

Parklands Rehabilitation

500 Parkland Place, SE, Washington DC

Approval of Preliminary Site Development Plans

United States Department of the Interior

Project Summary

Commission Meeting Date: November 2, 2023

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

Applicant Request: Approval of Preliminary Site Development Plans

Session: Staff Presentation

NCPC Review Officer: Jamie Herr

NCPC File Number: 8415

Project Summary:

The National Park Service (NPS) is proposing preliminary site development plans for Commission approval for the rehabilitation of the Parkland as part of Shepherd Parkway. This design project is an opportunity to improve existing conditions, increase recognition of the park as an NPS entity, provide flexible community recreation space, and increase safety throughout the park. Parkland is a narrow and relatively flat open space used by the surrounding community. The site is approximately 1.25 acres in size. The project area is bordered by Malcolm X Avenue SE to the north, Martin Luther King Jr. Avenue SE to the east, Parkland Place SE to the south, and a wooded area to the west. NPS has developed a preliminary plan that builds off the design process started with the Shephard Parkway Development Concept Plan (DCP) from 2020 and a robust stakeholder engagement process.

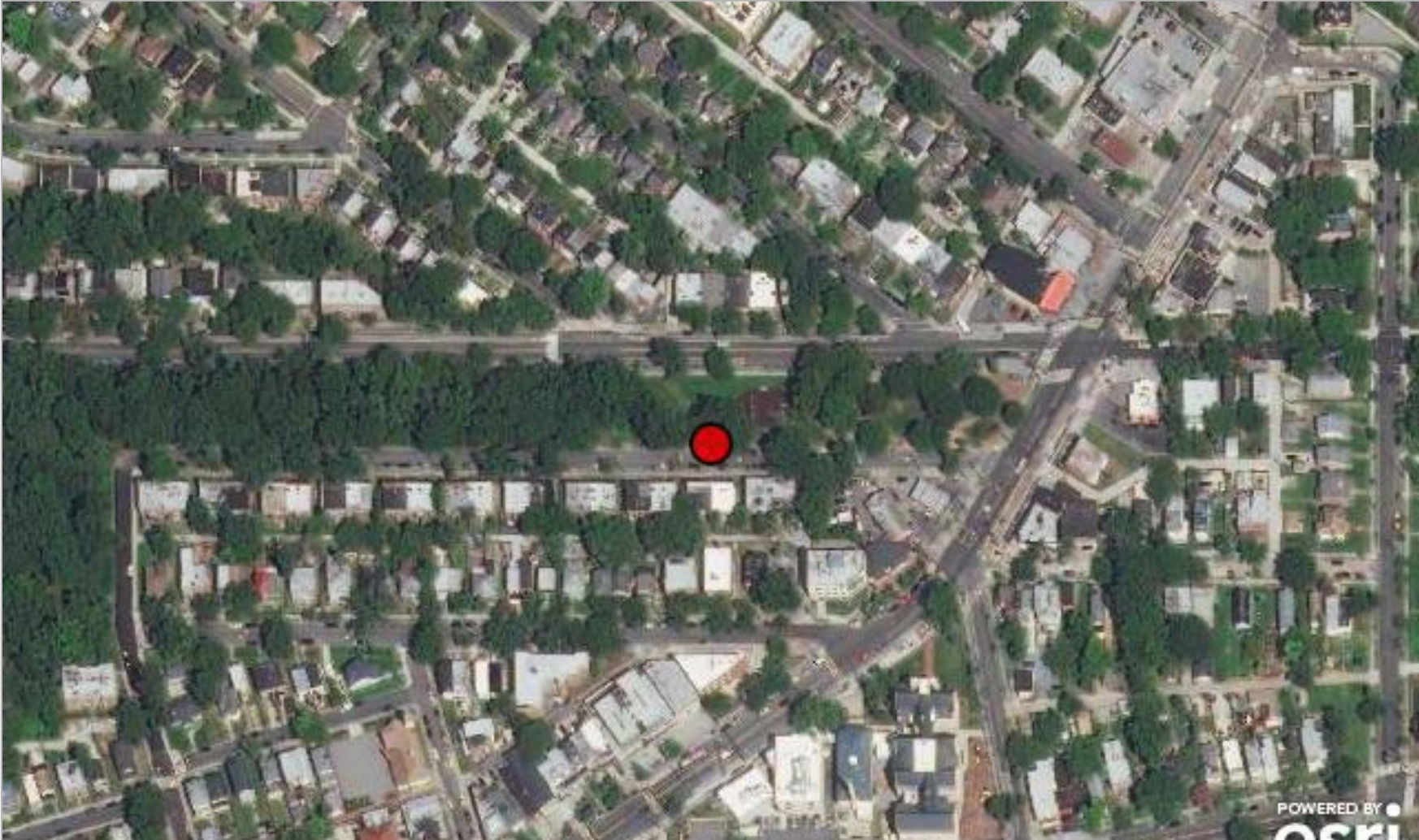
NPS submitted two concepts for review at the November 3, 2022 Commission Meeting, but received significant feedback on the design at the October 2022 Commission of Fine Arts review and chose to reassess the design.

