



Executive Director's Recommendation

Commission Meeting: June 4, 2020

PROJECT U.S. Park Police Stables Replacement and Site Improvements National Mall Independence Avenue, SW, South of 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
REVIEW AUTHORITY Federal Projects in the District per 40 U.S.C. § 8722(b)(1) and (d)	APPLICANT'S REQUEST Approval of preliminary and final site and building development plans
	PROPOSED ACTION Approve preliminary and final site and building development plans
	ACTION ITEM TYPE Consent Calendar

PROJECT SUMMARY

The National Park Service (NPS), in collaboration with the Trust for the National Mall, has submitted preliminary and final site and building development plans for the US Park Police (USPP) Stables located on the National Mall in Washington, DC. This three-acre site is adjacent to Ash Woods which is an informal wooded area between Independence Avenue and Ash Road, south of the Lincoln Memorial Reflecting Pool. The JFK hockey fields are located to the north, the Korean War Veterans Memorial to the west, and a social path and the DC War Memorial are to the east. The purpose of the project is to replace the existing 4,882-square foot stables with a facility that meets the operational needs of the USPP, provides a healthier environment for the horses, is compatible with the historic character and quality of the National Mall, make the horse paddocks part of the visitor experience, provide educational exhibits about the history of the USPP and horse patrols, improve pedestrian circulation, and provide vehicular access from Independence Avenue.

The US Park Police Horse Mounted Unit was established in 1934. The stables were constructed in 1975 as temporary structures to house park police horses during the US Bicentennial celebrations. Adjacent to the stables is a maintenance yard and a water treatment plant servicing the Lincoln Memorial Reflecting Pool. The existing facility is surrounded by a six-foot tall solid fence and consists of four detached wood frame structures and an office trailer (installed in 2013) arranged around a paddock. Over the last forty years, the facility has deteriorated and no longer meets the needs of the police or the horses. The low-ceiling stalls offer minimal protection from the elements; therefore, grooming horses and cleaning the stalls is challenging during inclement weather. Further, on-site parking is informal and highly visible from Ash Road, the existing office trailer is inadequate, and the perimeter fence is near the end of its useful life.

The Commission last reviewed concept plans for the proposed improvements in April 2019. The concept plans included four alternatives that differed in building orientation and massing. The Commission dismissed Alternatives “3” and “4” and commented favorably on Alternatives “1” and “2” which oriented the stables parallel to Ash Road. Alternative “1” had a symmetrical building layout, while Alternative “2” had an asymmetrical layout. NPS advanced Alternative “1” for implementation because it best meets the purpose and need of the USPP and addresses several concerns and ongoing issues affecting the USPP’s ability to carry out its mission. The proposed 13,650 square-foot facility will include public paddocks, educational areas, stable space, training and medical paddocks, administrative and support areas, and employee parking. The project also includes landscape, stormwater management, wayfinding, lighting, and fencing improvements.

KEY INFORMATION

- The purpose of the US Park Police Mounted Unit is to provide additional security throughout the National Mall, respond to spontaneous demonstrations and White House emergencies, provide crowd control, and security during helicopter landings of the President and other heads of state.
- The stables are located along Ash Road, a one-lane paved road that runs parallel to the Reflecting Pool. Ash Road provides pedestrian access between memorials, recreation areas and the stables. It is also a service road for emergency, maintenance, and Park Police vehicles. Although the stable facility is visible from Independence Avenue, Ash Road is currently the only way to access it.
- The proposed site plan separates pedestrian and vehicular circulation and improves access. Pedestrians and emergency vehicles will continue to use Ash Road. The existing north-south social path immediately to the east of the site will be formalized for pedestrian use. Non-emergency vehicles will access the facility from a new connection on Independence Avenue.
- In April 2010, the Commission approved the Lincoln Memorial Reflecting Pool and grounds rehabilitation, which included a new water treatment plant located in the maintenance yard adjacent to the US Park Police Stables. This water treatment plant will remain in place.
- The proposed building is significantly larger than the existing stables and adjacent water plant, measuring approximately 200 feet long and 24 feet tall. Therefore, the building will be noticeable from the National Mall.
- The US Park Police Stables are noncontributing structures to the East and West Potomac Parks Historic District. However, the stables are located within the viewshed of the Lincoln Memorial and other resources of the National Mall.
- Following the Commission’s approval of comments on the concept plans in April 2019, NPS worked with the design team and the USPP to finalize specific programmatic requirements and chose to advance Alternative “1” which has a symmetrical building design and aligns the building with Ash Road. The Commission supported both Alternative “1” and Alternative “2” at concept review.
- The building form and massing are essentially the same as proposed during concept review. The site layout has been modified to incorporate a slightly larger training paddock and the

addition of an accessible parking space and one additional vehicle and trailer parking spaces.

- The proposed building and site design include the facility's security equipment requirements based on the required level of protection.
- As of March 2020, the project is fully funded by the Trust for the National Mall.

RECOMMENDATION

The Commission:

Approves the preliminary and final site and building development plans for the 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.

PROJECT REVIEW TIMELINE

Previous actions	December 2010 - The National Mall Plan April 2019 – Approval of Comments on Concept Plans
Remaining actions (anticipated)	None

PROJECT ANALYSIS

Executive Summary

The proposed USPP Stables Replacement and Site Improvements project creates a safe, functional, and healthy environment for the park police, horses, and visitors. The stables will have a distinct frontage on the National Mall with public viewing paddocks that engage visitors. The new stables will also have an indoor public gallery space for visitors to learn about the history of the US Park Police. As such, the stables will become a new destination and provide a break from the solemnity of the surrounding monuments and memorials on the National Mall without interrupting their hierarchy or distracting from their prominence. The project is generally consistent with the policies included in the *Federal Elements of the Comprehensive Plan*, particularly the Urban Design, Federal Workplace, Transportation, Federal Environment, Historic Preservation, Visitors and Commemoration, and Parks and Open Space Elements.

Following the Commission's approval of comments on the concept plans in April 2019, the project team chose to advance the symmetrical building alternative that is oriented parallel to Ash Road. NPS worked with the project design team and USPP to finalize specific programmatic requirements resulting in minor changes to the interior layout, circulation, and support services. The building form and massing are essentially the same as in the concept review and the site layout has incorporated a slightly larger training paddock and the addition of an accessible parking space and one additional vehicle and trailer parking spaces. The building and site design also include the facility's security equipment requirements based on the required level of protection. As such, staff's analysis focuses on the refinements to the building and site plans. Overall, staff finds the proposed building and site design responds to the Commission's previous comments, appropriately integrates the project into the context of the National Mall, and minimizes visual and environmental impacts. Therefore, staff recommends the **Commission approves the preliminary and final site and building development plans for the USPP Stables Replacement and Site Improvements, located on the National Mall in Washington, DC.**

Analysis

The proposed USPP Stables redevelopment and site improvements advance the Commission's preferred alternative that aligns the new stables with Ash Road and provides a symmetrical building design. The current proposal includes refinements to the building and site design that maintain the original design principles that carefully consider the historic, cultural, and environmental significance of the project's context on the National Mall. Notably, the project team has incorporated several sustainable features into the design that are exemplary for new development in the National Capital Region. As such, staff recommends the **Commission 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 on the site.**

In addition to the sustainable aspects of the project, staff's analysis focuses on evaluating the proposed building and site design improvements that have advanced since the concept review. These topics are discussed in further detail in the following sections.

Building Design

Massing and Form

The National Park Service previously presented four building design alternatives for the Commission's concept plan review in April 2019. Staff recommends the **Commission 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.** The Commission dismissed Alternatives "3" and "4" because these alternatives angled the building orientation away from Ash Road and the Reflecting Pool. Therefore, staff also recommends the **Commission 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.

As a reminder, the preferred design alternative proposes a traditional stable with a symmetrical composition, and a building orientation parallel to Ash Road and the Reflecting Pool. It also includes a continuous pitched roof with five cupolas for ventilation and Photovoltaic (PV) solar panel arrays mounted to the south facing slope of the roof. The Commission commented favorably on this alternative because the building orientation parallel to Ash Road reinforces the spatial definition of the National Mall. The symmetrical building composition is juxtaposed with the informal character of the existing stables and Ash Woods, and a proposed continuous roof line with five copulas reflects a traditional stable whose function will be easily recognized along the National Mall.

The massing and form of the proposed 13,650 square-foot facility in the current application is essentially the same as proposed in the concept review with some revisions to the interior layout, service circulation, and support spaces. Overall, these revisions result in minor shifts to the building footprint primarily on the south side of the building which will be generally screened from view by perimeter security fencing and trees. Additionally, the height of the building at 24 feet above finished grade and the overall length of the building measuring approximately 200 feet remains the same. Therefore, staff recommends the **Commission 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.**

Building Materials

The Commission reviewed several alternatives for the building materials with the concept review in April 2019 and commented favorably on the option with a coursed fieldstone base with a granite coping and synthetic wood rainscreen siding. While the applicant considered additional material alternatives following the concept review, there is a preference for the palette of materials that the Commission favored in the concept plans. Therefore, staff recommends the **Commission notes the proposed building materials are consistent with the Commission's preference in the concept review.**

Public Interaction - Interior Space

The proposed building plan includes a public education space located at the center of the north façade along Ash Road. Visitors to the National Mall will be encouraged to enter the space and view carefully designed and arranged educational and interactive displays describing the history and mission of the USPP Horse Mounted Unit. From this space they will also be able to view certain parts of the stable in normal daily operation. Although visitors will be encouraged to visit the interior spaces of the stable, there will be a well-defined security perimeter within the building which police operations will take place and visitors will not have access to.

The Commission previously recommended that the applicant makes the materials of the public educational space more transparent and welcoming. This recommendation was based on the renderings provided in the concept review which were limited to building elevations with minimal detail. While the applicant does not propose to increase the amount of glazing or transparency of the materials at the education center, additional perspective renderings are provided in the current application that better illustrate the composition of materials proposed. The new perspectives indicate depth in the façade materials between the glazing and stone, and the floor to ceiling height glass window walls that punctuate the east and west sides of the education space. Therefore, staff recommends the **Commission finds the submitted perspectives and renderings 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

Circulation

The proposed vehicular circulation will be relocated to pedestrianize Ash Road and reduce conflicts between cars and people. An emergency vehicle access path is proposed from Ash Road, to the stables' new parking area, located to the west of the building's main entrance. This path will be paved with reinforced turfgrass that will blend into the surrounding landscape. Non-emergency vehicles will access the site from a new right-in, right-out curb cut and driveway on Independence Avenue that leads into a porous asphalt parking lot with 16 vehicle parking spaces and six trailer parking spaces on the south side of the building. This entrance will be used by the USPP officers that staff the facility, trucks, and horse trailers that service the site. The concrete sidewalk on Independence Avenue will be extended across this new driveway to facilitate pedestrian movement and visually signal to drivers that pedestrians can cross.

Pedestrian access to the new stables will be provided from Ash Road. A poured in place concrete pathway will lead visitors from Ash Road to the stables' main entrance where the public education area is located inside the building. In addition, the adjacent north-south social path located east of the site will also be paved with poured in place concrete to formalize its use and strengthen the connection between Ash Road, Independence Avenue, and the Martin Luther King, Jr. Memorial.

Wayfinding

The applicant proposes a wayfinding plan that includes two pedestrian guides and a map kiosk consistent with NPS's *National Mall and Memorial Parks Wayfinding Strategy*. A ten-foot height "major" pedestrian guide will be placed along the Independence Avenue sidewalk where it intersects with the formalized north-south pathway. In addition, a five-foot height "minor" pedestrian guide will be located where the north-south pathway meets Ash Road. Both major and minor pedestrian guides have a pylon format and use graphics to efficiently deliver complex information and easily guide visitors to major sites on the National Mall. The map kiosk will be located next to the stables' main entrance pathway where it meets Ash Road. The map kiosk is meant to greet and orient visitors and signal the start of "good behavior" before visitors enter the site.

