



Executive Director's Recommendation

Commission Meeting: February 6, 2025

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| PROJECT Glen Echo Management Plan Amendment Glen Echo Park 7300 Macarthur Boulevard Glen Echo, Maryland | NCPC FILE NUMBER MP312 NCPC MAP FILE NUMBER 3101.00(05.00)45959 |
| 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 plans ACTION ITEM TYPE Staff Presentation |

PROJECT SUMMARY

The National Park Service (NPS) requests comments on the conceptual Glen Echo Management Plan Amendment (master plan) for Glen Echo Park, which is an administrative park unit managed by the George Washington Memorial Parkway in Montgomery County, Maryland. The park is co-managed between NPS and Montgomery County with the Glen Echo Park Partnership for Arts and Culture responsible for cultural programming and daily operations. The park has 13 resident arts/culture organizations located on the campus and sees approximately 350,000 visitors annually. The 0.9-acre former amusement park site has 30 buildings of varying ages and styles, paths, and picnic areas. The main parking lot is shared between Glen Echo Park and Clara Barton National Historical Site, which is located immediately to the northwest.

The master plan amendment is needed because there is an unmet demand for additional arts and cultural programming for increasingly diverse audiences; however, all the existing facilities at Glen Echo Park are fully programmed and there is no unused building space that allows for additional public programming. The master plan amendment is intended to increase capacity for arts and cultural programming, special events, and future program related to history and the environment of the site. The plan also intends to improve accessibility, implement stormwater management best practices to address flooding, and offer new opportunities for interpretive elements.

The conceptual master plan amendment considers two alternatives which identify differing areas for future development, or “buildable zones,” where programming may be appropriate. Alternative 1 has less buildable area and less impact on the existing Minnehaha woodland (compared to Alternative 2) with more retention of the existing buildings. This alternative also reclaims open space at the center of the park. Alternative 2 provides more buildable area, has more impact on the woodland, and less retention of existing buildings. Alternative 2 restores some of the centralized development that was historically there when the park functioned as an amusement park and

includes a new pedestrian connection between the park and the existing parking lot. Strategies for stormwater management and accessibility improvements are common to both alternatives.

KEY INFORMATION

- The existing Glen Echo Park Management Plan/Environmental Impact Statement (EIS) dates back to 2001. The purpose of that plan was to analyze options for management of resources and developed areas within Glen Echo Park.
- The 2001 Management Plan established a Modified Public Partnership as the existing governance structure for the park. This approach maintained traditional uses of the park, enhanced the park environment, and provided an improved revenue stream through management of an independent Board of Directors with a formalized agreement between the NPS and Montgomery County for maintenance.
- Glen Echo Park is a National Register National Historic District. Several character-defining contributing resources include the Original Park Entrance; Arcade Building; Chautauqua Tower and Yellow Barn; Carousel; Cuddle Up Pavilion; Spanish Ballroom; Bumper Car Pavilion; Picnic Grove; Crystal Pool Entry Façade; and First Aid Building.
- The conceptual master plan proposes two alternatives for future development with different locations of “buildable zones.” Specific programming within the “buildable zones” is not included in the master plan. NPS intends to leave these areas undefined until future site and building plan projects are initiated.
- Within the “buildable zones” future development could range from uncovered, hardscaped areas to outdoor pavilions, to structures with conditioned, interior spaces.
- NPS used the 2011 Glen Echo Park Cultural Landscape Inventory as a foundational planning document to determine the appropriate level of development in the alternatives.
- Transportation options to and from the park are limited. Most visitors drive and park in a shared lot with the adjacent Clara Barton National Historic Site.
- For purposes of this review, the master plan and the Environmental Assessment (EA) will be the same document. Therefore, the future draft and final master plan submissions will analyze potential impacts of the two alternatives on various resources in comparison with the no action alternative.

RECOMMENDATION

The Commission:

Approves the following comments on the conceptual Glen Echo Management Plan (master plan) amendment for Glen Echo Park to be addressed through further development of the master plan and Environmental Assessment.

Supports the plan's goals to increase capacity for arts and cultural programming and improve the visitor experience through expanded amenities, enhanced circulation and accessibility, and sustainable best management practices.

Alternatives

Notes the conceptual master plan includes two potential alternatives that identify "buildable zones" where future development may be appropriate and allowable:

- Alternative 1 has less buildable area and less impact on the existing Minnehaha Creek and Woodland (compared to Alternative 2) with more retention of the existing buildings and reclaims open space at the center of the park by locating new development around the perimeter of the site.
- Alternative 2 provides more buildable area, has more potential impact on the woodland, and less retention of existing buildings. Alternative 2 restores some of the centralized development that existed historically when the park functioned as an amusement park and includes a new pedestrian connection between the park and the adjacent Clara Barton Historic Site parking lot.

Notes the master plan and the Environmental Assessment (EA) will be the same document. Therefore, the future draft and final master plan submissions will analyze potential impacts of the two alternatives on various resources in comparison with the no action alternative.

Recommends the draft EA evaluates impacts of the proposed master plan alternatives on land use, traffic and transportation, visitor experience, vegetation, water resources, wildlife, cultural and visual resources, and the cumulative effects.

Programming

Notes the program uses within the proposed buildable zones are not defined in the master plan and may range from uncovered, hardscaped areas to outdoor pavilions to structures with conditioned, interior spaces. The applicant intends to determine the program uses in a future development phase for individual projects.

Notes it is difficult to evaluate the alternatives without knowing the potential program uses and type of development (i.e., building versus open space) within the buildable zones as the use and development typology will affect other plan elements such as views, circulation, and the overall visitor experience.

Requests the applicant refine the potential program uses and indicate the anticipated type(s) of development needed to accommodate the program within the buildable zones for each alternative in the draft master plan and EA.

Historic and Natural Resources

Notes the original 2001 Glen Echo Management Plan/Environmental Impact Statement (EIS) indicated the park is integral to protecting the visual and environmental qualities of the Potomac Palisades, the C&O Canal Historical Park, the Clara Barton National Historic Site, and the Potomac River. The park is also listed on the National Register of Historic Places as a Historic District.

Notes the Minnehaha Creek and Woodland, which separates Glen Echo Park from the shared parking lot at the Clara Barton Historic Site, is the primary natural feature on the site and drains into the Potomac River. The National Park Service restored the natural stream bed to its pre-development conditions in 1992.

Recommends the master plan identify existing facilities in need of rehabilitation and evaluate how their rehabilitation can be incorporated with future development and programming.

Recommends documenting existing individual trees within the park, including any specimen trees, in the master plan to avoid potential conflict with future development.

Finds Alternative 2 would have a greater impact on the Minnehaha Creek and Woodland due to the proposed pedestrian crossing; however, the proposed pedestrian crossing would improve connectivity with the parking area.

Recommends the EA evaluate the impact of the proposed pedestrian crossing on the Minnehaha Creek and Woodland, as shown in Alternative 2, and consider options for mitigating those impacts.

Recommends for both alternatives, any future development or programming within or adjacent to the Minnehaha Creek and Woodland Natural Zone, as defined by the 2001 Environmental Impact Statement, is characterized as natural or open space, and avoid structures or impervious surfaces.

Access and Transportation

Notes visitors primarily arrive to Glen Echo Park by car and park in a surface lot located at the adjacent Clara Barton Historic Site, then cross the Minnehaha Woodland footbridge to enter the park at its north end.

Notes alternative transportation options are available near the park via the MacArthur Boulevard Bikeway and County Ride On Bus Route 29 stop, which is an approximately 12 minute bus ride to the Friendship Heights and Bethesda Metro stations; however, operation of these services and facilities are outside of the National Park Service's authority.

Finds for both alternatives, the pedestrian and bicycle connections between Glen Echo Park and the bus stop and bikeway facilities are indirect and not well defined.

Notes during the EA public scoping meeting, several park users expressed concern with bus service timing, especially in the evenings when bus service ends before park programs, such as dance classes, conclude.

Requests the National Park Service work together with the Glen Echo Park Partnership for Arts and Culture and Montgomery County to see if connections to the existing parking, transit, and the MacArthur Boulevard Bikeway can be improved and public transportation operating hours better aligned with park program times to create a sense of arrival that is welcoming for visitors arriving by vehicle, bicycle, or bus.

Notes the master plan does not address how transportation needs and parking demand will be managed to accommodate the increase in visitors that will result from the expanded park programming.

Requests the applicant work with NCPC staff to determine if a Transportation Management Plan (TMP) for Glen Echo Park is necessary, based upon future programming and the anticipated increase in visitor volume, to reduce the demand for parking, prevent impacts to the surrounding neighborhood, and improve the overall visitor experience.

PROJECT REVIEW TIMELINE

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|---|--|
| Previous actions | None |
| Remaining actions (anticipated) | – Summer 2025 - Comments on Draft Master Plan – Fall 2025 – Comments on Final Master Plan |

PROJECT ANALYSIS

Executive Summary

Glen Echo Park served the region as a center for education, entertainment, and cultural development for over a century. Originally a National Chautauqua site (1891), an amusement park site (1899-1968), and now an arts and cultural park (1971-present), the park is a popular venue for area residents and visitors. The 2001 Glen Echo Park Management Plan established a Modified Public Partnership, which serves as the existing governance structure for the park. This approach maintained traditional uses of the park, enhanced the park environment, and provided an improved revenue stream through management of an independent Board of Directors with a formalized agreement between the NPS and Montgomery County for maintenance. This governance structure contributes to the success of the park today, with all built structures fully programmed and an unmet demand for additional public programming.

The demand for additional public program is the driver for the proposed management plan amendment. NPS, in coordination with Montgomery County and the Glen Echo Park Partnership for Arts and Culture, developed two alternatives for consideration of additional buildable area within the park. Both alternatives will be analyzed in comparison with a no build alternative as part of the National Environmental Policy Act (NEPA) process. The alternatives have differing degrees of demolition, development area, and potential impacts to natural resources. However, the management plan does not intend to prescribe program elements; therefore, it is unknown at this time what type of development will occur within each buildable area. In addition, it is unclear how the existing transportation network will support increased visitor demand at the park. Therefore, staff recommends the **Commission approve the following comments on the conceptual Glen Echo Management Plan (master plan) amendment for Glen Echo Park to be addressed through further development of the master plan and Environmental Assessment.**

Analysis

The concept for the master plan includes two alternatives for buildable zones that will expand program capacity to build on Glen Echo Park's successes and support operation of the park's cultural and arts programming into the future. Common to both action alternatives are strategies for stormwater and localized flooding improvements as well as accessibility improvements. Overall, staff recommends the **Commission support the plan's goals to increase capacity for arts and cultural programming and improve the visitor experience through expanded amenities, enhanced circulation and accessibility, and sustainable best management practices.** Staff utilized guidance from the *Comprehensive Plan for the National Capital* in its analysis of the alternatives and development of the recommendations provided herein.

Alternatives

As mentioned above, the conceptual master plan includes two potential alternatives that identify "buildable zones" where future development may be appropriate and allowable:

- Alternative 1 has less buildable area and less impact on the existing Minnehaha Creek and Woodland (compared to Alternative 2) with more retention of the existing buildings and reclaims open space at the center of the park by locating new development around the perimeter of the site.
- Alternative 2 provides more buildable area, has more potential impact on the woodland, and less retention of existing buildings. Alternative 2 restores some of the centralized development that existed historically when the park functioned as an amusement park and includes a new pedestrian connection between the park and the adjacent Clara Barton Historic Site parking lot.

