



Executive Director's Recommendation

Commission Meeting: March 6, 2025

PROJECT Tidal Basin Development Concept Plan National Mall and Memorial Parks Tidal Basin Washington, DC	NCPC FILE NUMBER MP314 NCPC MAP FILE NUMBER 1.51(05.00)45962
SUBMITTED BY United States Department of the Interior, National Park Service	APPLICANT'S REQUEST Approval of comments on concept master plan
REVIEW AUTHORITY Approval of Master Plans for use by the Commission per 40 U.S.C. § 8722(a) and (b)(1)	PROPOSED ACTION Approve comments on concept master plan ACTION ITEM TYPE Staff Presentation

PROJECT SUMMARY

The National Park Service (NPS) requests the Commission's comments on a concept master plan for the Tidal Basin area located within the National Mall and Memorial Parks unit in Washington, DC. This project is part of the stipulations agreed upon by the National Park Service (NPS), the District of Columbia State Historic Preservation Office (DC SHPO), and National Capital Planning Commission (NCPC) in a Memorandum of Agreement to resolve the adverse effects resulting from the project for the Rehabilitation of Tidal Basin and West Potomac Park Seawalls. That project was approved by the Commission (NCPC File No. 8422) at its September 7, 2023 meeting.

The concept master plan includes three alternatives that address multi-modal circulation and transportation; connectivity; conservation; tree preservation; protection of aquatic resources; infrastructure; memorials and cultural landscape protection; security; visitor experience, enjoyment, recreation, and services; and seawall solutions and facilities. All three alternatives propose flexible public spaces to accommodate a wide variety of national celebrations, First Amendment gatherings and other permitted activities, to enhance the year-round visitor experience. This project also includes the initial design for a vehicle barrier system around the Jefferson Memorial. With all the alternatives, NPS intends to raise the remaining sections of the existing Tidal Basin seawalls in the future in a method similar to that used in Phase I of the seawall project.

The area of focus for this Plan includes the Tidal Basin and surrounding land located within West Potomac Park in Washington, DC. The project area encompasses approximately 250 acres, and includes specific areas and memorials, such as: the Franklin Delano Roosevelt (FDR) Memorial, the Martin Luther King, Jr. Memorial, and the Thomas Jefferson Memorial. The plan will provide a guide for the implementation of individual projects as funding becomes available in the future.

KEY INFORMATION

- The National Park Service (NPS) has a mission to preserve the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. The National Mall and Memorial Parks, including East and West Potomac Parks and the Tidal Basin, are at the center of the public lands in the Nation's Capital.
 - West Potomac Park is a U.S. national park in Washington, DC, adjacent to the National Mall. It includes the parkland that extends south of the Lincoln Memorial Reflecting Pool, from the Lincoln Memorial to the grounds of the Washington Monument. The park is the site of many national landmarks, including the Korean War Veterans Memorial, Jefferson Memorial, Franklin Delano Roosevelt Memorial, George Mason Memorial, and the Martin Luther King Jr. Memorial. West Potomac Park, as well East Potomac Park.
 - The areas encompassing the Tidal Basin were listed on the National Register of Historic Places in 1973. The seawalls are considered contributing features to the National Register Historic Districts.
 - The seawall systems included within this project date from the late 1800s to early 1900s. During this time frame, the United States Army Corps of Engineers (USACE) conducted a large-scale dredging operation within the Potomac River to improve navigation along the river adjacent to Washington, DC. The land reclamation project was part of a larger, national movement to sanitize, expand, and beautify polluted, dense, and urban landscapes in the late nineteenth century.
 - Though not originally part of L'Enfant's Plan for the City of Washington in 1791, the surrounding extant land was identified as the monumental core for the Federal City. This was reiterated in the 1901-1902 McMillan Senate Park Commission, which applied the City Beautiful principles with emphasis on monuments and buildings connected by open spaces and pathways, to allow visitors ample access to light and air.
 - As early as 1866, dredging began to improve navigation and shipping channels. By 1875, the term Potomac Flats was introduced, though the reclaimed land was not formally declared a public park until 1897. Between 1882 and 1896, the USACE dredged more than twelve million cubic yards to create more than 600 acres of new land. The seawalls were ultimately constructed to retain the dredged material. The reclaimed lands were transferred from the USACE to the Office of Public Buildings for further development and in 1933, the NPS became responsible for the management of East and West Potomac Park.
 - NPS prepared a cultural landscape report for the Tidal Basin in 2020 that describes the historic landscape features and vegetation, including cherry trees. The report guides the strategy for the replanting of appropriate vegetation for the project.
 - The Commission approved the final site development plans for the Tidal Basin and West Potomac Park Seawalls Rehabilitation project (NCPC File No. 8422) at its September 7, 2023 meeting.
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RECOMMENDATION

The Commission:

Approves the following comments on the concept master plan for the Tidal Basin:

Supports the National Park Service's project goals for the Tidal Basin area to expand the connectivity of multi-modal circulation, transportation, and infrastructure; enhance the year-round visitor experience, vistas and viewsheds, and gathering spaces; manage ecological impacts sustainably; protect cultural resources; and provide perimeter site security at the Jefferson Memorial.

Notes the project is part of the stipulations agreed upon by the National Park Service, the District of Columbia Historic Preservation Office, and National Capital Planning Commission in a Memorandum of Agreement to resolve the adverse effects resulting from the project for the Rehabilitation of Tidal Basin and West Potomac Park Seawalls, approved in September 2023.

Notes that NPS intends to raise the remaining sections of the existing Tidal Basin seawalls in the future in a method similar to that used in Phase I of the seawall project, as funds become available.

Notes that growing visitation, escalating costs, and the lack of consistent federal funding have left the NPS unable to keep pace with repairs needed at the Tidal Basin. In particular, the cherry trees are in constant need of replacement as the trees cannot survive in current conditions of trampled, compacted soils and the twice-daily inundation of brackish water in areas.

Supports the applicant's goal to disperse visitors to other areas in the Tidal Basin, especially towards the Potomac River, and to expand other opportunities for experiences, including recreation and respite activities.

Supports the applicant's intent to improve circulation within the Tidal Basin area, while integrating more opportunities for pedestrians and bicyclists, and less reliance on automobiles and surface parking.

Notes the submission includes three alternatives for the Tidal Basin area. The development of each alternative was guided by a few key themes.

Finds that all three alternatives would help address increased visitor and maintenance demands; balance project needs and goals, historic preservation, public safety, and design; address resiliency; and enhance the National Mall's Tidal Basin area as a destination for both local residents and visitors from across the country consistent with policies of the *Comprehensive Plan for the National Capital*.

Finds the three alternatives each contain successful components (as noted below) that may be interchanged or combined in the development of a preferred alternative.

Three Alternatives

Alternative A

Notes Alternative A prioritizes expanding the connectivity of multi-modal circulation, transportation, and infrastructure around the Tidal Basin area.

Notes Alternative A includes two primary pedestrian circulation routes that allow visitors to experience the Tidal Basin landscape at an upper and lower level, with ancillary paths braided through the landscape to connect the more prominent pathways.

Finds the cherry blossom tree canopies support a pedestrian hierarchy within the landscape surrounding the Basin, direct views, and provide a backdrop for viewing this historic landscape, which is intended to relieve overcrowding on the inner ring adjacent to the water.

Finds the roadways and parking areas are designed to provide larger, contiguous space for flexible uses and gatherings, while bicycle and scooter infrastructure is paired with pedestrian circulation for efficient access to points of matriculation or the city fabric beyond.

Notes perimeter site security in Alternative A proposes layered low walls, topographic changes, and bollards along with a number of openings to allow for pedestrian movement.

Alternative B

Notes Alternative B prioritizes the year-round visitor experience, enhances vistas and viewsheds, and expands gathering spaces.

Finds that vistas and viewsheds are a key organizational component of this alternative which formalizes existing viewsheds to key features and cultural resources within the Tidal Basin and adjacent landscapes; emphasizing reciprocal viewsheds; and creating intimate viewsheds that may be experienced at a more personal level.

Finds that Alternative B uses topography, cherry blossom tree canopy, and pedestrian pathways as view-framing devices, and gathering spaces are made accessible and easily identifiable throughout the landscape providing moments of pause along an episodic journey.

Finds that Alternative B adjusts existing vehicular circulation around the Basin to reduce the amount of time a pedestrian or cyclist spends at crosswalks entering the site, and redundancy in bicycle infrastructure provides options for commuter and tourism-focused cyclists to navigate in a safe manner.

Notes perimeter site security in Alternative B proposes a mostly continuous low wall, topographic changes, and bollards, but with more limited openings for pedestrian movement as compared to Alternative A.

Alternative C

Notes Alternative C emphasizes proposed tidal intrusions both at the Basin's edge and the interior of the larger site, connecting the current iteration of this landscape to the tidal flats that existed prior to the mid-1800s.

Finds that Alternative C reduces parking and paved space and prioritizes the use of alternative transportation methods with proposed ride-share drop-offs, bus stops, and Americans with Disability Act (ADA)-accessible connections.

Finds the continuous ring of cherry blossom trees along the entire Basin edge merges the cultural and ecological history of the site into a modern representation.

Notes perimeter site security in Alternative C proposes a meandering, mostly continuous low wall that follows a pedestrian path, topographic changes, and bollards, and incorporates bioretention at low points to capture water from planted areas and roadways. The number of pedestrian access points is similar to Alternative B.

General Recommendations

Recommends the applicant continue to refine the alternatives, following public input, to ensure they are clear and discrete, and so that the potential tradeoffs between different priorities can be evaluated.

Recommends that the master plan consider approaches to avoid impacts to the contemplative and reflective spaces associated with existing memorials.

Recommends the master plan include, as part of the next submission, a narrative and associated graphics that describe the proposed seawall improvements that form the baseline flood protection of all alternatives.

Recommends the applicant use the Tidal Basin's cultural landscape as a lens to refine the alternatives in a manner that does not adversely affect the contributing elements of the landscape and built environment.

Supports the potential use of cantilevered walkways along the Tidal Basin seawall as shown in alternatives **A and B** and **requests** the applicant provide an analysis of the criteria used to refine their locations.

Supports the applicant's intent to introduce additional concentrations of Cherry Trees away from the Tidal Basin rim, assisting in dispersing visitors to other locations in the Tidal Basin area.

Supports the need to develop a more comprehensive approach to perimeter security at the Jefferson Memorial that is compatible with the cultural landscape.

Recommends the proposed perimeter security approaches for the Jefferson Memorial should avoid long uninterrupted walls, to assist pedestrian movement, while limiting interventions that alter the landscape.

Recommends that the applicant consider using the historic geometry of the Jefferson Memorial's landscape to inform the approach to new perimeter security.

Further Consultation

Recommends the applicant conduct additional coordination with the District's Department of Transportation regarding potential physical and transportation impacts resulting from any reconfiguration of Maine Avenue.

Recommends the applicant coordinate with the Department of Energy and Environment regarding potential stormwater management approach and other issues related to water resources.

Recommends the applicant continue to coordinate with all the appropriate stakeholders and consulting parties through the National Environmental Policy Act and National Historic Preservation Act Section 106 processes.

PROJECT REVIEW TIMELINE

Previous actions	None.
Remaining actions (anticipated)	– Draft and Final Tidal Basin Master Plan

PROJECT ANALYSIS

Executive Summary

The National Park Service (NPS) requests the Commission's comments on a concept master plan for the Tidal Basin area located within the National Mall and Memorial Parks unit in downtown Washington, DC. This project is part of the stipulations agreed upon by the National Park Service (NPS), the District of Columbia State Historic Preservation Office (DC SHPO), and the National Capital Planning Commission (NCPC) in a Memorandum of Agreement to resolve the adverse effects resulting from the project for the Rehabilitation of Tidal Basin and West Potomac Park Seawalls. That project was approved by the Commission (NCPC File No. 8422) at its September 7, 2023 meeting. As outlined in the submission, the Tidal Basin faces a number of challenges which the plan intends to address. As such, staff recommends the **Commission support the National Park Service's project goals for the Tidal Basin area to expand the connectivity of**

multi-modal circulation, transportation, and infrastructure; enhance the year-round visitor experience, vistas and viewsheds, and gathering spaces; manage ecological impacts sustainably; protect cultural resources; and provide perimeter site security at the Jefferson Memorial.

The master plan process is in the early stages. NPS is currently accepting scoping comments which will help inform the plan development. Therefore, staff recommends the **Commission approve the following comments on the concept master plan for the Tidal Basin**, as outlined in the report below. Additional outreach and engagement will occur through the National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA) processes.

Seawalls Rehabilitation Project Background

On September 7, 2023, the Commission approved the final site development plans for the Tidal Basin and West Potomac Park Rehabilitation project. The project will repair and rehabilitate approximately 6,800 linear feet of the failing seawall along portions of the Tidal Basin, from the Inlet Bridge to the Jefferson Memorial and to near the FDR Memorial, as well as the full length of the West Potomac Park seawall along the Potomac River. The existing stone masonry seawall will be removed and reconstructed along the historic alignment and to their original historic functional height. The proposed height will help keep adjacent areas from flooding during normal tidal events as well as minor flood stage events. Rehabilitation will help prevent continued loss of land to the water and will allow for restoration of the cultural landscapes and viewsheds to their intended, historic aesthetic. The project is currently under construction.

This is the first phase of NPS's intent to reconstruct the entire Tidal Basin seawall. Future phases will be implemented as funding becomes available. As this is a rehabilitation project, the goal is to re-establish historic functional height of the seawalls. When first constructed according to historic documents, and adhered to in subsequent modifications and extensions, the seawall was built to an elevation of six feet above mean low water. It is understood that since that time, changes to the river and sea level rise have resulted in higher water elevations. Settlement, combined with rising sea levels, have resulted in the wall residing much closer to the water surface than what had been intended. To correct this, the selected top of wall elevation is based on a height six feet above current mean low water.

Overview

The project will address multi-modal circulation and transportation; connectivity; conservation; tree preservation; protection of aquatic resources; infrastructure; memorials and cultural landscape protection; security; visitor experience, enjoyment, recreation, and services; seawall solutions and facilities; and flexible public spaces to accommodate a wide variety of national celebrations, First Amendment gatherings and other permitted activities. This project will also include the preliminary design for a vehicle barrier system around the Jefferson Memorial. Staff notes that growing visitation, escalating costs, and the lack of consistent federal funding have left the NPS unable to keep pace with repairs needed at the Tidal Basin. In particular, the cherry trees are in constant need of replacement as the trees cannot survive in current conditions of trampled, compacted soils and the twice-daily inundation of brackish water in areas.

The area of focus for this Plan includes the Tidal Basin and surrounding land located within West Potomac Park in Washington, DC. The project area is approximately over 250 acres in size, and includes specific areas and memorials, such as: the Franklin Delano Roosevelt Memorial, the Martin Luther King, Jr. Memorial, and the Thomas Jefferson Memorial.

The conceptual design approach focuses on key themes drawn from the existing conditions studies, inventory and analysis, and discussion with the NPS on existing challenges and long-term needs. These themes also incorporate applicable planning documentation from the agencies with oversight and have been coordinated with the NPS to create a framework for all concept plan alternatives. The themes within that framework are as follows:

- Expand the connectivity of multi-modal circulation, transportation, and infrastructure;
- Enhance visitor experience of year-round recreation, vistas and viewsheds, and gathering spaces;
- Manage ecological impacts with a sustainable approach;
- Protect cultural resources; and
- Provide security at the Jefferson Memorial.

Concept Alternatives

The project team's goal is to create a robust series of alternatives for consideration by the Park Service, agencies with oversight, and the public. NPS narrowed the design team's focus to three distinct options:

Alternative A highlights the following framework drivers:

- Expand the connectivity of multi-modal circulation, transportation, and infrastructure
- Provide security at the Jefferson Memorial

Alternative B highlights the following framework drivers:

- Enhance visitor experience of year-round recreation, vistas and viewsheds, and gathering spaces
- Protect cultural resources
- Provide security at the Jefferson Memorial

Alternative C highlights the following framework drivers:

- Manage ecological impacts with a sustainable approach
- Provide security at the Jefferson Memorial

East and West Potomac Parks both provide number for opportunities for recreation and relaxation. As such, staff recommends the **Commission supports the applicant's goal to disperse visitors**

to other areas in the Tidal Basin, especially towards the Potomac River, to expand and to take advantage of other opportunities for experiences, recreation, and respite activities. One way to help draw visitors to other areas is to improve the number and quality of connections. Therefore, staff suggests the **Commission supports the applicant's intent to improve circulation within the Tidal Basin area, while integrating more opportunities for pedestrians and bicyclists, and less reliance on automobiles and surface parking.**

As described below, all the alternatives include various components that could help improve the Tidal Basin area. Therefore, staff recommends the **Commission find that all three alternatives would help address increased visitor and maintenance demands; balance project needs and goals, historic preservation, public safety, and design; address resiliency; and enhance the National Mall's Tidal Basin area as a destination for both local residents and visitors from across the country consistent with policies of the *Comprehensive Plan for the National Capital*.** In addition, staff recommends the **Commission finds the three alternatives each contain successful components that may be interchanged or combined in the development of a preferred alternative.**

Alternative A

Alternative A highlights the expansion of the connectivity of multi-modal circulation, transportation, and infrastructure and provides security at the Jefferson Memorial. Alternative A includes two main circulation routes allow pedestrians to experience the Tidal Basin landscape at an upper and lower level, with ancillary paths braided through the landscape to connect the more prominent pathways. Alternative A includes canopies of cherry blossoms assist in creating layers within the circulation and gathering spaces surrounding the Basin, directing views, and providing a backdrop in which to view this historic landscape, while relieving pressure on the inner ring. Alternative A allows for vehicular infrastructure to be adjusted to provide larger contiguous space for flexible uses and gathering spaces, while bicycle and scooter infrastructure pairs with pedestrian circulation for efficient access to points of matriculation or the city fabric beyond.

Regarding this alternative, staff recommends the **Commission finds the cherry blossom tree canopies support a pedestrian hierarchy within the landscape surrounding the Basin, direct views, and provide a backdrop for viewing this historic landscape, which is intended to relieve overcrowding on the inner ring adjacent to the water.** In addition, staff recommends the **Commission find the roadways and parking areas are designed to provide larger, contiguous space for flexible uses and gatherings, while bicycle and scooter infrastructure is paired with pedestrian circulation for efficient access to points of matriculation or the city fabric beyond.** Finally, staff notes perimeter site security in Alternative A proposes layered low walls, topographic changes, and bollards along with a number of openings to allow for pedestrian movement.