Public Interaction – Exterior Spaces

Two public viewing paddocks are located on either side of the building's main entrance in the space between the stables and Ash Road. The horses will be turned out for view and interaction with the public passing by on the National Mall. A five-foot height wood post and rail fence will surround the paddocks with a second, four-foot height wood fence located on the outside of the paddock fence to distance visitors from the horses. The north elevation of the building will also be punctuated by stall openings, allowing the public to see the horses in their stalls. Given the high level of foot traffic and existing interest in the monuments and memorials on the National Mall, staff anticipates the public portions of the stables will become a new visitor destination. Therefore, staff recommends the **Commission finds the public paddocks will be a popular attraction on the National Mall that draws visitors to approach the paddocks and education area.**

As proposed, the open space between the front of the public paddocks and Ash Road will consist of regular turfgrass with new and preserved trees. Given the anticipated popularity of the public paddocks, staff suggests the **Commission 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.**

Landscape and Lighting

The applicant proposes to use the landscape as a tool to integrate the new stables and site improvements with its surrounding context. This approach is implemented through the careful selection and placement of vegetation, site materials, and furnishings that blend the improvements with the adjacent context on the National Mall.

The planting scheme for the project proposes to preserve as much of the existing vegetation as possible; however, some tree removal is necessary. The proposed vegetation will prevent a net loss of trees in the study area and will utilize species currently growing in Ash Woods. Rendered views of the site looking east toward the Washington Monument and west toward the Lincoln Memorial from Ash Road illustrate that the generous setback of the building provides adequate space to preserve trees and plant new vegetation, enabling the site to recede from view. Therefore, staff recommends the **Commission 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*.**

Additionally, the site materials were selected to help blend the site into its surrounding context. The proposed eight-foot-tall wood panel perimeter security fence is meant to compliment the building materials, separate the public and private areas, and screen the parking lot, training paddock and service areas from view. The wood post and rail fencing around the public paddocks will not exceed five feet in height and is proposed to be painted black to minimize its visual impact from Ash Road.

The proposed site lighting plan will comply with NPS standards, energy codes, and dark sky preservation guidelines. A nighttime lighting simulation plan is included in the submission materials which indicates a generally low level of light on the north side of the site provided by in-ground lighting at the edge of the main entrance pathway and emergency vehicle access lane. Slightly higher light levels are proposed in the parking areas for safety and security purposes and one Washington Globe fixture is proposed along the new driveway from Independence Avenue to guide vehicles in and out of the site at night. All fixtures are energy efficient Light-emitting Diodes (LED) with a warm white color temperature. As such, staff recommends the **Commission 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.**

Stormwater Management

This site is required to meet the Washington, DC Department of Energy and the Environment (DOEE) stormwater regulations which require a 1.2-inch stormwater retention volume retained on-site. This storage requirement will be provided on-site by utilizing the void space in the stone under the porous asphalt paving in the parking lot as well as through the use of raingardens; both of which are LID strategies that will greatly reduce the amount of post-development stormwater runoff. The proposed raingardens are located along the southern side of the site and will collect stormwater from underdrains placed beneath the porous asphalt parking lot and other areas of the site, as well as any on-site surface runoff that cannot be collected in pipes below-grade. The rain gardens will be planted with drifts of native ornamental grasses that provide textural interest and flowering perennials that provide a variety of color throughout the year. The plant selections were also made for their low maintenance requirements.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The project is generally consistent with the policies included in the *Federal Elements of the Comprehensive Plan*, particularly the Urban Design, Federal Workplace, Transportation, Federal Environment, Historic Preservation, Visitors and Commemoration, and Parks and Open Space Elements. As noted above, the proposed stables and site improvements will create a safe, healthy, and functional facility for the USPP, horses, and visitors. The Urban Design Element encourages federal agencies to create welcoming spaces that enhance the user experience and foster local uses. It also encourages agencies to consider massing and scale when constructing building facades to reinforce and frame the spatial definition of public spaces. The proposed project design engages the public and adds additional variety to the visitor experience on the National Mall while respecting the overall experience of the National Mall as a public space in a parklike setting. The project is also consistent with the policies included in the Federal Workplace Element related to development of federal facilities in a way that enhances the efficiency, productivity, value, and public image of the federal government.

National Mall Plan

The project is consistent with the National Mall Plan, which was approved by the Commission in December 2010. As part of the Ash Woods improvements, the plan included:

- Rebuilding the US Park Police stables to be compatible with the historic character and quality of the National Mall.
- Making the paddocks part of the visitor experience.
- Offering educational exhibits about the US Park Police and horse patrols.
- Providing a new stables parking area and vehicle access road from Independence Avenue.
- Maintaining Ash Woods road primarily as a walkway with a secondary function as a service road.
- Replacing the Ash Woods restrooms with a new restroom building closer to the stables.

National Historic Preservation Act

NCPC and NPS each have an independent responsibility to comply with Section 106 of the National Historic Preservation Act (NHPA). The project area is located in the East and West Potomac Parks Historic District, which is listed in the National Register of Historic Places and the DC Inventory of Historic Sites. The stables do not contribute to the East and West Potomac Parks District, as they are less than 50 years old and do not exhibit exceptional importance. NPS formally initiated Section 106 consultation with the District of Columbia Historic Preservation Office (DC SHPO) on February 19, 2019. The DC SHPO determined that this undertaking will have “No Adverse Effect” on historic properties provided they are notified of and given opportunities to comment on any revisions that may be proposed to the project design.

National Environmental Policy Act

NCPC and NPS each have an independent responsibility to comply with the National Environmental Policy Act (NEPA). NCPC's responsibility stems from its approval authority over the project. In accordance with the Council on Environmental Quality's rules for implementing NEPA, and the Commission's NEPA Regulations, NPS held a public scoping period from April 1 through May 1, 2019 with a public meeting on April 17, 2019. Subsequently, NPS, in cooperation with NCPC, prepared an Environmental Assessment (EA). The EA addresses the potential impacts to the natural and human environment that are deemed to be relevant for assessing the proposed USPP Stables replacement and site improvements. Specific impact topic areas analyzed include; Historic Structures, Cultural Landscapes, Floodplains, and Visitor Use and Experience. Based on staff review of the final project materials, consultation with the public and applicant, and information documented in the final EA, staff drafted a Finding of No Significant Impact (FONSI) that describes mitigation for potential future project impacts. The FONSI formally concludes that the project would result in no significant impacts. As the FONSI concludes NCPC's review responsibility under NEPA, staff recommends the **Commission 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.

CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed the proposal at its May 13, 2020 meeting. The participating agencies were NCPC; District of Columbia State Historic Preservation Office (SHPO) via email; District Department of Energy and the Environment (DOEE), District Office of Planning (DCOP), District Department of Transportation (DDOT), General Service Administration (GSA), National Park Service (NPS), and Washington Metropolitan Area Transit Authority (WMATA). Without objection, the Committee forwarded the proposed preliminary and final site and building development plans to the Commission with the statement that the proposal has been coordinated with all participating agencies.

U.S. Commission of Fine Arts

The US Commission of Fine Arts (CFA) approved the final design for the US Park Police Stables replacement and site improvements at its meeting on May 21, 2020 contingent upon review of an on-site mock up of the building materials and noting a preference for the siding to be natural wood (cedar or redwood) in lieu of a synthetic wood so that it will gray naturally over time.

ONLINE REFERENCE

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

- Submission Package
- Finding of No Significant Impact (FONSI)
- NHPA Section 106 Documentation

Prepared by Stephanie Free
05/07/2020

POWERPOINT (ATTACHED)

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 May 2020

Dear Ms. Mendelson-Ielmini:

In its public meeting of 21 May conducted by videoconference, the Commission of Fine Arts approved, based on its prior review of the submission materials, the proposed final design for the replacement of the U.S. Park Police stables in West Potomac Park, located within Ash Woods between the D.C. War Memorial and the Korean War Veterans Memorial. In its approval action, the Commission requested the preparation of an on-site mockup of materials as part of the final review process, recommending that the primary exterior material be natural wood siding, such as redwood or cedar, that will weather to a natural gray color.

Please coordinate with the staff to confirm the revised material selection and to coordinate the inspection of the mockup.

Sincerely,



Thomas E. Luebke, FAIA
Secretary

Lisa Mendelson-Ielmini, Acting Director
Region 1–National Capital Area
National Park Service
1100 Ohio Drive, SW
Washington, DC 20242

cc: Tasos Kokoris, AIA
Skip Graffam, OLIN

U.S. Park Police Stables Replacement and Site Improvements

Independence Avenue, SW, South of JFK Hockey Fields, Washington, DC

Approval of Preliminary and Final Site and Building
Development Plans

United States Department of the Interior

Project Summary

Commission Meeting Date: June 4, 2020

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

Applicant Request: Approval of Preliminary and Final Site and Building Development Plans

Session: Staff Presentation

NCPC Review Officer: Stephanie Free

NCPC File Number: 8170

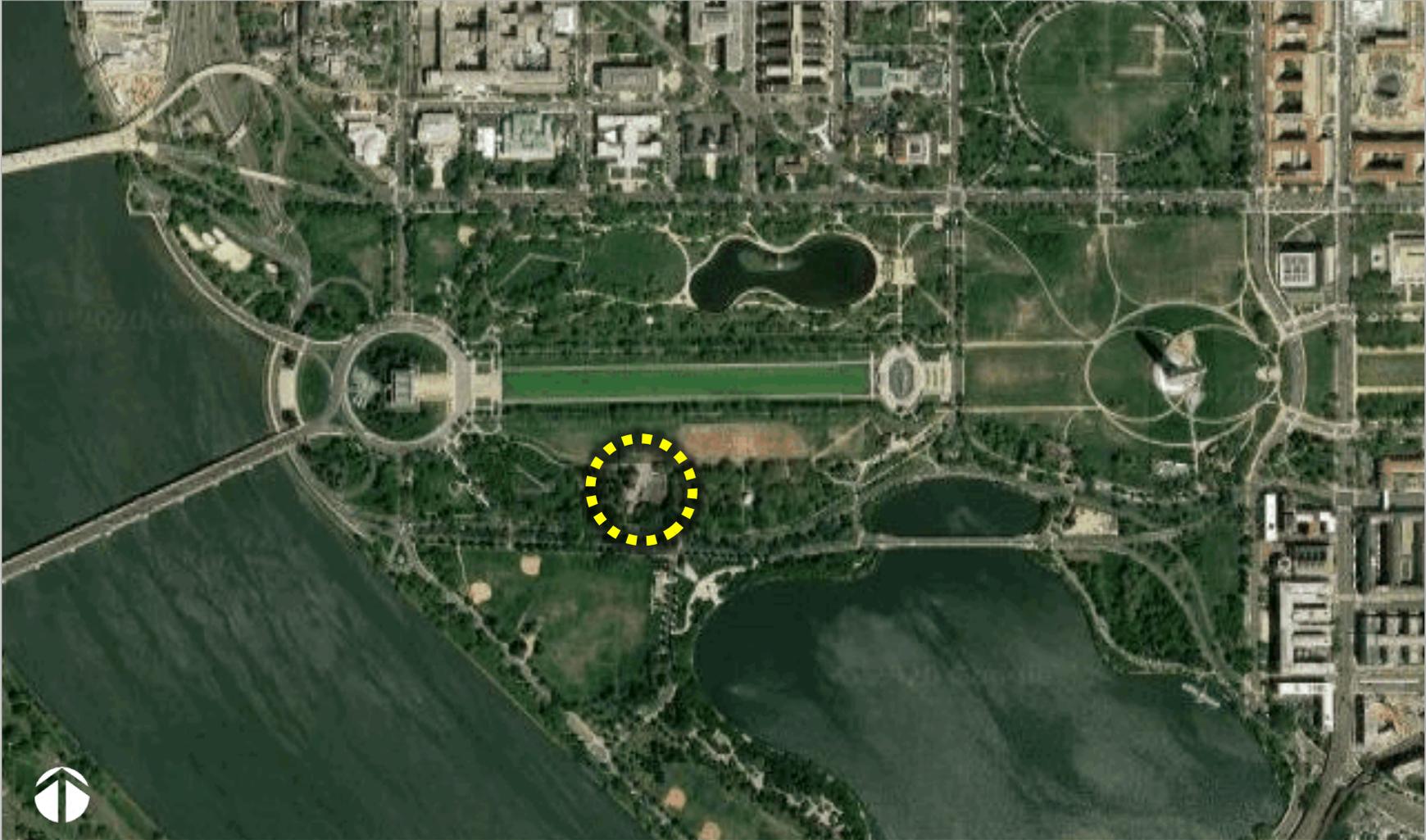
Project Summary:

The National Park Service (NPS), in collaboration with the Trust for the National Mall, requests approval of preliminary and final site development plans for redevelopment of the U.S. Park Police Stables (USPP) located on the National Mall between the Korean War Veterans Memorial and the DC War Memorial, south of the JFK Hockey Fields and Reflecting Pool. This project is considered essential to the USPP mission as included in the approved National Mall Plan and associated Environmental Impact Statement (EIS).

