

Constitution Gardens Rehabilitation

National Mall

Submitted by the National Park Service

Concept Review

Commission meeting date: October 2, 2014

NCPC review authority: Federal Projects in the District (40 U.S.C. § 8722(b)(1) and (d))

Applicant request: Comments on Concept Plans

Delegated / consent / open / executive session: Open

NCPC Review Officer: J. Hirsch

NCPC File number: 7421

Project summary:

The National Park Service has submitted concept plans for the rehabilitation of Constitution Gardens. NPS is developing the project with its partner, the Trust for the National Mall, as well as the designers who were selected following a national design competition in 2012. Constitution Gardens was designed by Skidmore, Owings and Merrill with Dan Kiley in the 1970s, but within a few years of its opening in 1976, the conditions of the lake and trees began to decline. The purpose of the project is to rehabilitate Constitution Gardens to improve the ecology, accessibility, cultural and recreational opportunities, and visitor services of the area.

One of the main goals of the project is to create a more accessible, purposeful and flexible place that blends ecological function and socially vibrant spaces. The project calls for the construction of a pavilion on the east end of Constitution Gardens that will include a restaurant, grab-and-go café, bookstore, recreational rentals, and restrooms. An event terrace east of the pavilion will be a multi-programmable open space, available for informal gatherings, ceremonies, or permitted events served by the pavilion restaurant. The lake will become a hub of activity and used in all seasons including model boating and fishing in the spring and summer, and ice skating in winter. Performances, festivals, and organized group activities will take place in the lawn amphitheater and the rolling hills and flatter lawn areas that surround the lake will be available for both informal use and programmed activities. Overall, the conditions of the gardens will be improved by amending the soils, upgrading the circulation system, providing improved operational access, and reconstructing the lake as a sustainable water feature.

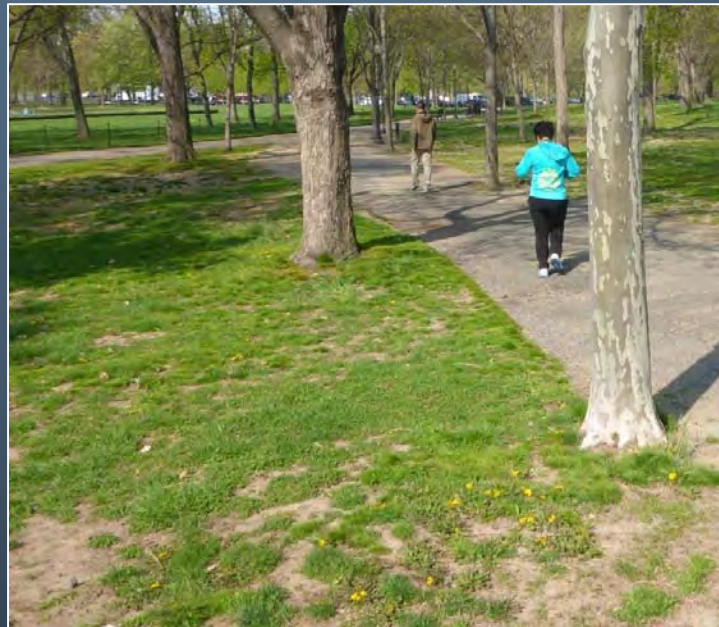
Project summary:

Three alternatives have been developed to achieve the purpose of the project. **Alternative 1: Sustainable Garden** includes the following key components: pavilion on the east end of Constitution Gardens with a limited basement area; 30" garden wall along Constitution Avenue and 17th Street with amplified hills; service access to pavilion would be provided on garden paths; Lockkeeper's House with expanded basement area and egress stair located at east end of garden; 17,000 square foot ice rink inset in the lake ring; wetland edge within lake; and a meadow ground plane with varied tree planting. **Alternative 2: Social Park** includes the following key components: pavilion on the east end of Constitution Gardens with large basement area; 18" garden wall along Constitution Avenue and 17th Street with amplified hills; below grade pavilion service access; Lockkeeper's House with walkout basement located near tour bus drop off; 57,000 square foot ice rink fills the lake ring; existing concession stand located near the center of Constitution Gardens would be retained for adaptive reuse; and the entire lawn ground plane would be treated limited tree planting. **Alternative 3: Integrated and Sustainable Park** is a hybrid of Alternative 1 and 2. Key components of Alternative 3 include the following: pavilion on the east end of Constitution Gardens with large basement area; 18" garden wall along Constitution Avenue and 17th Street with amplified hills; below grade pavilion service access; Lockkeeper's House with basement area for storage and mechanical at east end of garden; 17,000 square foot ice rink inset in the lake ring; Wetland edge within lake; and a combination of lawns and meadow.

The project will be designed and constructed in two phases. **Phase 1** will focus on the northeast corner and northern edge of the site and will establish a visual presence of the renewed Constitution Gardens along Constitution Avenue. **Phase 2** includes the remainder of project including improvements to the infrastructure, soils and topography, landscape, lake and lake ring, and pavilion.







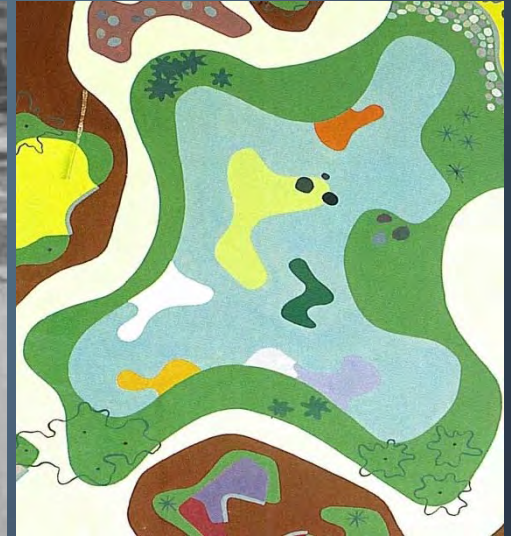
- **1810-1828**
Construction of Canals
- **1837**
Lockkeeper's House is constructed
- **1901**
McMillan Plan and updates identify the Constitution Gardens site as a naturalistic park area composed in a manner fit for passive recreation
- **1915**
Lockkeeper's House relocated to current location
- **1918**
Navy Munitions buildings constructed on Constitution Gardens site.
Demolished in 1970.
- **1970**
Military buildings were demolished on site and SOM develops plans for Constitution Gardens
- **1976**
Constitution Gardens is dedicated for the Bicentennial of the American Revolution
- **1984**
56 Signers of the Declaration of Independence Memorial dedicated
- **2010**
The National Mall Plan identifies Constitution Gardens for Respectful Rehabilitation
- **2012**
The Trust For the National Mall manages a Design Competition for the Constitution Gardens site and two other sites on the National Mall



