

NCPC File #: 7718

Police Station Renovation, New Multi-Use Space and Public Restroom Building

Smithsonian National Zoological Park

Smithsonian Institution

Preliminary and Final Site and Building Plans

Commission meeting date: June 2, 2016

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

Applicant request: Preliminary and final approval of site and building plans

Delegated / consent / open / executive session: Consent

NCPC Review Officer: Lee

NCPC File number: 7718

Project summary:

The Smithsonian Institution (SI) has submitted preliminary and final site and building plans for the renovation of the existing Police Station building and construction of a new *Friends of the National Zoo (FONZ)* multi-use event space and public restroom building with associated exterior plaza, located in the Lower Olmstead precinct of the National Zoo near the Lower Zoo entry. The project is comprised of two separate sites, located along Olmstead Walk, on each side of Mane Restaurant. The first site is the existing Police Station and Restroom building, surrounded by Mane Restaurant to the east, the Prairie Playland Exhibit to the west, the Amazonia Exhibit to the south and the Great Cats exhibit to the north. The second site is occupied by the existing open air picnic pavilion, surrounded by the Mane restaurant to the west, the Kid's Farm Exhibit to the east and the Bandshell and Lion/Tiger Hill to the north across Olmstead Walk.

The project entails renovation of the existing 9,632 square-foot Police Building, construction of a new 2,000 square-foot addition to accommodate a new elevator, stair and vehicular storage and recharging area on the south side of the building and minor site improvements. The project is necessary to accommodate program needs of the Office of Protection Services' (OPS) National Zoological Park Police (NZPP) and Occupational Health Service (OHS), comply with current building codes, address lack of accessibility and maintenance issues. The existing restroom facilities leak into the office functions below, and the spiral stair does not provide adequate access.

The National Zoo is listed as a Historic District on the National Register of Historic Places, while the police station is not designated as a contributing building to the NZP Historic District, the SI consider it to be a character-defining resource. The Police Station building was designed by the architect Wayne Mead and opened to the public in 1956. The existing two-story structure currently houses the NZP Police, SI NZP Health Unit and public toilet rooms. The project will allow the relocation of the OPS/NZPP Control and Data Center from the Lion and Tiger Building to the lower level of the renovated police building. The NZPP program will be distributed on two floors and includes offices, support spaces, showers, locker and training rooms. The OHS program will be relocated to the upper floor to improve public access from Olmstead Walk, and will include offices, medical and support spaces. The location of the addition maintains the historic appearance of the building from Olmstead Walk and provides direct access to the driveway behind the building for police and other emergency vehicles. The total proposed building area is 11,000 gross square feet.

Project summary:

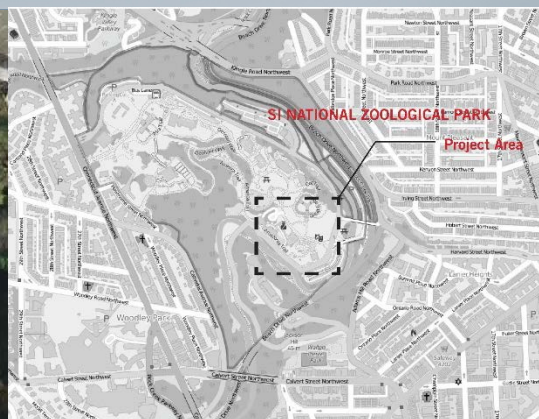
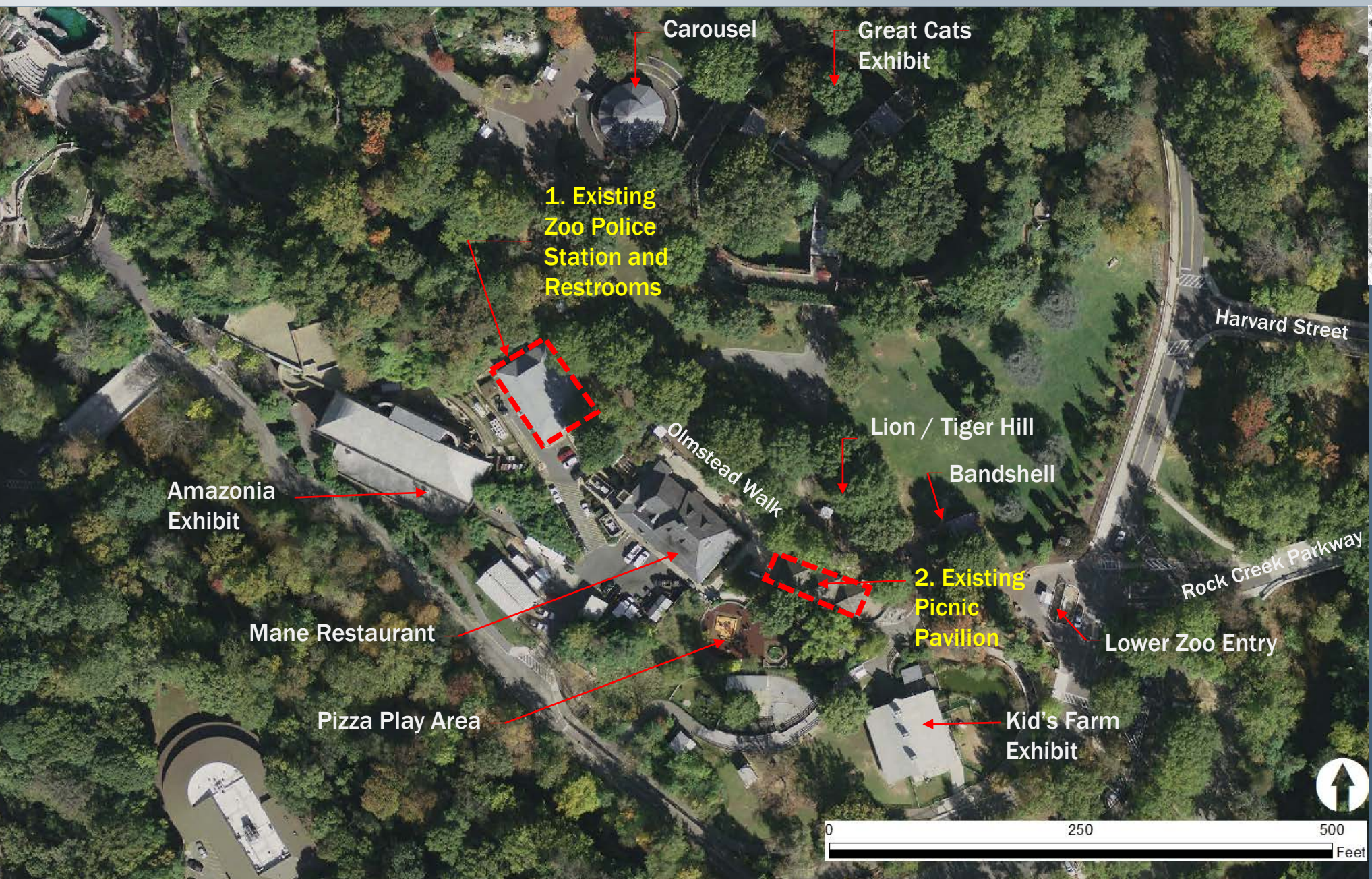
The Police Station renovation entails removing all existing interior partitions with the exception of the load bearing elements, and replacing the outdated building infrastructure, including mechanical, electrical, plumbing, and fire protection systems. The existing exterior shell will remain, with minor stone repair or replacement. The project will include replacement of windows to improve ballistic resistance and energy performance, vents replacement and attic insulation. An existing wood shed structure, located on the south side of the Police facility and used for storage of rechargeable battery-powered vehicles, will be demolished and replaced with a larger attached vehicular storage area.

As a result of the police station renovation, the existing public restrooms need to be relocated. Therefore, the existing picnic pavilion on Lower Olmstead Walk will be demolished and replaced with a two-story 7,300 square-foot multi-use and public restroom building with a 3,000 square-foot exterior plaza to help recreate the use of the existing picnic pavilion. The project will also include site, landscape improvements, utility infrastructure and modification of the Pizza Play Area.

The new building will be located on the east side of the site to reinforce the curve geometry of Olmstead Walk. The multi-use space is independent, but stacked over the Public restrooms. The public restrooms are located in the lower level and partially buried in the hill side. The multi-use space is accessed from a new public plaza that stretches between the existing service ramp at Mane Restaurant and the new multi-use space. The public restrooms are accessed from a path directly off of Olmstead Walk that leads to the Pizza Play Area. The plaza will change the orientation of the existing Heirloom Grille to activate the western edge and integrate it with the terrace. A linear trellis on the terrace would provide shade for the grill area and a portion of the dining/events terrace. The building massing, scale and location reinforces the larger context and responds to the geometry and rhythm along the south side of Olmstead Walk.

The lower level will be clad with stone to match the original Carderock stone prevalent in the zoo. The upper level includes a curtain wall system and a floating roof supported by laminated wood trusses. The design intent is to provide a space that feels grounded at its base but light and airy at the upper level. The geometry of the plaza emulates the curved geometry of Olmstead Walk, and connects the upper plaza with the Pizza Place Area. An exterior stair along the south side of the building connects the plaza and public restrooms. The architectural concept captures the light filled openness of a contemporary structure while responding to the historic context. The proposed elevations maximize natural light and visibility along Olmstead Walk and reflect the formal historic typology of the stone barn with service functions along the south.