The US Park Police Horse Mounted Unit was established in 1934. The stables were built as a temporary wooden structure for the US Bicentennial (1976) on the National Mall and remain in use today. The purpose of the stables is to respond to spontaneous demonstrations, provide crowd control at large scale public and first amendment events, provide security during helicopter landings of the president and other heads of state, respond to White House emergencies, provide additional security to icons, and supplement law enforcement response throughout the National Mall.

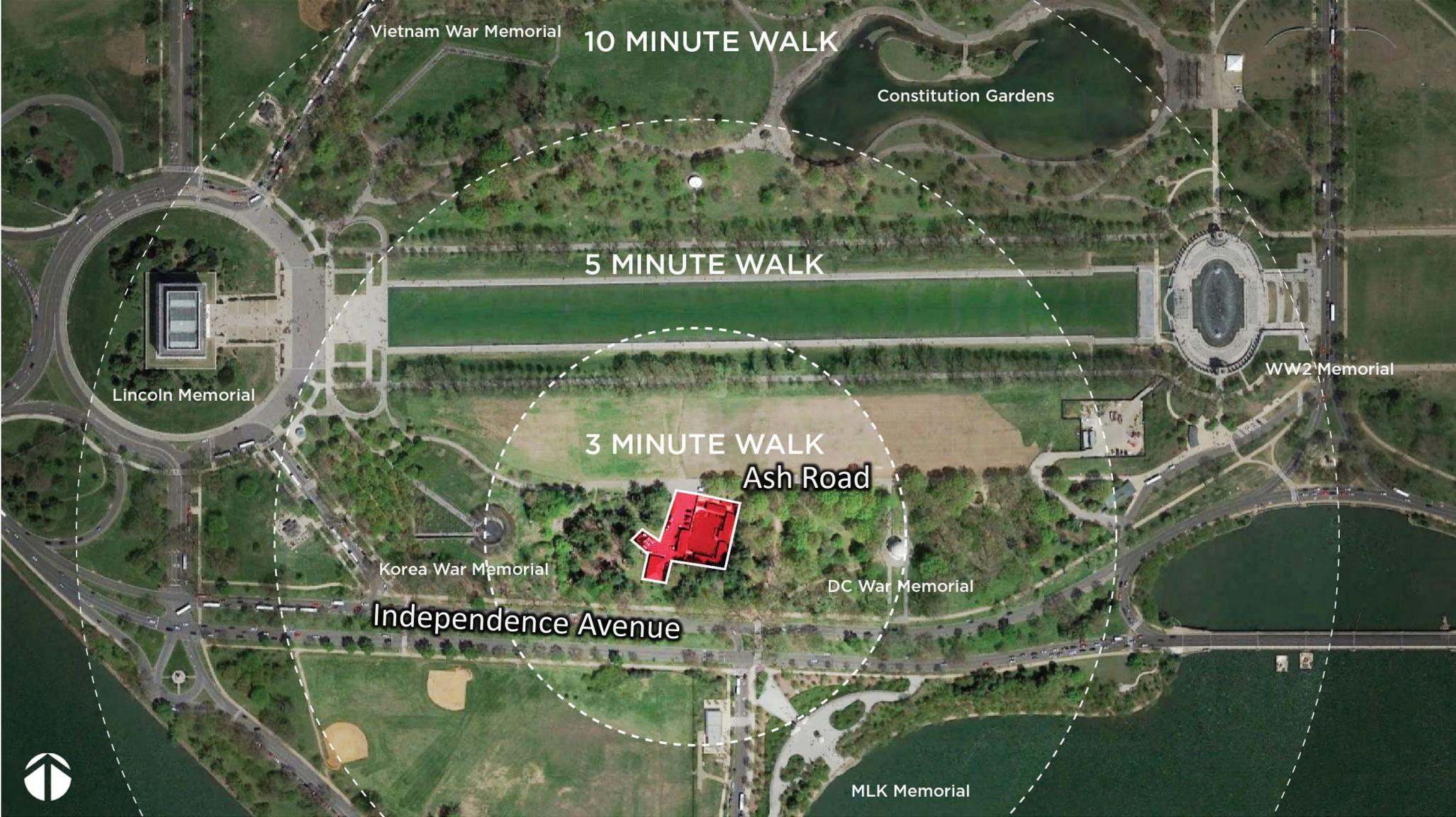
The existing outdoor facility has deteriorated and no longer meets the needs of the USPP and the horses. The stalls are small with low ceilings and offer minimal protection from the elements. Parking is informal and highly visible from Ash Road, administrative areas are inadequate, and the existing fence is near the end of its useful life. The proposed project is intended to improve horse living and stable conditions, provide adequate administrative space and storage, improve operation access, reduce vehicular and pedestrian conflicts, address drainage concerns, and engage the public through limited education/interpretation program. The Commission approved Comments on the Concept Plan in April 2019.

