IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN

OLIN

Planning Commission WORK SESSION:
Waterfront Landscape and Flood Mitigation Design

April 1, 2014

0'
20'
40'
OLIN

PROJECT SCHEDULE

- WATERFRONT COMMISSION MEETING
- COMMUNITY MEETING
- WORKSESSION
- PUBLIC HEARING

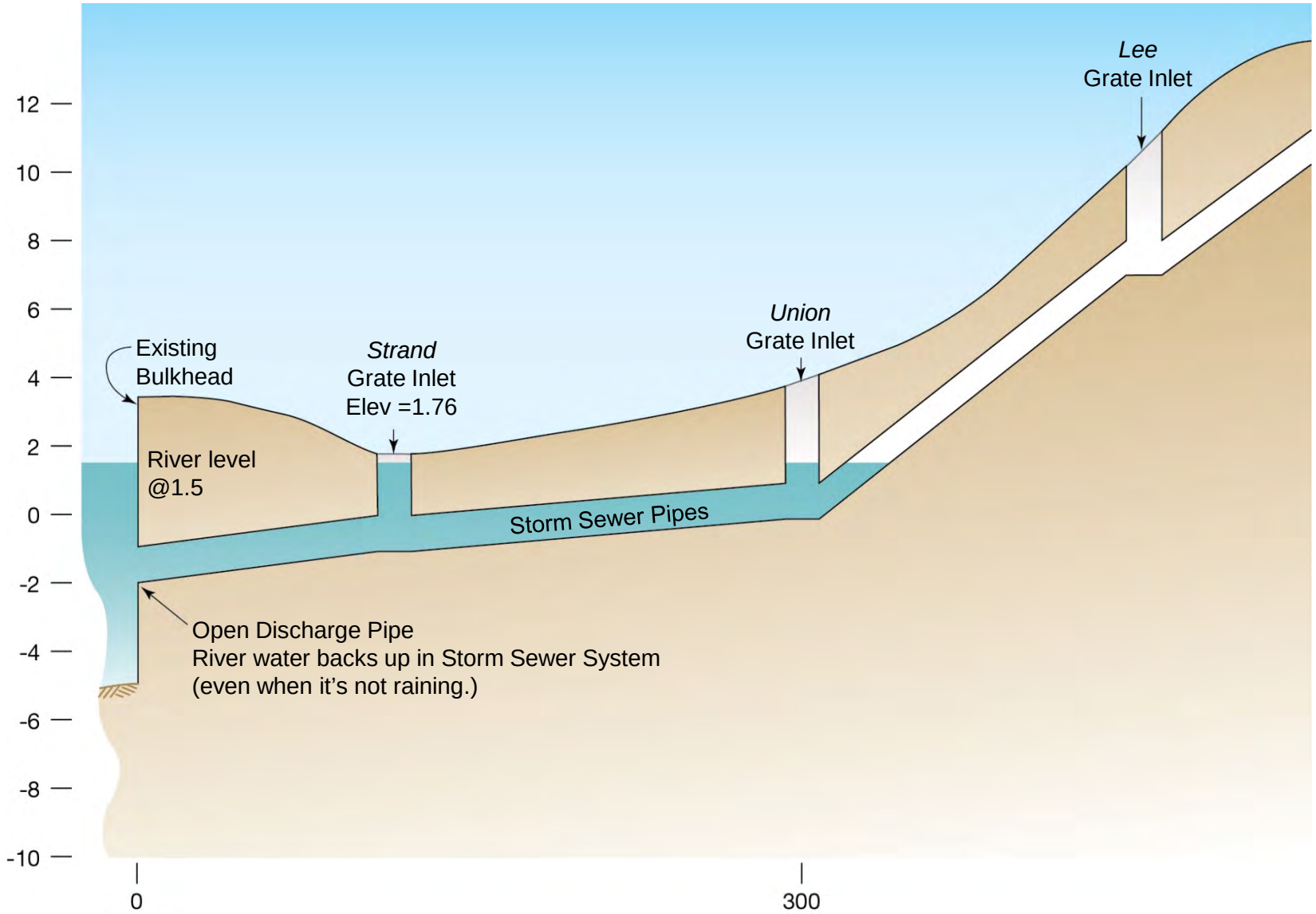
ODBC DECISION

FLOOD MITIGATION

OLIN

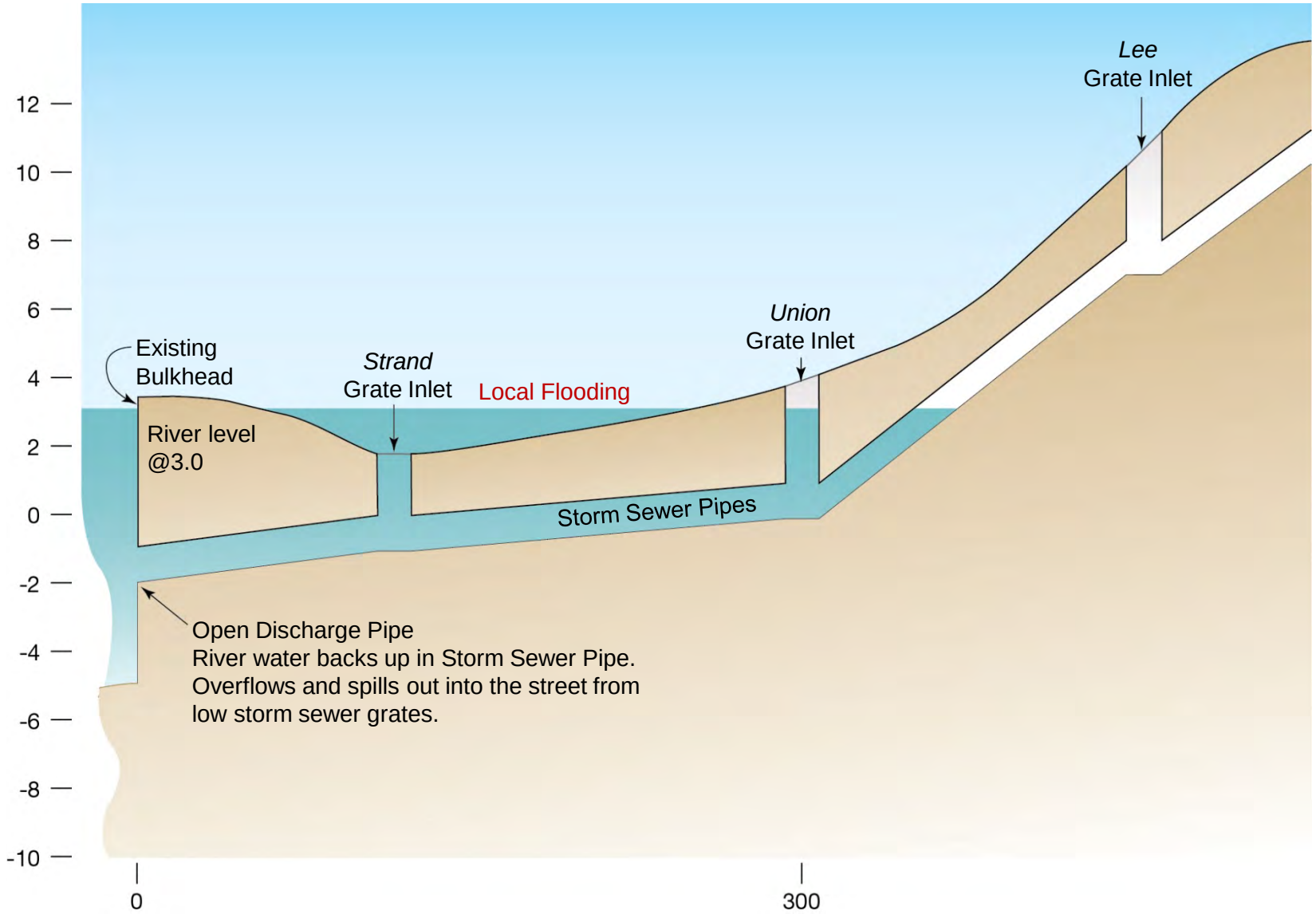
PROJECT AREA OVERVIEW

EXISTING STORM SEWER PROFILE AT RIVER ELEVATION = 1.50 FT



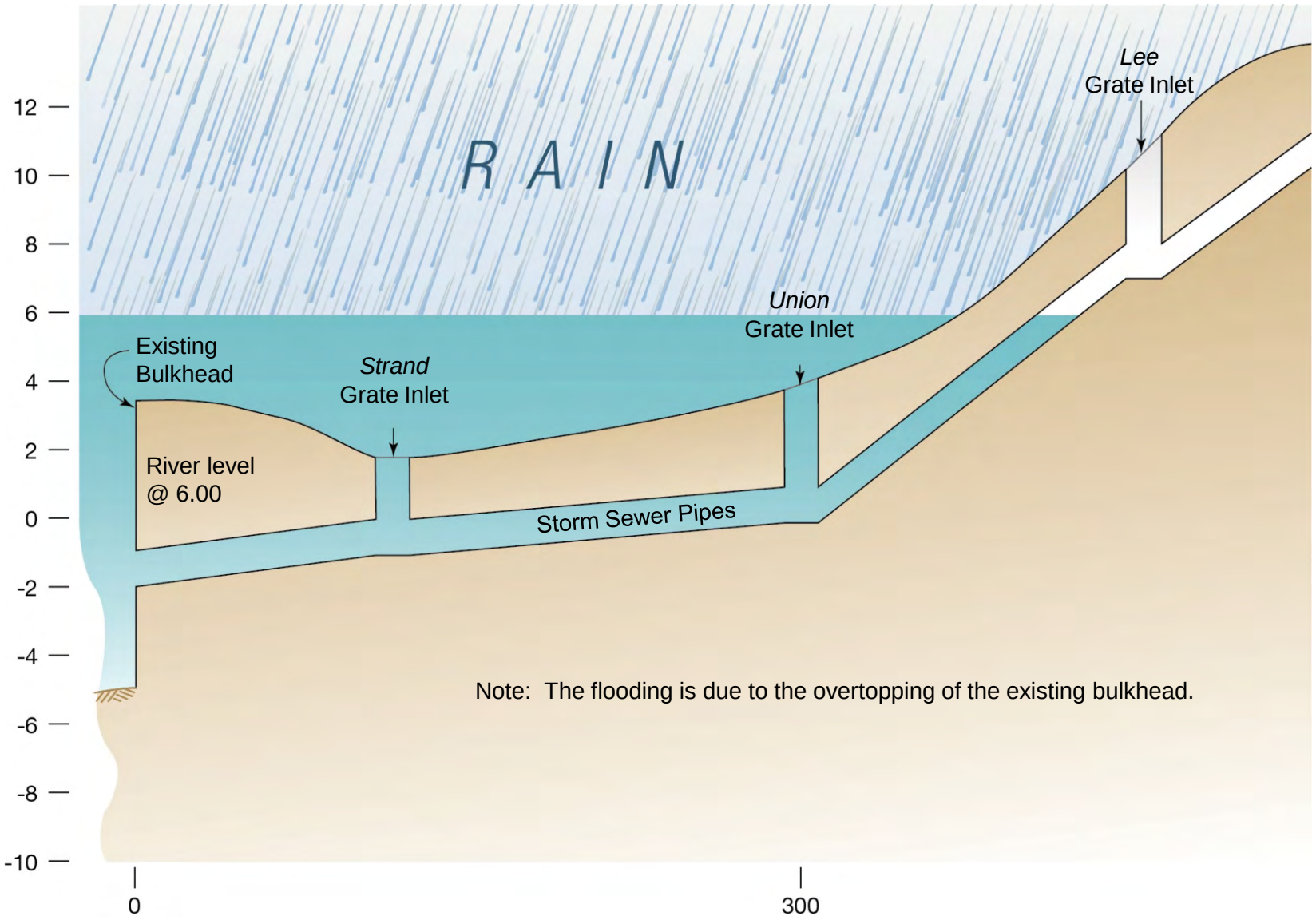
EXISTING CONDITIONS-NUISANCE FLOODING AT RIVER ELEVATION = 3.0 FT

EXISTING STORM SEWER PROFILE- NUISANCE FLOODING AT RIVER ELEVATION = 3.0 FT



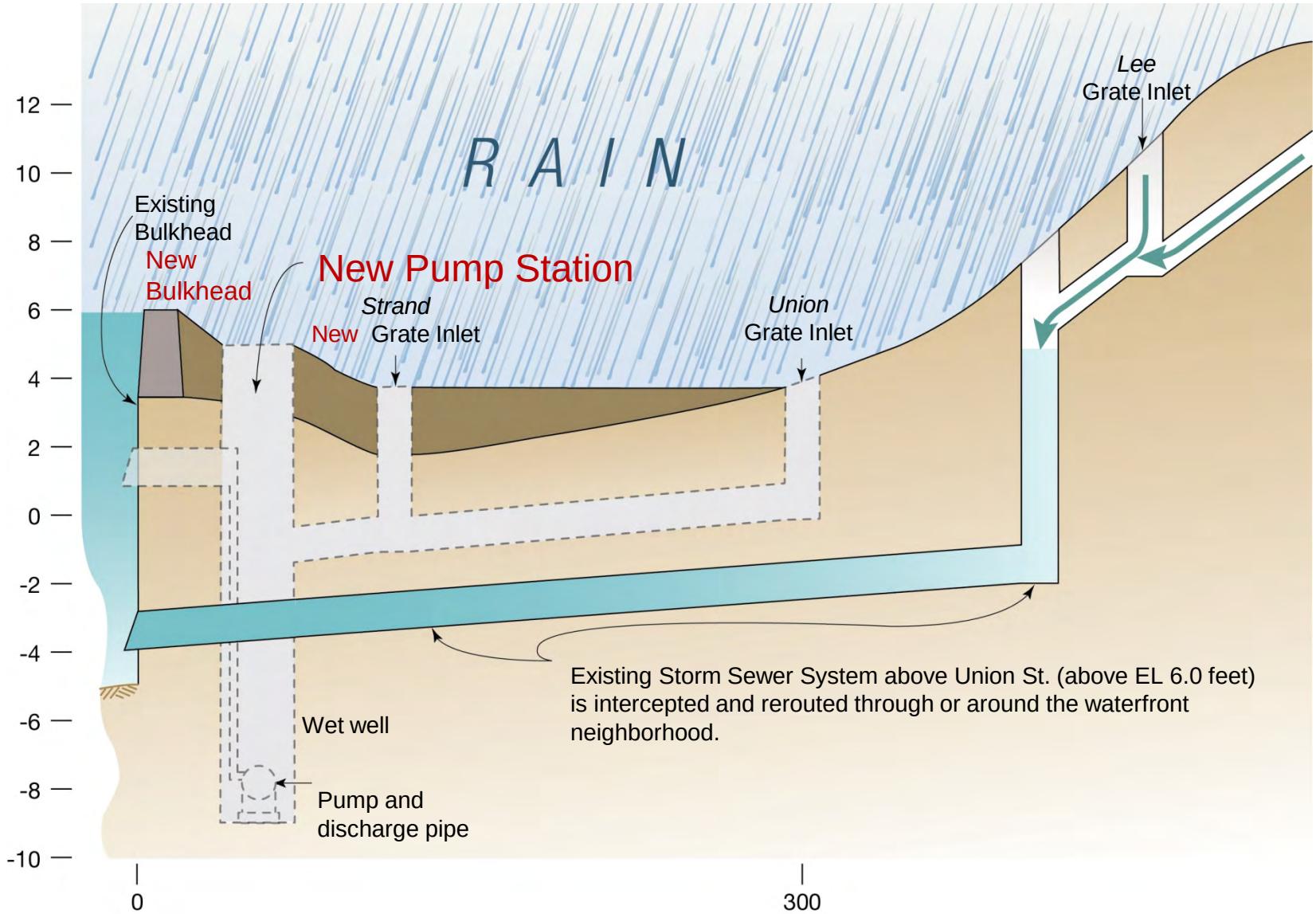
EXISTING CONDITIONS- RIVER FLOODING AT ELEVATION = 6.0 FT

EXISTING STORM SEWER PROFILE- FLOODING AT RIVER ELEVATION = 6.0 FT

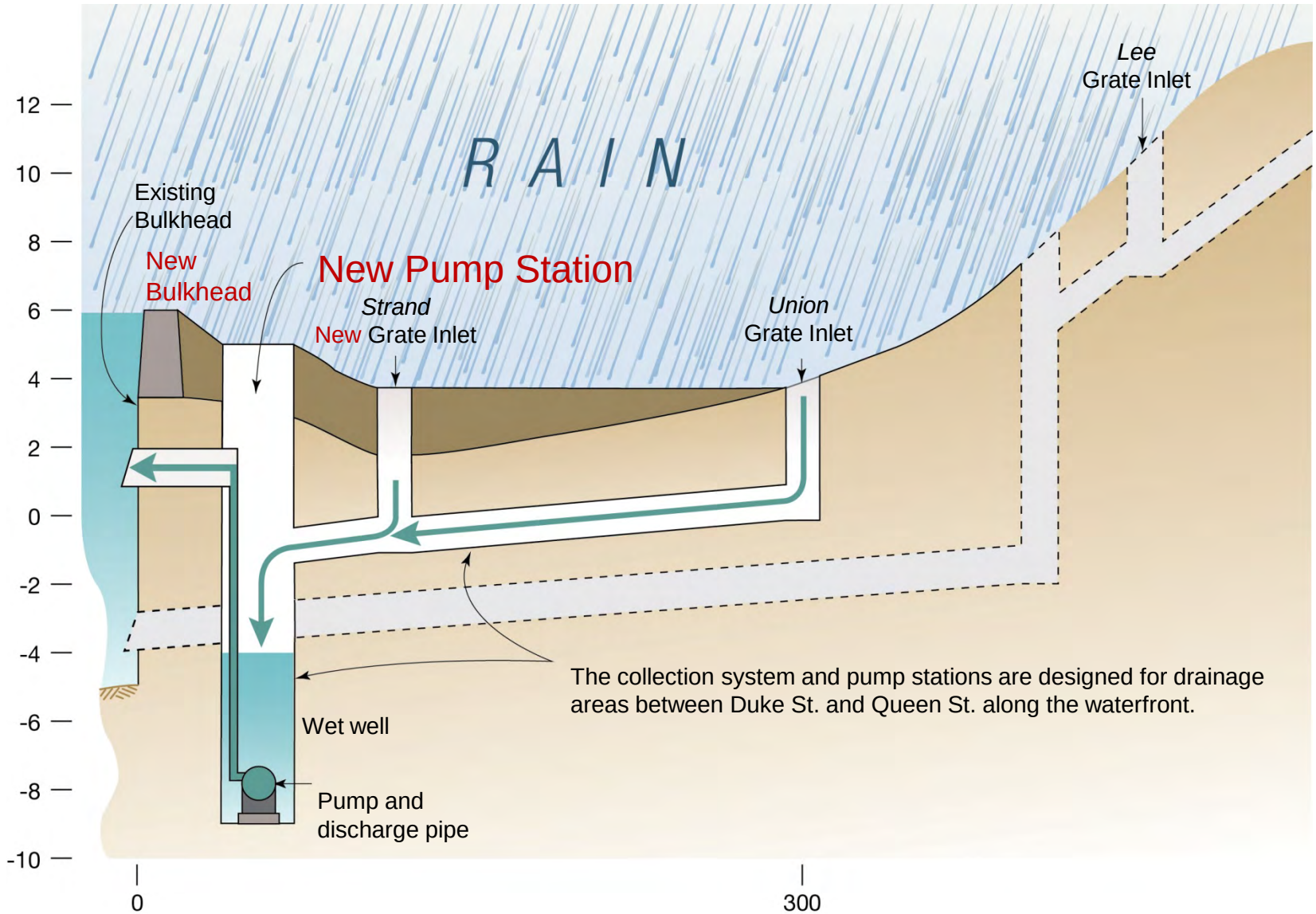


PROPOSED CONDITIONS WITH BULKHEAD AT ELEVATION = 6.0 FT

PROPOSED STORM SEWER PROFILE- SHOWING BY-PASS OF EXISTING STORM SEWER (BETWEEN DUKE & QUEEN STREETS)



PROPOSED STORM SEWER PROFILE- SHOWING COLLECTION SYSTEM AND PUMP STATION



SMALL AREA PLAN GOALS

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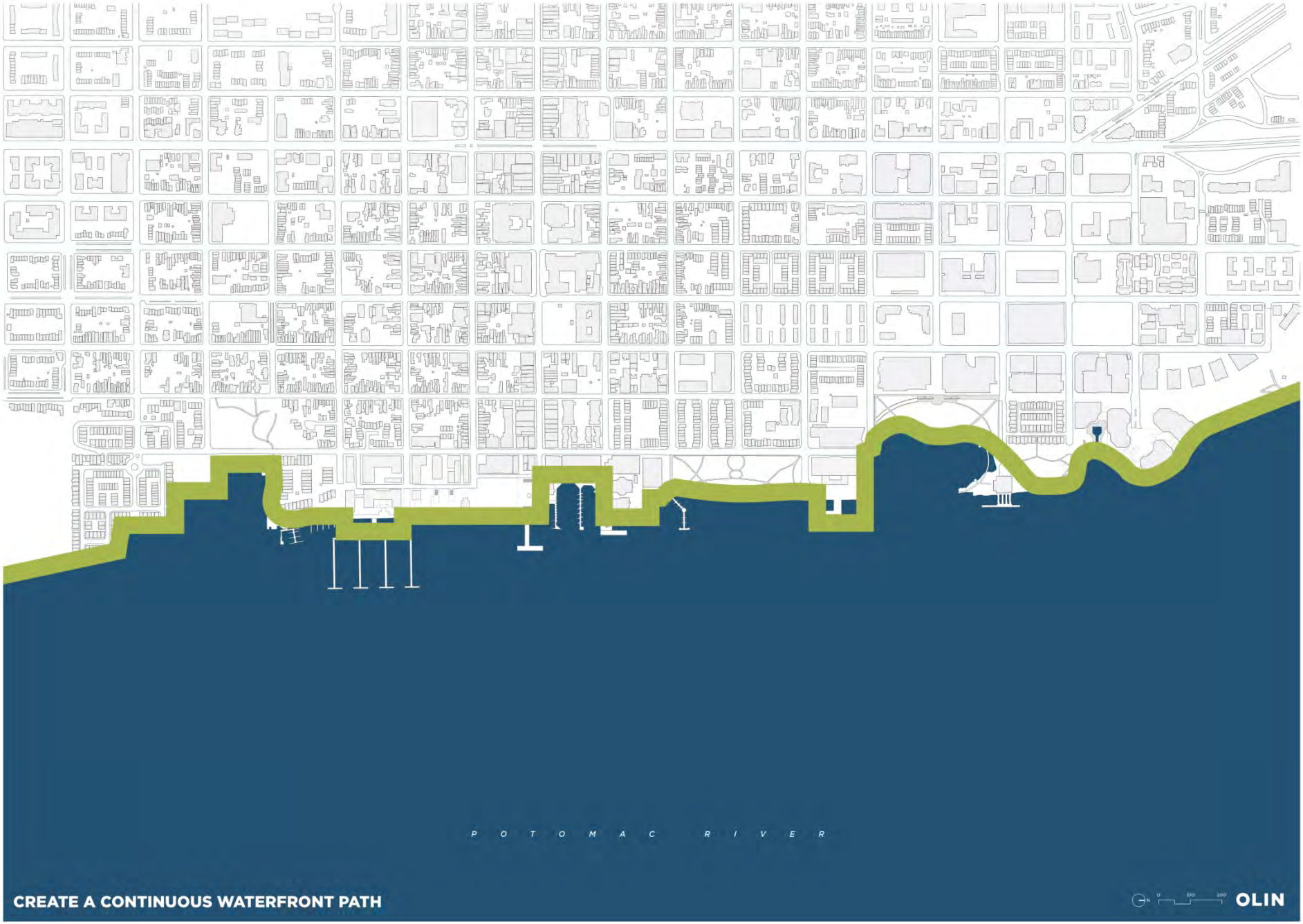
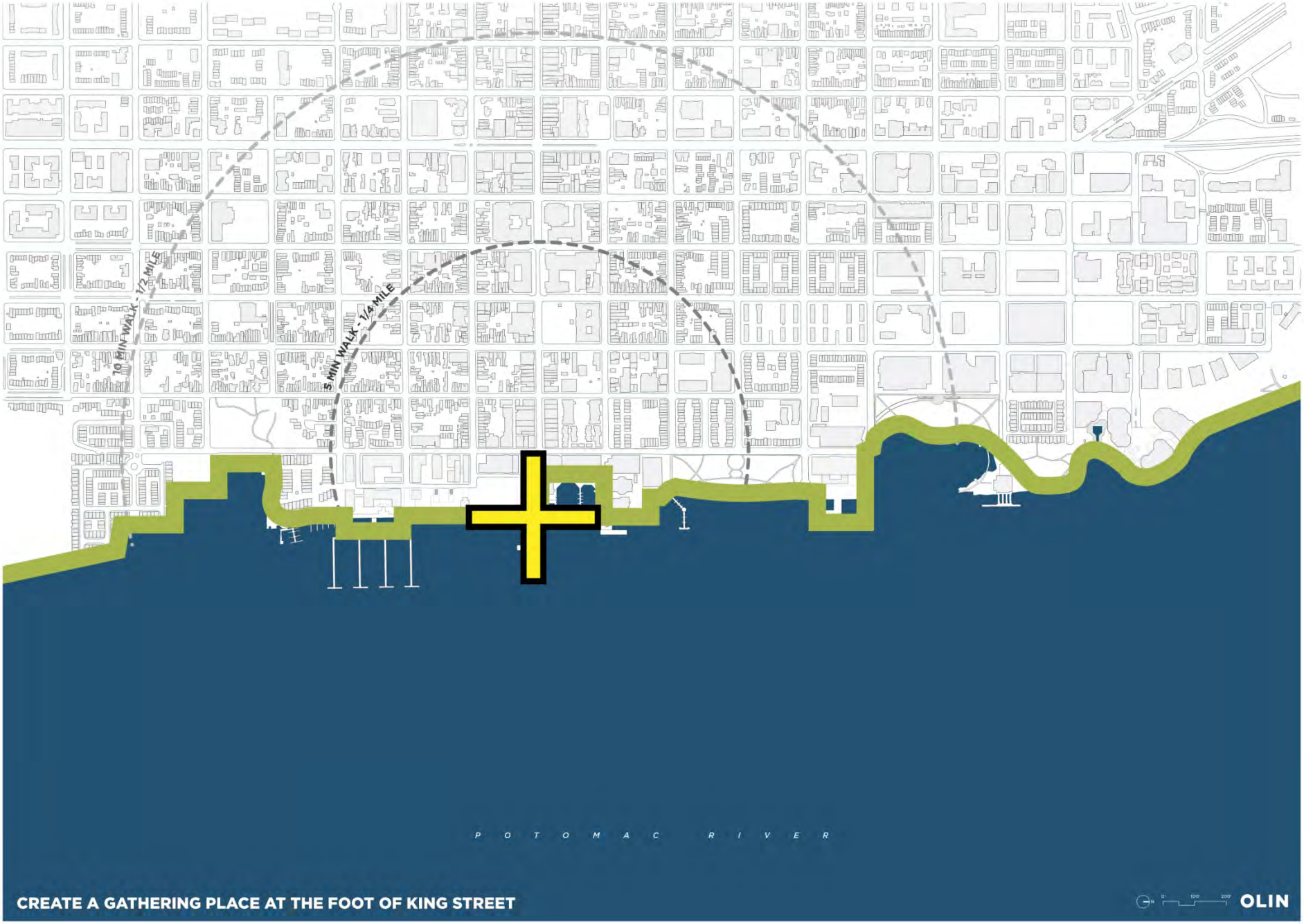
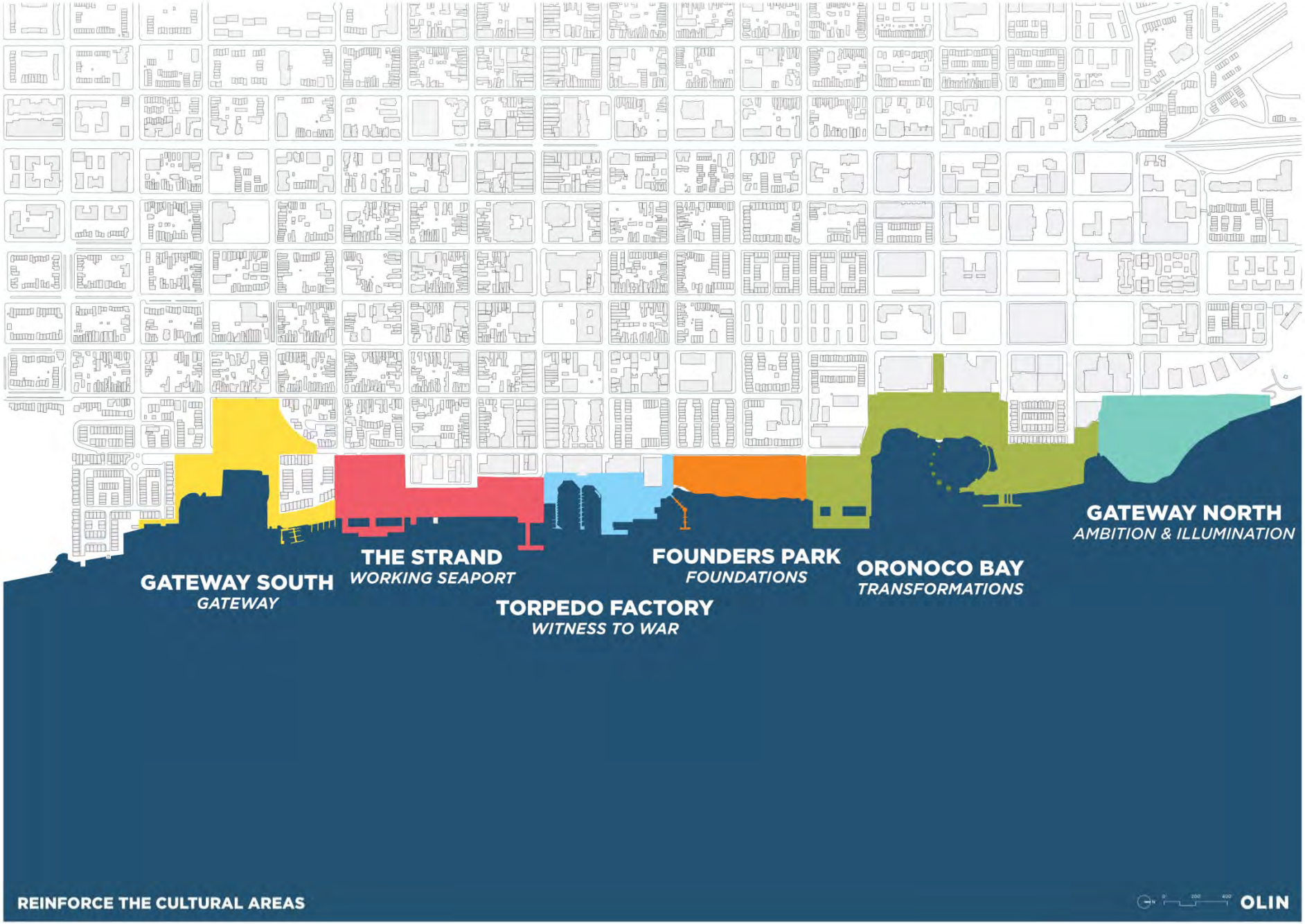
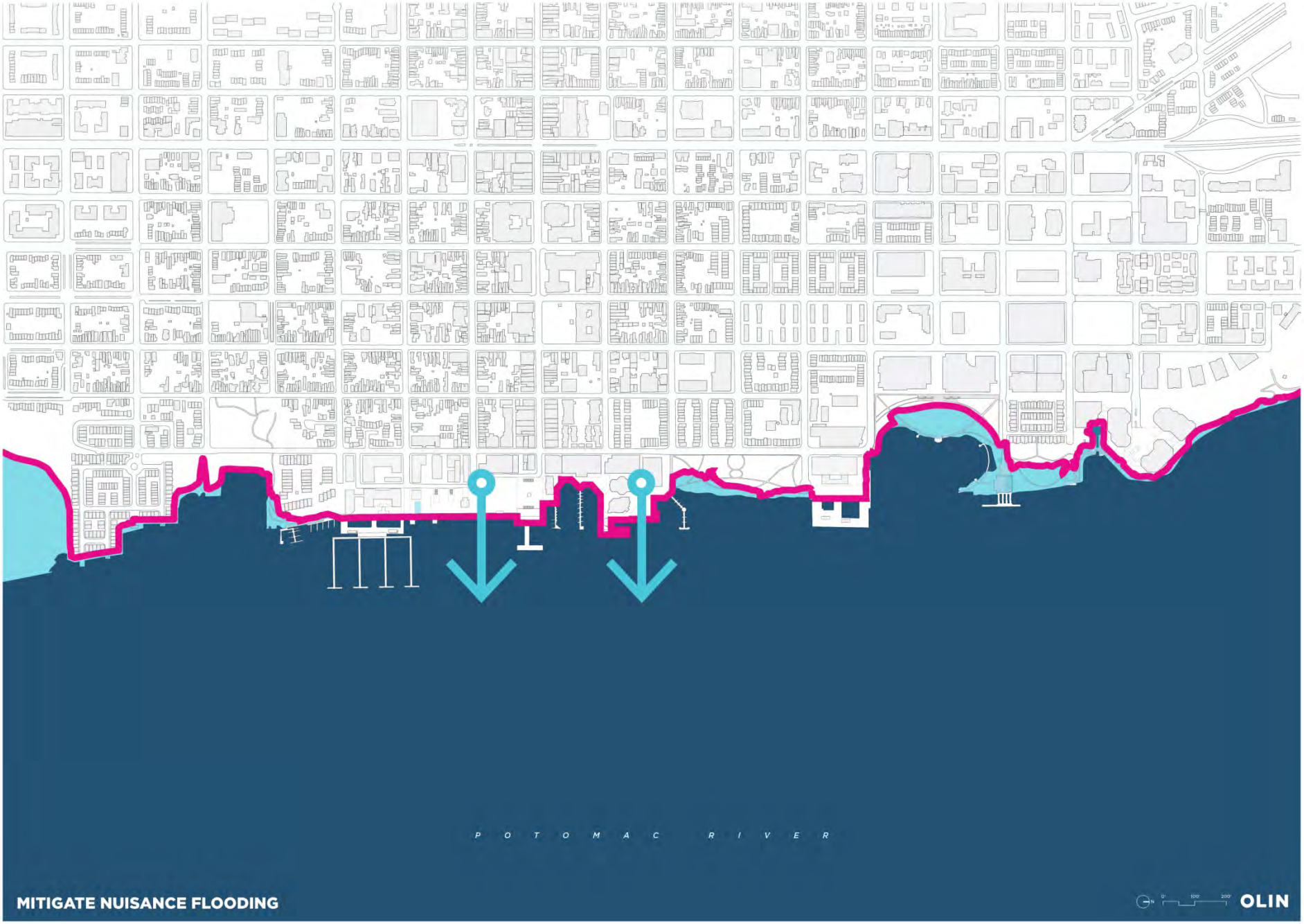