Alternative B

Alternative B enhances the visitor experience of year-round recreation, vistas and viewsheds, and gathering spaces. Staff recommends the **Commission find that vistas and viewsheds are a key**

organizational component of this alternative, which formalize existing viewsheds to key features and cultural resources within the Tidal Basin and adjacent landscapes, emphasizing reciprocal viewsheds and creating intimate viewsheds that may be experienced at a more personal level. In addition, Alternative B uses topography, cherry blossom canopy, and pedestrian pathway as view framing devices, and gathering spaces are made accessible and easily identifiable throughout the landscape, providing moments of pause along an episodic journey. Further, staff finds Alternative B adjusts vehicular circulation around the Basin to reduce the amount of time a pedestrian or cyclist spends at crosswalks entering the site, and redundancy in bicycle infrastructure provides options for commuter and tourism-focused cyclists to navigate in a safe manner. Staff notes perimeter site security in Alternative B proposes a mostly continuous low wall, topographic changes, and bollards, but with more limited openings for pedestrian movement as compared to Alternative A.

Alternative C

Alternative C manages ecological impacts with a sustainable approach and provides security at the Jefferson Memorial. Alternative C emphasizes proposed tidal intrusions both at the Basin's edge and the interior of the larger site, connecting the current iteration of this landscape to the tidal flats that existed prior to the mid-1800s. Staff suggests the **Commission finds that Alternative C reduces parking and paved space and prioritizes the use of alternative transportation methods with proposed ride-share drop-offs, bus stops, and Americans with Disability Act (ADA)-accessible connections. Further, staff finds the continuous ring of cherry blossom trees along the entire Basin edge merges the cultural and ecological history of the site into a modern representation. Staff notes perimeter site security in Alternative C proposes a meandering, mostly continuous low wall that follows a pedestrian path, topographic changes, and bollards, and incorporates bioretention at low points to capture water from planted areas and roadways. The number of pedestrian access points is similar to Alternative B.**

General Recommendations

All the alternatives include elements that could be beneficial to the Tidal Basin experience. Further, staff suggests the **Commission recommend the applicant continue to refine the alternatives, following public input, to ensure they are clear and discrete, and so that the potential tradeoffs between different priorities can be evaluated.** In addition, staff suggests the **Commission recommend that the master plan consider approaches to avoid impacts to the contemplative and reflective spaces associated with existing memorials.** Also, staff suggests the **Commission recommend the master plan include, as part of the next submission, a narrative and associated graphics that describe the proposed seawall improvements that form the baseline flood protection of all alternatives.**

In addition, it is important to reiterate that the Tidal Basin is an important historic and cultural landscape. As such, staff suggest the **Commission recommend the applicant use the Tidal Basin's cultural landscape as a lens to refine the alternatives in a manner that does not adversely affect the contributing elements of the landscape and built environment.**

Regarding other plan components, staff recommends the **Commission supports the applicant's intent to introduce additional concentrations of Cherry Trees away from the Tidal Basin rim, assisting in dispersing visitors to other locations in the Tidal Basin area, as well as support the potential use of cantilevered walkways along the Tidal Basin seawall as shown in all Alternatives A and B and requests the applicant provide an analysis of the criteria used to refine their locations.**

Perimeter Security

The temporary security measures at the Jefferson Memorial, which include concrete jersey barriers, detract from the dignity and national importance of the site. As such, staff suggests the **Commission support the need to develop a more comprehensive approach to perimeter security at the Jefferson Memorial that is compatible with the cultural landscape.** Regarding the proposed permanent improvements, staff recommends the **proposed perimeter security approaches for the Jefferson Memorial should avoid long uninterrupted walls, to assist pedestrian movement, while limiting interventions that alter the landscape.** And, staff recommends that the applicant consider using the historic geometry of the Jefferson Memorial's landscape to inform the approach to new perimeter security.

Further Consultation

The concept plans are at an early stage, and additional coordination will occur as the plan advances. Regarding transportation, staff suggests the **Commission recommend the applicant conduct additional coordination with the District's Department of Transportation regarding potential physical and transportation impacts resulting from any reconfiguration of Maine Avenue.** Regarding stormwater management, flooding and other related issues, staff suggests the **Commission recommend the applicant coordinate with the Department of Energy and Environment regarding potential stormwater management approach and other issues related to water resources.**

Finally, given both the national and local importance of this renowned landscape, and the proximity of many important commemorative works, staff suggests the **Commission recommend the applicant continue to coordinate with all the appropriate stakeholders and consulting parties through the National Environmental Policy Act and National Historic Preservation Act Section 106 processes.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

Staff has reviewed policies from the Urban Design, Historic Preservation, Parks and Open Space, and Visitors & Commemoration Elements, and the analysis and recommendations provided through this report are intended to support consistency with the *Comprehensive Plan for the National Capital*.

National Historic Preservation Act

As this is a concept review, Section 106 is not required to be completed. However, the applicant has initiated the Section 106 process of the National Historic Preservation Act (NHPA) on September 17, 2024, for the development of conceptual designs for the Tidal Basin area of the National Mall and Memorial Parks. The NPS will prepare a draft Assessment of Effects and intends to consult the public per the implementing regulations (36 CFR 800.3[e]) of the NHPA in public meetings. At this time, the NPS has not made a determination of effect. As part of the mitigation included in the Memorandum of Agreement to resolve adverse effects to historic resources resulting from the Tidal Basin and West Potomac Park seawalls projects, the applicant agreed to prepare a Tidal Basin Master Plan.

National Environmental Policy Act

NPS and NCPC each have an independent obligation to comply with the National Environmental Policy Act (NEPA). NPS, as lead federal agency, is preparing an Environmental Assessment (EA). NCPC is a cooperating agency in the preparation of the EA. Scoping for the project was initiated on February 19, 2025, with public comments received through March 19, 2025.

CONSULTATION

Coordinating Committee

The Committee forwarded the proposed concept plans to the Commission with the statement that the proposal was coordinated with all participating agencies. Participating agencies included the District's Departments of Environment and Energy, Planning, Transportation, and Historic Preservation Office, the General Services Administration, National Park Service, U.S. Commission of Fine Arts, and WMATA.

U.S. Commission of Fine Arts

The U. S. Commission of Fine Arts reviewed the Tidal Basin Concept Master Plan at its February 20, 2025 meeting.

ONLINE REFERENCE

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

- Submission Package

Prepared by Lee Webb
02/28/2025

POWERPOINT (ATTACHED)

Tidal Basin Development Concept Plan

Tidal Basin, Washington DC

Approval of Comments on Concept Master Plan

United States Department of the Interior

Project Summary

Commission Meeting Date: February 6, 2025

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

Applicant Request: Approval of Comments on Concept Master Plan

Session: Staff Presentation

NCPC Review Officer: Lee Webb

NCPC File Number: MP314

Project Summary:

The National Park Service (NPS) is undertaking a planning project to create a Development Concept Plan (the plan) for the Tidal Basin area of the National Mall and Memorial Parks in the National Mall area of downtown Washington, D.C. and submitted the concept plan for Commission comment. This project is part of the stipulations agreed upon by the NPS, the DC Historic Preservation Officer (DC SHPO), and National Capital Planning Commission (NCPC) in a Memorandum of Agreement to resolve the adverse effects resulting from the project for the Rehabilitation of Tidal Basin and West Potomac Park Seawalls. The project will address multi-modal circulation and transportation; connectivity; conservation; tree preservation; protection of aquatic resources; infrastructure; memorials and cultural landscape protection; security; visitor experience, enjoyment, recreation, and services; seawall solutions and facilities; and flexible public spaces to accommodate a wide variety of national celebrations, First Amendment gatherings and other permitted activities. This project will also include the preliminary design for a vehicle barrier system around the Jefferson Memorial.

The area of focus for this Plan includes the Tidal Basin and surrounding land located within West Potomac Park in Washington, DC. The project area is approximately over 250 acres in size, and includes specific areas and memorials, such as: the Franklin Delano Roosevelt Memorial, the Martin Luther King, Jr. Memorial, and the Thomas Jefferson Memorial.

Project Summary

The conceptual design approach focuses on key themes drawn from the existing conditions studies, inventory and analysis, and discussion with the NPS on existing challenges and long-term needs. These themes also incorporate applicable planning documentation from the agencies with oversight and have been coordinated with the NPS to create a framework for all Development Concept Plan alternatives. The themes within that framework are as follows:

- Expand the connectivity of multi-modal circulation, transportation, and infrastructure
- Enhance visitor experience of year-round recreation, vistas and viewsheds, and gathering spaces
- Manage ecological impacts with a sustainable approach
- Protect cultural resources
- Provide security at the Jefferson Memorial

The project team's goal is to create a robust series of alternatives for consideration by the Park Service, agencies with oversight, and the public. The NPS narrowed the design team's focus to three distinct options:

- Alternative A highlights the following framework drivers:
- Expand the connectivity of multi-modal circulation, transportation, and infrastructure
- Provide security at the Jefferson Memorial

Project Summary

- Alternative B highlights the following framework drivers:
 - Enhance visitor experience of year-round recreation, vistas and viewsheds, and gathering spaces
 - Protect cultural resources
 - Provide security at the Jefferson Memorial
- Alternative C highlights the following framework drivers:
 - Manage ecological impacts with a sustainable approach
 - Provide security at the Jefferson Memorial

Regulatory Review and Public Process:

NPS initiated the Section 106 process of the National Historic Preservation Act (NHPA) on September 17, 2024, for the development of conceptual designs for the Tidal Basin area of the National Mall and Memorial Parks. The NPS will prepare a draft Assessment of Effects and intends to consult the public per the implementing regulations (36 CFR 800.3[e]) of the NHPA in public meetings. At this time, the NPS has not made a determination of effect. The appropriate level of National Environmental Policy Act (NEPA) documentation for the development of conceptual designs for the Tidal Basin area is anticipated to be an Environmental Assessment (EA). The NEPA process will be initiated after the design advances beyond the initial conceptual design phase.

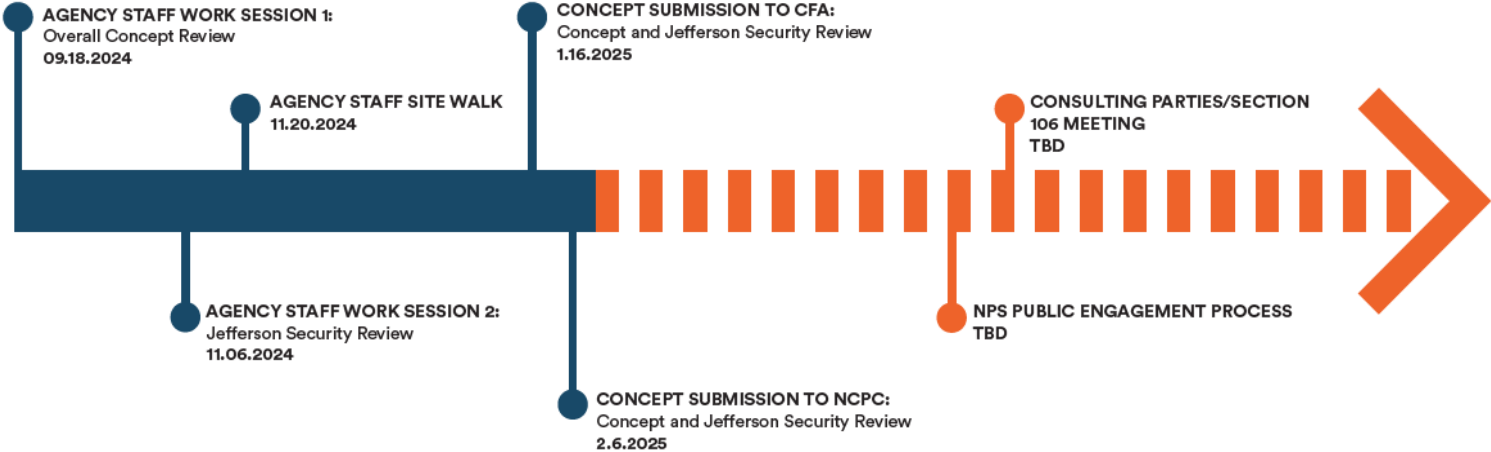
The NPS will engage the public on the conceptual designs for this project through a 30-day public comment period anticipated to be held in January-February of 2025. Once the project advances beyond the conceptual design phase, further public engagement will occur through the NEPA and Section 106 processes.

Location Map Showing Tidal Basin and Park Areas



Tidal Basin Plan Project Timeline

PROJECT TIMELINE



TIDAL BASIN: Development Concept Plan and Environmental Assessment
February 6, 2025



Project Brief

PROJECT BRIEF

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INTRODUCTION

The National Park Service (NPS) is undertaking a planning project to create a Development Concept Plan (the plan) for the Tidal Basin area of the National Mall and Memorial Parks. This project is part of the stipulations agreed upon by the NPS, the DC Historic Preservation Officer, and National Capital Planning Commission in a Memorandum of Agreement to resolve the adverse effects resulting from the project for the Rehabilitation of Tidal Basin and West Potomac Park Seawalls. The project will address multi-modal circulation and transportation; connectivity; conservation; tree preservation; protection of aquatic resources; infrastructure; memorials and cultural landscape protection; security; visitor experience, enjoyment, recreation, and services; seawall solutions and facilities; and flexible public spaces to accommodate a wide variety of national celebrations, First Amendment gatherings and other permitted activities. This project will also include the preliminary design for a vehicle barrier system around the Jefferson Memorial.

PROJECT AREA

The area of focus for this Plan includes the Tidal Basin and surrounding land located within West Potomac Park in Washington, DC. The project area is approximately over 250 acres in size, and includes specific areas and memorials, such as:

- Franklin Delano Roosevelt Memorial
- Martin Luther King, Jr. Memorial
- Thomas Jefferson Memorial
- 1912 Plantings
- Floral Library
- Cherry Trees
- Japanese Lantern
- Japanese Pagoda
- Inlet and Outlet Bridge
- Kutz Memorial Bridge

BACKGROUND

The Tidal Basin is a 19th century hydrological engineering achievement, an integral part of the West Potomac Park landscape, and the setting for renowned monuments. The Tidal Basin has evolved into an iconic, significant, and beloved public cultural landscape and commemorative space. It is estimated that 36 million people from all over the globe visit the National Mall annually to experience this great American landscape, and more than 1.5 million visitors come during the National Cherry Blossom Festival to enjoy the stunning bloom of more than 3,700 cherry trees growing around the Tidal Basin. Contributing to the substantial wear and tear on the Tidal Basin are the record crowds that continue to gather year-round to enjoy its scenery, monuments, and recreational opportunities. Growing visitation, escalating costs, and the lack of consistent federal funding have left the NPS unable to keep pace with needed repairs at the Tidal Basin. The NPS is in a constant state of cherry tree replacement, as the trees do not thrive in current conditions with trampled, compacted soils and the twice-daily inundation of brackish water in areas. This planning effort intends to provide direction for the long-term management and rehabilitation of the Tidal Basin cultural landscape based upon the vision of the National Mall Plan and other planning documents.

EXISTING CONDITIONS

The existing conditions of the project area are representative of a landscape that faces overlapping challenges. Pressures from heavy public use, ecological concerns, and the site's connection to the adjacent city fabric and movement systems have altered the landscape from its original design intent. The Tidal Basin is well attended as a site during cherry blossom season and throughout the year, and this activity has resulted in compacted soils, a lack of consistent ground cover, and exposed tree root systems in ways that affect the safety and accessibility of the site. Additionally, the connections from the site to the adjacent city fabric are either lacking in areas of desired connection, or insufficient and unsafe for the volume of pedestrian traffic matriculating onto the site.

TIDAL BASIN: Development Concept Plan and Environmental Assessment
February 6, 2025



Land Collective
DAVID RUBIN

G|W
W|O
ARCHITECTS



LIZ SARGENT
HISTORICAL LANDSCAPE ARCHITECTURE

Project Brief Continued

PROJECT BRIEF (CONT.)

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Roadway and sidewalk profiles are also challenged by the volume of people accessing the site via walking, biking, and driving causing a need for temporary barriers to separate modes of traffic during peak use times. Ecologically, tidal fluctuations have overtopped the main circulation path around portions of the Tidal Basin edge, leaving standing water and additional sediment on concrete walks. This twice-daily inundation negatively affects the cherry trees, pedestrian experience, and longevity of the engineered systems around the basin. Many of the engineered systems such as the seawall and sidewalks are in disrepair due to the ecological pressures and the root systems of trees within the landscape, creating additional hazards. The site includes multiple memorials including Martin Luther King Jr., Franklin Delano Roosevelt, Thomas Jefferson, and more. The memorials themselves are in good standing, however the connections to the adjacent Tidal Basin pathway networks should be improved. Notably, the site security around the Jefferson Memorial remains a series of Jersey barriers and will require a permanent design solution. In addition to the commemorative aspects, recreation has always been present in the Tidal Basin's history, and visitors continue to use the ballfields and multi-use fields regularly.

CONCEPTUAL DESIGN APPROACH

The conceptual design approach focuses on key themes drawn from the existing conditions studies, inventory and analysis, and discussion with the NPS on existing challenges and long-term needs. These themes also incorporate applicable planning documentation from the District's agencies with oversight and have been coordinated with the NPS to create a framework for all Development Concept Plan alternatives. The themes within that framework are as follows:

- Expand the connectivity of multi-modal circulation, transportation, and infrastructure
- Enhance visitor experience of year-round recreation, vistas and viewsheds, and gathering spaces
- Manage ecological impacts with a sustainable approach
- Protect cultural resources
- Provide security at the Jefferson Memorial

Our approach to developing each alternative considers the entire framework listed above, with weighted consideration on two to three key themes as a guide for each alternative's conceptual ideation. The project team's goal is to create a robust series of alternatives for consideration by the Park Service, agencies with oversight, and the public. An initial workshop with NPS narrowed the design team's focus to three distinct options:

Alternative A highlights the following framework drivers:

1. Expand the connectivity of multi-modal circulation, transportation, and infrastructure
2. Provide security at the Jefferson Memorial

Alternative B highlights the following framework drivers:

1. Enhance visitor experience of year-round recreation, vistas and viewsheds, and gathering spaces
2. Protect cultural resources
3. Provide security at the Jefferson Memorial

Alternative C highlights the following framework drivers:

1. Manage ecological impacts with a sustainable approach
2. Provide security at the Jefferson Memorial

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Regulatory Review and Public Coordination

REGULATORY REVIEW AND PUBLIC COORDINATION

6

NATIONAL HISTORIC PRESERVATION ACT

NPS initiated the Section 106 process of the National Historic Preservation Act (NHPA) on September 17, 2024, for the development of conceptual designs for the Tidal Basin area of the National Mall and Memorial Parks. As noted previously, this undertaking was called for as part of the stipulations agreed upon by the NPS, the DC Historic Preservation Officer, and the National Capital Planning Commission in a Memorandum of Agreement to resolve the adverse effects resulting from the Rehabilitation of Tidal Basin and West Potomac Park Seawalls project.