1865



1938

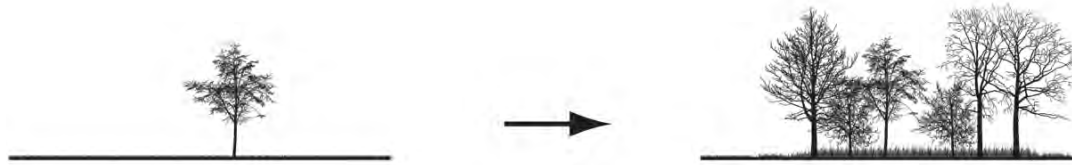




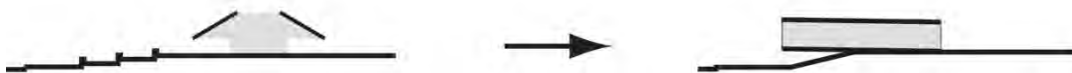
Water Quality Improvements and use of alternate water sources



Regrade site to better horticultural conditions and to create a quiet restful garden



Diversify Plant Community



Locate Pavilion to the West to retain walk to the WWII Memorial



Enhanced circulation to respond to additional memorials and changed use patterns

Alternative 1: Sustainable Garden



Key Components:

- Pavilion with limited basement area
- 30" garden wall with amplified hills
- Service access to pavilion on garden paths
- Lockkeeper's House with expanded basement area and egress stair located at east end of garden
- 17,000 square foot ice rink inset in the lake ring
- Wetland edge within lake
- Meadow ground plane with varied tree planting



Key Components:

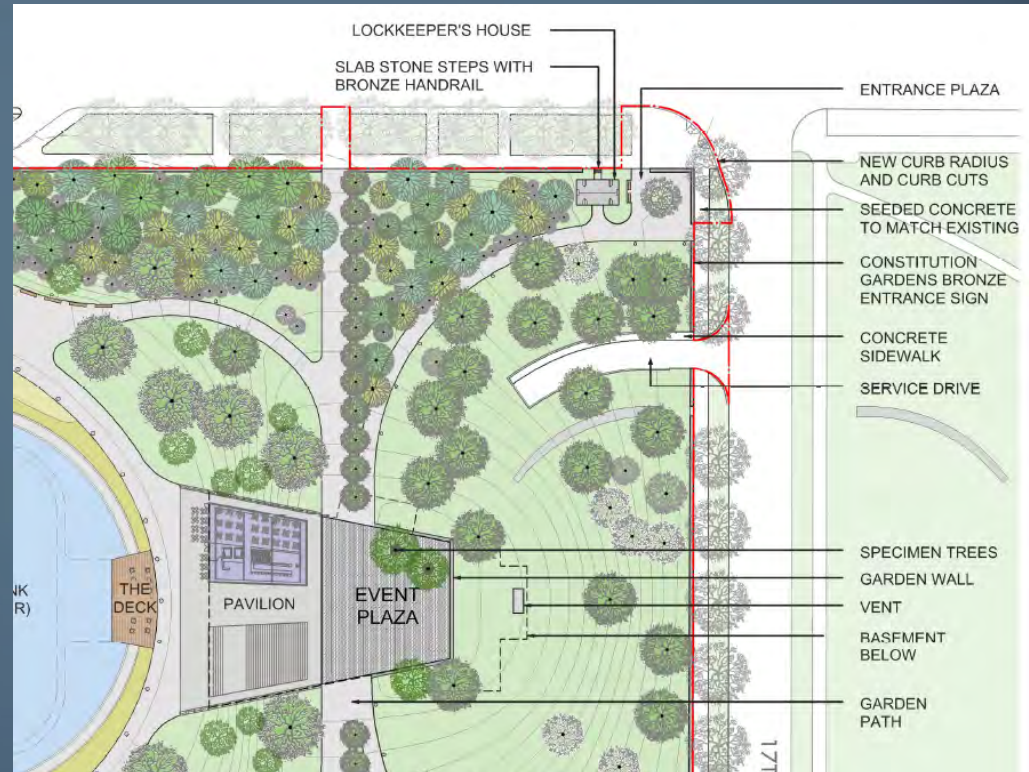
- Pavilion with large basement area
- 18" garden wall with amplified hills
- Below grade pavilion service access
- Lockkeeper's House with walkout basement located near tour bus drop off
- 57,000 square foot ice rink fills the lake ring
- Existing concession stand retained for adaptive reuse
- No wetland edge in the lake
- Entire lawn ground plane with limited tree planting

Hybrid Alternative: Integrated and Sustainable



Key Components:

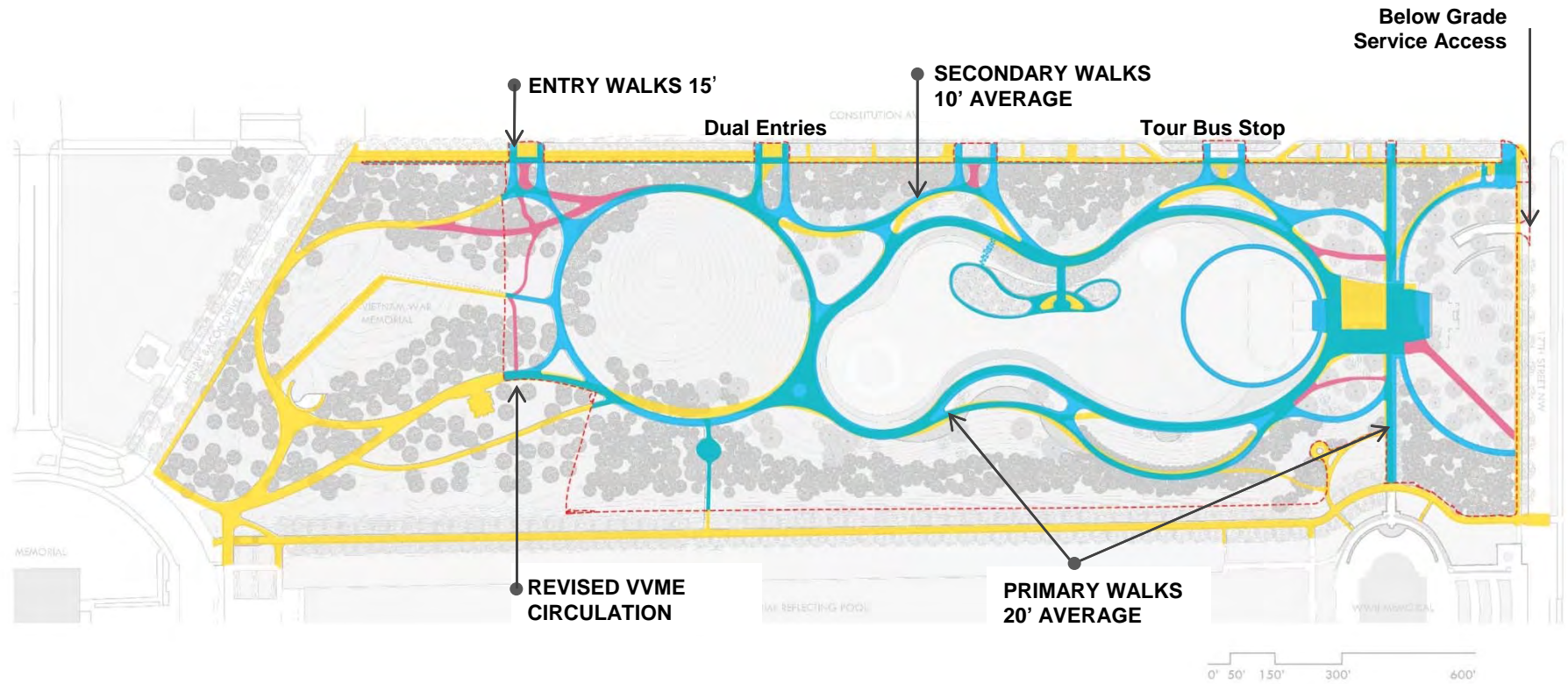
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- Combination of lawns and meadow



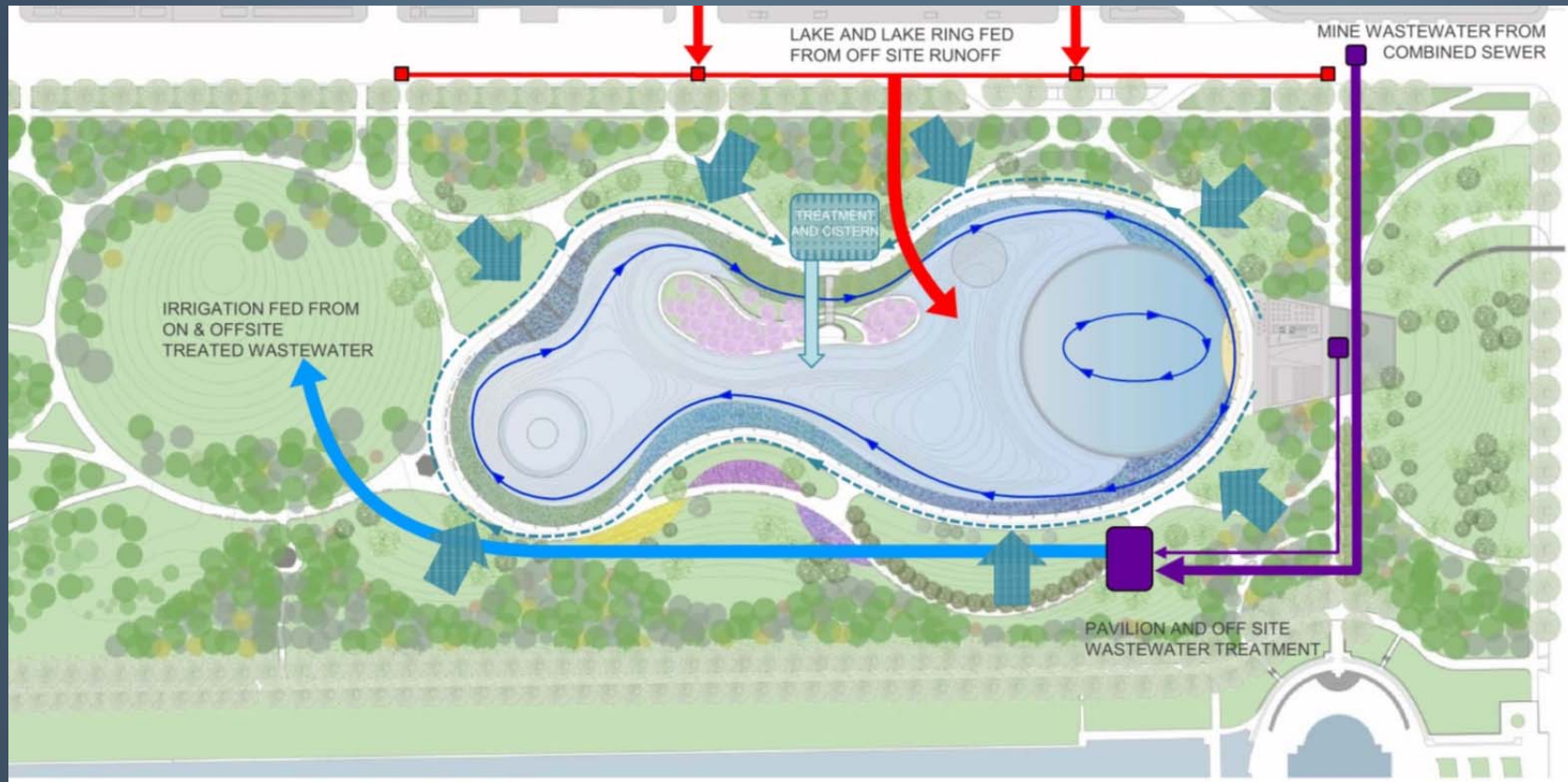
ENLARGED PLAN: PAVILION AND LOCKKEEPER'S HOUSE



