NCPC File #: 7911

National Zoological Park
Central Parking Facility

3001 Connecticut Avenue NW
Washington, DC

Smithsonian Institution

Approval of Comments on Concept Design
Commission meeting date: October 5, 2017
NCPC review authority: 40 U.S.C. 8722(b)(1) and (d)
Applicant request: Approval of Comments on Concept Design
Delegated / consent / open / executive session: Open Session
NCPC Review officer: J. Gerbich
NCPC File Number: 7911

Project summary:
The Smithsonian Institution (SI) has submitted concept designs for a Central Parking Facility (CPF) at the National Zoological Park in Northwest Washington, DC. The parking garage was originally proposed as an effort to consolidate surface parking and expand parking capacity in the facility’s master plan in 2008, and received conceptual approval from NCPC at that time. The current submission provides further detail on the proposal, which includes an increase in the number of spaces proposed in the master plan.

The CPF would be constructed at the northeastern edge of the facility—above the General Services Building and Parking Lot C adjacent the Beach Drive portion of Rock Creek and Potomac Parkway. The applicant is requesting approval of 1,285 spaces for the garage, which is 157 more spaces than the 2008 master plan proposal, as well as 166 additional spaces to be distributed between Parking Lot E (146 spaces) and at a staff research center on Science Hill (20 spaces). The total request is for 1,451 spaces for visitors, SI official vehicles, volunteers, and employees.

To assess the potential impact of these changes on intersections and roadways in the vicinity of the zoo, the SI commissioned a traffic study in consultation with the District Department of Transportation (DDOT) in 2016-2017. During this study, DDOT proposed extending its Circulator bus service to the zoo’s Connecticut Avenue entrance to help mitigate traffic impacts, which the SI is interested in exploring further. DDOT has concluded that the impact of 166 additional spaces could be effectively addressed through the implementation of this and other proposed mitigation measures presented in the existing transportation management plan for the facility.

The current submission includes a massing concept and viewshed analysis for the proposed CPF based on 1,285 spaces. The applicant has noted that they are in the procurement phase to establish a Public Private Partnership for the design, construction, and operation of the facility, and that they will be in close coordination with NCPC as the process moves forward.
Project Location

National Zoological Park
Proposed Parking Garage
Existing and Proposed Parking (2008 Master Plan)

Existing Surface Parking Lots A, B, C, D, E, Research Hill

Proposed Parking in the 2008 Master Plan
## Parking Summary

<table>
<thead>
<tr>
<th>NZP PARKING LOCATION</th>
<th>EXISTING PARKING ((#)=2008 Master Plan Count)</th>
<th>CURRENT COUNT</th>
<th>REQUESTED IN THE MASTER PLAN</th>
<th>APPROVED BY NCPC</th>
<th>CURRENT PROPOSED CONCEPT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot A</td>
<td>100</td>
<td>99</td>
<td>300</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Lot B</td>
<td>112</td>
<td>110</td>
<td>0</td>
<td>NA</td>
<td>0</td>
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<tr>
<td>Lot C (Proposed Garage)</td>
<td>263</td>
<td>243</td>
<td>1128</td>
<td>Not called out</td>
<td>1285</td>
</tr>
<tr>
<td>Lot D</td>
<td>221</td>
<td>208</td>
<td>0</td>
<td>NA</td>
<td>0</td>
</tr>
<tr>
<td>Lot E</td>
<td>172</td>
<td>164</td>
<td>172</td>
<td>Not called out</td>
<td>Bus Parking, Employee and official vehicles, overflow for special occasions</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>111 Employee 35 Service</td>
</tr>
<tr>
<td>Research Hill</td>
<td>20</td>
<td>20</td>
<td>20</td>
<td>Not called out</td>
<td>20 No visitors</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>888</strong></td>
<td><strong>844</strong></td>
<td><strong>1620</strong></td>
<td><strong>1285</strong></td>
<td><strong>1451</strong></td>
</tr>
</tbody>
</table>

### NZP PARKING BY USER TYPE

<table>
<thead>
<tr>
<th></th>
<th>Visitor</th>
<th>Employee (1:4 for 520+) including volunteers</th>
<th>Official Veh/Volunteers</th>
<th><strong>TOTAL</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Visitor</td>
<td>678</td>
<td>210</td>
<td>Included with Employees</td>
<td><strong>888</strong></td>
</tr>
<tr>
<td></td>
<td>1419</td>
<td>131</td>
<td>70</td>
<td><strong>844</strong></td>
</tr>
<tr>
<td></td>
<td>1119</td>
<td>131</td>
<td>35</td>
<td><strong>1620</strong></td>
</tr>
<tr>
<td></td>
<td>1285</td>
<td>131</td>
<td>35</td>
<td><strong>1285</strong></td>
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<tr>
<td></td>
<td>1451</td>
<td></td>
<td></td>
<td><strong>1451</strong></td>
</tr>
</tbody>
</table>
IV. Massing Study