The submission indicates the buildable zones are not building footprints and future design projects will establish the exact footprints, square footages, massing, heights, and architectural style of development within the zones. Further, the zones are oversized to accommodate potential development for both structures and associated pathways or other impervious paving as required to provide accessible routes to the area.

The proposed alternatives will be evaluated along with a no-action alternative as part of the Environmental Assessment (EA). Staff notes the master plan and the EA will be the same document. Therefore, the future draft and final master plan submissions will analyze potential impacts of the two alternatives on the human environment in comparison with the no action alternative. Therefore, the Commission's comments on the concept master plan will be used by the applicant as scoping comments for purposes of identifying topics to be evaluated in the EA. Given the site's unique history and proximity to other historic resources, residential neighborhoods, and natural features, staff suggests the **Commission recommend the draft EA evaluates impacts of the proposed master plan alternatives on land use, traffic and transportation, visitor experience, vegetation, water resources, wildlife, cultural and visual resources, and the cumulative effects.**

Programming

The potential program or uses within the proposed buildable zones are not defined in the master plan and may range from uncovered, hardscaped areas to outdoor pavilions, to structures with conditioned, interior spaces. The applicant intends to determine the program uses in a future development phase for individual projects. However, staff notes it is difficult to evaluate the alternatives without knowing the potential program uses and type of development (i.e., building versus open space) within the buildable zones as the use and development typology will affect other plan elements such as views, circulation, and the overall visitor experience. For example, if the proposed future development were intended to focus primarily on expanding children's programming, then Alternative 2 may prove more beneficial as the proposed developable area is clustered together which would limit distances young children have to walk and promote collaboration. On the other hand, if the program were to prioritize expansion of interpretative elements through landscape markers and features, then Alternative 1 may be better suited as new development is spread further apart, creating a central open space and offer opportunities for interpretation in the landscape as visitors traverse the campus.

Staff is aware that in 2022, the Glen Echo Parks Partnership for Arts and Culture and the JPB Foundation sponsored an Urban Land Institute (ULI) Technical Assistance Panel (TAP) to consider new and/or additional spaces for current programming to continue to thrive as well as the desire to consider a park site and appropriate programming that can adjust to future needs of the region and the direction of arts organizations overall. As the master plan advances, it may be helpful to understand whether the TAP's recommendations related to programming are being considered by the various partners. As noted above, a better understanding of the anticipated program would support a more meaningful evaluation of the alternatives. Therefore, staff recommends the **Commission requests the applicant refine the potential program uses and indicate the anticipated type(s) of development needed to accommodate the program within the buildable zones for each alternative in the draft master plan and EA.**

Historic and Natural Resources

The original 2001 Glen Echo Management Plan/Environmental Impact Statement (EIS) indicated the park is integral to protecting the visual and environmental qualities of the Potomac Palisades, the C&O Canal Historical Park, the Clara Barton National Historic Site, and the Potomac River. The park is also listed on the National Register of Historic Places as a Historic District. Several character-defining contributing resources include the Original Park Entrance; Arcade Building; Chautauqua Tower and Yellow Barn; Carousel; Cuddle Up Pavilion; Spanish Ballroom; Bumper Car Pavilion; Picnic Grove; Crystal Pool Entry Façade; and First Aid Building. Both alternatives propose to retain these contributing resources, with varying levels of demolition focused on non-contributing buildings such as the yurts and comfort station near the carousel. However, the condition of the existing facilities is not noted in the concept master plan and it is unclear if the master plan is intended to address deficiencies in maintenance or operations of these facilities. Therefore, staff suggests the **Commission recommends the master plan identify existing facilities in need of rehabilitation and evaluate how their rehabilitation can be incorporated with future development and programming.**

With regard to natural resources, staff notes the Minnehaha Creek and Woodland, which separates Glen Echo Park from the shared parking lot at the Clara Barton Historic Site, is the primary natural feature on the site and drains into the Potomac River. The National Park Service restored the natural stream bed to its pre-development conditions in 1992 following a flood event that led to the collapse of the parking lot into the stream bed. The 2001 EIS defined a “natural zone” where existing vegetation would be maintained, and management actions would be taken to protect natural resources. The natural zone is roughly offset from the 500-year floodplain as a buffer to the Minnehaha Creek. The 2001 EIS describes the only type of activity appropriate within this zone as unpaved trails for guided walks. The buildable zones in both alternatives in the concept master plan largely respect this natural zone, with some encroachment of the buildable zones such as in Alternative 2, where a new pedestrian crossing is proposed between the parking lot and the park. In addition, a buildable zone near the existing pedestrian crossing in Alternative 1 appears to be near the edge of the natural zone, as does a buildable zone in both alternatives near the existing pool facility. Since the proposed program is currently undefined, staff suggests the **Commission recommend for both alternatives, any future development or programming within or adjacent to the Minnehaha Creek and Woodland Natural Zone, as defined by the 2001 Environmental Impact Statement, is characterized as natural or open space, and avoid structures or impervious surfaces.**

Other natural resources, such as specimen trees, appear to be limited on the site; however, staff suggests the **Commission recommend documenting existing individual trees within the park, including any specimen trees, in the master plan to avoid potential conflict with future development.** While both alternatives appear to be mindful of impacts to natural resources, staff recommends the **Commission find Alternative 2 would have a greater impact on the Minnehaha Creek and Woodland due to the proposed pedestrian crossing; however, the proposed pedestrian crossing would improve connectivity with the parking area.** The additional crossing as proposed would provide a more direct connection between the center of the park and the parking lot at the Clara Barton Historic Site. During the public scoping meeting, park users noted support for this crossing, especially for use after evening programming concludes. Staff acknowledges the benefits of having a second crossing for park users and therefore suggests

the **Commission recommend the EA evaluate the impact of the proposed pedestrian crossing on the Minnehaha Creek and Woodland, as shown in Alternative 2, and consider options for mitigating those impacts.**

Access and Transportation

Currently, visitors primarily arrive to Glen Echo Park by car and park in a surface lot located at the adjacent Clara Barton Historic Site, then cross the Minnehaha Woodland footbridge to enter the park at its north end. Staff notes alternative transportation options are available near the park via the MacArthur Boulevard Bikeway and County Ride On Bus Route 29 stop, which is an approximately 12 minute bus ride to the Friendship Heights and Bethesda Metro stations; however, operation of these services and facilities are outside of the National Park Service's authority. Further, staff notes that during the EA public scoping meeting, several park users expressed concern with bus service timing, especially in the evenings when bus service ends before park programs, such as dance classes, conclude. In addition, the park is located at the intersection of the Capital Crescent Trail and the C&O Canal towpath, which attracts millions of visitors each year. While these facilities are available, staff recommends the **Commission find for both alternatives, the pedestrian and bicycle connections between Glen Echo Park and the bus stop and bikeway facilities are indirect and not well defined.** A number of options could be explored help increase multimodal access to the park, and staff recommends the **Commission requests the National Park Service work together with the Glen Echo Park Partnership for Arts and Culture and Montgomery County to improve connections to existing parking, transit, and the MacArthur Boulevard Bikeway; better align public transportation operating hours and park program times; and create a sense of arrival that is welcoming for visitors arriving by vehicle, bicycle, or bus.**

Visitor volume can be expected to increase as the program expands at Glen Echo Park. Therefore, addressing the operational deficiencies and connections to public transportation are essential. However, these services are outside of the jurisdiction of the National Park Service. Staff notes the master plan does not address how transportation needs and parking demand will be managed to accommodate the increase in visitors that will result from the expanded park programming. As such, staff recommends the **Commission request the National Park Service work together with the Glen Echo Park Partnership for Arts and Culture and Montgomery County to see if connections to the existing parking, transit, and the MacArthur Boulevard Bikeway can be improved and public transportation operating hours better aligned with park program times to create a sense of arrival that is welcoming for visitors arriving by vehicle, bicycle, or bus.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

Staff analyzed this project using guidance in the Comprehensive Plan, particularly those related to the Federal Transportation, Parks and Open Space, Environment, and Preservation and Historic

Features Elements. The staff analysis and recommendations are intended to support consistency with the Comprehensive Plan.

National Historic Preservation Act

Pursuant to Section 106 of the NHPA, NPS initiated consultation with the Maryland Historic Trust (MHT) on September 24, 2024. NPS identified the area of potential effect (APE), which is the park boundary and will conduct Section 106 consultation during the project scoping period to determine potential adverse effects and identify ways to avoid, minimize, or mitigate adverse effects. Since NCPC has an advisory role in reviewing master plan, it does not have an individual responsibility to comply with Section 106 of the NHPA.

National Environmental Policy Act

NPS is in the process of preparing an Environmental Assessment (EA) for the proposed concept master plan pursuant to the National Environmental Policy Act (NEPA). The scoping period began on December 4, 2024 with a virtual public scoping meeting and the scoping comment period concluded on January 24, 2025. The Commission's comments on the conceptual master plan will be considered as part of the scoping comments. Again, since NCPC has an advisory role in review of the master plan, it does not have an independent NEPA responsibility.

CONSULTATION

The future draft master plan will be transmitted for a 60-day review period to the applicable local and state government agencies for comment. Comments received will be incorporated into the staff's review and the Executive Director's Recommendations for the draft master plan, as applicable.

ONLINE REFERENCE

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

- Submission Package
- Project Summary

Prepared by Stephanie Free
01/16/2025

POWERPOINT (ATTACHED)

Glen Echo Management Plan Amendment

7300 Macarthur Boulevard, Glen Echo, Maryland

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: Stephanie Free

NCPC File Number: MP312

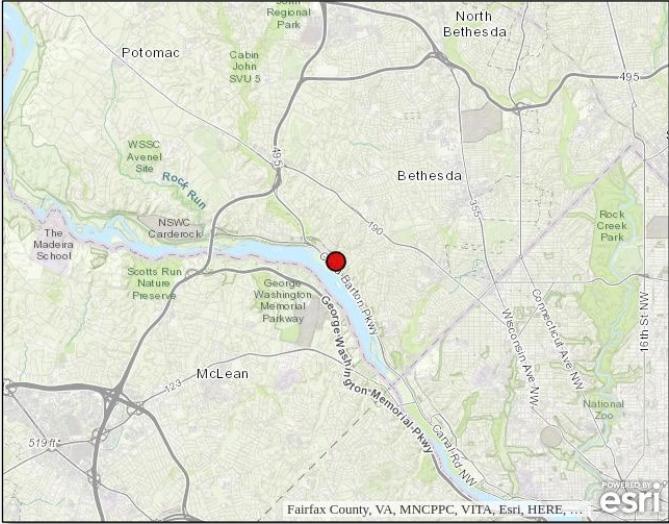
Project Summary:

The National Park Service (NPS) requests comments on a concept master plan (management plan amendment) for Glen Echo Park in Montgomery County, Maryland. The park is co-managed with Montgomery County and the Glen Echo Park Partnership for Arts and Culture, who manages cultural programming and daily operations. Glen Echo Park is a National Register National Historic District.