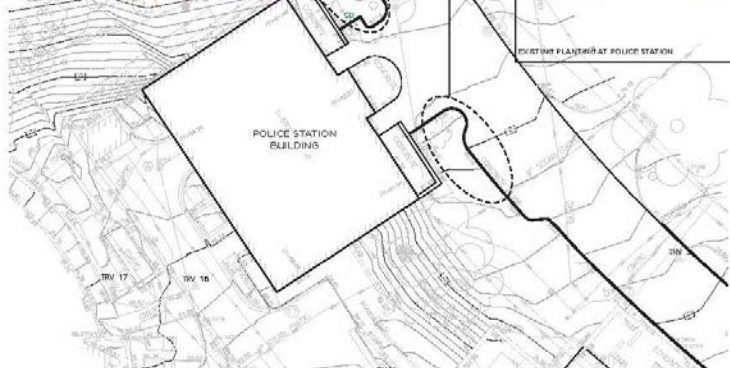
The project will be constructed in two phases beginning late 2016 or early 2017, and lasting two and a half years. The multi-use/public restroom building will be constructed during phase 1 and the Police Station will be renovated during phase 2. The project has an estimated construction cost of more than \$10M.





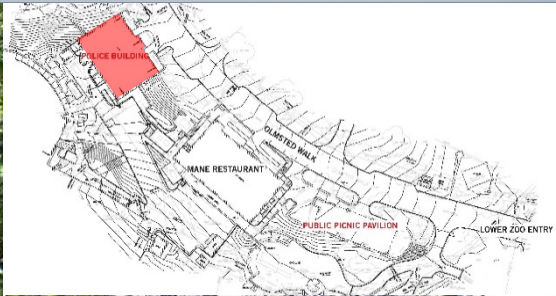
Existing wood shed structure
for storage of rechargeable battery-
powered vehicles

Existing Area: 9,632 GSF
Two-stories





The original roof has been replaced in the last 5 years and has a 30 plus year life cycle



Existing Police Building



View Northwest towards rear of Police Building

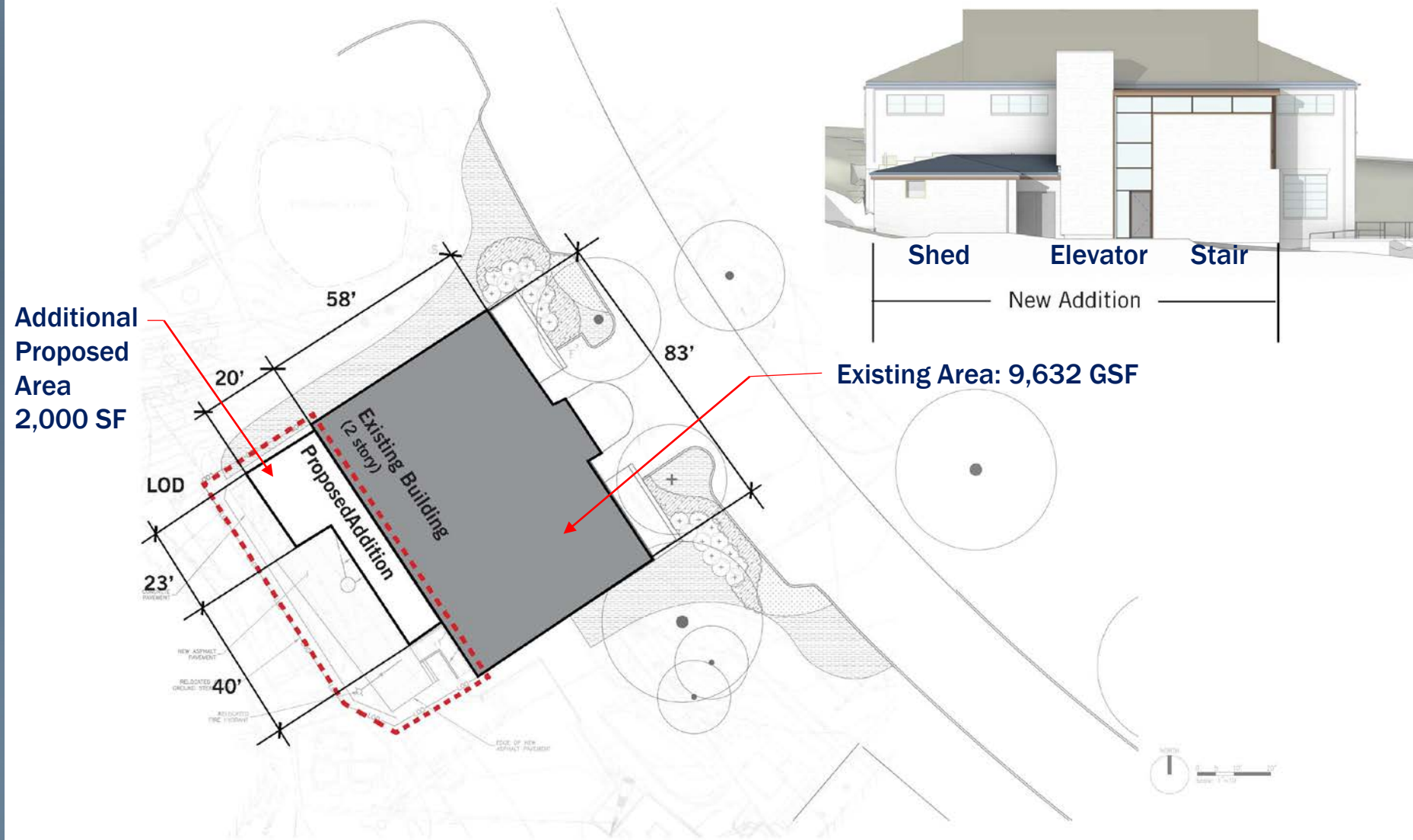


View Northwest towards Police Building on Olmsted



Rear of Existing Police Station

Proposed Site Plan – Police Station Renovation





View of Police Building Entry from East on Olmstead Walk



View from Southeast of rear of Police Building

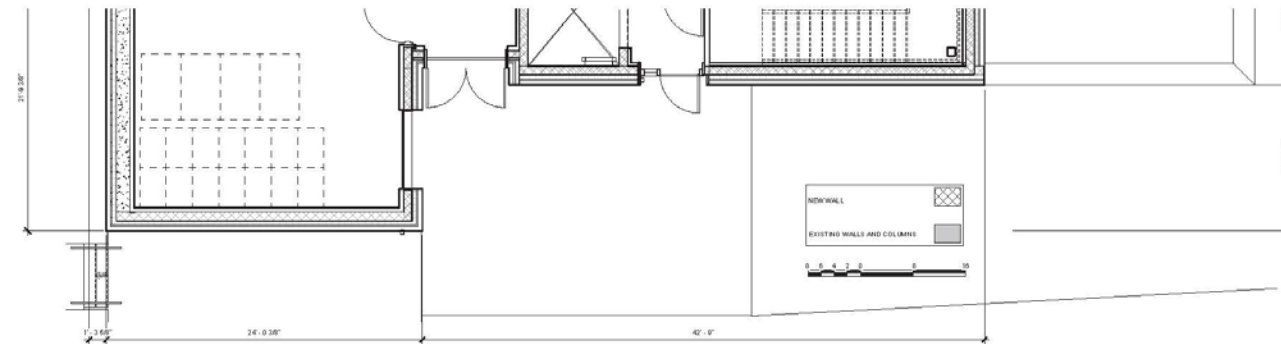


View from West of rear of Police Building

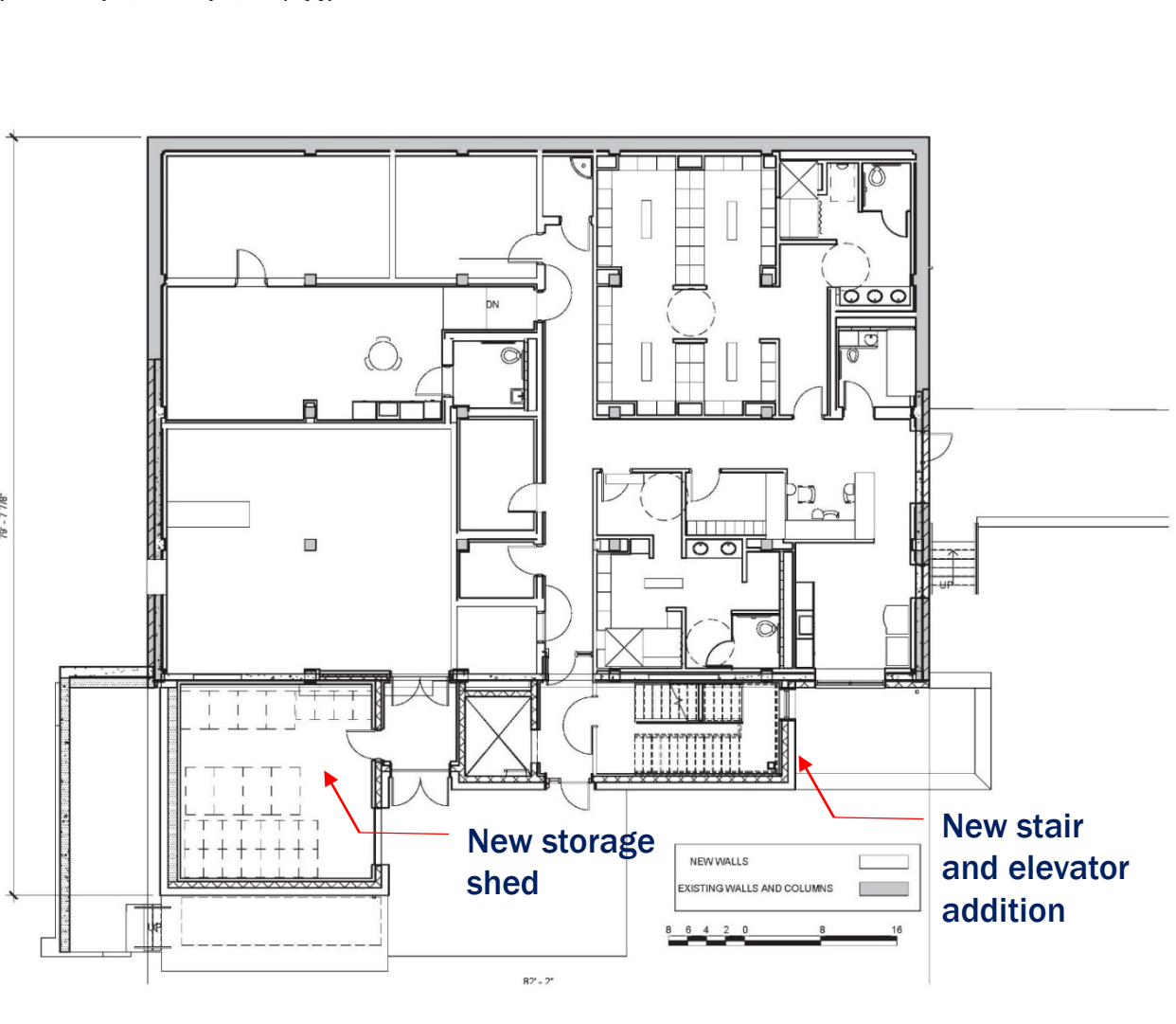
Elevation and Enlarged Plan – Police Station Renovation