LOCKKEEPER'S HOUSE AND 17TH STREET ELEVATION, LOOKING WEST



- PAVING TO BE REMOVED —
- EXISTING WALK —
- PROPOSED WALK —



LAKE WATER SOURCES

- On-site storm water
- Off-site storm water
- Pavilion condensate

PAVILION WATER SOURCES

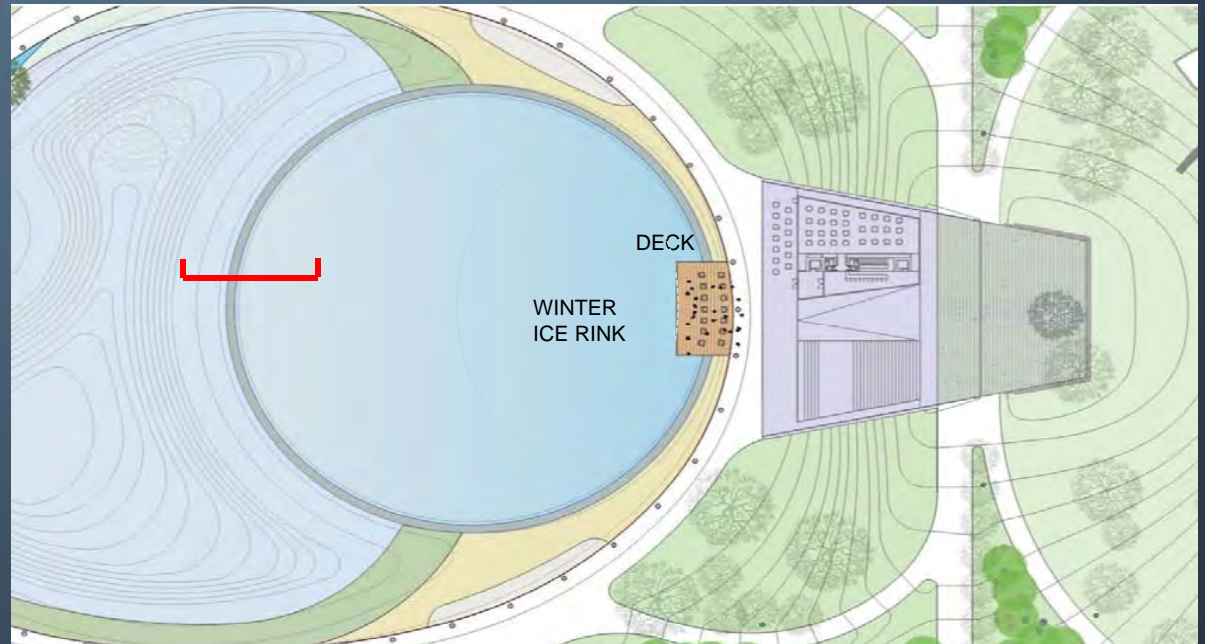
- Municipal potable for drinking, fire protection
- Treated wastewater for flush
- Well water back up