Project Summary

Overall, the proposed park plan provides for a flexible, community-oriented park that includes pedestrian circulation with nodes of activities ranging from exercise pods to educational nature play. The design concept offers site amenities and programming opportunities that appeal to a wide range of ages from play for children to passive recreation for older adults. Specific concept plan elements include the following:

- Attractive and coordinated paths
- New, enlarged playground area
- Flexible gathering space for the community
- Park signage to improve visibility of the park in the community
- Future trail connection through Shepherd Parkway woodlands
- Picnic areas, including individual tables and grouped tables with shade structure
- Site furniture, including benches, adult swing chairs, trash receptacles, and lighting
- Permeable paving
- Improvements to soil to address compaction
- Pedestrian lighting at pathways, plaza, and picnic areas

Site Location



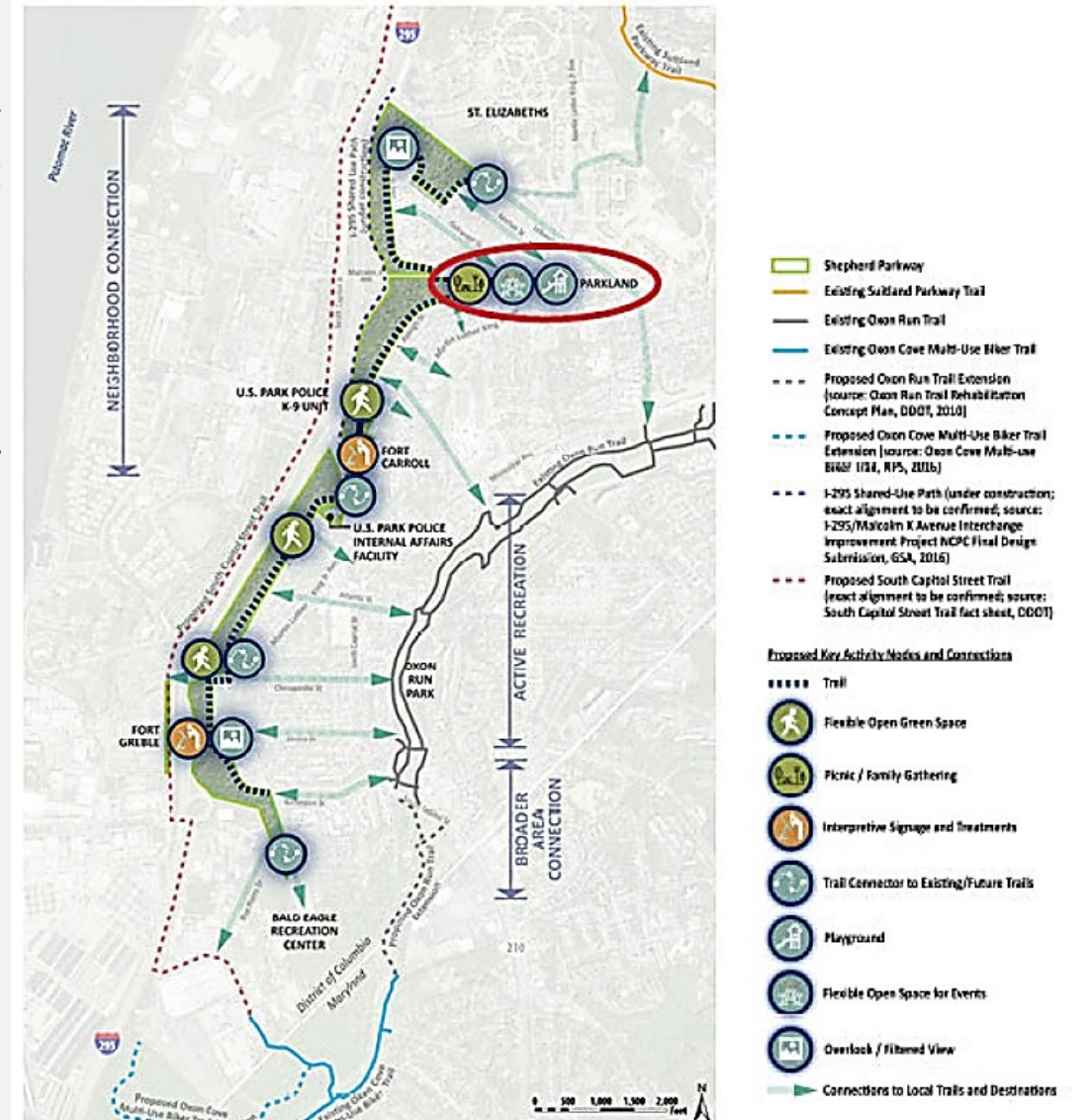
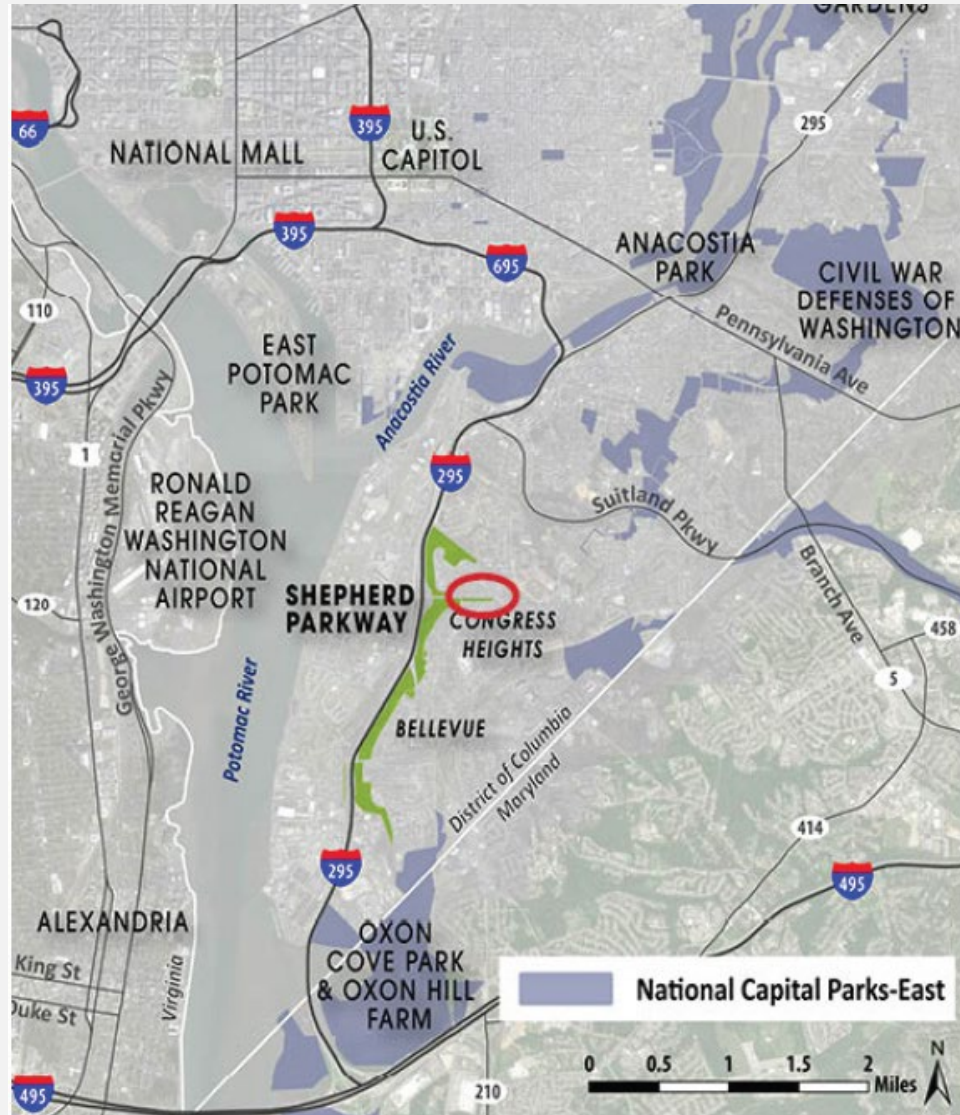
Location Map