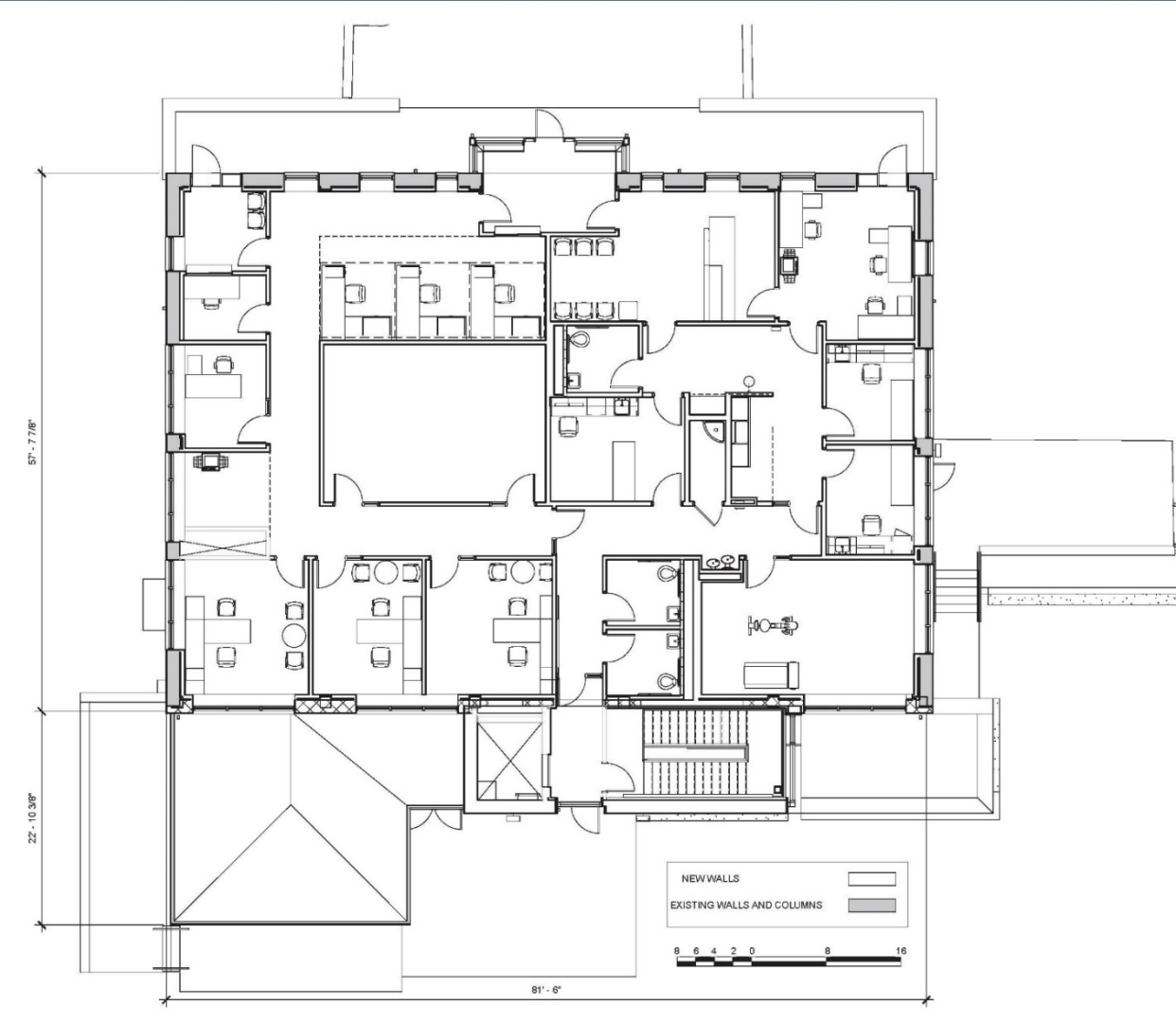
South Elevation



Police Station - Lower Level Enlarged Plan

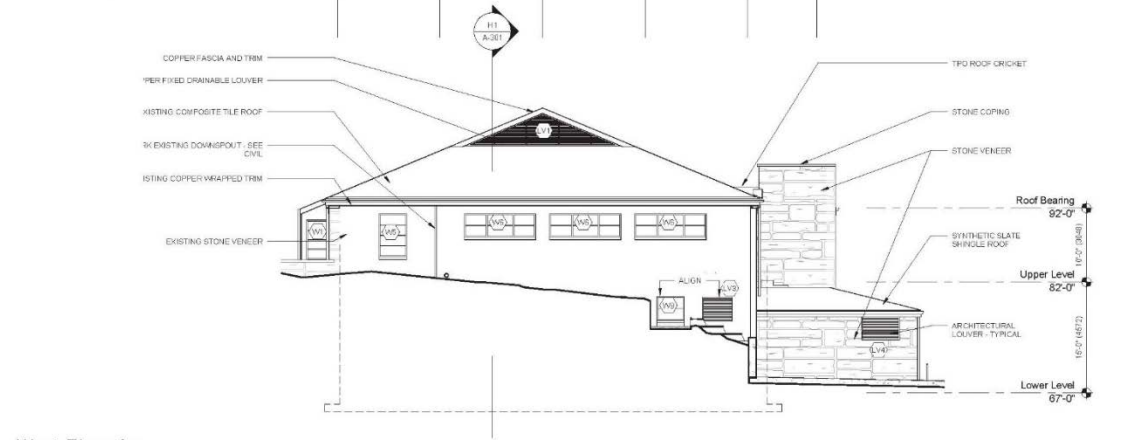


Lower Level Plan

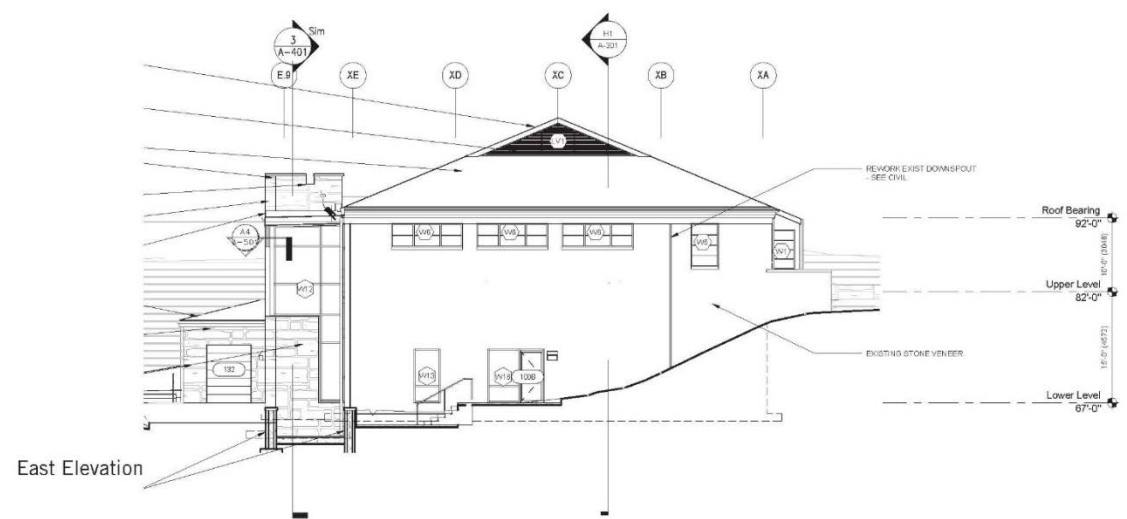


Upper Level Plan

Elevations

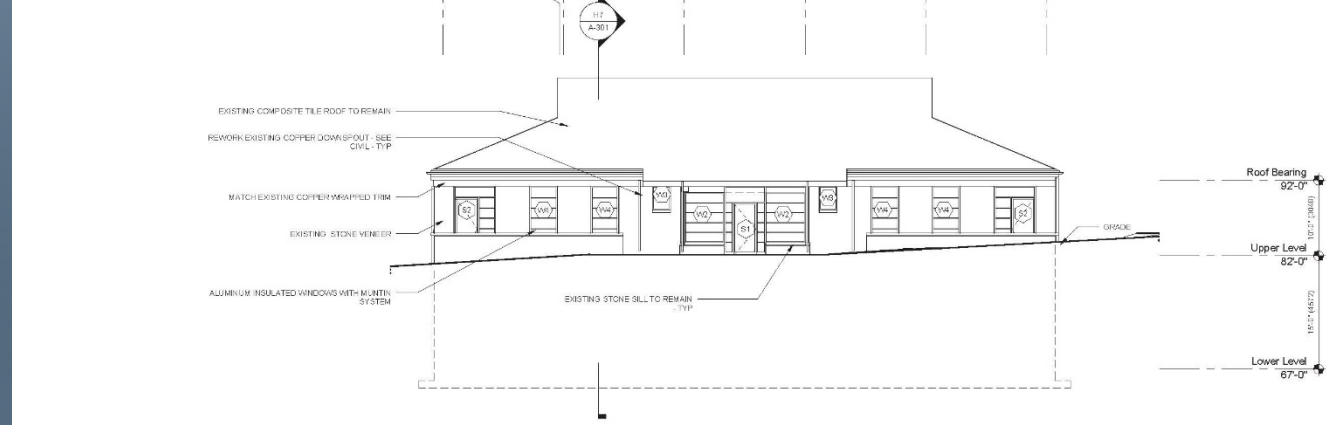


West Elevation

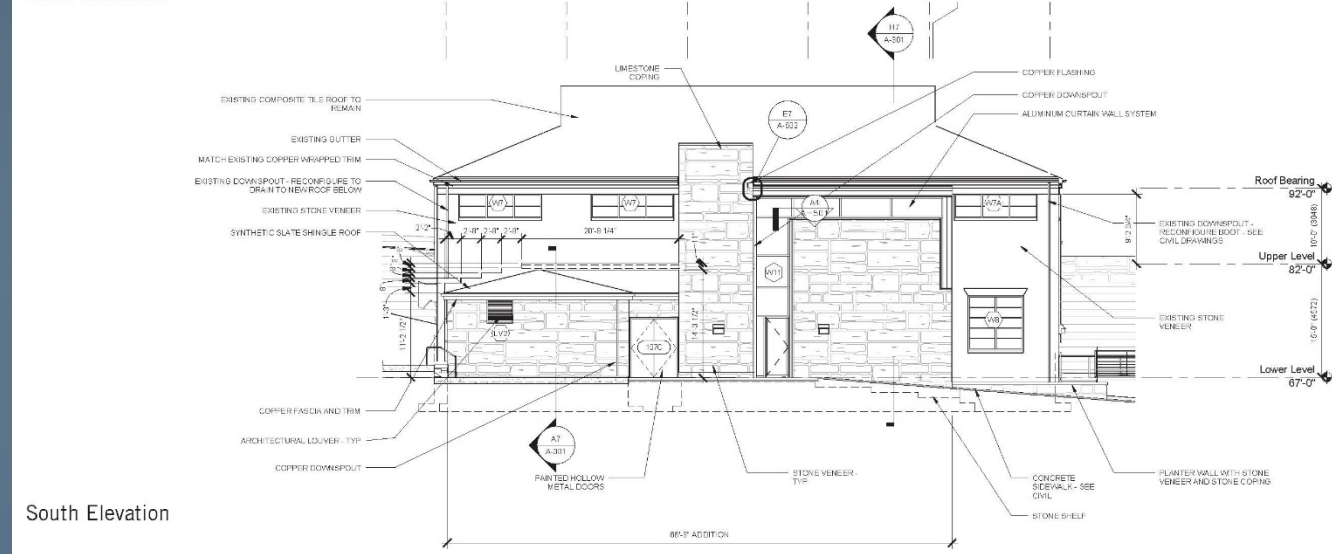


East Elevation

Elevations

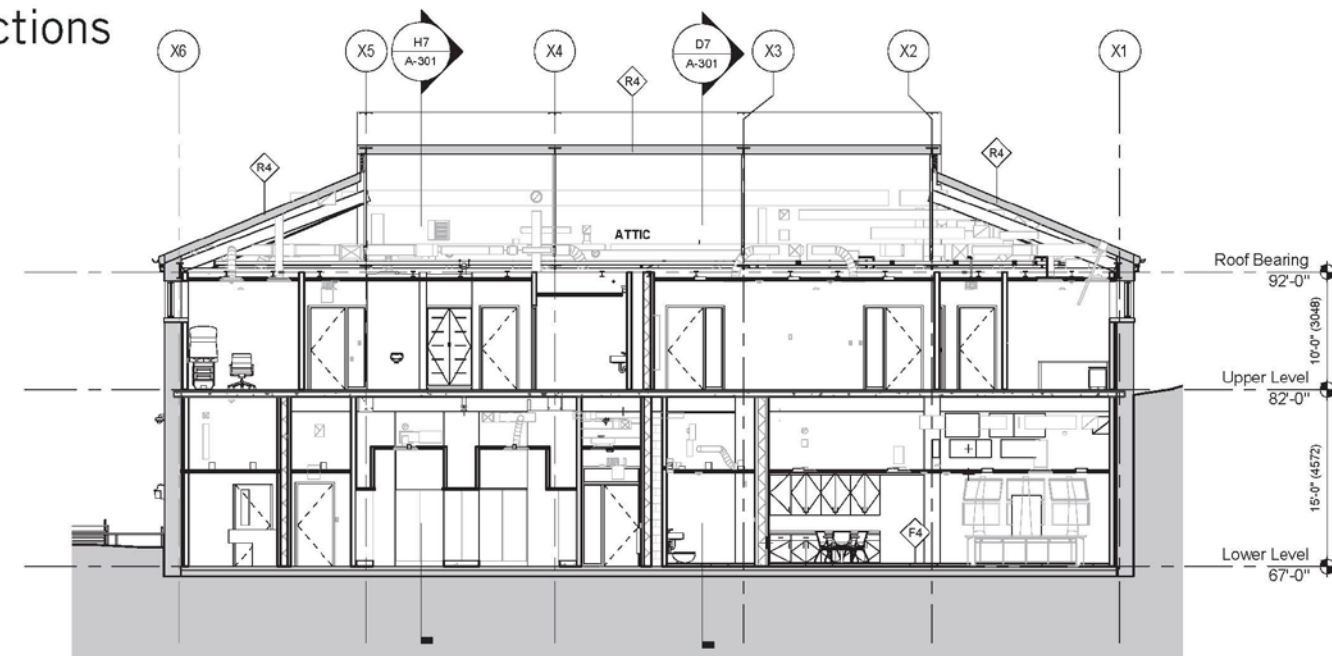


North Elevation

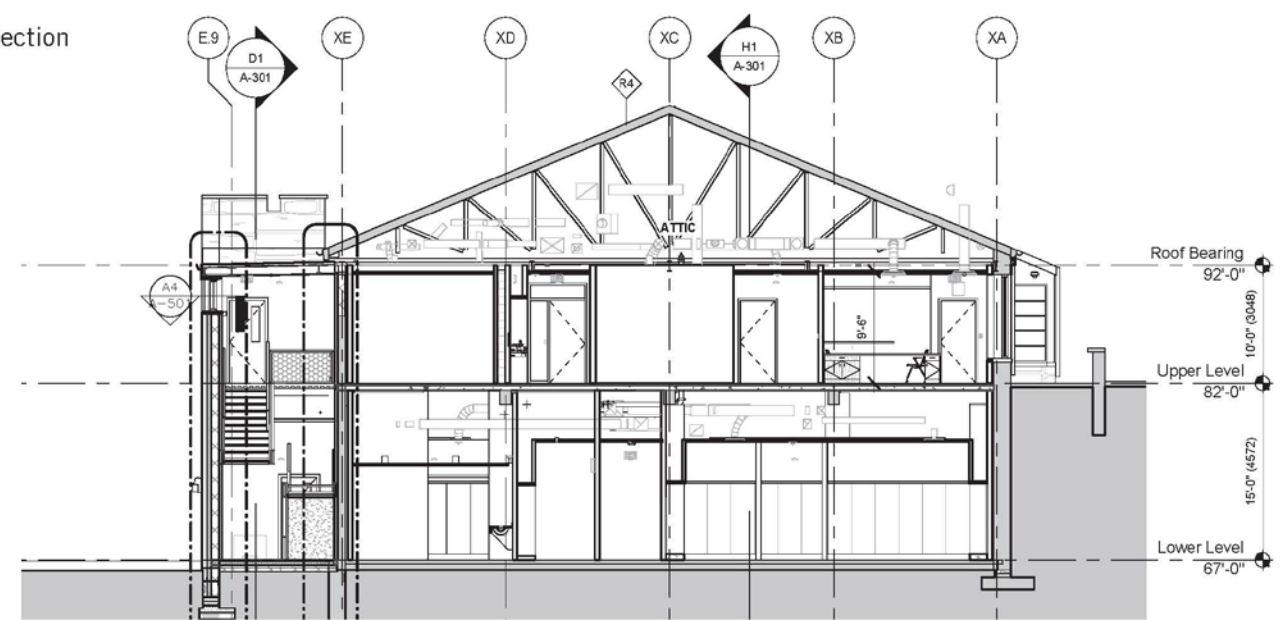


South Elevation

Building Sections



East/West Building Section



Landscape Design Concept – Police Station Renovation



PRUNUS LAUROCERASUS- CHERRY LAUREL



DOUBLE-FILE VIBERNUM & OTHER LARGE SHRUBS



ASTER LINARIFOLIUS

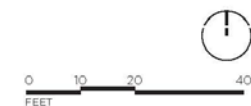


ILEX VERTICILLATA - WINTERBERRY



CAREX PENNSYLVANICA- OAK SEDGE

SITE DEVELOPEMENT PLAN
POLICE STATION BUILDING



The landscape improvements will be focused on restoring under canopy plantings along Olmsted Walk, including colorful plantings around the building