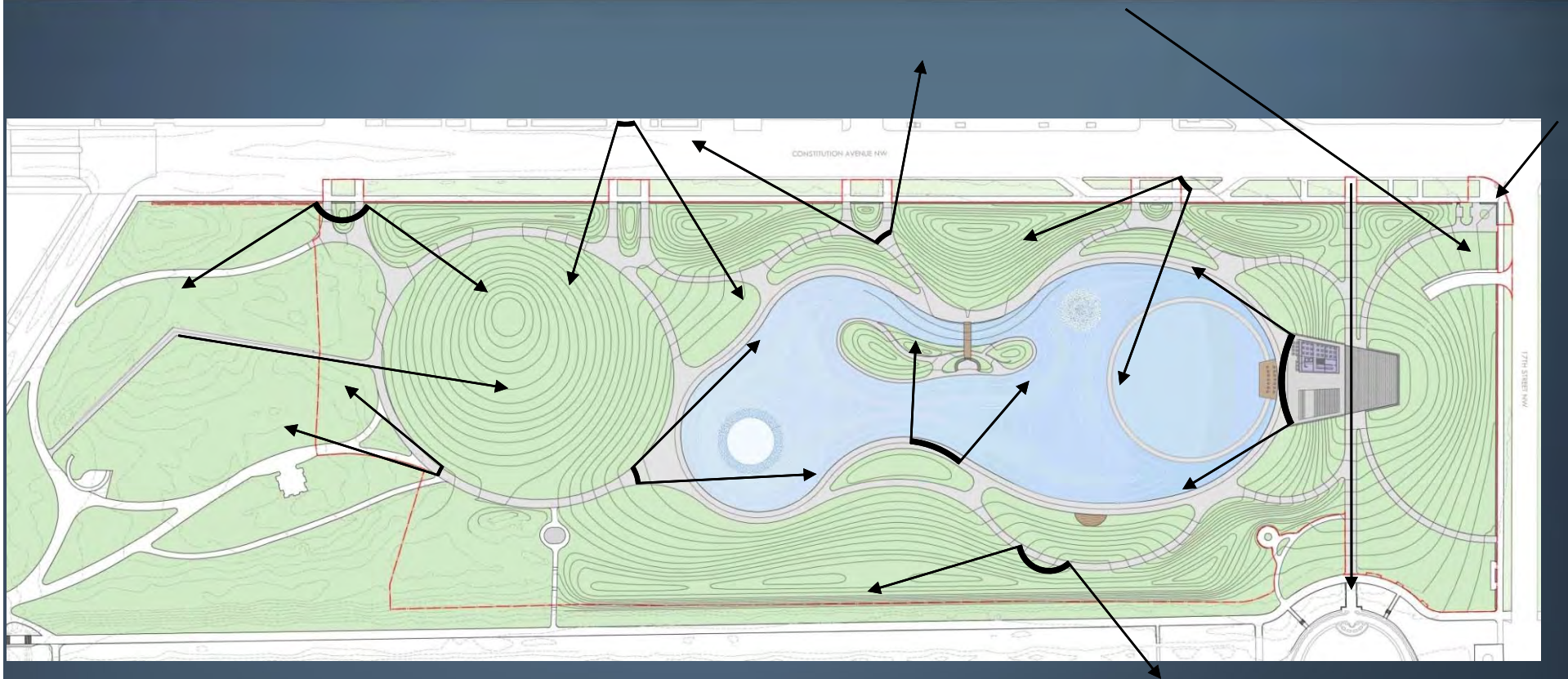
IRRIGATION WATER SOURCES

- Treated wastewater diverted from municipal combined sewer
- Treated gray and black wastewater from Pavilion
- Municipal water as tertiary back up only



Section Through Lake Ring



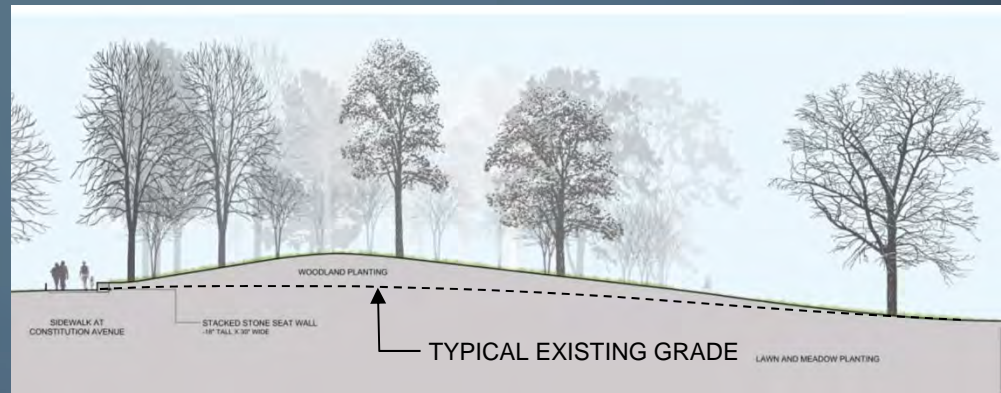
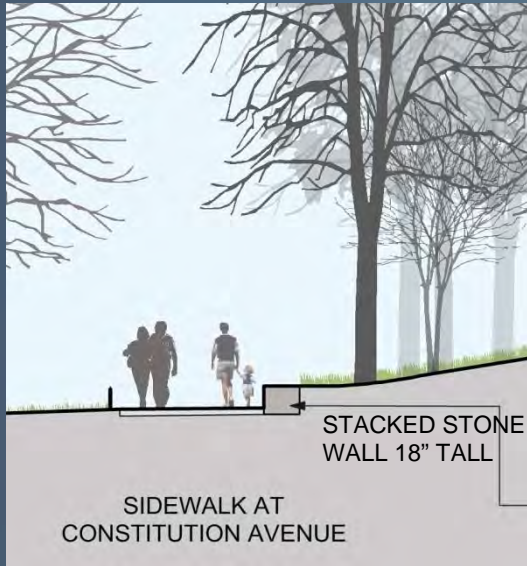


TOPOGRAPHY

- SUPPORTS KEY VIEWS
- CREATES A SINUOUS PARK LANDSCAPE
- USES SITE SPOILS TO MAKE THE GARDEN
- CREATES OPTIMAL ENVIRONMENT FOR PLANT GROWTH.

KEY SITE LINES AND VIEWS

- From the Vietnam Memorial to the Washington Monument
- The axis to the WWII Memorial from Constitution Ave
- The Virginia Avenue Corridor
- Views into the Garden and of the Lake
- Views out of the Garden
- View to the Northeast Corner