Site Location

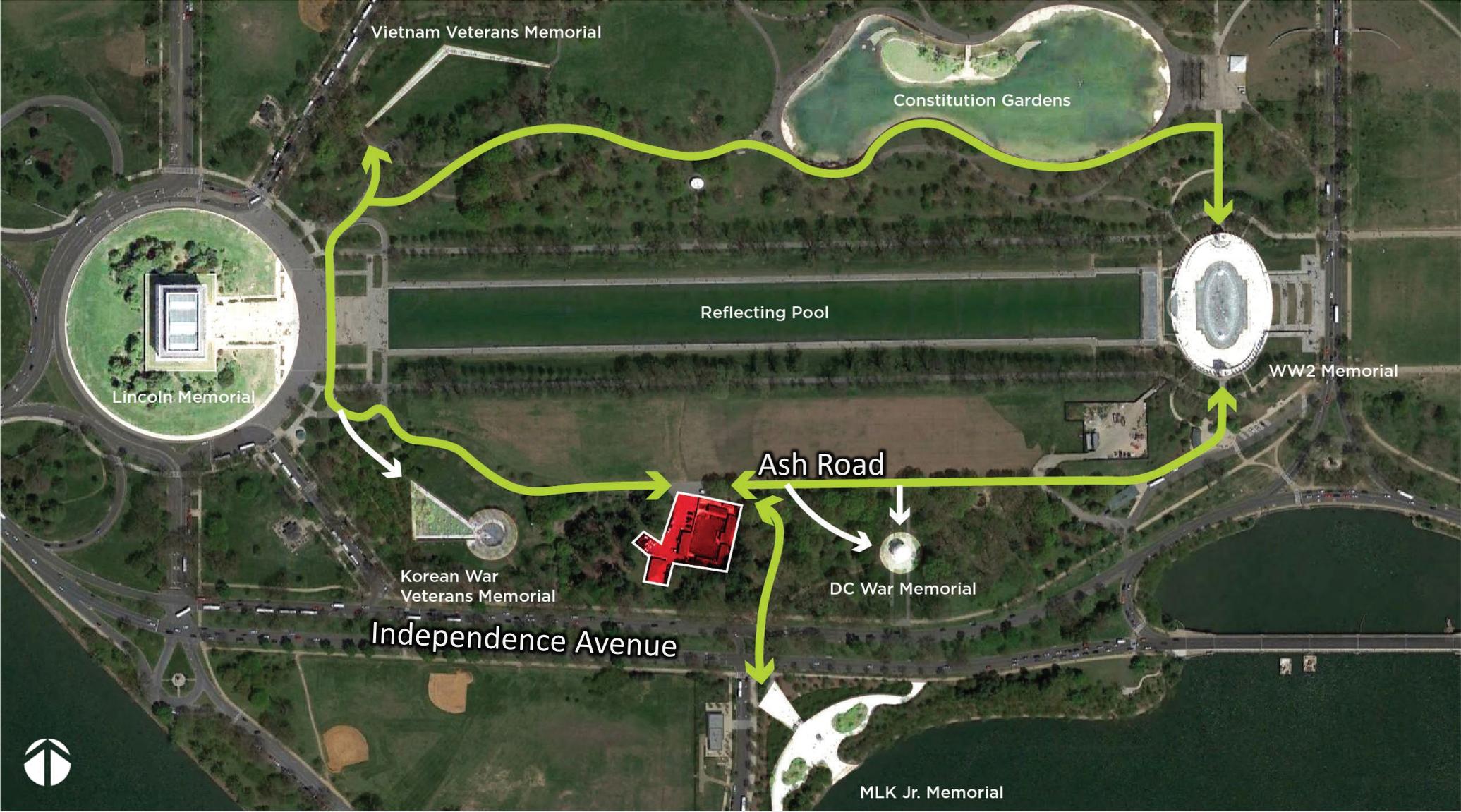


Location Map

Site Context



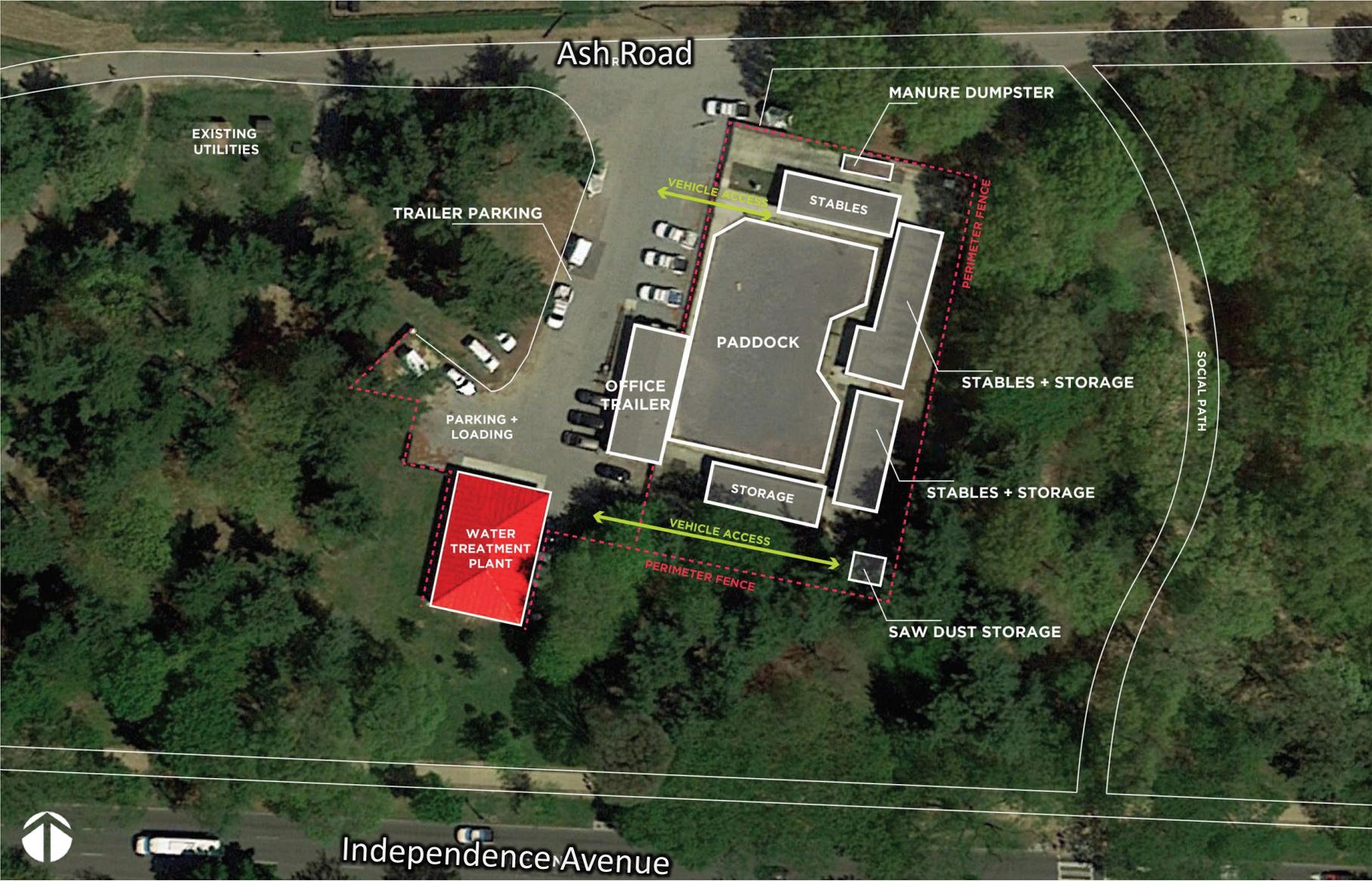
Primary Visitor Route



Independence Avenue Crossings



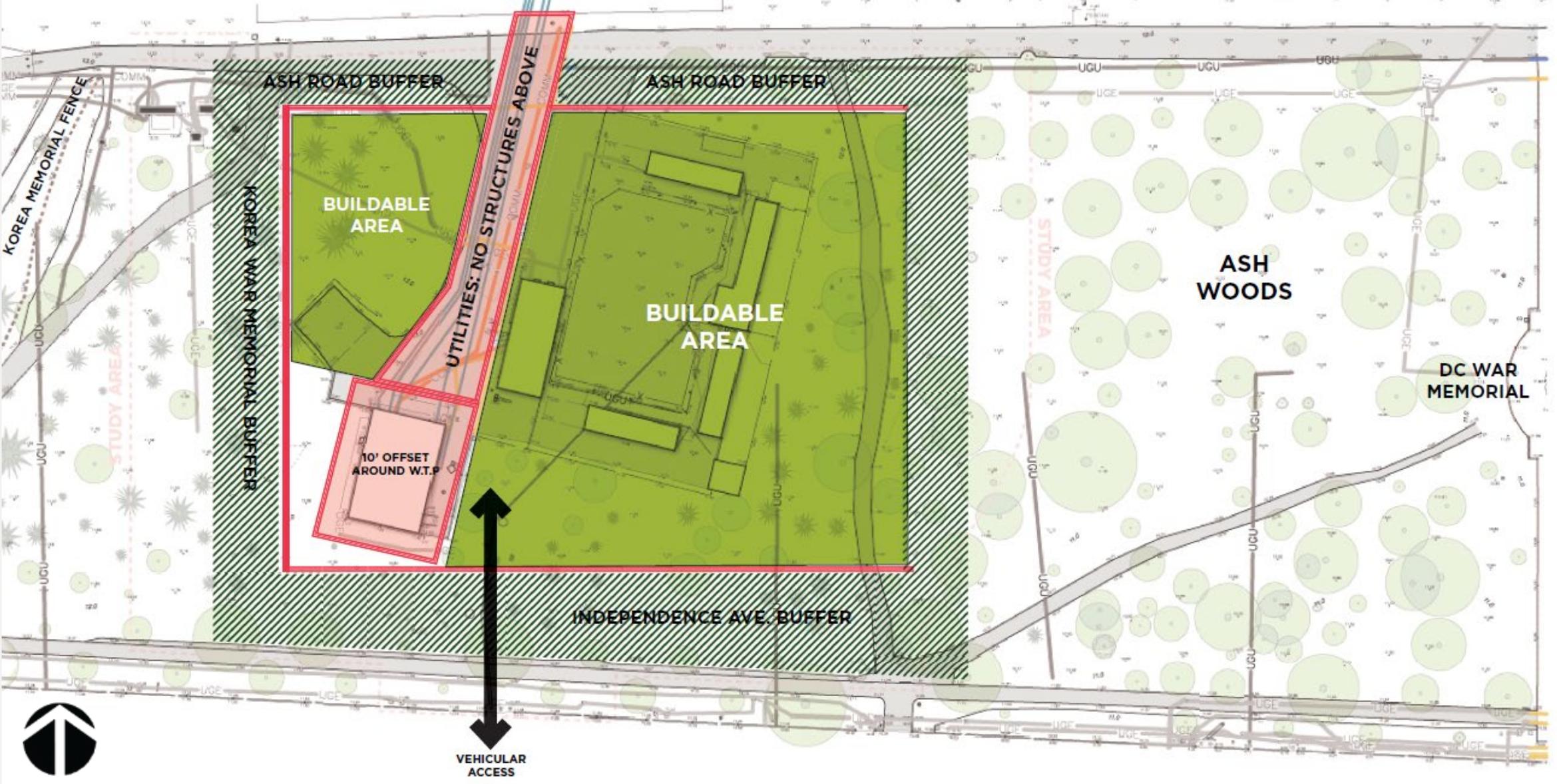
Existing Conditions



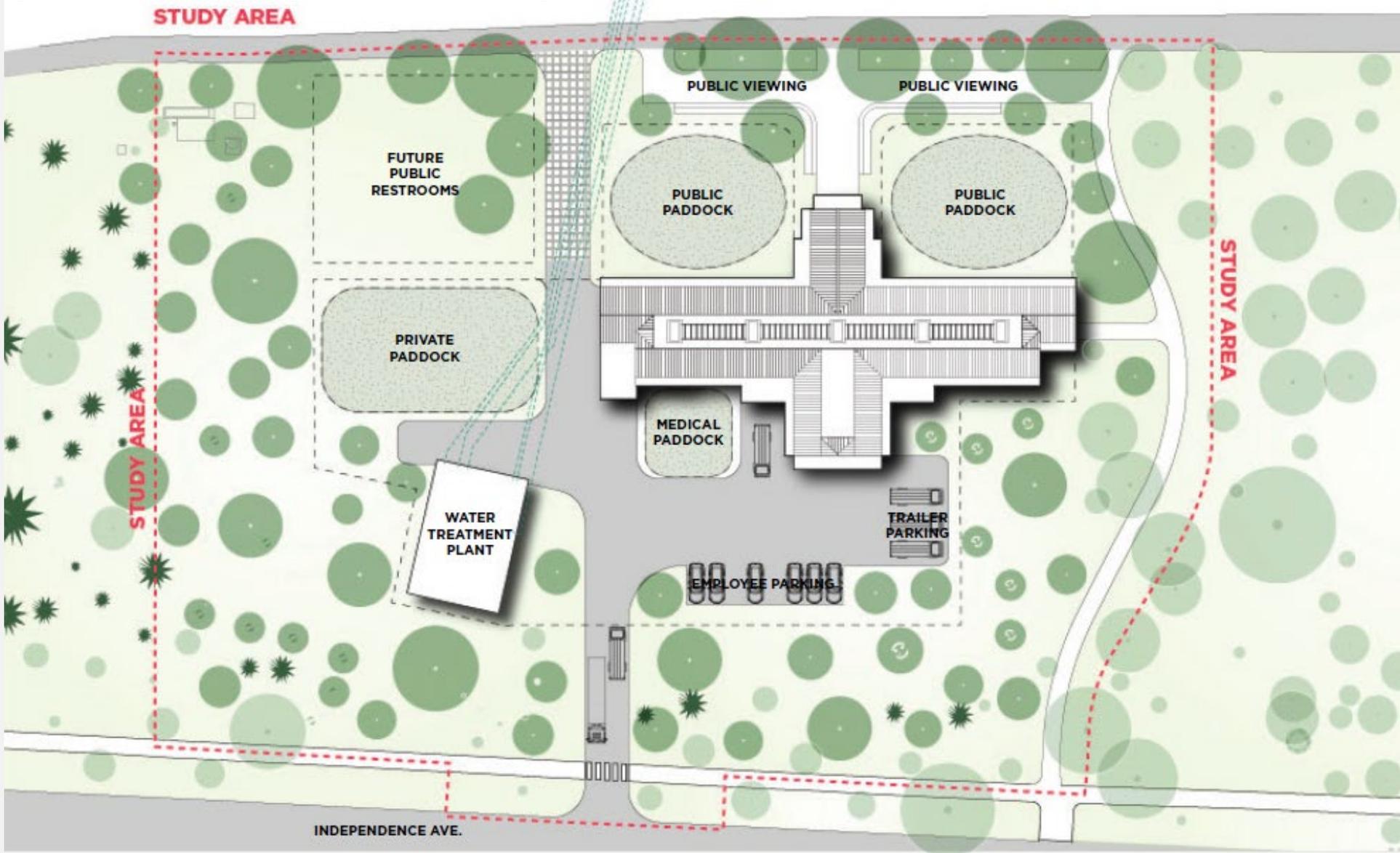
Existing Conditions - Trees