Parkland Rehabilitation Location



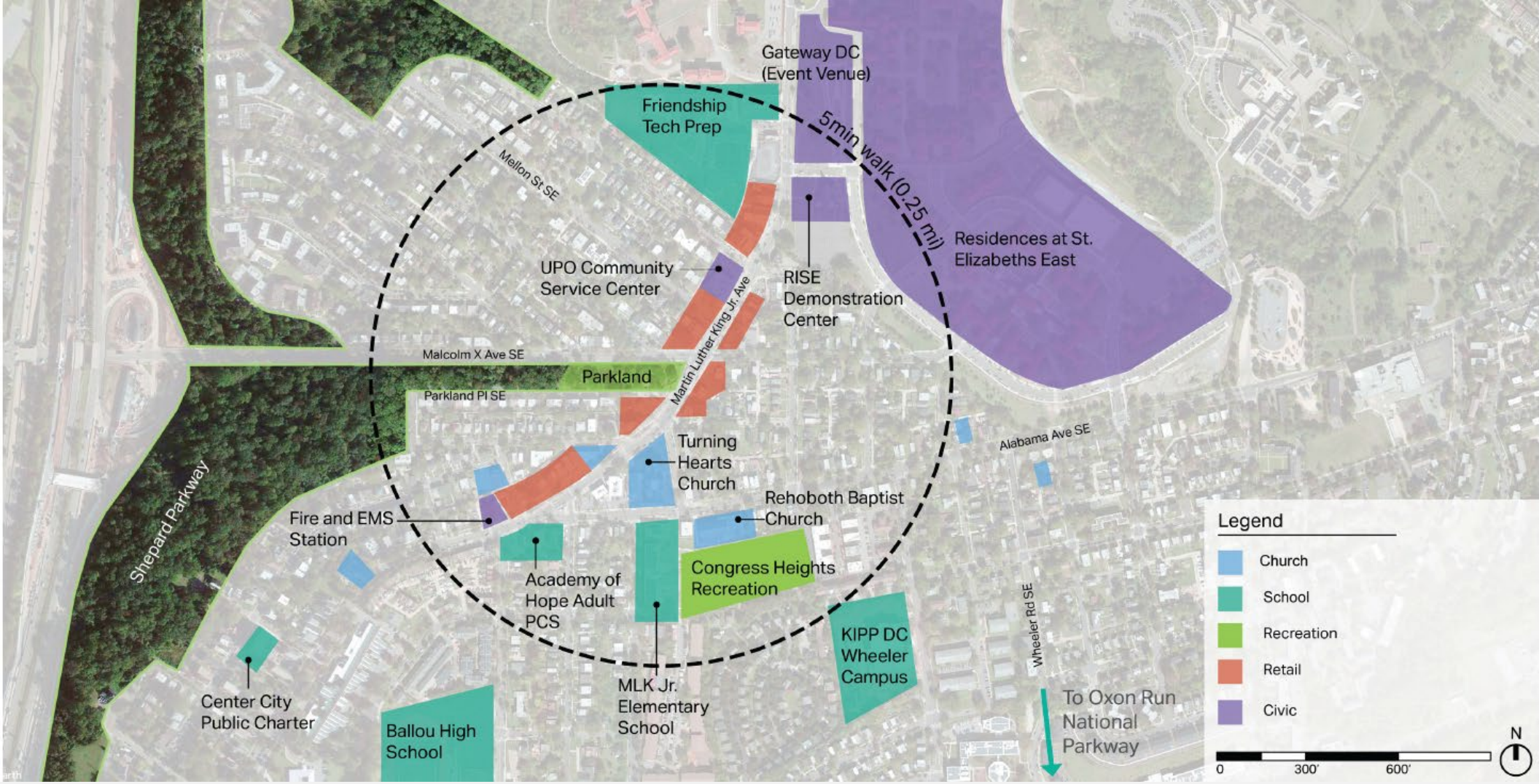
Parkland Rehabilitation Context

The 2020 Shepherd Parkway Development Concept Plan included recommended rehabilitation and amenities for Parkland