The master plan amendment is needed because all existing facilities at Glen Echo Park are fully programmed and there is no unused building space that allows for additional public programming. There is an unmet demand for additional arts and cultural programming for increasingly diverse audiences. The purpose of the master plan amendment is to increase capacity for arts and cultural programming, special events, and future programming related to history and the environment at the site; improve accessibility; and implement stormwater BMPs to address flooding.

The concept master plan considers two alternatives which identify differing areas for future development, or “buildable zones” where future programming may be appropriate. Strategies for stormwater management and accessibility improvements are common to both alternatives. Alternative 1 has less buildable area and less impact on the woodland (compared to Alternative 2) with more retention of the existing buildings while still reclaiming some of the open space at the center of the park. Alternative 2 provides more area for buildable zones, has more impact on the woodland from a new pedestrian bridge linking the park to the existing parking lot, and less retention of existing building. Alternative 2 restores some of the centralized development that was historically there when the park functioned as an amusement park. Within the “buildable zones” future development could range from uncovered, hardscaped areas to outdoor pavilions, to structures with conditioned, interior spaces. Future design projects will explore how to allocate these spaces to the various cultural and arts programming and special events, as well as Civil Rights history interpretative elements.

Site Location



Location Map

Site Context



Use:

- 350,000 visitors annually; 13 resident organizations
- Continuous weekday, weekend, and evening use year-round; peak use for festivals/major events April through October

Site:

- National Register of Historic Places Historic District
- Approximately 9-acre former amusement park site with 30 buildings of varying ages and styles, paths, and picnic areas; rehabbed between 2002-2018
- Main parking lot and entry situated between the park and Clara Barton National Historic Site
- Natural features on site include a large woodland and the Minnehaha Creek
- Two entrances from MacArthur Boulevard into permit parking lot with a road following along the original trolley tracks at the historic front entrance
- Maintenance facilities located at the southernmost corner of the property

Glen Echo Park Management Plan

WHY IS A MANAGEMENT PLAN AMENDMENT/ENVIRONMENTAL ASSESSMENT NEEDED?

- The original Management Plan/Environmental Impact Statement (EIS) for Glen Echo Park dates from 2001.
 - Existing facilities are fully programmed. There is no unused building space that allows for additional public programming. There is an unmet demand for additional arts and cultural programming for increasingly diverse audiences.
 - **A Management Plan Amendment/Environmental Assessment (EA) is required to evaluate current land use and facility capacity of the entire site before individual projects can be approved to expand the built area.**
- Glen Echo Park operates under a cooperative agreement dating from 2002 (updated in 2018), and it defines the following roles:
 - The National Park Service owns the land.
 - Montgomery County co-manages portions of the property.
 - Glen Echo Park Partnerships for Arts and Culture operate the park and its programs on a daily basis.
- The Environmental Assessment will document the two alternatives to be discussed today and a no-action alternative that describes continuing with the existing conditions and no changes.
 - The two alternatives represent actions to be taken on site.
 - These alternatives are evaluated for impact, and a preferred alternative is selected.
- The National Park Service is required to comply with the National Environmental Protection Act (NEPA), and this process will conclude with a decision document that describes impacts or states that there is no significant impact based on the proposed actions.

Project Purpose and Need

PURPOSE

The purpose of the proposed action is to develop a Management Plan Amendment for Glen Echo Park that protects the Park's cultural and natural resources **while providing guidance** to achieve the following:

- Increase capacity for arts and cultural programming, special events, and future programming related to history and the environment at the site.
- Provide capacity for future programming related to the Civil Rights protest history and desegregation of the Park.
- Improve the visitor experience through expanding amenities at the Park and enhancing circulation and wayfinding to and within the Park.
- Improve physical and programmatic accessibility deficiencies.
- Implement sustainable best management practices to aid in resiliency and climate adaptation.

NEED

The Glen Echo Park Management Plan Amendment is needed to address the following issues:

- Existing facilities are fully programmed. There is no unused building space that allows for additional public programming. There is an unmet demand for additional arts and cultural programming for increasingly diverse audiences.
- Current infrastructure within the Park minimally supports visitors arriving by foot, bicycle, or public transportation to the Park.
- Many buildings, components of the site, and programs are difficult to access for visitors with disabilities.
- Climate change and environmental concerns have created a need for overall flexibility in Park facilities and outdoor areas to better accommodate programs on a continuous basis.

Project Goals

Current park function:

- Arts, culture, entertainment, and education
- ***No intent to change the function of the Park or the programming of the buildings with this project***

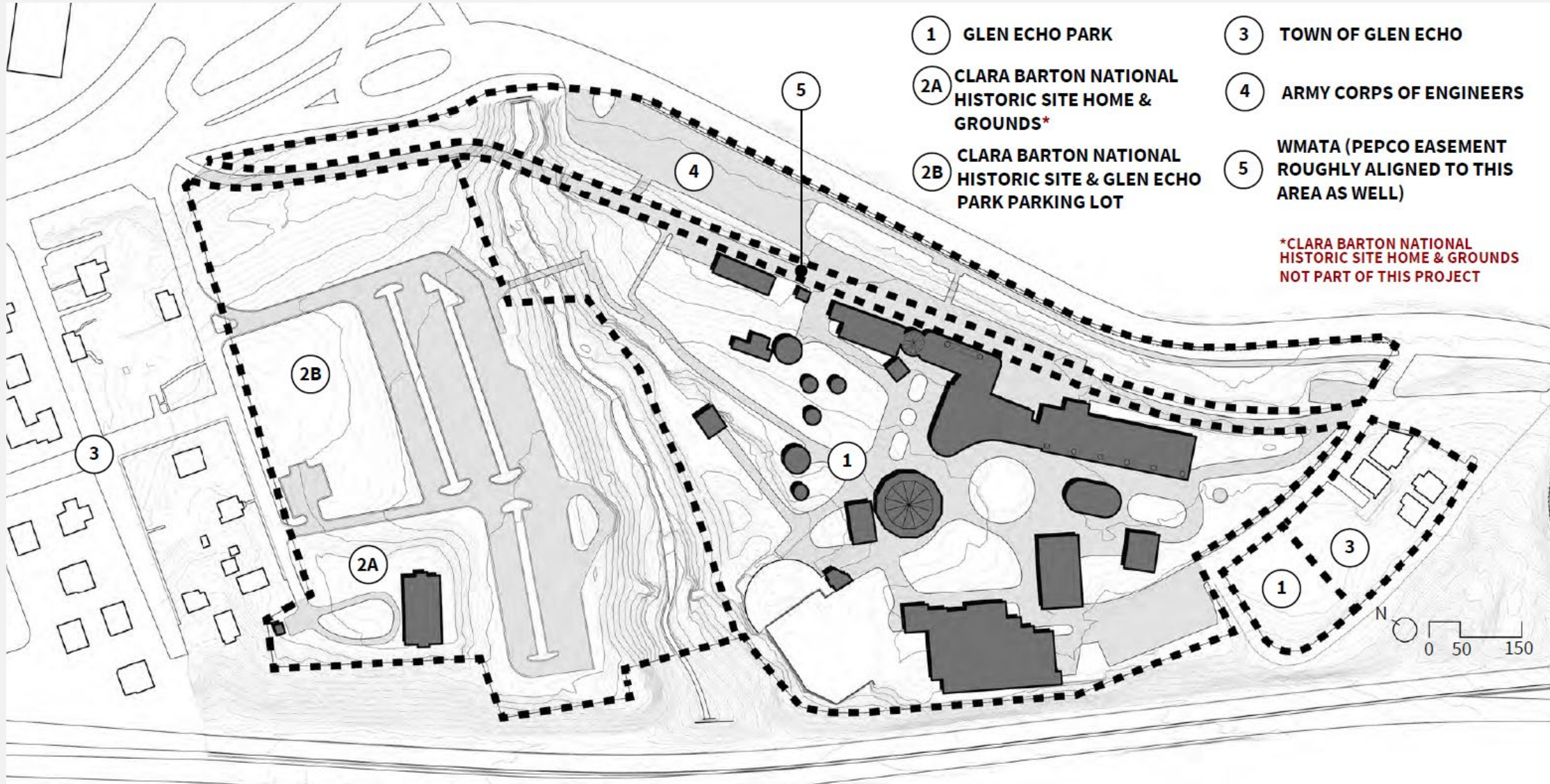
Goals:

- Increase capacity to serve a broad and diverse population reflecting the demographics of the region
- Increase arts programming and rentable space
- Increase programming related to the Civil Rights history of the site
- Increase visitor comfort on site and accessibility to programs

