

Master Plan

An aerial photograph of a modern architectural structure, likely a performing arts center, featuring a complex, multi-level roof with various colored panels (purple, orange, white) and a large, open, sloped roof section. The building is surrounded by dense green trees and foliage. The sky is a pale blue with some white clouds.

WOLF TRAP FARM PARK
FOR THE PERFORMING ARTS • VIRGINIA

Master Plan for Wolftrap Farm Park

CONCEPT

The concept would be to provide sufficient parking for all visitors within the park boundaries without substantial additional paving or structures. To achieve adequate parking space, approximately 3 acres of forested area would be cleared and a portion of the adjacent grass parking areas regraded. The existing paved parking areas would be repaved and striped to allow for maximum capacity. Pedestrian ways for all grass parking would be formalized with lighted walkways for safe and orderly passage. See Master Plan map.

The approach to the Filene Center and associated areas would be redesigned to allow for better function and an appearance more complementary to the Filene Center.

The box office building and ancillary buildings at the plaza would be removed and replaced with a single-story structure that would consolidate all patron and visitor functions. Asphalt in the plaza would be replaced by a more natural looking surface.

The plan requires the removal of trees from some forested areas and the regrading of hills. The rural feeling and country character of the site may be impacted by these alterations.

DEVELOPMENT CONCEPT PLAN

The following discussions on circulation, parking and pedestrian corridors, and visitor and patron facilities outline a development concept plan being proposed by the National Park Service to improve services related to parking and patron accommodations.

Circulation

The existing main entrance road would continue to function as an access into the park. However, it would no longer be a throughway access. The spur that currently accesses Gil's hill would be removed, and Barn Road would be reconfigured into the main pedestrian walkway to the theater area. A new vehicular paved access road (approximately 930 feet by 11 feet) would be constructed along the forested area on the east edge of Gil's hill to facilitate the exiting traffic after performances, Theatre-in-the-Woods performances, and daytime service deliveries. This would also reduce conflicts between Filene Center bound trucks and Theatre-in-the-Woods patrons.

As in the other alternatives, traffic control staff and directional signage at the south and north entrances of the park would be used to direct the flow of traffic and to park the cars. However, the plan is the most staff intensive due to the additional grass parking areas proposed within park boundaries.

Parking and Pedestrian Corridors

Calculating maximum capacity for parking on unpaved, unstriped areas is difficult. Standard formulas have underestimated capacity in grass parking areas at Wolf Trap in the past. However, it is estimated that up to 3,104 cars could be accommodated in this plan.

The grass areas currently used for parking - Gil's hill, the dust bowl, and the dimple (a total of approximately 14 acres) - would be expanded and reconfigured to accommodate more cars. The dimple would be filled in, and 3 acres of the forest to the east of Gil's hill would be removed. Gil's hill, the dust bowl, and the dimple would be cut, regraded, and stabilized to reduce the grade of the hill. Gentler grades would accommodate more cars and reduce incidences of cars slipping on wet ground during inclement weather. These areas would remain grass parking with turf stabilizers installed to reduce erosion and compaction of the ground.

The paved east and west lots would be repaved and restriped to provide easier and more unified parking. The west lot would remain the same dimension, but the east lot would be expanded and graded slightly. An exit from the east lot to Trap Road would be added.

Directional signage would separate the parking areas into general, permit, accessible, employee, and bus areas. General admission would be focused on the east and west lots, as well Gil's hill. The combination of all of these lots would accommodate approximately 2,400 cars. Approximately 400 spaces would be allocated for permit parking. This lot would be closest to the new plaza building and would serve the disabled, emergency vehicles, buses, and donors.

The south and west edges of the permit parking lot would be screened by new shade trees.