Finishes / Materials Palette

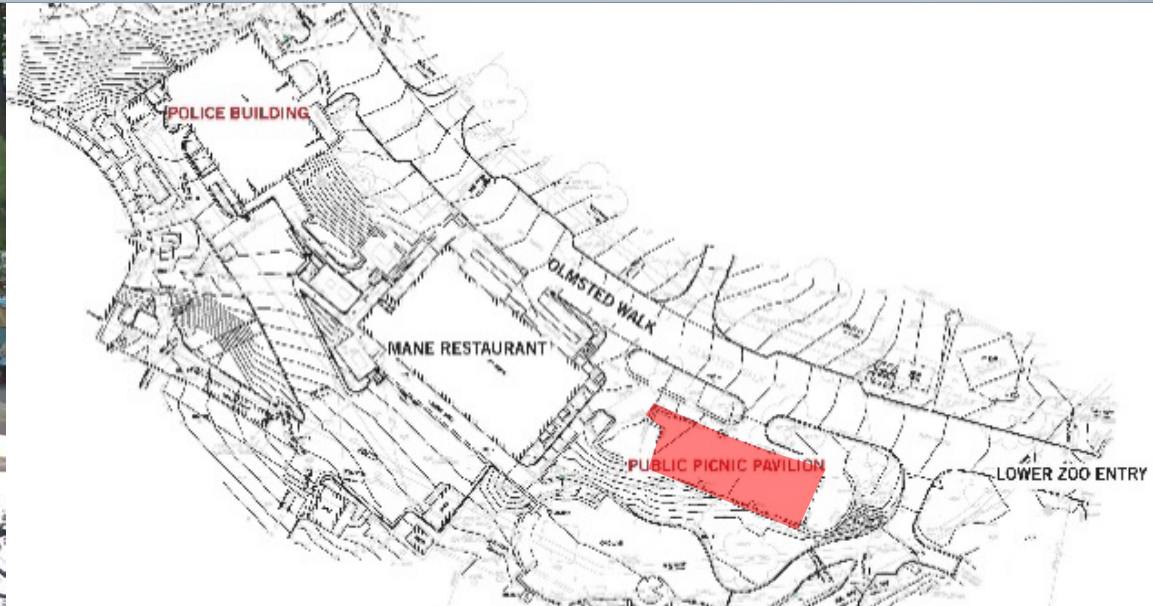
Materials considered include:

1. Champlain 1763 Granite to match Carderock stone prevalent at NZP Campus
2. Copper flashing and coping to match existing building (developing a patina over time)
3. Dark Gray Sheetmetal and Aluminum at Curtain Wall
4. Fritted Bird Friendly Low-E Glazing with Ballistic properties
5. Synthetic Slate Roofing to match NZP Standard





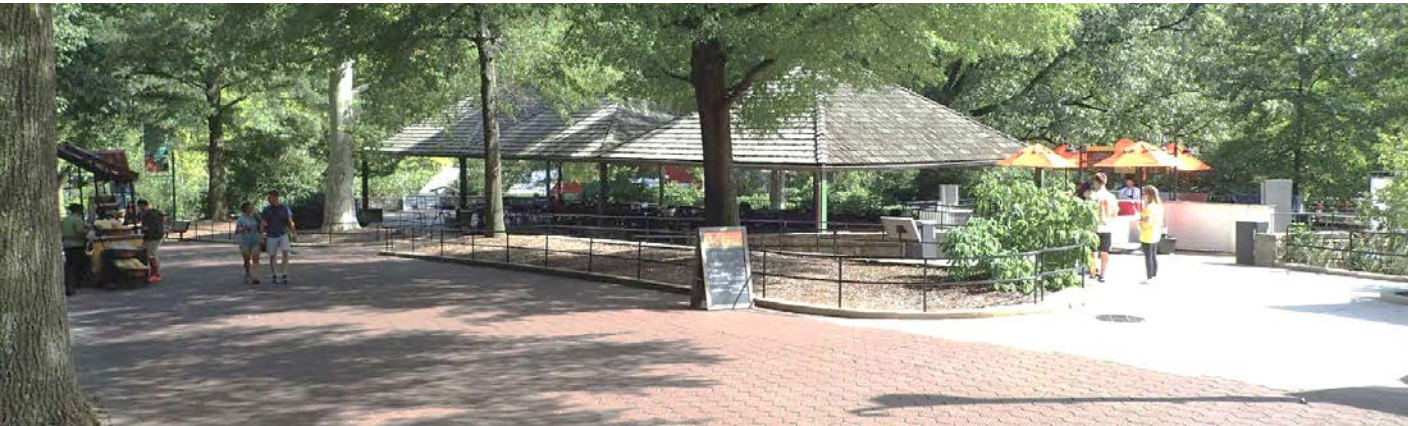
View from Olmsted towards Pavil on



View from northwest on Olmsted



View from Rear Pizza Play Area towards Pavilion

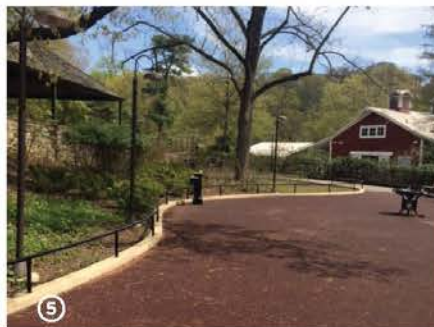


Pathway from Pizza Play Area.

Existing Conditions - Picnic Pavilion Landscape



EXISTING CONDITIONS/ SURVEY OVERLAY





Proposed Landscape Plan - Multi-use Space / Public Restroom



Design Concept – Multi-use Space / Public Restroom



Multi-use Space / Public Restroom view from East on Olmsted



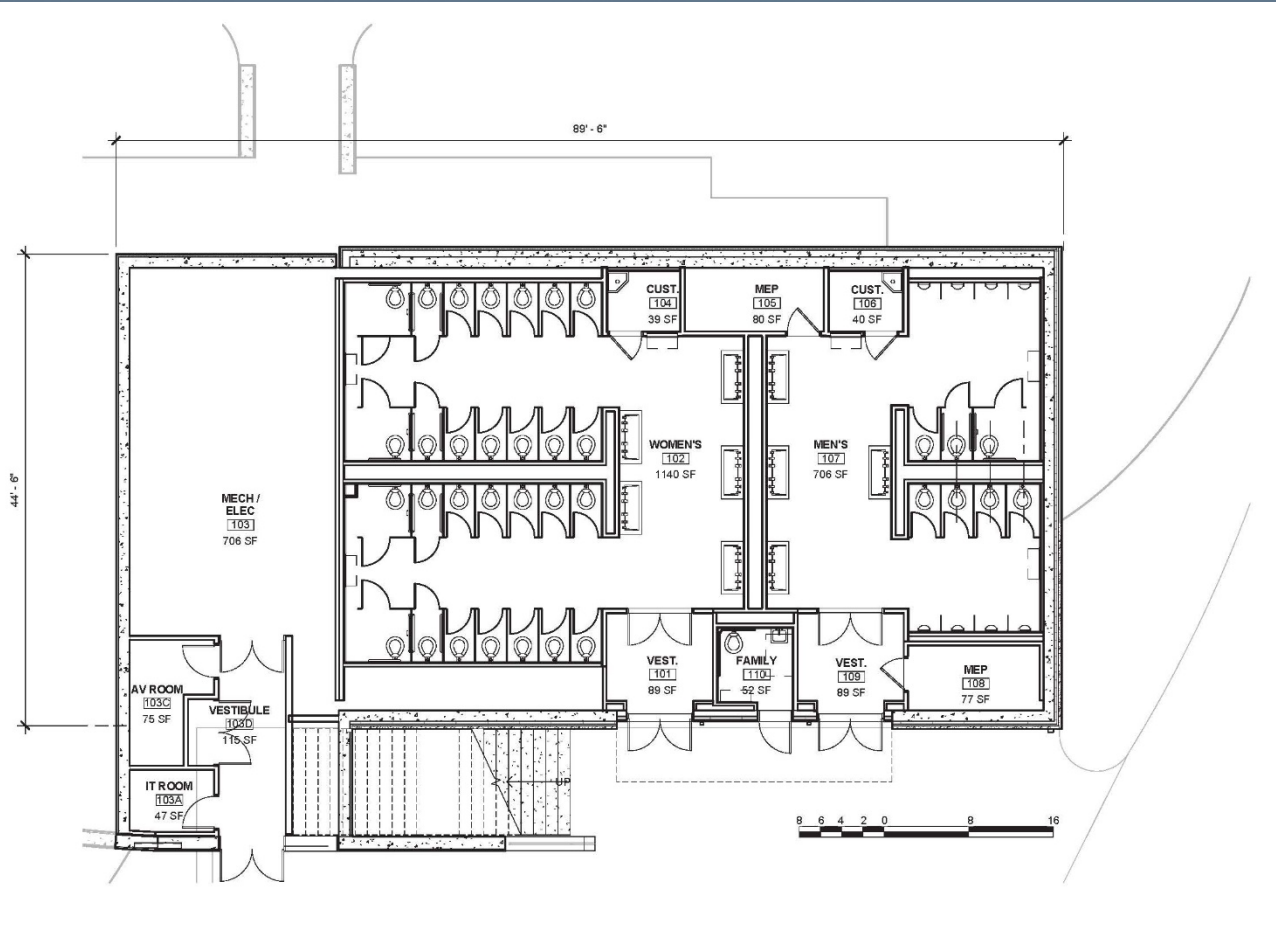
Multi-use Space / Public Restroom view from South