CREATE A CONTINUOUS WATERFRONT PATH

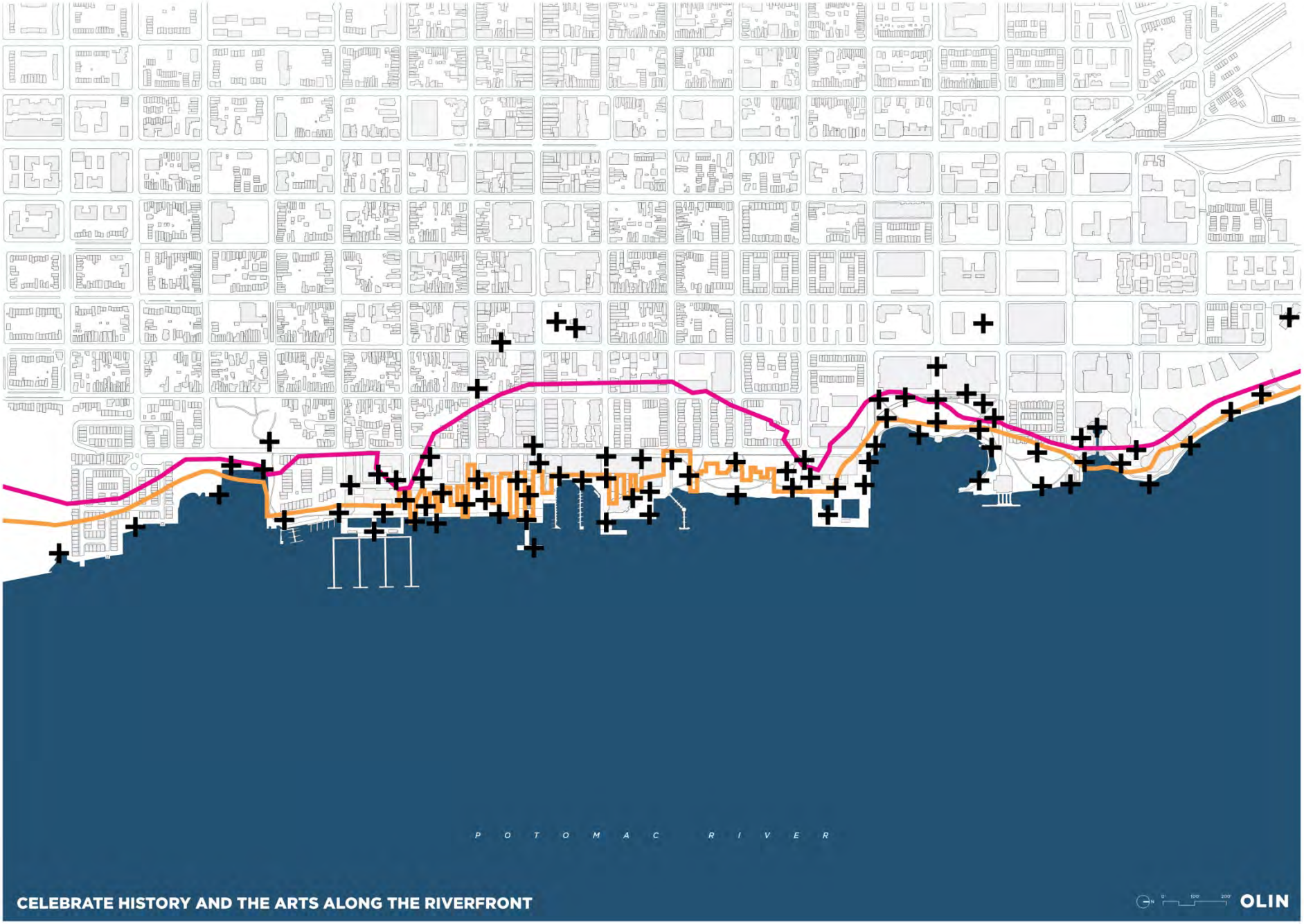


CREATE A GATHERING PLACE AT THE FOOT OF KING STREET

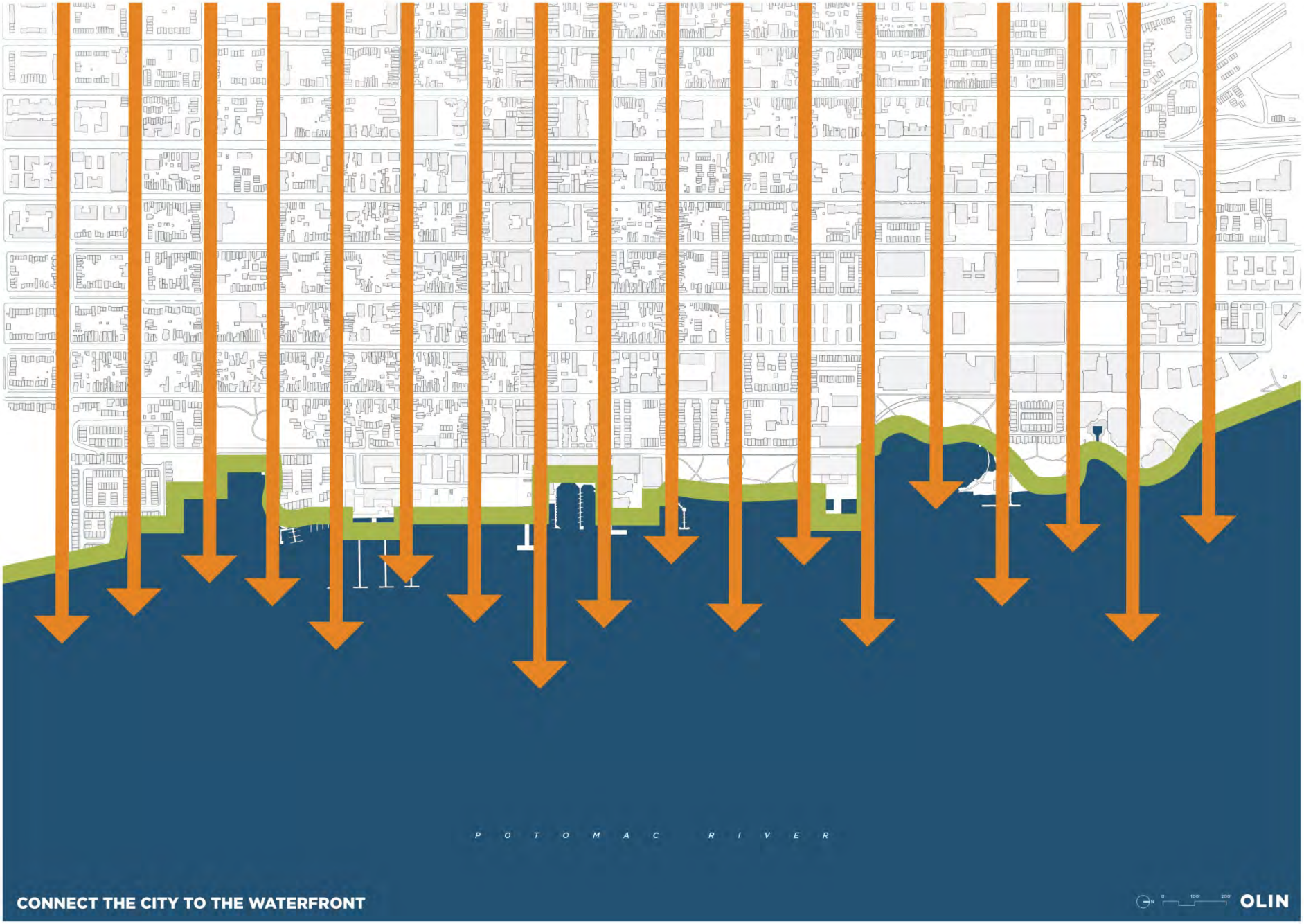

GATEWAY SOUTH
GATEWAY
THE STRAND
WORKING SEAPORT
TORPEDO FACTORY
WITNESS TO WAR
FOUNDERS PARK
FOUNDATIONS
ORONOCO BAY
TRANSFORMATIONS
GATEWAY NORTH
AMBITION & ILLUMINATION
REINFORCE THE CULTURAL AREAS
OLIN

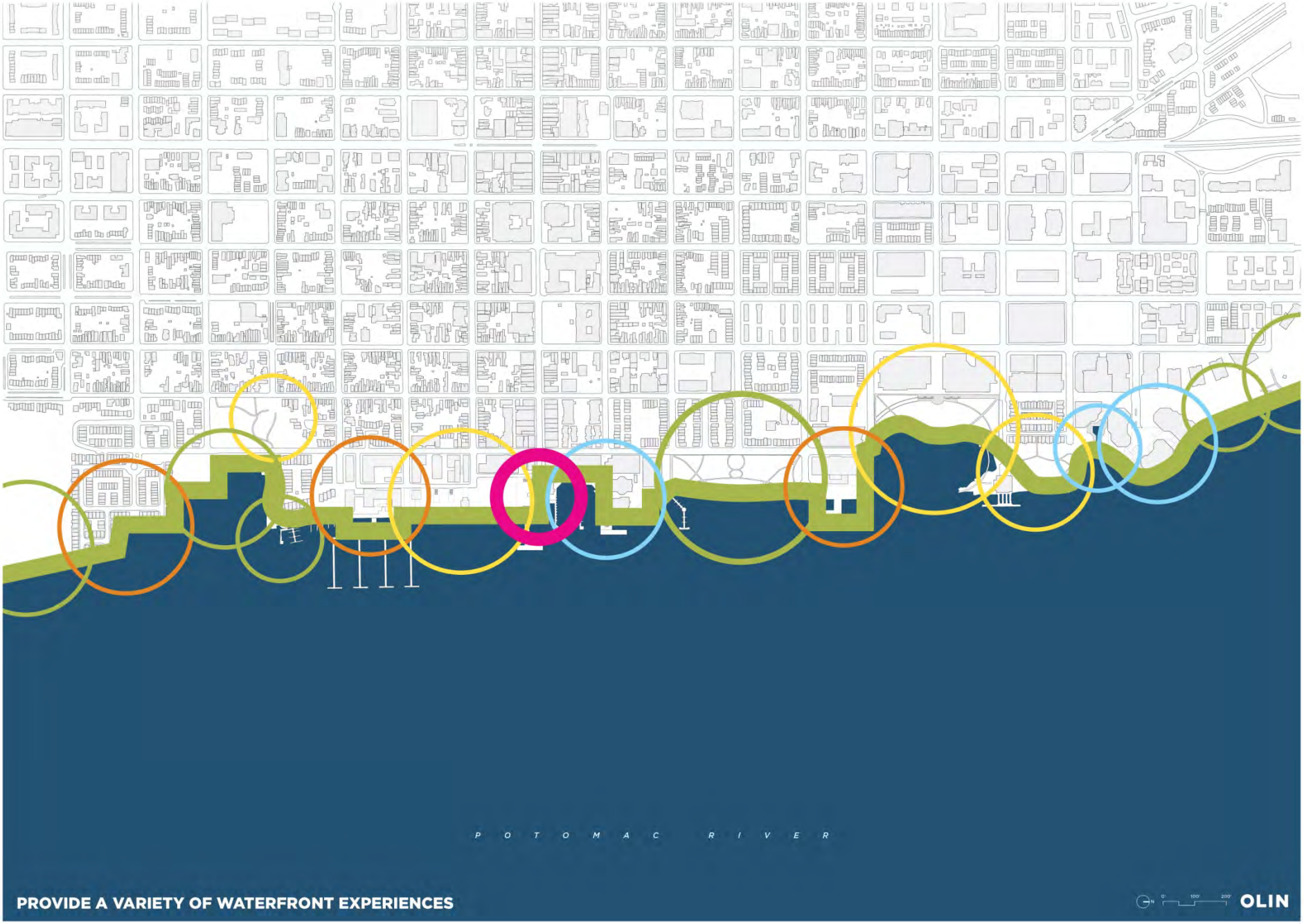


MITIGATE NUISANCE FLOODING

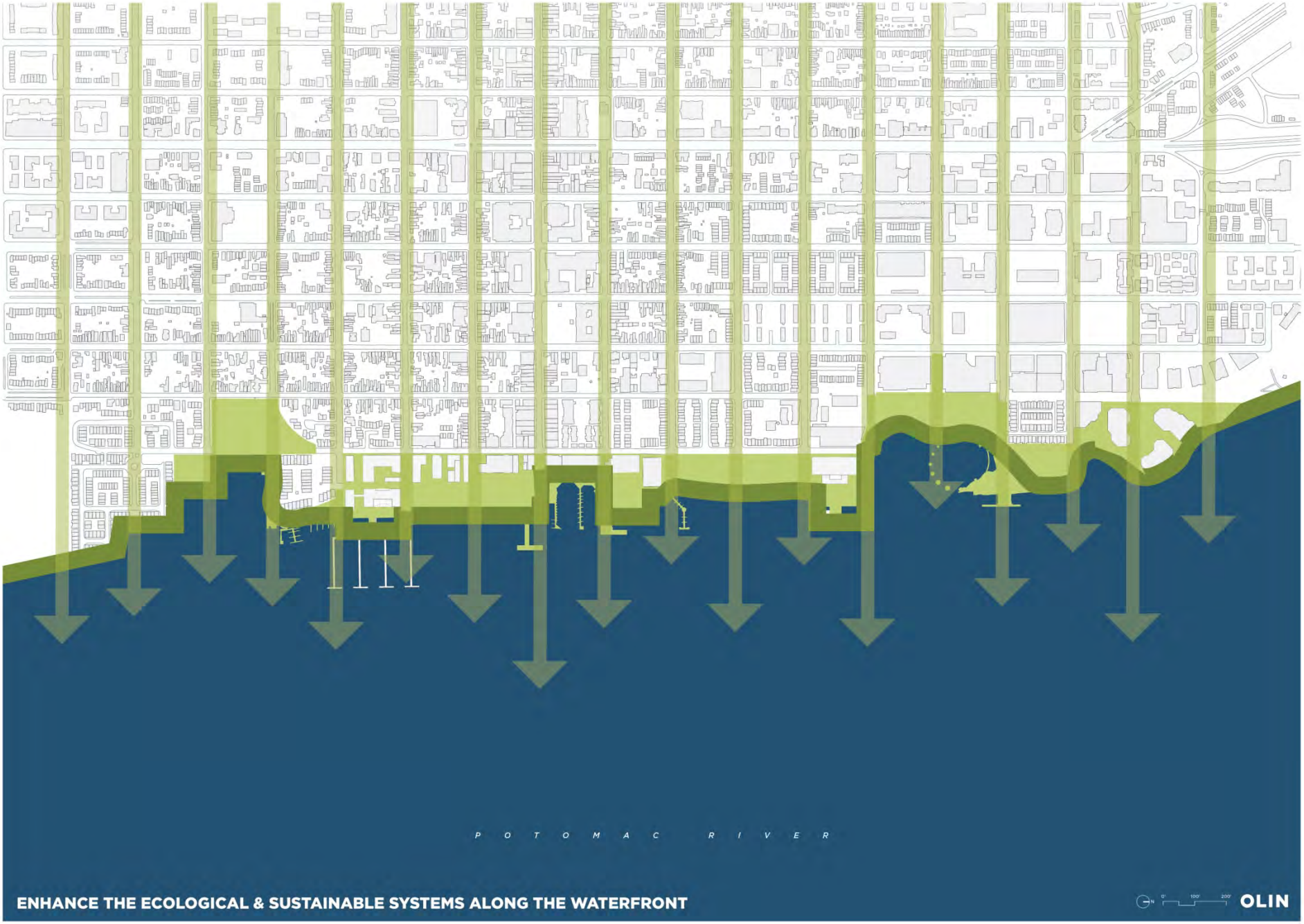


CELEBRATE HISTORY AND THE ARTS ALONG THE RIVERFRONT


P O T O M A C R I V E R
CONNECT THE CITY TO THE WATERFRONT
N
0'
100'
200'
OLIN



PROVIDE A VARIETY OF WATERFRONT EXPERIENCES



ENHANCE THE ECOLOGICAL & SUSTAINABLE SYSTEMS ALONG THE WATERFRONT

CORE AREA - DESIGN ALTERNATIVE C

OLIN

COMMUNITY MEETING #3

FEBRUARY 6, 2014

OLIN

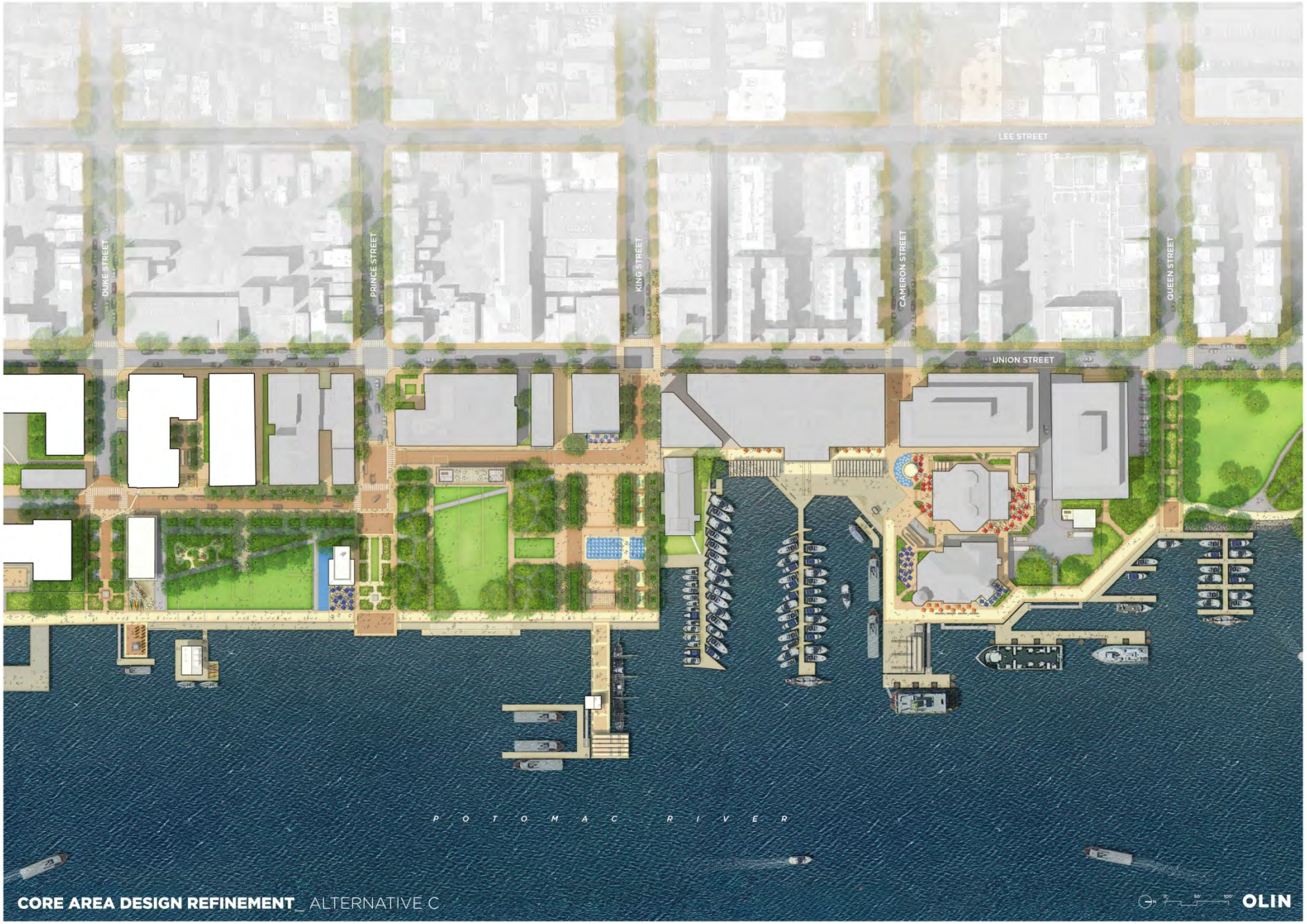
CORE AREA DESIGN REFINEMENT_ ALTERNATIVE A

