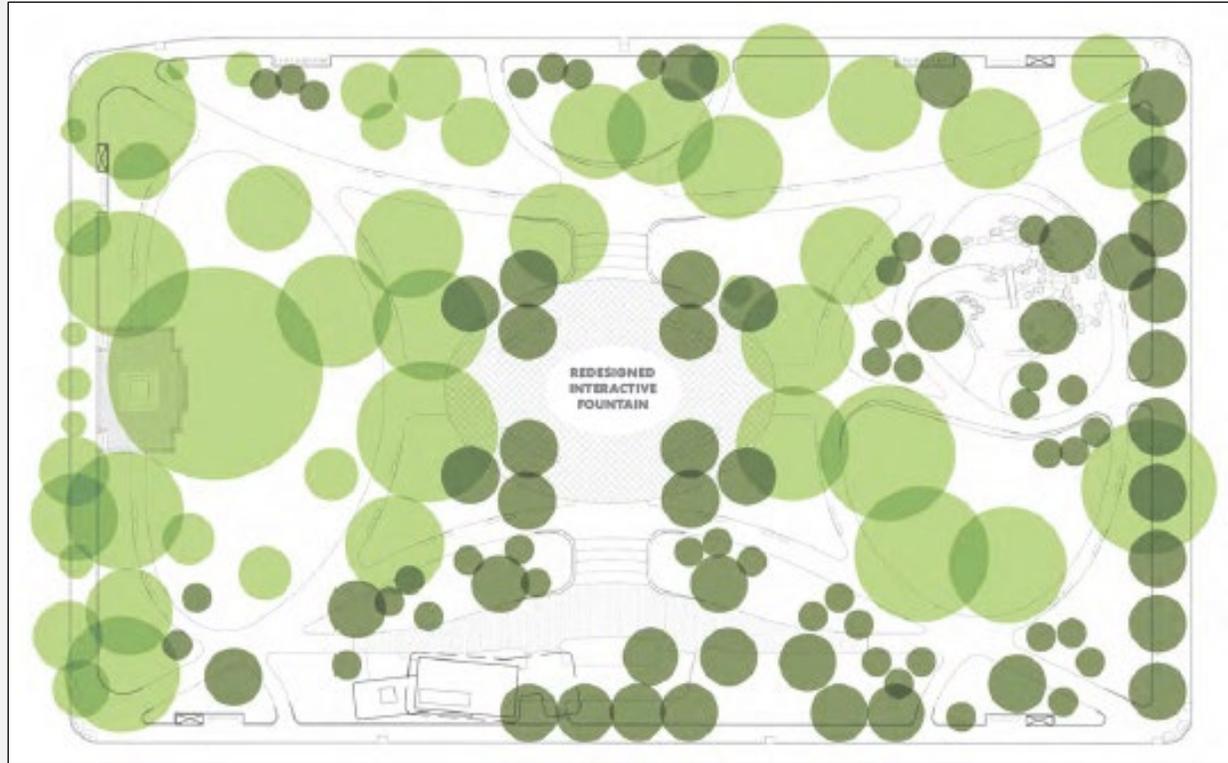


**BASIN FLOOR 'D' – SANTA CECELIA**

# Landscape Design



# Landscape Design – Tree Canopy



*Malus* spp.  
Crabapple



*Magnolia acuminata*  
Cucumber Magnolia



*Aesculus hippocastanum*  
Horse Chestnut



*Cedrus atlantica*  
Atlas Cedar



*Prunus subhirtella* 'Autumnalis'  
Fall Flowering Cherry



*Magnolia x soulangeana*  
Saucer Magnolia



*Quercus phellos*  
Willow Oak



*Cedrus deodara*  
Deodar Cedar



*Halesia carolina*  
Carolina Silverbell



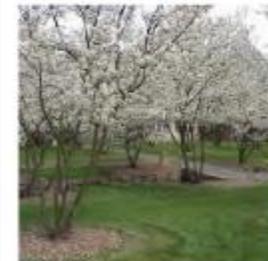
*Hamamelis virginiana*  
Witchhazel



*Quercus palustris*  
Pin Oak



*Platnus x acerifolia*  
London Plane Tree



*Amelanchier* spp.  
Serviceberry



*Cercis canadensis*  
Redbud



*Quercus alba*  
White Oak



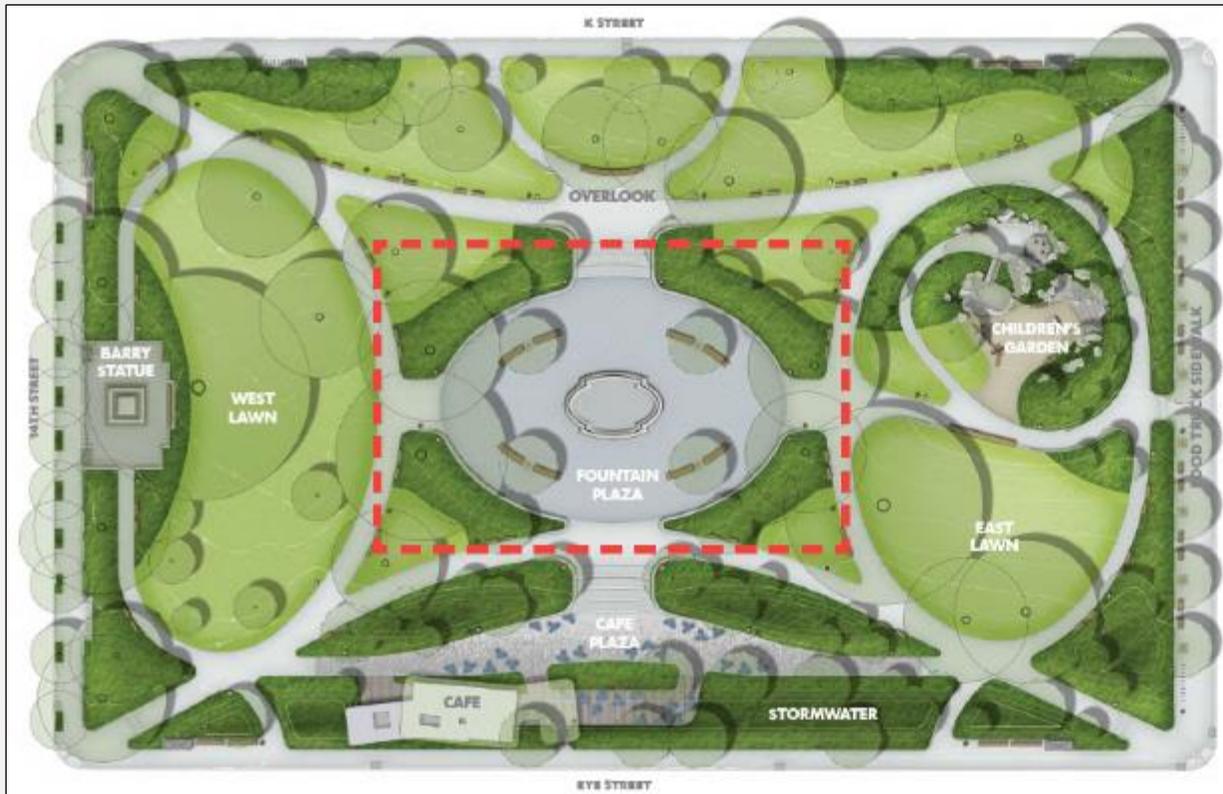
*Taxodium distichum* var. *distichum*  
Bald Cypress

