



Commission Action

June 4, 2020

PROJECT U.S. Park Police Stables Replacement and Site Improvements National Mall Independence Avenue, SW, South of the JFK Hockey Fields Washington, DC	NCPC FILE NUMBER 8170
SUBMITTED BY United States Department of the Interior National Park Service	NCPC MAP FILE NUMBER 1.43(38.00)45116
	APPLICANT'S REQUEST Approval of preliminary and final site and building plans
	ACTION TAKEN Approved preliminary and final site and building plans
	REVIEW AUTHORITY Approval per 40 U.S.C. § 8722(b)(1) and (d)

The Commission:

Approves the preliminary and final site and building development plans for the US Park Police (USPP) Stables Replacement and Site Improvements, located on the National Mall in Washington, DC.

Commends the applicant for proposing Low Impact Development (LID) strategies to reduce the amount of impervious surface area, capture stormwater runoff, and generate renewable energy.

Building Design

Notes the National Park Service considered multiple design alternatives for the redevelopment of the USPP Stables with differences in layout, symmetry, materials, and site composition in the concept review.

Notes the Commission expressed support for Alternatives “1” and “2” at concept review, and NPS has selected Alternative “1” which includes a symmetrical building parallel to Ash Road as the preferred design because it best meets the needs of the USPP and responds to the surrounding context.

Finds the orientation, massing, and design of the stables will elevate its prominence as a public attraction, improves overall function, and is sensitively designed to respect the prominence and hierarchy of the monuments and memorials on the National Mall.

Notes the proposed building materials are consistent with the Commission’s preference in the concept review.

Finds the submitted renderings and perspectives communicate a welcoming approach from Ash Road to the public education area that is appropriate for the building program and in context of the National Mall.

Site Design

Finds the public paddocks will be a popular attraction on the National Mall that draws visitors to approach the paddocks and public education area.

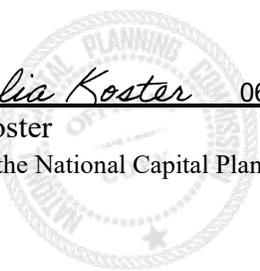
Recommends the applicant consider using reinforced turfgrass between the public paddocks and Ash Road instead of regular turfgrass to endure high volumes of foot traffic.

Finds the landscape plan is consistent with the informal character and tree species of Ash Woods, avoids impacts to historic viewsheds, and prevents a net tree loss in accordance with the *Comprehensive Plan for the National Capital*.

Finds the lighting plan respects the hierarchy of memorials, monuments, and civic buildings on the National Mall, maintaining the US Capitol and Washington Monument as the most prominent features in the nighttime skyline.

Additional Items

Adopts the Finding of No Significant Impact (FONSI) for the project based on its assessment of potential future project impacts to the natural and manmade environment and proposed mitigation pursuant to the National Environmental Policy Act.


Julia Koster 06/04/20

Julia A. Koster
Secretary to the National Capital Planning Commission