CORE AREA DESIGN REFINEMENT _ ALTERNATIVE B

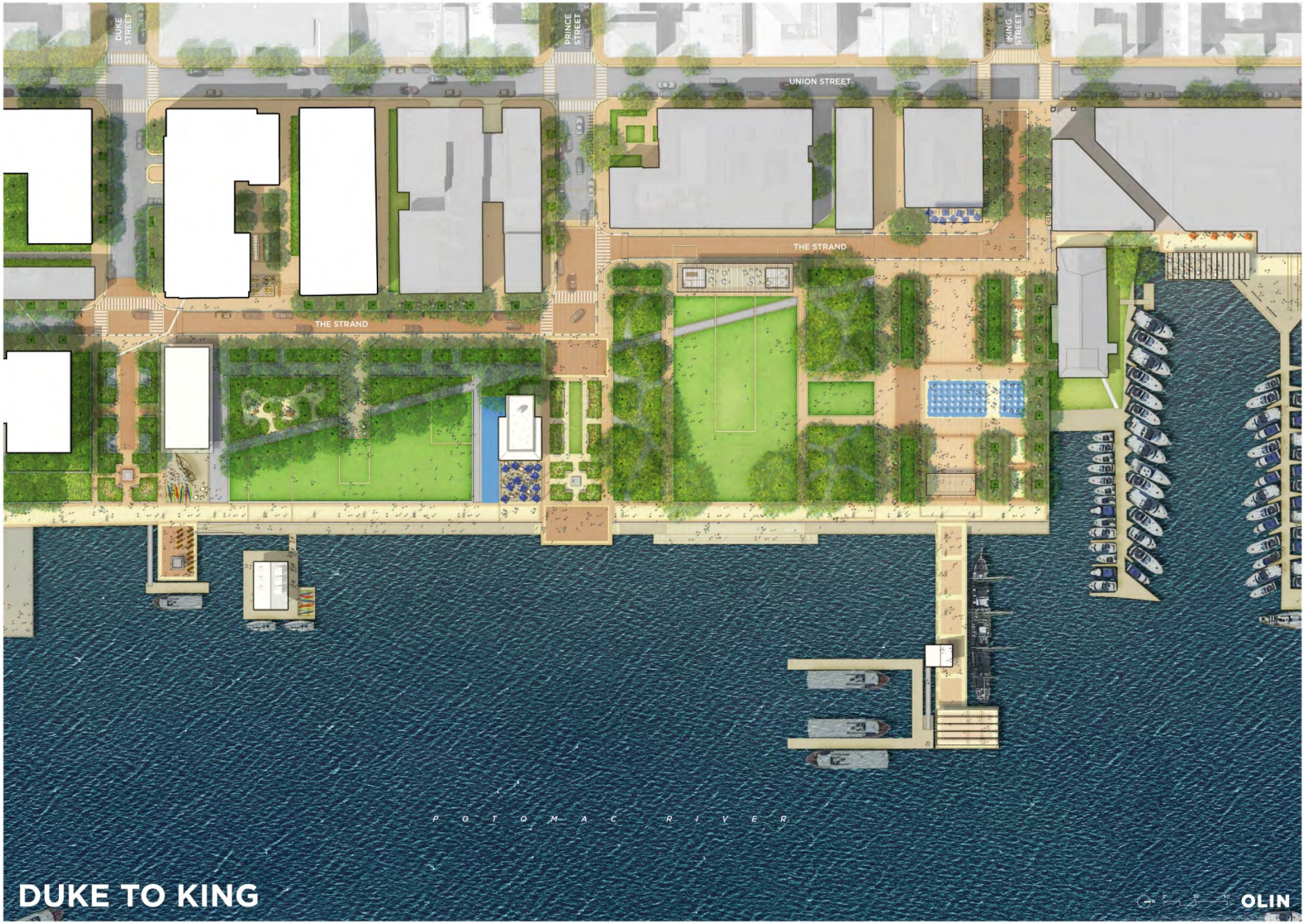
COMMUNITY MEETING #4

March 6, 2014

OLIN



CORE AREA DESIGN REFINEMENT _ ALTERNATIVE C


DUKE STREET
PRINCE STREET
KING STREET
UNION STREET
THE STRAND
THE STRAND
POTOMAC RIVER
OLIN

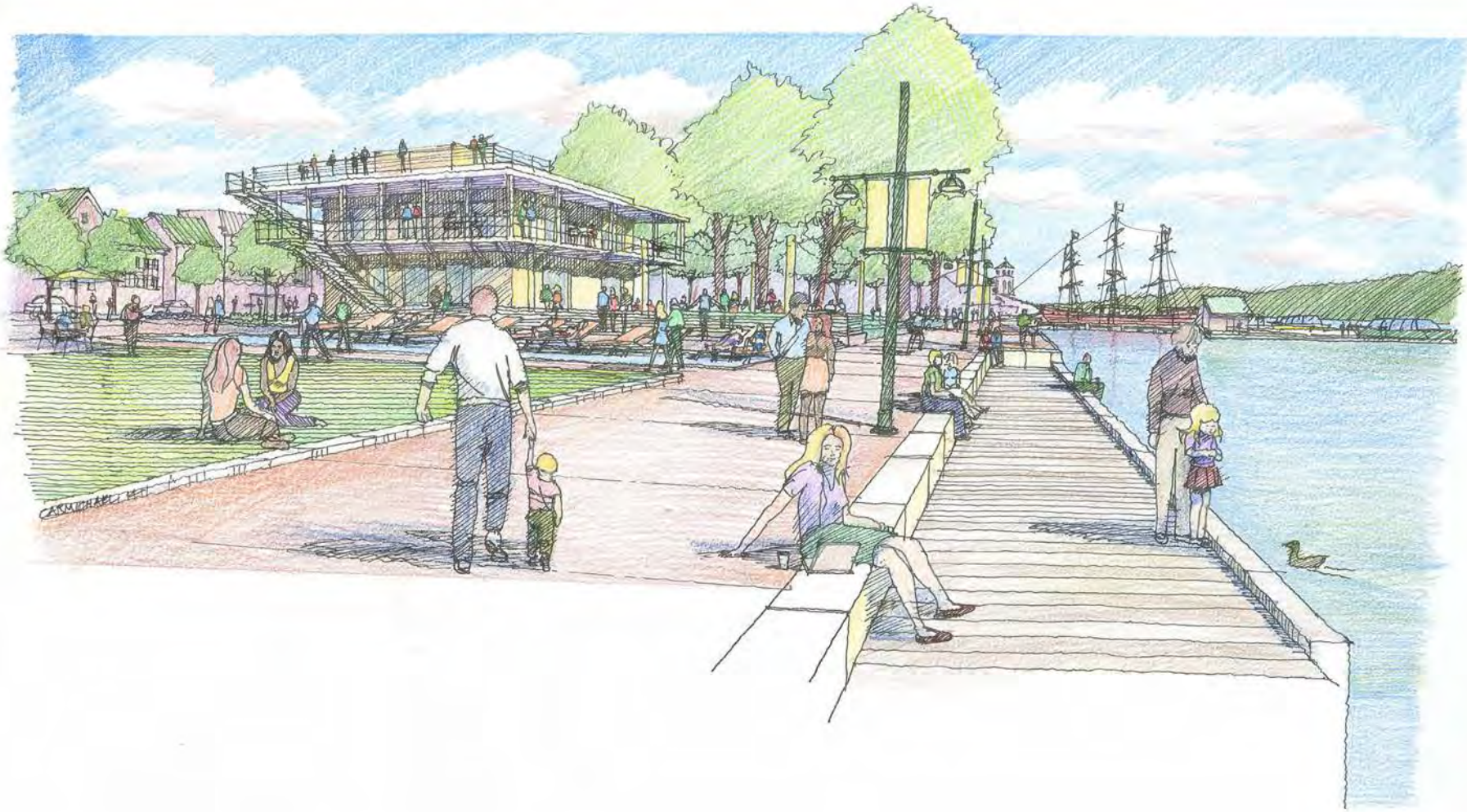
DUKE TO KING

FOOT OF KING STREET

STRAND FROM UNIT BLOCK OF KING STREET LOOKING SOUTH

FITZGERALD SQUARE - SUMMER

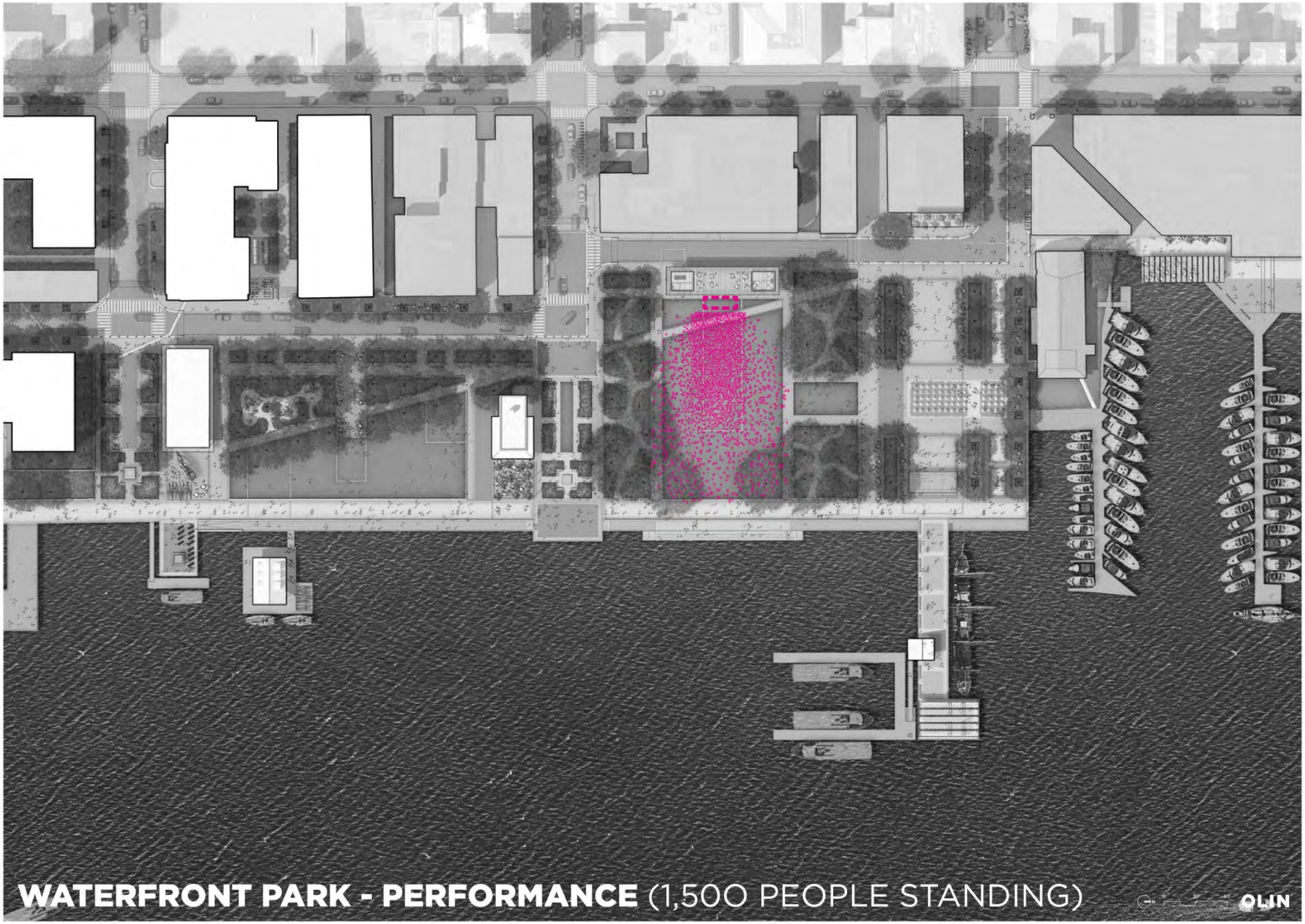
FITZGERALD SQUARE - WINTER



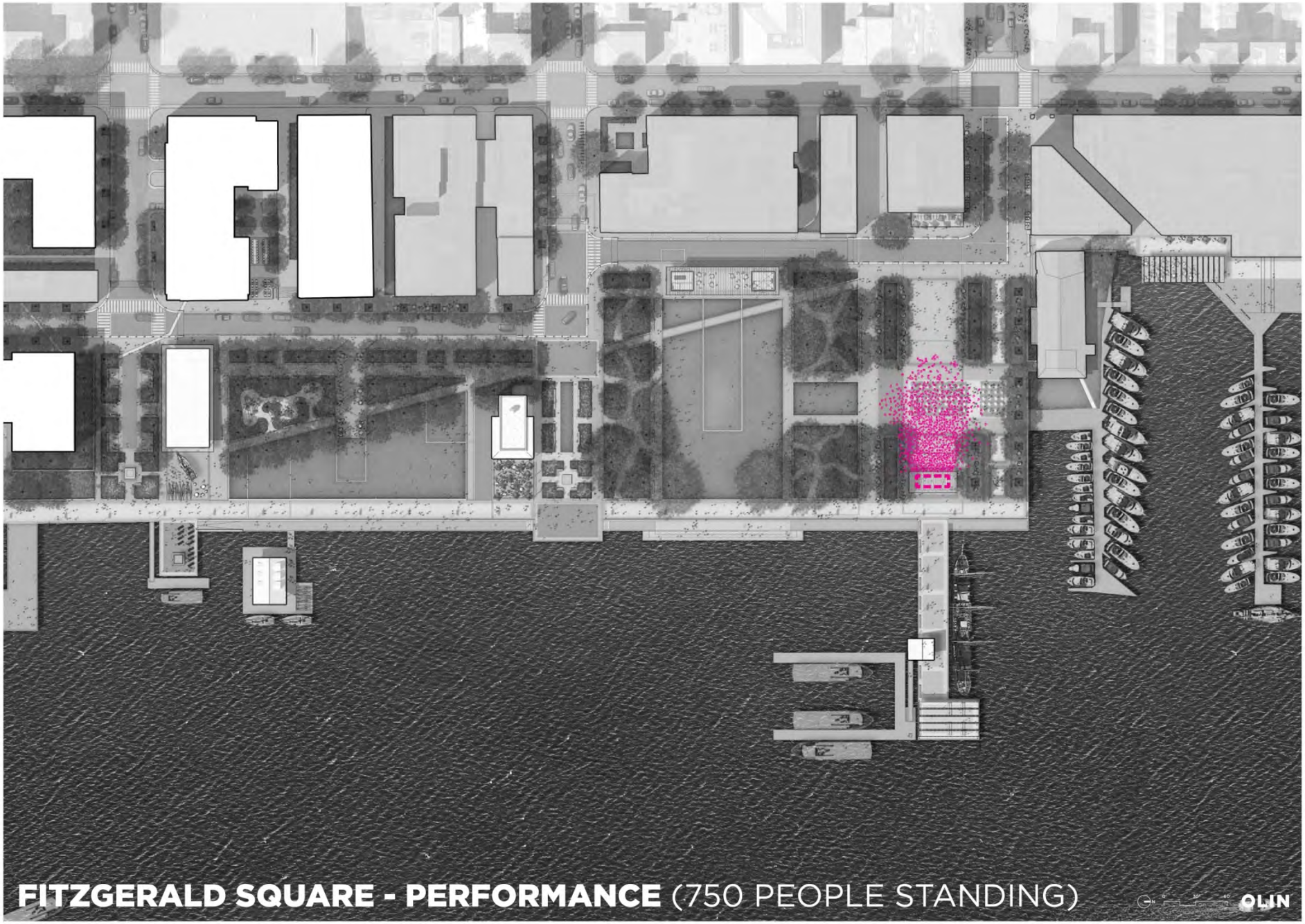
BEACHCOMBER FROM WATERFRONT PROMENADE

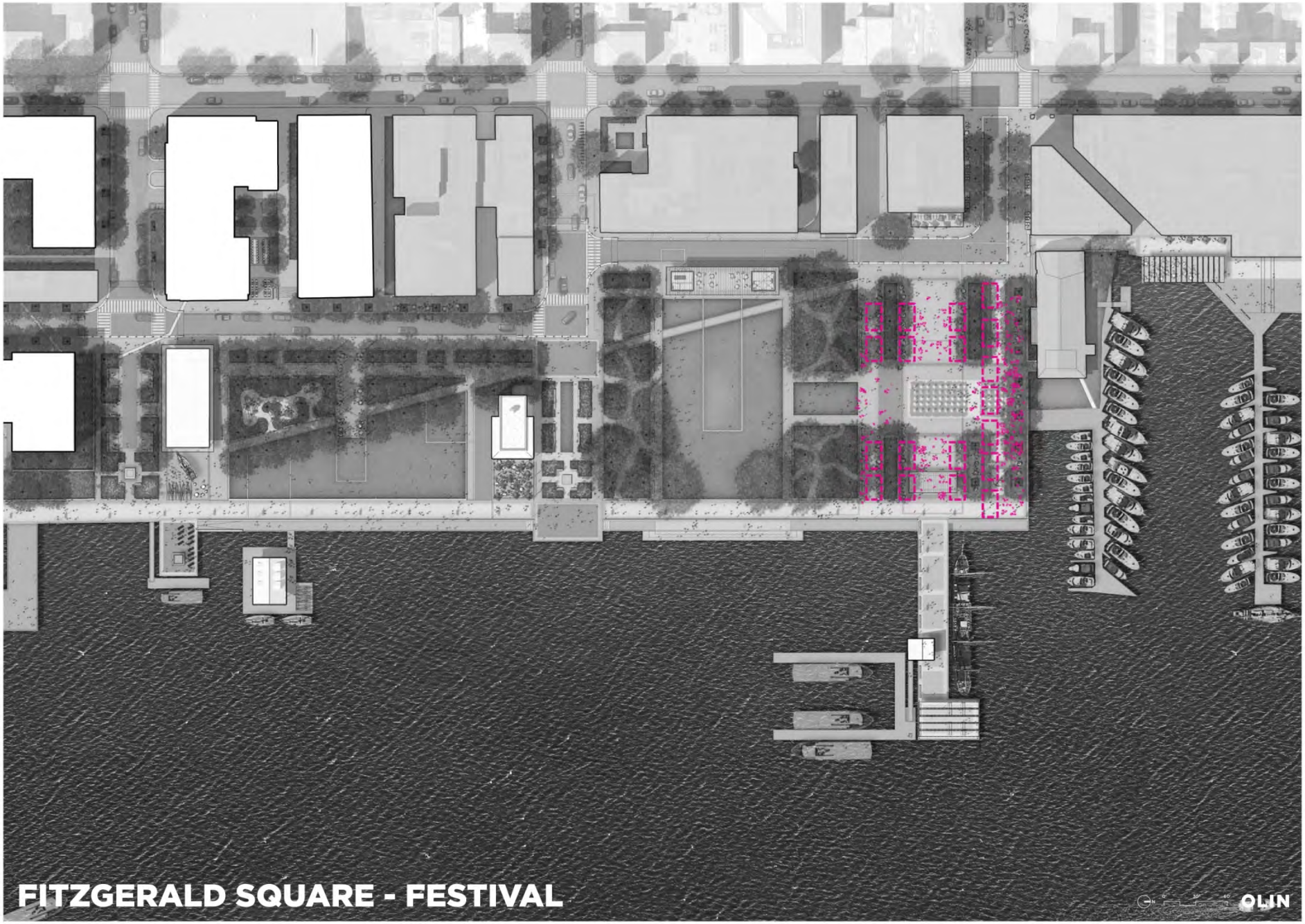
POINT LUMLEY PARK FROM THE WATERFRONT PROMENADE

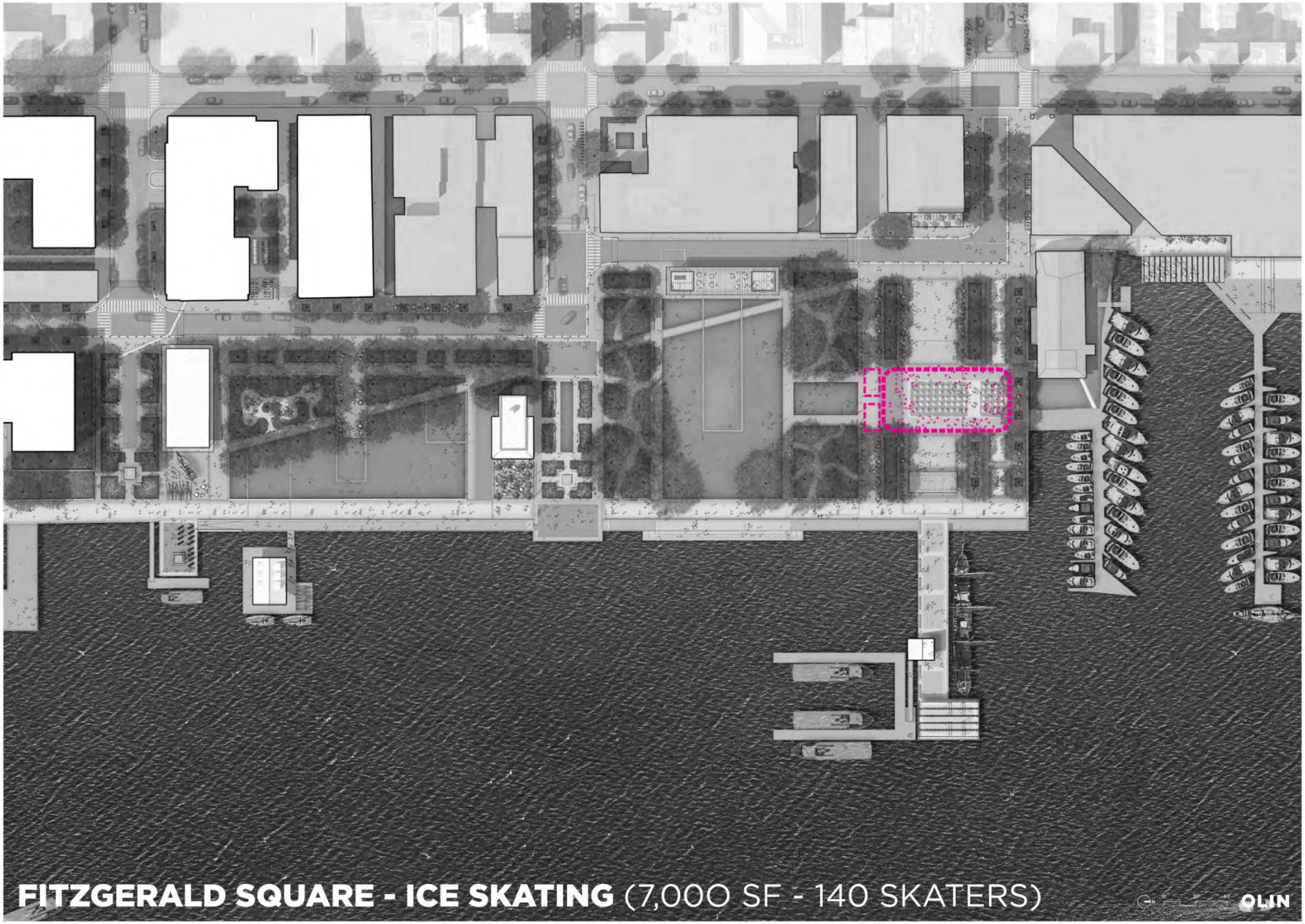
WATERFRONT PARK - OUTDOOR MOVIE (500 PEOPLE SEATED)
OLIN


WATERFRONT PARK - PERFORMANCE (1,500 PEOPLE STANDING)
OLIN

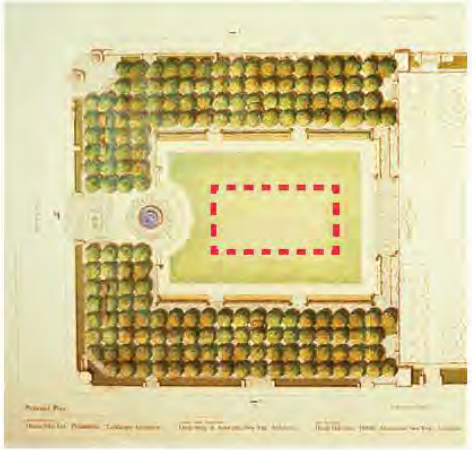
WATERFRONT PARK - FESTIVAL
OLIN


FITZGERALD SQUARE - PERFORMANCE (750 PEOPLE STANDING)
OLIN


FITZGERALD SQUARE - FESTIVAL
OLIN


FITZGERALD SQUARE - ICE SKATING (7,000 SF - 140 SKATERS)
OLIN

Option 1 - Temporary
(annual rental of all components)

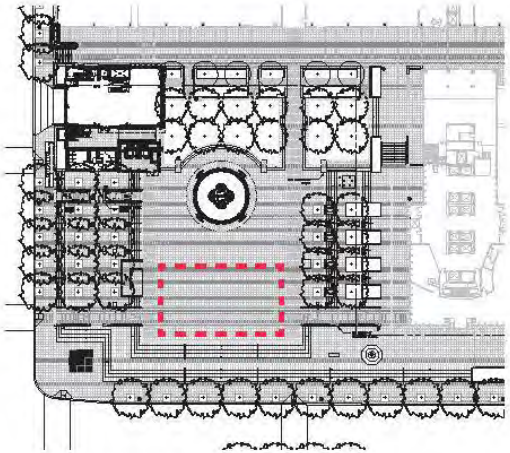


Bryant Park, NY

Option 2 - Permanent
(all components purchased and installed on site)

National Gallery of Art, DC - Standard Rink

Option 3 - Hybrid
(modified mechanical system installed, other components rented annually)

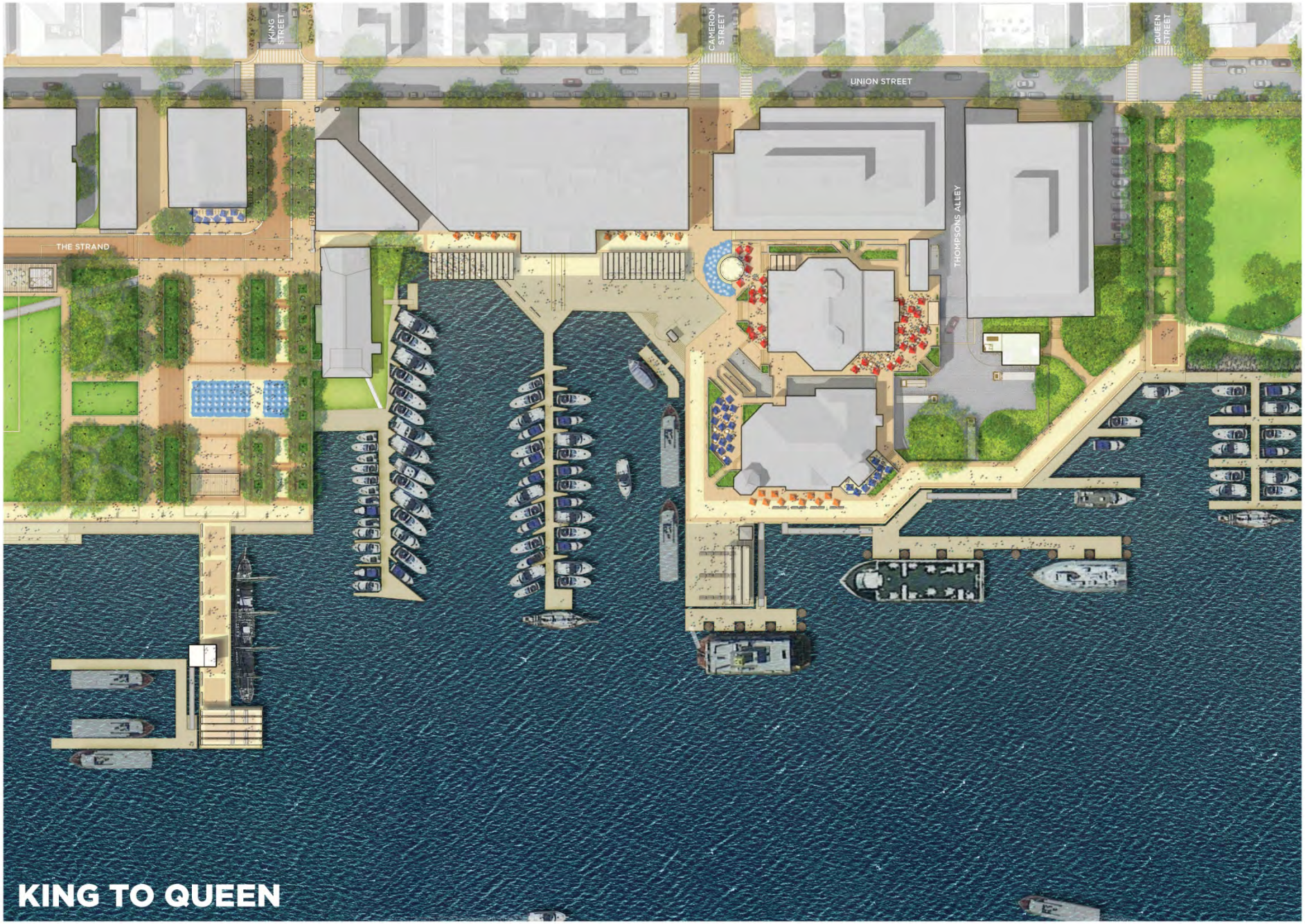


Fountain Square, OH

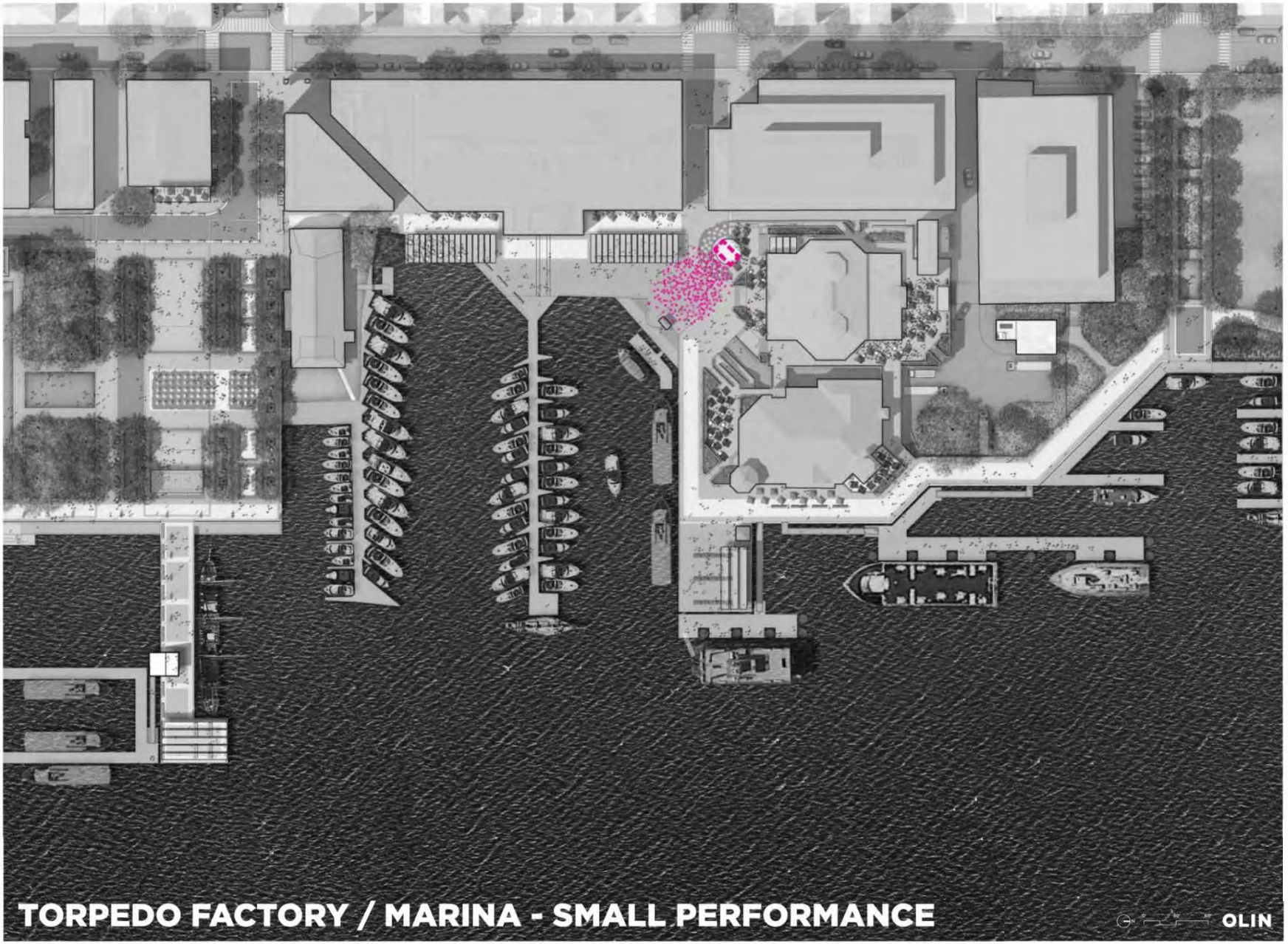
Canal Park, DC - Loop Rink

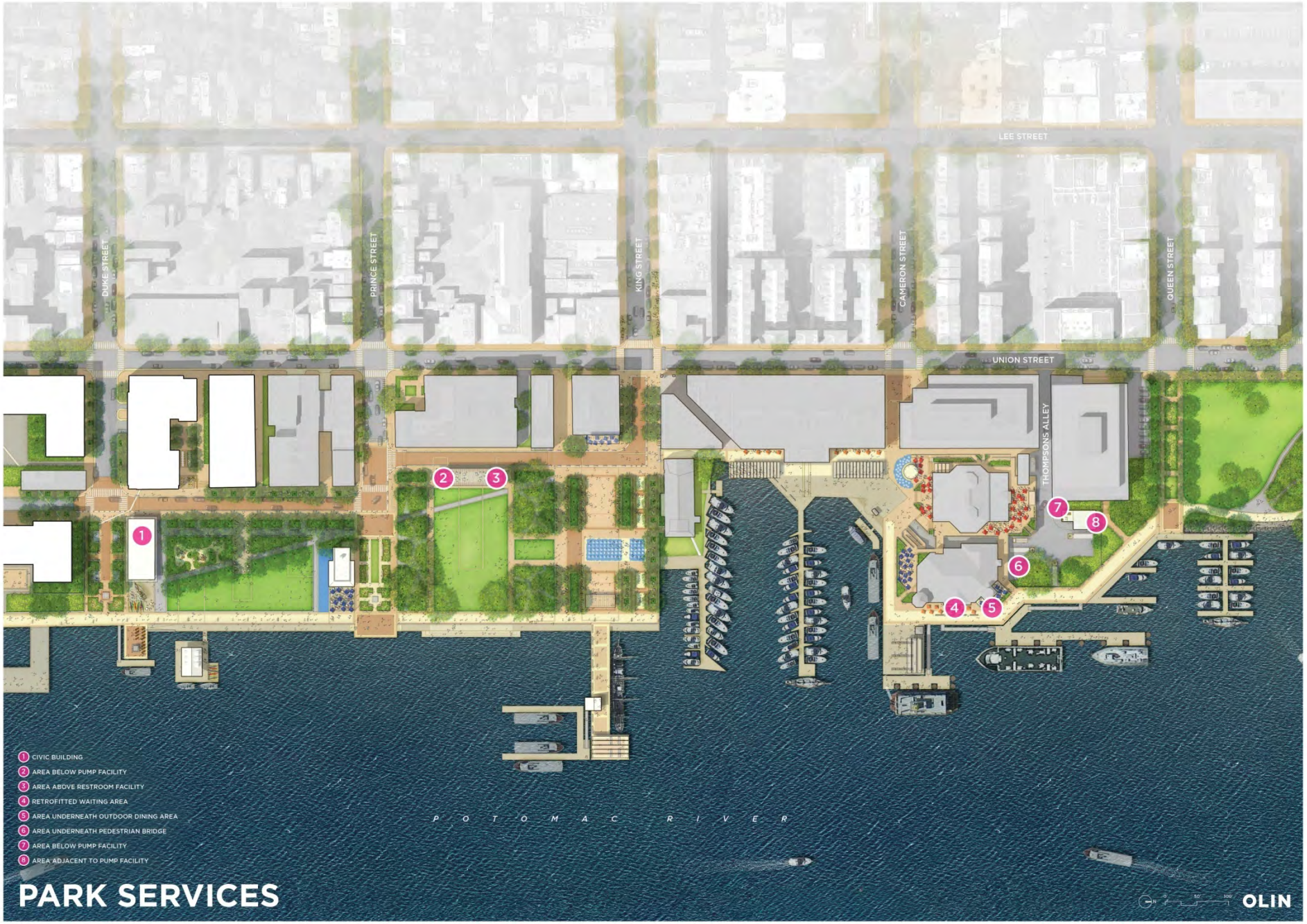
ICE RINK OPTIONS

OLIN



KING TO QUEEN


TORPEDO FACTORY / MARINA - SMALL PERFORMANCE
OLIN


LEE STREET
DUKE STREET
PRINCE STREET
KING STREET
CAMERON STREET
QUEEN STREET
UNION STREET
THOMPSONS ALLEY
1
2
3
4
5
6
7
8
POTOMAC RIVER
1 CIVIC BUILDING
2 AREA BELOW PUMP FACILITY
3 AREA ABOVE RESTROOM FACILITY
4 RETROFITTED WAITING AREA
5 AREA UNDERNEATH OUTDOOR DINING AREA
6 AREA UNDERNEATH PEDESTRIAN BRIDGE
7 AREA BELOW PUMP FACILITY
8 AREA ADJACENT TO PUMP FACILITY
PARK SERVICES
OLIN