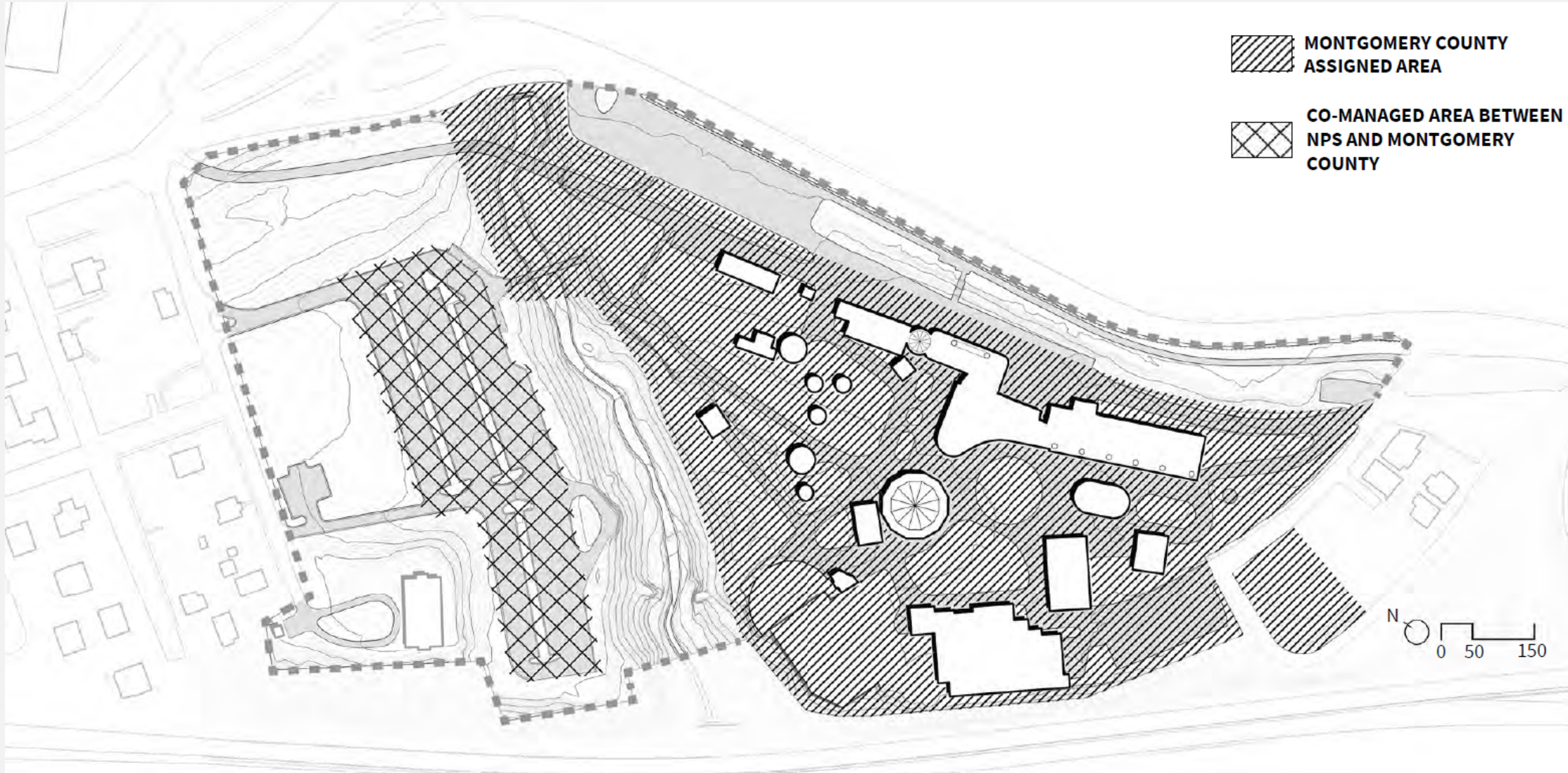


Existing Conditions

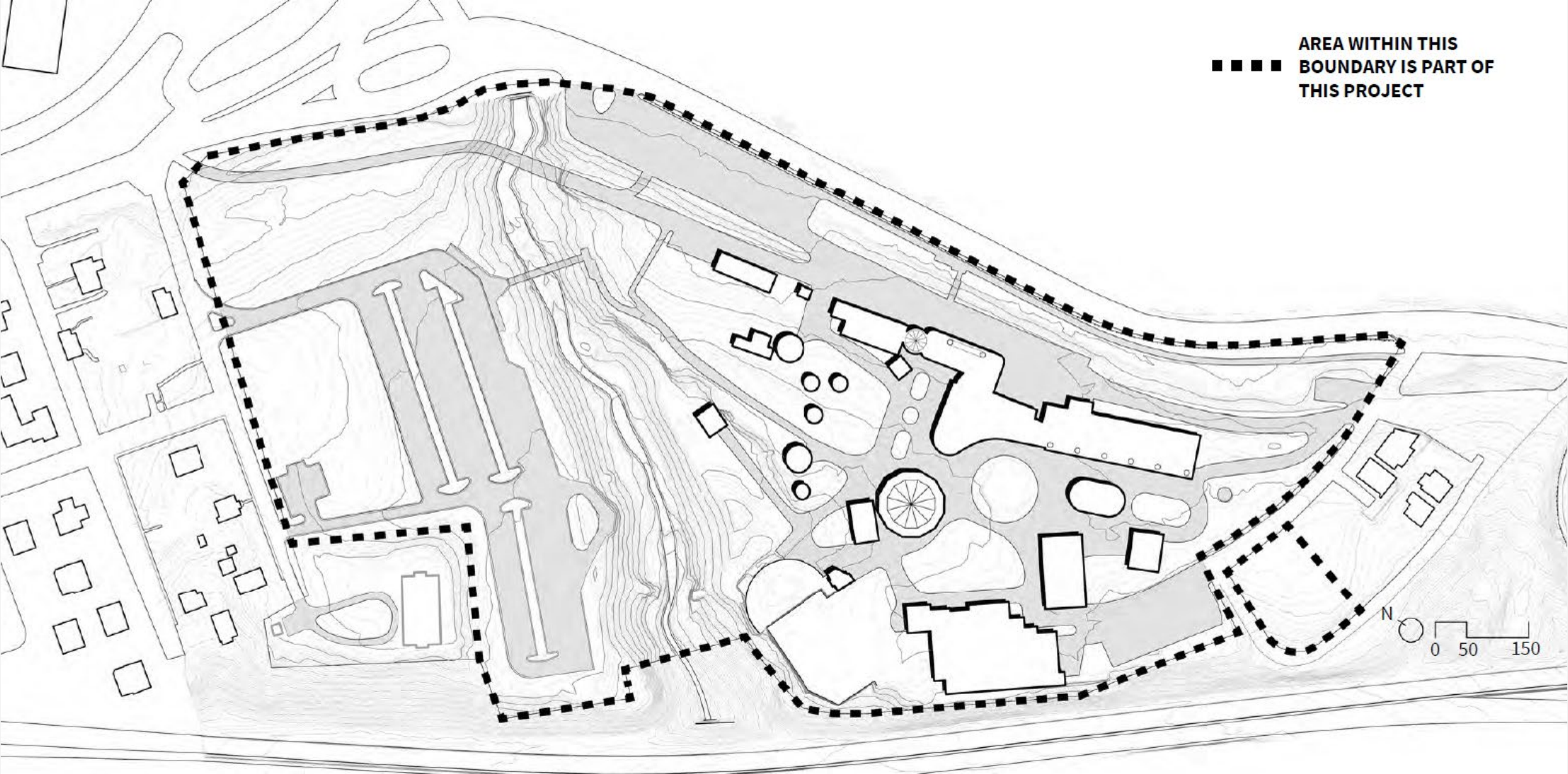
Boundaries and Easements



Management Areas/Responsibilities



Project Boundary



Cultural Resources



Contributing Cultural Resources



PICNIC GROVE, C. 1925



PICNIC GROVE, 2022



ORIGINAL PARK ENTRANCE



ARCADE BUILDING



ARCADE BUILDING

Contributing Cultural Resources



EARLY 20TH CENTURY



CHAUTAUQUA TOWER & YELLOW BARN



CRYSTAL POOL
ENTRY FAÇADE



BACK OF CRYSTAL
POOL ENTRY FAÇADE



FIRST AID BUILDING



CAROUSEL



CUDDLE UP
PAVILION



SPANISH
BALLROOM

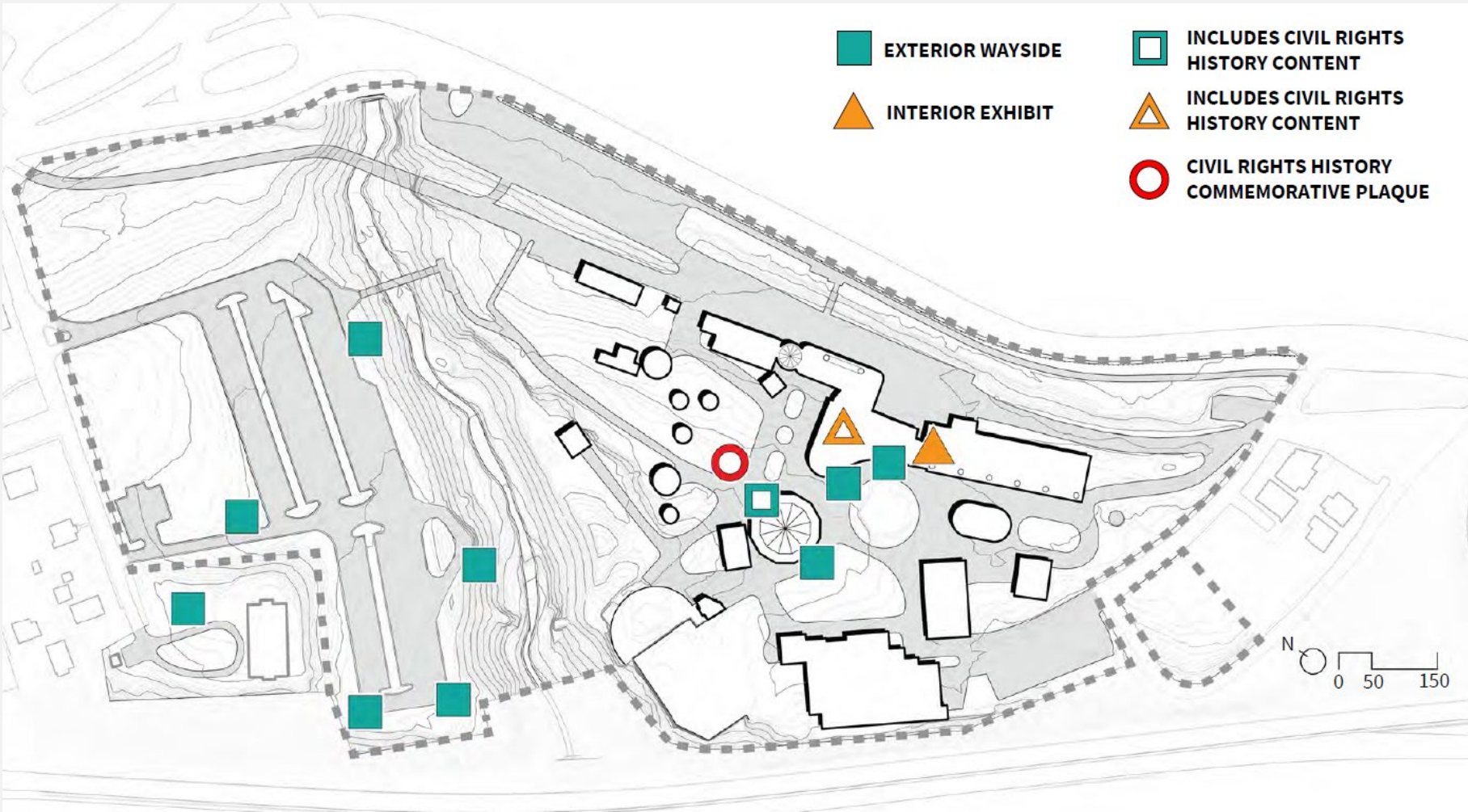


BUMPER CAR
PAVILION

Non-Contributing Cultural Resources



Interpretation - Existing



Arrival Viewsheds



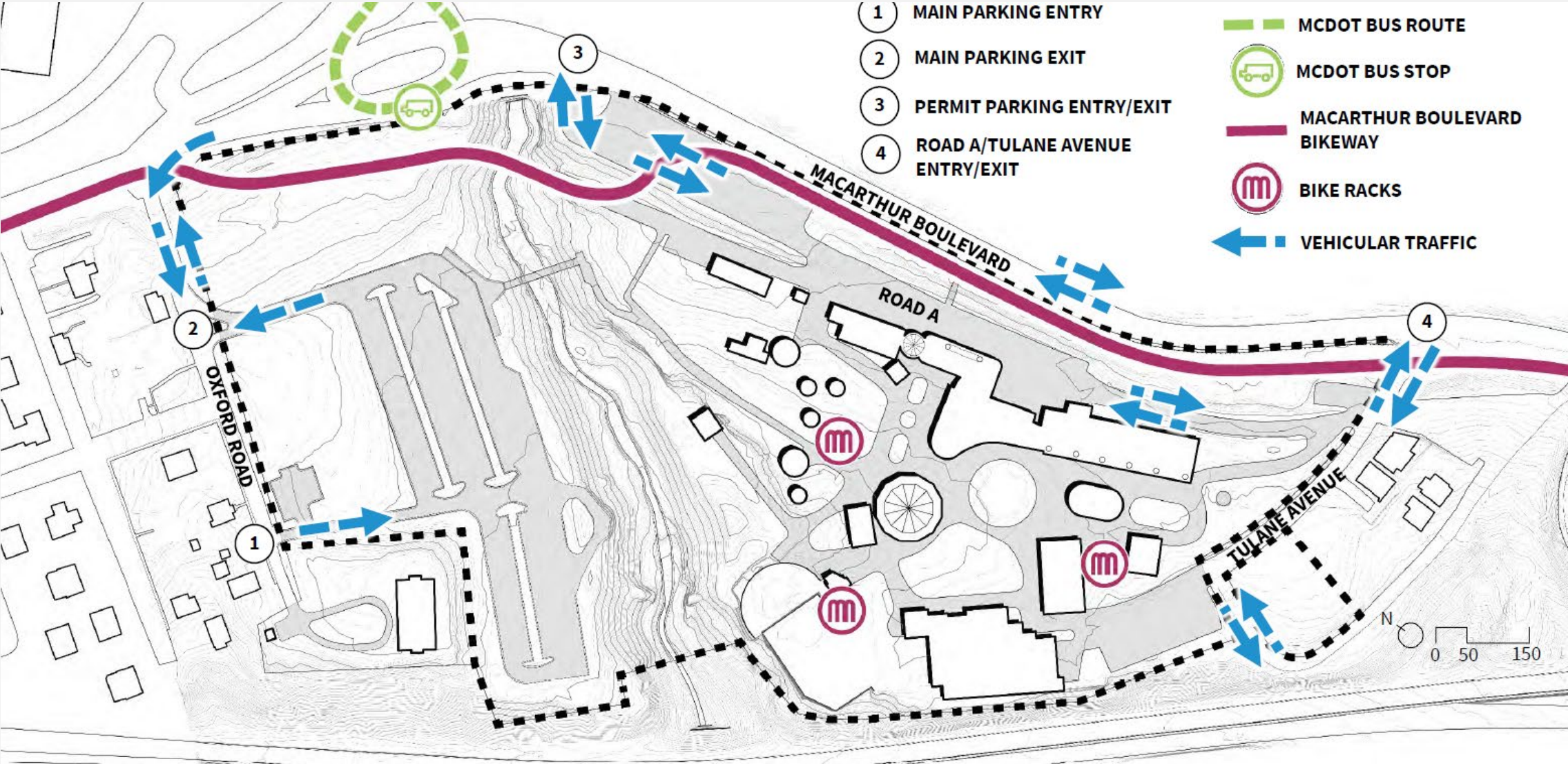
Natural Resources



Minnehaha Woodland



Existing Transportation



Existing Transportation



Upper Parking and Road A



Macarthur Boulevard Bikeway and Bus Stop

Alternative Development


Open Space and Green Infrastructure

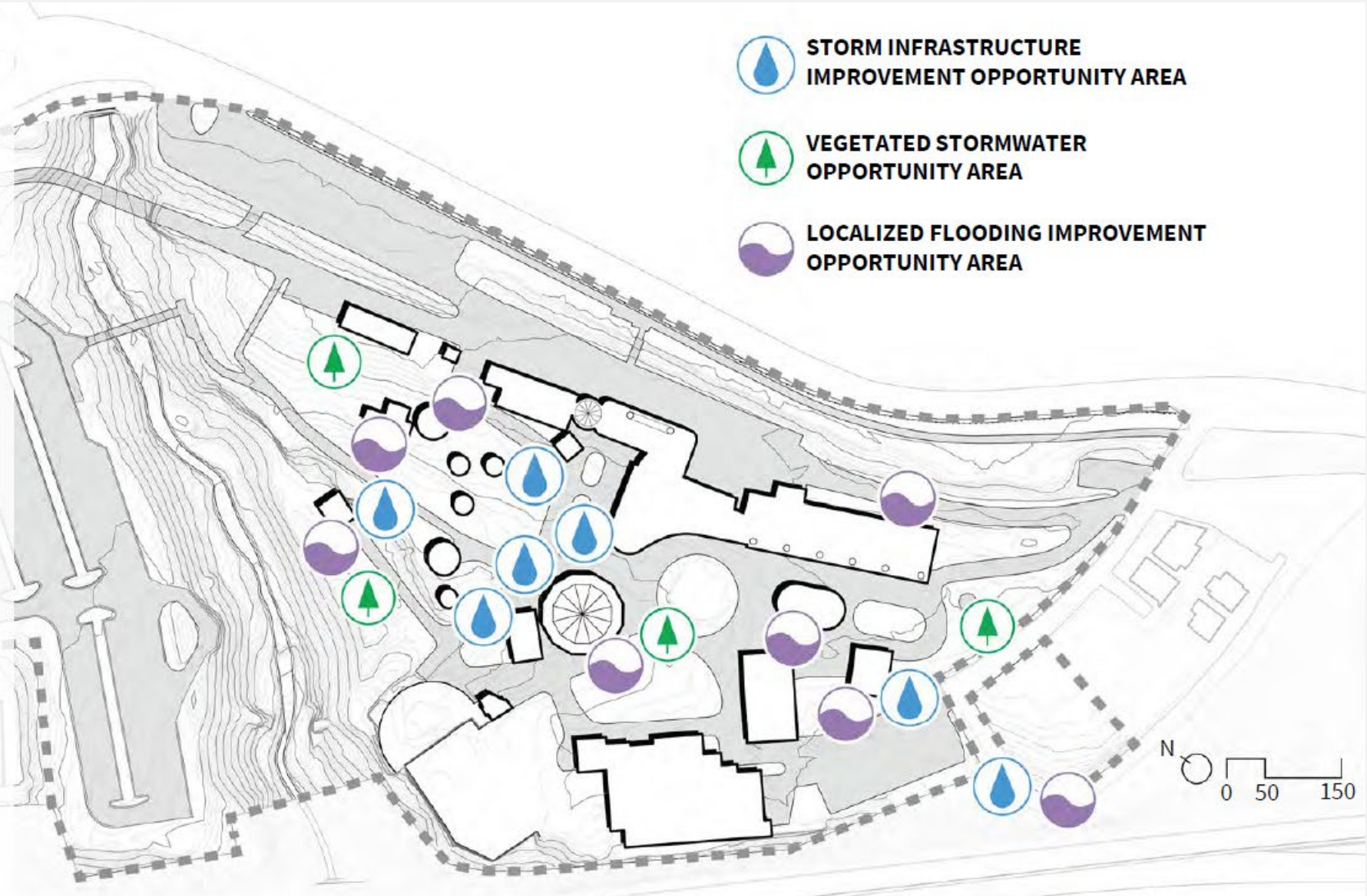
GREENING THE SPACE

- Common to both alternatives
- Different strategies to be explored in design
- All strategies will meet and/or exceed requirements by various regulations
- Photovoltaic panels to be suggested for all new buildings, the Arcade building, and any other area identified by currently ongoing microgrid study being performed as a separate project

 **STORM INFRASTRUCTURE IMPROVEMENT OPPORTUNITY AREA**

 **VEGETATED STORMWATER OPPORTUNITY AREA**

 **LOCALIZED FLOODING IMPROVEMENT OPPORTUNITY AREA**



Potential Areas for Development