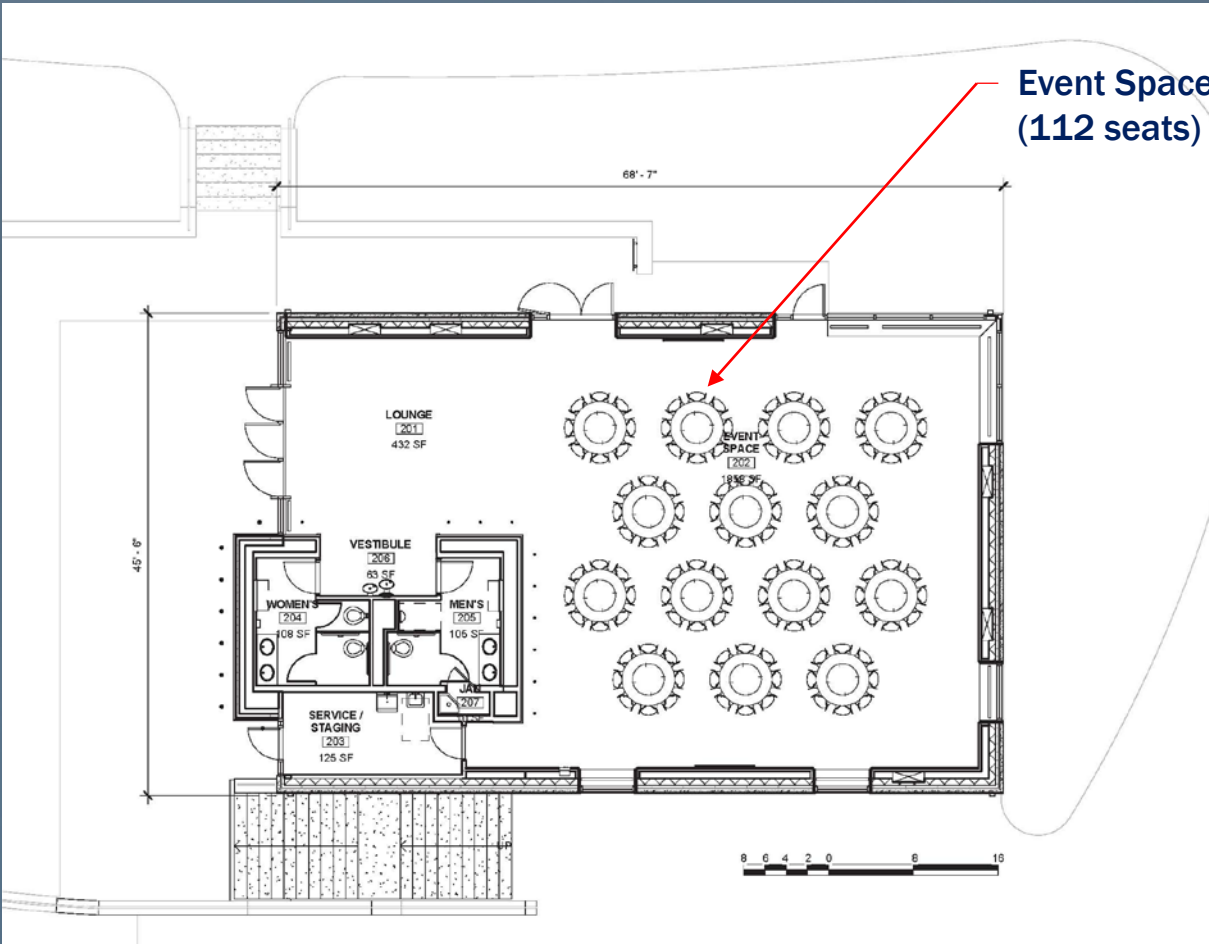
Multi-use Space / Public Restroom view from Northwest on Olmsted