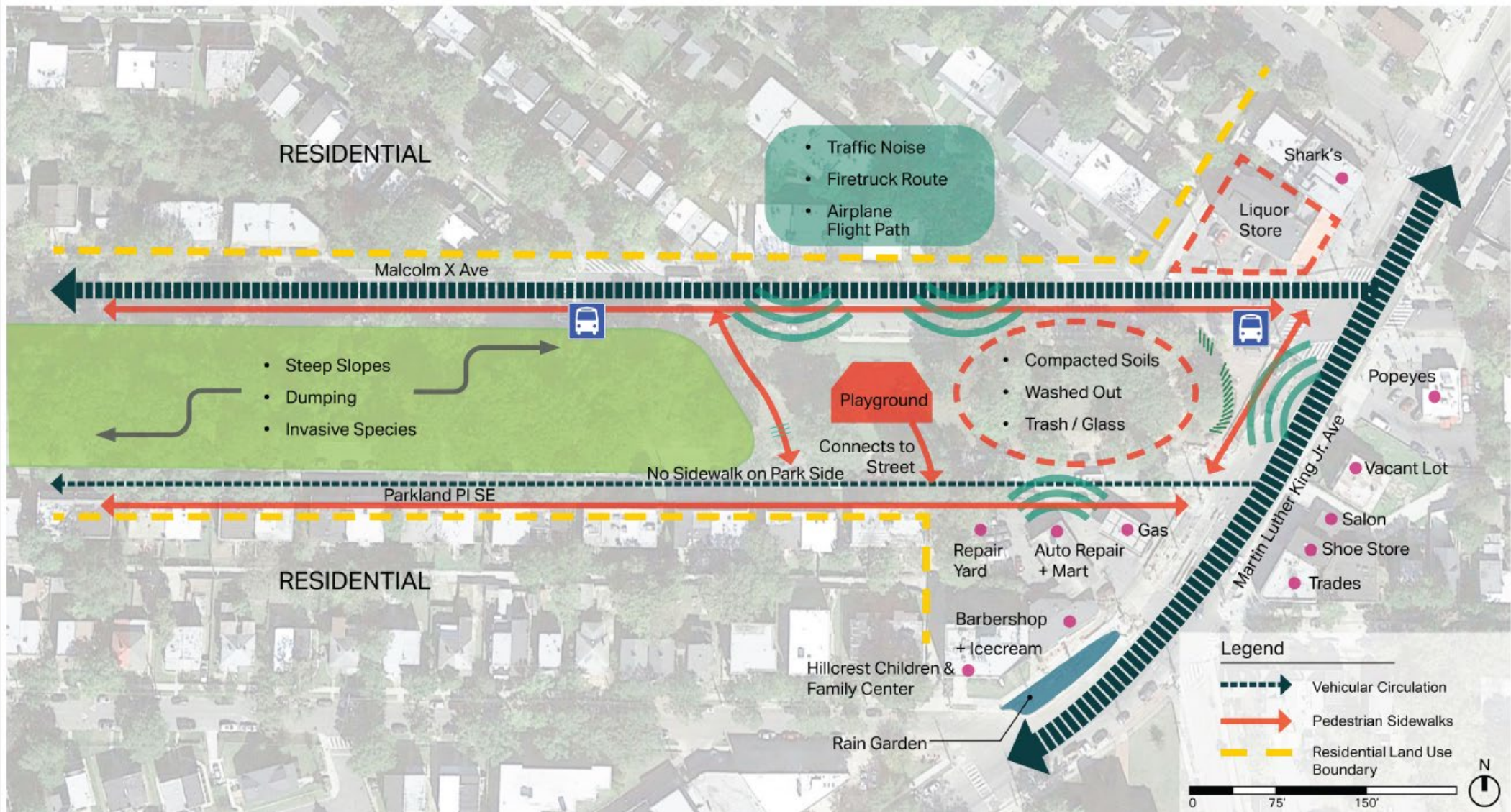


Parkland Rehabilitation Context

Parkland is at the center of the Congress Heights neighborhood within walking distance of many land uses and destinations