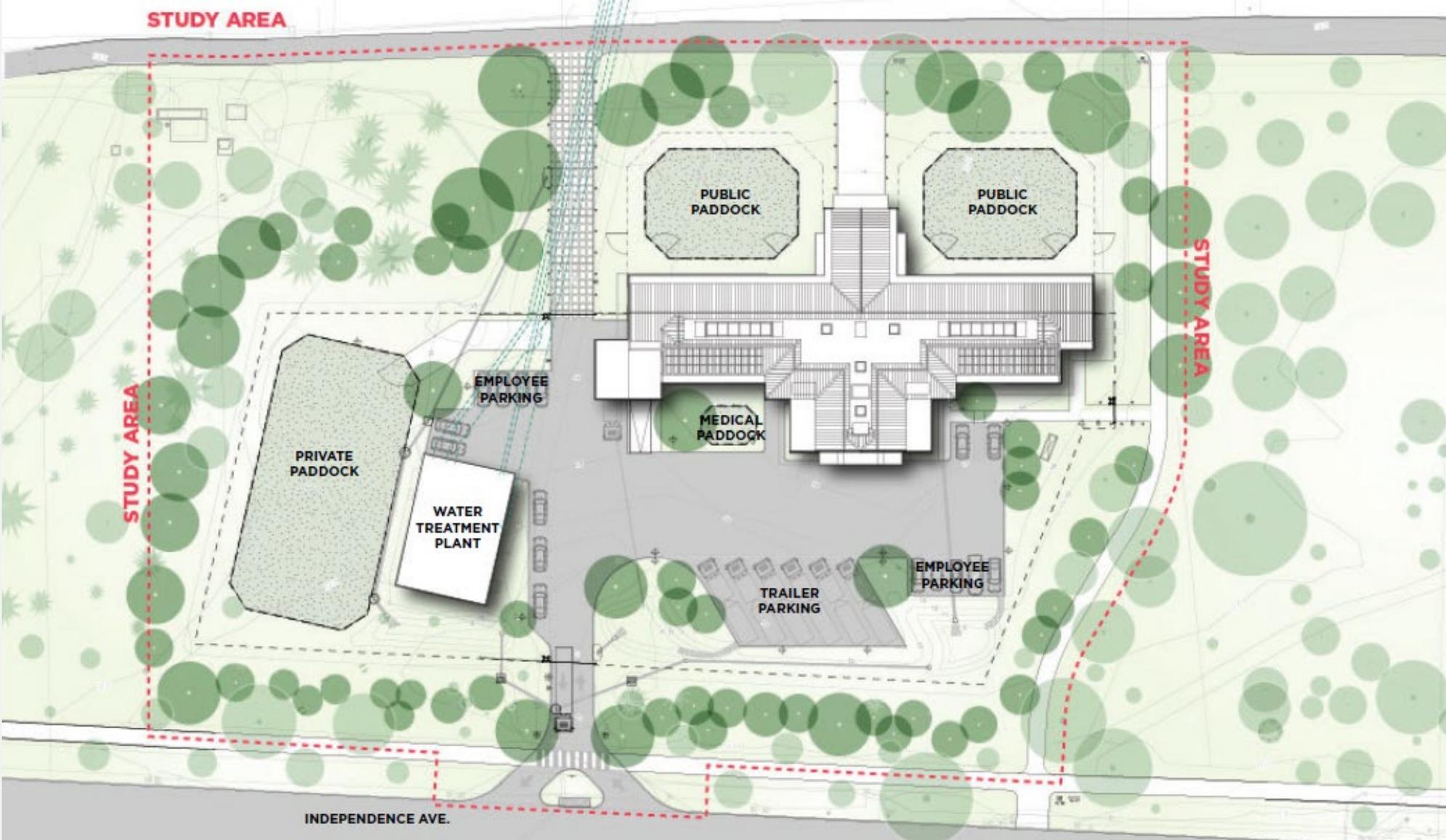
Existing Conditions - Constraints



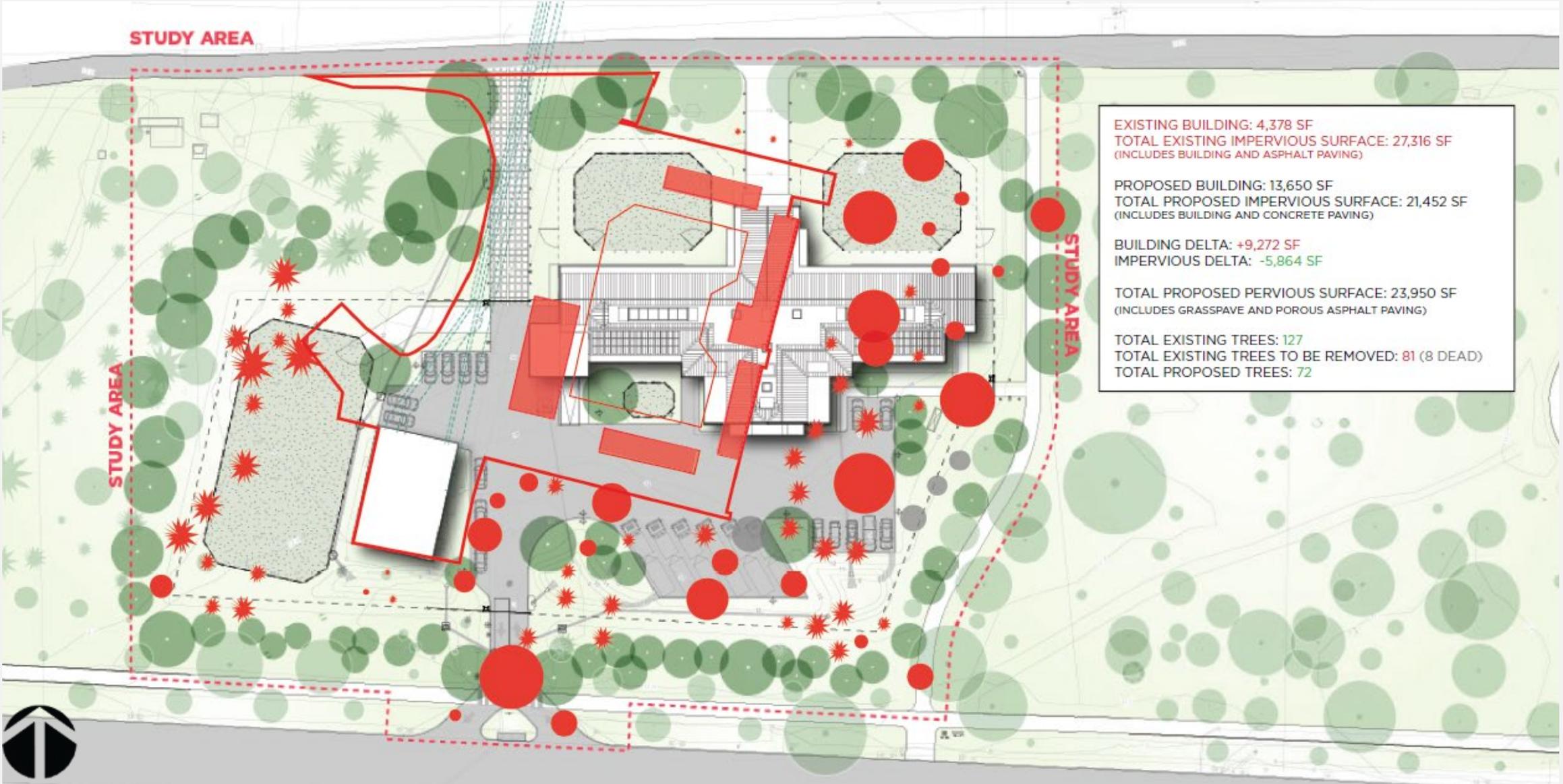
Concept Plan (April 2019)



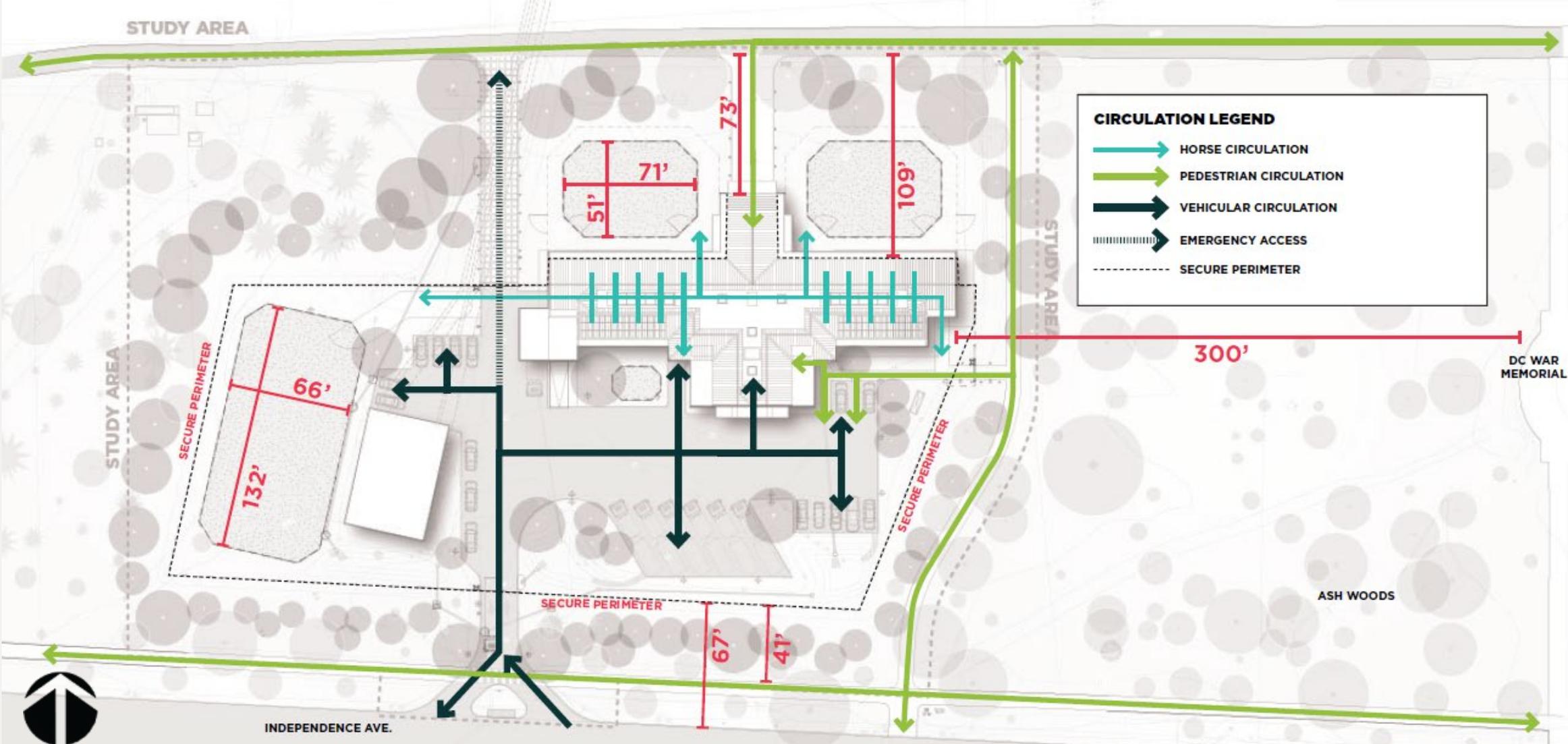
Proposed Plan (Current)



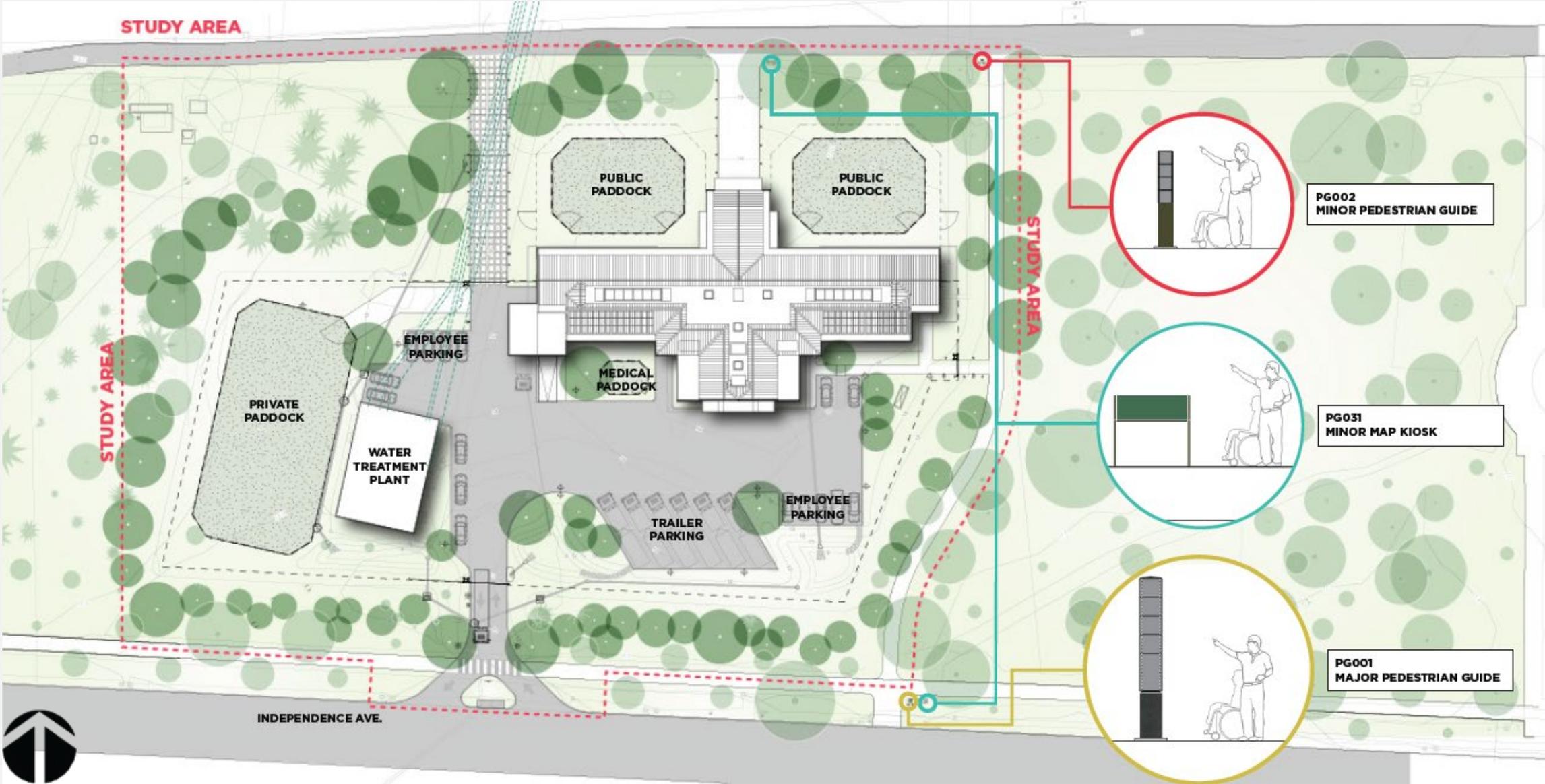
Proposed Plan – Tree Removal and Impervious Surfaces