Multi-use Space / Public Restroom view from Northwest at Night

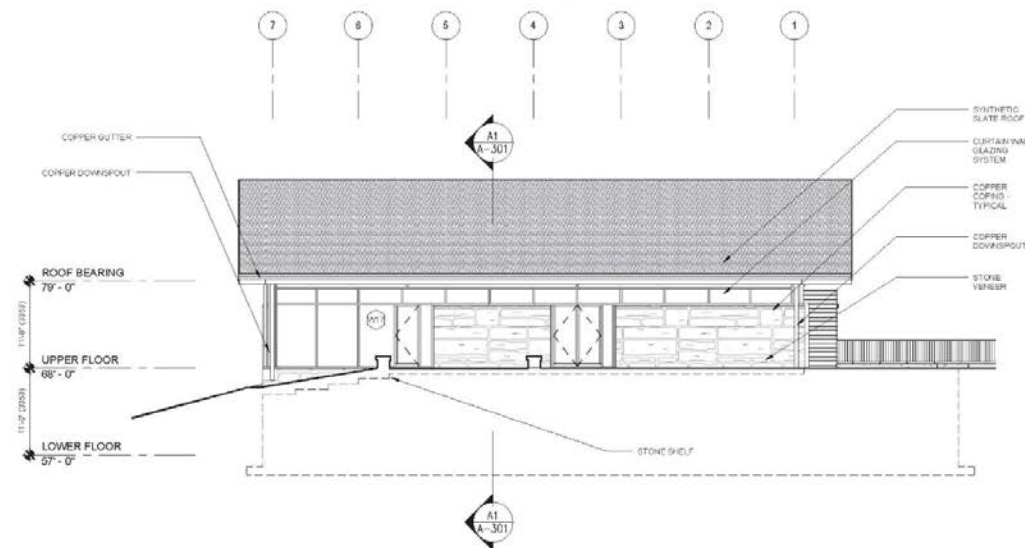


Lower Level Plan

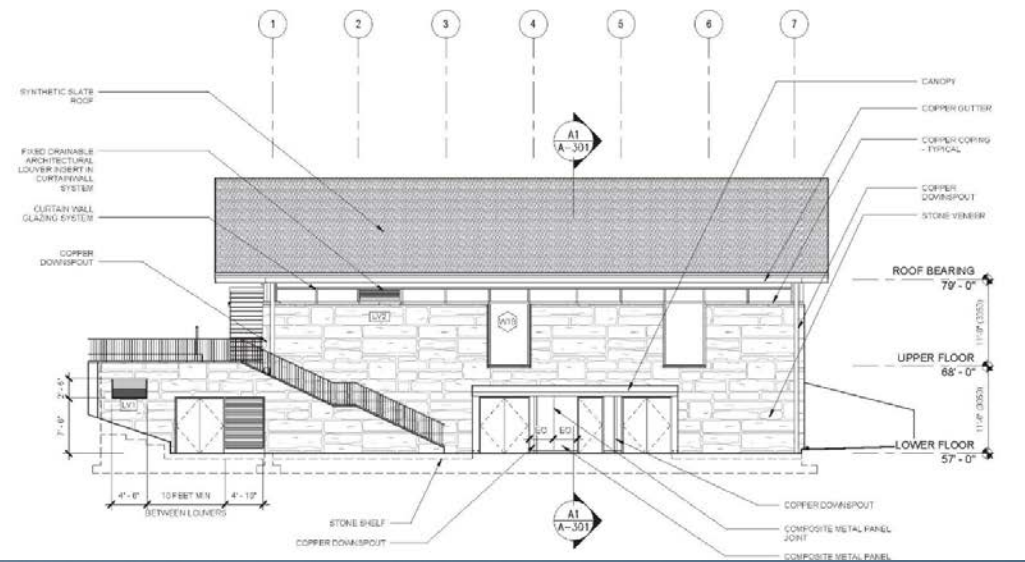


Upper Level Plan

Elevations

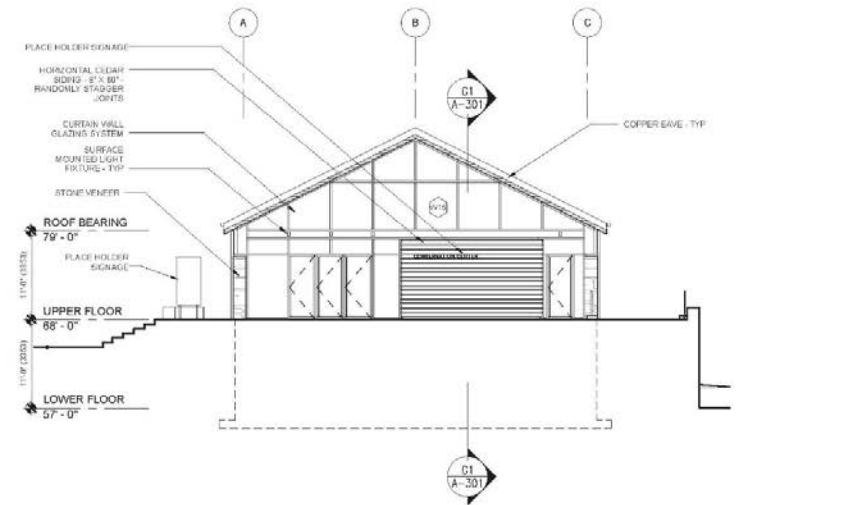


North Elevation

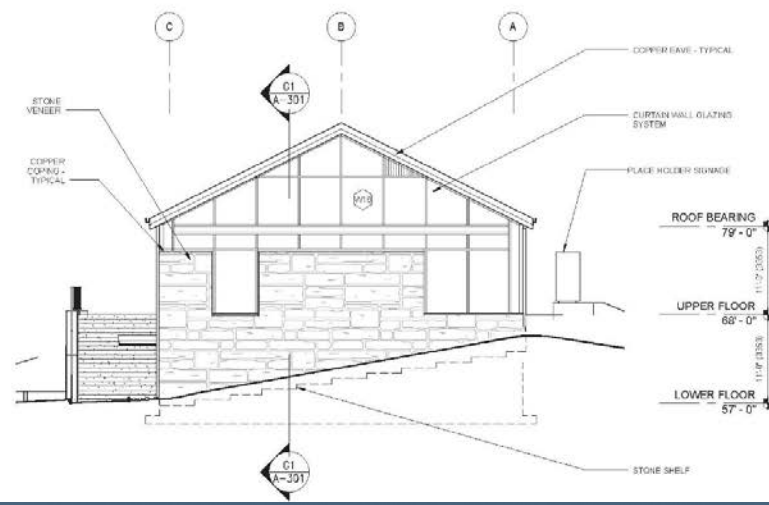


South Elevation

Elevations

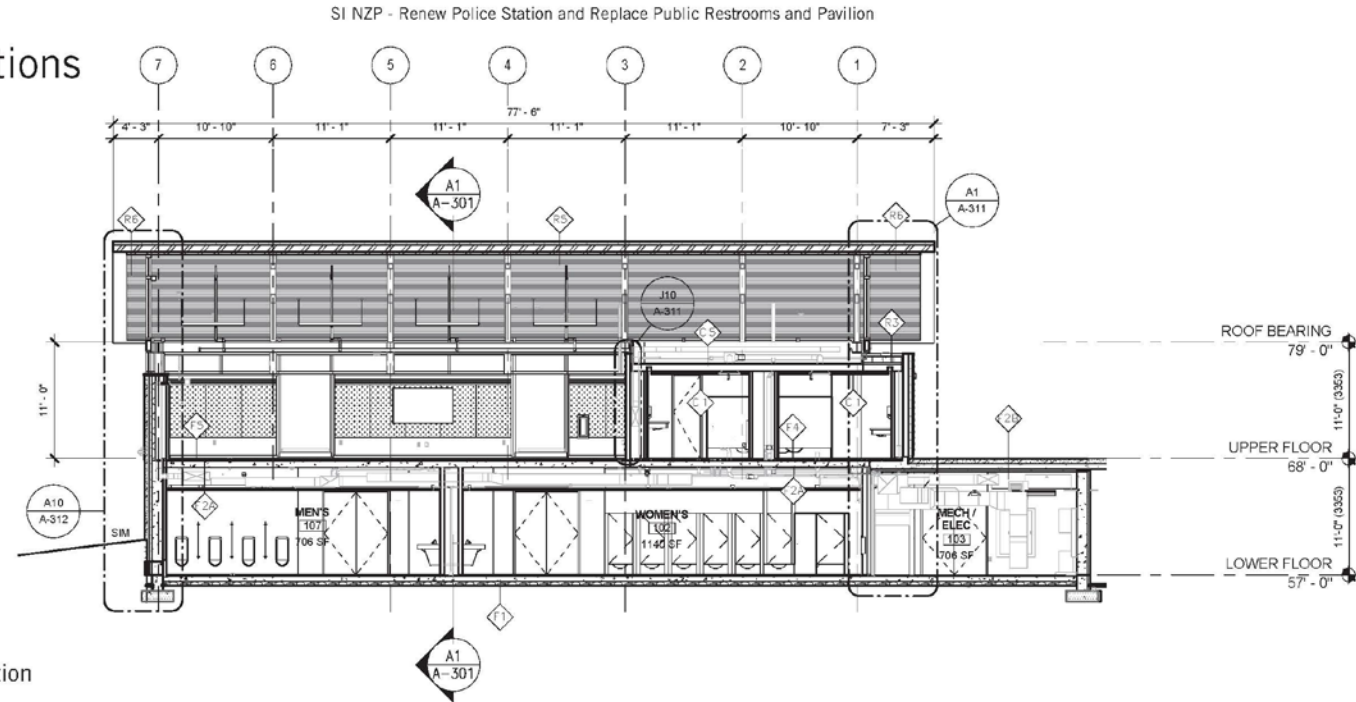


West Elevation

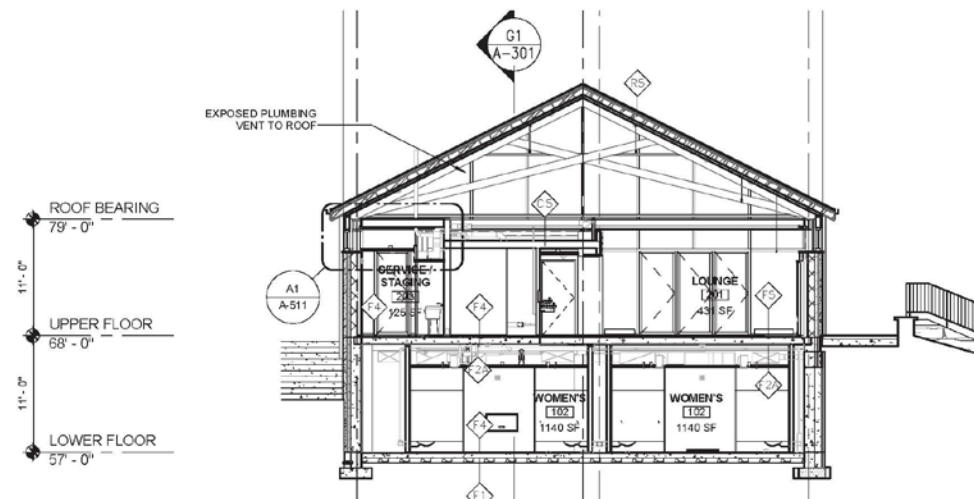


East Elevation

Building Sections



East/West Building Section



Planting Materials – Multi-use Space / Public Restroom

A plant material palette is being developed using native indigenous plantings typically used along the Olmsted walk and throughout the zoo. Healthy trees will be preserved along the

Olmsted walk and declining trees will be replaced in kind. A diverse mix of shrubs, perennials and groundcovers will be planted within the planters along the Olmsted Walk and around the new

retail/restroom building foundation. New trees will be planted on the south edge of the terrace to replenish the tree canopy and provide shade. All new planted areas except added bioretention areas will be irrigated.



QUERCUS PHellos- WILLOW OAK



VIBERNUM DENTATUM



HAMAMELIS VIRGINIANA- WITCH HAZEL



ILEX VERTICILLATA - WINTERBERRY



BETULA NIGRA- RIVER BIRCH



PLATANUS x ACERIFOLIA- LONDON PLANE



TAXUS BACCATA 'REPANDENS'- ENGLISH YEW



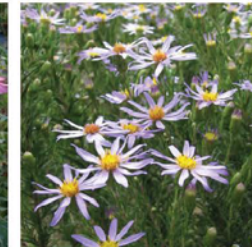
SCHYZACHRIUM SCOPARIUM- LITTLE BLUE STEM