Pedestrian circulation within the park would be redefined to provide a more organized safe access to the theater area. Patrons would be guided from parking areas to theater areas by lighted concrete and flagstone walkways. These walkways would provide a path system to draw patrons from vehicular roadways and dense parking areas. The main entrance to the theater area would be located at the top of Barn Road, which would be reconfigured to allow pedestrian, emergency, and cart access. Banners and planted berms would provide a visual and physical border for this walkway, which would extend from the tunnel under Trap Road to the theater entrance and would be approximately 30 feet wide and 300 feet long. A median strip would separate the pedestrian and cart functions. The walkway, which would have entries from Gil's hill and the permit parking lots, would lead directly to a redesigned

plaza entering the theater area. There would be a cart pick-up at south end of east lot that also would tie into the pedestrian circulation.

The west lot, which is the farthest parking area from the Filene Center, would have a cart service to the theater area. A staging area, approximately 40 feet by 40 feet with a small shelter and benches, would be constructed for patrons awaiting cart pickup. The walkway from this lot to the Barn Road walk would be widened. Native plantings, which would provide a vegetative buffer between the west lot and Trap Road, would discourage pedestrian crossing of Trap Road.

Visitor and Patron Facilities

Under the plan, the plaza area would be reconfigured to better facilitate parking and pedestrian circulation and provide a more organized entry into the theater area. The new approximately 65-foot by 200-foot plaza would be paved with flagstone or natural stone-like paving. The existing structures at the plaza area would be removed, and a new visitor services and ticketing facility would be constructed. This new structure would be architecturally compatible with the Filene Center and the site. The one-story design would incorporate plantings to aid as visual and acoustic buffers. The structure would house offices for ticketing, press, ushers, park police, concessions, comfort stations, first aid, and ranger activities.

The plaza would be expanded and the lawn seating extended to achieve a more gentle angle than the existing angle. Lawn seating capacity would not be increased, but the comfort of the lawn patrons would be improved by the slope which, while gentler, still would afford good viewing over those in front. See the Plaza Site Plan illustration.

The farm character of the site would be retained through the maintenance of the associated farm structures and the surrounding meadow and forested areas. However, a portion of this wooded area would be removed to facilitate the new parking area. In addition, some of the hills would be regraded to allow safe parking.

For more information about the development concept plan, see the Plaza Site Plan map.

Frequency of Performances and Duration of the Season

As in alternatives 2 and 3, provision for adequate parking and improved park infrastructure would be in place to completely accommodate sold-out performances. Increasing the frequency of performances or the duration of the season would not conflict with the purpose or objectives of the park, and therefore would not be precluded by this plan. However, the total number of performances and extension of the season would have impacts associated with staffing and operations costs. Either action would require decisions by park management based on these considerations.

Education and Interpretation

Recommendations in the 1993 *Interpretive Management Plan* would be implemented to the extent available funds and staff allowed. Park staff would work with the Wolf Trap Foundation and other potential partners to find additional sources of ideas and funds to complete the *Interpretive Management Plan* program and media recommendations and to develop additional activities to educate the public about the performing arts. Significant programs, such as Masters Classes and Affiliate Artists Program, which were discontinued due to lack of funds would be revived. Furthermore, Backstage at Wolf Trap, a new program encouraged in the interpretive plan would be implemented.

This program could also be enhanced by an audiovisual production that documents backstage activities. A backstage exhibit would display objects donated by performers who have appeared at Wolf Trap.

An implementation plan would describe how the National Park Service and the Wolf Trap Foundation can share talents to improve Wolf Trap educational and interpretive programs. The Park Service could contribute expertise such as visitor management and interpretation/education methods, and the foundation could contribute theatrical and performing arts knowledge and talents. Both parties cooperating fully in all aspects of Wolf Trap operations authorized by legislation would be necessary to provide the desired level of visitor education and interpretive services in the anticipated future fiscal and personnel constraints. Consideration also would be given to using talents and resources of other groups and agencies as appropriate.

Administration, Operations, and Safety

Administrative, operational and safety functions with a direct link to visitor and patron services would be relocated to the new plaza building under this plan. This would include the box office, the press office, concessions, ranger services, and park police.