CONCEPT DESIGNS OUTSIDE CORE AREA

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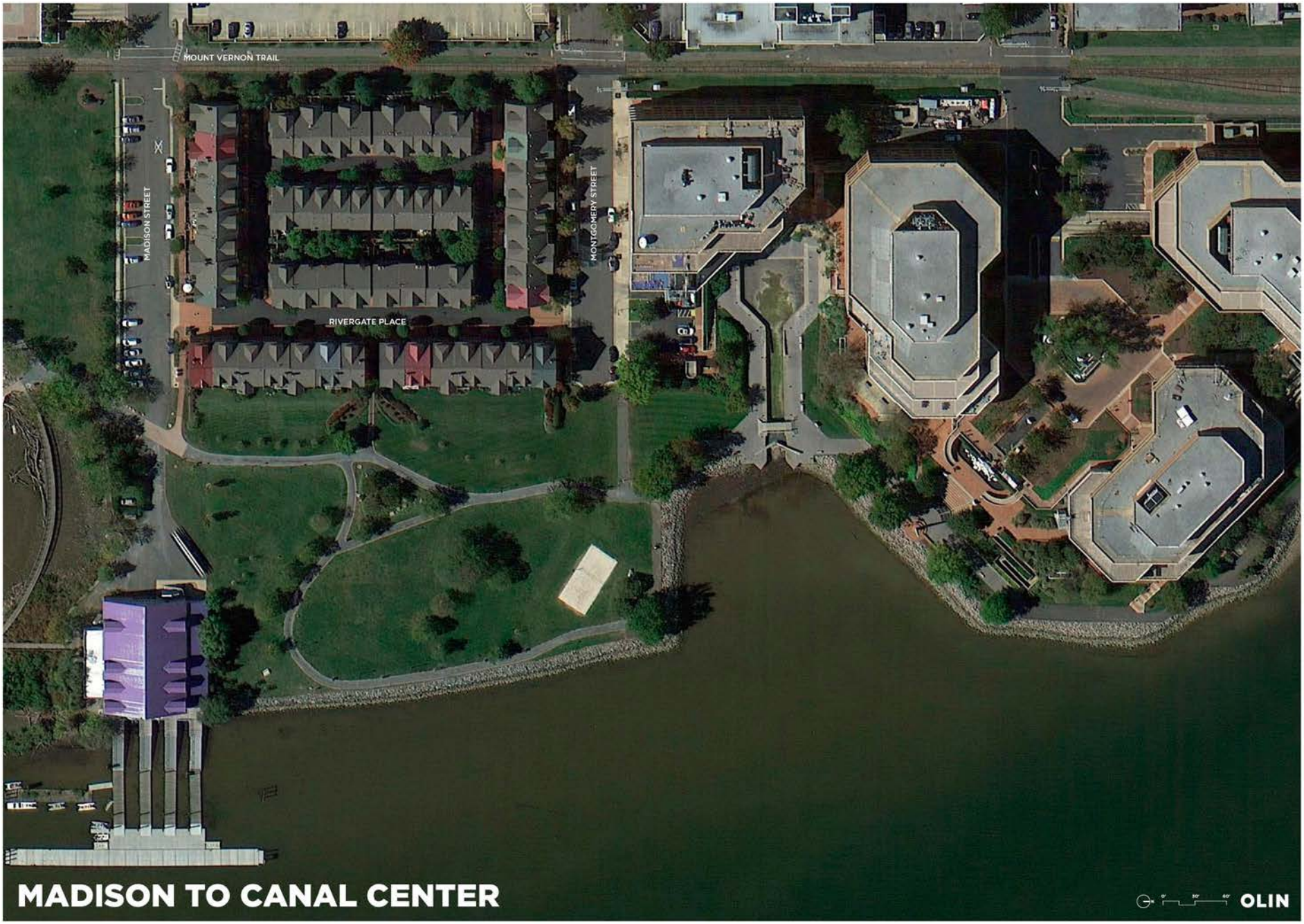
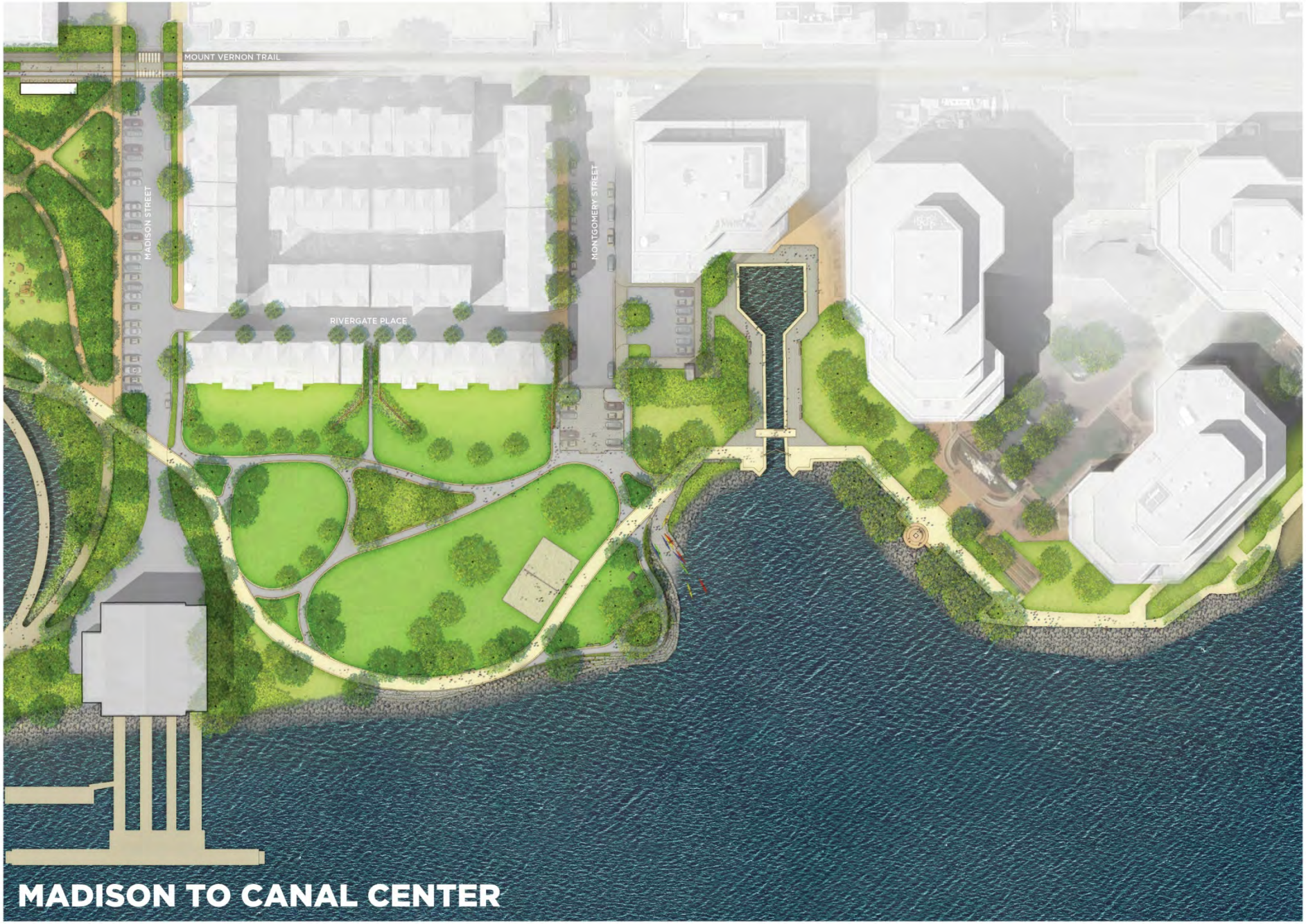


MADISON TO CANAL CENTER



MADISON TO CANAL CENTER

MADISON TO CANAL CENTER

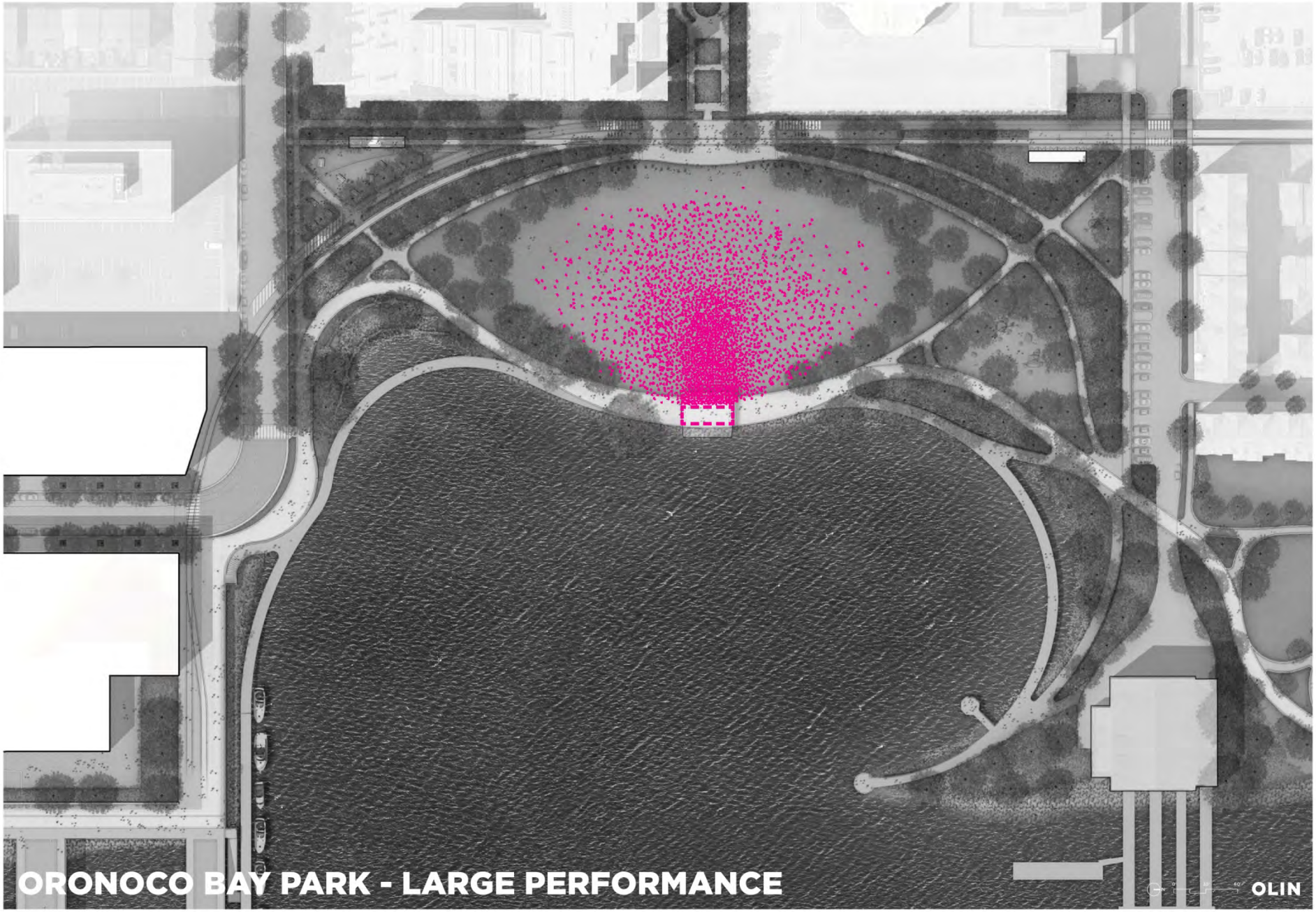
RIVERGATE CITY PARK - EXISTING

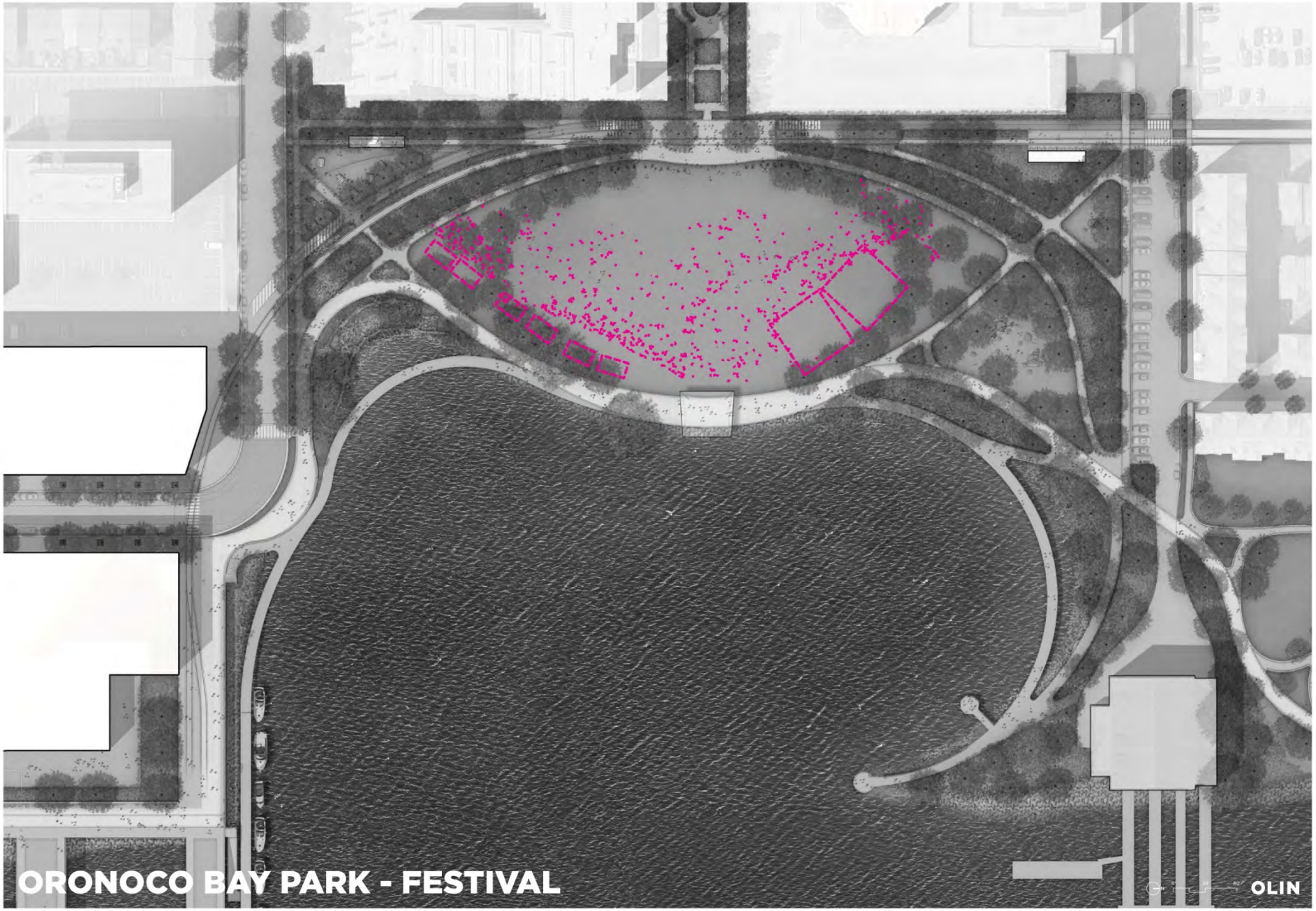
RIVERGATE CITY PARK - PROPOSED

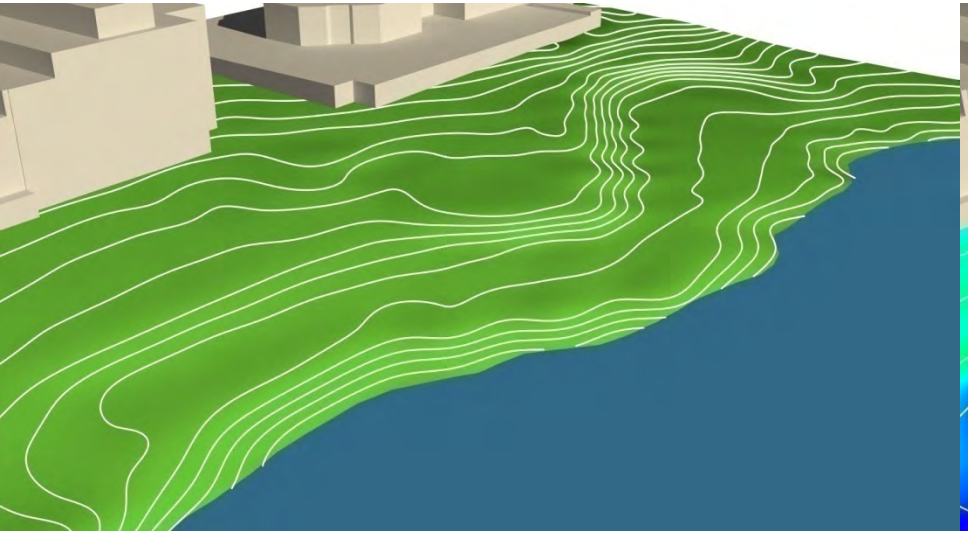
ORONOCO TO MADISON

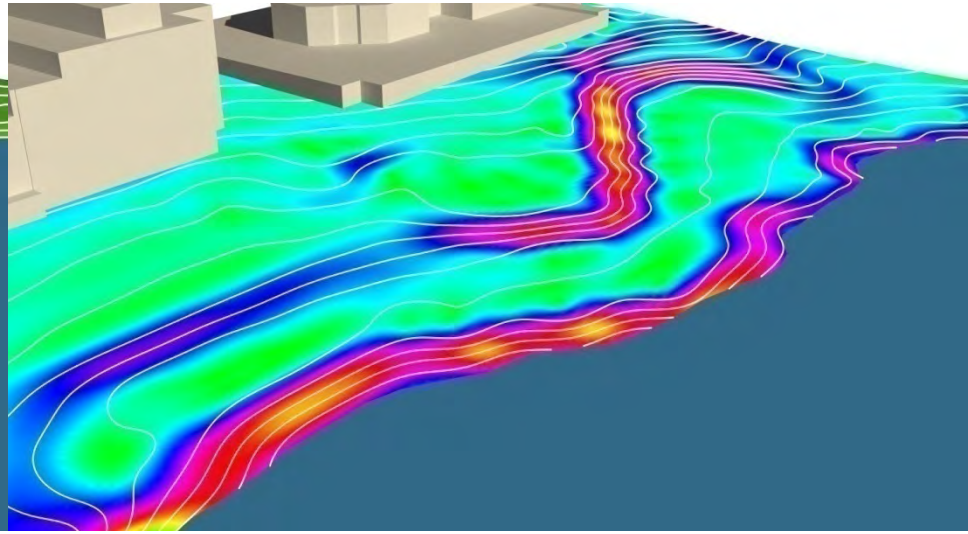
OLIN

ORONOCO TO MADISON

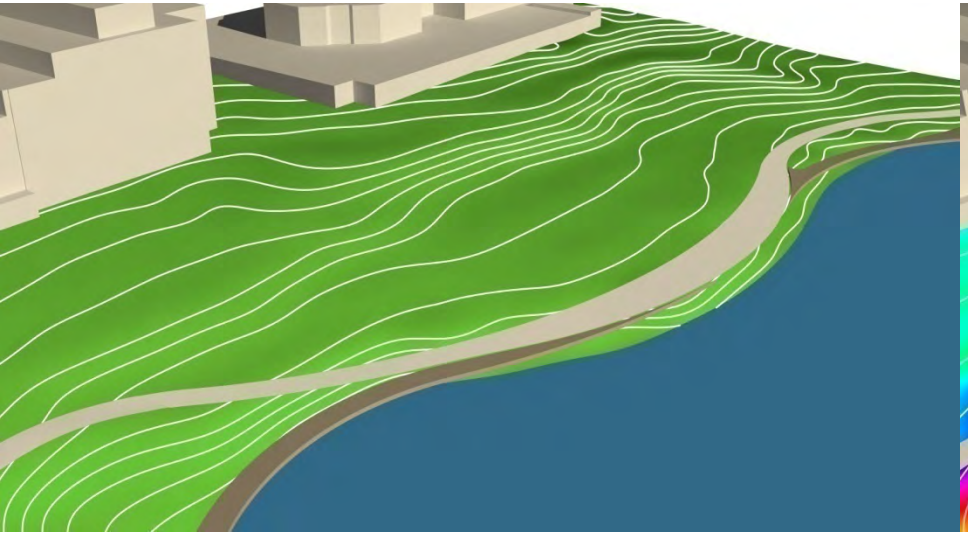

ORONOCO BAY PARK - LARGE PERFORMANCE
OLIN

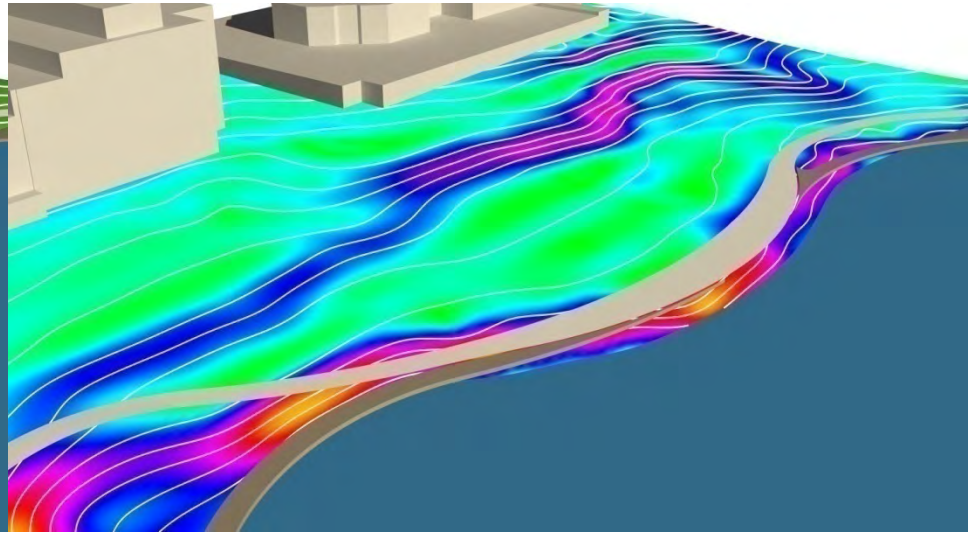

ORONOCO BAY PARK - FESTIVAL
OLIN





EXISTING LAWN FORM





PROPOSED LAWN FORM

ORONOCO TO MADISON – ORONOCO BAY PARK

ORONOCO BAY PARK - EXISTING

ORONOCO BAY PARK - EXISTING

ORONOCO BAY PARK - EXISTING

ORONOCO BAY PARK - PROPOSED

RALPH’S GUTT - EXISTING

RALPH’S GUTT – PROPOSED

QUEEN TO ORONOCO

OLIN

QUEEN TO ORONOCO

QUEEN TO ORONOCO – FOUNDERS PARK

FOUNDERS PARK - EXISTING

OLIN

FOUNDERS PARK - EXISTING

FOUNDERS PARK - PROPOSED

COMMON ELEMENTS – ART & HISTORY

OLIN

- ELEMENTS INCORPORATED INTO THE LANDSCAPE DESIGN
- COMMISSIONED ART & HISTORY INSTALLATIONS
- INTERPRETATIVE SIGNAGE AND WAYFINDING
- THEMATIC WALK MEDALLIONS

ART & HISTORY PLAN

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BOXCAR PERFORMANCE

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EDUCATIONAL ELEMENTS

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EMBRACE HISTORY

OLIN

EMBRACE HISTORY

OLIN

EMBRACE HISTORY

OLIN

FOUNDATIONS – INTEGRATED ART ELEMENTS

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COMMON ELEMENTS – CONTINUOUS WATERFRONT PATH

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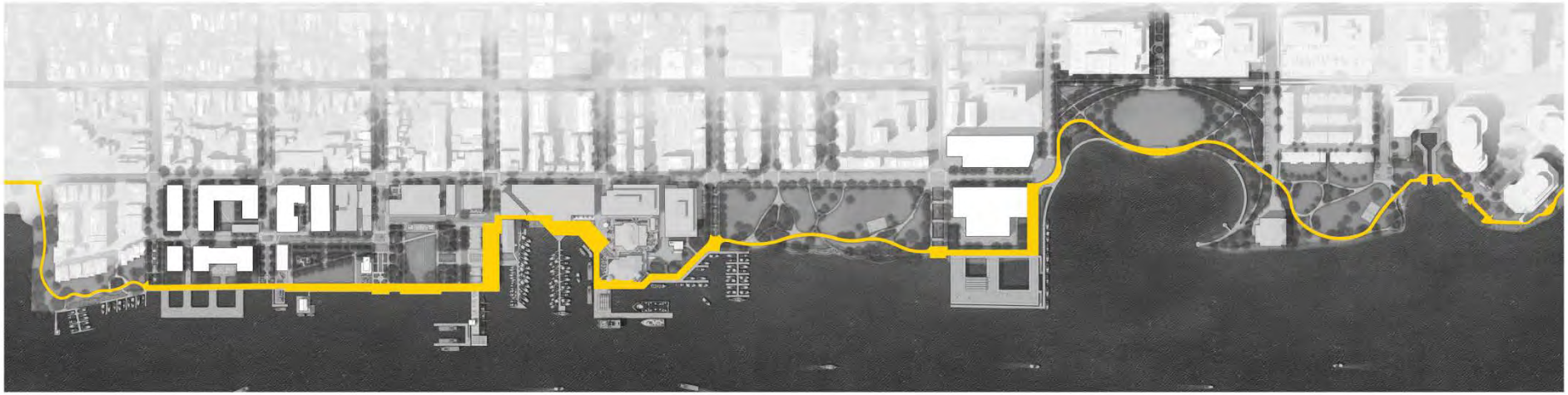
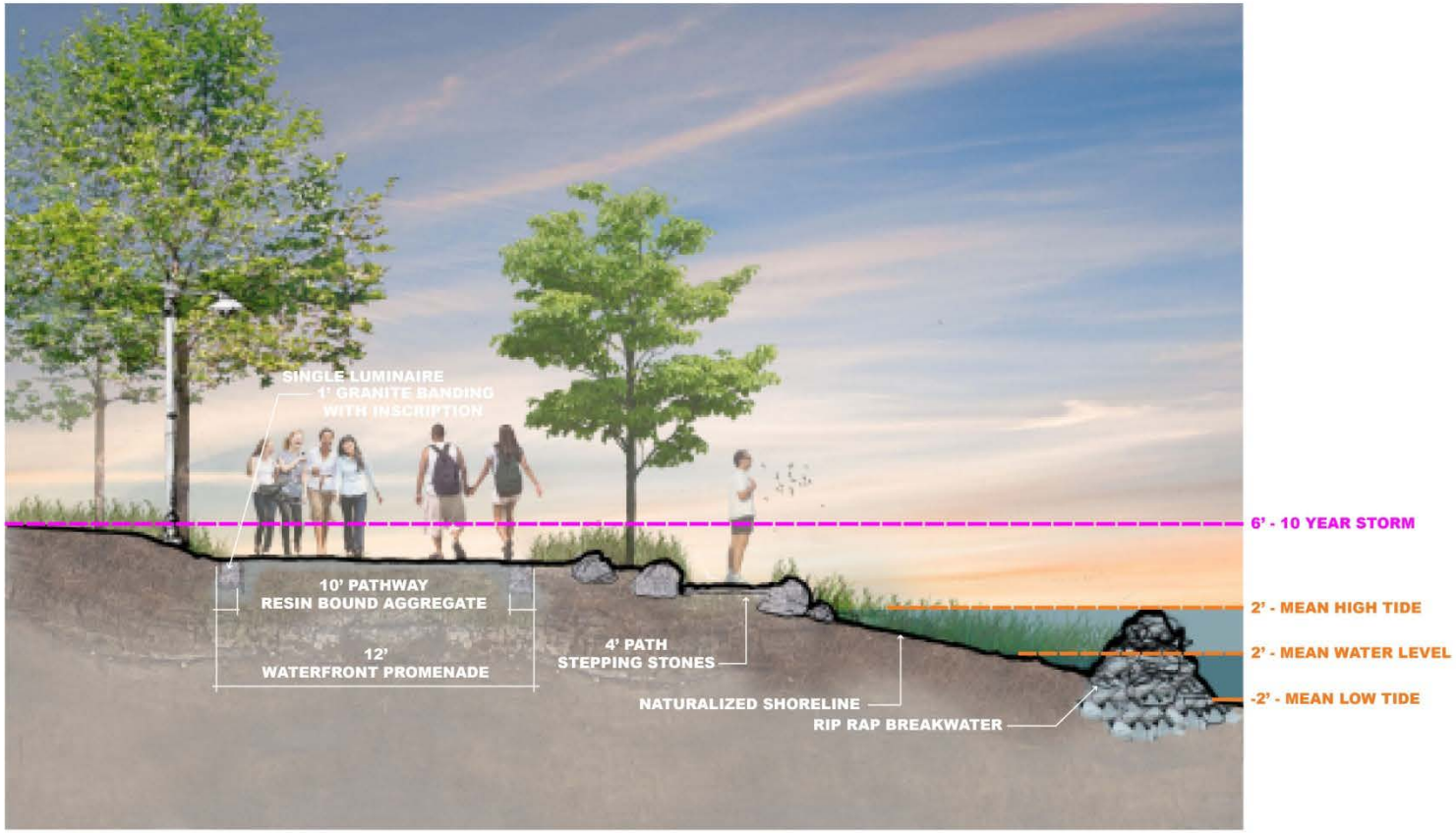