The NPS will prepare a draft Assessment of Effects and intends to consult the public per the implementing regulations (36 CFR 800.3[e]) of the NHPA in public meetings and through its Planning, Environment, and Public Comment (PEPC) website (<https://parkplanning.nps.gov/>). At this time, the NPS has not made a determination of effect.

NATIONAL ENVIRONMENTAL POLICY ACT

The appropriate level of National Environmental Policy Act (NEPA) documentation for the development of conceptual designs for the Tidal Basin area is anticipated to be an Environmental Assessment (EA). The NEPA process will be initiated after the design advances beyond the initial conceptual design phase.

AGENCY REVIEW

NPS anticipates agency review of the conceptual designs, including by the National Capital Planning Commission and the U.S. Commission of Fine Arts, to occur in February 2025. Additional agency review, including with Interested Tribes and the U.S. Fish and Wildlife Service, is ongoing.

PUBLIC ENGAGEMENT

The NPS will engage the public on the conceptual designs for this project through a 30-day public comment period anticipated to be held in January-February of 2025. Once the project advances beyond the conceptual design phase, further public engagement will occur through the NEPA and Section 106 processes.

TIDAL BASIN: Development Concept Plan and Environmental Assessment
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HISTORICAL LANDSCAPE ARCHITECTURE

Framework for Tidal Basin Development Plans

FRAMEWORK FOR THE TIDAL BASIN DEVELOPMENT CONCEPT PLANS

7

1. EXPAND THE **CONNECTIVITY** OF MULTI-MODAL CIRCULATION, TRANSPORTATION, AND INFRASTRUCTURE
2. ENHANCE **VISITOR EXPERIENCE** OF YEAR-ROUND RECREATION, VISTAS AND VIEWSHEDS, AND GATHERING SPACES
3. MANAGE **ECOLOGICAL IMPACTS** WITH A **SUSTAINABLE** APPROACH
4. PROTECT **CULTURAL RESOURCES**
5. PROVIDE **SECURITY** AT THE JEFFERSON MEMORIAL

TIDAL BASIN: Development Concept Plan and Environmental Assessment
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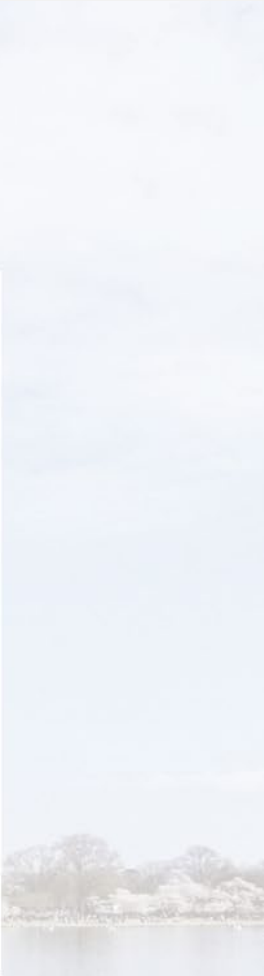
LIZ SARGENT
HISTORICAL LANDSCAPE ARCHITECTURE

Site History



SITE HISTORY

Research into site history was wide-ranging and inclusive of both East and West Potomac Park. Specifically, we wanted to call attention to the engineering associated with the Tidal Basin and its transition from four separate flushing basins to one, formalized, water body. This site has both influenced and shifted in response to large-scale planning within the district, including the unrealized formalization within the McMillan Plan. We also recognize the Congressional Act that stipulated recreation as an essential aspect of West Potomac Park and the Tidal Basin adjacencies and have been considering the many ways people recreate, experience, and understand the cultural landscapes in and around the tidal basin. In greater specificity, we wanted to highlight the historic Olmsted Brothers plan for the Jefferson Memorial, specifically the aspect of a keystone at the Jefferson Lawn, terraced grading interventions, and the interplay of cherry blossom canopy and glade, as well as the 1943 as-built configuration of the final plan. Our team also reviewed the existing conditions of the site to highlight key challenges like soil compaction, tidal inundation, pedestrian congestion, and insufficient site security at the Jefferson Memorial.



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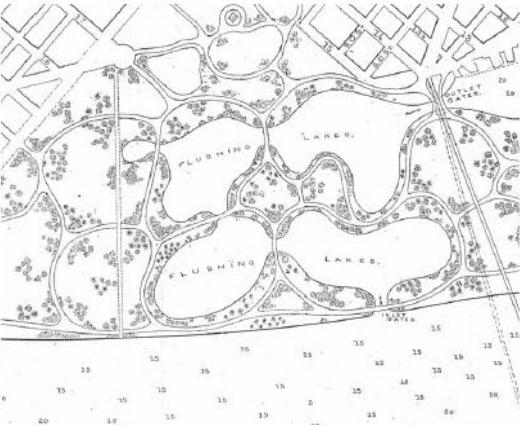


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Planning and Infrastructure

PLANNING AND INFRASTRUCTURE, CHERRY CANOPY, AND RECREATION



1883 - Original Potomac Flats Reclamation Plan



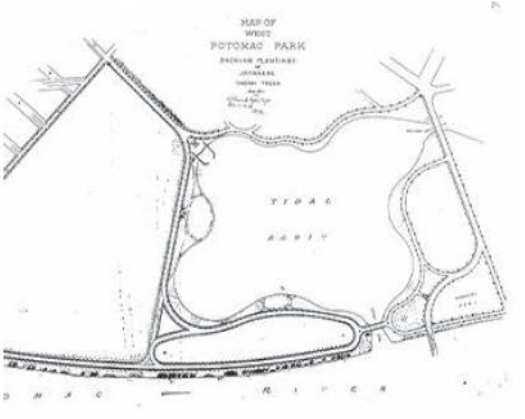
1901 - McMillan Plan



Photo of recreation fields at West Potomac Park, Land Collective



Photo of kickball game, courtesy of DC Fray



1909 - Historic Cherry Blossom Planting Plan



1988 - Historic aerial of the Tidal Basin showing Kutz Bridge splitting up the four lobes



Gathering at the Tidal Basin, Land Collective

Existing Conditions

EXISTING CONDITIONS



Image shows congested pedestrian traffic at the MLK Jr. Memorial Intersection with Tidal Basin edge.



Image shows congested pedestrian traffic at street crossing.



Image shows soil compaction at cherry tree root systems.



Image shows inundation and sediment at the Tidal Basin edge.



Image shows temporary Jersey barriers at Jefferson Memorial.



Image shows construction at the seawall south of the Inlet bridge.



Image shows pedestrian congestion at Tidal Basin edge.



Image shows recreational fields at West Potomac Park and bus parallel parking beyond.

Site Analysis



SITE ANALYSIS

The team's site analysis included both the Tidal Basin site scale, and a larger scale view extended to Constitution Avenue, NW. Long-range planning influences, FEMA flood zones, and connecting transit specifically relate to the larger scale analysis of site influences and ways in which the public accesses the site. At the Tidal Basin scale, our team narrowed our focus to all modes of transit and how people matriculate in and through this landscape, as well as existing landscape features like the overhead canopy. This information and more fed into our project team's understanding of the site and the needs of the NPS to develop three design alternatives for discussion.

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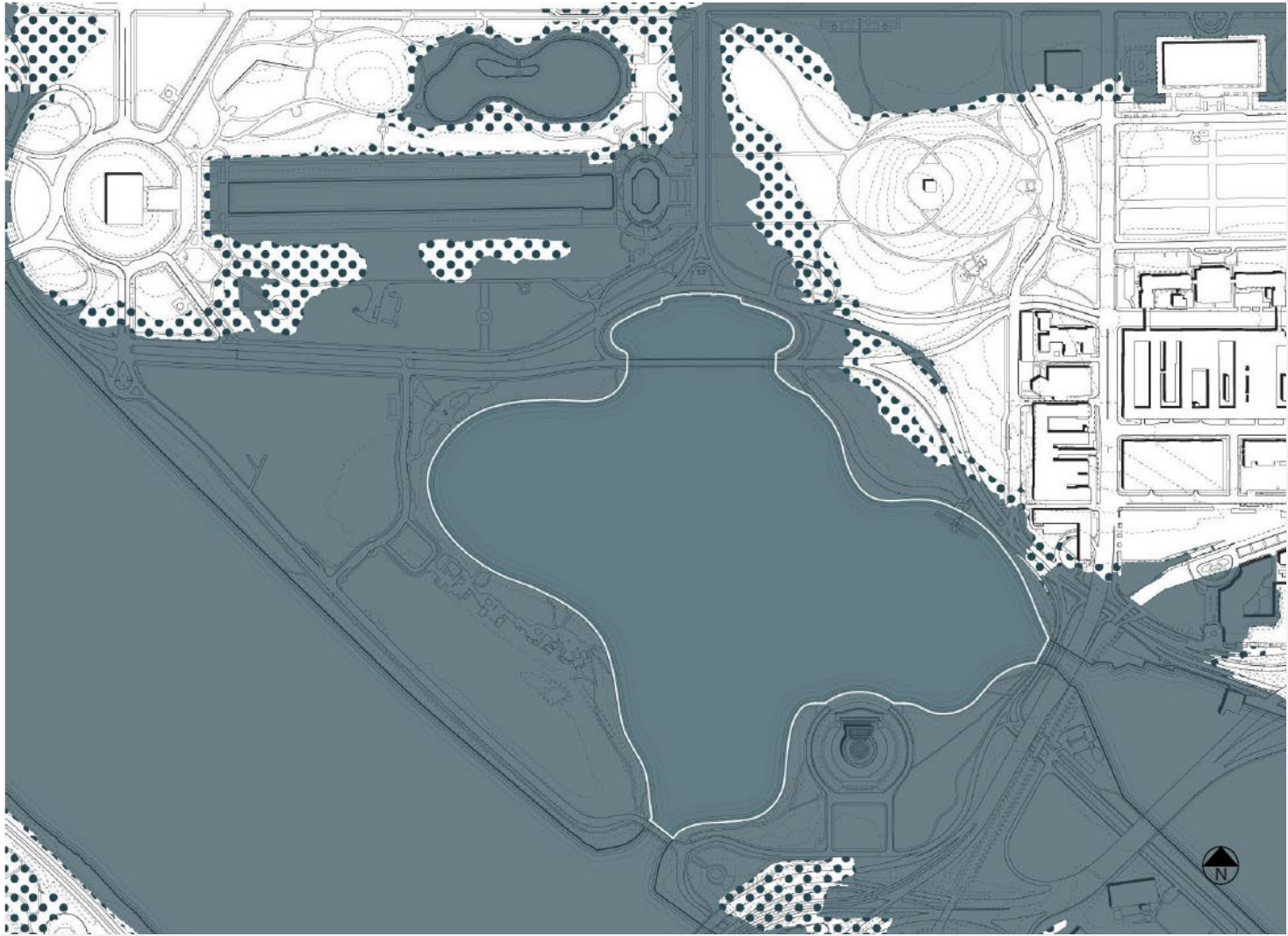


Site Analysis – FEMA Flood Zones

SITE ANALYSIS - FEMA FLOOD ZONES

LEGEND

- 100YR FLOOD ZONE
- 500YR FLOOD ZONE

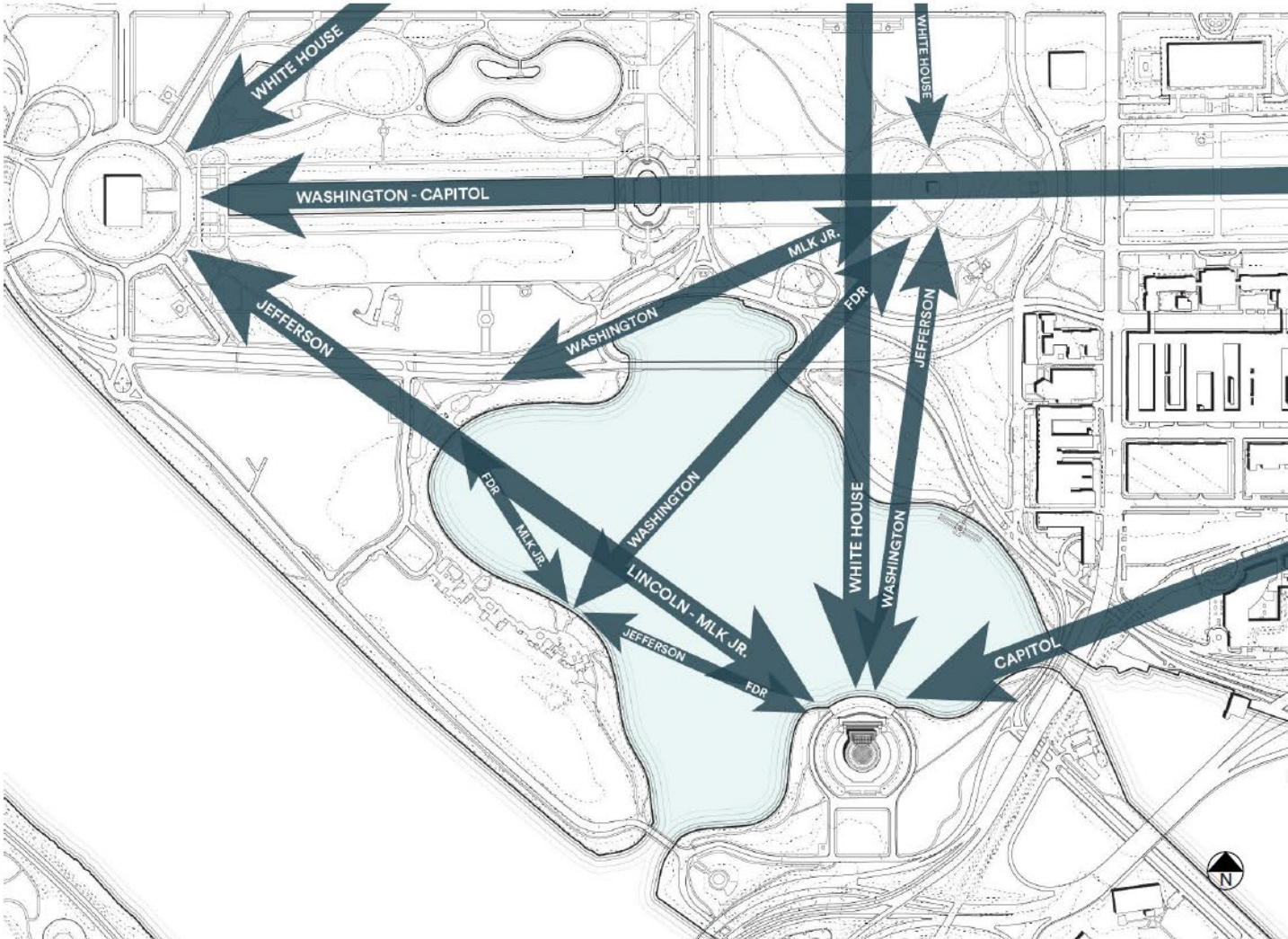


A diagram showing the 100 year flood plain and 500 year flood plain overlaid onto the project study area. The Tidal Basin is outlined.

Site Analysis – Viewsheds

SITE ANALYSIS - VIEWSHEDS

LEGEND
↔ VIEW CORRIDOR



A diagram showing memorial view corridors overlaid onto the project study area.

Site Analysis – Pedestrian

SITE ANALYSIS - PEDESTRIAN

LEGEND

— WALKWAYS






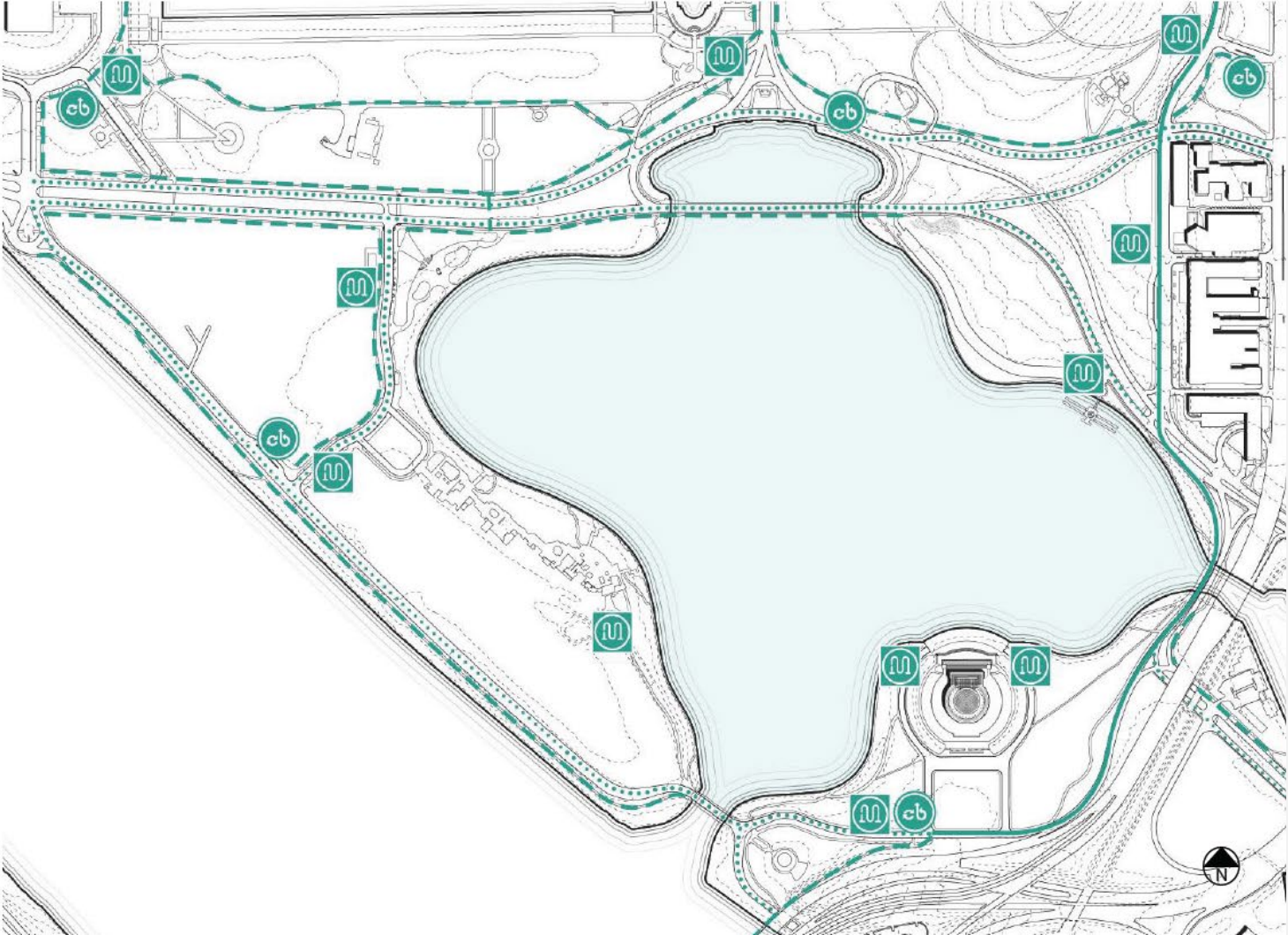
A diagram showing pedestrian walkways within and nearby the project study area.