# Landscape Design – Café Pavilion and Plaza

\*PLANT SCHEDULE IS SUBJECT TO CHANGE AFTER REVIEW BY NPS AND THE RECOMMENDED DISTRICT NATIVE PLANT LIST

<i>Osmunda cinnamomeum</i> Cinnamon Fern	<i>Onoclea sensibilis</i> Sensitive Fern					
<i>Ilex verticillata</i> 'Nana' Spice Winterberry	<i>Lephalanthus occidentalis</i> Common Buttonberry					
<i>Calycanthus occidentalis</i> California Allspice	<i>Cesthra aitifolia</i> Sweet Pepperbush					
<i>Fothergilla gardenii</i> Dwarf Fothergilla	<i>Rhododendron vaseyi</i> Fokshell Azalea	<i>Iris versicolor</i> Northern Blue Flag	<i>Incyrhis hirta</i> Japanese Toad Lily	<i>Anemone x hybrida</i> 'Hononne Jobert' Windflower	<i>Hydrangea quercifolia</i> Oakleaf Hydrangea	<i>Lilium landanolum</i> 'Yellow' Yellow Tiger Lily

# Landscape Design – Central Fountain and Plaza



\*PLANT SCHEDULE IS SUBJECT TO CHANGE AFTER REVIEW BY NPS AND THE RECOMMENDED DISTRICT NATIVE PLANT LIST



*Ilex verticillata* 'Nana'  
Sprite Winterberry



*Cornus sericea* 'Kelsey'  
Red-Osier Dogwood



*Hemocallis* x 'The Jury's Out'  
Day Lily



*Linopie muscan* 'Robert's White'  
White Lilyturf



*Hemocallis atrina*  
Night Blooming Day Lily



*Hemocallis* 'Hyperion'  
Day Lily



*Geranium macrorrhizum* 'Album'  
Bigroot Geranium



*Carex pensylvanica*  
Pennsylvania Sedge



*Hakonechloa macroa*  
Japanese Forest Grass



*Fothergilla gardenii*  
Dwarf Fothergilla

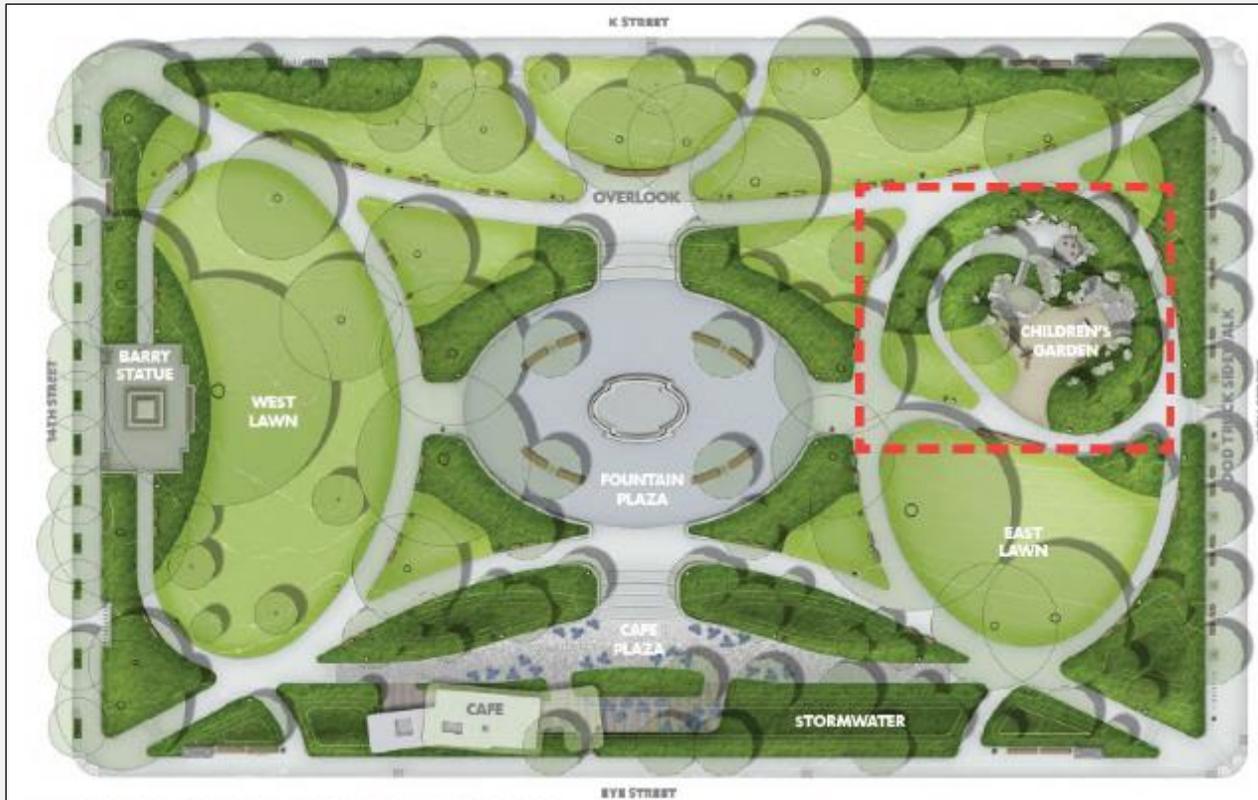


*Rhododendron* 'Camilla's Blush'  
Camilla's Blush Azalea



*Hydrangea quercifolia*  
Oakleaf Hydrangea

# Landscape Design – Children’s Garden



\*PLANT SCHEDULE IS SUBJECT TO CHANGE AFTER REVIEW BY NPS AND THE RECOMMENDED DISTRICT NATIVE PLANT LIST



*Cornus alba* 'IVORY HALO'  
Tatarian Dogwood



*Lindera benzoin*  
Spice Bush



*Deschampsia cespitosa*  
Tufted Hairgrass



*Osmunda cinnamomeum*  
Cinnamon Fern



*Hakonechloa macrochaeta*  
Japanese Forest Grass



*Liriope muscari* 'Trabert's White'  
White Lilyturf



*Ilex verticillata* 'Nana'  
Sprite Winterberry



*Hamamelis x intermedia*  
'Jelena'