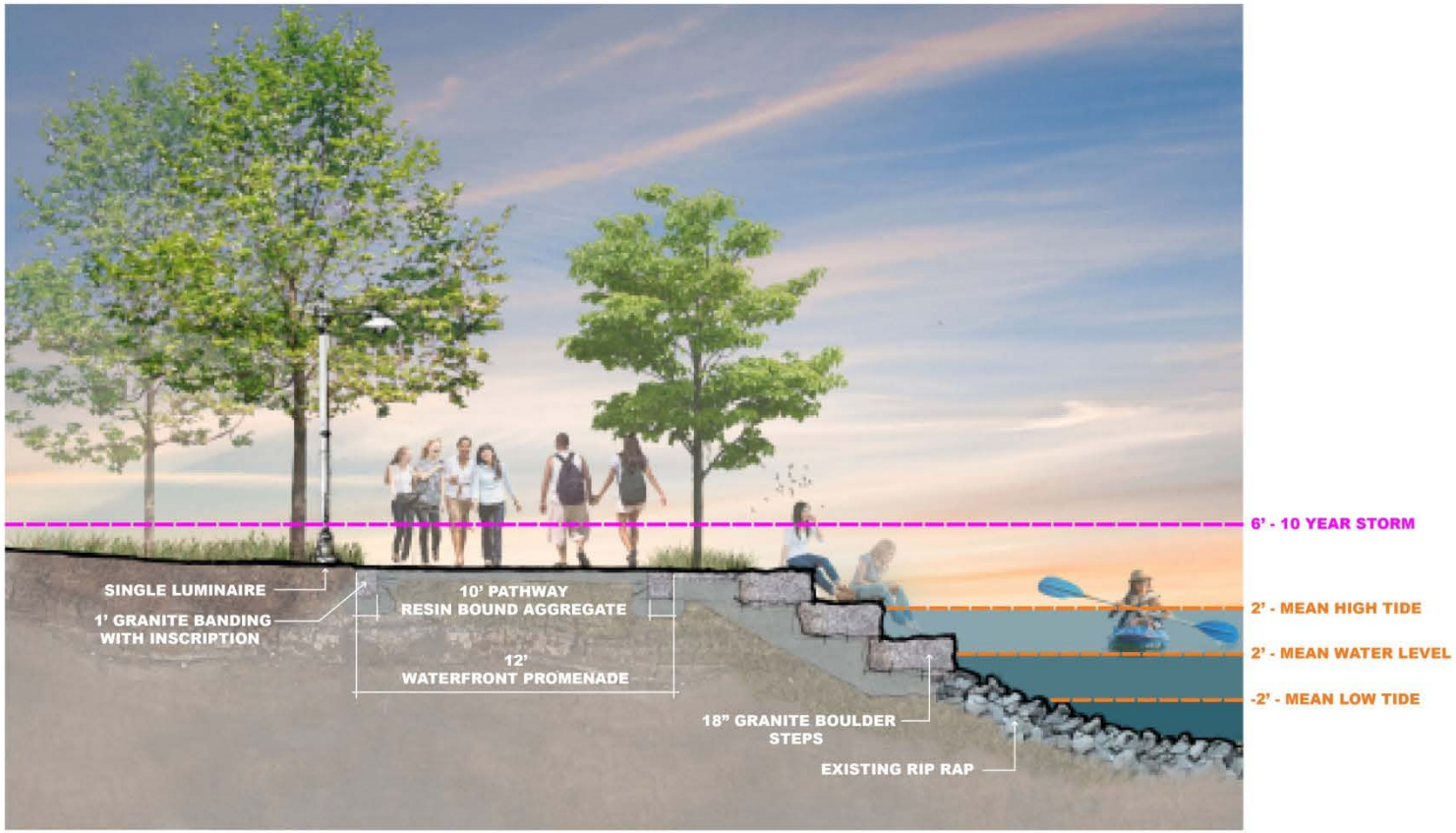
CONTINUOUS WATERFRONT PATH

OLIN



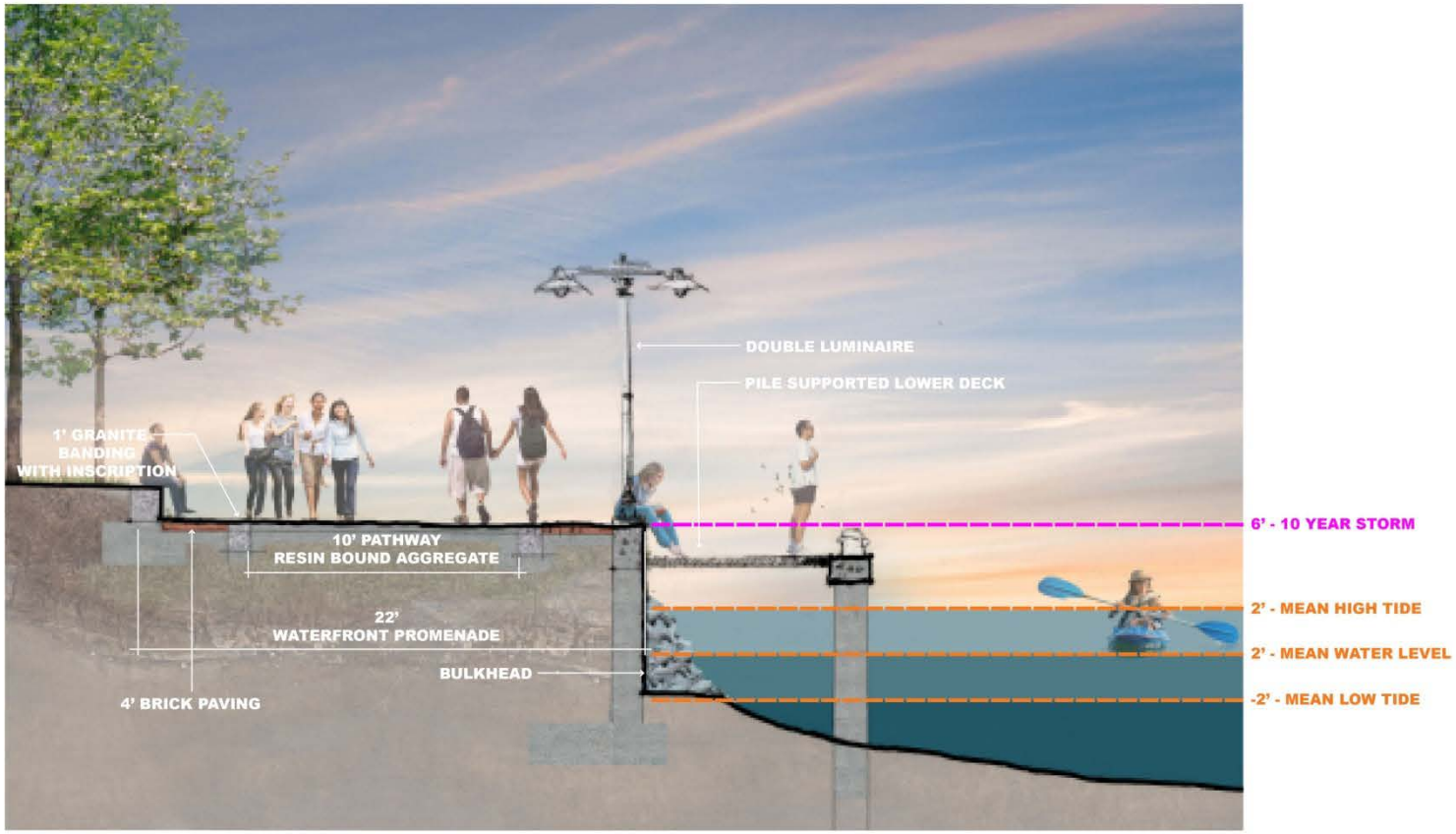
CONTINUOUS PATH WITH LOWER PATH & NATURALIZED SHORE

OLIN



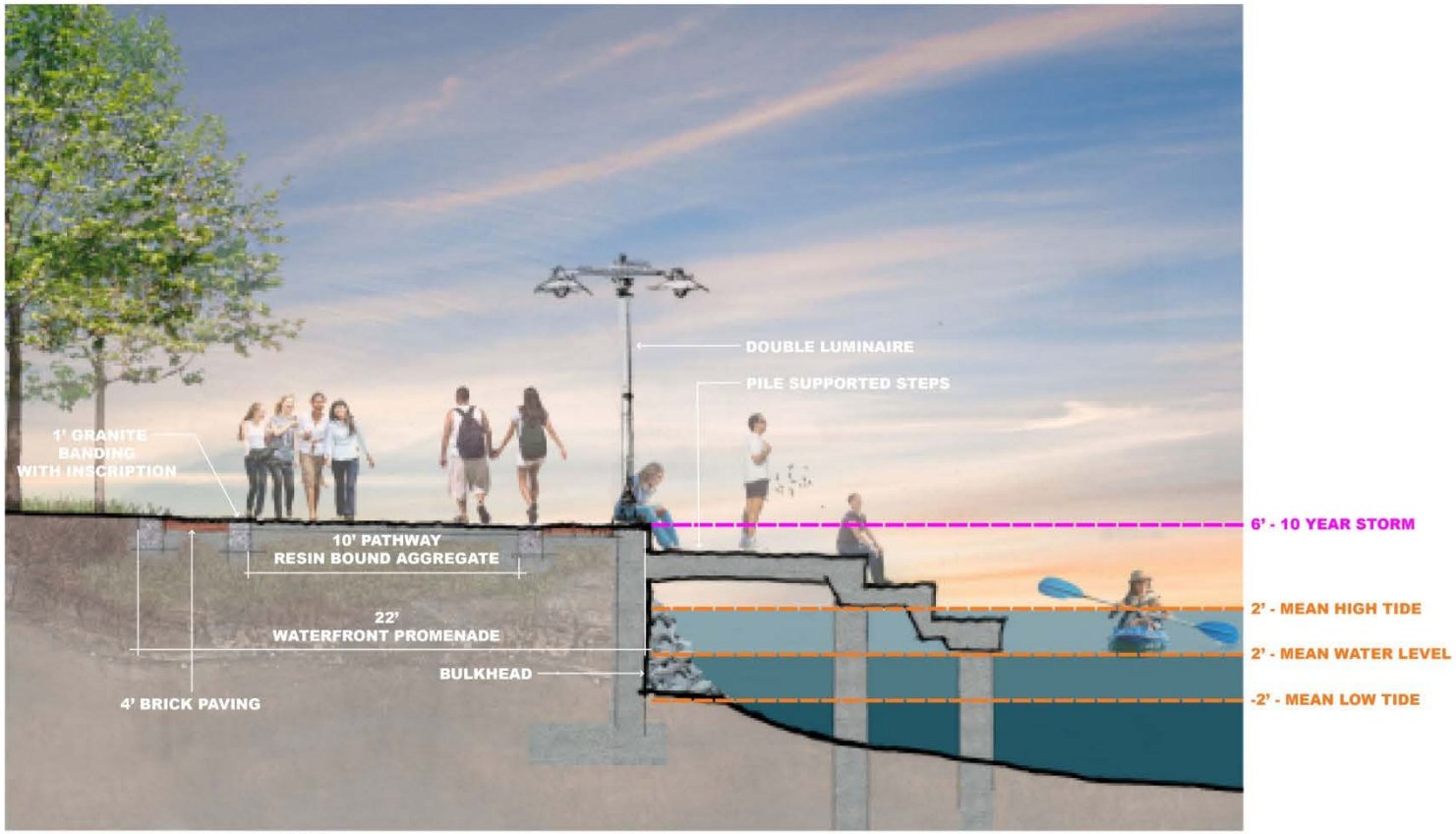
CONTINUOUS PATH WITH BOULDER STEPS

OLIN



PROMENADE WITH LOWER DECKING

OLIN



PROMENADE AT GRAND STAIRS

OLIN

COMMON ELEMENTS - SUSTAINABILITY

OLIN

SUSTAINABILITY AND ECOLOGICAL SYSTEMS
OLIN

	SOCIAL •Quality of the space •Opportunities for interaction •Financial	MATERIALS •Durability / Maintenance •Local •Responsible production	HABITAT ENHANCEMENT THROUGH PLANTING •Native / Adaptive •Biodiversity •Low maintenance	ENERGY •Renewable Solar •Urban heat island mitigation •Efficient Lighting	WATER •Quality •Stormwater Management •Potential for Reuse
WILKES – DUKE					
DUKE - KING					
KING - QUEEN					
QUEEN - ORONOCO					
PENDLETON - MADISON					
MADISON - MONTGOMERY					

HIGH POTENTIAL **MID POTENTIAL** **LOW POTENTIAL**

SUSTAINABILITY & ECOLOGICAL SYSTEMS

OLIN

WASHINGTON CANAL PARK WASHINGTON, DC

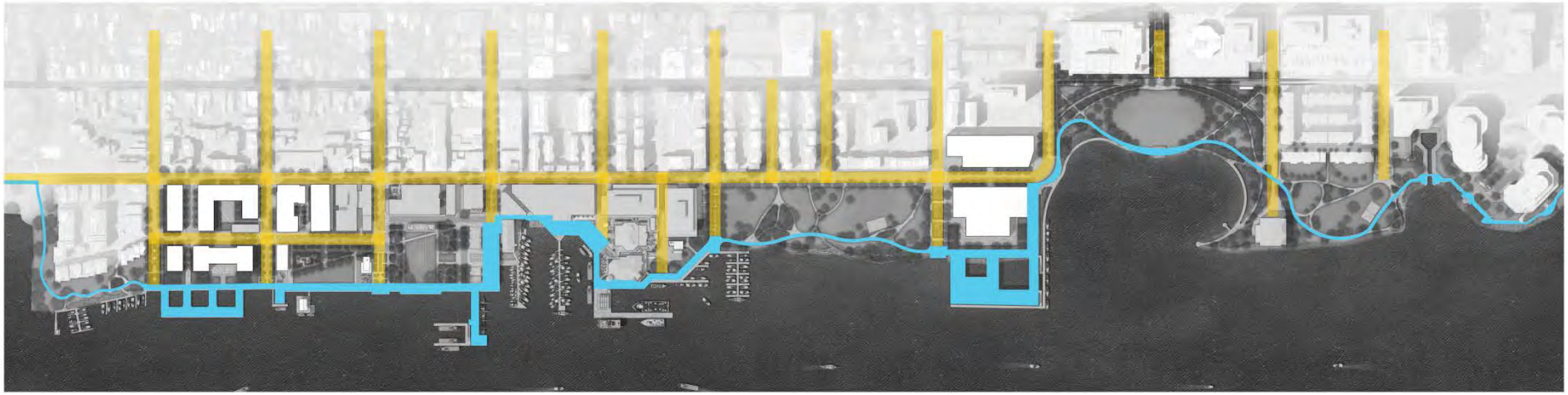
MILL RIVER PARK & GREENWAY STAMFORD, CT

COMMON ELEMENTS - MATERIALS

OLIN

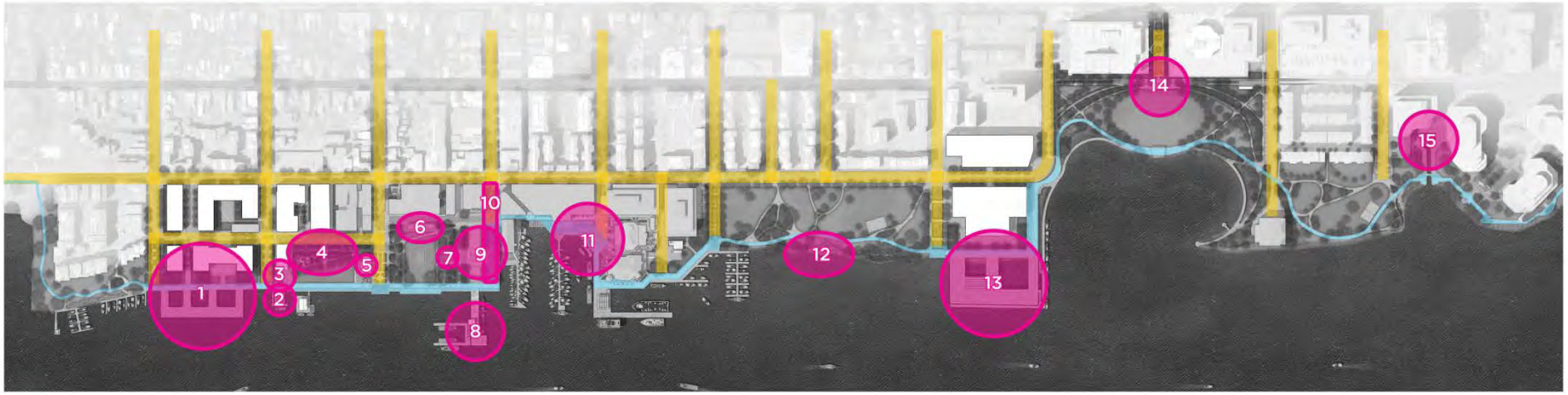
COMMON ELEMENTS - STREETS

OLIN



COMMON ELEMENTS - PROMENADE

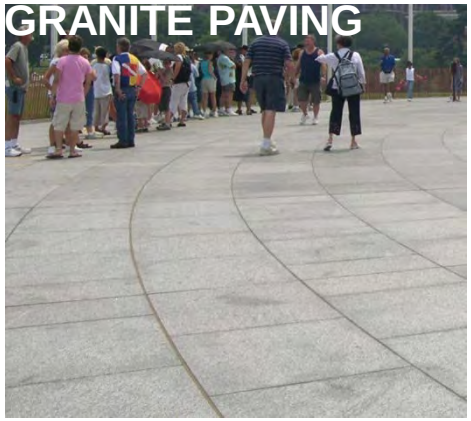
OLIN

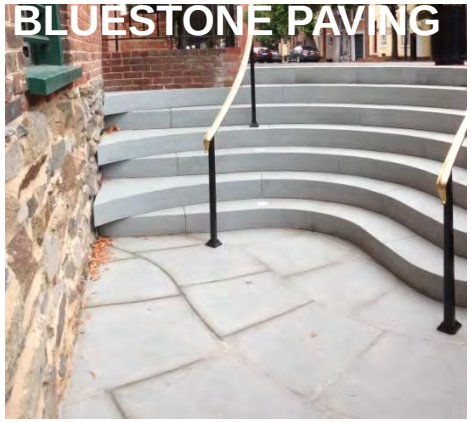


1 RTS PIER
2 CIVIC BUILDING PLAZA
3 POINT LUMELY PIER
4 POINT LUMELY WALK
5 SUN DECK AT REFLECTING POOL
6 WATERFRONT PARK PLAZA
7 TRANSITIONAL PLAZA
8 KING STREET PIER
9 FITZGERALD SQUARE
10 KING STREET UNIT BLOCK
11 CITY MARINA / TORPEDO PLAZA
12 BOULDER STEPPING STONES
13 RTN PIER
14 WYTHE STREET PLAZA
15 TIDE LOCK

COMMON ELEMENTS – WATERFRONT ROOMS

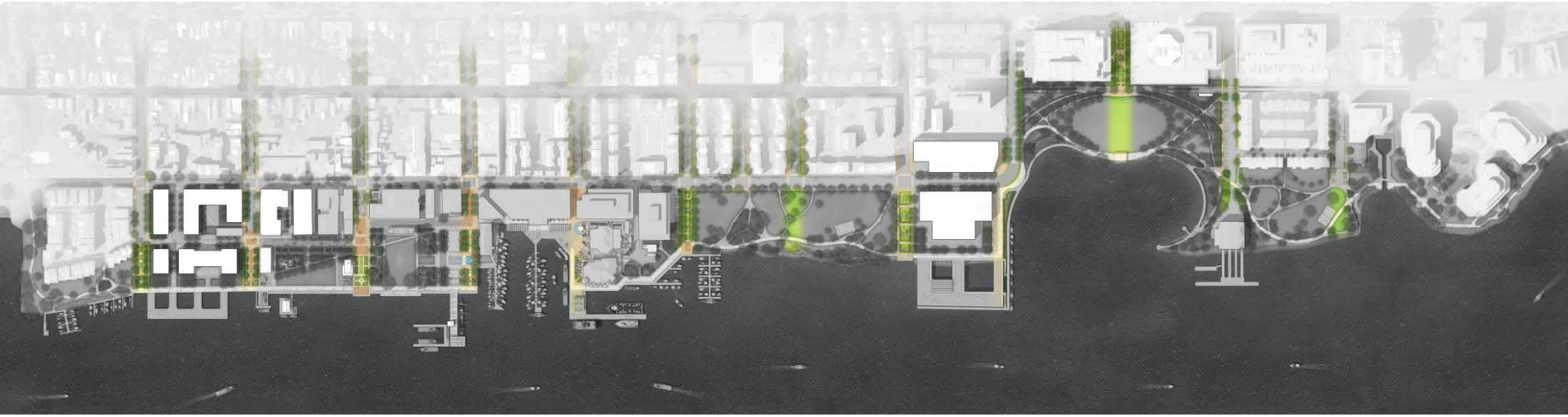
OLIN





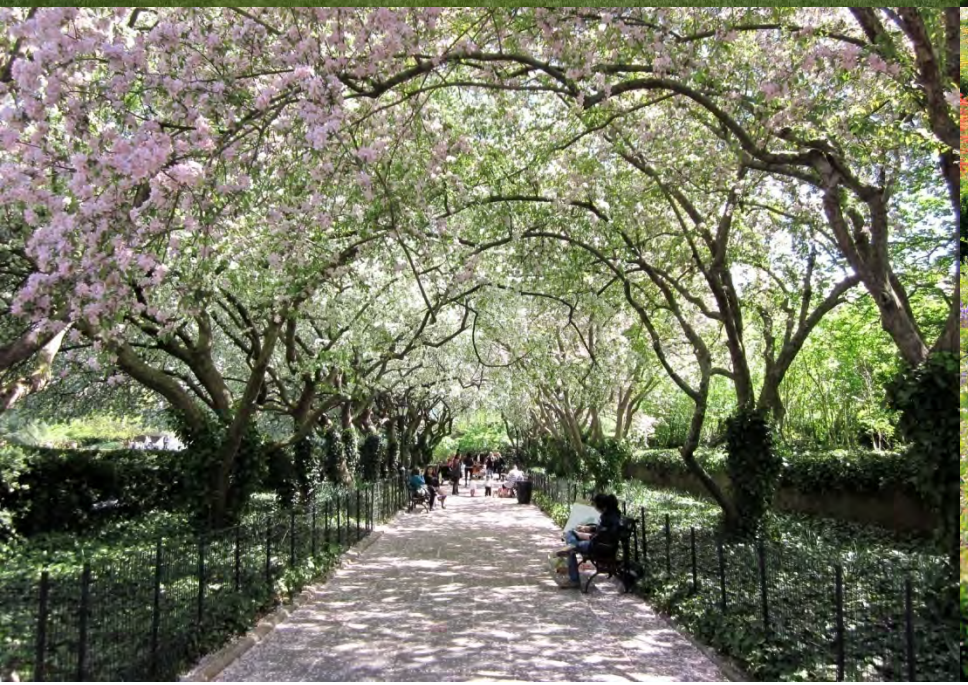
COMMON ELEMENTS - MATERIALS

OLIN



REINFORCE THE STREET ENDS

OLIN



REINFORCE THE STREET ENDS

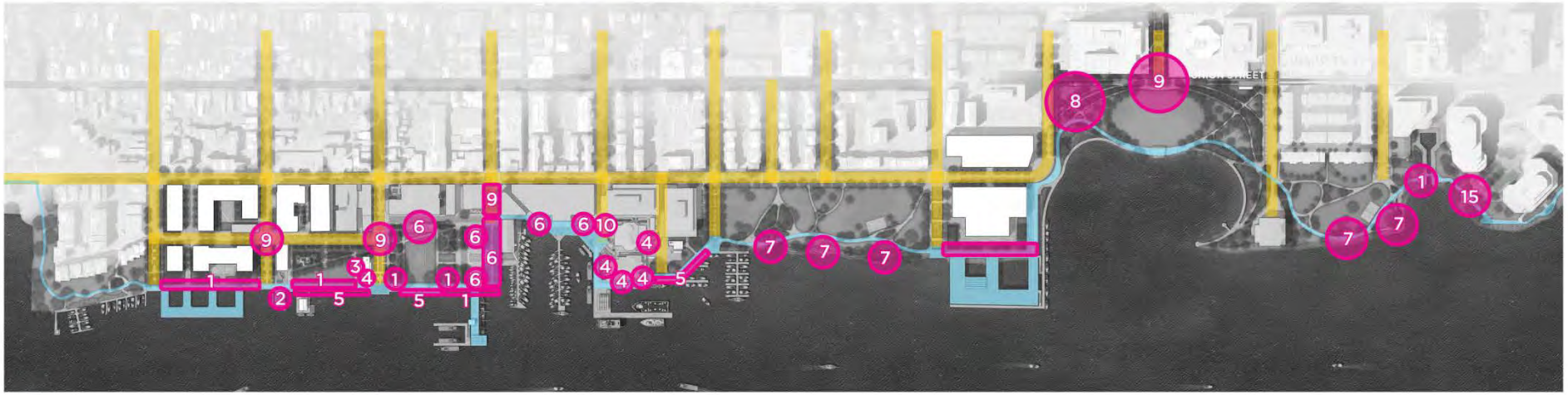
OLIN

REINFORCE THE STREET ENDS

OLIN

COMMON ELEMENTS - FURNISHINGS

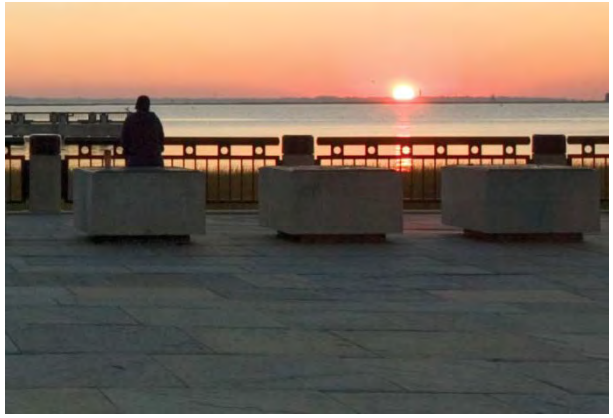
OLIN



1 GRANITE SEAT WALL
2 LOUNGE CHAIRS
3 LOUNGE CHAIRS AT REFLECTING POOL
4 ROOFTOP OUTDOOR DINING
5 WATERFRONT STEPS
6 FLEXIBLE SEATING
7 BOULDER STEPS
8 PICNIC TABLES
9 ADIRONDACK LOUNGE CHAIRS
10 STEPPED SEATING AT FOUNTAIN
11 PROMENADE CLASSIQUE

FURNISHINGS

OLIN



COMMON ELEMENTS - FURNISHINGS

OLIN

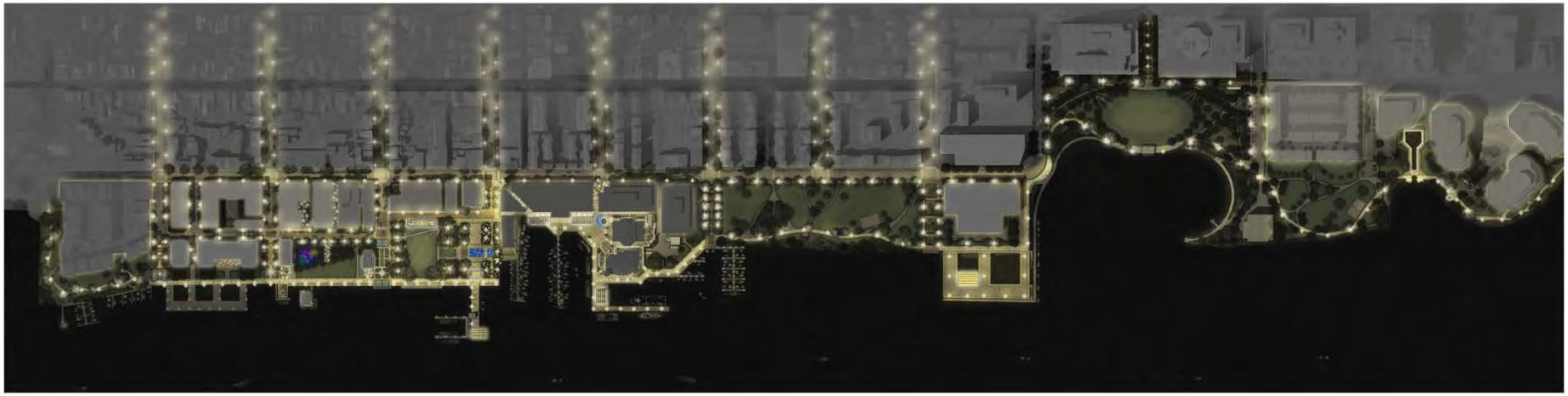
COMMON ELEMENTS - LIGHTING

OLIN

1 WOLFE STREET END CATENARY LIGHTING
2 DUKE STREET END CATENARY LIGHTING
3 CIVIC BUILDING LIGHTING
4 PLAY AREA WHIMSICAL BOLLARD LIGHTS
5 WOOD DECK CATENARY LIGHTING
6 TRELLIS UPLIGHTING
7 PRINCE STREET END CATENARY LIGHTING
8 WATERFRONT PARK MOONLIGHTING
9 SHADE STRUCTURE LIGHTING
10 TRELLIS UPLIGHTING
11 FOUNTAIN LIGHTING
12 TREE LIGHTING
13 SHADE STRUCTURE LIGHTING
14 TORPEDO FACTORY LIGHTING
15 SHADE STRUCTURE LIGHTING
16 GAZEBO FOUNTAIN LIGHTING
17 SHADE STRUCTURE LIGHTING
18 ORONOCO STREET END CATENARY LIGHTING
19 BOX CAR THEATER
20 WYTHE STREET PLAZA LIGHTING
21 TIDE LOCK LIGHTING