Site Analysis – Bike/Scooter Circulation

SITE ANALYSIS - BIKE/SCOOTER CIRCULATION

LEGEND

-  BICYCLE/SCOOTER RENTALS
-  BICYCLE/SCOOTER RACKS
-  SHARED ROAD
-  TRAIL/SIDEWALK
-  BIKE LANE





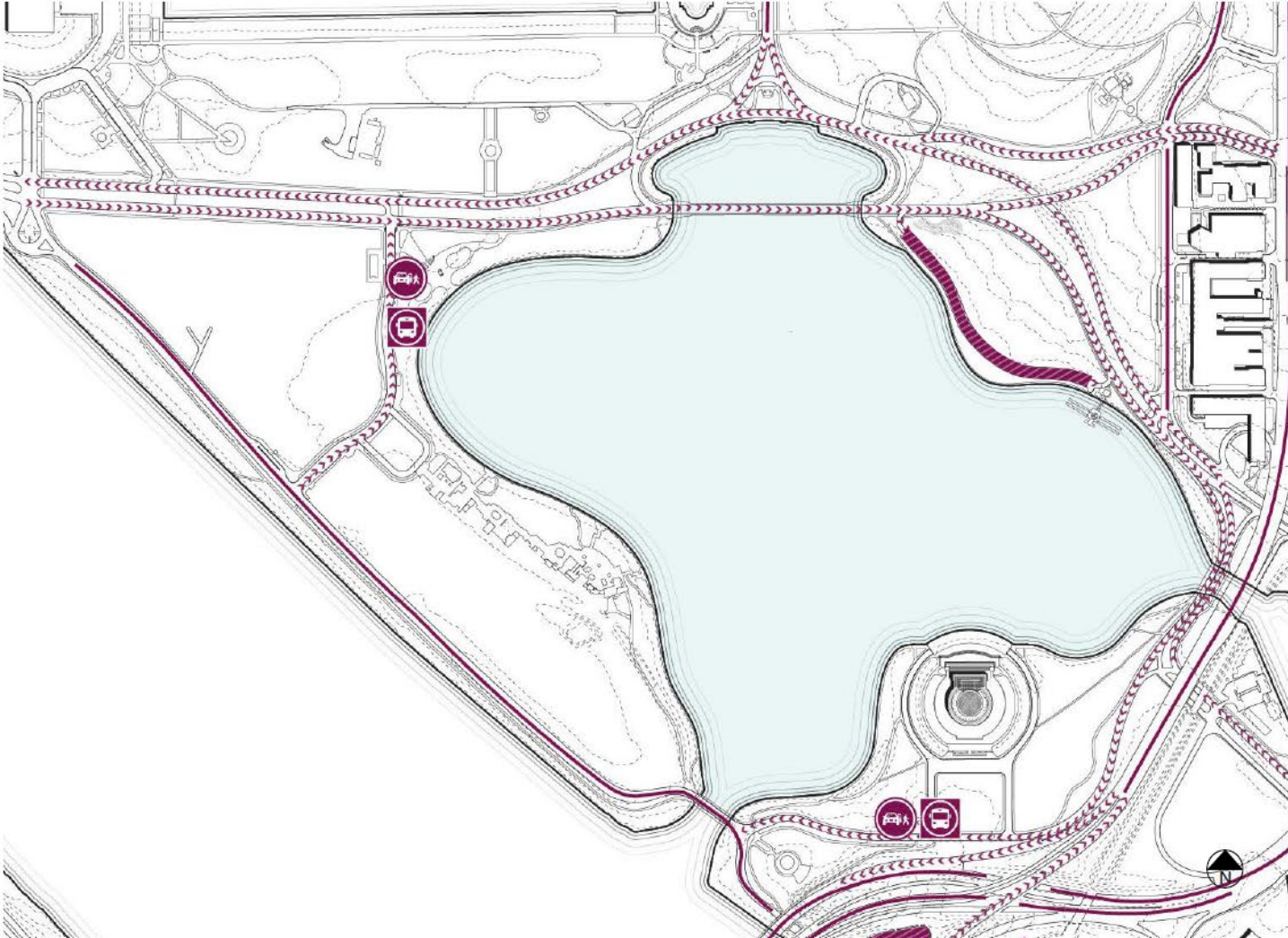
A diagram showing bicycle and scooter rental racks, bicycle and scooter parking racks, and bicycle routes that are either a shared road, a trail, or a dedicated bicycle lane within and nearby the project study area.

Site Analysis - Vehicular

SITE ANALYSIS - VEHICULAR

LEGEND

-  BUS STOP
-  CAR DROP OFF
-  PARKING LOT
-  ONE-WAY ROAD
-  TWO-WAY ROAD



A diagram showing one-way and two-way roads, bus stops, car drop-off, and parking lots within and nearby the project study area.

Site Analysis - Planting

SITE ANALYSIS - PLANTING

LEGEND

-  CHERRY CANOPY
-  DECIDUOUS CANOPY
-  EVERGREEN CANOPY



A diagram showing cherry tree, deciduous, and evergreen canopies within and nearby the project study area.

Security Precedents



SECURITY PRECEDENTS

The design team reviewed proximate Memorials and Monuments as site precedents for the design of security improvements at the Jefferson Memorial. By analyzing the positives and negatives of site security at the Lincoln Memorial and the Washington Monument, the design is able to identify the most appropriate secure edge method for this site. By utilizing feedback from CISA analysis and site observations, parameters were established to guide Jefferson Memorial security options in each design alternative.



Lincoln Memorial and Washington Monument

LINCOLN MEMORIAL + WASHINGTON MONUMENT PRECEDENTS

To understand the site context and potential secure edge options the project team reviewed both the Lincoln Memorial and Washington Monument secure edge. The Lincoln Memorial site includes a **retaining wall** around three quarters of the circle and **long lengths of bollards** at pedestrian plazas. The Washington Monument secure edge was reviewed for its integration within the landscape. A **2'-6" barrier wall** was utilized here and functions as a **retaining wall**. **Bollards are used** to meet requirements at **pedestrian and maintenance entries** to the Monument. There are minimal amounts of freestanding walls.







Images show the Lincoln Memorial and the Washington Monument site security methods from multiple angles. Security interventions include site walls and bollards.

Analysis – Jefferson Security

ANALYSIS - JEFFERSON SECURITY

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LEGEND

-  MINIMUM PROTECTION RADIUS
-  EXISTING JERSEY BARRIER
-  PEDESTRIAN DESIRE LINES
-  MINIMUM PROTECTION RADIUS

Jefferson Security parameters as understood from CISA feedback are summarized via the top diagram. CISA noted that the barrier wall or bollard shall be 2'-6" height minimum. Any gaps should not exceed 4' width. Removable bollards are allowable for maintenance and emergency access. The approach to any barrier is to be flat or tilted downward for minimum 10' horizontal distance. Final designs will be reviewed during the design process. When considering the site experience of the space and maintaining the concentric radius layout, occupiable space is bisected, interrupting pedestrian desire lines in and around the site. The site wall may also be perceived as part of the original design configuration which is in contrast to historic landscape design considerations.

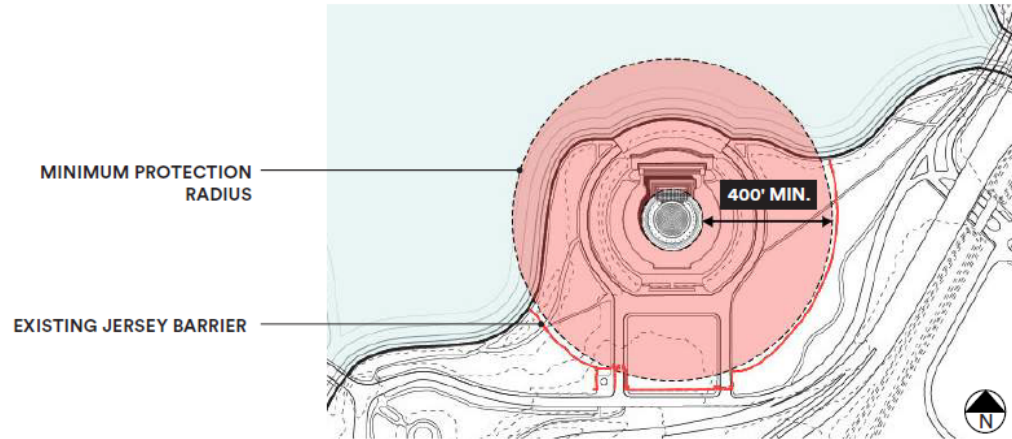


Diagram shows the Jefferson Memorial in plan view and includes the existing site security element locations and the minimum security setback defined by CISA staff.

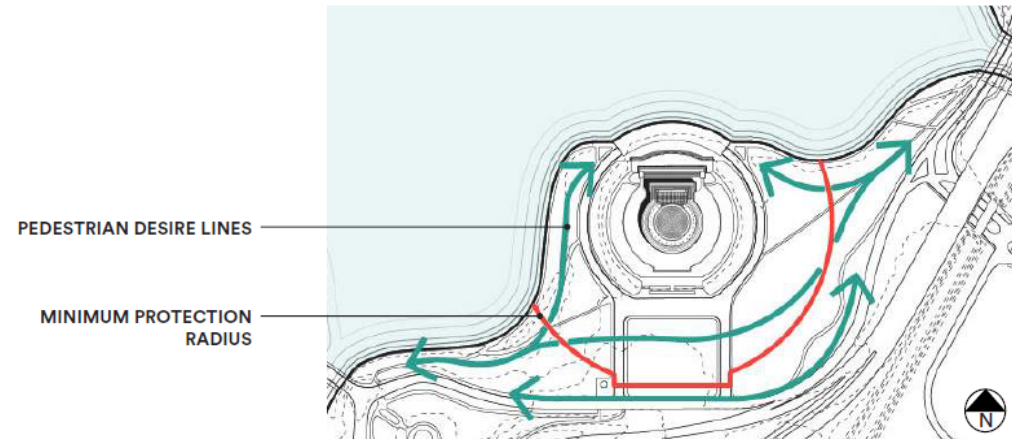


Diagram shows the Jefferson Memorial in plan view. Diagram shows site security elements in a concentric ring at the 400 foot setback and general pedestrian movement.

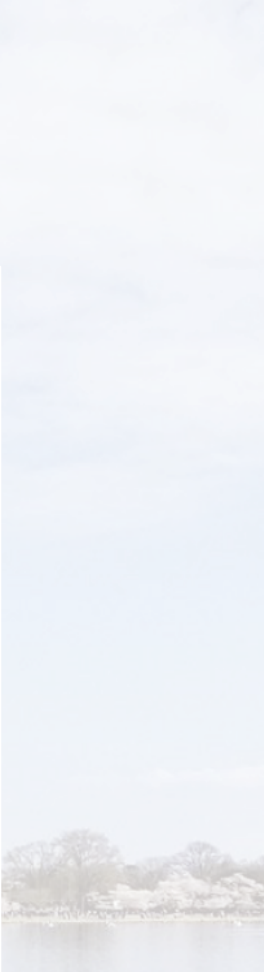
Alternative A



ALTERNATIVE A

- EXPAND THE **CONNECTIVITY** OF MULTI-MODAL CIRCULATION, TRANSPORTATION, AND INFRASTRUCTURE
- PROVIDE **SECURITY** AT THE JEFFERSON MEMORIAL

Alternative A highlights solutions that **prioritize pedestrian circulation and connectivity** and how bicycle, scooter, and vehicular circulation can respond to those larger design gestures. **Two main circulation routes** allow pedestrians to experience the Tidal Basin landscape at an upper and lower level, with **ancillary paths braided through the landscape** to connect the more prominent pathways. Redundancy in pedestrian pathways and bridging devices allows visitors to curate their journey to existing memorial spaces around the Tidal Basin as well as connect to the larger urban and memorial fabric that surrounds this impactful landscape. **Canopies of cherry blossoms assist in creating layers** within the circulation and gathering spaces surrounding the Basin, directing views, and providing a backdrop in which to view this historic landscape. An expanded cherry planting creates a **'Pink Cloud'** and relieves pressure on the inner ring. Vehicular infrastructure is adjusted to provide larger contiguous space for flexible uses and gathering spaces, while bicycle and scooter infrastructure pairs with pedestrian circulation for efficient access to points of matriculation or the city fabric beyond.



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Alternative A - Connectivity

ALTERNATIVE A - CONNECTIVITY

LEGEND

- 1. TIDAL BASIN (WATER)
- 2. FLORAL LIBRARY
- 3. CHERRY TREES (THROUGHOUT)
- 4. COMFORT STATION
- 5. PADDLE BOAT DOCK
- 6. TIERED SEATING
- 7. BIKE PATH
- 8. PEDESTRIAN WALKWAY
- 9. PEDESTRIAN BRIDGE
- 10. PARKING
- 11. DROP-OFF
- 12. MULTI-USE FIELD (5 TOTAL)
- 13. SOFTBALL FIELD (8 TOTAL)
- 14. RUGBY FIELD
- 15. CRICKET FIELD



Detail schematic plan shown of the Tidal Basin and surrounding landscape with existing memorials, accessible pedestrian pathways, and recreation fields. The park includes multiple parking lots along realigned Independence Avenue SW and W Basin Drive SW and comfort stations with an urban plaza in the NE, S, and W of the site. The water edge is surrounded by a continuous ring of cherry trees and includes pedestrian bridges at Kutz Bridge, the Inlet Bridge, and Outlet Bridge.

Alternative A – Proposed Pedestrian Circulation

ALTERNATIVE A - PROPOSED PEDESTRIAN CIRCULATION

LEGEND

-  12'-0" WIDE WALKWAY
-  6'-8" WIDE WALKWAY
-  EXISTING WALKWAY
-  OPEN CIRCULATION



Diagram showing differentiation of 12 ft wide versus 6 ft – 8 ft wide pathways across site and existing pathways to remain. All pathways are accessible. Open circulation shows zones of free pedestrian movement.

Alternative A – Proposed Bike/Scooter Circulation

ALTERNATIVE A - PROPOSED BIKE/SCOOTER CIRCULATION

LEGEND

-  CITI BIKE RENTALS
-  MICROMOBILITY CORRALS
-  BICYCLE/SCOOTER RACKS
-  BICYCLE PATH

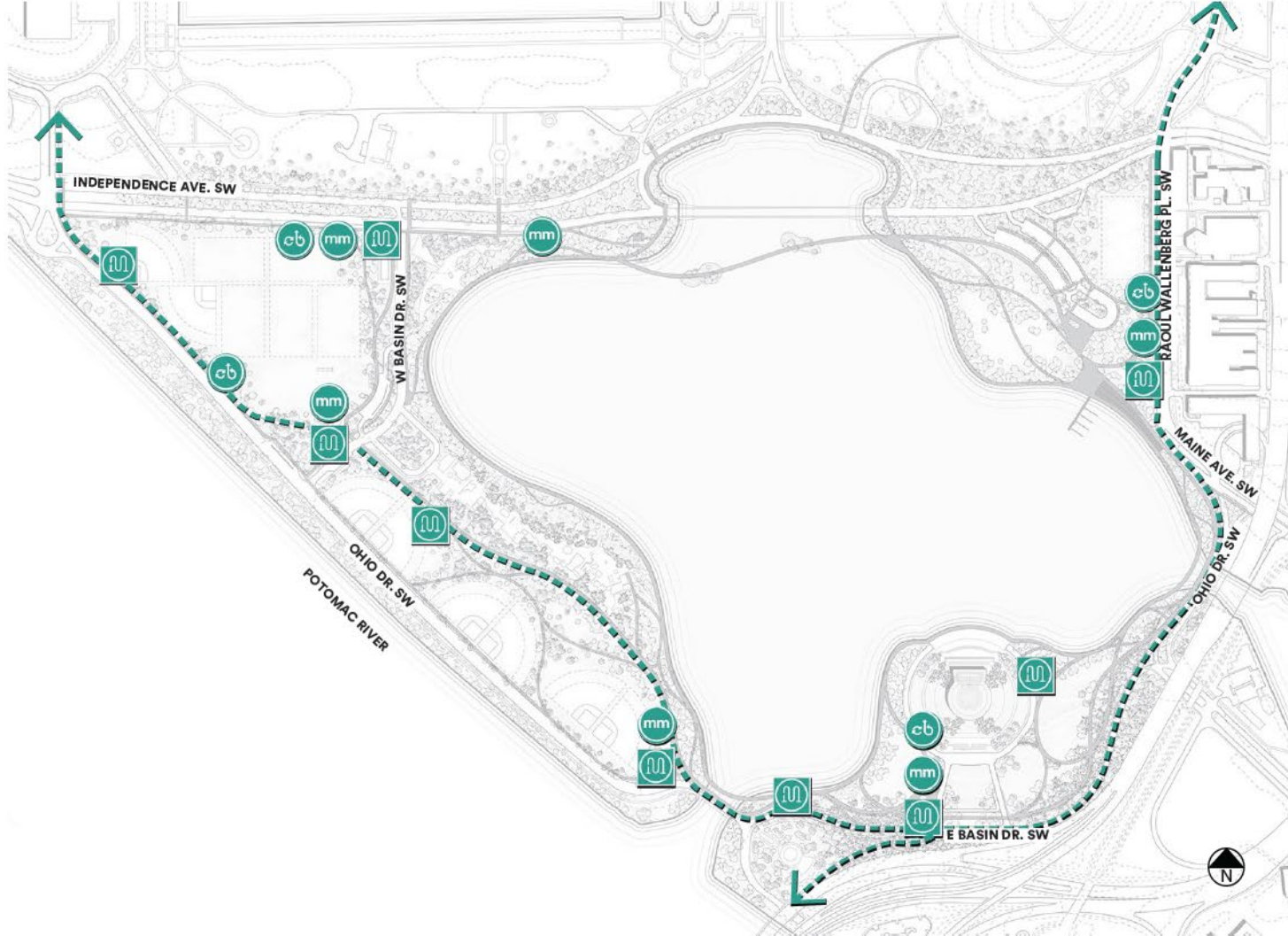


Diagram showing bicycle path, bicycle and scooter rental corral, and bicycle rack parking across site. Bicycle path follows Raoul Wallenberg Place, Ohio Dr. SW, and E Basin Drive to the Inlet Bridge, then shifts to an interior bicycle route and connects to the intersection of Ohio Dr. SW and Independence Ave. SW.