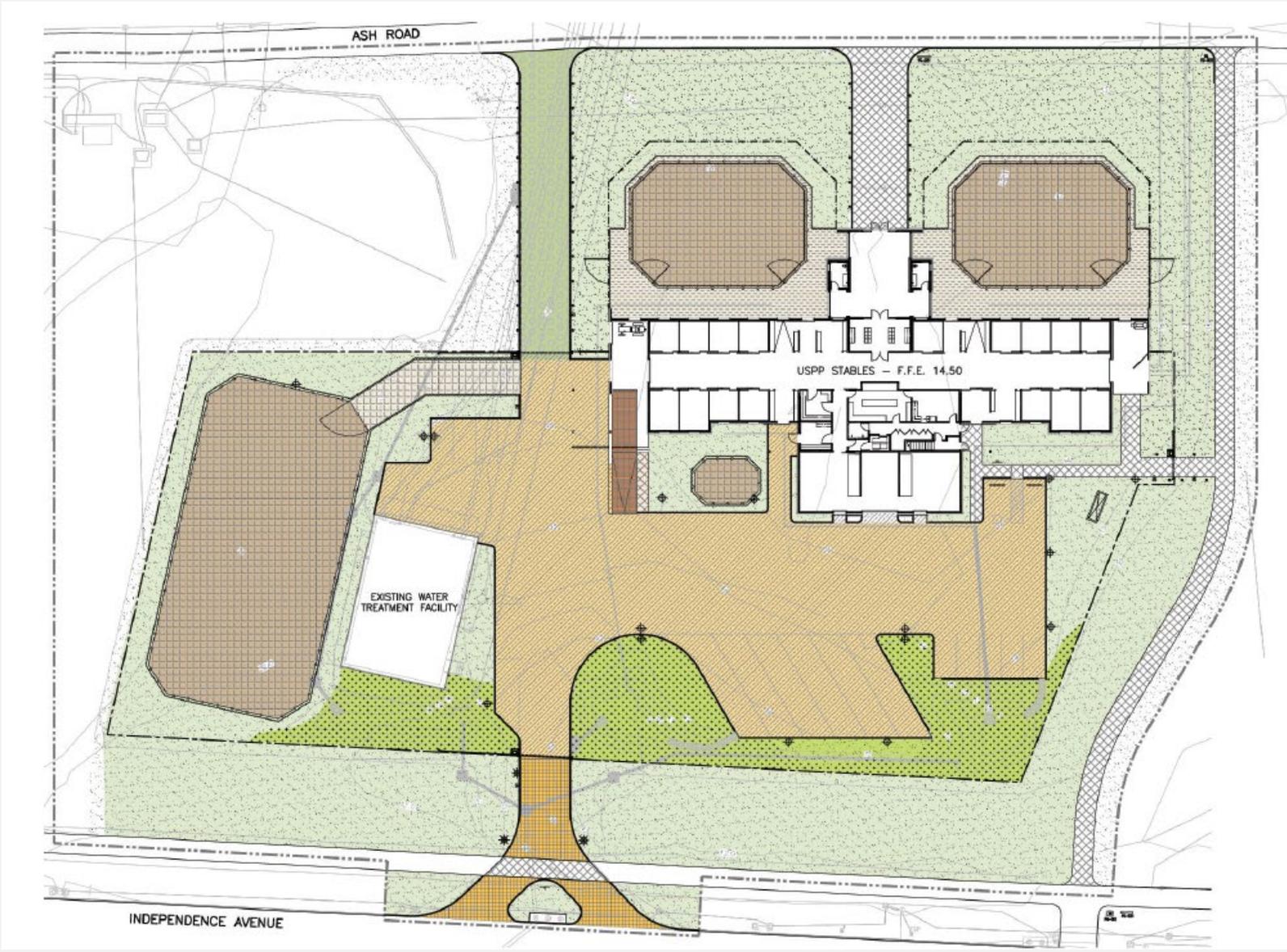
Proposed Plan – Circulation



Proposed Plan – Signage



Proposed Plan – Surface Materials

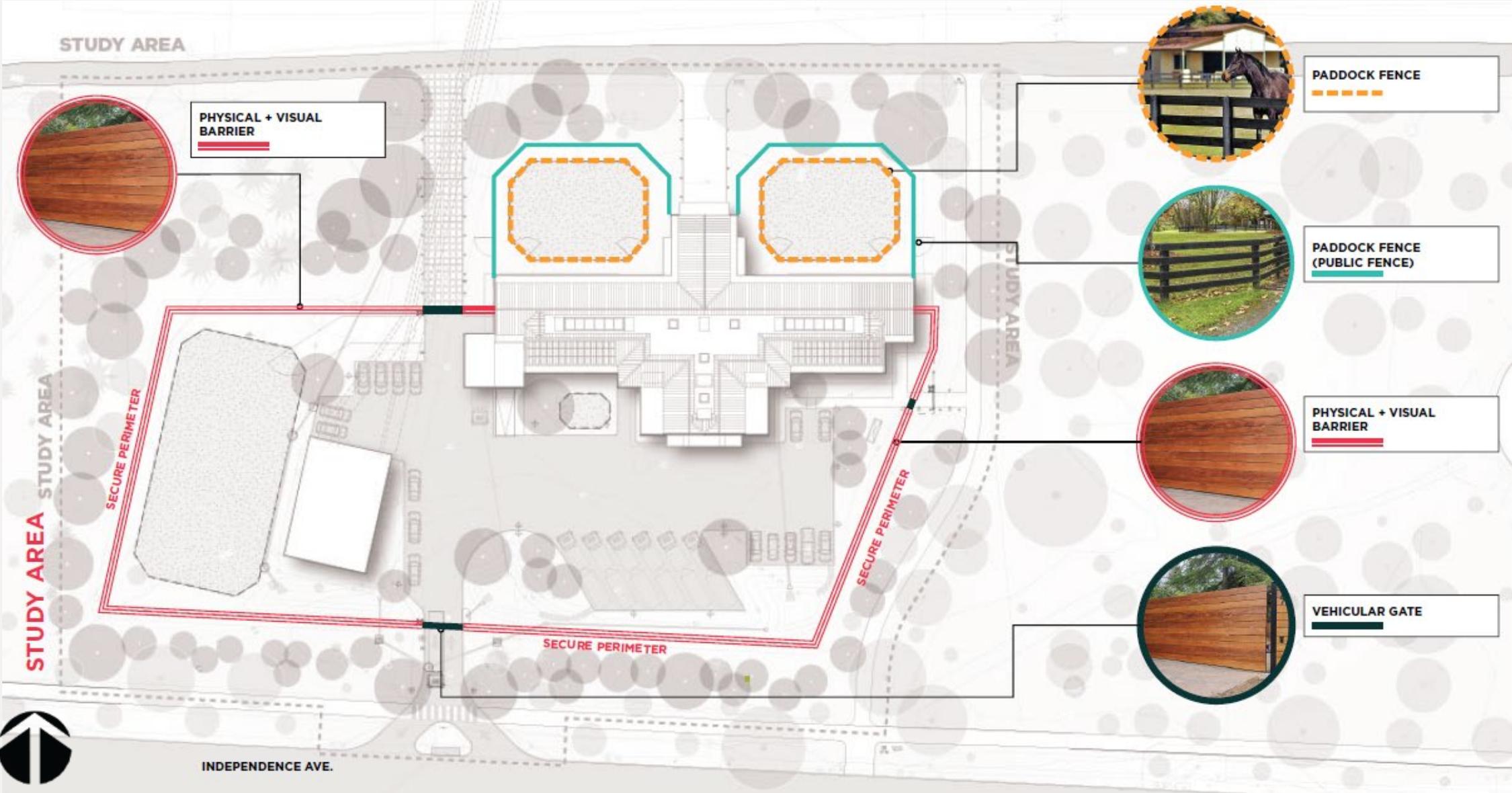


MATERIALS LEGEND

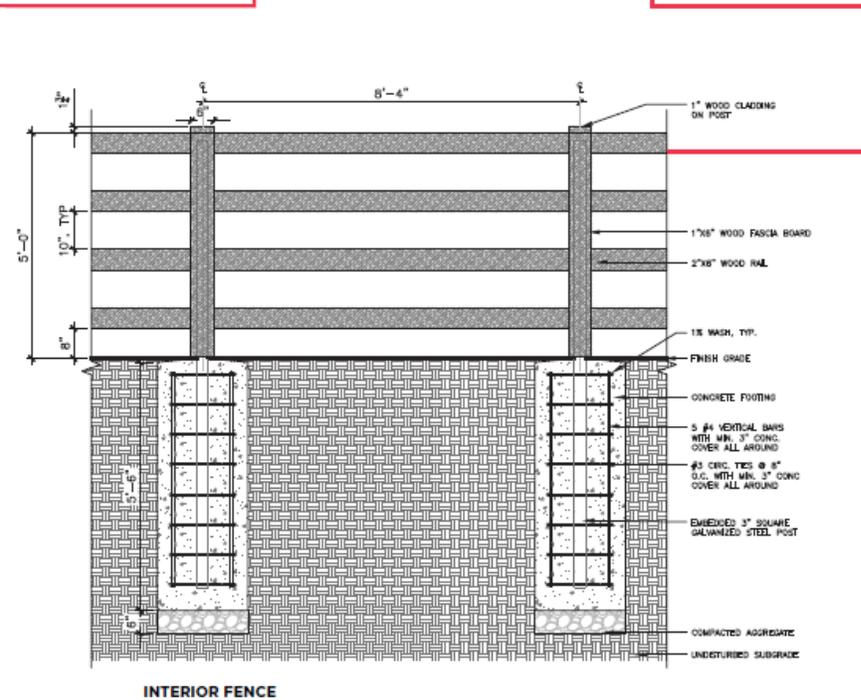
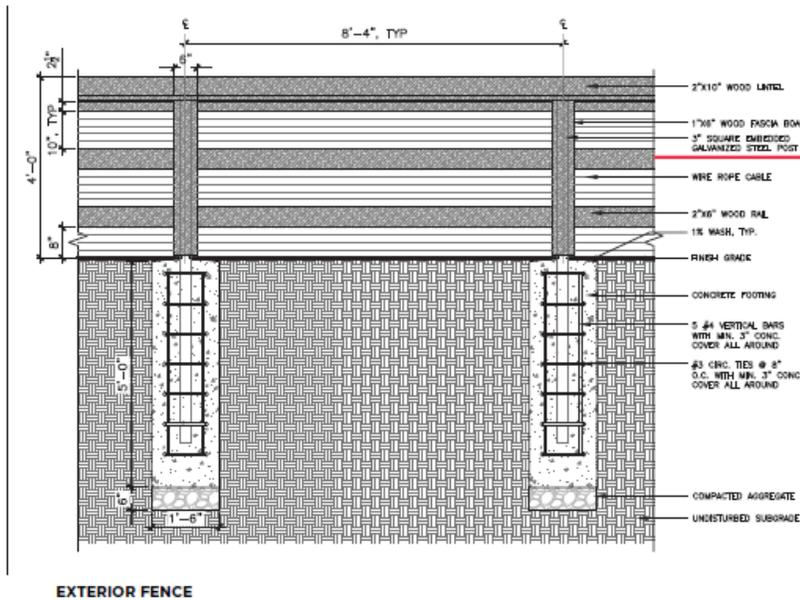
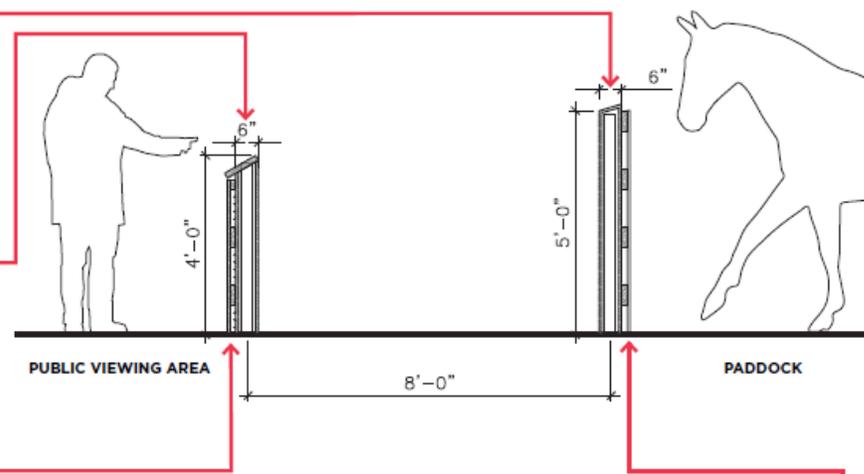
- LIMIT OF WORK
- SECURITY FENCE
- ACCESS GATE
- EXTERIOR PADDOCK FENCE
- INTERIOR PADDOCK FENCE
- METAL EDGING
- CIP CONCRETE CURB, SEE CIVIL DWGS
- TRENCH DRAIN, SEE ARCH DWGS
- ▨ PADDOCK SYSTEM
- ▨ GRAVEL
- ▨ TURF, SEE PLANTING PLAN
- ▨ RAINGARDEN, SEE PLANTING PLAN
- ▨ CIP CONCRETE PAVING - PEDESTRIAN, SEE CIVIL DWGS
- ▨ CIP CONCRETE PAVING - VEHICULAR, SEE CIVIL DWGS
- ▨ ASPHALT PAVING, SEE CIVIL DWGS
- ▨ POROUS ASPHALT PAVING, SEE CIVIL DWGS
- ▨ REINFORCED GRASS PAVING