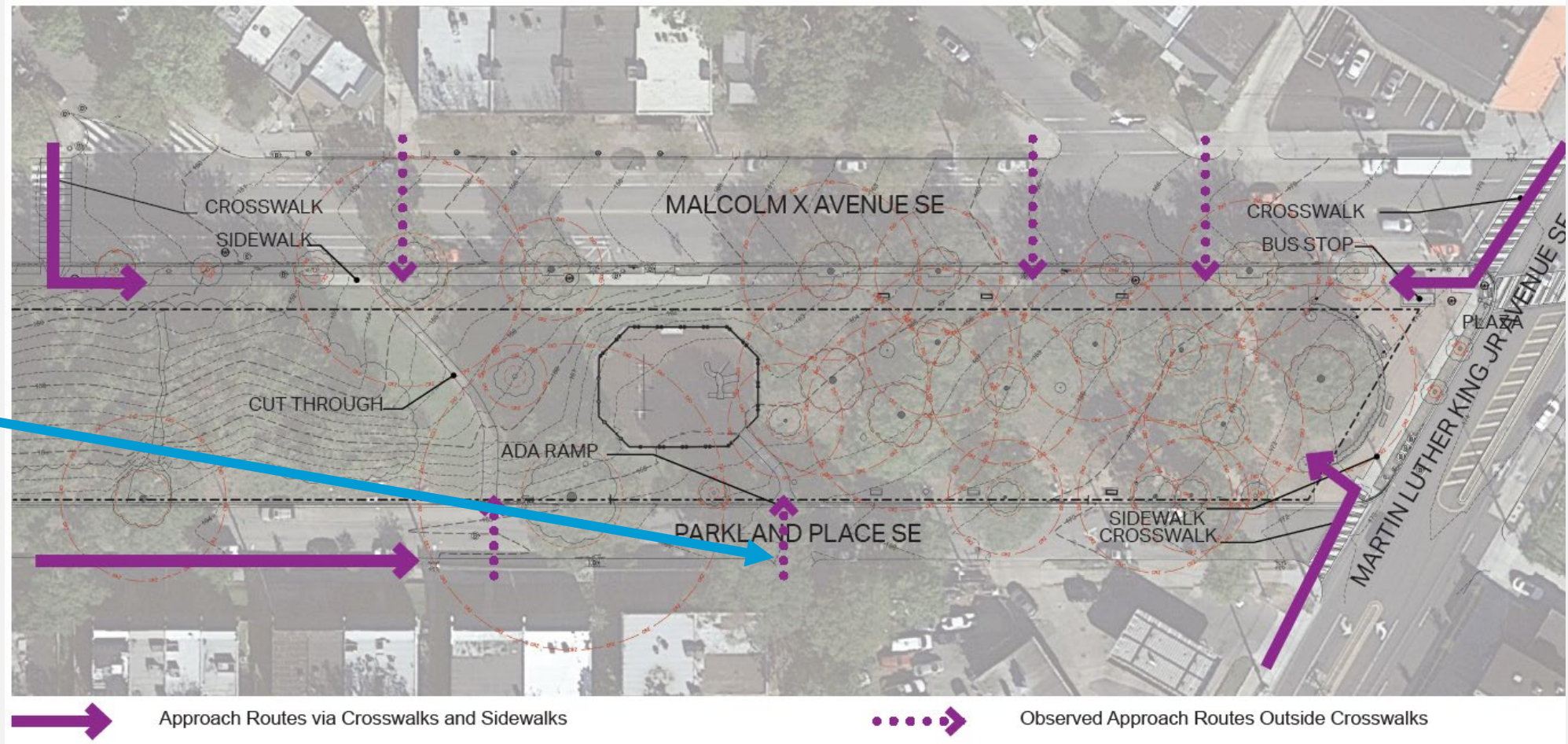


Parkland Rehabilitation Site Analysis



Parkland Rehabilitation Existing Paths

Applicant requested a new midblock crosswalk from DDOT to accommodate existing known routes. DDOT has thus far not approved the request.



Parkland Rehabilitation Existing Conditions



Parkland Rehabilitation Previous Concepts

NPS submitted these concepts in 2022 for review and received the following feedback from review agencies:

- Improve design quality
- Better summary of community input
- Improve park organization of program areas
- Stronger response to context
- Clearer environmental goals
- Address potential to impact archaeological resources
- Compliment recreational opportunities nearby
- Better accommodate those with disabilities



Parkland Rehabilitation Proposed Design



METAL DECK
2600 SF

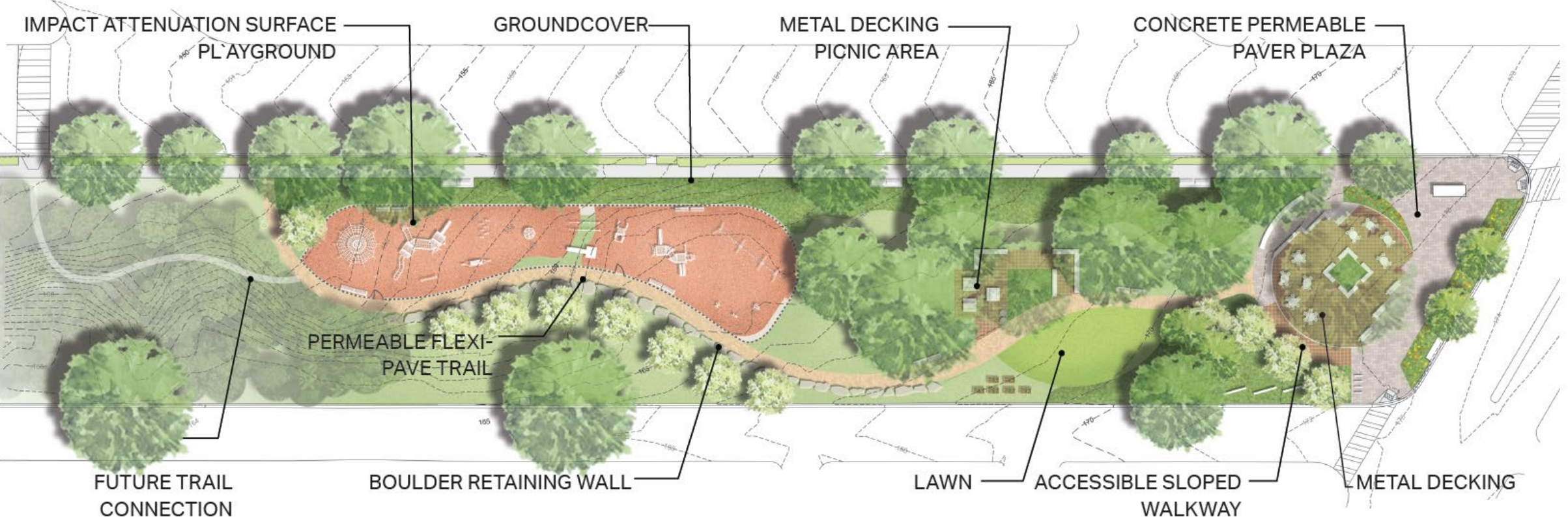
FLEXIBLE LAWN
2000 SF

PICNIC AREA
1400 SF

Parklands Rehabilitation Circulation Plan



Parkland Rehabilitation Proposed Materials



Parkland Rehabilitation Tree Preservation



TOTAL PROPOSED TREES REMOVED: 11

TOTAL PROPOSED REPLACEMENT TREES: 13

Tree Replacement does not appear to be based on current NCPC Tree Preservation and Replacement Policy