LIGHTING – WATERFRONT ROOMS

OLIN



WATERFRONT LIGHTING CONCEPT

OLIN

COMMON ELEMENTS - LIGHTING

OLIN

NEXT STEPS

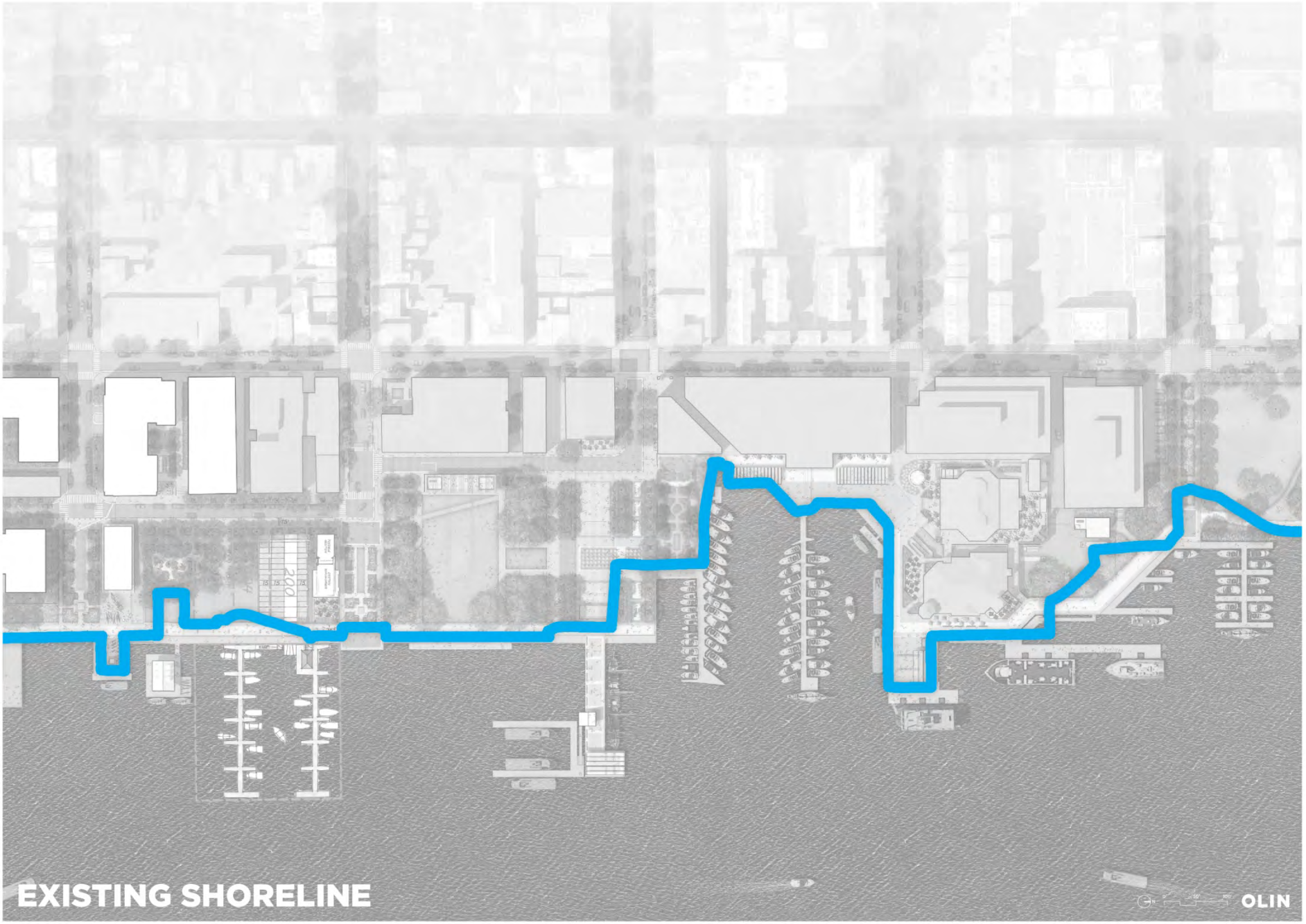
OLIN

PROJECT SCHEDULE

- WATERFRONT COMMISSION MEETING
- COMMUNITY MEETING
- WORKSESSION
- PUBLIC HEARING

ODBC DECISION

NEW ODBC PARKING LOT 45 SPACES
NEW ODBC CLUBHOUSE
PRINCE ST
KING ST
N. UNION ST
STRAND
NEW ODBC PIERS


EXISTING SHORELINE
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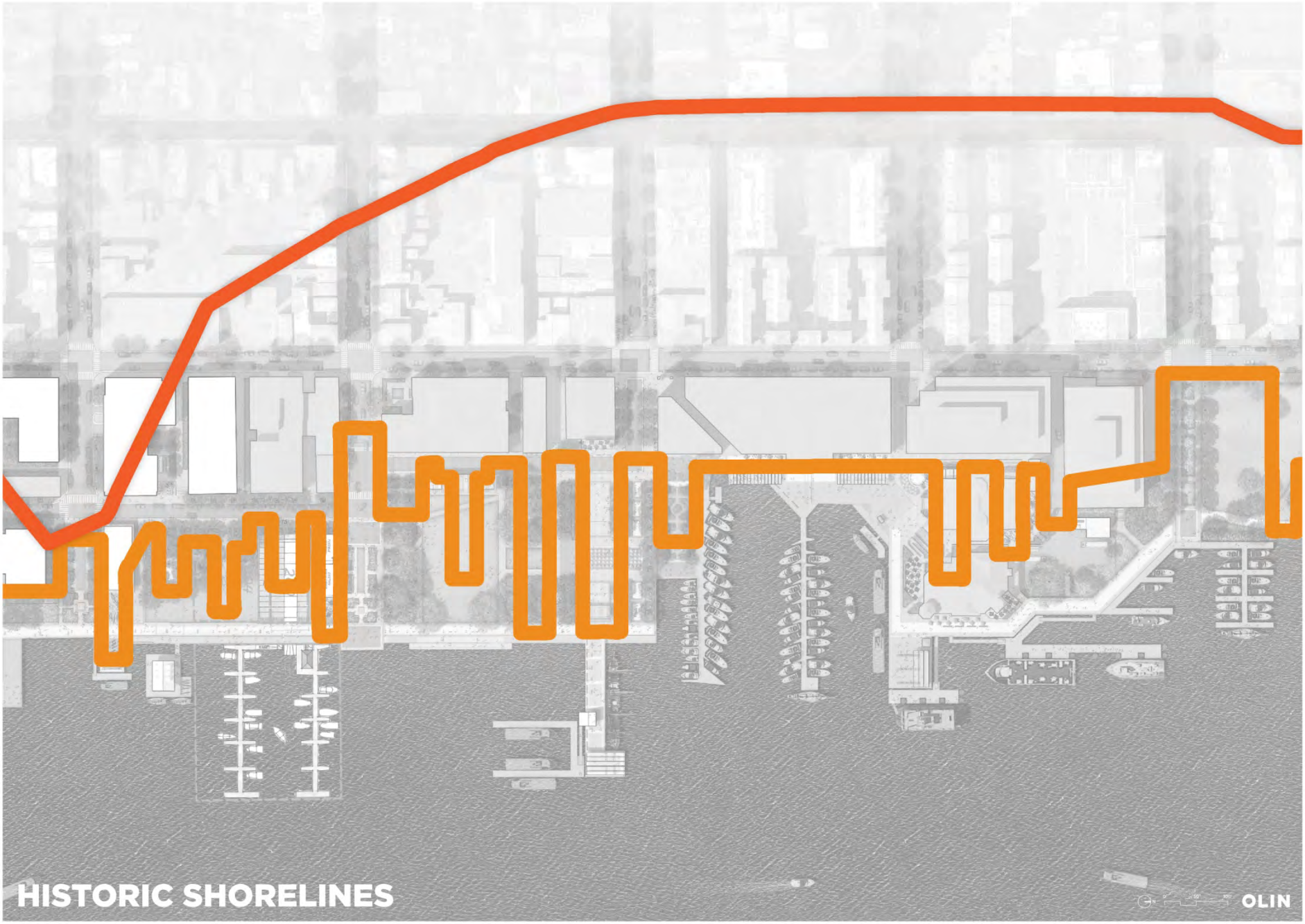
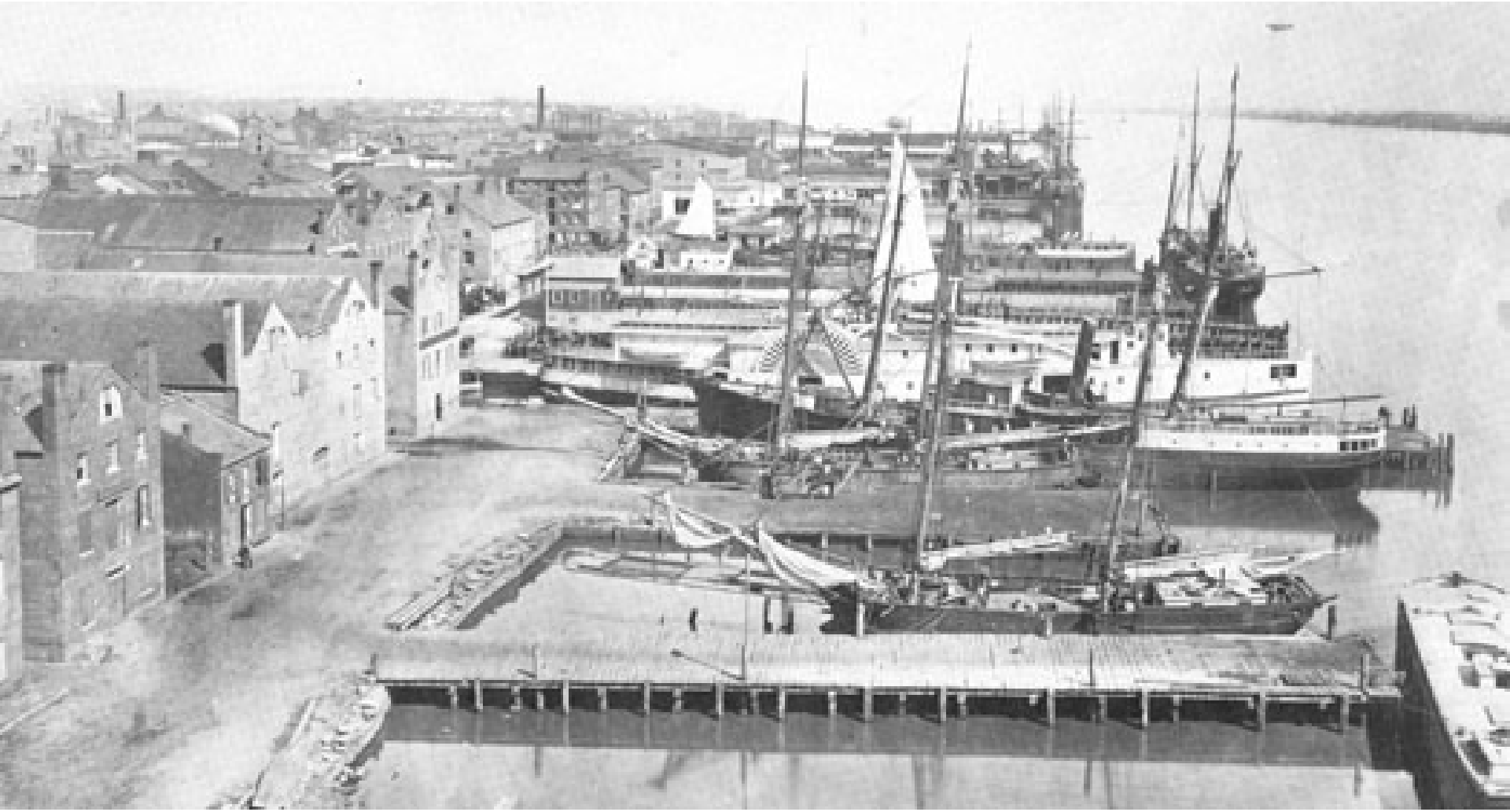

HISTORIC SHORELINES
OLIN

1. Hunting Creek Bridge to Mount Vernon. 2. Fort Lyons.
3. Fort Ellsworth. 4. Fairfax Seminary. 5. Pa Reserves.
6. Govern[illegible] 7. Orange & Alexandria R.R. Depot.
8. Provost Marshall's Office.

BIRDS EYE VIEW OF ALEXANDRIA, VA

Map Division
JUN 2 1903
Library of Congress

9. Quarter Masters Department. 10. Custom House, Post Office and Military Governor's Headquarters.
11. Mansion House Hospital.
12. Christ Church. 13. Washington's Place of Worship.



OYSTERS
JAMISON

No 65

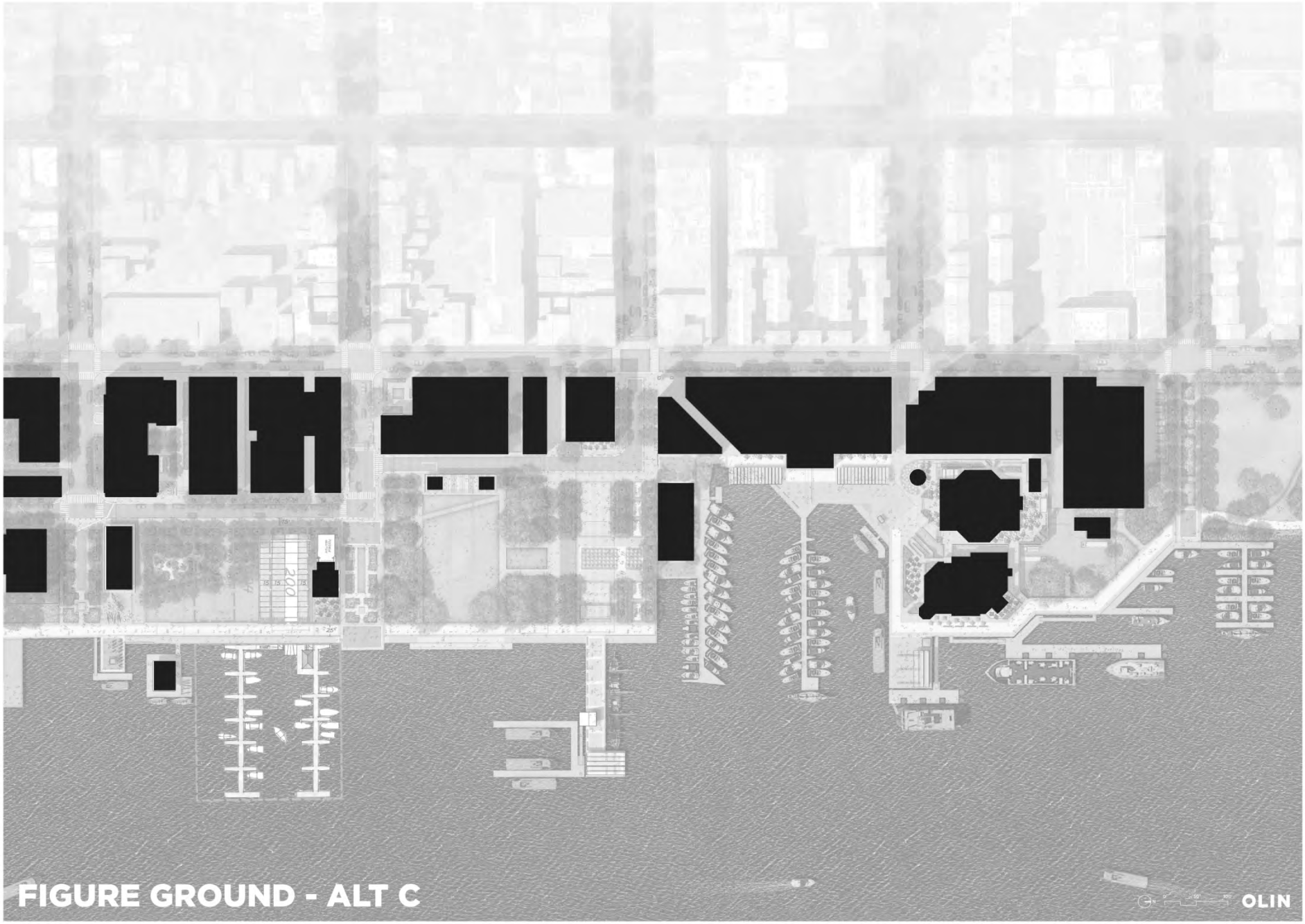


FIGURE GROUND - ALT C
OLIN

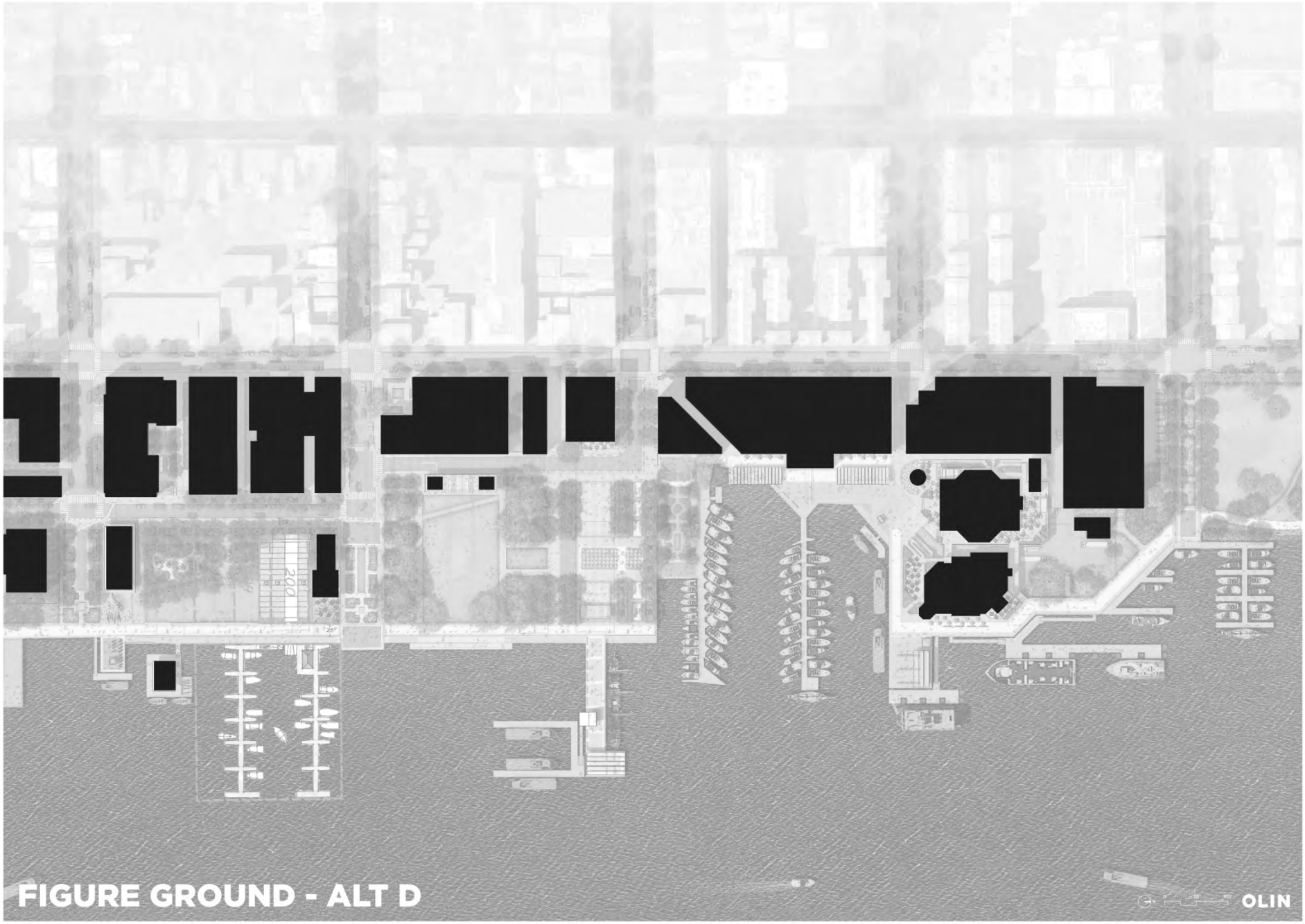


FIGURE GROUND - ALT D
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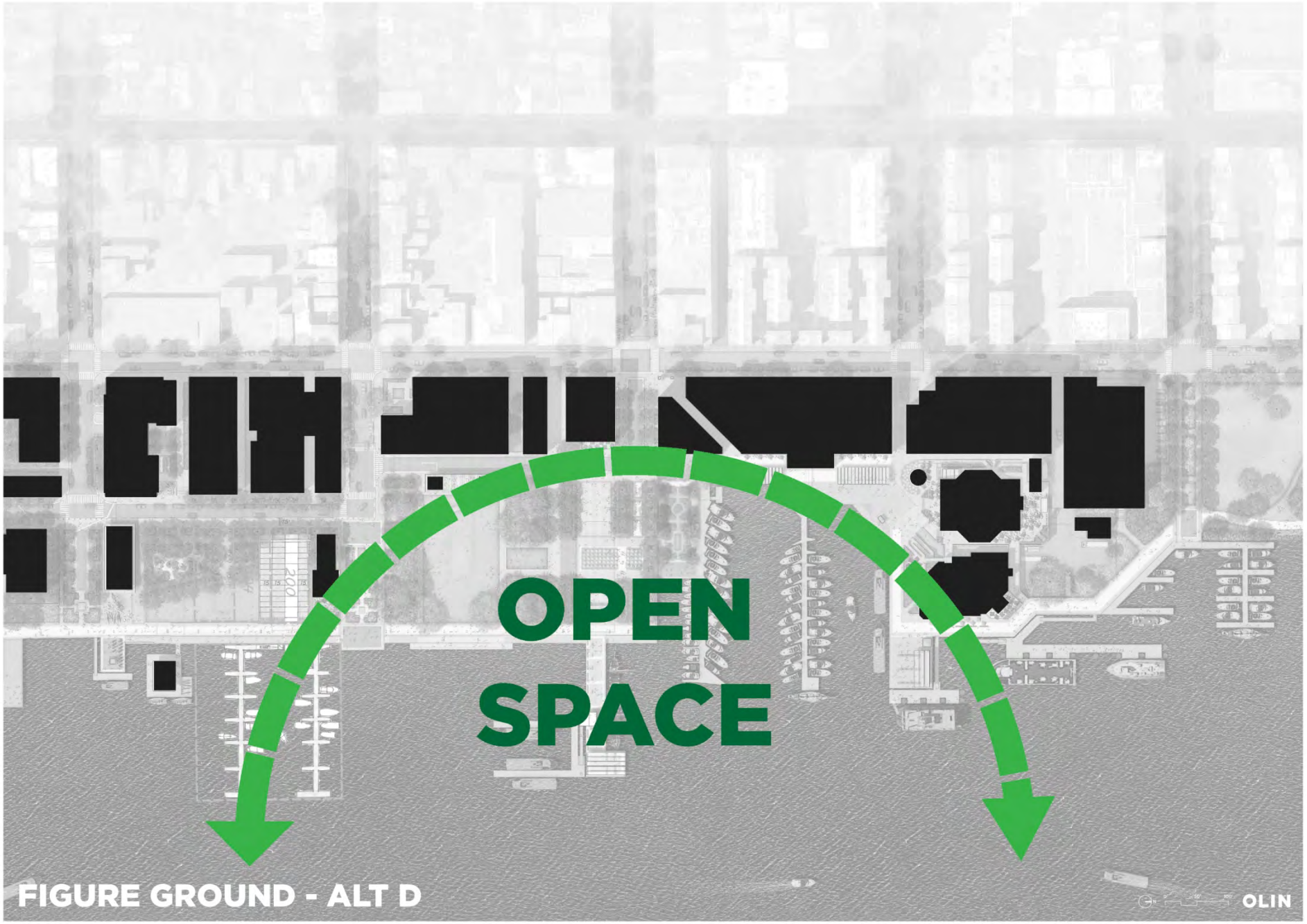
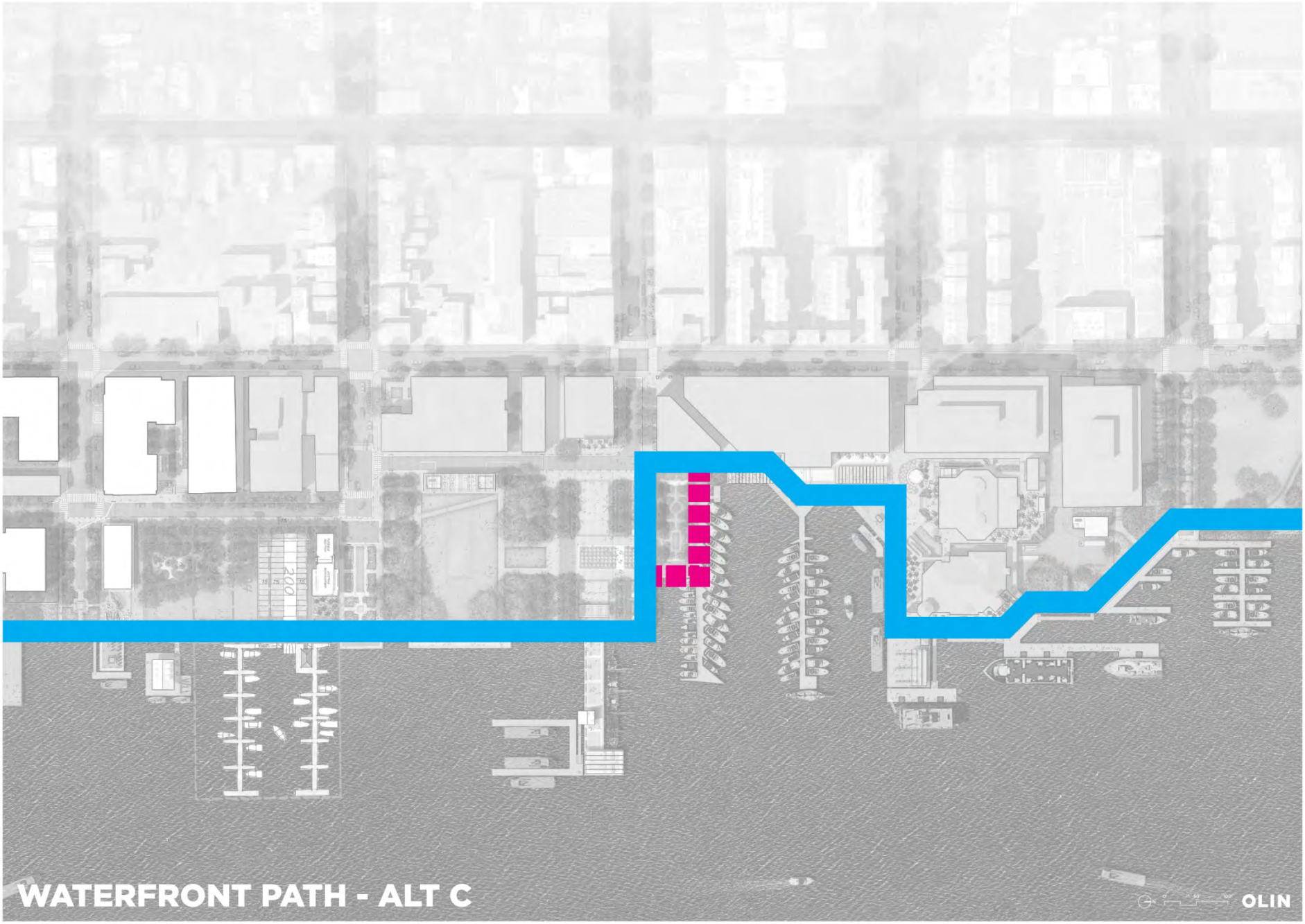
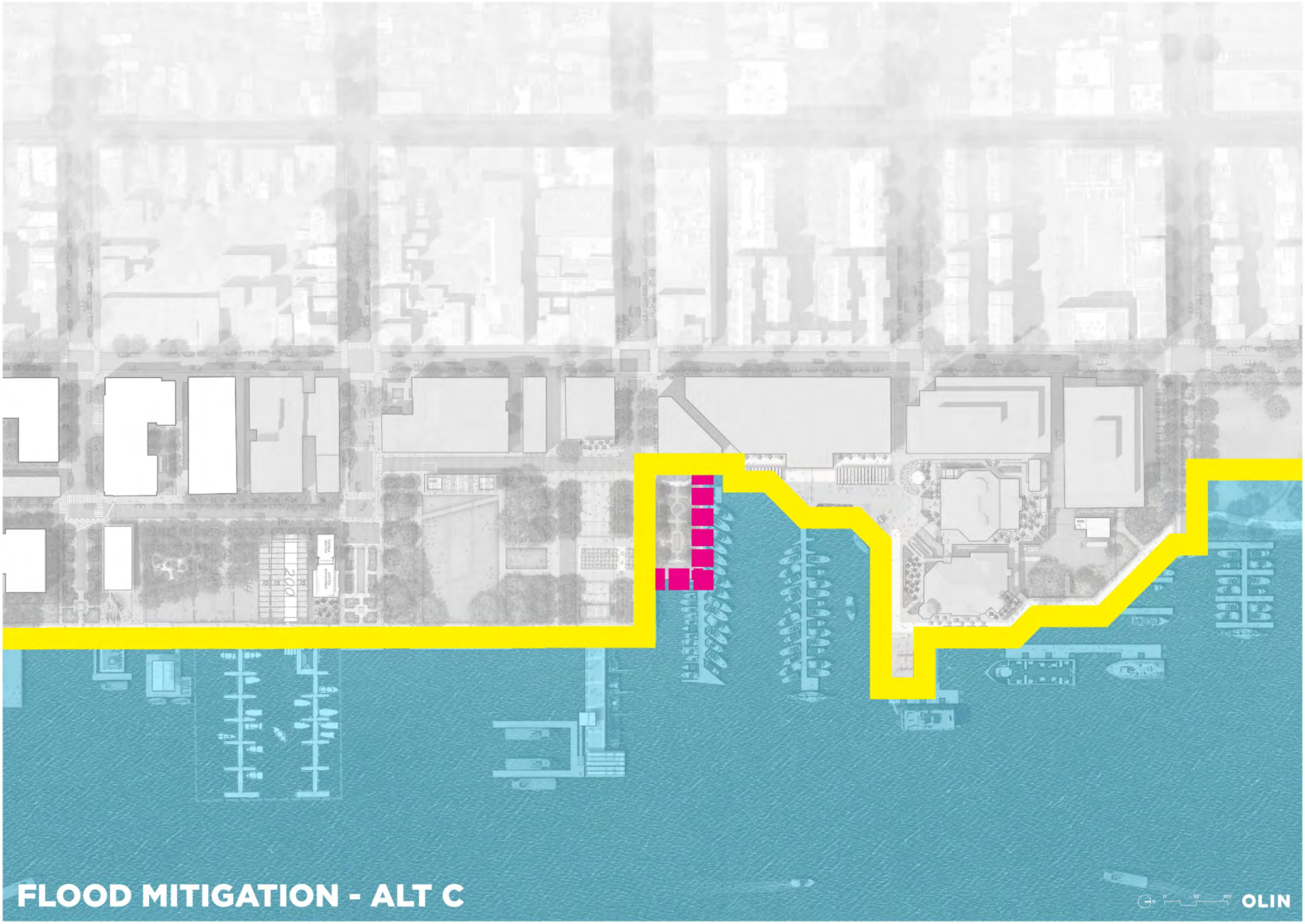
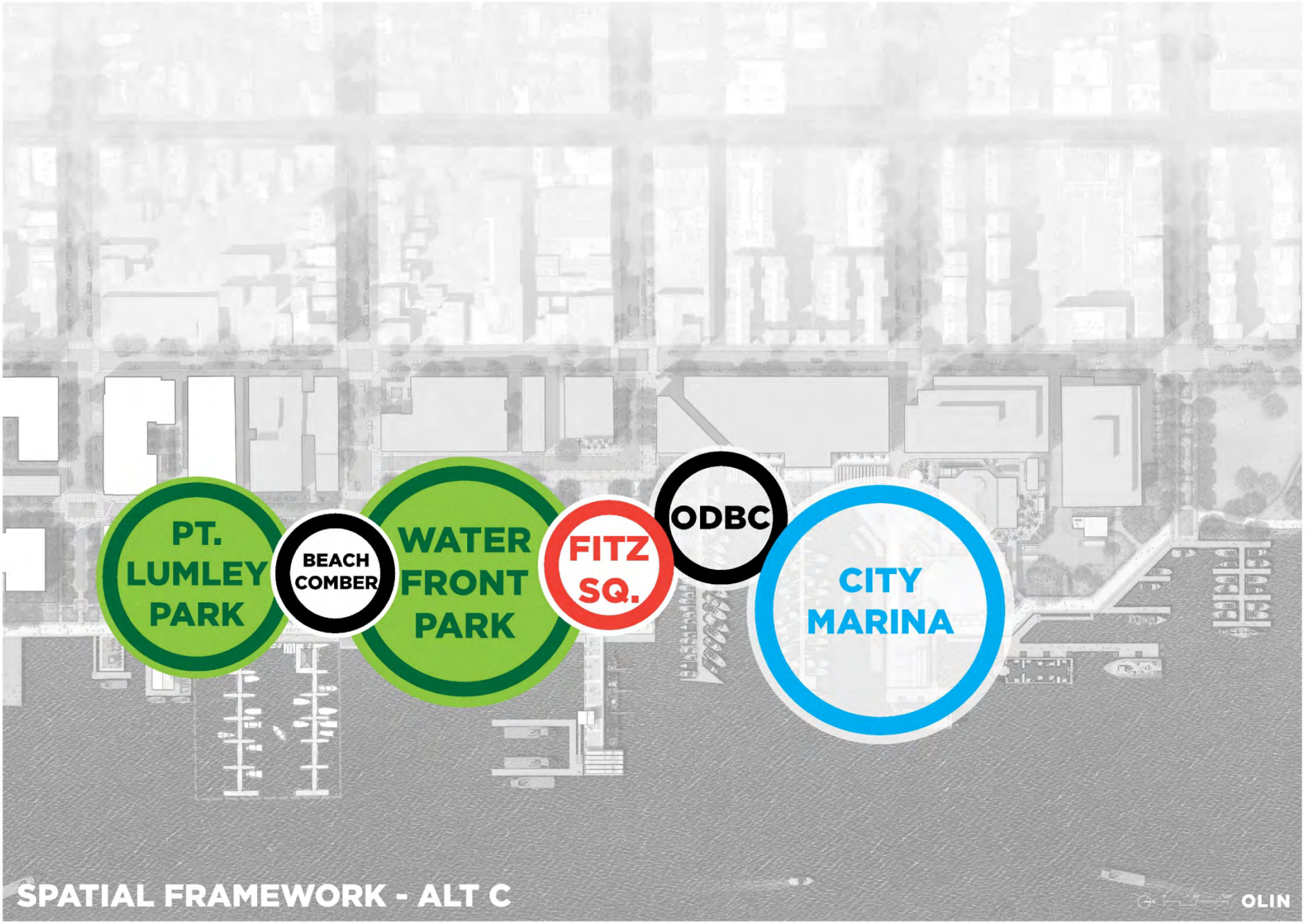
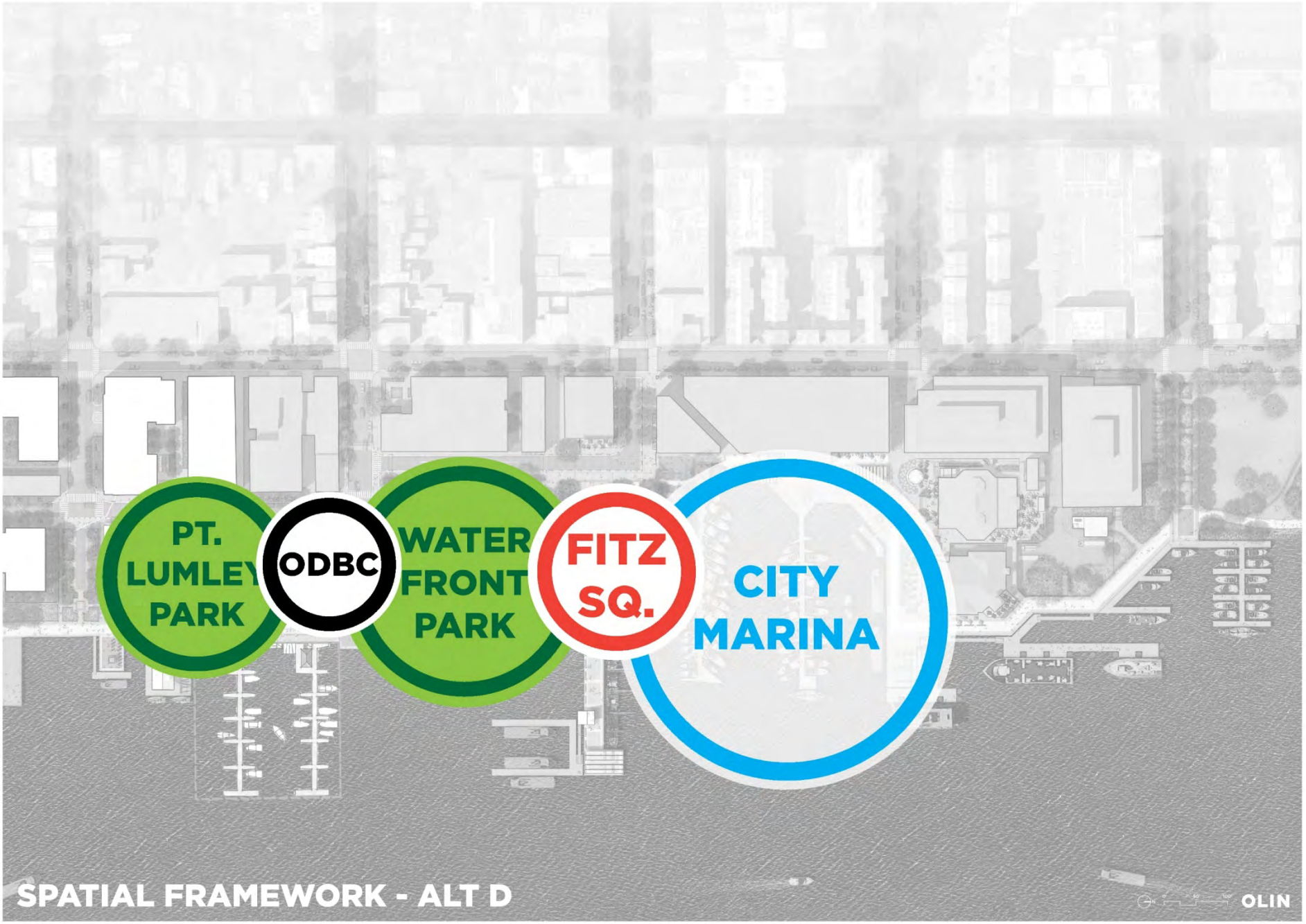