*Rhododendron calendulaceum*  
Flame Azalea



*Ailanthus altissima* 'Intrinsically Pink'  
Ailanthus



*Polygonatum biflorum*  
Solomon's Seal

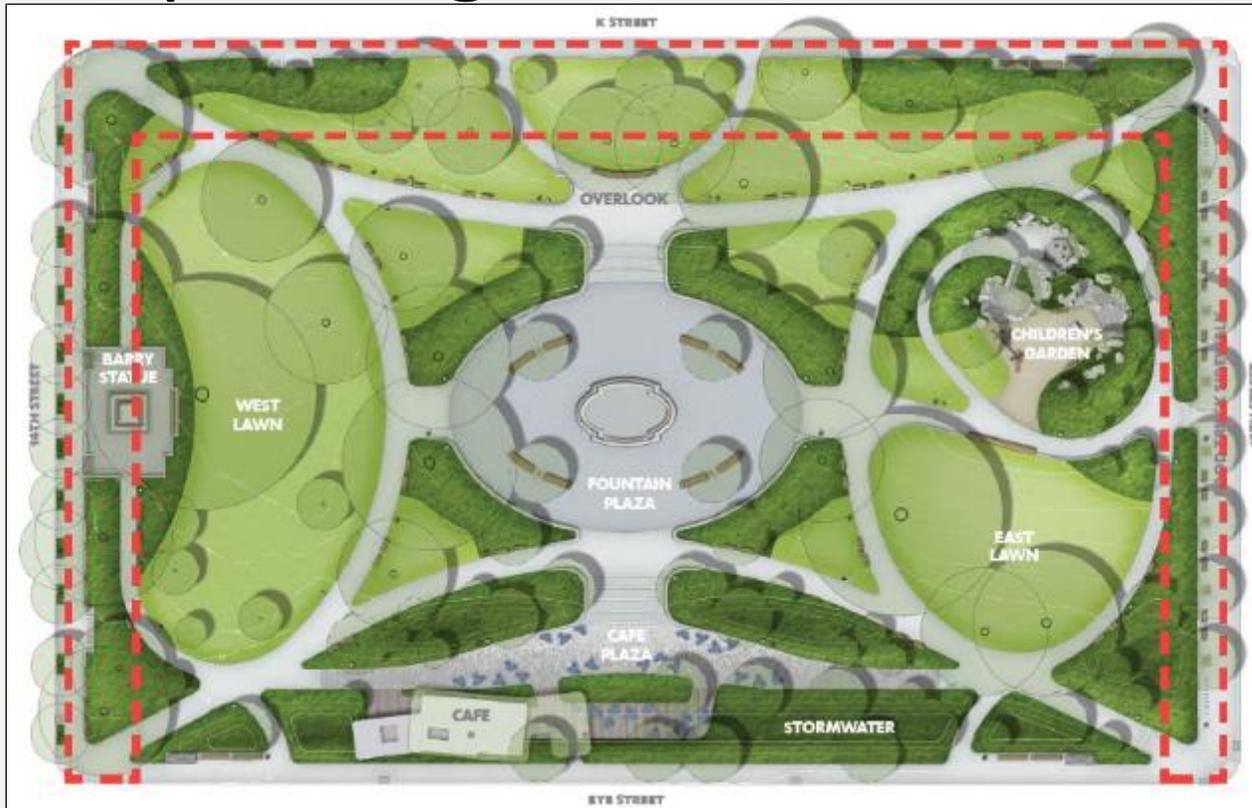


*Hydrangea quercifolia*  
Oakleaf Hydrangea



*Symphiotrichum encodes*  
Heath Aster

# Landscape Design – Site Perimeter



\*PLANT SCHEDULE IS SUBJECT TO CHANGE AFTER REVIEW BY NPS AND THE RECOMMENDED DISTRICT NATIVE PLANT LIST



*Liriope muscari* 'Traber's White'  
White Lilyturf



*Hosta* spp.  
Plantain Lilies



*Ilex verticillata* 'Nana'  
Sprite Winterberry



*Geranium macrorrhizum*  
Bigroot Geranium



*Galium odoratum*  
Sweet Woodruff



*Clethra alnifolia*  
Sweet Pepperbush