Other functions such as maintenance, the office of the director, and administrative staff would remain in existing locations.

MITIGATION MEASURES

Mitigation efforts for the plan include the following:

- provision of safe pedestrian areas separate from vehicular traffic
- expanded parking areas to provide enough space to allow all parking within park boundaries, relieving overflow parking in nearby neighborhoods
- use of more traffic control staff and directional signage to direct patrons to the correct parking areas
- mimicking natural edges of the forest and retention of selected trees in designing tree removal in the new parking area to break the cleared area visually

These mitigation measures would keep all parking for performances within park boundaries, thus alleviating parking issues in neighborhood streets. Traffic congestion within the immediate area would continue to be an issue seasonally, especially at the end of each performance.

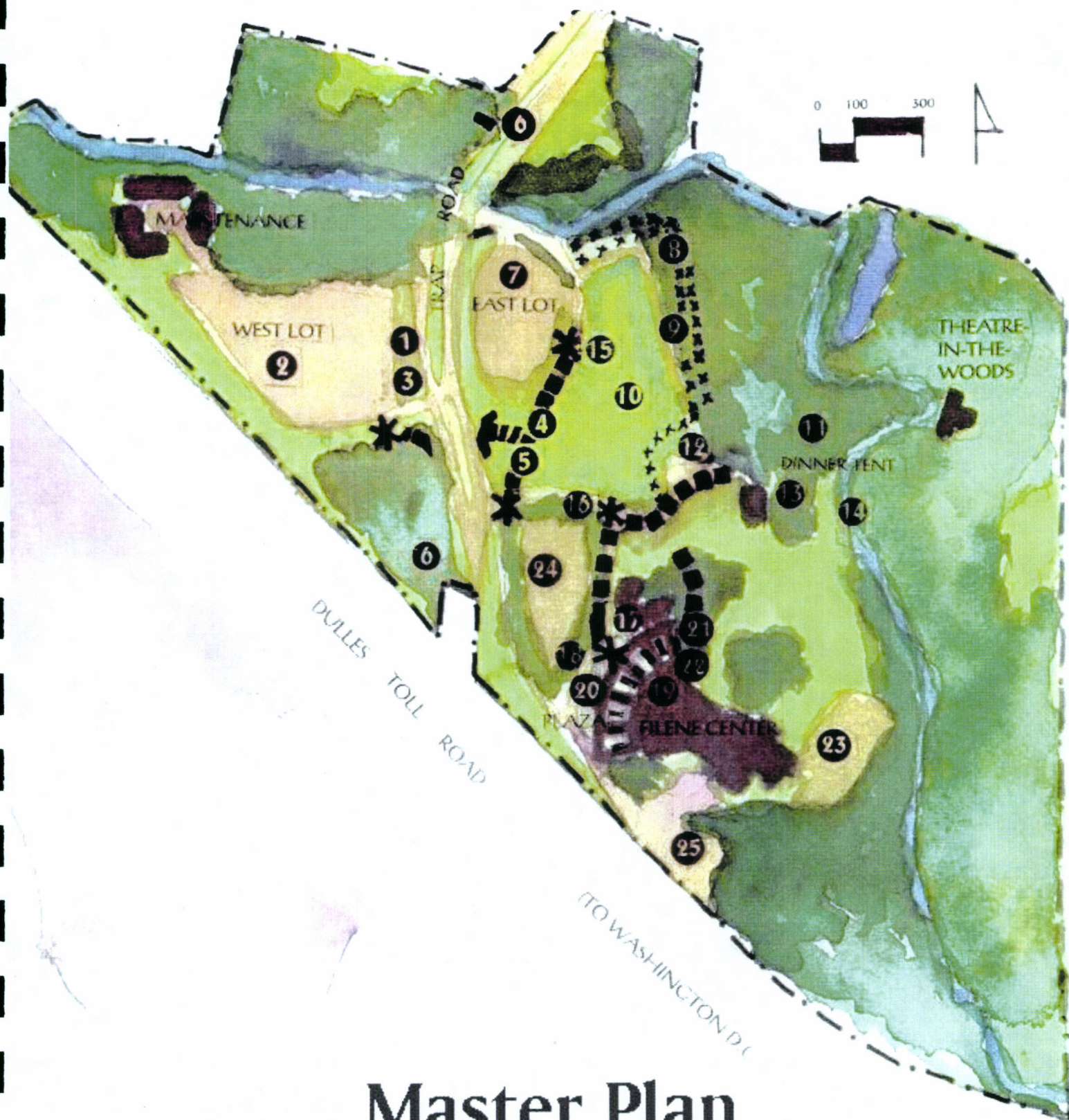
Additional mitigation measures relating to resource protection would be developed through the careful design of new parking areas and buildings. Onsite monitoring of the soil conditions would continue in areas where vehicles are parked in grass areas during events. These efforts would ensure that proper vegetative cover was present to reduce the potential of soil erosion during hot, dry periods and stormy weather. Vehicles would be restricted from these areas when problems were detected.