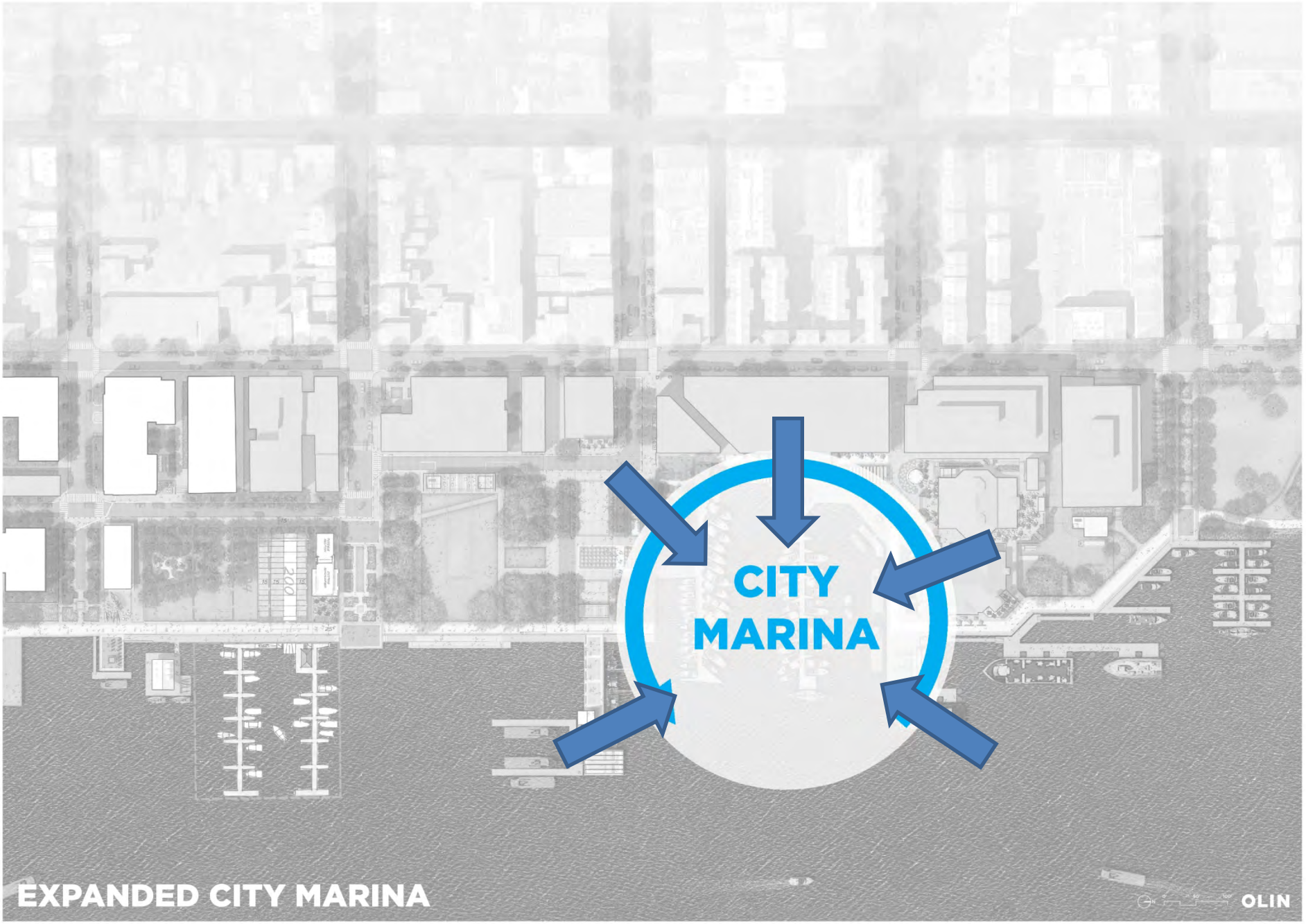
FIGURE GROUND - ALT D

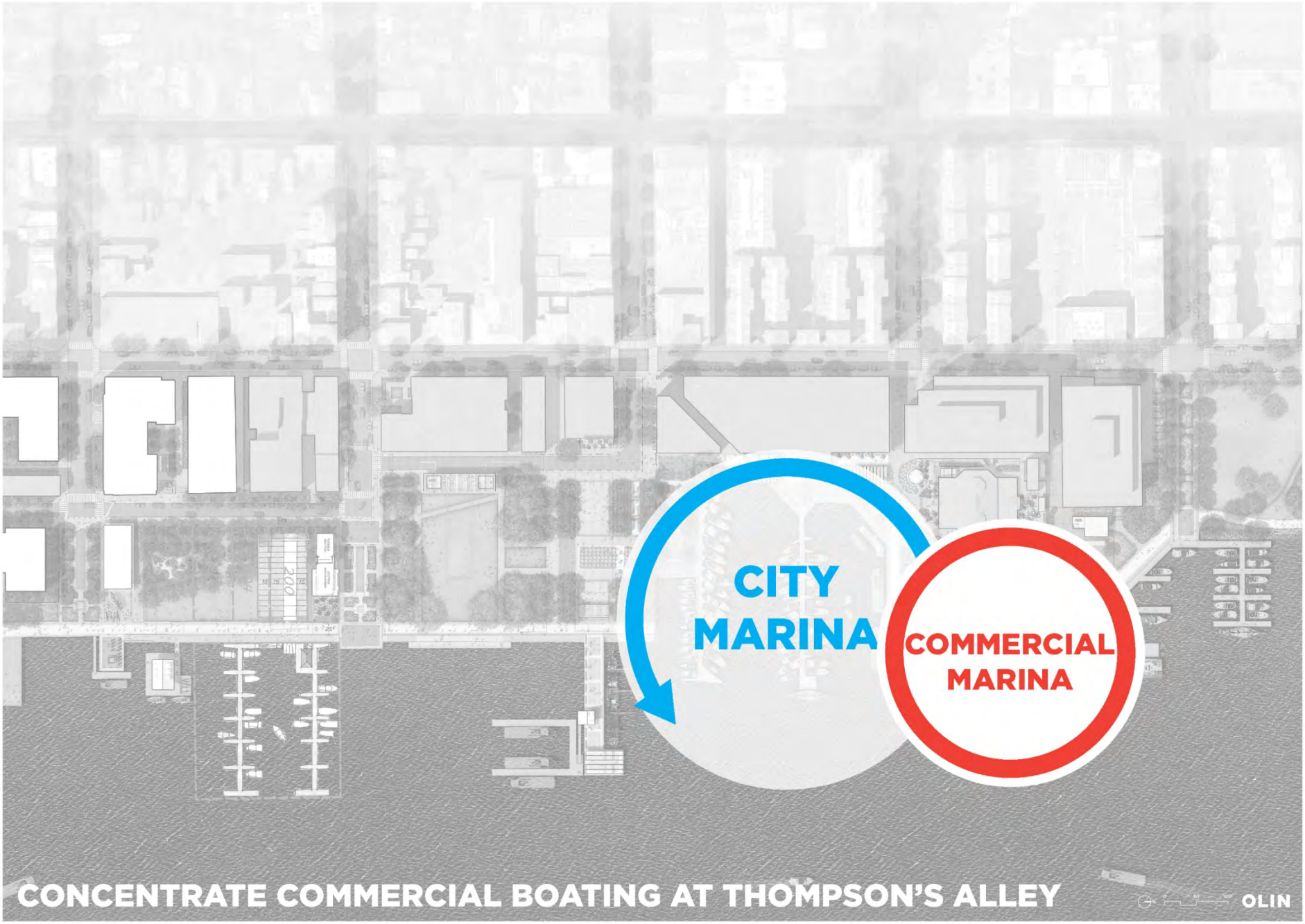

WATERFRONT PATH - ALT C
OLIN

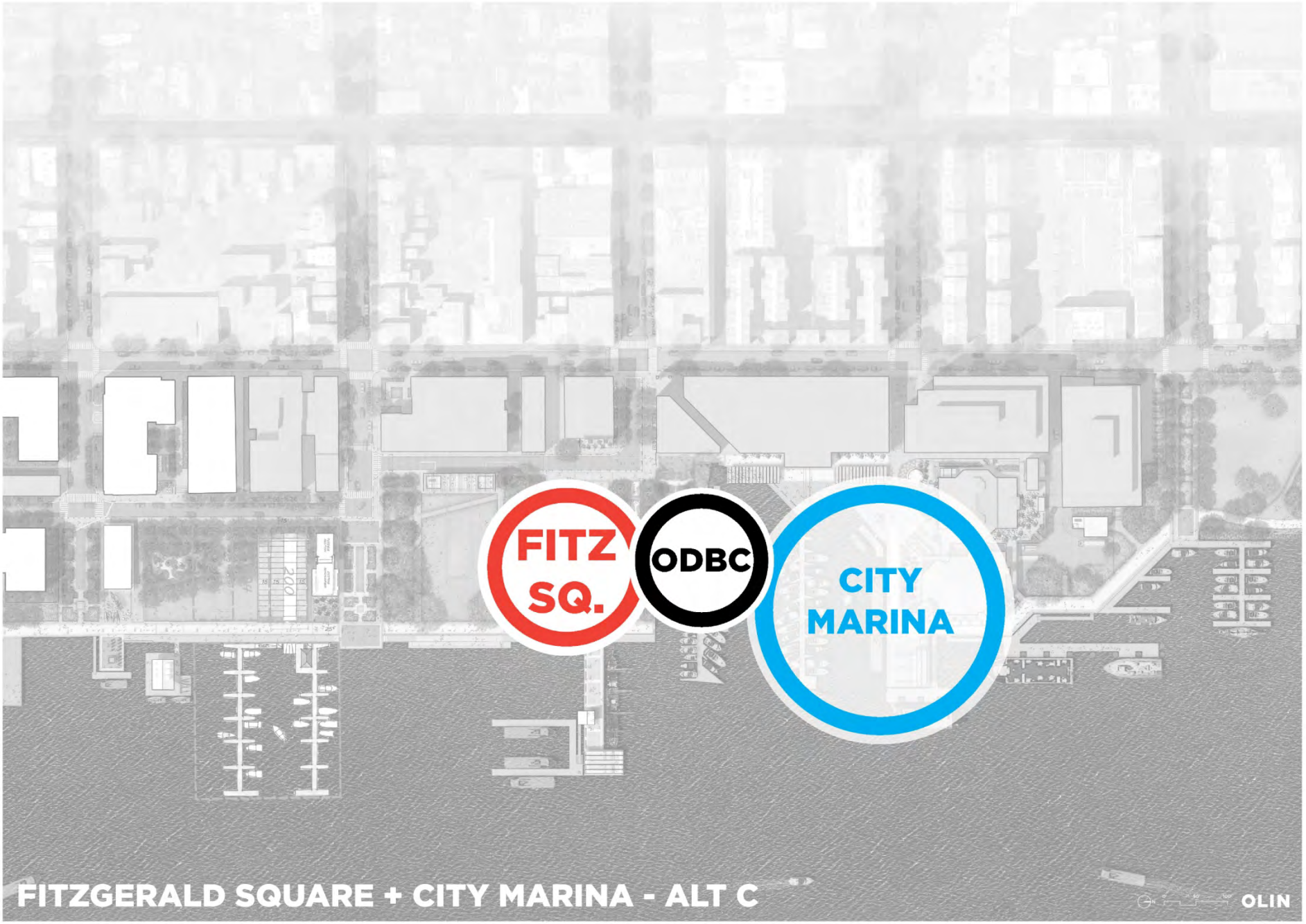

FLOOD MITIGATION - ALT C
OLIN


PT. LUMLEY PARK
BEACH COMBER
WATER FRONT PARK
FITZ SQ.
ODBC
CITY MARINA
SPATIAL FRAMEWORK - ALT C
OLIN

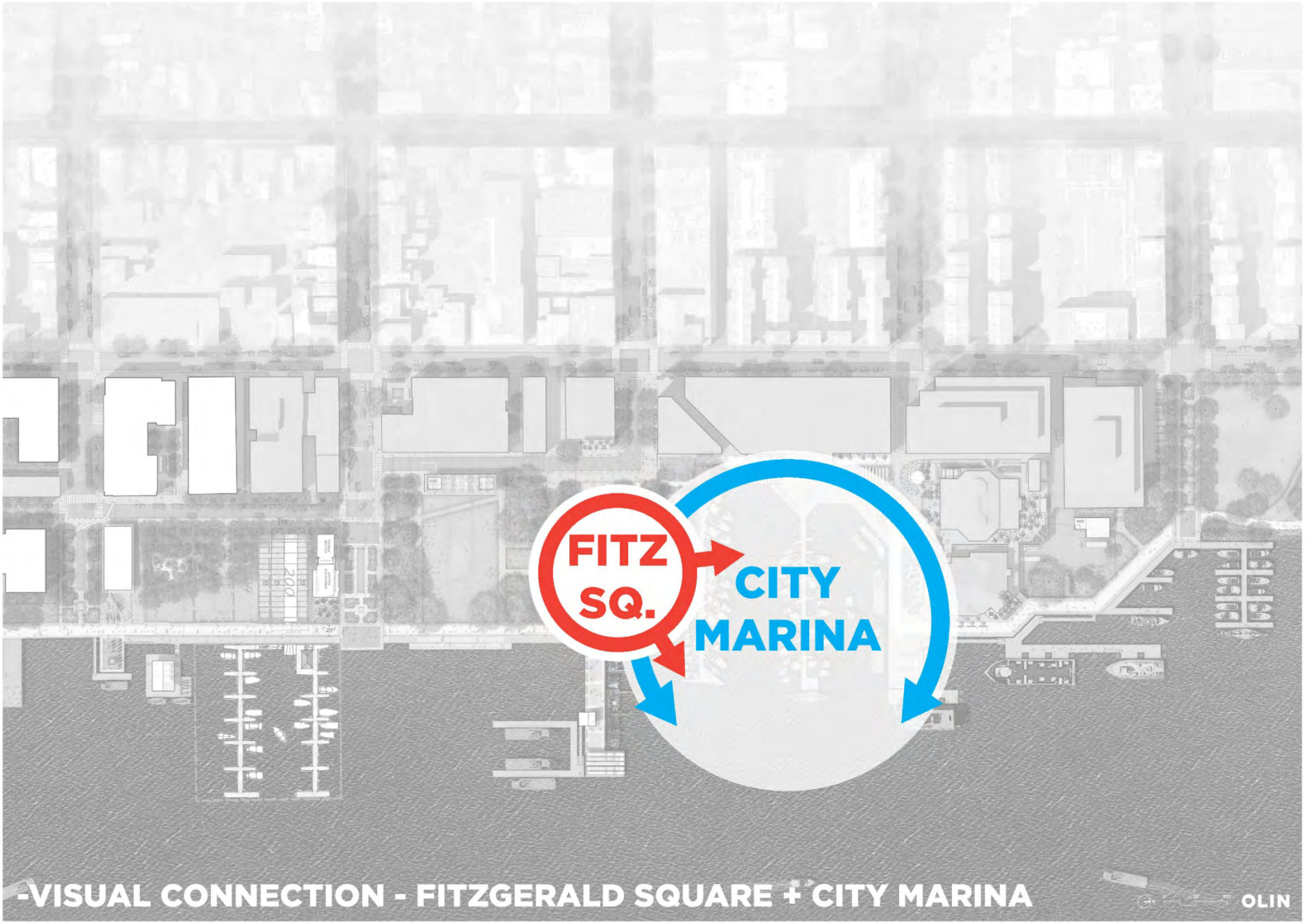

PT. LUMLEY PARK
ODBC
WATER FRONT PARK
FITZ SQ.
CITY MARINA
SPATIAL FRAMEWORK - ALT D
OLIN


CITY
MARINA
EXPANDED CITY MARINA
OLIN

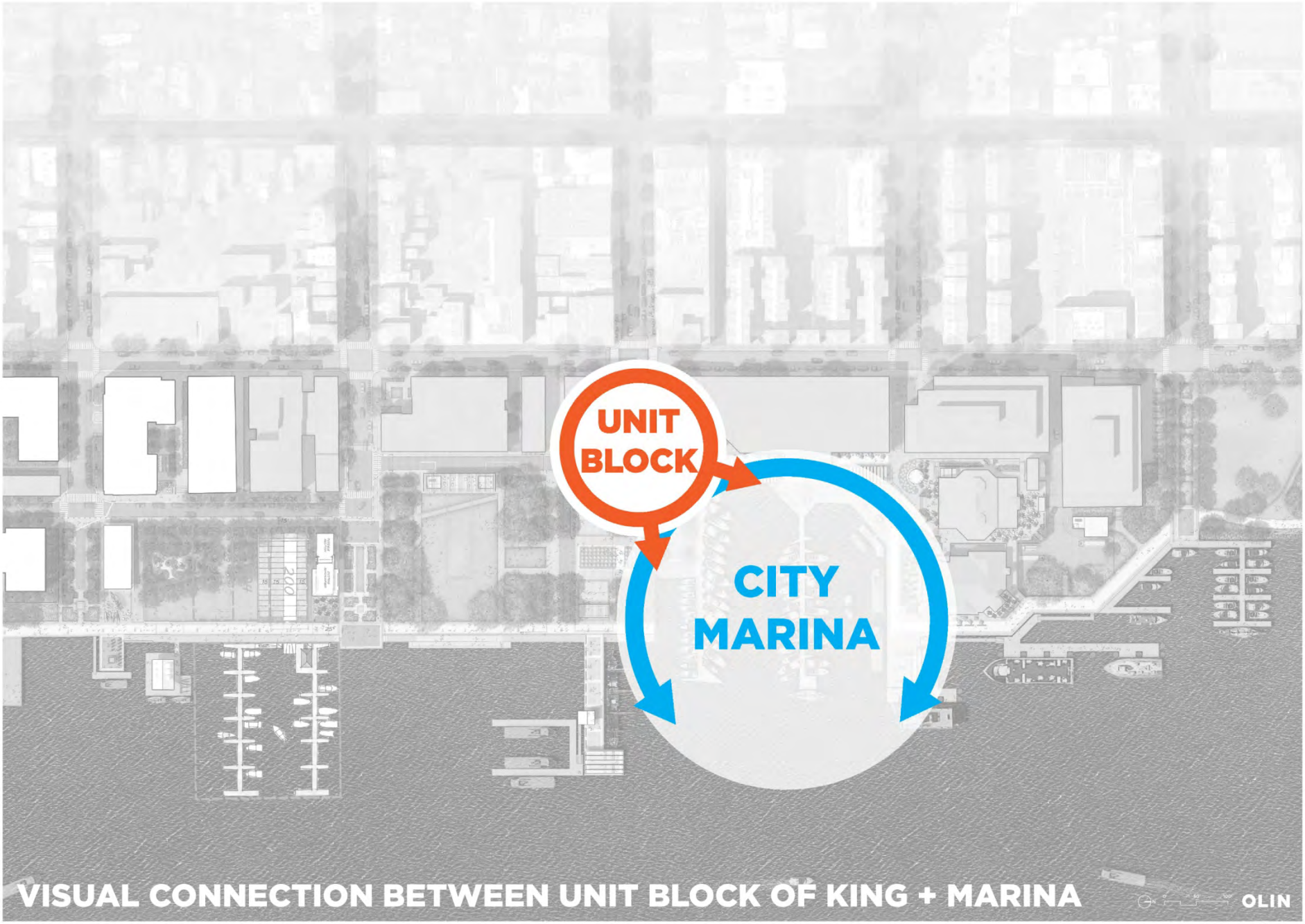

CITY MARINA
COMMERCIAL MARINA
CONCENTRATE COMMERCIAL BOATING AT THOMPSON'S ALLEY
OLIN



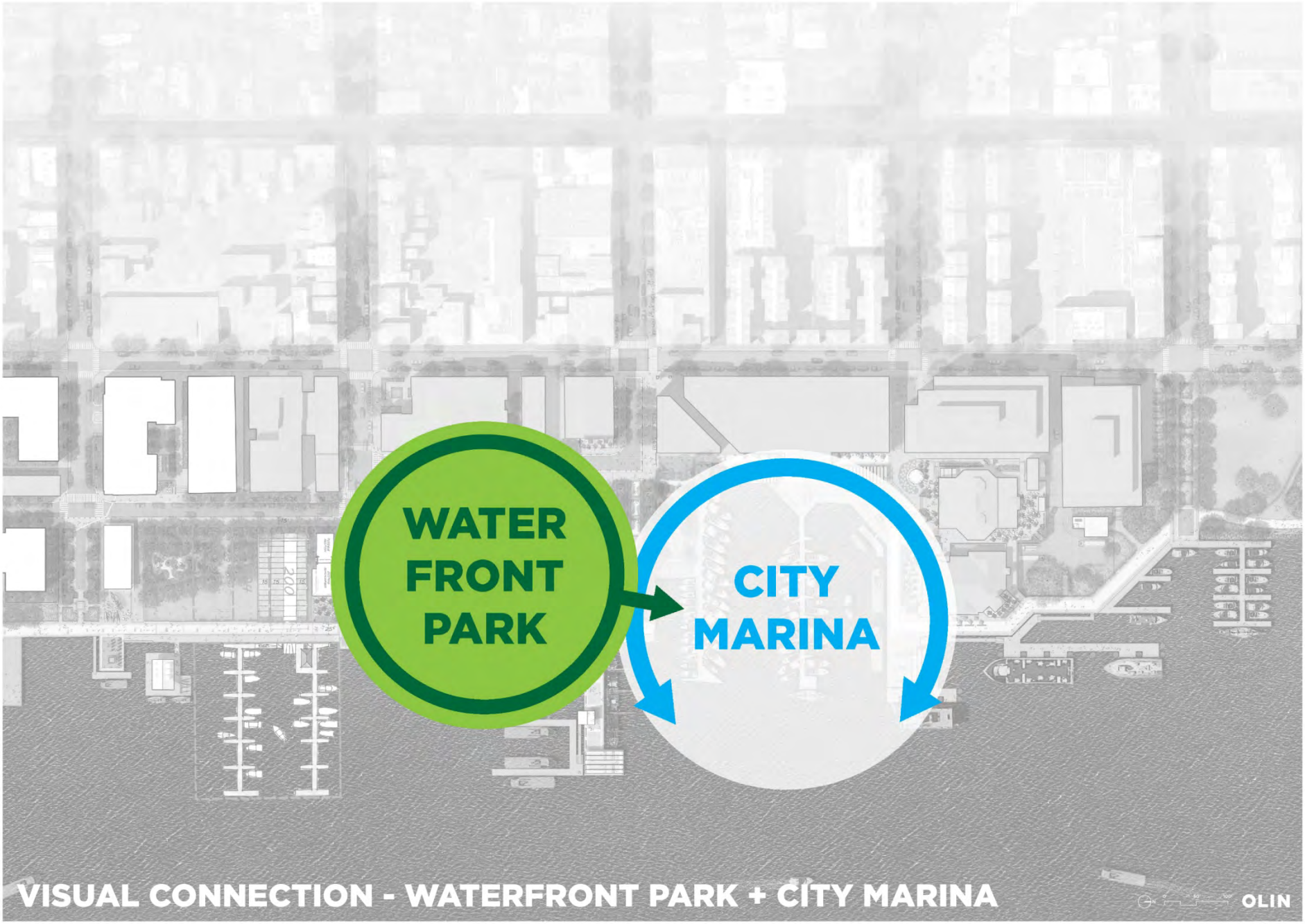
FITZGERALD SQUARE + CITY MARINA - ALT C



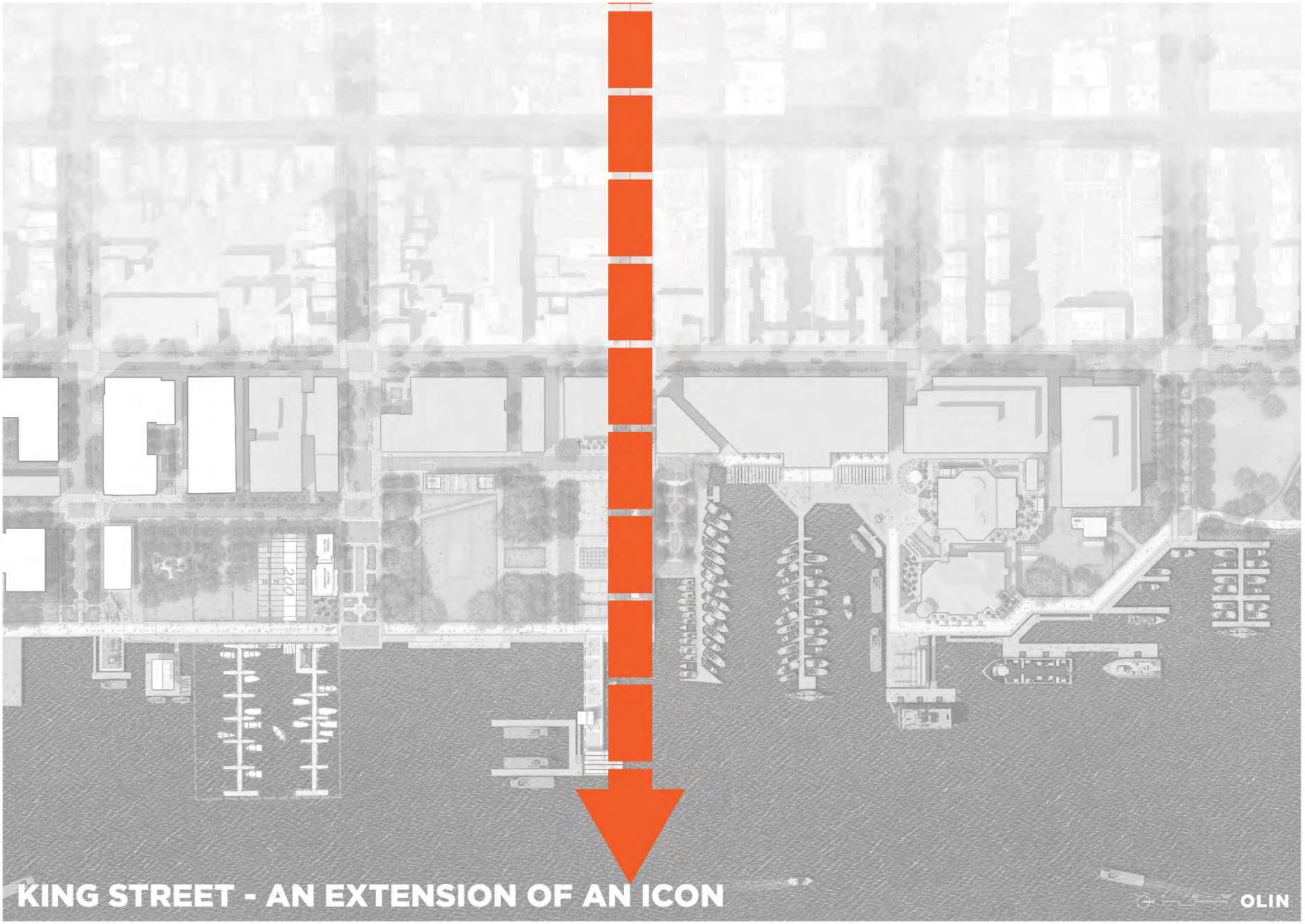
-VISUAL CONNECTION - FITZGERALD SQUARE + CITY MARINA