*Dryopteris erythrosora*  
Autumn Fern



*Baptisia sphaerocarpa*  
Yellow Wild Indigo



*Calycanthus occidentalis*  
Californian Allspice



*Hydrangea quercifolia*  
Oakleaf Hydrangea

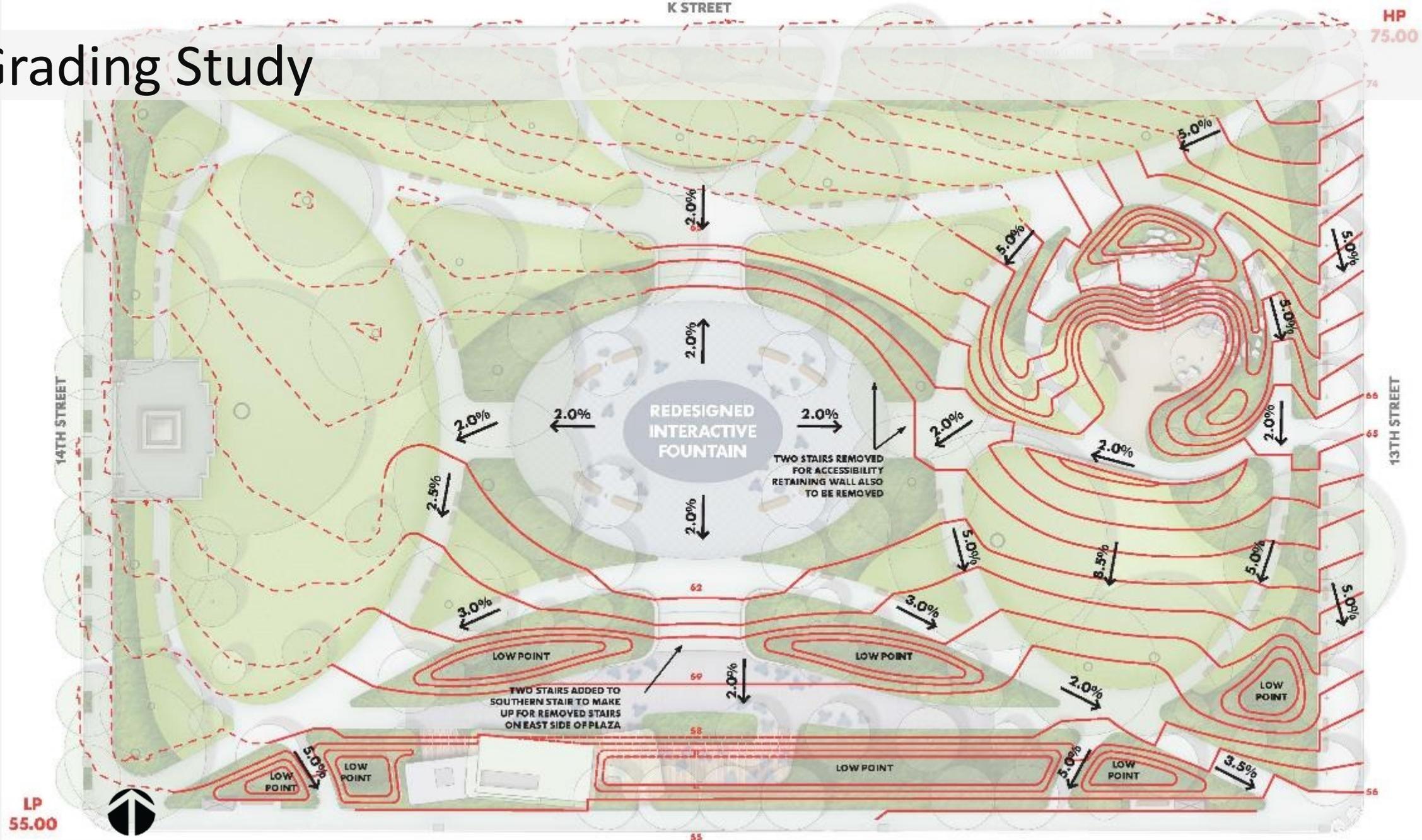


*Fothergilla gardenii*  
Dwarf Fothergilla



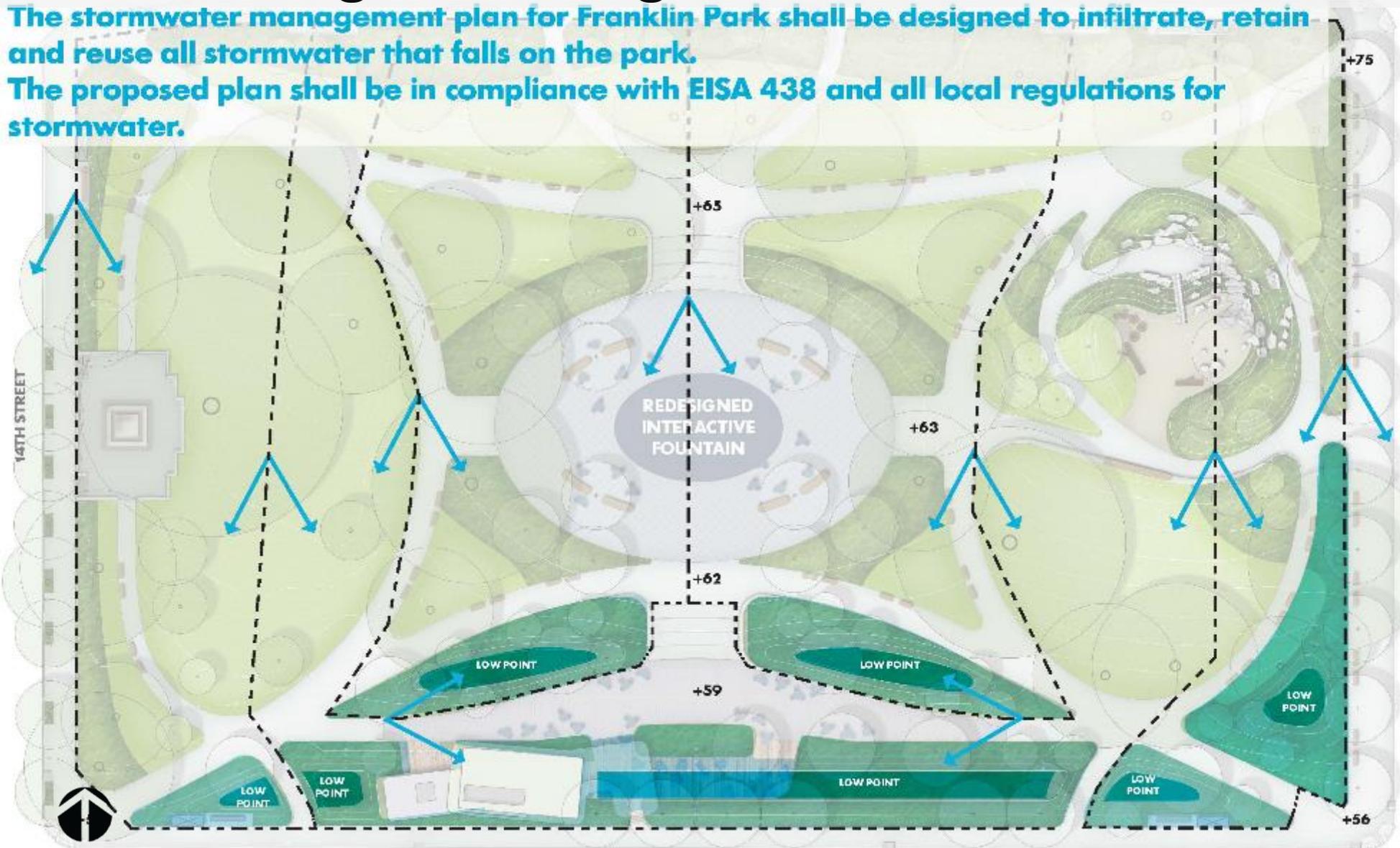
*Hakonechloa macroa*  
Japanese Forest Grass

# Grading Study

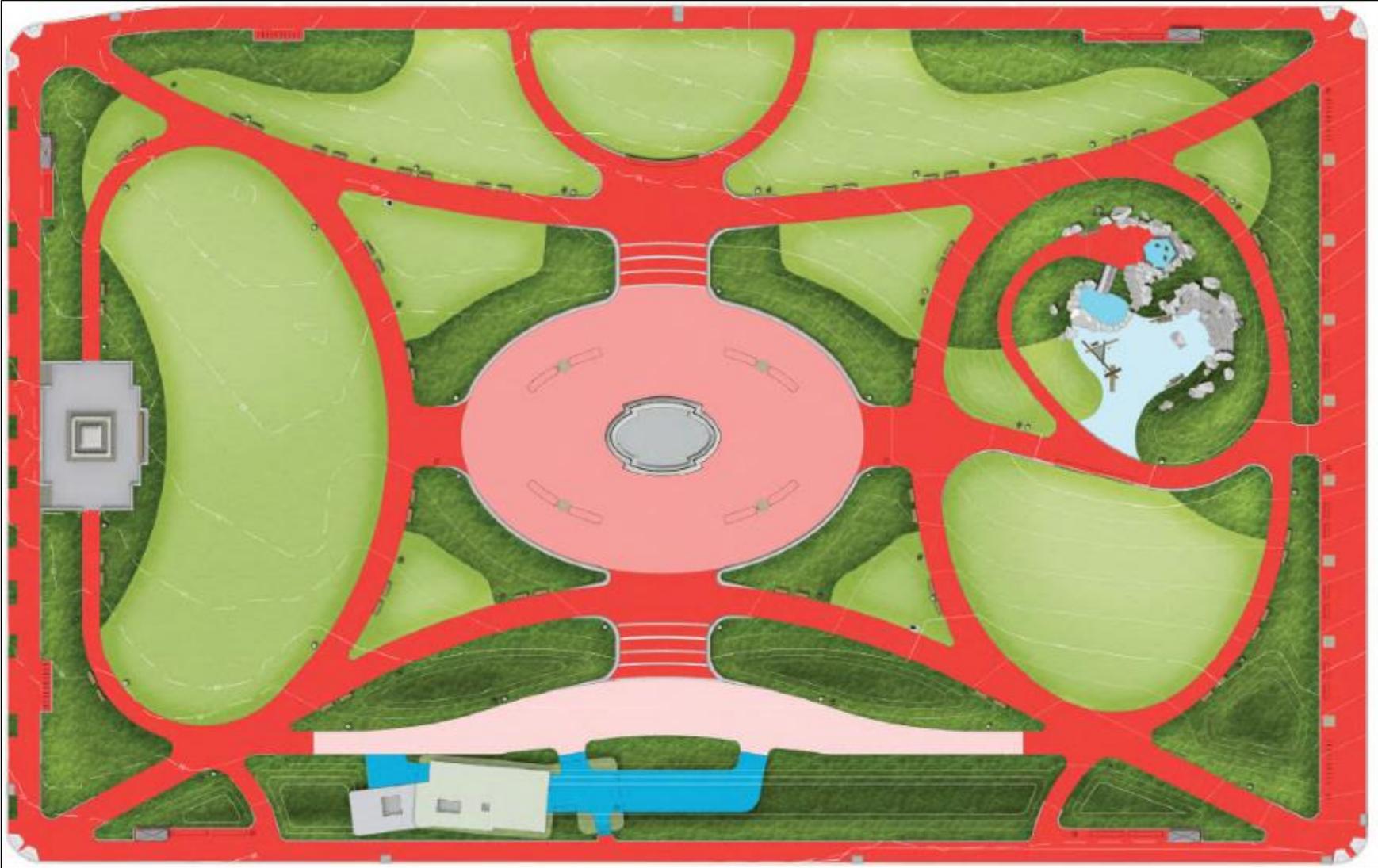


# Stormwater Management Regs and Goals

- The stormwater management plan for Franklin Park shall be designed to infiltrate, retain and reuse all stormwater that falls on the park.
- The proposed plan shall be in compliance with EISA 438 and all local regulations for stormwater.