ENLARGED ELEVATION AT 17TH STREET



ENLARGED ELEVATION AT 20TH STREET





CONSTITUTION AVENUE AT 17TH LOOKING SOUTH



CONSTITUTION AVENUE AT 19TH LOOKING SOUTH

200' ROLLING VALLEYS WITH HILLS LESS THAN 4' TALL

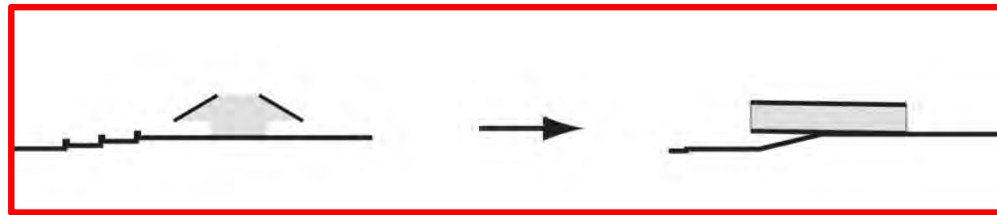
Views from Constitution Avenue



View towards World War II Memorial

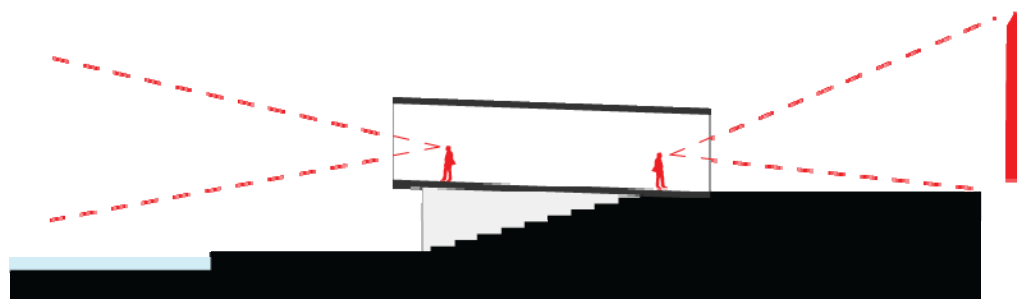
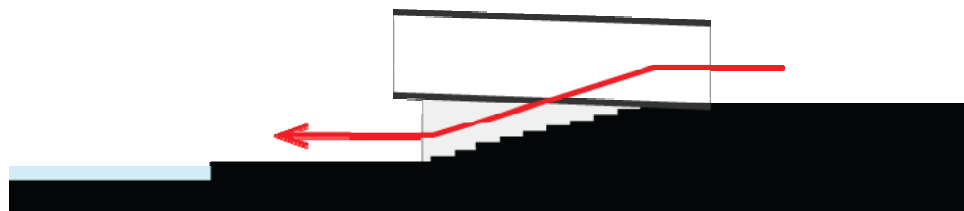