Parkland Rehabilitation Playground Fencing



Parkland Rehabilitation Element Examples

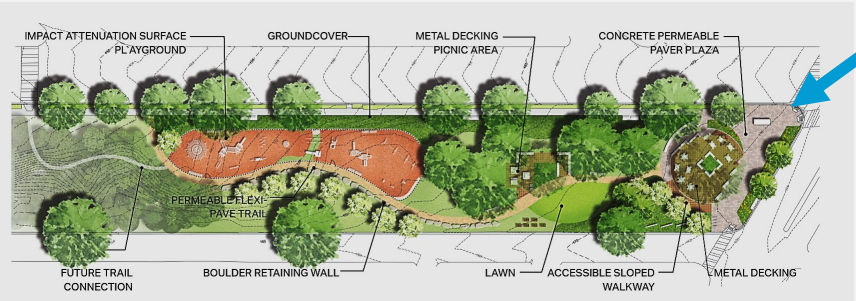


Parkland Rehabilitation Element Examples

The central diagram is a landscape plan showing various parkland rehabilitation elements. Labels include: IMPACT ATTENUATION SURFACE PLAYGROUND, GROUNDCOVER, METAL DECKING PICNIC AREA, CONCRETE PERMEABLE PAVER PLAZA, PERMEABLE FLEXI-PAVE TRAIL, FUTURE TRAIL CONNECTION, BOULDER RETAINING WALL, LAWN, ACCESSIBLE SLOPED WALKWAY, and METAL DECKING. Blue arrows point from these labels to photographs of the elements in use.

- IMPACT ATTENUATION SURFACE PLAYGROUND:** A photograph showing a playground area with a reddish-brown impact attenuation surface.
- GROUNDCOVER:** A photograph showing a lush green lawn area.
- METAL DECKING PICNIC AREA:** A photograph showing a family of four sitting on a picnic blanket on a lawn.
- CONCRETE PERMEABLE PAVER PLAZA:** A photograph showing a paved plaza area with concrete pavers.
- PERMEABLE FLEXI-PAVE TRAIL:** A photograph showing a paved trail area.
- FUTURE TRAIL CONNECTION:** A photograph showing a paved trail area.
- BOULDER RETAINING WALL:** A photograph showing a retaining wall made of large boulders.
- LAWN:** A photograph showing a lush green lawn area.
- ACCESSIBLE SLOPED WALKWAY:** A photograph showing a paved walkway with a ramp.
- METAL DECKING:** A photograph showing a metal decking structure.

Parkland Rehabilitation Rendered View



Parkland Rehabilitation Metal Decking

The metal plaza will use metal planks to provide a permeable surface that enables tree protection and offers a tailored appearance. This material is ADA compliant and accommodates high-heeled shoes. The finish will be a color that is compatible with the natural setting and NPS parklands.



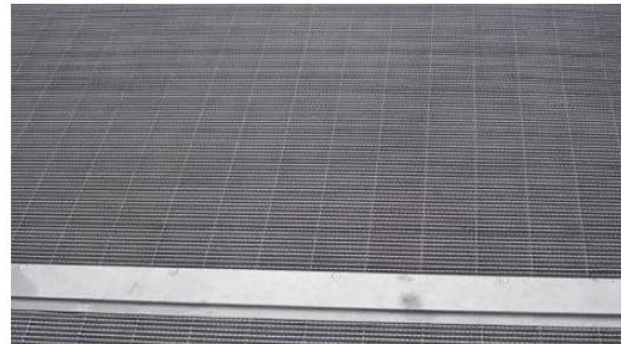
Metal decking would use a darker color that would be compatible with the park environment.



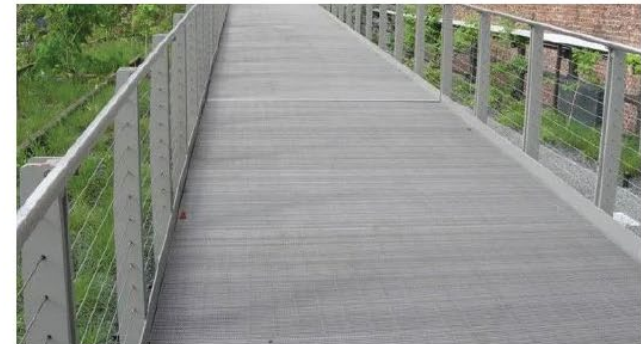
The decking material has been deployed in a number of landscapes, both urban and natural.



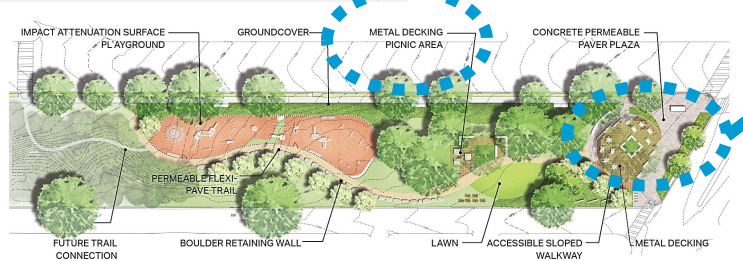
The metal decking would offer a permeable surface that would enable the retention of trees.