# Paving/Sidewalk Details



- 

Exposed Aggregate Concrete  
Sidewalk
- 

Bluestone  
Central Plaza
- 

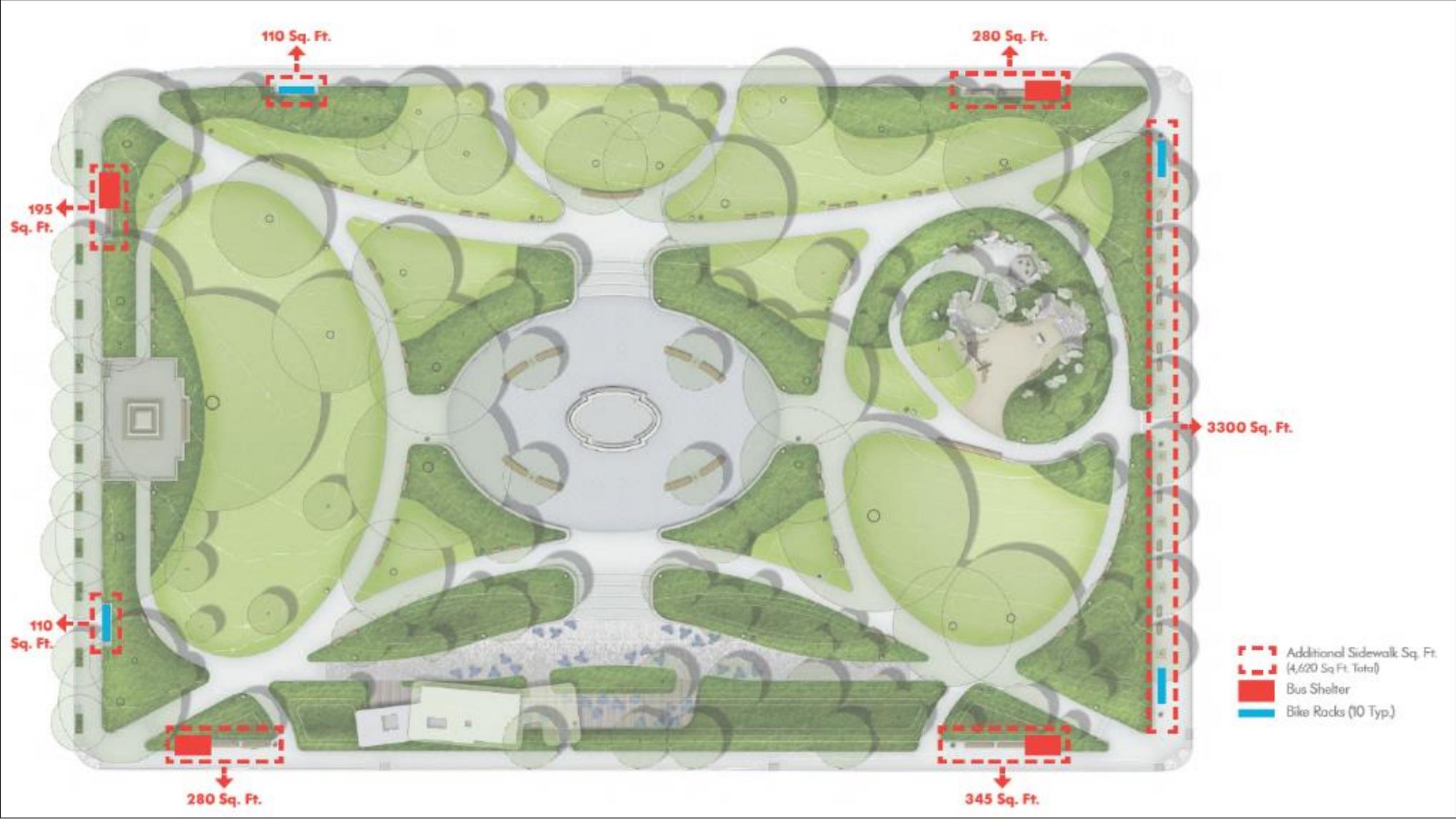
Prest Brick Pavers - Linear  
Cafe Plaza
- 