Alternative A – Proposed Vehicular Circulation

ALTERNATIVE A - PROPOSED VEHICULAR CIRCULATION

LEGEND

-  BUS STOP
-  BUS DROP OFF
-  CAR DROP OFF
-  PARKING LOT
-  ROAD REALIGNMENT

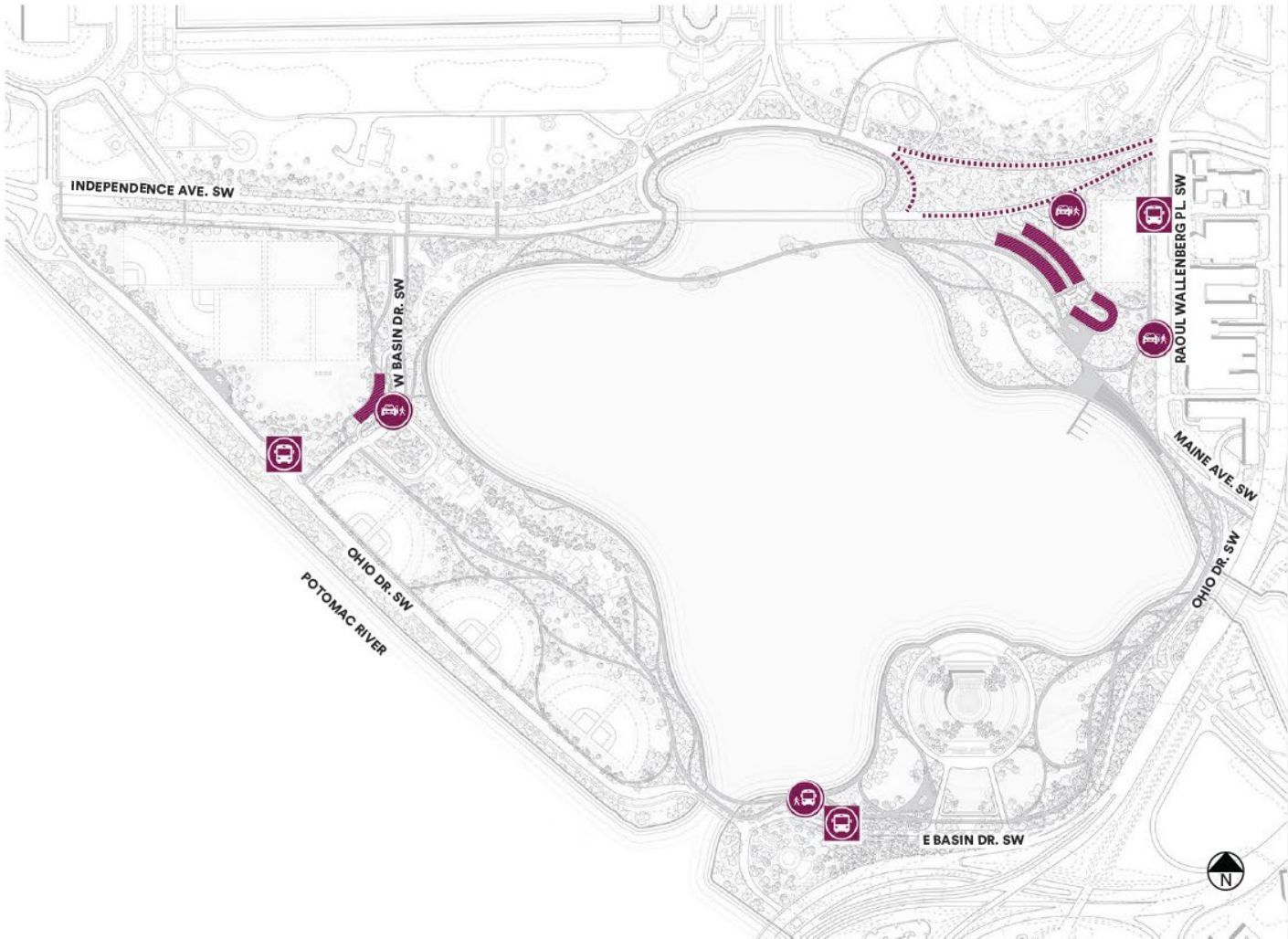


Diagram showing parking lots, car drop-off, bus drop-off, and bus stops. Parking and car drop-off are located in the northeast and northwest of the site, bus drop off is located in the south of the site, and bus stops are located on the east, south, and west sides of the site.

Alternative A – Proposed Overhead Canopy

ALTERNATIVE A - PROPOSED OVERHEAD CANOPY

LEGEND

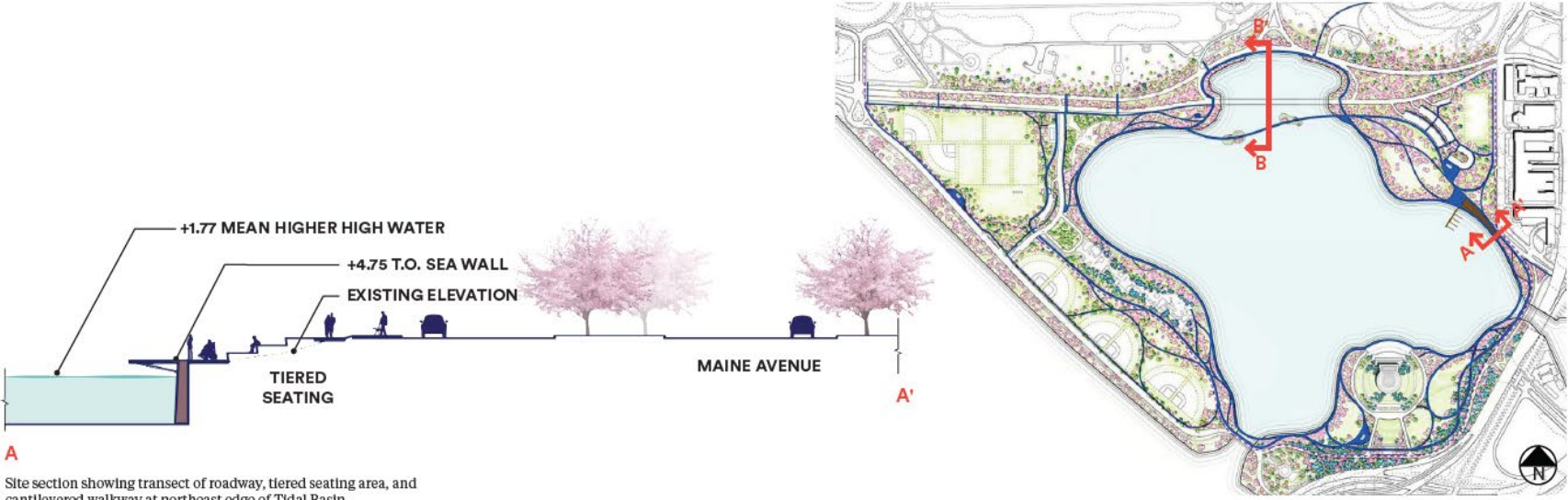
- CHERRY CANOPY
- DECIDUOUS CANOPY
- EVERGREEN CANOPY



Diagram shows continuous cherry tree ring around the site with openings intermittently around the edge. Deciduous and evergreen canopy are also shown.

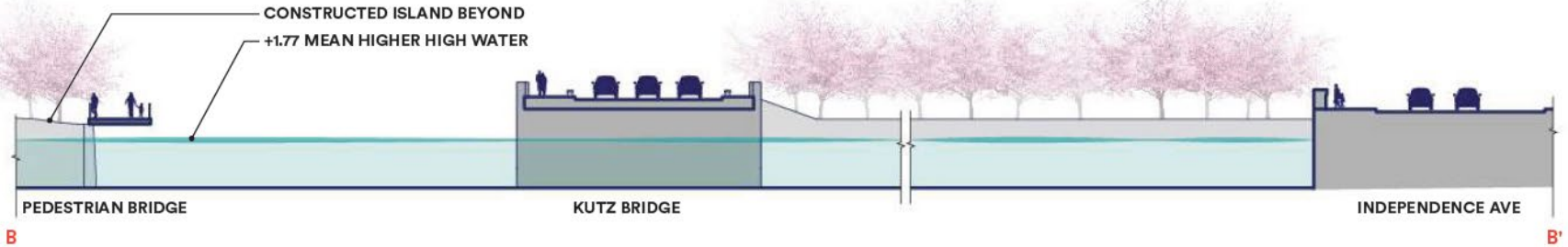
Alternative A – Proposed Site Sections

ALTERNATIVE A - PROPOSED SITE SECTIONS



Site section showing transect of roadway, tiered seating area, and cantilevered walkway at northeast edge of Tidal Basin.

Key plan showing location of section cuts.




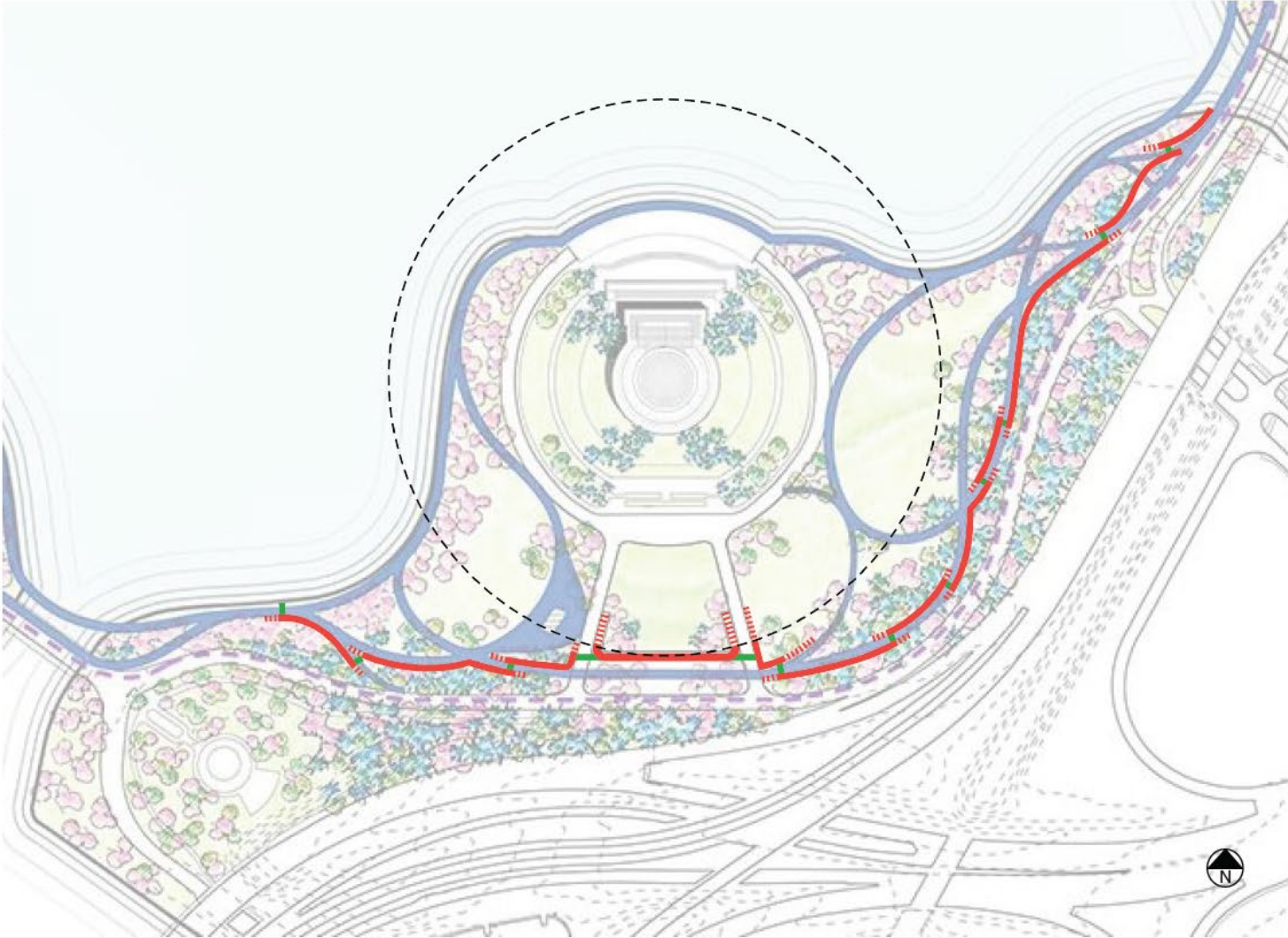
Site section showing the transect of northern lobe of the Tidal Basin, Kutz Bridge and Independence Avenue SW. An additional pedestrian bridge connects to islands of cherries within the basin.

Alternative A – Proposed Jefferson Security

ALTERNATIVE A - PROPOSED JEFFERSON SECURITY

LEGEND

-  2'-6" SECURITY WALL
-  TAPERED SECURITY WALL
-  SECURITY BOLLARDS
-  MIN. SECURITY SETBACK

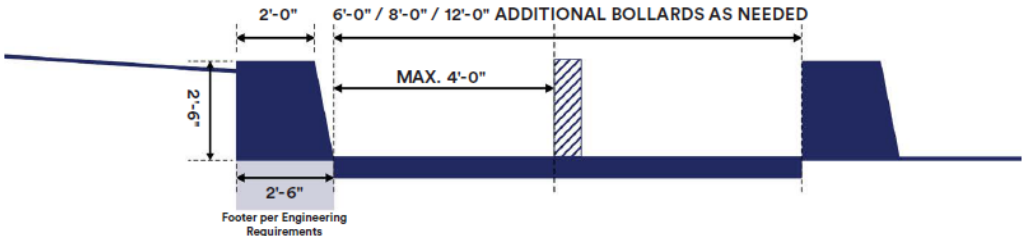


Plan diagram shows the area around Jefferson Memorial and includes a proposed security wall, tapered wall, bollards, and the minimum security setback.

Alternative A – Proposed Representative Section

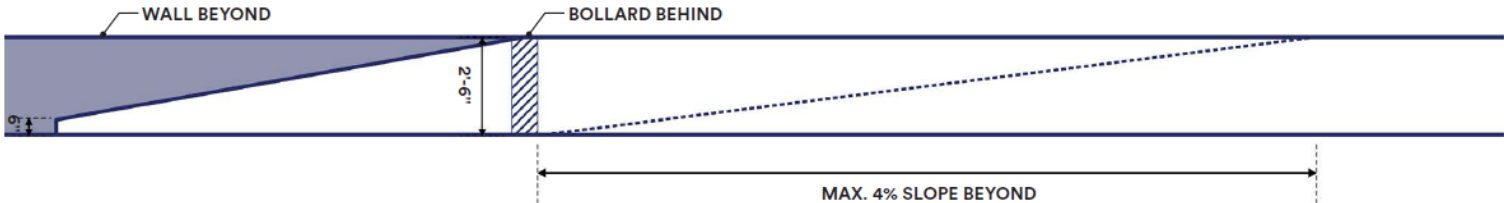
ALTERNATIVE A - PROPOSED REPRESENTATIVE SECTION

SECTION A: WALL TRANSITION



Key plan showing section cuts.

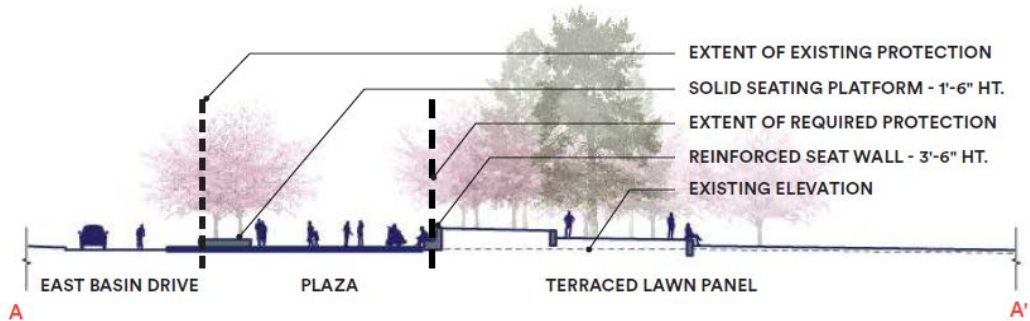
ELEVATION B: WALL TRANSITION



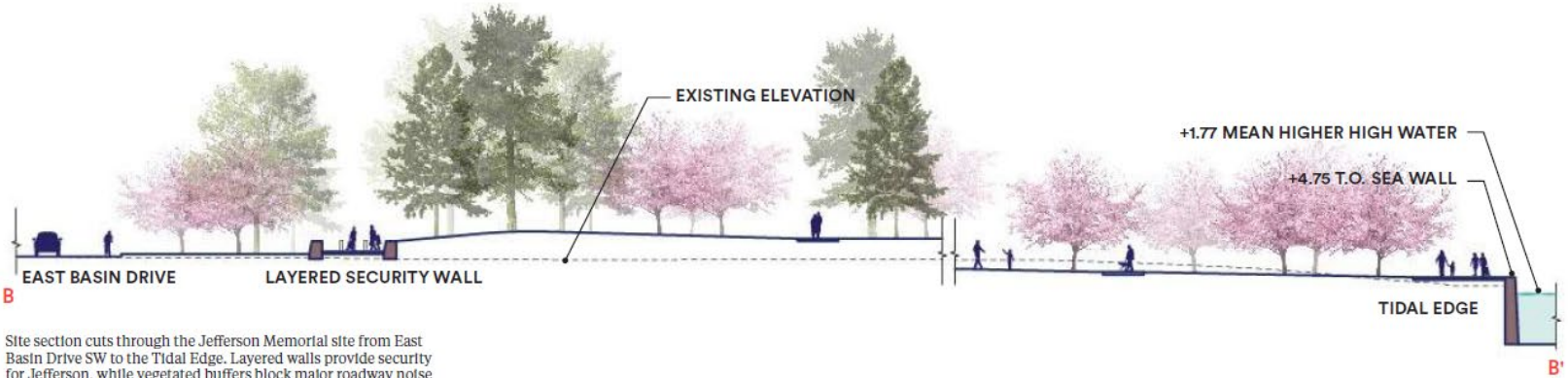
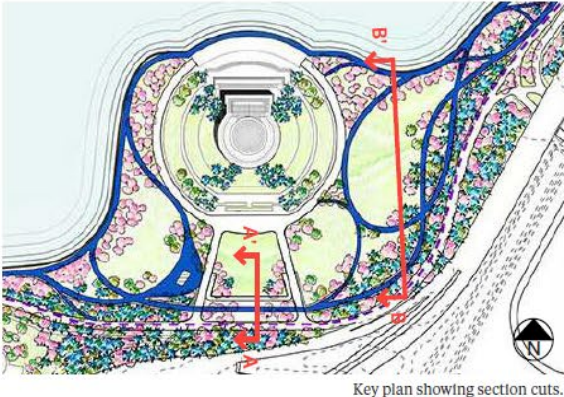
Section and elevations show example transects of proposed site security. Graphics include site walls and minimal bollards.