Crystal Pool



Yurts



Southeast Corner



Potential Areas for Development



Maintenance Area



Tulane Avenue Field



Definitions

WHAT IS A “BUILDABLE ZONE?”

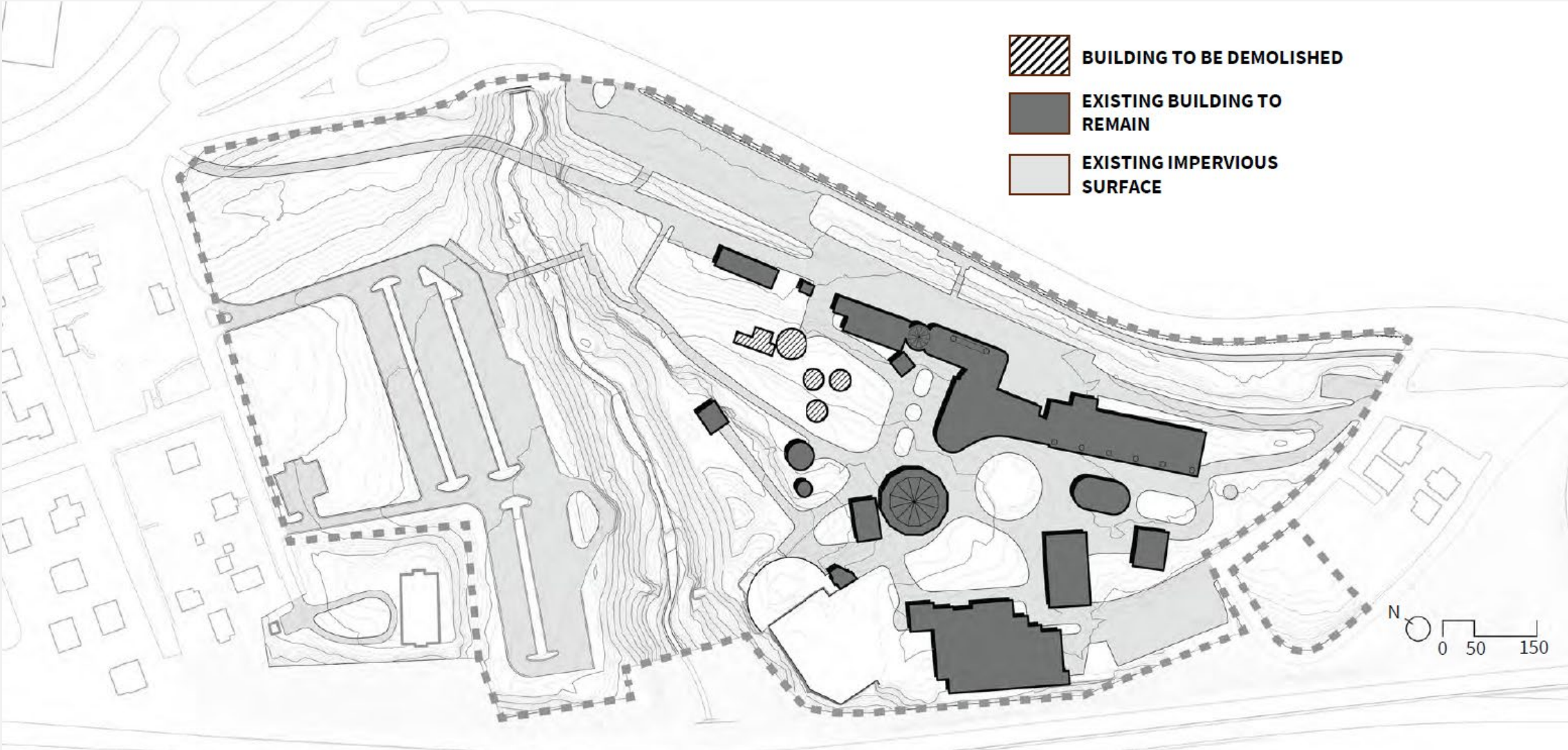
- The areas shown in the alternatives represent **zones where future building projects may be appropriate.**
 - **These areas are not building footprints;** future design projects will establish the exact footprints, square footages, massing, heights, and architectural style of development within these zones
 - These zones are oversized to accommodate potential development for both structures and associated pathways or other impervious paving as required to provide accessible routes to the area.
 - Future development within these zones will comply with local, state, and federal regulations and will be sensitive to both the historic and natural contexts of the site as well as the surrounding environs.
- The zones represent the minimum change in development on site that would allow the park to continue to operate and expand its programmatic offerings.
 - Within these zones, future development **could range from uncovered, hardscaped areas to outdoor pavilions to structures with conditioned, interior spaces.**
- Future design projects will explore how to allocate these spaces to the various cultural and arts programming and special events offered on site.
- **These zones also offer new opportunities for Civil Rights history interpretive elements.**

WHAT DOES “ACCESSIBILITY IMPROVEMENTS” MEAN?