Ipe  
Cafe Decking
- 

Engineered Wood Fiber  
Children's Garden
- 

Stone Fines  
Children's Garden

# Additional Sidewalk Space and Bike Racks



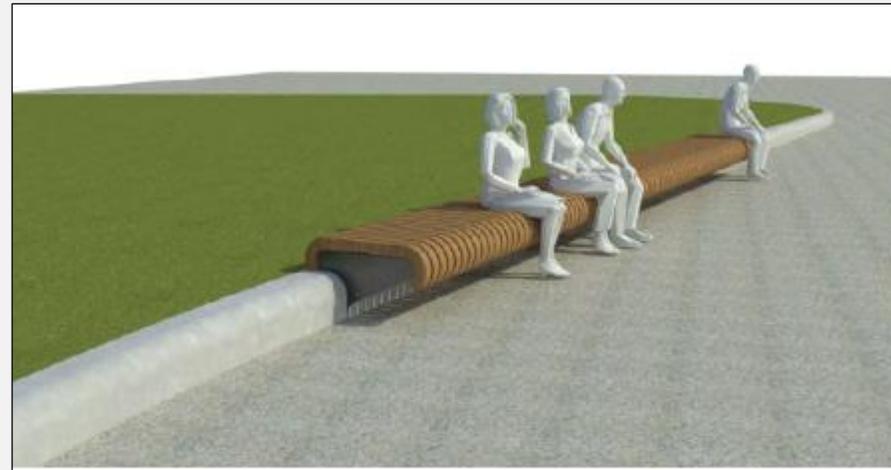
# Park Lighting and Furnishings



# Park Lighting and Furnishings

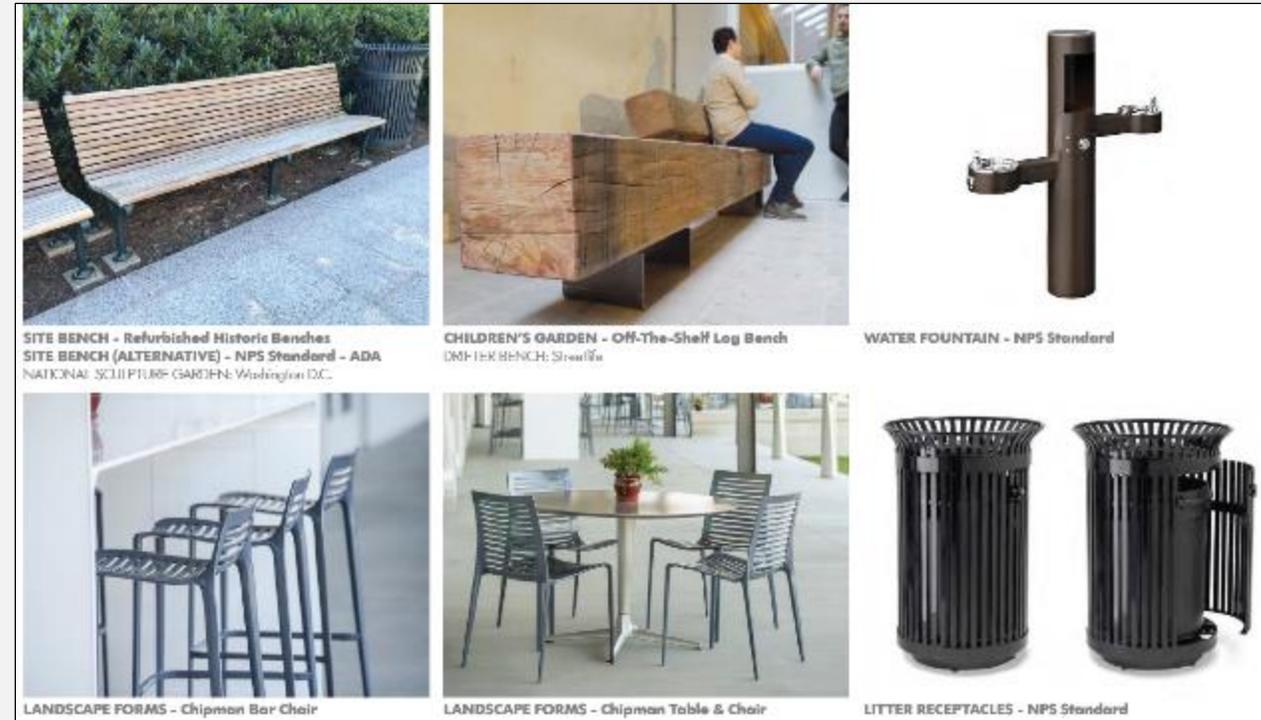


PROPOSED SITE ELEMENTS - Precedent Imagery of Custom Walls (Inspired by Existing Quarter-Round Curbs)

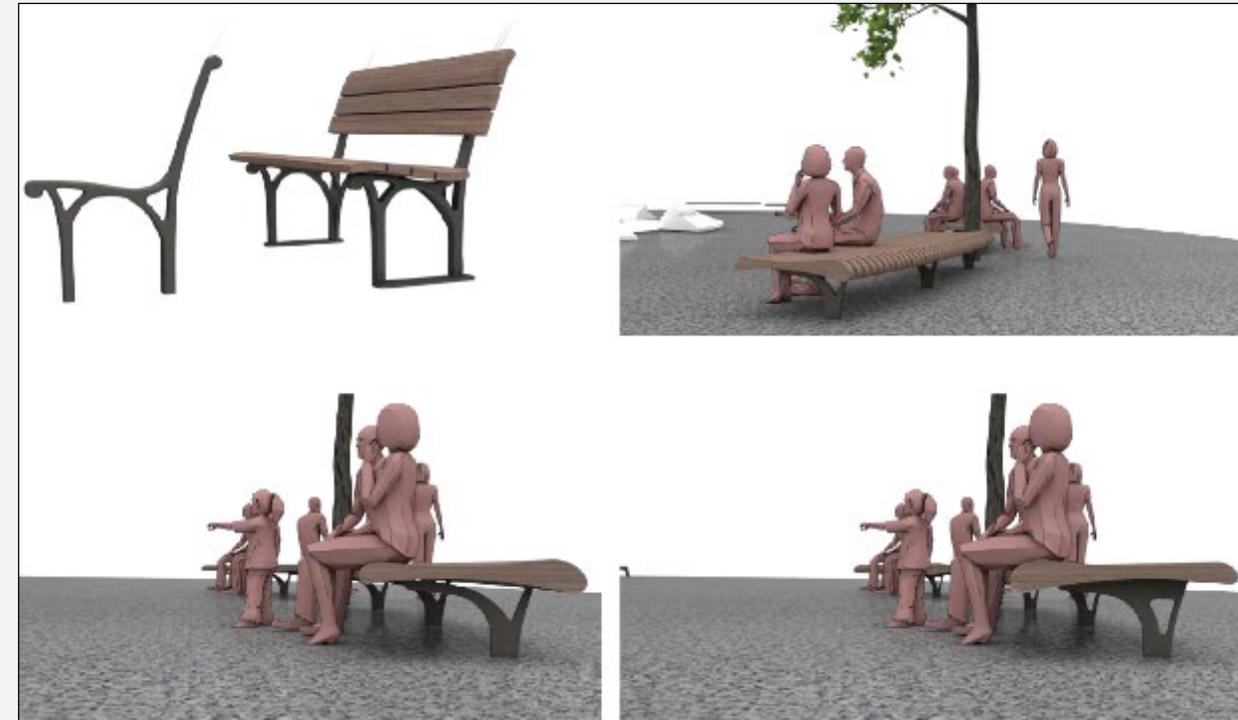


Built-in benches and curbs

# Park Lighting and Furnishings



Free-standing furnishings



Bench study

# Park Lighting and Furnishings – Lighting Diagram



**Legend**

- Refurbished Pedestrian Lights
- Pole Lights with Multiple Heads
- ◀ Tree Under-Mounted Lighting
- ▬ Furniture & Handrail Under-Mounted Lighting

# Park Lighting and Furnishings – Lighting Examples



**Legend**

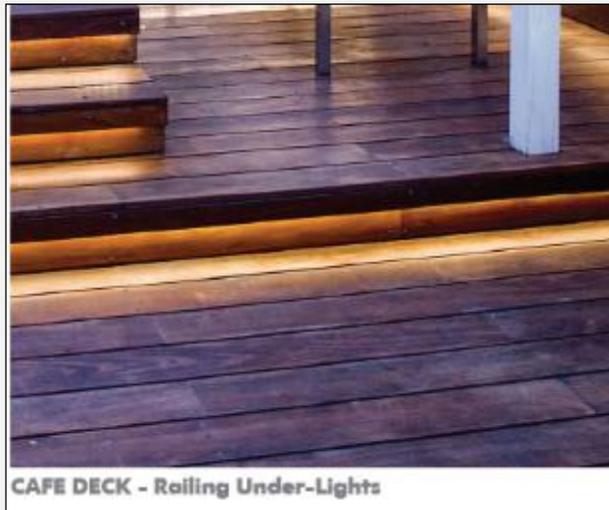
- Refurbished Pedestrian Lights
- Pole Lights with Multiple Heads
- ◀ Tree Under-Mounted Lighting
- ▭ Furniture & Handrail Under-Mounted Lighting