PARKING LOT C
EXISTING CONDITIONS

* APPROXIMATE AREA

~ 90,700 SF

~ 27,600 SF

Existing Conditions
LEVEL 1 - PARKING LOT C
PARKING LOT EXPANSION – TOP VIEW - CONCEPT

LEGEND:
- OFFICE TOWER INCLUDED IN THE MASTER PLAN IS NOT PART OF THIS PROJECT.
- PROPOSED DECK – CONCEPT STUDY 11.03.11
- VERTICAL CIRCULATION – CONCEPT STUDY 11.03.11
- NEW DECK MODIFICATION
- ADDITIONAL LANDSCAPE SCREENING AREA (TREES, SHRUBS)
PARKING LOT C – MASSING MODEL
SITE CONTEXT & MASSING
PARKING LOT C - MASSING MODEL
SITE CONTEXT & MASSING
MASSING DIAGRAM
PARKING LOT EXPANSION - ELEVATION

LEGEND:

- PROPOSED DECK - CONCEPT STUDY 11.03.11
- VERTICAL CIRCULATION - CONCEPT STUDY 11.03.11
- NEW DECK MODIFICATION

ELEVATION - VIEW FROM NORTH ROAD, LOOKING NORTH
LEVEL 1- PARKING (EXISTING LOT C)

CONCEPT DIAGRAM

LEVEL 1 TOTAL: 316 PARKING SPACES

CONCEPT STUDY: 298 PARKING SPACES - 250 EXISTING, 48 NEW IN THE EAST EXTENSION

DECK EXTENSION: 18 ADDITIONAL PARKING SPACES

LEVEL 1 TOTAL: 316 PARKING SPACES
LEVEL 2 - PARKING
CONCEPT DIAGRAM

LEGEND:
- PROPOSED DECK - CONCEPT STUDY (11.03.11)
- VERTICAL CIRCULATION - CONCEPT STUDY (11.03.11)
- NEW DECK MODIFICATION
- NEW PARKING SPACES

CONCEPT STUDY: 174 PARKING SPACES
DECK EXTENSION: 0 ADDITIONAL PARKING SPACES

LEVEL 2 TOTAL: 174 PARKING SPACES
LEVEL 3 - PARKING
CONCEPT DIAGRAM

LEGEND:
- PROPOSED DECK - CONCEPT STUDY (11.03.11)
- VERTICAL CIRCULATION - CONCEPT STUDY (11.03.11)
- NEW DECK MODIFICATION
- NEW PARKING SPACES

CONCEPT STUDY: 244 PARKING SPACES
DECK EXTENSION: 0 ADDITIONAL PARKING SPACES

LEVEL 3 TOTAL: 244 PARKING SPACES
LEVEL 4 - PARKING
CONCEPT DIAGRAM

LEGEND:
- PROPOSED DECK - CONCEPT STUDY (11.03.11)
- VERTICAL CIRCULATION - CONCEPT STUDY (11.03.11)
- NEW DECK MODIFICATION
- NEW PARKING SPACES

CONCEPT STUDY: 206 PARKING SPACES
DECK EXTENSION: 17 ADDITIONAL PARKING SPACES

LEVEL 4 TOTAL: 225 PARKING SPACES
LEVEL 5 - PARKING
CONCEPT DIAGRAM

LEGEND:
- PROPOSED DECK - CONCEPT STUDY (11.03.11)
- VERTICAL CIRCULATION - CONCEPT STUDY (11.03.11)
- NEW DECK MODIFICATION
- NEW PARKING SPACES

CONCEPT STUDY: 184 PARKING SPACES
DECK EXTENSION: 28 ADDITIONAL PARKING SPACES
LEVEL 5 TOTAL: 192 PARKING SPACES
LEVEL 6 - PARKING
CONCEPT DIAGRAM

CONCEPT STUDY: 108 PARKING SPACES
DECK EXTENSION: 25 ADDITIONAL PARKING SPACES

LEVEL 6 TOTAL: 134 PARKING SPACES
SITE ANALYSIS

ADAMS MILL RD NW (1 - 3) / KLINGLE RD NW (4 - 5) – POINT O : VIEW 1 - 5

Note: Due to the high density of trees surrounding the neighborhoods and parking area, the retaining wall and new parking deck would be nearly impossible to see.
Viewshed Analysis

OLMSTED WALK – PANDA PLAZA / PARKING LOT B – POINT A : VIEW 1 - 3
Viewshed Analysis

OLMSTEAD WALK – POINT C: VIEW 1 - 2

[Image of a panoramic view of a park with trees, pathways, and people walking. A map is also shown with a highlighted parking lot and viewshed analysis areas.]
PATH BEHIND SMALL MAMMAL HOUSE – POINT E : VIEW 1 - 2

Viewshed Analysis
PATH BEHIND SMALL MAMMAL HOUSE – POINT F : VIEW 1 - 3
Viewshed Analysis

NORTH ROAD – BEHIND PARKING LOT B – POINT L: VIEW 1 - 3
Viewshed Analysis

NORTH ROAD – PARKING LOT C – POINT N : VIEW 1 - 2