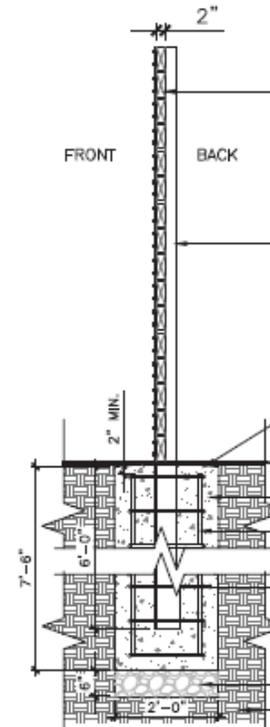
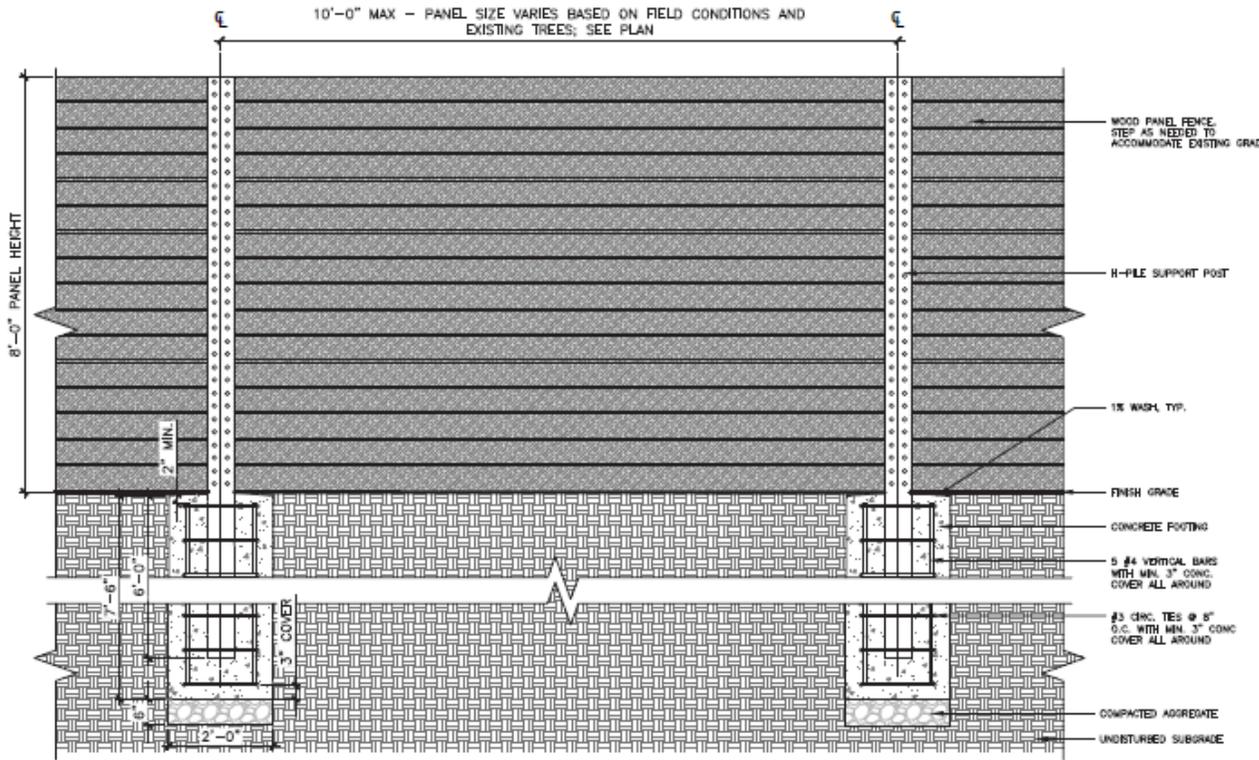
Proposed Plan – Fence Typologies



Proposed Plan – Fences at Paddocks



Proposed Plan – Perimeter Security Fencing

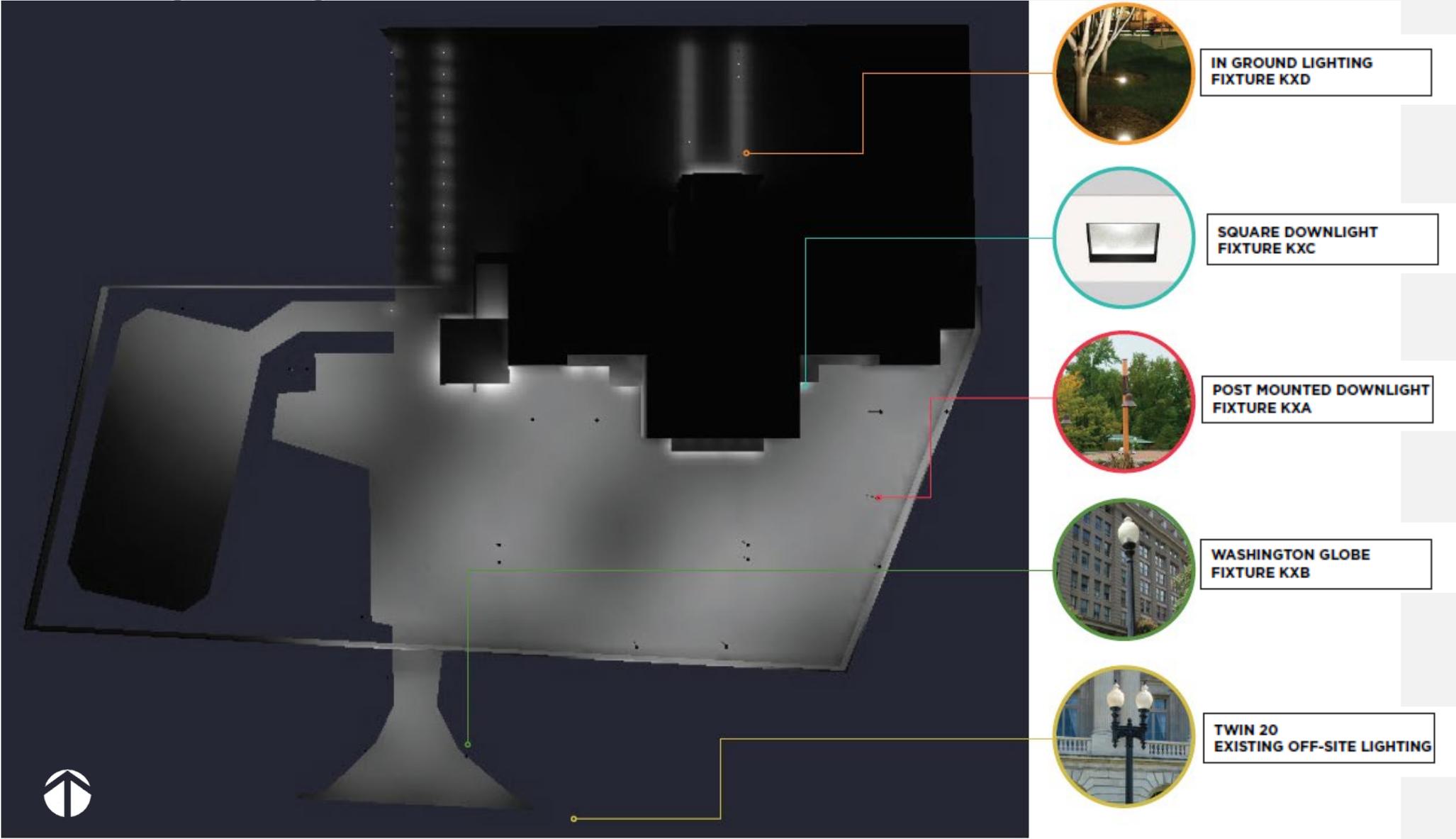


SECURITY REQUIREMENTS

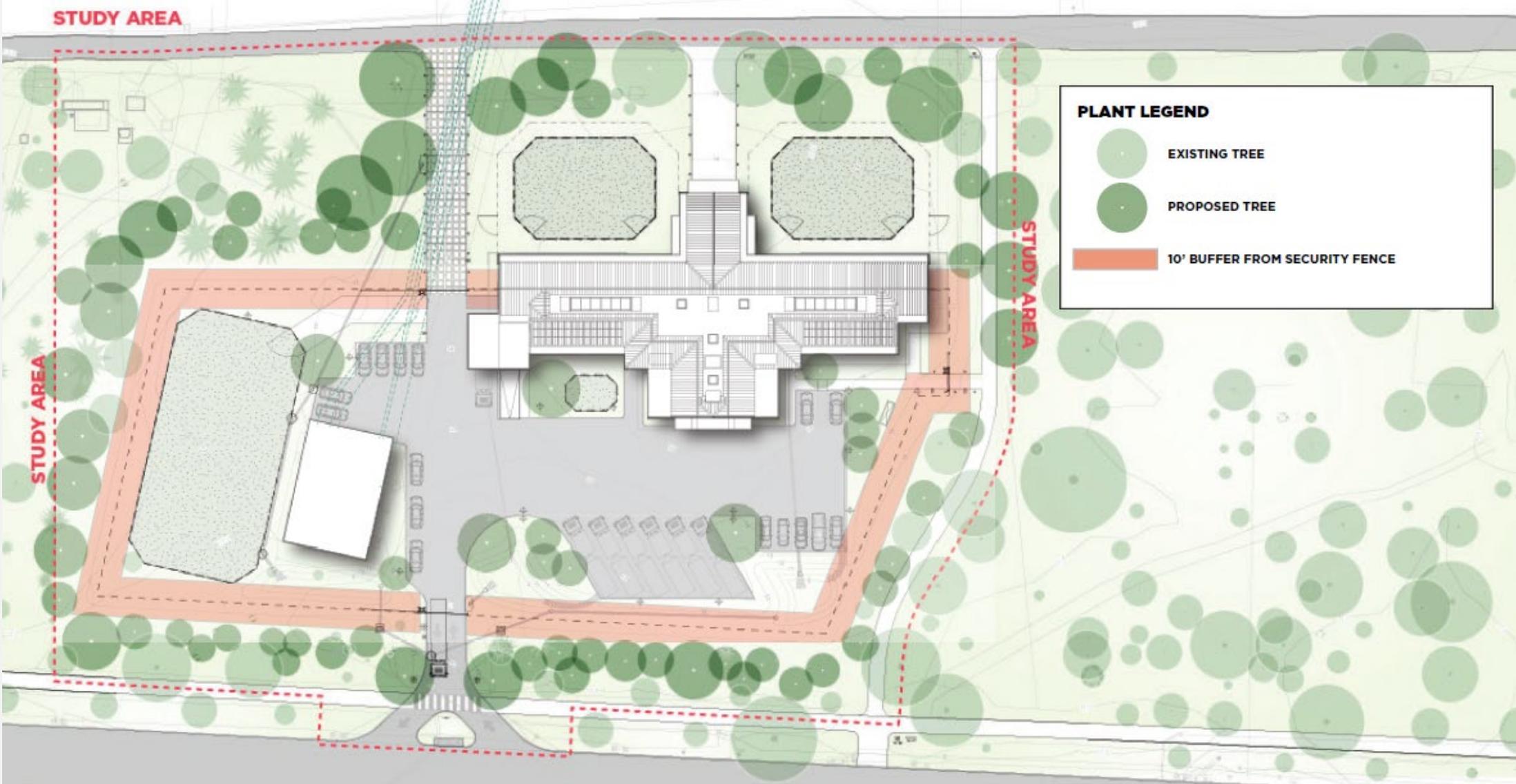
- 8' HEIGHT
- ANTI-CLIMB
- GAPLESS
- PROVIDES PRIVACY
- SIGNAGE ALONG FENCE TO BE PLACED EVERY 50' INDICATING "NO TRESPASSING" ZONE.
- SECURITY FENCE TO BE 10' CLEAR OF TREES OR CLIMBABLE STRUCTURES



Proposed Lighting Plan



Proposed Planting Plan - Trees



Proposed Planting Plan - Trees



AMERICAN ELM
Ulmus americana "Princeton"