SITE - Refurbished Seratoga Pedestrian Lights



CENTRAL PLAZA - Bench Under-Lights



CAFE DECK - Railing Under-Lights

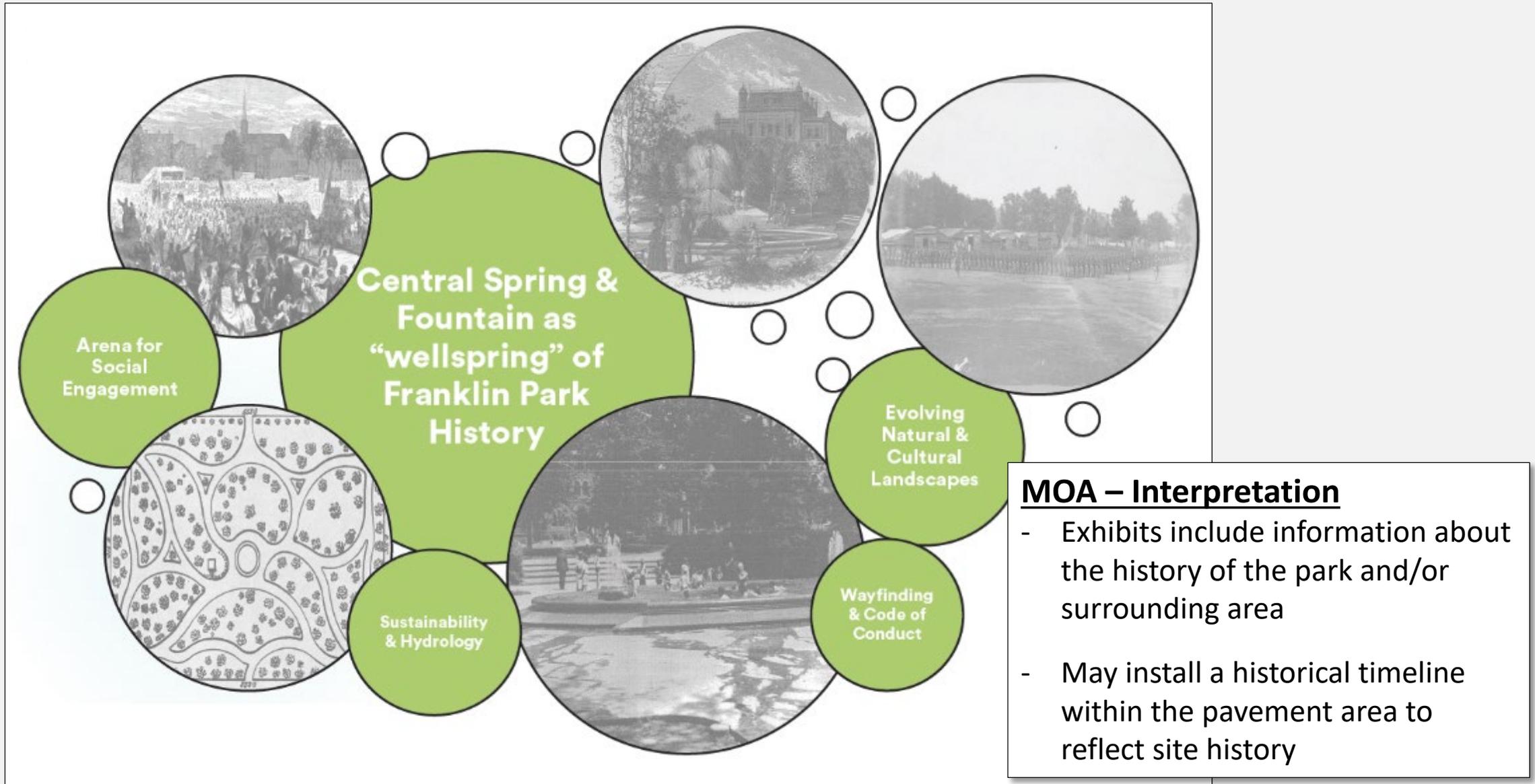


CAFE DECK - Tree Under-Lights

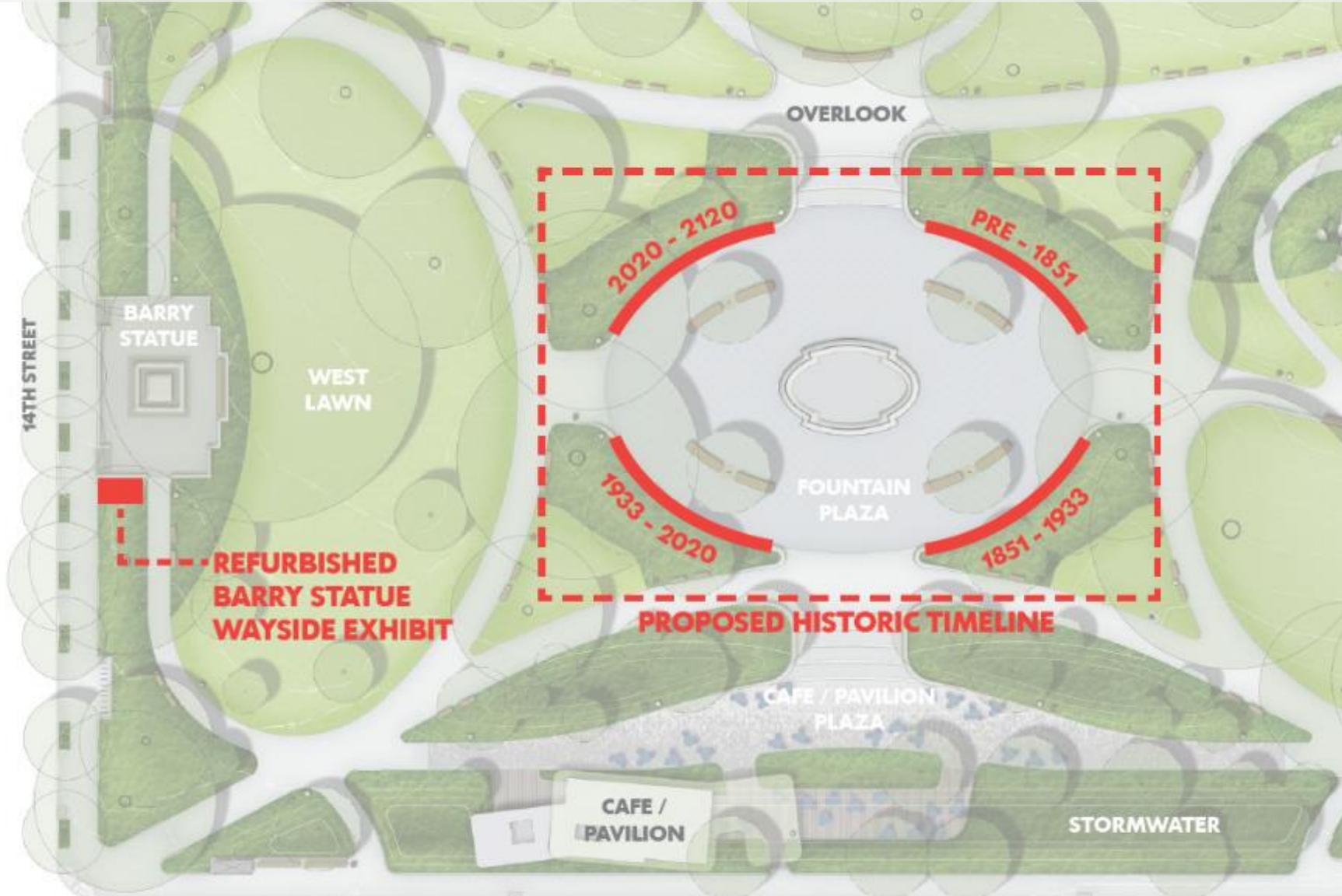


CHILDRENS GARDEN - Flood Lights

# Interpretive Features



# Interpretive Features

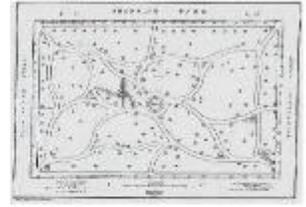


## EARLY HISTORY, FARMLAND OF PORT ROYAL



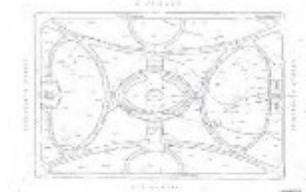
PRE - 1851

## FIRST 100 YEARS



1851 - 1933

## PAST 100 YEARS



1933 - 2020

## NEXT 100 YEARS



2020 - 2120

# Interpretive Features



EARLY HISTORY,  
FARMLAND OF PORT ROYAL



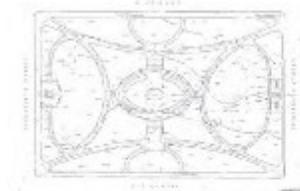
PRE - 1851

FIRST 100 YEARS



1851 - 1933

PAST 100 YEARS



1933 - 2020

NEXT 100 YEARS



2020 - 2120

**Attachment # 2 - CFA Letter (2014)**

## CFA 17/JUL/14-2

**LOCATION:**

bound by 13th, 14th, I, and K Streets, NW

**OWNER:**

National Park Service (NPS)

**PROPERTY:**

Franklin Park (Reservation 9)

**DESCRIPTION:**

Rehabilitation of park

**REVIEW TYPE:**

Concept

**PREVIOUS REVIEW:**

[CFA 15/JAN/04-10](#)

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## Letter

24 July 2014

Dear Mr. Whitesell:

In its meeting of 17 July, the Commission of Fine Arts reviewed alternative concepts for the rehabilitation of Franklin Park, a square in the L'Enfant city bounded by 13th, 14th, I, and K Streets, NW. The Commission expressed strong support for the project team's preferred option and approved this concept with several recommendations for the development of the design.

The Commission members commented that the preferred scheme builds upon the historic configuration of Franklin Park while allowing diagonal circulation through the site and providing new areas for programming. Noting the laudable desire to introduce new programs and amenities to the park, they encouraged balancing the needs of a wide range of visitors using this public space. They observed that the playground would be a new element with a potentially strong visual impact within the landscape, and they recommended paying careful attention to the design of this area to ensure its compatibility with the park as a whole. They acknowledged the site's rich history, suggesting emphasis on its natural spring as the inspiration for the central fountain and as the focus of limited historic interpretation.

The Commission looks forward to further review of this project and requested further information on the design of the park's many elements—such as the pavilion, paving, fountain, and lighting—as the project is developed for the next submission. As always, the staff is available to assist you.

Sincerely,

/s/Thomas E. Luebke, FAIA  
Secretary

Steve Whitesell, Regional Director  
National Park Service, National Capital Region

1100 Ohio Drive, SW  
Washington, DC 20242

cc: Hallie Boyce, OLIN  
Rich Bradley, Downtown Business Improvement District  
Peter May, National Park Service

**Attachment # 3 - CFA Letter (2018)**

# U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

25 October 2018

Dear Ms. Mendelson-Ielmini:

In its meeting of 18 October, the Commission of Fine Arts reviewed a revised concept design for the rehabilitation of Franklin Park, bounded by 13th, 14th, I, and K Streets, NW. The Commission approved the submission with recommendations for the development of the design.