Water resource values would be protected through design of gradients for surface water flow. Point discharges through culverts would not be used, but rather slopes would be designed to accommodate sheet flow from these areas. Retention basins would be constricted, if needed, to retain excessive surface water runoff during major storm events. This includes the design of concrete catch basins with absorbable gas traps to filter petrochemicals contained in runoff. These actions would lessen the intense surface inputs directly into the stream channel reducing the potential of storm water surges and increased erosion in the floodplain. The potential for flood periodicity and magnitude would therefore be reduced. These drainage facilities would be located as part of the final design and construction process.

The designs for the pedestrian circulation and its related construction, as well as for the new box office plaza building, would be compatible with the Filene Center without introducing a visual or design impact into the country character of the site. Design for these areas would use materials and plantings that would blend into the site rather than dominate it visually.

MASTER PLAN LEGEND

1. Landscape with shrubs to screen west parking lot
2. Repave and restripe west parking lot (900 spaces)
3. Narrow existing emergency access, construct small plaza
4. Redesign for pedestrian and emergency use only
5. Install grass pavers that will support traffic
6. Install directional signage to indicate lanes for permit parking, accessible, and all other parking
7. Reconfigure and restripe east parking lot (400 spaces)
8. Construct one-lane paved access road for dinner tent and Associates deck delivery
9. Clear approximately 3 acres for grass parking at top of Gil's Hill
10. Regrade for grass parking at Gil's Hill (1100 spaces)
11. Rehabilitate band shelter
12. Reconfigure employee parking (60 spaces)
13. Add lower deck to dinner tent for "Bistro" clientele
14. Remove ranger booth at meadow bridge
15. Design and construct plaza at end of pedestrian area for cart pick-up
16. Relocate main pedestrian entry into park
17. Relocate gated entry plaza
18. Construct accessible/VIP entry at plaza
19. Regrade and extend existing lawn seating
20. Construct accessible lot (50 spaces)
21. Construct plaza building to include: concessions, comfort stations, staging area, press office, ranger activities, and first-aid station
22. Replace asphalt with flagstone and concrete paving at plaza
23. Retain loading dock parking (138 spaces) and Filene Center drive through (6 spaces)
24. Regrade and fill to accommodate grass parking at Dimple and Dust Bowl (approximately 400 spaces and 10 bus spaces)
25. Retain accessible lot (50 spaces)



Master Plan

Wolf Trap



Farm Park

for the Performing Arts

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As the nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering sound use of our land and water resources; protecting our fish, wildlife, and biological diversity; preserving the environmental and cultural values of our national parks and historical places; and providing for the enjoyment of life through outdoor recreation. The department assesses our energy and mineral resources and works to ensure that their development is in the best interests of all our people by encouraging stewardship and citizen participation in their care. The department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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