1973

2016



View towards World War II Memorial

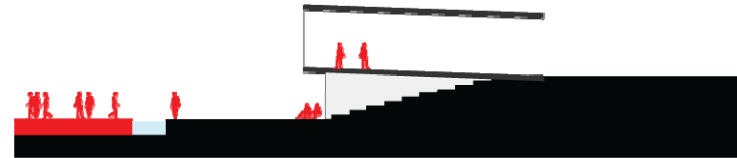




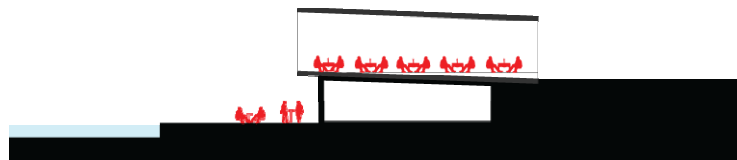
View towards west



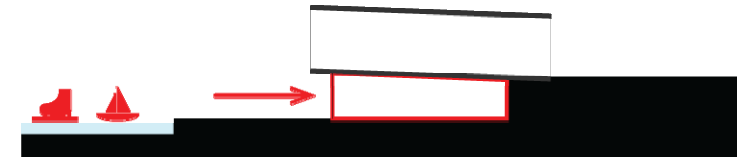
Music



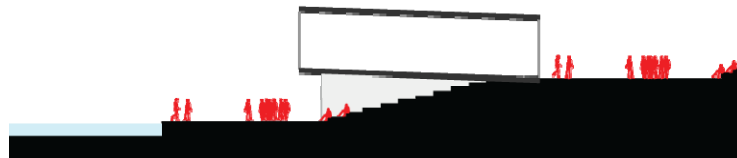
Ice Skating



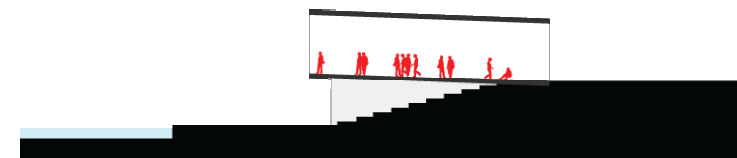
Snack Bar/Restaurant



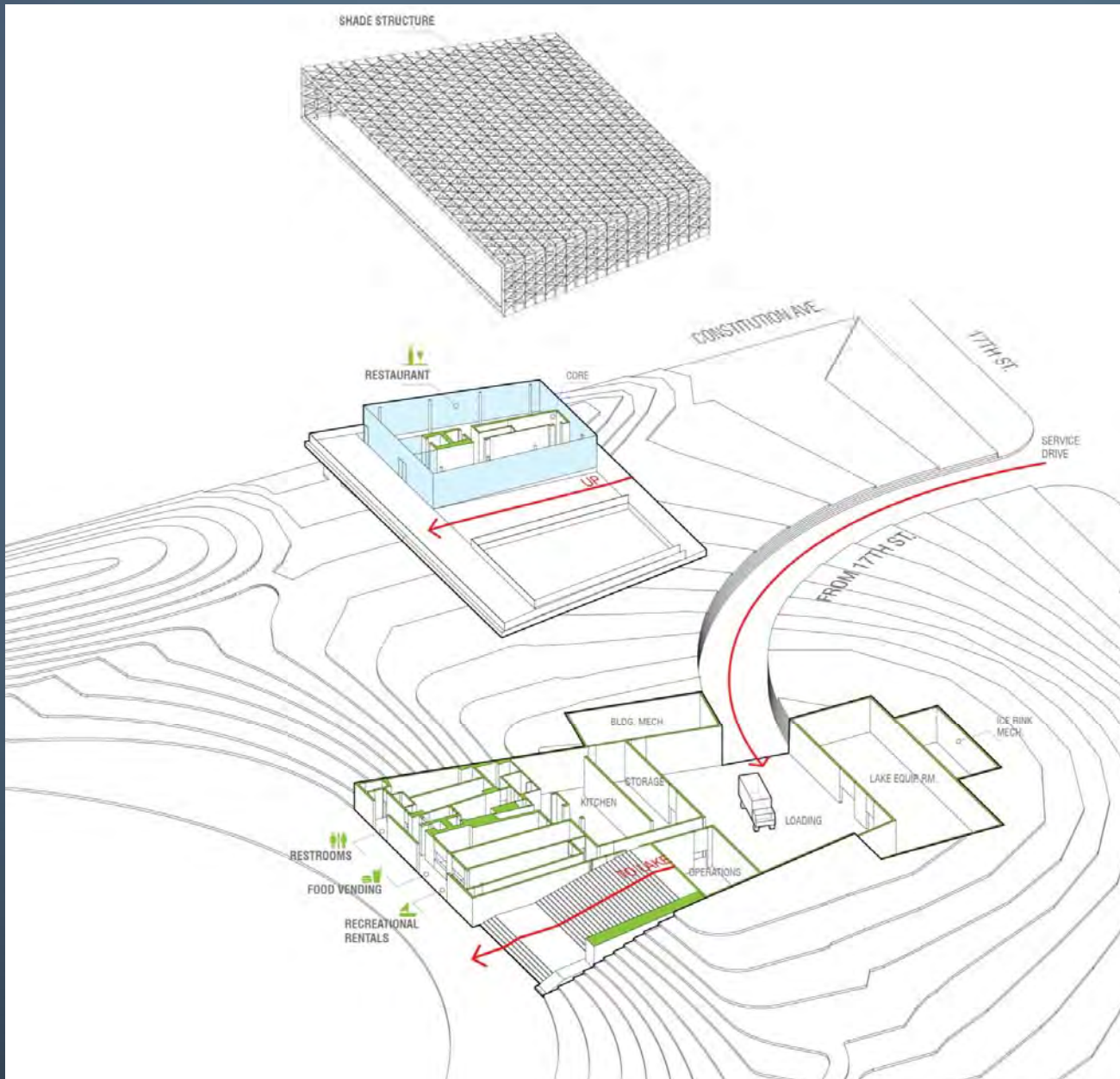
Recreation and Retail



Events, Assembly and Potential Tent



Observation