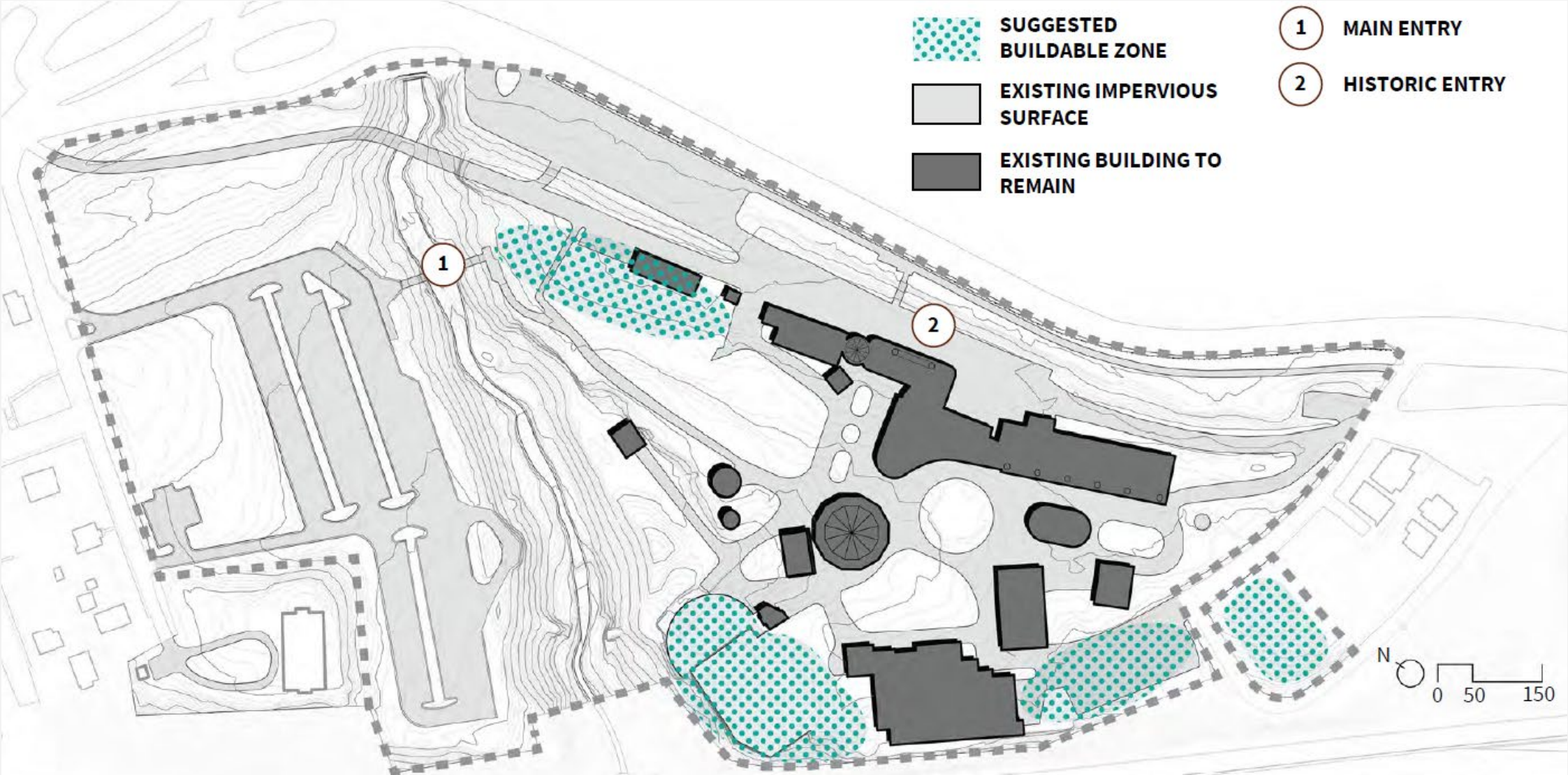
- **Any future development and improvements on site will fully comply with the Architectural Barriers Act and Section 504 of the Rehabilitation Act.**
- Both action alternatives show accessible routes around the site to provide equal physical and programmatic accessibility.
- Improvements may range from:
 - Modifying parking spaces to become accessible
 - Modifying grade to allow for compliant sloped walkways
 - Constructing ramps where slopes are too steep for sloped walkways
 - Utilizing lifts and/or elevators where needed
- **A separate project will specifically assess the accessibility needs on site based on the existing conditions and what modifications are required based on the selected future action.**
 - Interior accessibility was not evaluated as part of this project and will be assessed as part of a future project.