Alternative A – Proposed Site Sections

ALTERNATIVE A - PROPOSED SITE SECTIONS



Site section bisects seat wall at lawn panel south of the Thomas Jefferson Memorial. Site walls are reinforced to act as protection from vehicular entry.

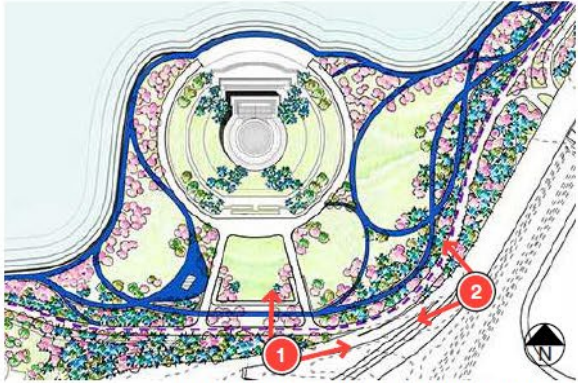


Site section cuts through the Jefferson Memorial site from East Basin Drive SW to the Tidal Edge. Layered walls provide security for Jefferson, while vegetated buffers block major roadway noise and visibility.

Alternative A – Proposed Jefferson Security

ALTERNATIVE A - PROPOSED JEFFERSON SECURITY

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Key plan showing views of site around Jefferson Memorial



Perspective rendering shows view of the site walls from the southeast corner of the Jefferson Lawn looking north northeast across the site. Walking paths follow the tops of site walls.



Perspective rendering shows views of the site walls from the southeast corner of the site looking west towards the Jefferson Memorial. Walking paths sit above the site walls.

Alternative A – Proposed Site Axon

ALTERNATIVE A - PROPOSED SITE AXON

35



Key plan showing axon location.

Site axon view shows site security from the roadway to interior pedestrian pathways. Secure edge is highlighted.

Alternative B



ALTERNATIVE B

- ENHANCE **VISITOR EXPERIENCE** OF YEAR-ROUND RECREATION, VISTAS AND VIEWSHEDS, AND GATHERING SPACES
- PROTECT **CULTURAL RESOURCES**
- PROVIDE **SECURITY** AT THE JEFFERSON MEMORIAL

Vistas and viewsheds are a key organizational component of Alternative B, formalizing existing regulated viewsheds to key features and cultural resources within the Tidal Basin and adjacent landscapes, emphasizing reciprocal viewsheds and creating intimate viewsheds that may be experienced at a more personal level. Through the use of **topography, cherry blossom canopy, and pedestrian pathway as framing devices**, gathering spaces are made accessible and easily read throughout the landscape as moments of pause along an episodic journey. Key visual connections to the Potomac River and Congress are of particular note as **new viewshed experiences**. Adjustments to vehicular circulation reduces the amount of time a pedestrian or cyclist spends at a crosswalk in order to enter the site, and redundancy in bike infrastructure provides options for commuter and tourism focused cyclists to navigate around the basin in a safe and easily communicated manner. Again, an expanded cherry planting creates a **'Pink Cloud'** and relieves pressure on the inner ring.



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Alternative B – Visitor Experience and Cultural Resources

ALTERNATIVE B - VISITOR EXPERIENCE AND CULTURAL RESOURCES

LEGEND

- 1. TIDAL BASIN (WATER)
- 2. FLORAL LIBRARY
- 3. CHERRY TREES (THROUGHOUT)
- 4. COMFORT STATION
- 5. PADDLE BOAT DOCK
- 6. *NOT USED
- 7. BIKE PATH
- 8. PEDESTRIAN WALKWAY
- 9. PEDESTRIAN BRIDGE
- 10. PARKING
- 11. DROP-OFF
- 12. MULTI-USE FIELD (5 TOTAL)
- 13. SOFTBALL FIELD (8 TOTAL)
- 14. RUGBY FIELD
- 15. CRICKET FIELD



Detail schematic plan shown of the Tidal Basin and surrounding landscape with existing memorials, accessible pedestrian pathways, and recreation fields. The park includes multiple parking lots along Maine Avenue SW and W Basin Drive SW and comfort stations with an urban plaza in the northwest and south of the site. The water edge is surrounded by a continuous ring of cherry trees and includes pedestrian bridges at Kutz Bridge, the Inlet Bridge, and Outlet Bridge.

Alternative B – Proposed Pedestrian Circulation

ALTERNATIVE B - PROPOSED PEDESTRIAN CIRCULATION

LEGEND

- 12'-0" WIDE WALKWAY
- 6'-8" WIDE WALKWAY
- EXISTING WALKWAY
- OPEN CIRCULATION



Diagram showing differentiation of 12 ft wide versus 6 ft – 8 ft wide pathways across the site and existing to remain walkways. All pathways are accessible. Open circulation shows zones of free pedestrian movement.

Alternative B – Proposed Bike/Scooter Circulation

ALTERNATIVE B - PROPOSED BIKE/SCOOTER CIRCULATION

LEGEND

-  CITI BIKE RENTALS
-  MICROMOBILITY CORRAL
-  BICYCLE/SCOOTER RACKS
-  BICYCLE PATH

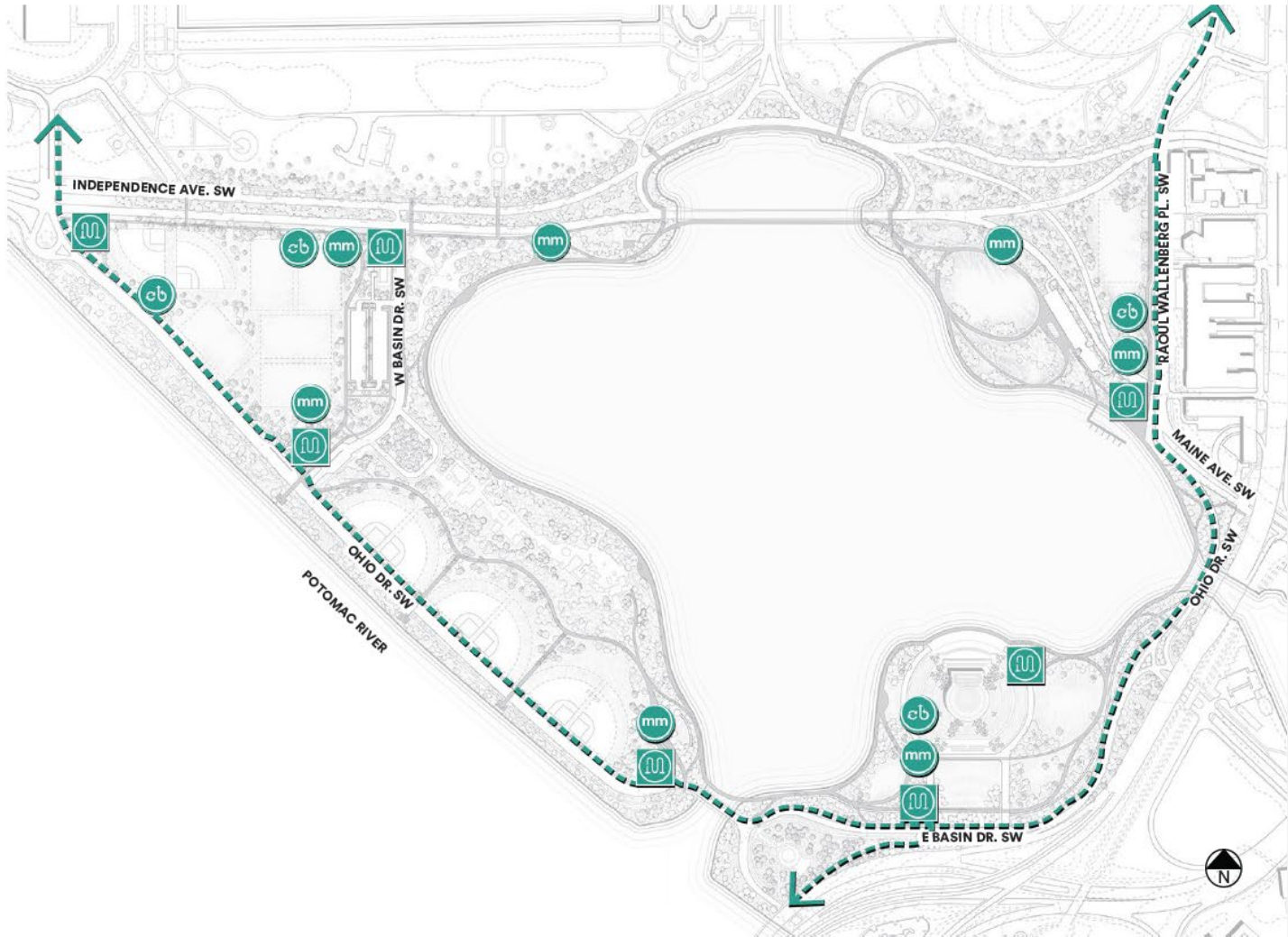


Diagram showing bicycle path, bicycle and scooter rental corral, and bicycle rack parking across site. Bicycle path follows Raoul Wallenberg Place, Ohio Dr. SW, E Basin Drive, and Ohio Dr. SW to the intersection with Independence Ave. SW. The bicycle path is removed from the road.

Alternative B – Proposed Vehicular Circulation

ALTERNATIVE B - PROPOSED VEHICULAR CIRCULATION

LEGEND

-  BUS STOP
-  BUS DROP OFF
-  CAR DROP OFF
-  PARKING LOT
-  ROAD REALIGNMENT

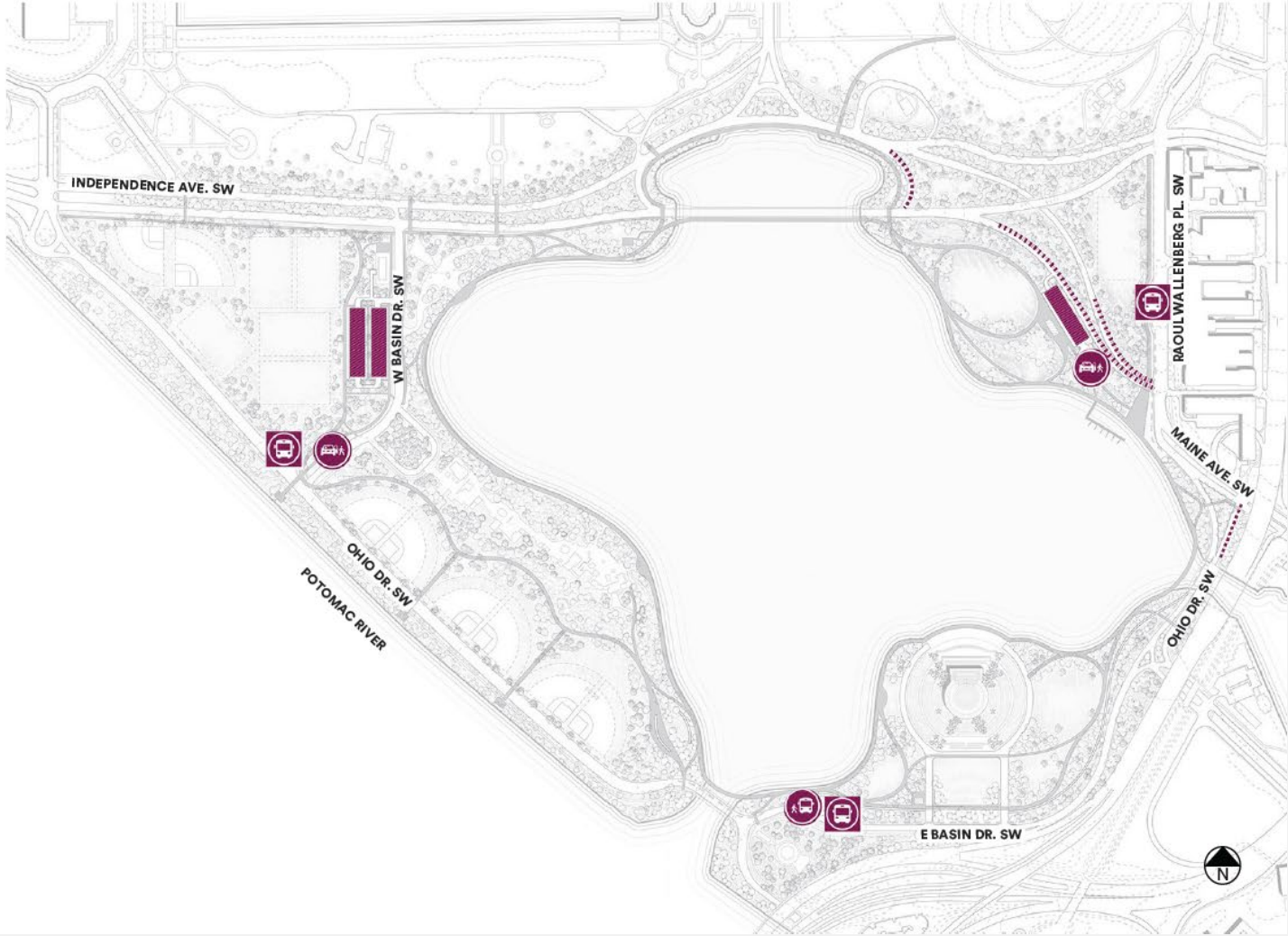


Diagram showing parking lots, car drop-off, bus drop-off, and bus stops. Parking and car drop-off are located in the northeast and northwest of the site, bus drop off is located in the south and northwest of the site, and bus stops are located on the east, south, and west sides of the site.

Alternative B – Proposed Overhead Canopy and Views

ALTERNATIVE B - PROPOSED OVERHEAD CANOPY AND VIEWS

LEGEND







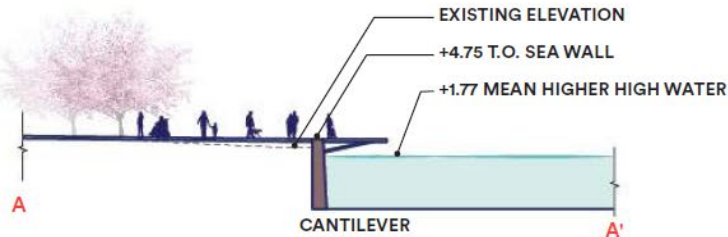
-  CHERRY CANOPY
-  DECIDUOUS CANOPY
-  EVERGREEN CANOPY
-  PLANNED VIEW
-  REINFORCED PLANNED VIEW
-  INTRODUCED VIEW



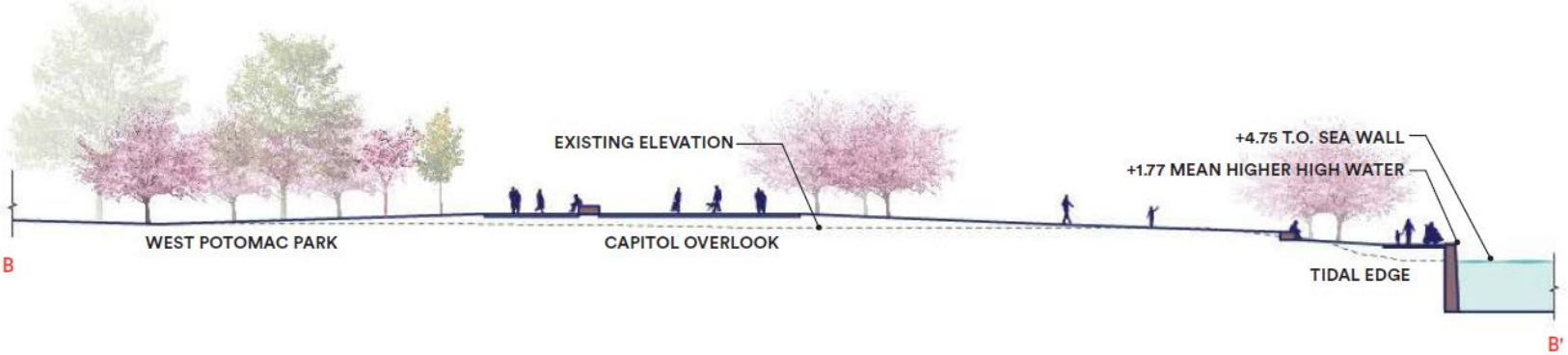
Diagram shows continuous cherry tree ring around the site with openings intermittently around the edge. Openings correspond with key viewsheds to surrounding memorials and federal buildings. Deciduous and evergreen canopy also shown along with planned views, reinforced planned views, and introduced views.

Alternative B – Proposed Site Sections

ALTERNATIVE B - PROPOSED SITE SECTIONS



Site section showing raised grade and cantilevered edge at the MLK Jr. Memorial entrance.



Site section showing cut from the Tidal Basin edge to the ridge line at the southwest corner near the Inlet Bridge. Section shows tiered seat walls and raised grade with views to Tidal Basin.