CAREX PENNSYLVANICA- OAK SEDGE



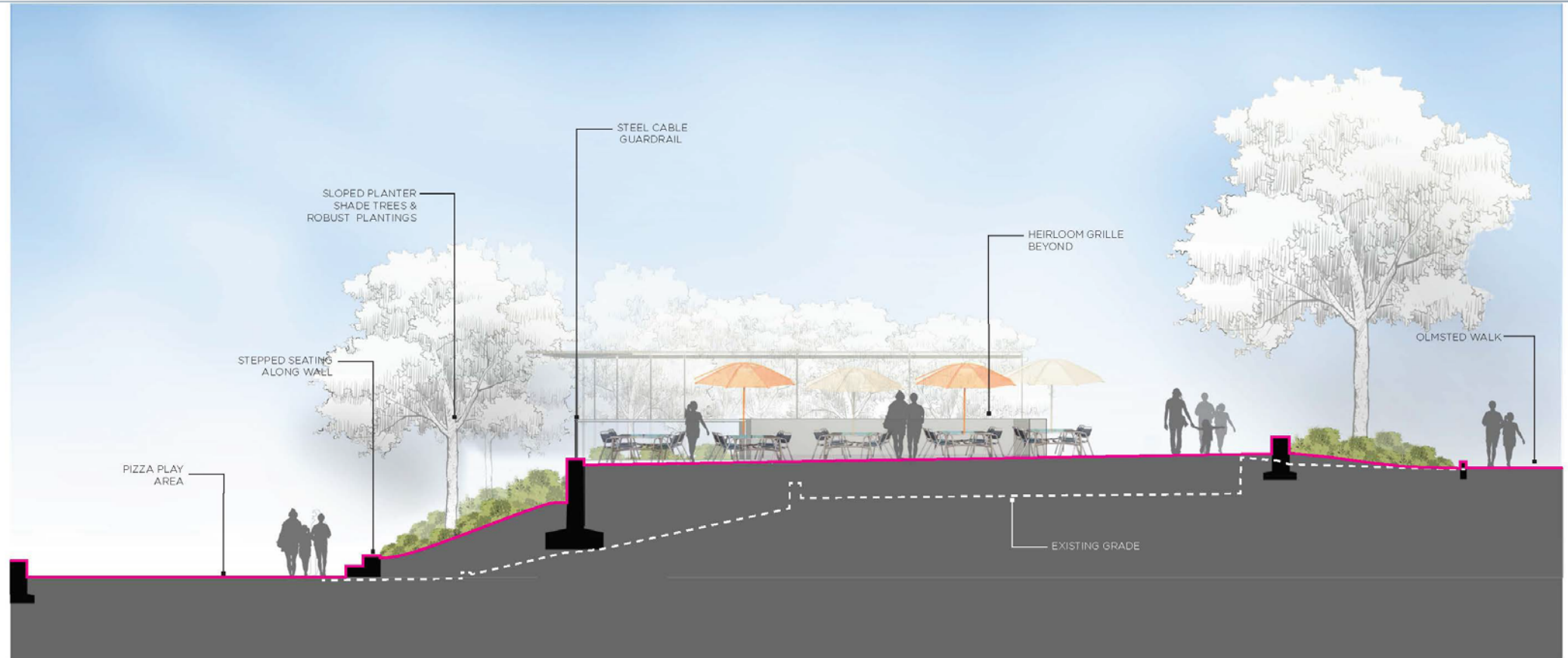
ECHINACEA- PURPLE CONEFLOWER



ASTER LINARIFOLIUS



Landscape Design Concept – Multi-use Space / Public Restroom



SECTION A - TERRACE

0 5 10 20
FEET

RHODESIDE & HARWELL

Landscape Design Concept – Multi-use Space / Public Restroom



SECTION B - LOWER PLAZA & RESTROOMS

0 2 4 8
FEET

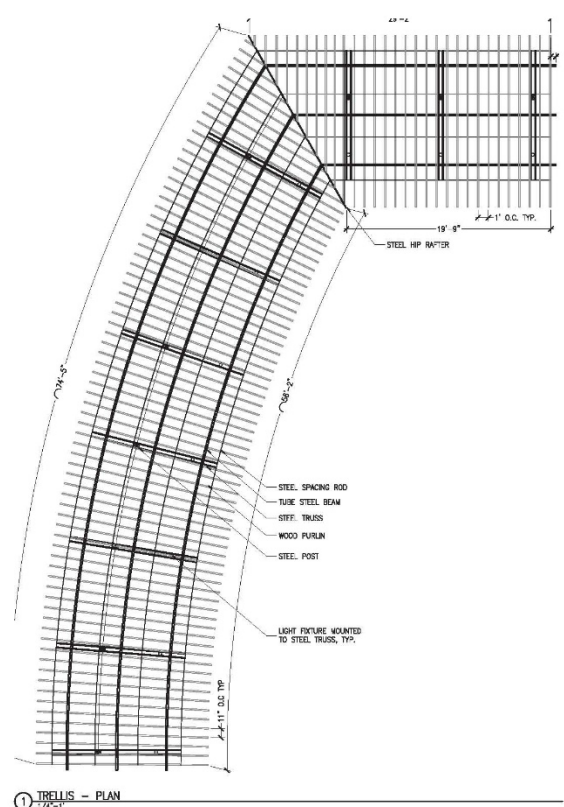
Landscape Design Concept – Multi-use Space / Public Restroom



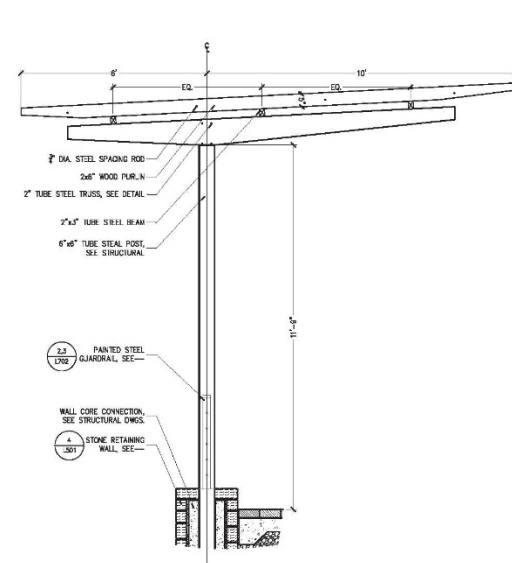
○ ELEVATION - TERRACE WALL



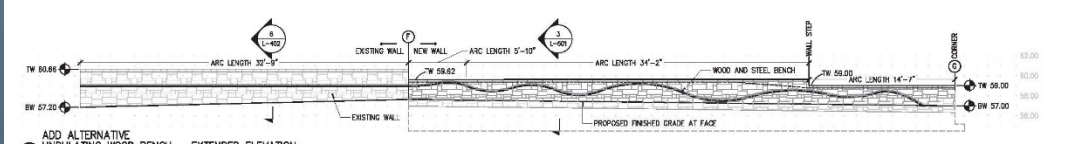
PERSPECTIVE - LOWER PLAZA



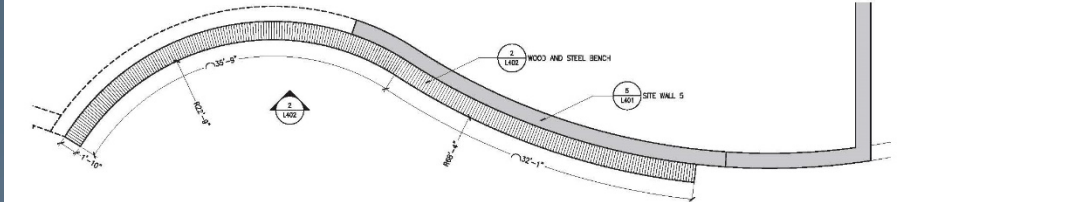
1 TRELLIS - PLAN
1/4"=1'



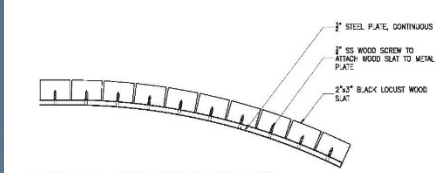
2 TRELLIS - TYPICAL SECTION
1/4"=1'



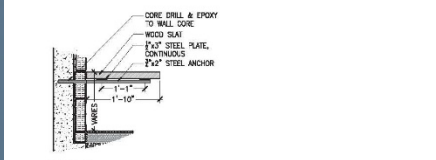
4 ADD ALTERNATIVE UNDULATING WOOD BENCH - EXTENDED ELEVATION
1/4"=1'



3 ADD ALTERNATIVE - UNDULATING WOOD BENCH - PLAN
1/4"=1'



5 BENCH A - SECTION THROUGH METAL PLATE
3/4"=1'



6 BENCH A ATTACHMENT TO WALL - TYPICAL SECTION
1"=1'-0"

UNDULATING WOOD BENCH - DETAILS
NZP EVENT SPACE / RESTROOM



STEEL AND WOOD TRELLIS - DETAILS
NZP EVENT SPACE / RESTROOM

Site Materials and Paving – Multi-use Space / Public Restroom

For continuity with the existing Olmsted Walk, the asphalt hexagonal block unit pavers will be used for the terrace area. A lighter color will be selected in keeping with the NZP goal for

standardizing a typical paver throughout the zoo. This lighter color also serves to distinguish spaces from Olmsted walk, which is paved with hexagonal red pavers. Rubber surface will be

used adjacent the Pizza Play Area to match with the material used there. The use of blue stone is being considered for site stairs as an alternative to concrete that is typically used throughout the zoo.



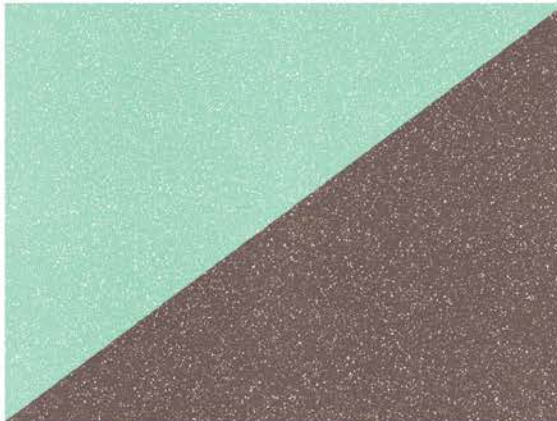
PAINTED STEEL CABLE GUARDRAIL WITH HANDRAILING



PAINTED STEEL CABLE GUARDRAIL

The retaining and seat walls will be clad with the Carderock stone in keeping with the stone language of the existing walls and building stone. Blue stone coping will be used in select areas to provide some continuity between the recent improvements at the Mane Restaurant along the Olmsted Walk.

Steel cable railings will be used at stair locations and along retaining walls where guard rails are required. The steel cable will provide the transparency desired.



POURED RUBBER PAVING



CARDEROCK STONE WALLS



HEXAGONAL ASPHALT PAVERS W/ 8"x8" BORDER COURSE



Finishes / Materials Palette

Materials considered include:

1. Champlain 1763 Granite to match Carderock stone prevalent at NZP Campus
2. Copper flashing and coping to match Police Building (developing a patina over time)
3. Dark Gray Sheetmetal and Aluminum at Curtain Wall
4. Fritted Bird Friendly Low-E Glazing
5. Engineered Glulam Beams
6. Stained Cedar Exterior Cladding
7. Synthetic Slate Roofing to match NZP Standard