Alternative 1

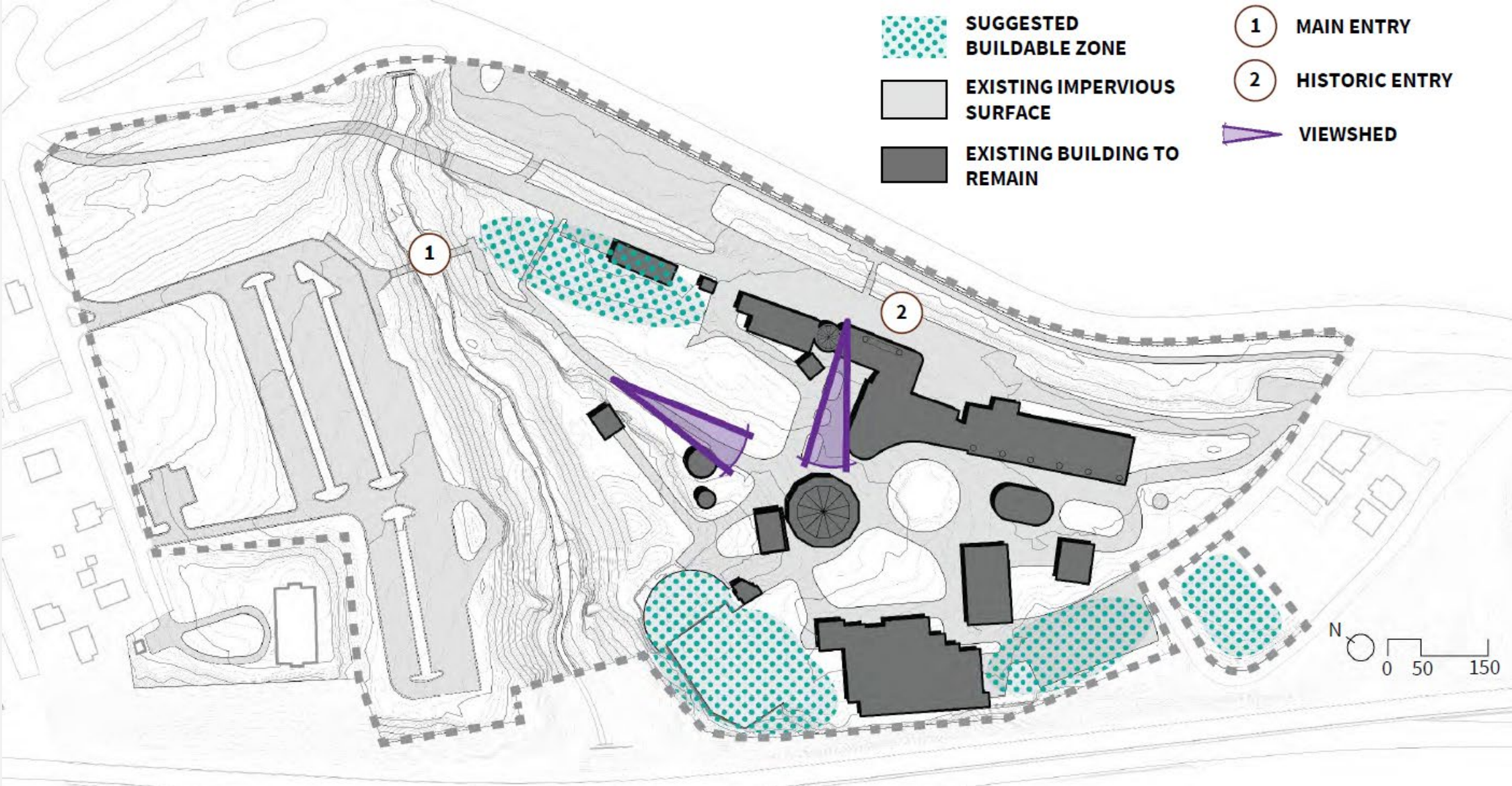
Alternative 1 Demolition Plan



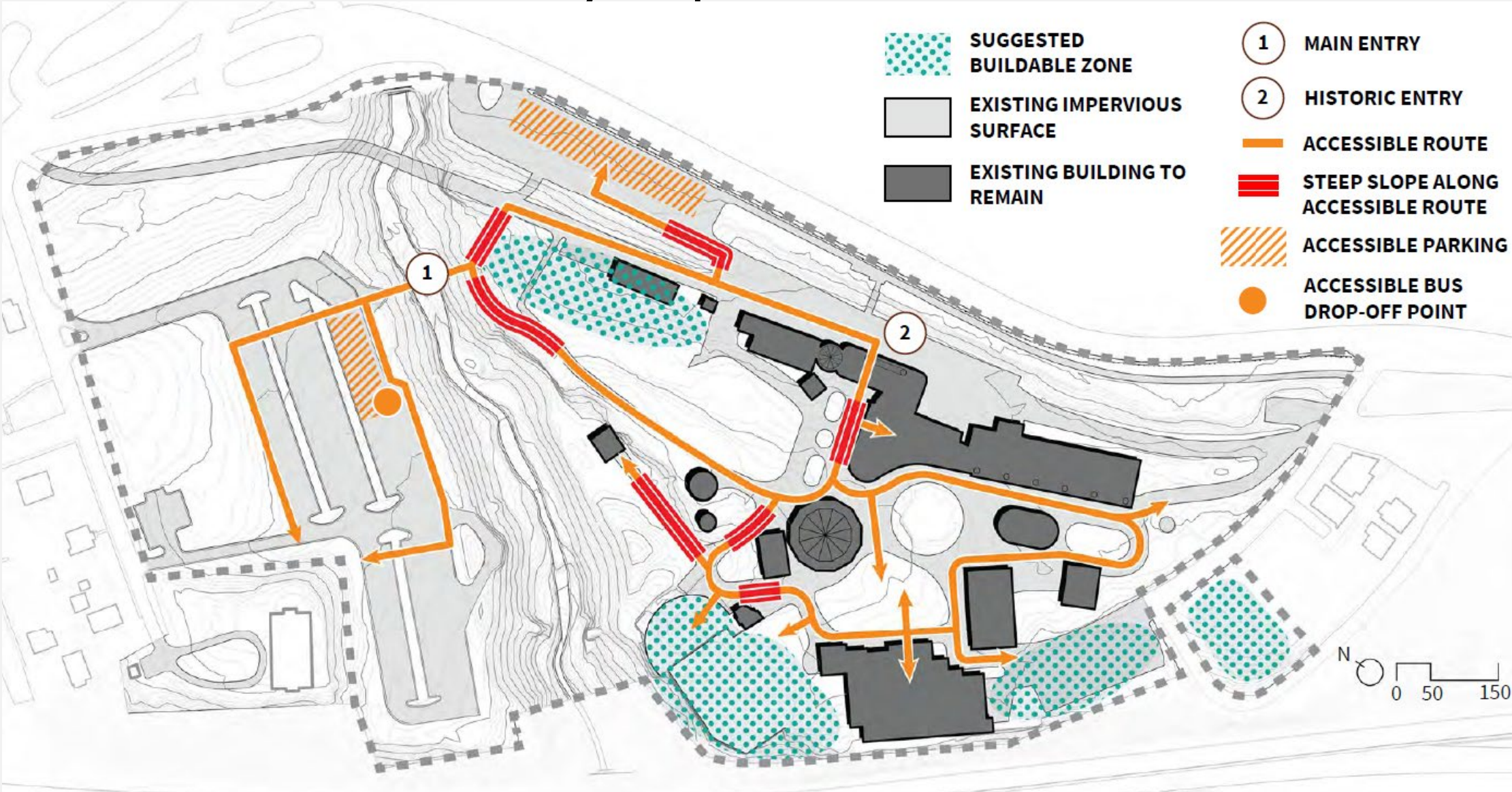
Alternative 1 Buildable Zones



Alternative 1 Arrival Viewsheds

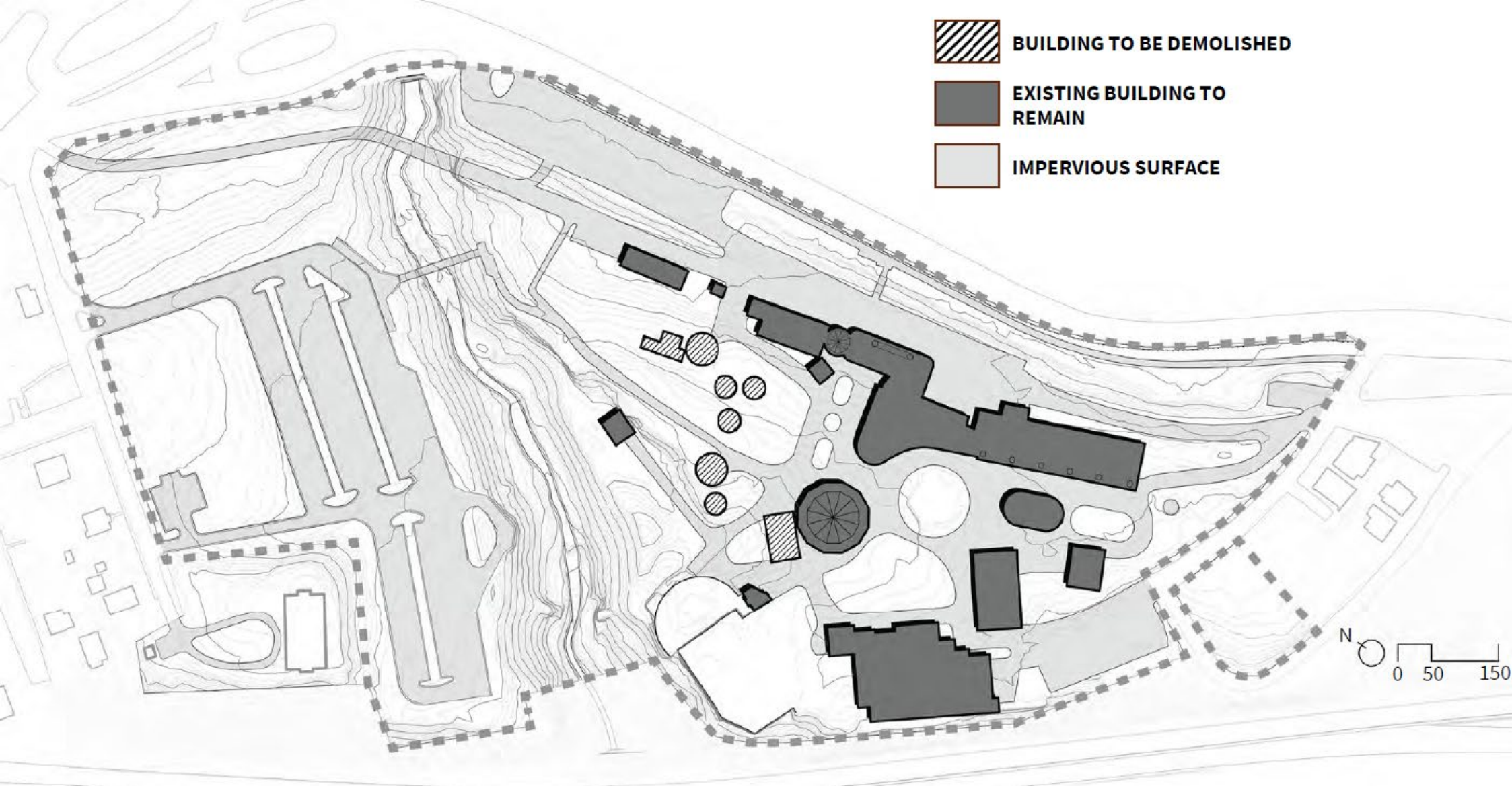


Alternative 1 Accessibility Improvements

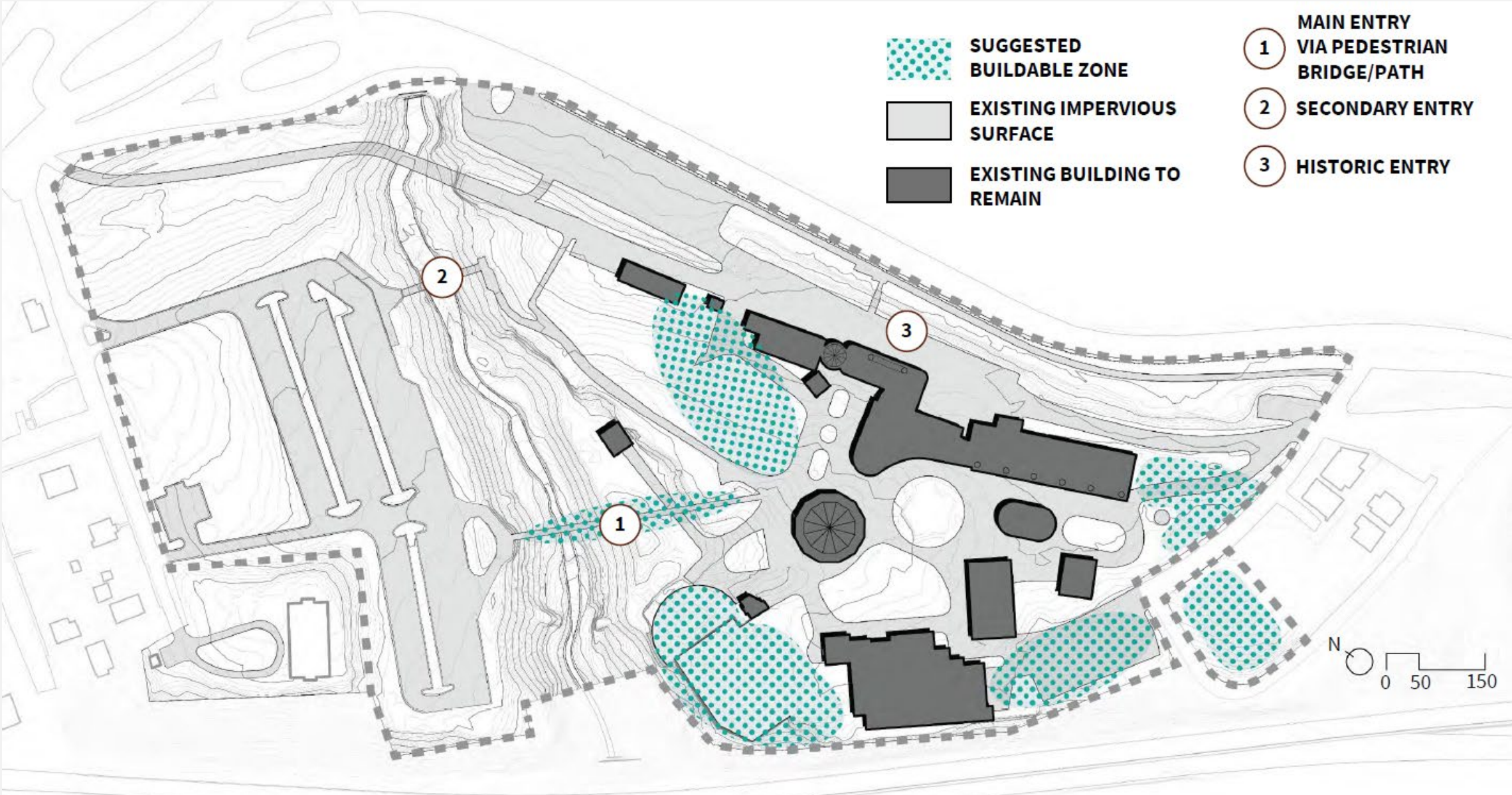


Alternative 2

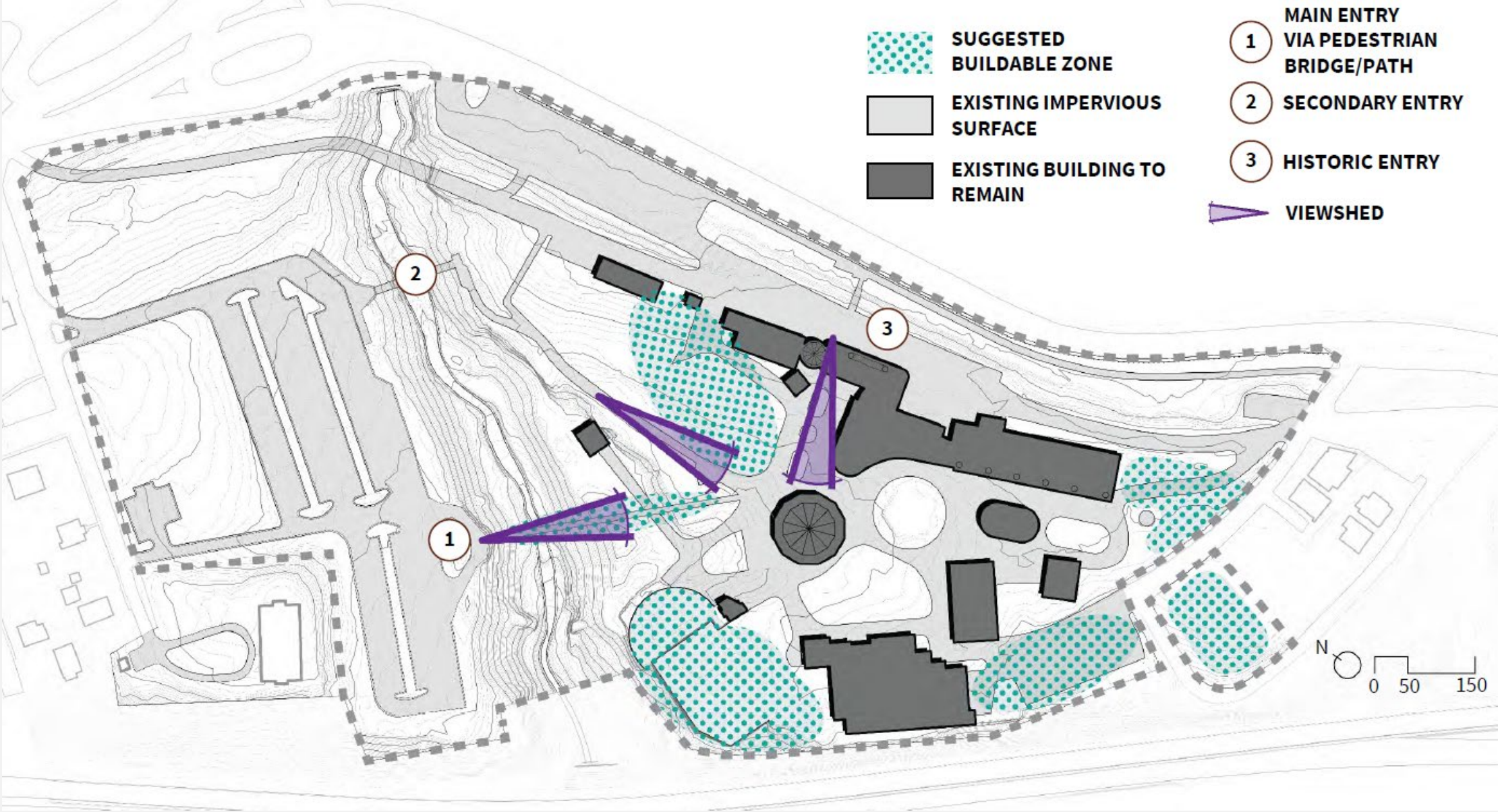
Alternative 2 Demolition Plan



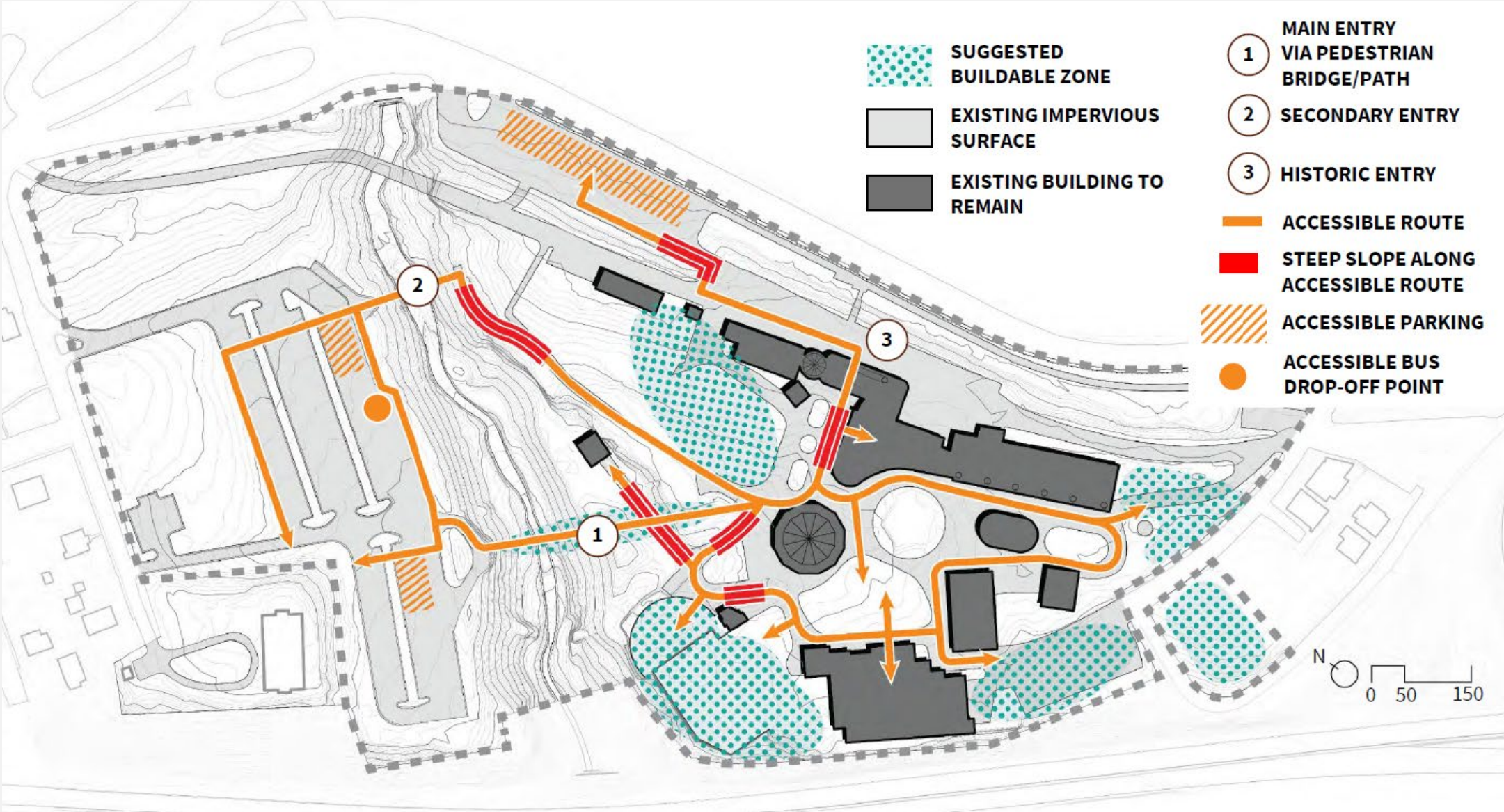
Alternative 2 Buildable Zones



Alternative 2 Arrival Viewsheds