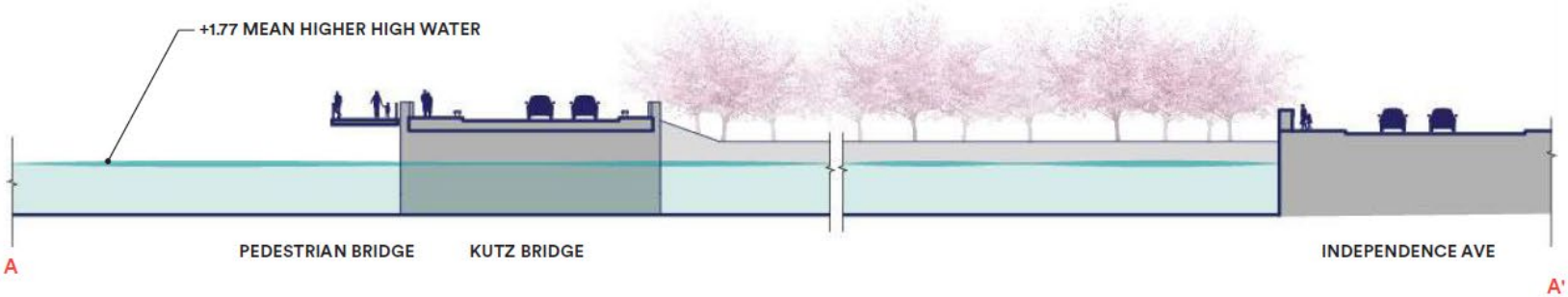
Alternative B – Proposed Site Sections

ALTERNATIVE B - PROPOSED SITE SECTIONS

43



Key plan showing location of section cuts.



Site section showing transect from the Kutz Bridge to the northern edge of the north lobe, with pedestrian bridge conjoined to existing Kutz Bridge.

Alternative B – Proposed Jefferson Security

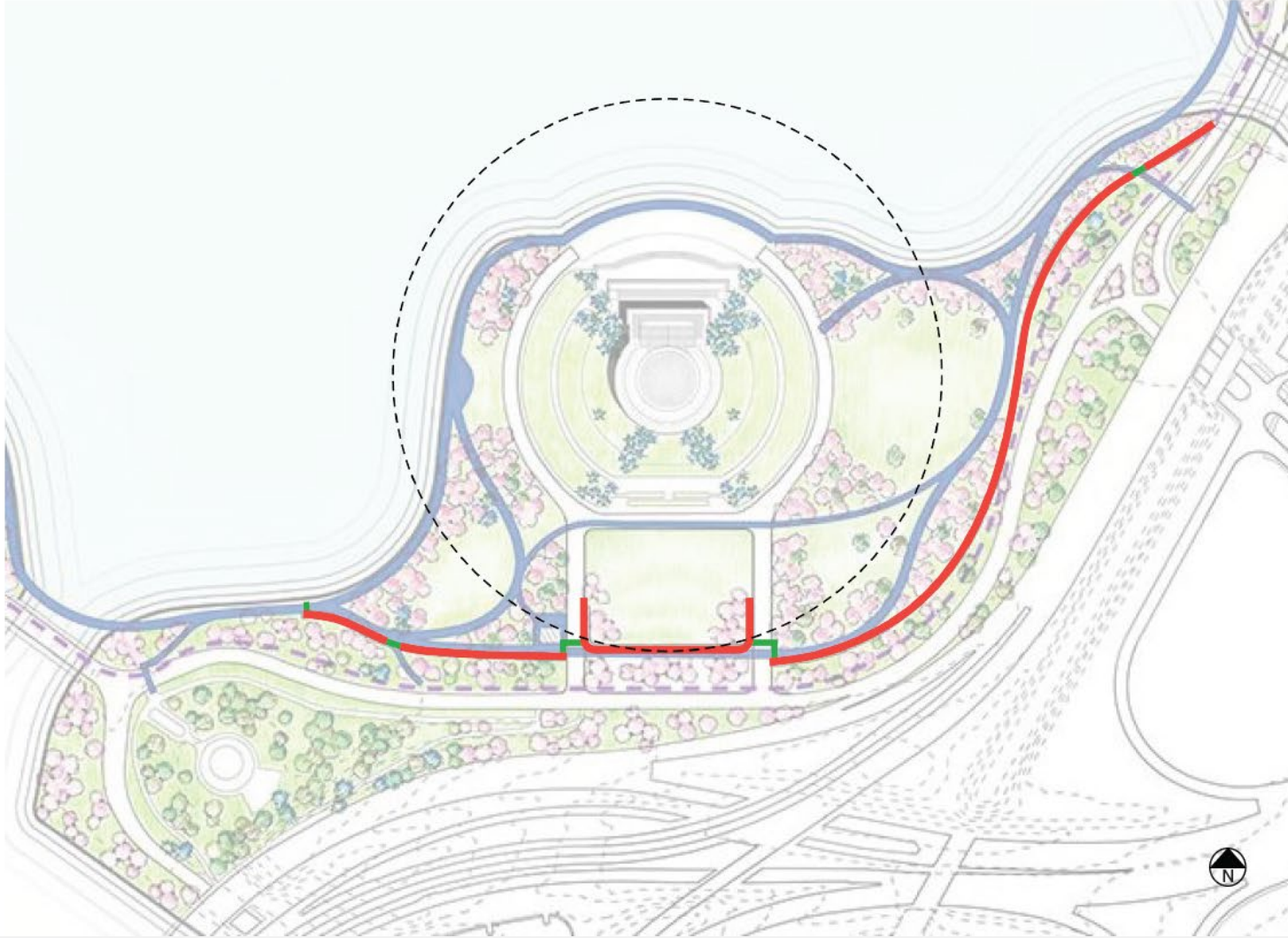
ALTERNATIVE B - PROPOSED JEFFERSON SECURITY

LEGEND

— 2'-6" SECURITY WALL

— SECURITY BOLLARDS

- - - - MIN. SECURITY SETBACK



Plan diagram showing the area around Jefferson Memorial including a proposed security wall, bollards, and the minimum security setback.

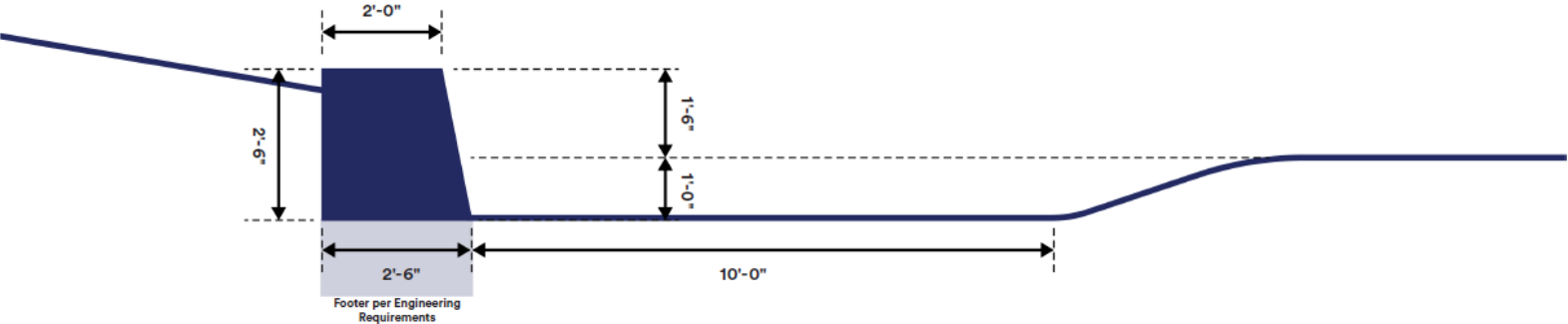
Alternative B – Proposed Representative Section

ALTERNATIVE B - PROPOSED REPRESENTATIVE SECTION

45



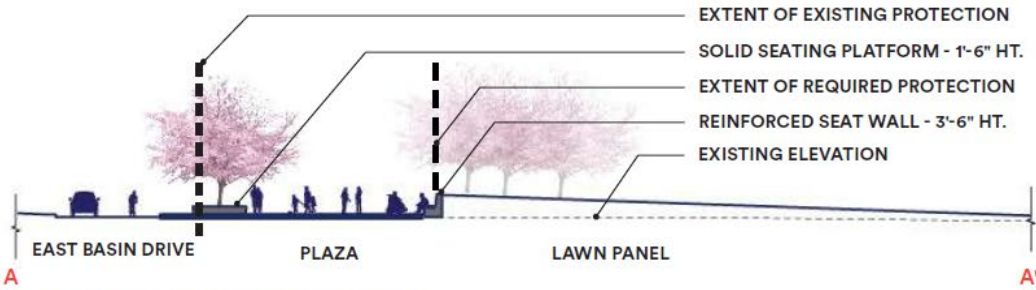
Key plan showing location of section cuts.



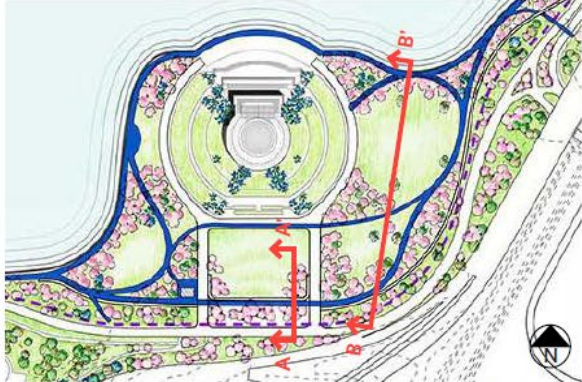
Section shows example of site security profile which includes site wall and ha-ha wall configuration.

Alternative B – Proposed Site Sections

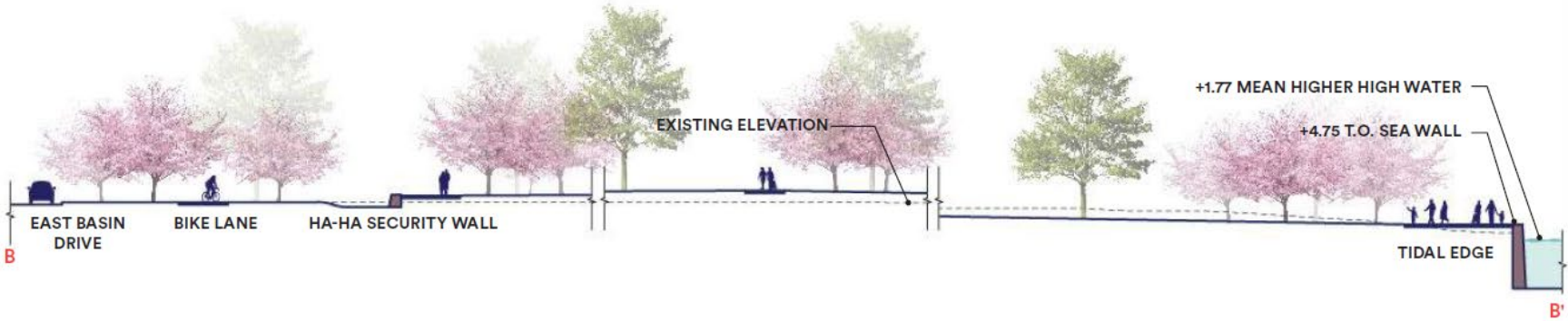
ALTERNATIVE B - PROPOSED SITE SECTIONS



A site section bisects the seat wall at lawn panel south of the Thomas Jefferson Memorial. Site walls are reinforced to act as protection from vehicular entry.



Key plan showing location of section cuts.



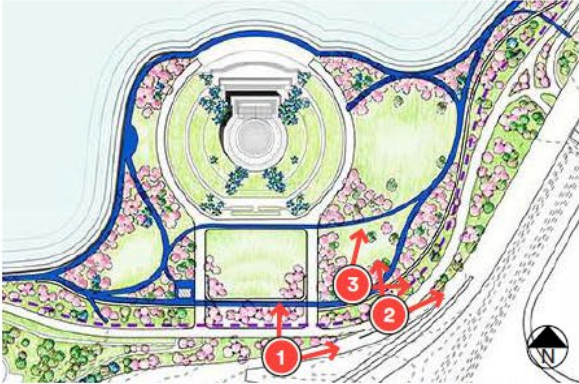
A site section bisects the landscape from East Basin Drive SW to the Tidal Basin Edge. Security wall and walking paths are shown.

Alternative B – Proposed Jefferson Security

ALTERNATIVE B - PROPOSED JEFFERSON SECURITY



Perspective rendering shows view of the site walls from the southeast corner of the Jefferson Lawn looking north northeast across the site. Bollards and singular site wall are visible.



Key plan showing view locations of site around Jefferson Memorial



Perspective rendering shows view of the site walls from the southern edge of the Jefferson Lawn looking north northeast across the site. Bike path and site wall are visible.



Perspective Rendering shows views of the singular site wall from the southeast corner of the site looking north northeast towards the Jefferson Memorial. A walking path sits above the site wall and the bicycle path is visible at page right.

Alternative B – Proposed Site Axon

ALTERNATIVE B - PROPOSED SITE AXON

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Key plan showing axon location around Jefferson Memorial

Site axon view shows site security from the roadway to interior pedestrian pathways. Secure edge highlighted in red dashed line.

Alternative C



ALTERNATIVE C

- MANAGE **ECOLOGICAL IMPACTS** WITH A **SUSTAINABLE** APPROACH
- PROVIDE **SECURITY** AT THE JEFFERSON MEMORIAL

Alternative C pays homage to **historic ecological communities** and **human interactions with the water's edge**, all as an acknowledgment of the Tidal Basin as a highly constructed landscape. By bringing in smaller tidal intrusions both at the Basin's edge and the interior of the larger site, the design connects the current iteration of this landscape to the tidal flats that existed prior to the mid-1800s. In deference to modern ecological constraints and concerns, this design alternative reduces parking and paved space to highlight ride-share, bus stops and drop-offs, and considerations to American's with Disability Act (ADA) connectivity and **encourage the use of alternative transportation** methods. A continuous ring of cherry blossoms remains along the entire Basin edge, **merging the cultural and ecological history** of the site into a modern representation.



TIDAL BASIN: Development Concept Plan and Environmental Assessment
February 6, 2025



Land Collective
DAVID RUBIN

GIW
WIO
ARCHITECTS



LIZ SARGENT
HISTORICAL LANDSCAPE ARCHITECTURE

Alternative C – Ecological Impacts and Sustainability

ALTERNATIVE C - ECOLOGICAL IMPACTS AND SUSTAINABILITY

LEGEND

- 1. TIDAL BASIN (WATER)
- 2. FLORAL LIBRARY
- 3. CHERRY TREES (THROUGHOUT)
- 4. COMFORT STATION
- 5. PADDLE BOAT DOCK
- 6. WETLAND
- 7. BIKE PATH
- 8. PEDESTRIAN WALKWAY
- 9. PEDESTRIAN BRIDGE
- 10. PARKING (ADA ONLY)
- 11. DROP-OFF
- 12. MULTI-USE FIELD (5 TOTAL)
- 13. SOFTBALL FIELD (7 TOTAL)
- 14. RUGBY FIELD
- 15. CRICKET FIELD



Detail schematic plan shown of the Tidal Basin and surrounding landscape with existing memorials, accessible pedestrian pathways, and recreation fields. The Tidal Basin includes tidal wetlands to the north and south of the basin with interior wetlands to the west and southeast. The park includes ADA parking lots along Maine Avenue SW and Ohio Drive SW and comfort stations with an urban plaza in the northwest and south of the site. The water edge is surrounded by a continuous ring of cherry trees. Interior wetlands include deciduous trees along the outer edges.

Alternative C – Proposed Pedestrian Circulation

ALTERNATIVE C - PROPOSED PEDESTRIAN CIRCULATION

LEGEND

-  12'-0" WIDE WALKWAY
-  6'-8" WIDE WALKWAY
-  EXISTING WALKWAY
-  OPEN CIRCULATION



Diagram showing differentiation of 12 ft wide versus 6 ft – 8 ft wide pathways across site and existing to remain walkways. All pathways are accessible. Open circulation shows zones of free pedestrian movement.

Alternative C – Proposed Bike/Scooter Circulation

ALTERNATIVE C - PROPOSED BIKE/SCOOTER CIRCULATION

LEGEND

-  CITI BIKE RENTALS
-  MICROMOBILITY CORRAL
-  BICYCLE/SCOOTER RACKS
-  BICYCLE PATH

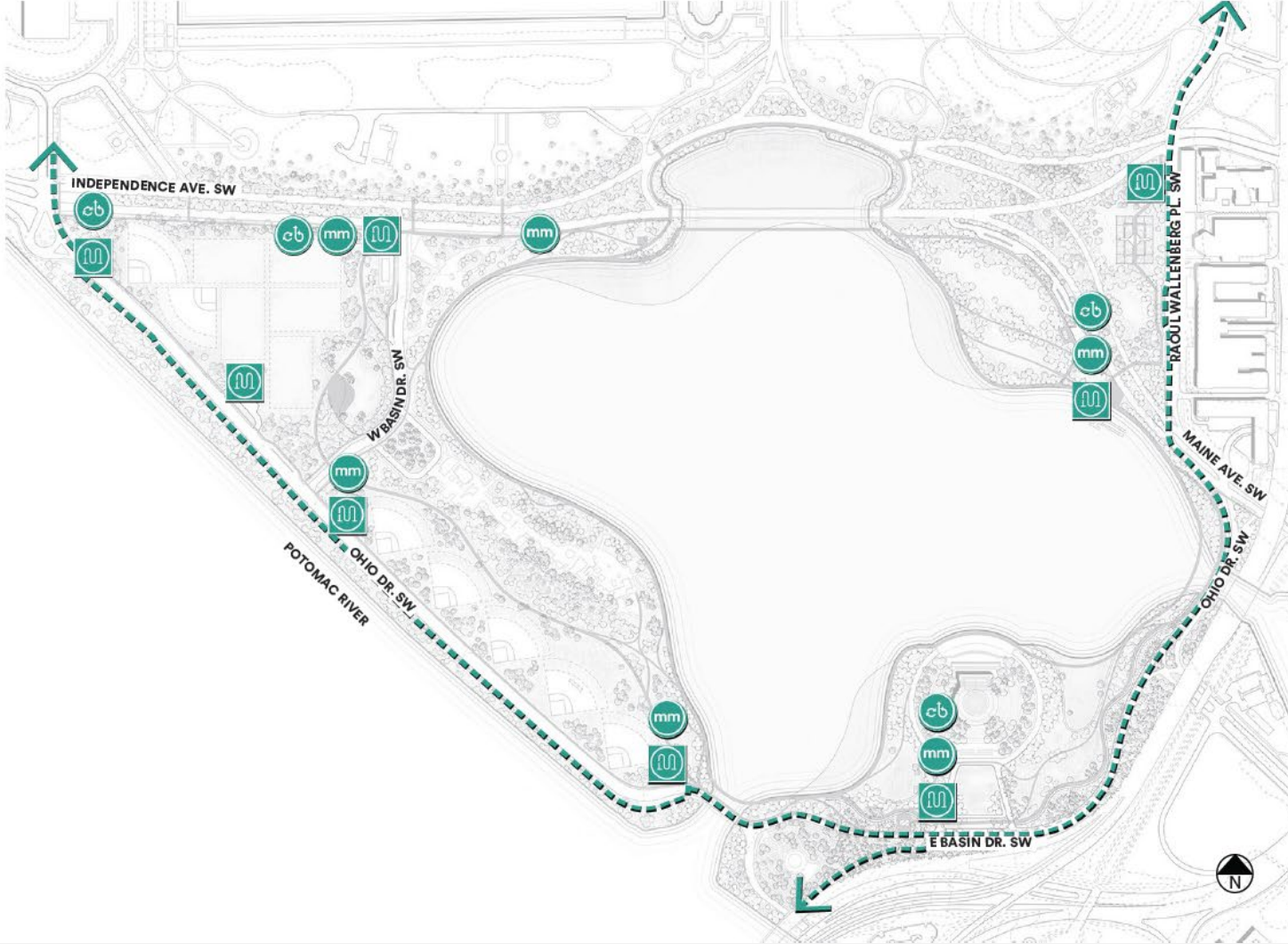


Diagram showing bicycle path, bicycle and scooter rental corral, and bicycle rack parking across site. Bicycle path follows Raoul Wallenberg Place, Ohio Dr. SW, and E Basin Drive SW to the Inlet Bridge, then shifts to south of Ohio Dr. SW to the intersection with Independence Ave. SW.