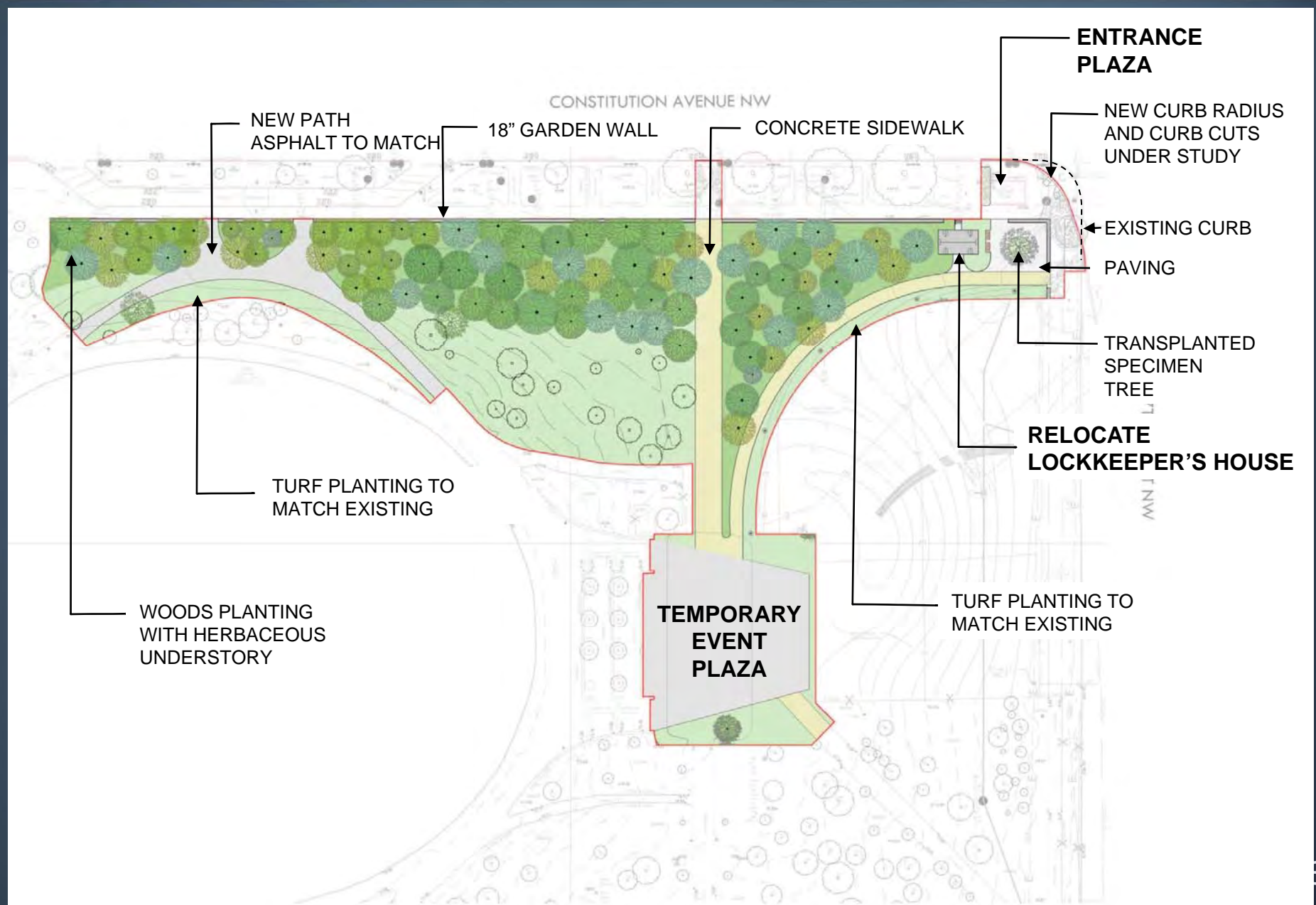


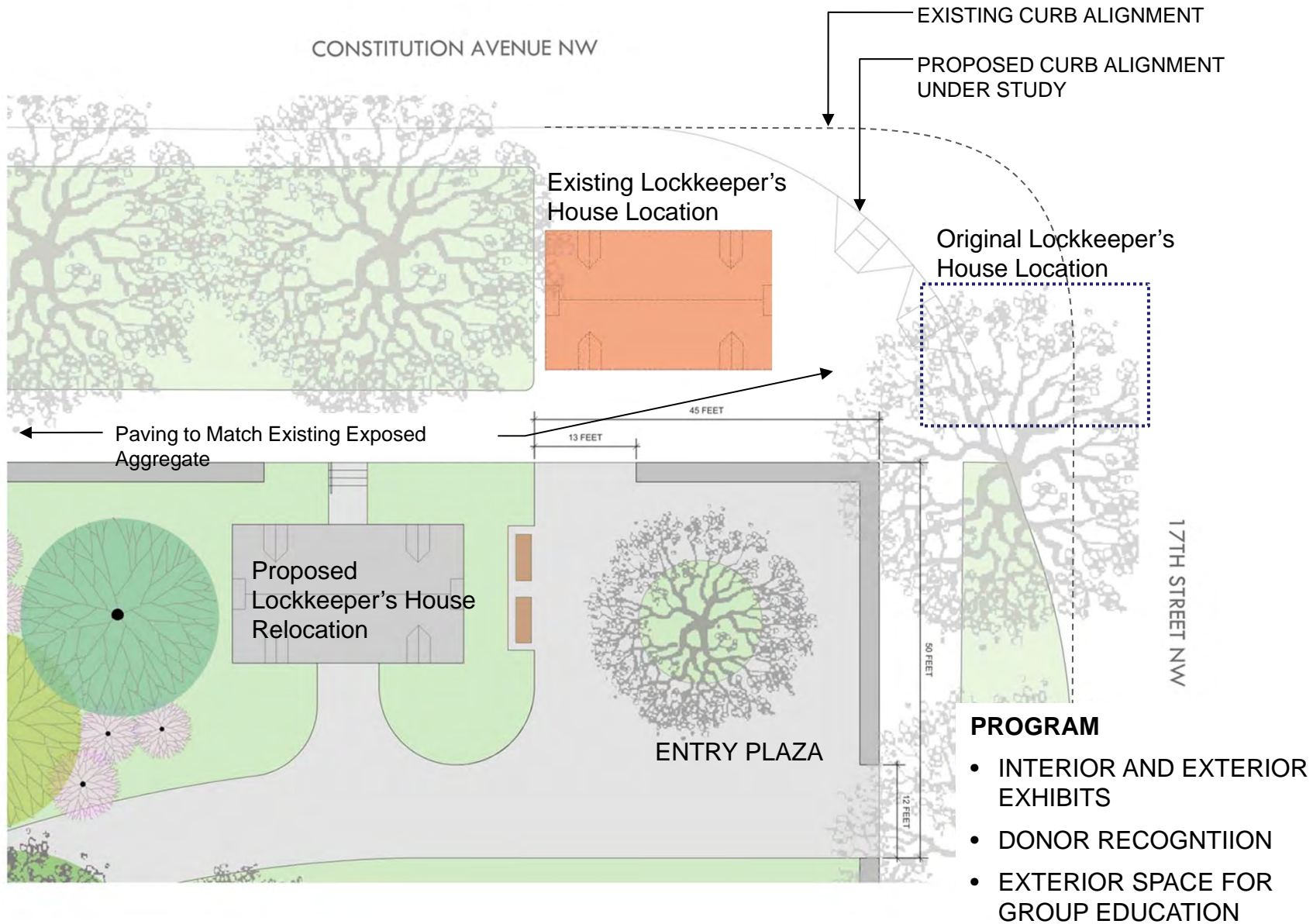
PHASE 1:

- LOCKKEEPER'S HOUSE
- ENTRY PLAZA
- GARDEN WALL AND LANDSCAPE
- TEMPORARY EVENT PLAZA

PHASE 2:

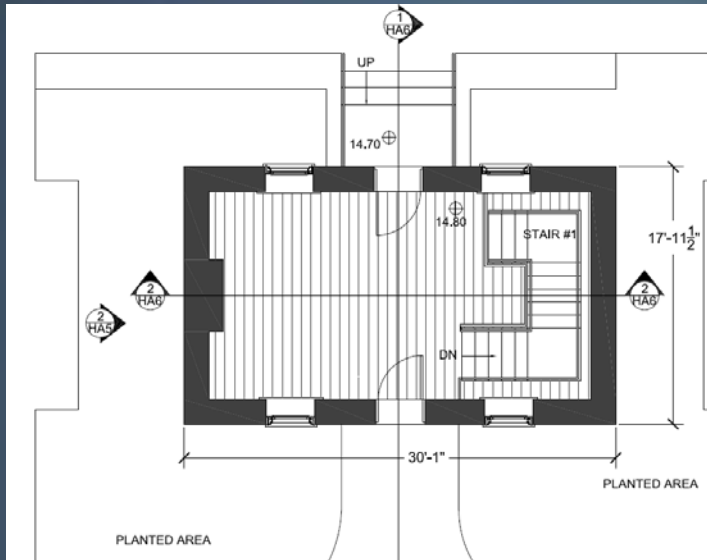
- PAVILION
- LAKE
- OVERALL GARDEN LANDSCAPE
- WALKS



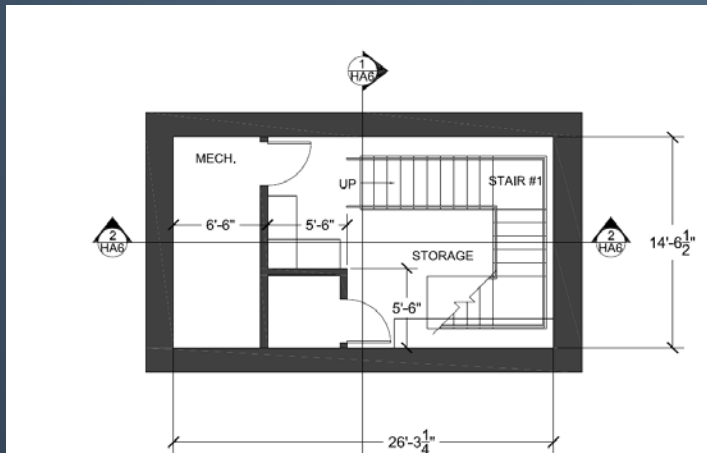


Phase 1 – Lockkeeper’s House





FIRST FLOOR PLAN –
EXHIBITS, DONOR RECOGNITION



BASEMENT FLOOR PLAN –
STORAGE AND MECHANICAL