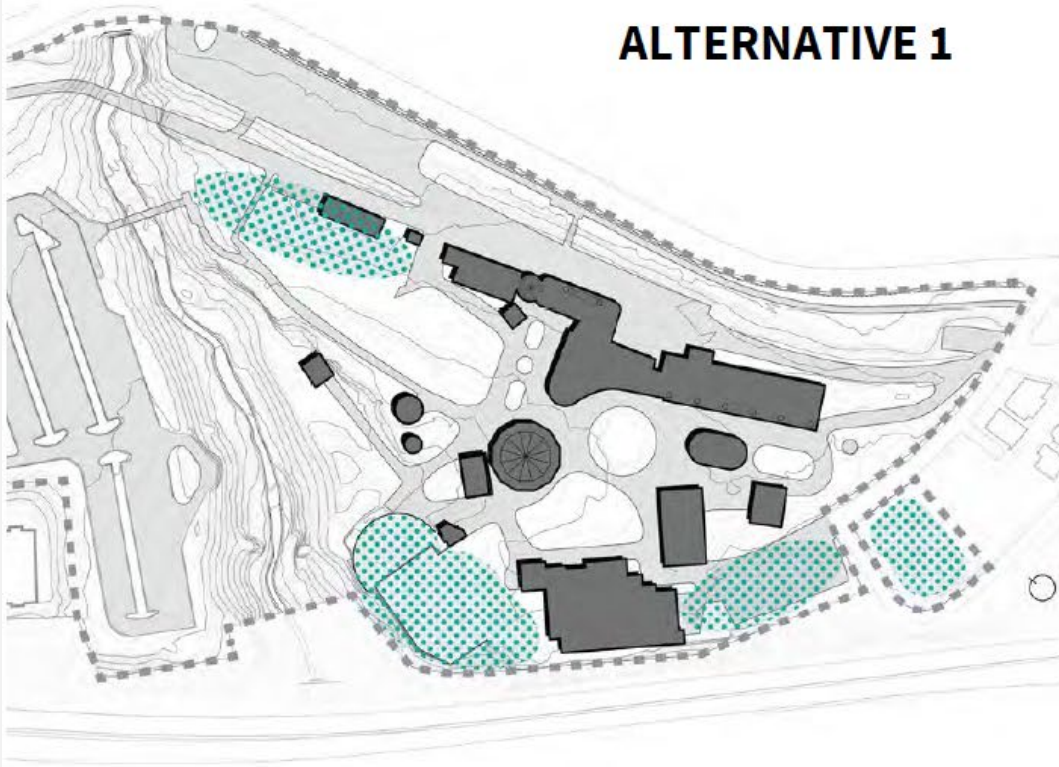


Alternative 2 Accessibility Improvements



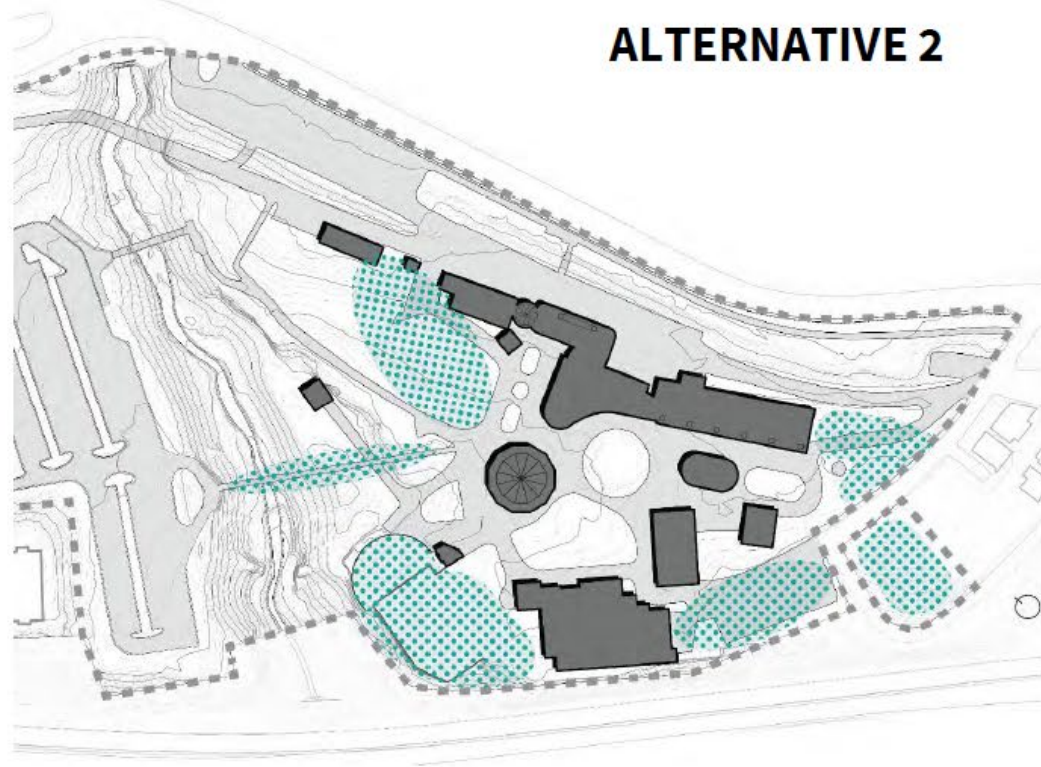
Alternative Comparisons

ALTERNATIVE 1



- Improves accessibility
- Less area in buildable zones
- Less impact on Minnehaha Woodland
- More retention of existing buildings
- Reclaims some open space at center of park

ALTERNATIVE 2



- Improves accessibility
- More area in buildable zones
- More impact on Minnehaha Woodland
- More demolition of existing buildings
- Centralizes development