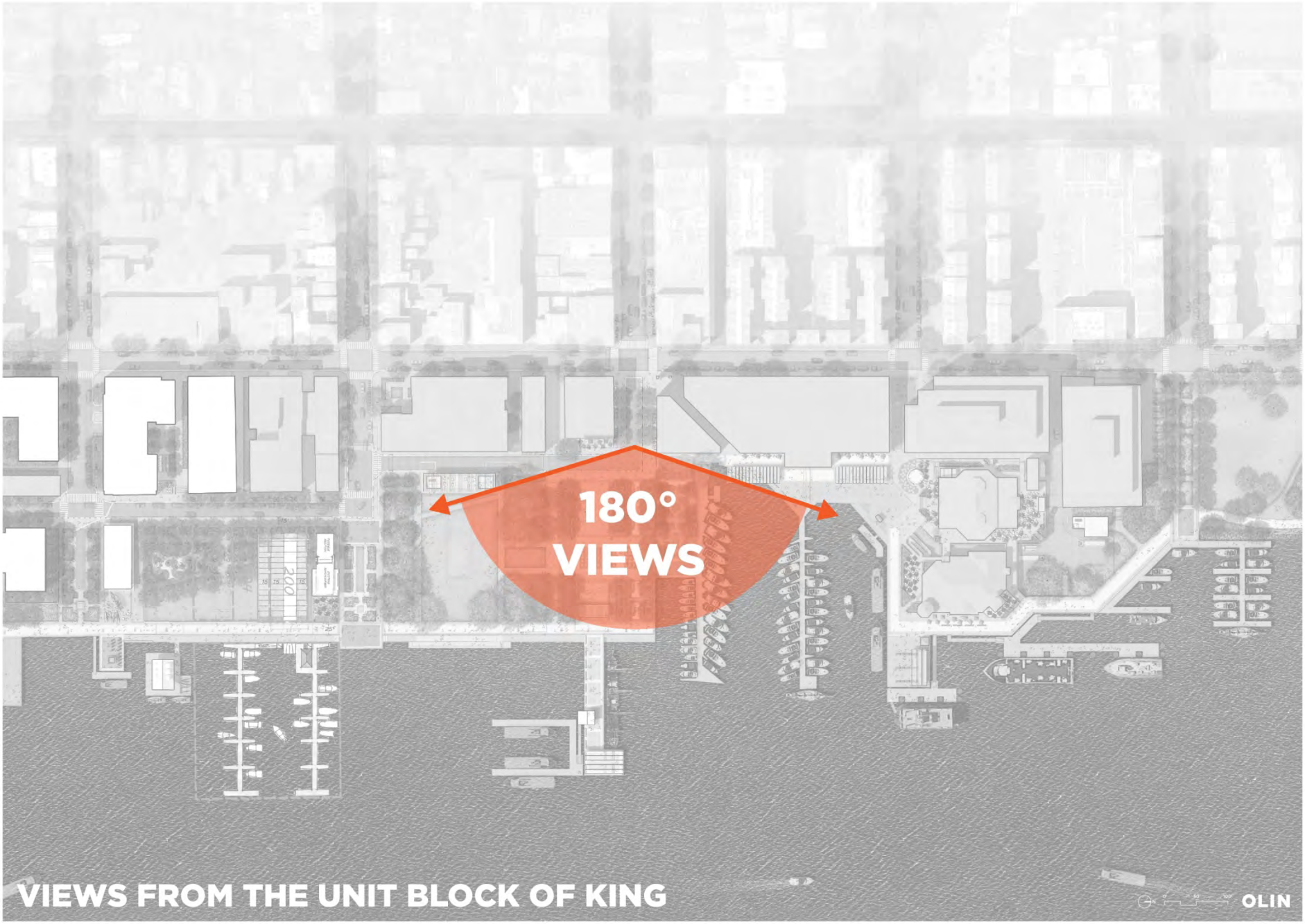


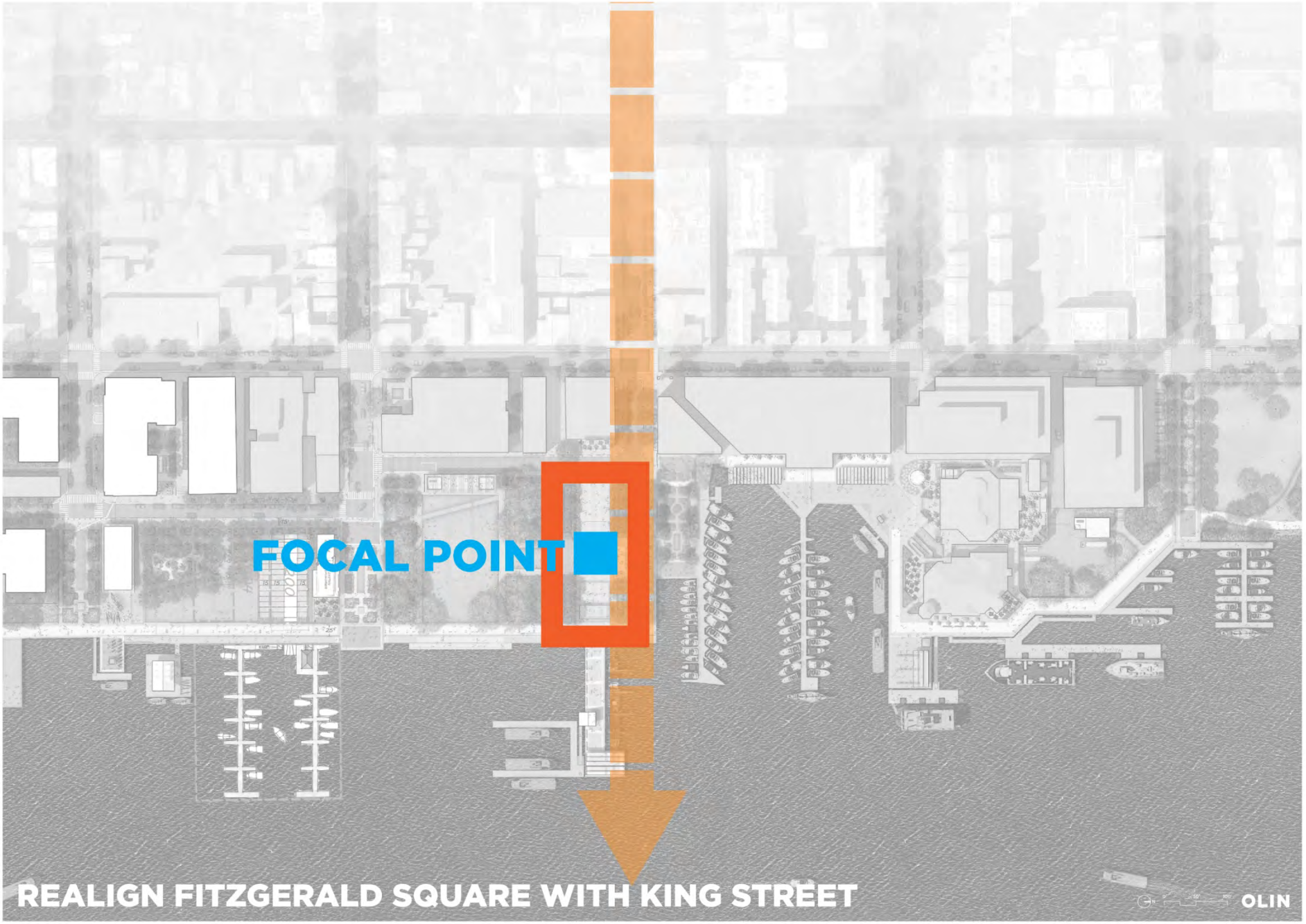
VISUAL CONNECTION BETWEEN UNIT BLOCK OF KING + MARINA

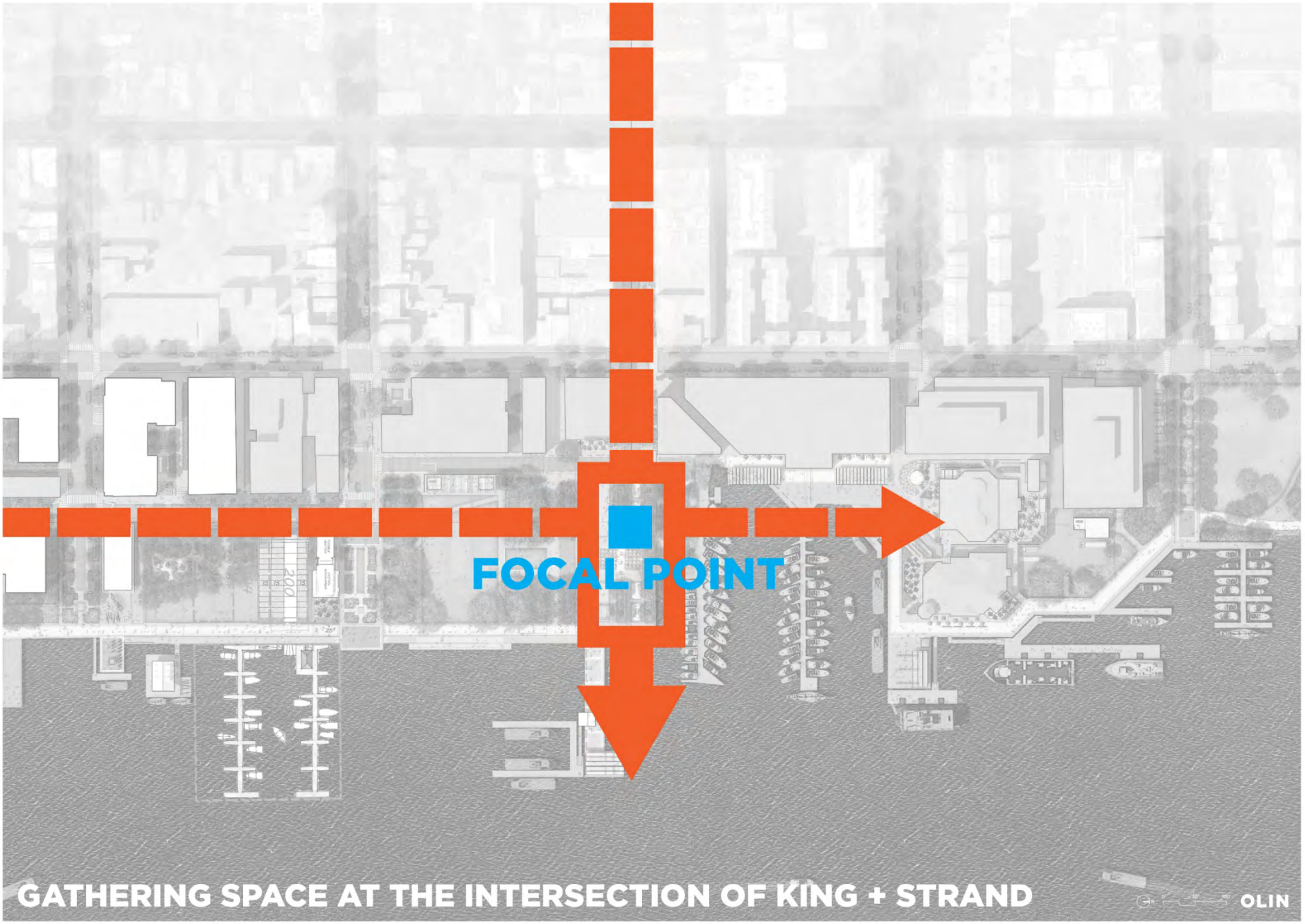


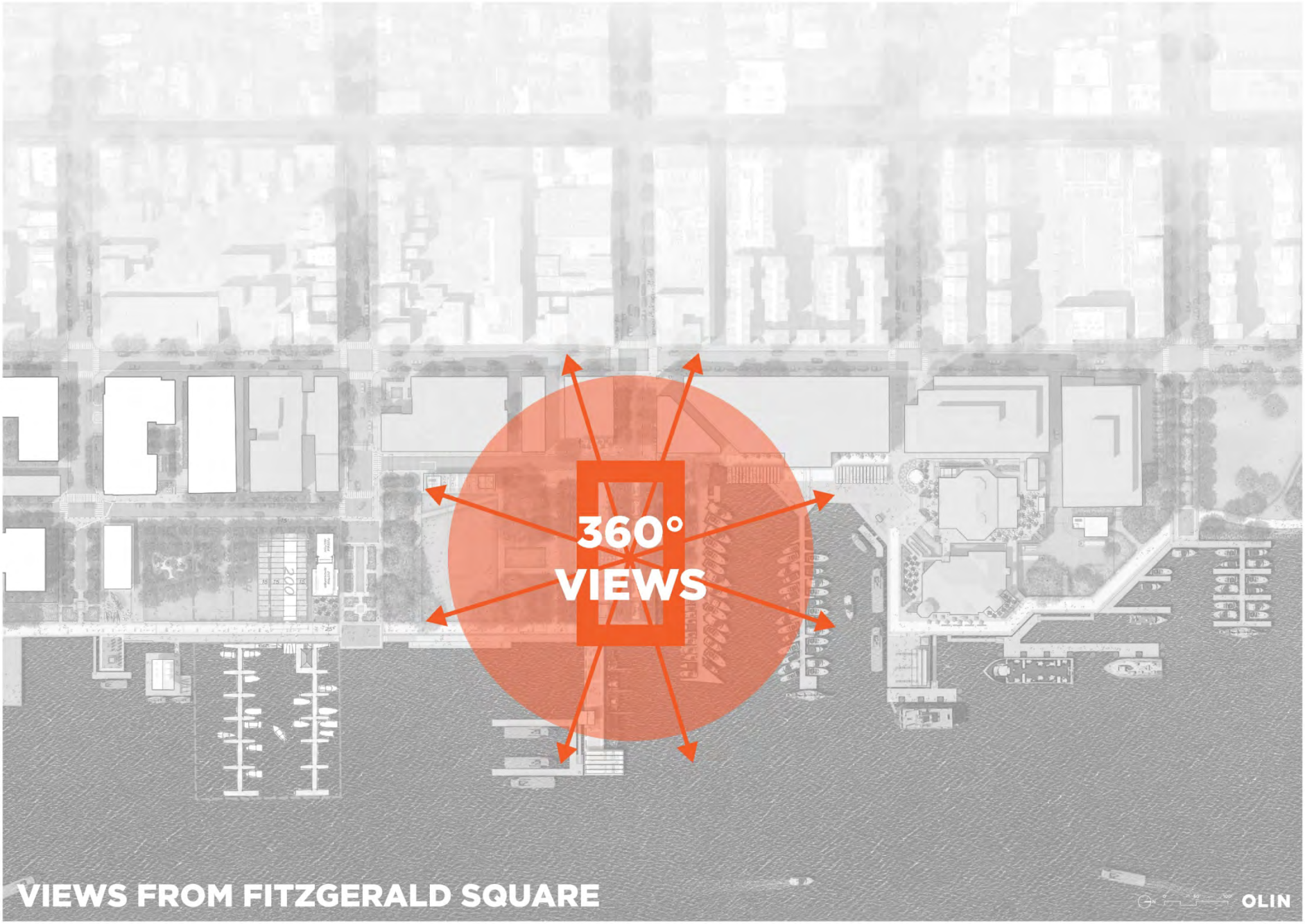
VISUAL CONNECTION - WATERFRONT PARK + CITY MARINA

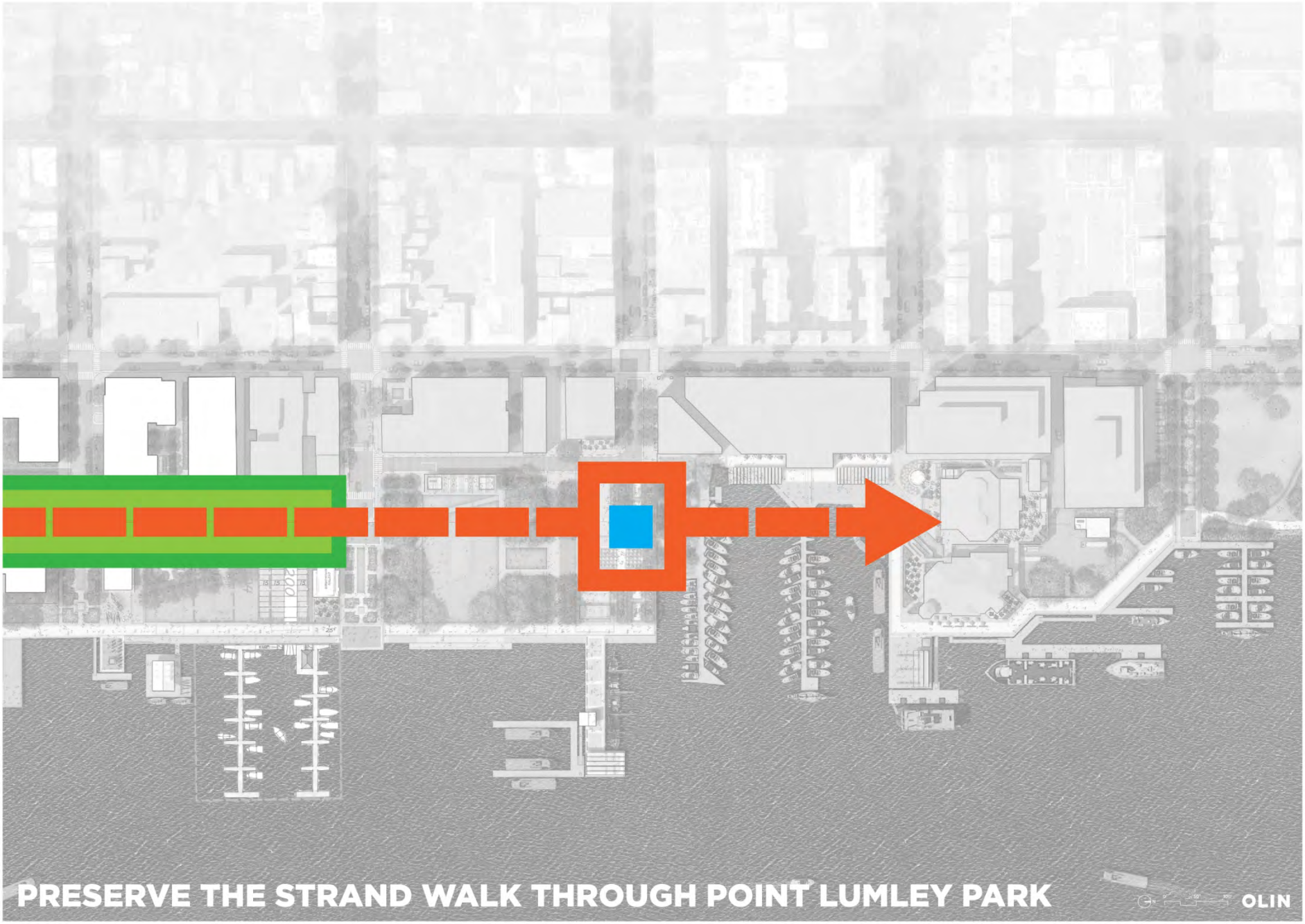

KING STREET - AN EXTENSION OF AN ICON
OLIN

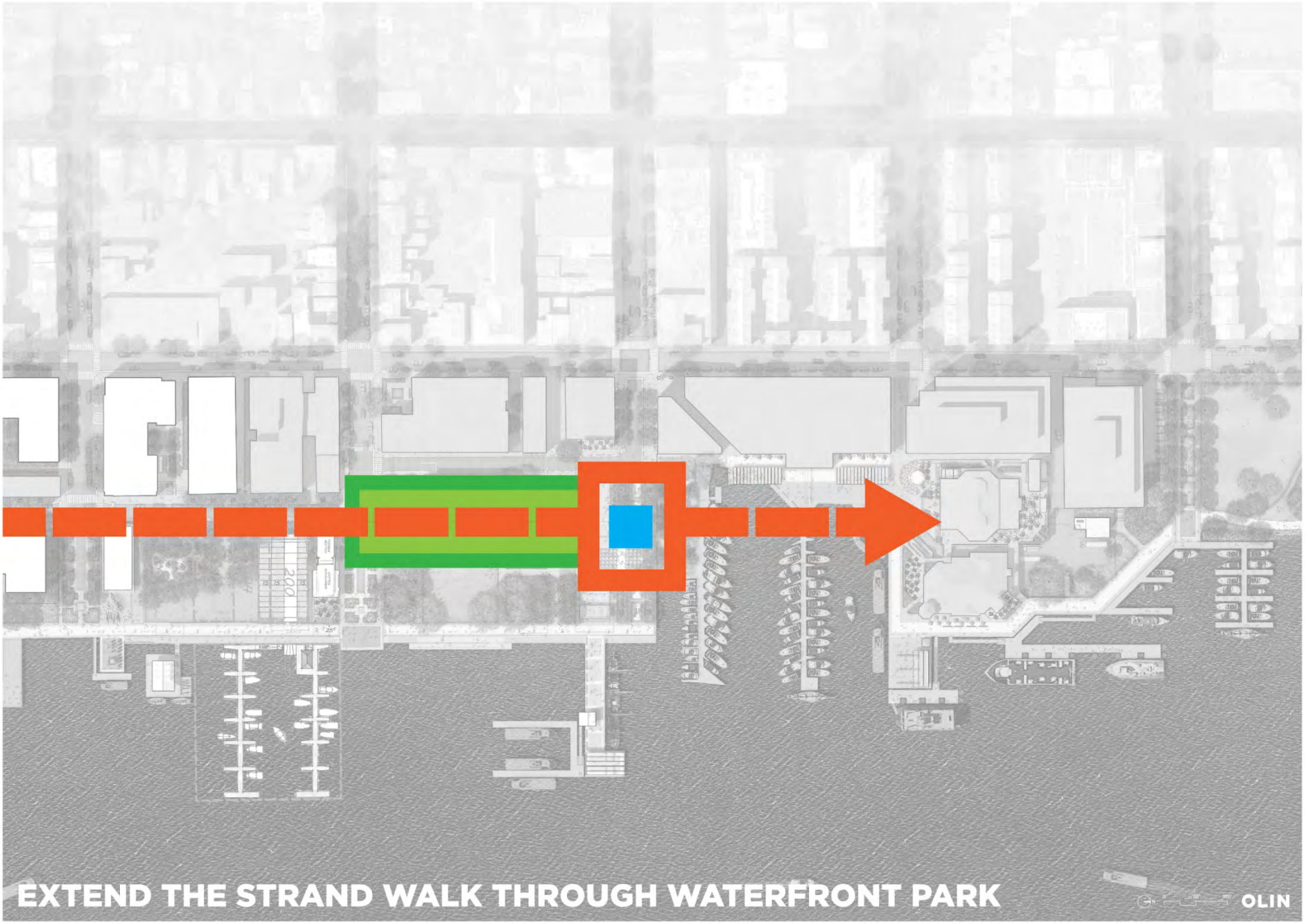

180°
VIEWS
VIEWS FROM THE UNIT BLOCK OF KING
OLIN

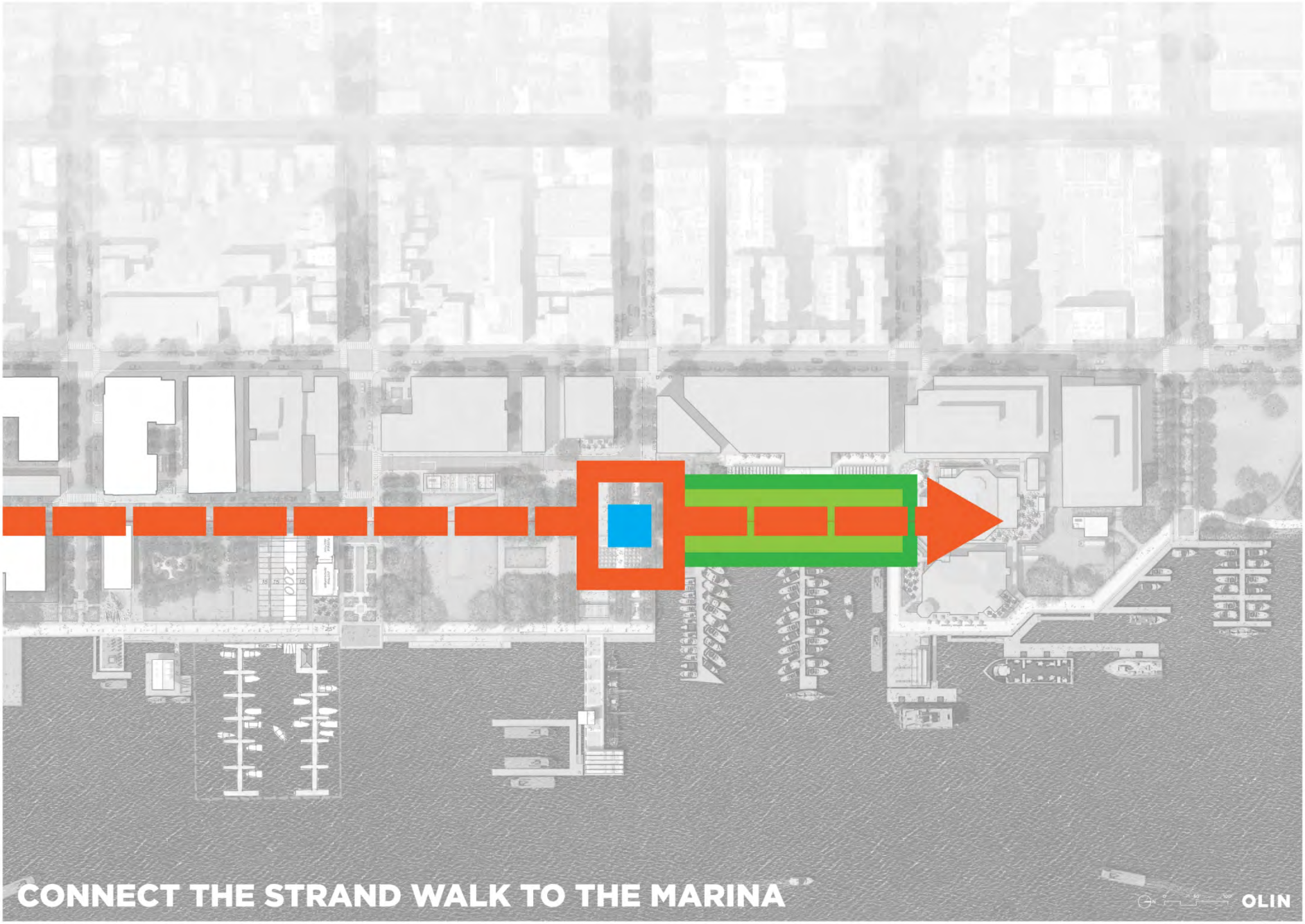

FOCAL POINT
REALIGN FITZGERALD SQUARE WITH KING STREET
OLIN

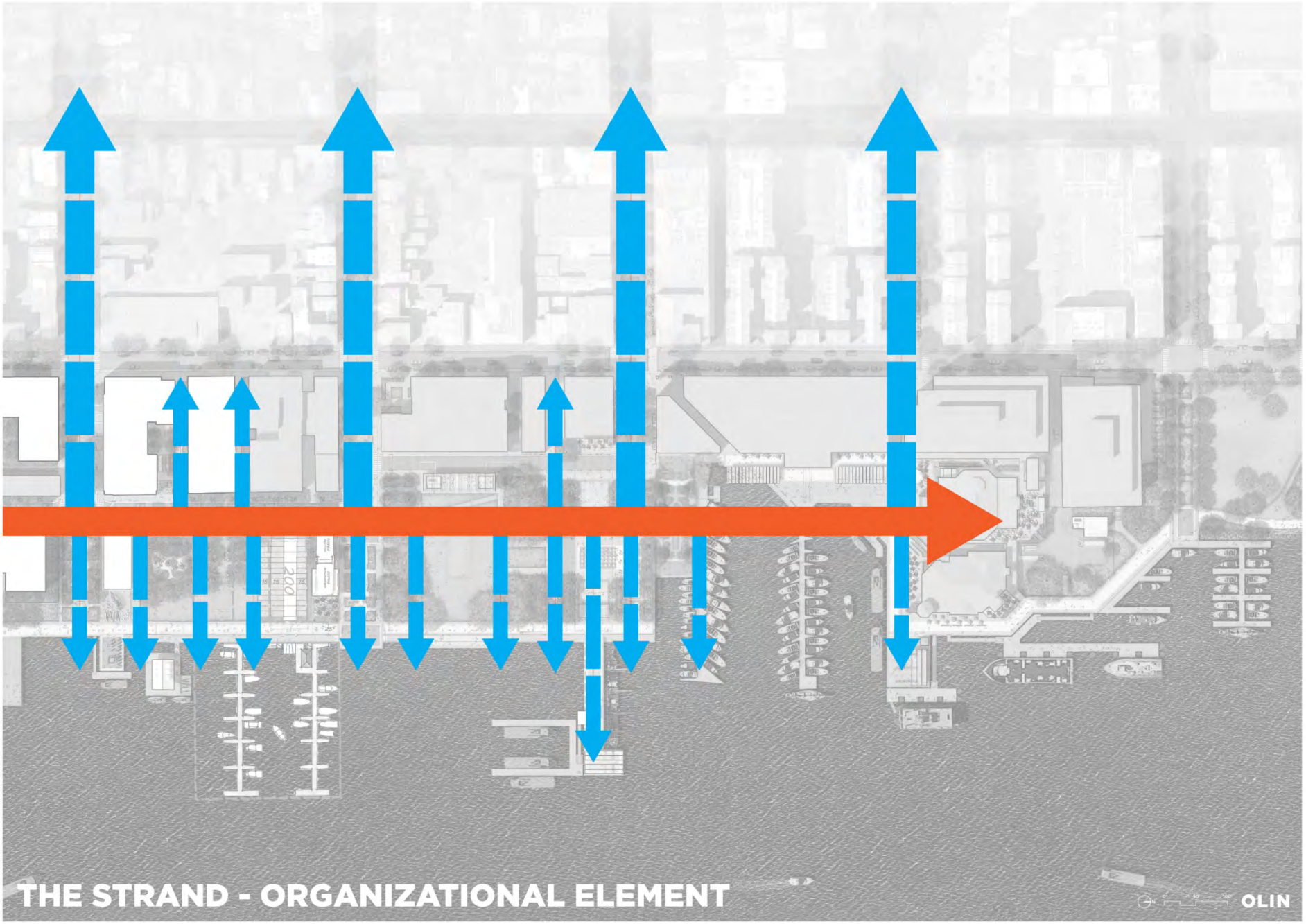

FOCAL POINT
GATHERING SPACE AT THE INTERSECTION OF KING + STRAND
OLIN


360°
VIEWS
VIEWS FROM FITZGERALD SQUARE
OLIN


PRESERVE THE STRAND WALK THROUGH POINT LUMLEY PARK
OLIN


EXTEND THE STRAND WALK THROUGH WATERFRONT PARK
OLIN


CONNECT THE STRAND WALK TO THE MARINA
OLIN


THE STRAND - ORGANIZATIONAL ELEMENT
OLIN

NEW ODBC PARKING LOT 45 SPACES
NEW ODBC CLUBHOUSE
PRINCE ST
KING ST
N. UNION ST
STRAND
NEW ODBC PIERS