The Commission members expressed support for the proposal, which they said will revitalize the park by balancing its layers of historic designs with current needs. They endorsed the goal of treating the central plaza as the primary public gathering space, with a larger, redesigned fountain that will draw visitors year-round; they expressed support for reintroducing shade trees in order to encourage comfort for many users. Providing comments on the range of options for reconceiving the deteriorated fountain—which they found to be underscaled within the context of the new design—they noted that its reconstruction would constitute an overemphasis on a historic object that may compromise the goals of this rehabilitation project. They observed that preservation principles may allow for a range of other possibilities, such as enlarging the fountain or changing its shape, which would keep its essential characteristics while avoiding a nostalgic reconstruction. They also expressed support for other proposed elements of the redesigned park, including the pavilion at the south and the garden at the northeast.

The Commission looks forward to further review of the design for this important downtown park. As always, the staff is available to assist you with your next submission.

Sincerely,



Thomas E. Luebke, FAIA  
Secretary

Lisa Mendelson-Ielmini, Acting Regional Director  
National Park Service, National Capital Region  
1100 Ohio Drive, SW  
Washington, DC 20242

cc: David Rubin, Land Collective  
Ashton Allan, Studios Architecture  
Neil Albert, Downtown DC Business Improvement District

**Attachment # 4 - CFA Letter (2019)**

# U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

28 March 2019

Dear Ms. Mendelson-Ielmini:

In its meeting of 21 March, the Commission of Fine Arts reviewed a final design for the rehabilitation of Franklin Park, bounded by 13th, 14th, I, and K Streets, NW. The Commission approved the design, conditional on the resolution of the issues identified below.

The Commission members continued to express strong support for the proposal to revitalize the park, commending in particular the sophisticated planting palette and organic furnishing materials selected for the children's garden. However, in their approval of the project, they identified several issues regarding the treatment of the central fountain plaza and the detailing of the service pavilion. They questioned the apparent scale of the plaza, commenting that the large space would be hot and inhospitable in the summertime without additional shade trees. While supporting the specification of honey locust trees for the plaza, they advised substantially increasing the number of trees to create a mid-story canopy that would better define this space and provide needed shade; they suggested that the trees could be arranged in varied groupings such as bosques, a ring, or clusters around the benches. In addition, they expressed concern about the appropriateness and feasibility of the water jets proposed to be installed adjacent to the restored historic fountain, and they noted that the plaza would feel barren during the months when the jets are off. As an alternative, they suggested including a different type of engaging water feature, such as mist emanating from the historic basin; they also suggested considering additional benches to provide seating for all visitors. Regarding the new pavilion, they commented that its subtle and elegant design would be an appropriate addition to this historic park; however, they suggested exploring the use of wood cladding on the restroom facility to alleviate its austere appearance. In addition, they commented that the pavilion's roof profile appears overly thick, especially when compared to the thinness of its support columns; they therefore suggested extending the roof overhang or moving the columns inward.

The Commission looks forward to the revitalization of this important historic park in downtown Washington, D.C. For the resolution of the design of the areas identified above, please consult with the staff, which is available to assist you.

Sincerely,



Thomas E. Luebke, FAIA  
Secretary

Lisa Mendelson-Ielmini, Acting Regional Director  
National Park Service, National Capital Region  
1100 Ohio Drive, SW  
Washington, DC 20242

cc: David Rubin, Land Collective  
Ashton Allan, STUDIOS Architecture