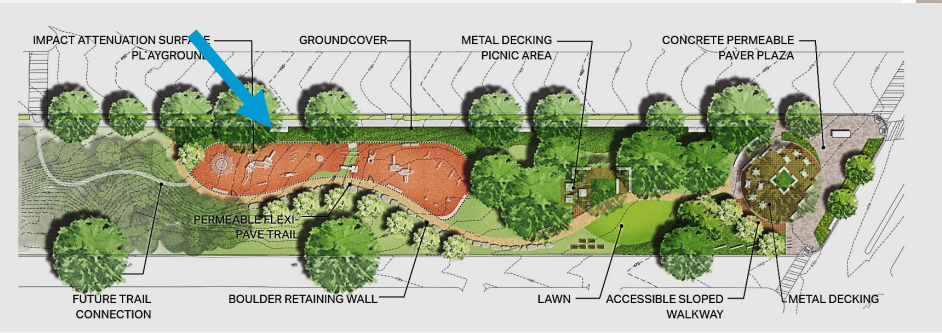
The metal decking material comes in multiple formats, including one that would accommodate high-heeled footwear and is slip-resistant.



This metal decking has been used in at High Line Park to provide a "see-through" look while remaining ADA compliant.



Parkland Rehabilitation Rendered View



Parkland Rehabilitation Proposed Play Equipment

The revised design concept provides much needed communal outdoor space and recreation amenities including play areas. Included are some examples of play equipment, including a swing set, a log climber, and auditory play equipment.



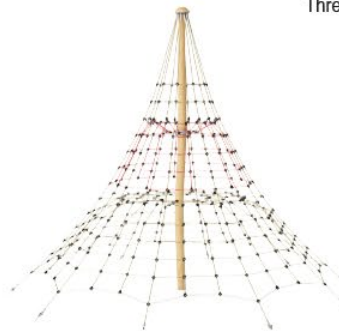
Auditory play



Three bay swingset featuring ADA and basket swings



Carousel



Tree climber



Stilts



Hammock

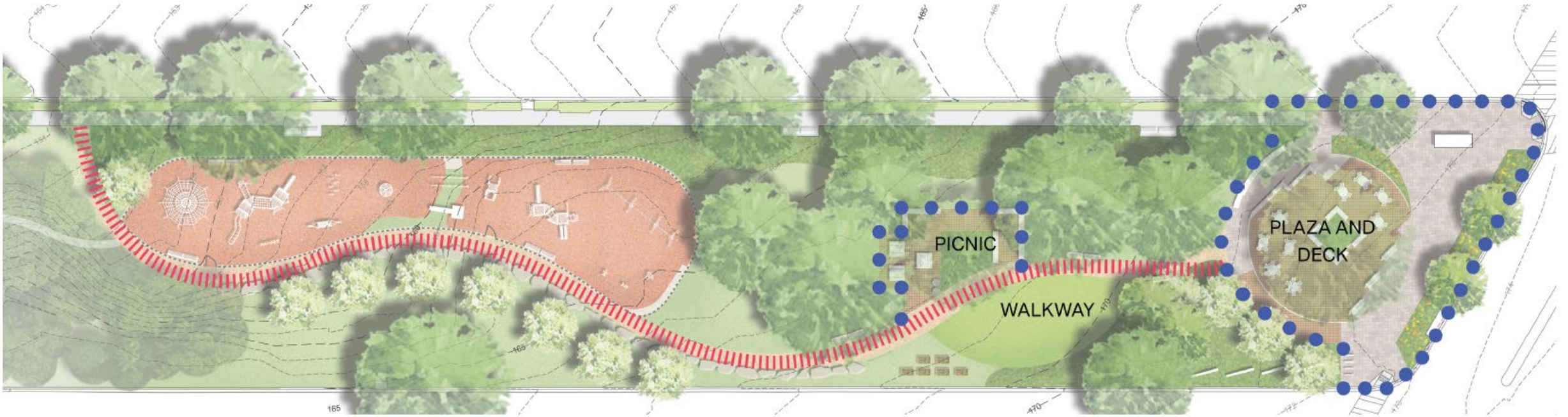


Balance poles



Multi-tiered playset

Parkland Rehabilitation Lighting Plan



Lighting at the site will focus on guiding pedestrian visitors through the site. The existing conditions offer ambient light from adjacent streetlights and buildings. The new lighting would provide illumination at the plaza and picnic areas and along the pathway connecting the east and west sides of the park. The playgrounds would not be lit. The types of fixtures and hours of operation for the lights will be determined in the future.

Parkland Rehabilitation Design Comparison

2022 Previous Concept Options

Concept A: Neighborhood National Park w/ Fitness Loop



Concept B: Neighborhood National Park w/ Playground & Nature Play



Current Concept