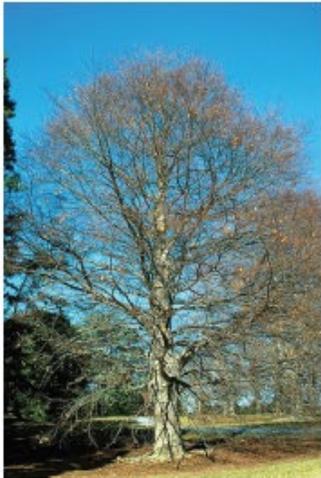
WILLOW OAK*
Quercus phellos



CRIMSON SPIRE OAK*
Quercus robur x Quercus alba



CRIMSON OAK*
Quercus coccinea



AMERICAN BEECH
Fagus grandifolia



SWEETGUM
Liquidambar styraciflua



WHITE PINE
Pinus strobus



SWEET BIRCH
Betula lenta



RIVER BIRCH
Betula nigra



FLOWERING DOGWOOD
Cornus florida



EASTERN REDBUD
Cercis Canadensis



AMERICAN HOLLY
Ilex opaca

Proposed Stormwater Management Plan



Proposed Stormwater Management Plan



SEA OATS
Chasmanthium latifolium



NEW YORK FERN
Thelypteris noveboracensis



WOODLAND PHLOX
Phlox divaricata



TICKSEED AND BROOMSEDE
Coreopsis verticillata 'Moonbeam' and *Andropogon virginicus*



BLUE FLAG IRIS AND PALM SEDGE
Iris versicolor / *Carex muskingumensis 'Little Midge'*



SHENANDOAH SWITCHGRASS
Panicum virgatum 'Shenandoah'



BEEBALM
Monarda fistulosa 'Jacob Cilne'



WOODS BLUE ASTERS
Aster divaricatus 'Wood's Blue'



TURF

DRIFTS OF GRASSES PROVIDE TEXTURAL INTEREST AND SCREEN THE FENCE. THE FLOWERING PERENNIALS ARE VIGOROUS SPREADERS, CHOSEN TO BE LOW MAINTENANCE AND ADD POPS OF COLOR THROUGHOUT THE YEAR. CUT THE TALL GRASSES BACK IN LATE WINTER.

Proposed Site Elevations



SOCIAL PATH
TO MLK

SITE - ELEVATION FROM ASH ROAD



SOCIAL PATH
TO MLK

SITE - ELEVATION FROM INDEPENDENCE AVENUE

Proposed Site Elevations

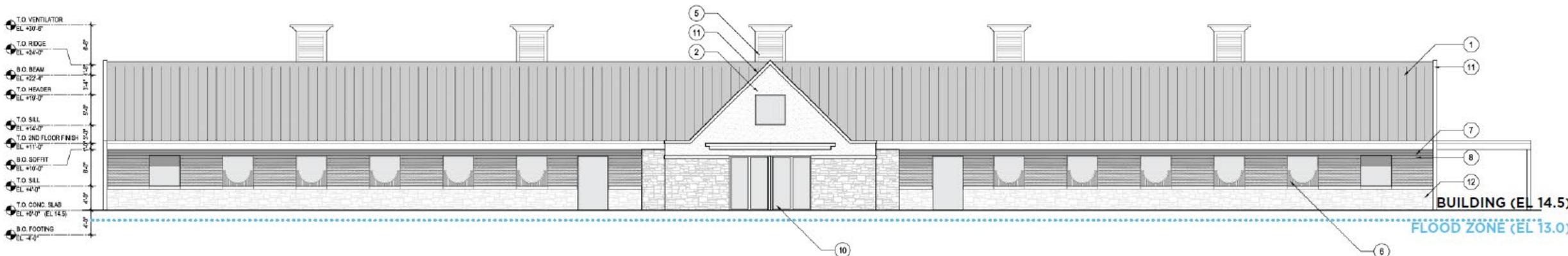


SITE - ELEVATION FROM DC WAR MEMORIAL

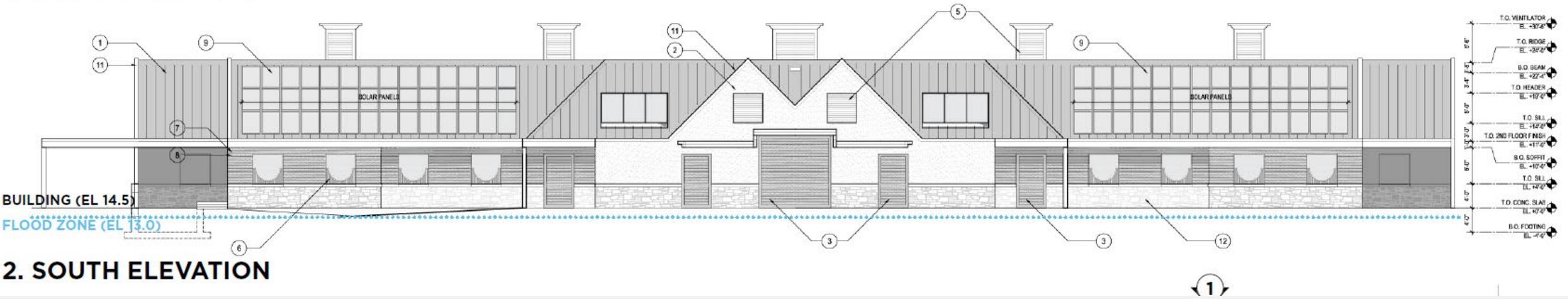


SITE - ELEVATION FROM KOREAN WAR MEMORIAL

Proposed Building - Elevations

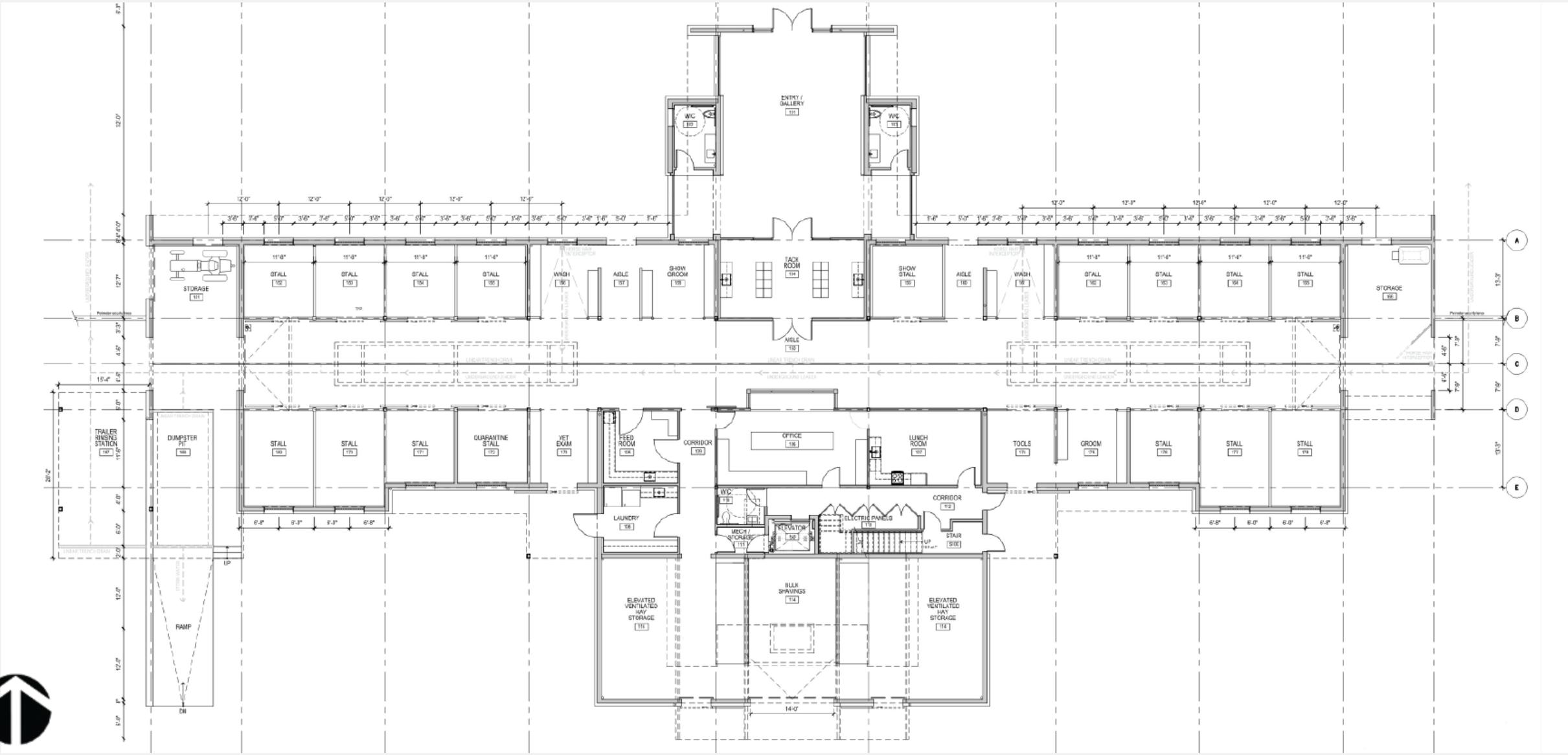


1. NORTH ELEVATION



2. SOUTH ELEVATION

Proposed Building – Floor Plan



Proposed Building – Model



BUILDING - MODEL - VIEW FROM THE NORTHEAST

Proposed Building – Model



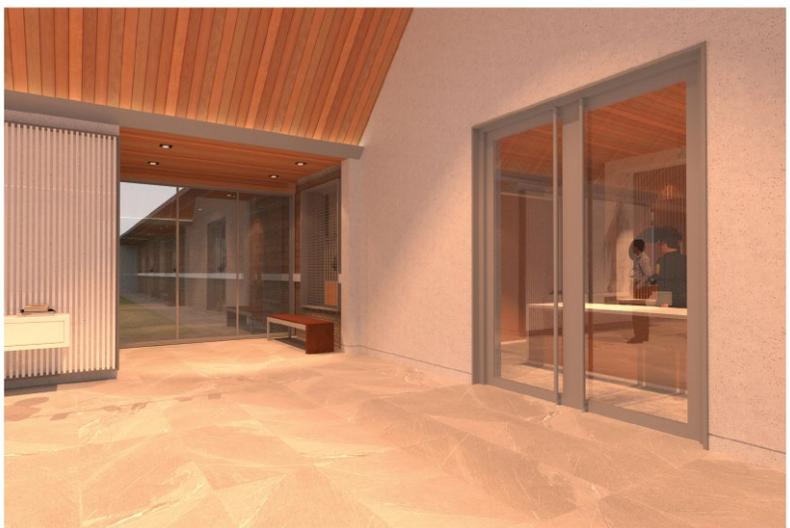
BUILDING - MODEL - VIEW FROM NORTHWEST

Proposed Building – Model

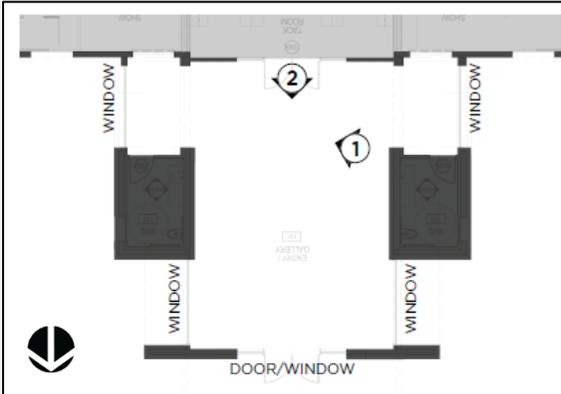


BUILDING - MODEL - VIEW FROM THE SOUTHWEST

Proposed Building – Gallery Space



1. VIEW LOOKING AT HORSE STALLS



2. VIEW LOOKING AT EXHIBIT ENTRY

Proposed Building - Materials



Proposed Perspectives



Proposed Perspectives



Proposed Perspectives



SITE - VIEW FROM ASH ROAD

Proposed Perspectives



SITE - VIEW FROM INDEPENDENCE AVENUE

Proposed Perspectives



SITE - VIEW LOOKING TOWARDS WASHINGTON MONUMENT

Proposed Perspectives



SITE - VIEW LOOKING TOWARDS LINCOLN MEMORIAL