Alternative C – Proposed Vehicular Circulation

ALTERNATIVE C - PROPOSED VEHICULAR CIRCULATION

LEGEND

-  BUS STOP
-  BUS DROP OFF
-  CAR DROP OFF
-  PARKING LOT

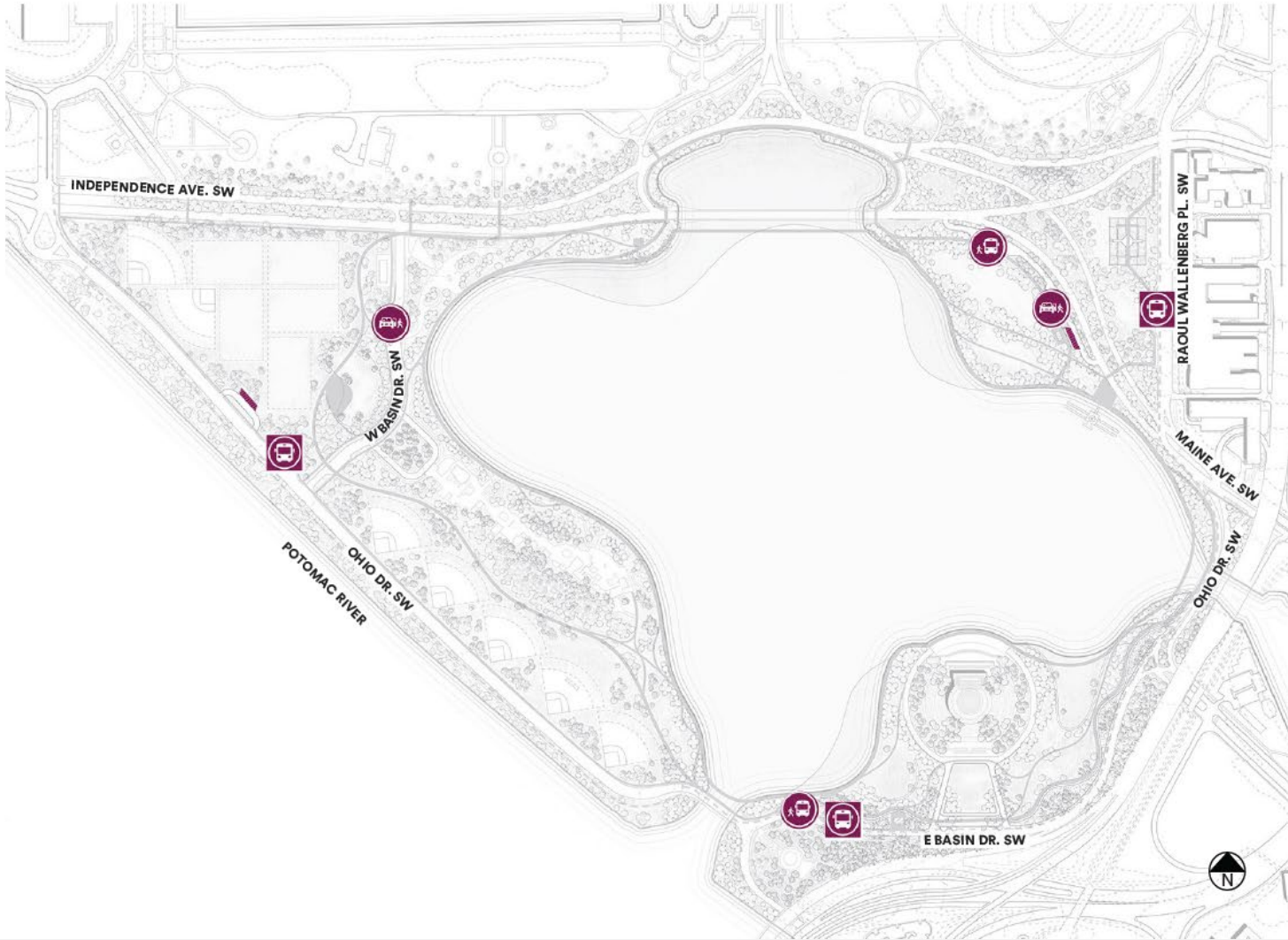


Diagram showing ADA parking lots, car drop-off, bus drop-off, and bus stops. ADA parking and car drop-off are located in the northeast and northwest of the site, bus drop off is located in the south and northwest of the site, and bus stops are located on the east, south, and west sides of the site.

Alternative C – Proposed Overhead Canopy

ALTERNATIVE C - PROPOSED OVERHEAD CANOPY

LEGEND

-  CHERRY CANOPY
-  DECIDUOUS CANOPY
-  EVERGREEN CANOPY



Diagram shows continuous cherry tree ring around the site with openings intermittently around the edge. Areas with tidal wetlands do not include cherry trees. Deciduous and evergreen canopy shown.

Alternative C – Proposed Site Sections

ALTERNATIVE C - PROPOSED SITE SECTIONS



Key plan showing location of section cuts.



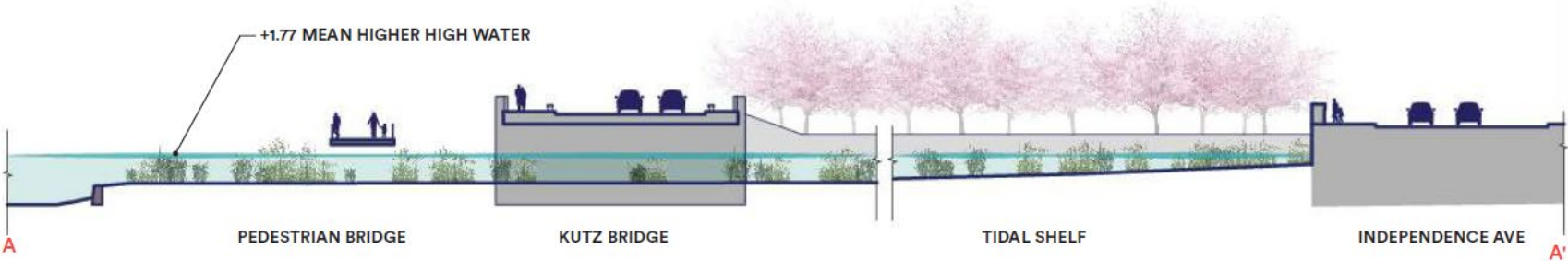
Site section showing transect of interior tidal wetland, flexible plaza, and Tidal Basin edge.

Alternative C – Proposed Site Sections

ALTERNATIVE C - PROPOSED SITE SECTIONS



Key plan showing location of section cuts.



Site section showing transect of Kutz Bridge north to Tidal Basin edge at the north lobe.

Alternative C – Proposed Jefferson Security

ALTERNATIVE C - PROPOSED JEFFERSON SECURITY

LEGEND

- 2'-6" SECURITY WALL
- SECURITY BOLLARDS
- - - - MIN. SECURITY SETBACK



Plan diagram shows area around Jefferson Memorial and includes a proposed security wall, a tapered wall, bollards, and the minimum security setback.

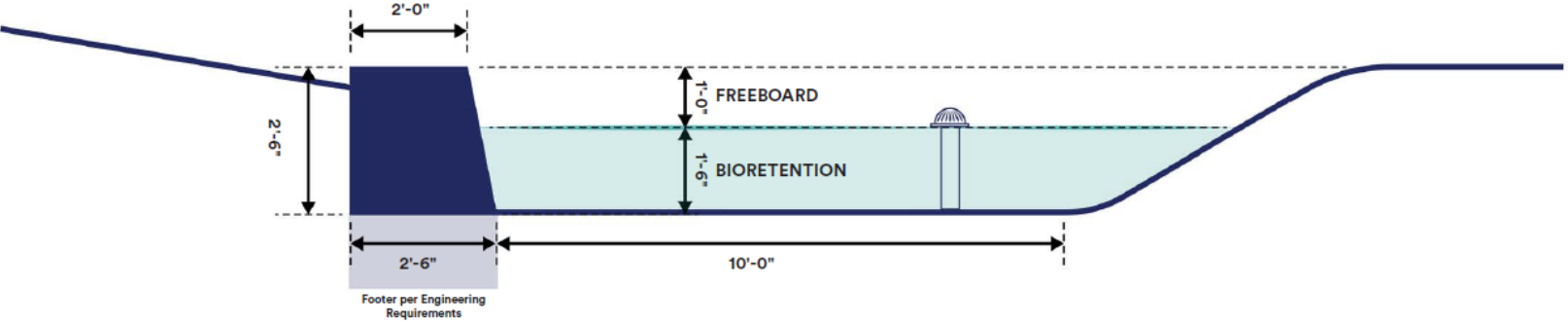
Alternative C – Proposed Representative Section

ALTERNATIVE C - PROPOSED REPRESENTATIVE SECTION

58



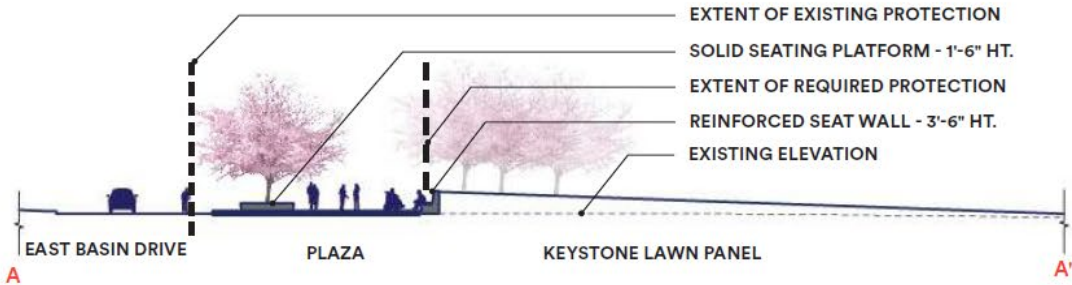
Key plan showing section cuts.



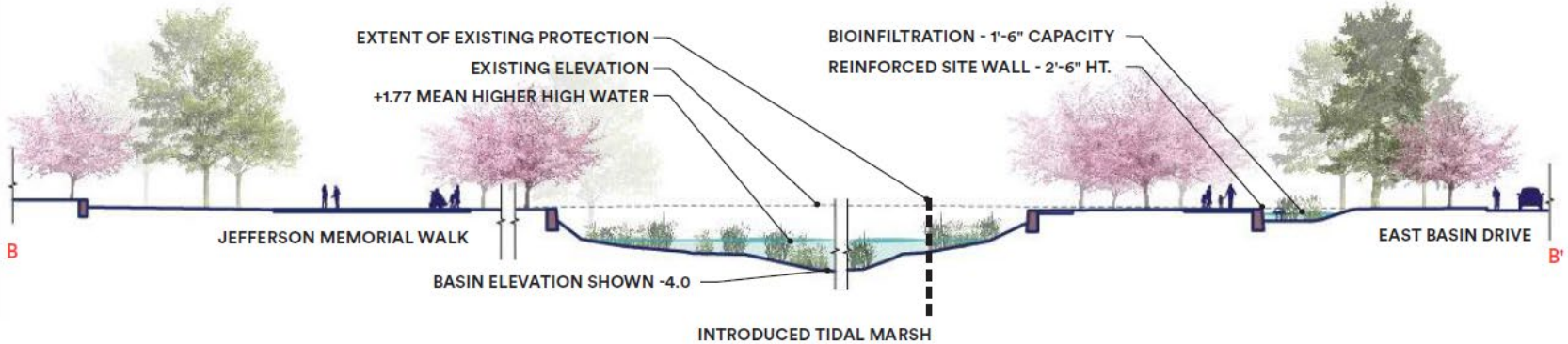
Section shows example transect of site security which includes site wall and ha-ha wall configuration. Configuration includes bioretention zone.

Alternative C – Proposed Site Sections

ALTERNATIVE C - PROPOSED SITE SECTIONS



Site section bisects seat wall at lawn panel south of the Thomas Jefferson Memorial. Site walls are reinforced to act as protection from vehicular entry.

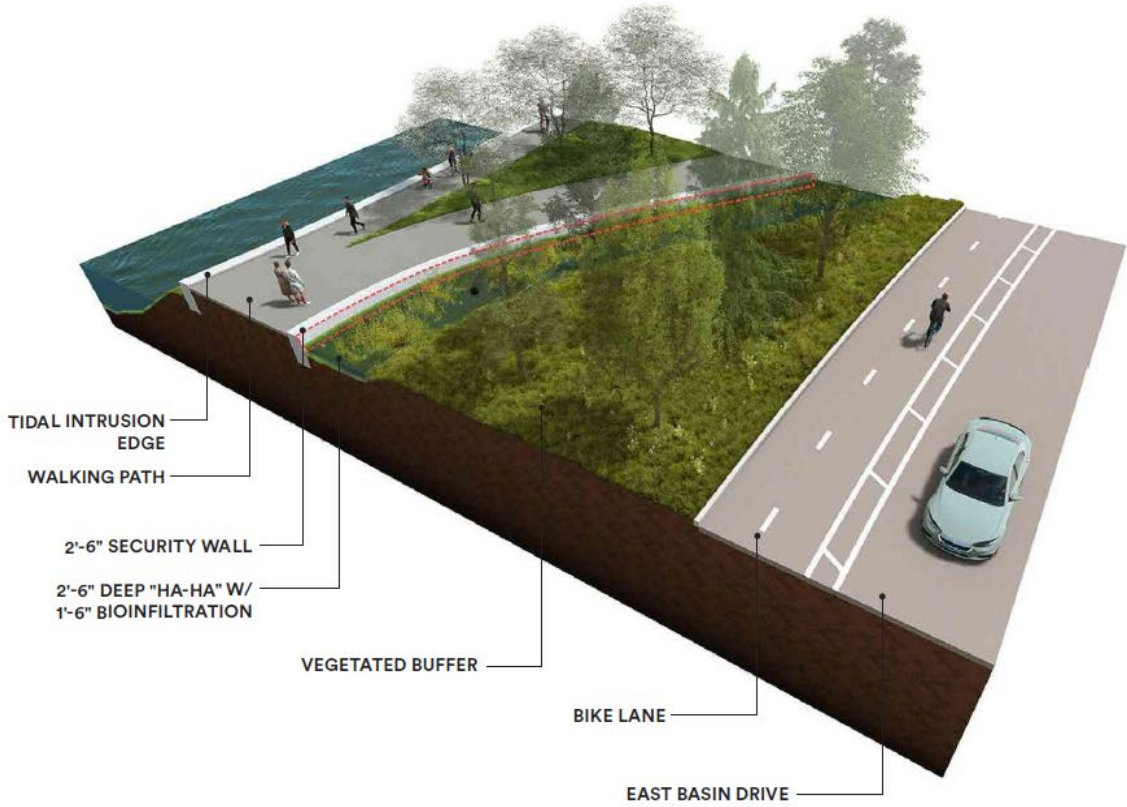


Site section showing transect of tidal wetland east of Jefferson Memorial.

Alternative C – Proposed Site Axon

ALTERNATIVE C - PROPOSED SITE AXON

60



Key plan showing axon location on site.

Site axon view shows site security from the roadway to interior tidal marsh. Secure edge is highlighted.

Plan Comparison

PLAN COMPARISON

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ALTERNATIVE A - CONNECTIVITY

Key Information/Differences

- Increased connections to facilitate pedestrian circulation
- Pedestrian only bridges at all water crossings
- Northern bridge reinforces four lobe parti
- Outward expansion of cherry blossom ring
- Increase parking counts from existing focused on northeast quadrant
- Floral Library integrated into path network
- Removal of Maine Avenue to support expanded pedestrian connectivity and uses
- Boat dock realigned for gathering
- Jefferson security integral to visitor experience and pedestrian circulation
- Secure boundary layered along edge to minimize visual impacts
- Bollards located at gaps in walls
- East edge ties into outlet bridge railing
- West edge connects to water via bollards



ALTERNATIVE B - VISITOR EXPERIENCE AND CULTURAL RESOURCES

Key Information/Differences

- Use of topography to emphasize visual connections to key cultural resources
- Pedestrian only bridges at all water crossings
- Northern pedestrian bridge utilizes existing structure
- Outward expansion of cherry blossom ring
- Increase parking counts from existing focused on West Basin memorials and recreation fields
- Floral Library located in existing location
- Realignment of Maine Avenue to support safer pedestrian crossings
- Boat dock realigned to minimize visual impact key Basin viewsheds
- Visual impacts of Jefferson security wall are minimized with a ha-ha.
- Singular site wall between pedestrian paths and bike path
- Very limited use of bollards
- East edge ties into outlet bridge railing
- West edge connects to water via bollards



ALTERNATIVE C - ECOLOGICAL IMPACTS AND SUSTAINABILITY

Key Information/Differences

- Introduction of tidal wetlands to recall historic landscape features
- Tidal wetlands provide resiliency for site flooding and major storm events
- Reduction in impervious surface
- Pedestrian only bridges at all water crossings
- Northern pedestrian sits lower to the water elevation to visually connect with wetlands
- Tidal wetlands reinforce four lobe parti
- Outward expansion of cherry blossom ring
- Reduce parking counts from existing and increase multi-modal transit access
- Floral Library celebrated in new location
- Jefferson security edge integrated with ecological infrastructure
- Use of ha-ha to reduce overall vertical appearance from roadway
- East edge ties in to outlet bridge railing
- West edge connects to water via bollards