

An aerial photograph of a city waterfront. The foreground shows a marina with several boats docked. Behind the marina is a dense urban area with many buildings, mostly multi-story brick structures. A prominent street runs vertically through the center of the image. The background shows a vast expanse of water and distant city buildings under a clear sky.

IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN

OLIN

Planning Commission WORK SESSION:
Waterfront Landscape and Flood Mitigation Design

April 1, 2014





PROJECT SCHEDULE

- Orange dot WATERFRONT COMMISSION MEETING
- Pink dot COMMUNITY MEETING
- Green dot WORKSESSION
- Cyan dot PUBLIC HEARING

↑
**ODBC
DECISION**





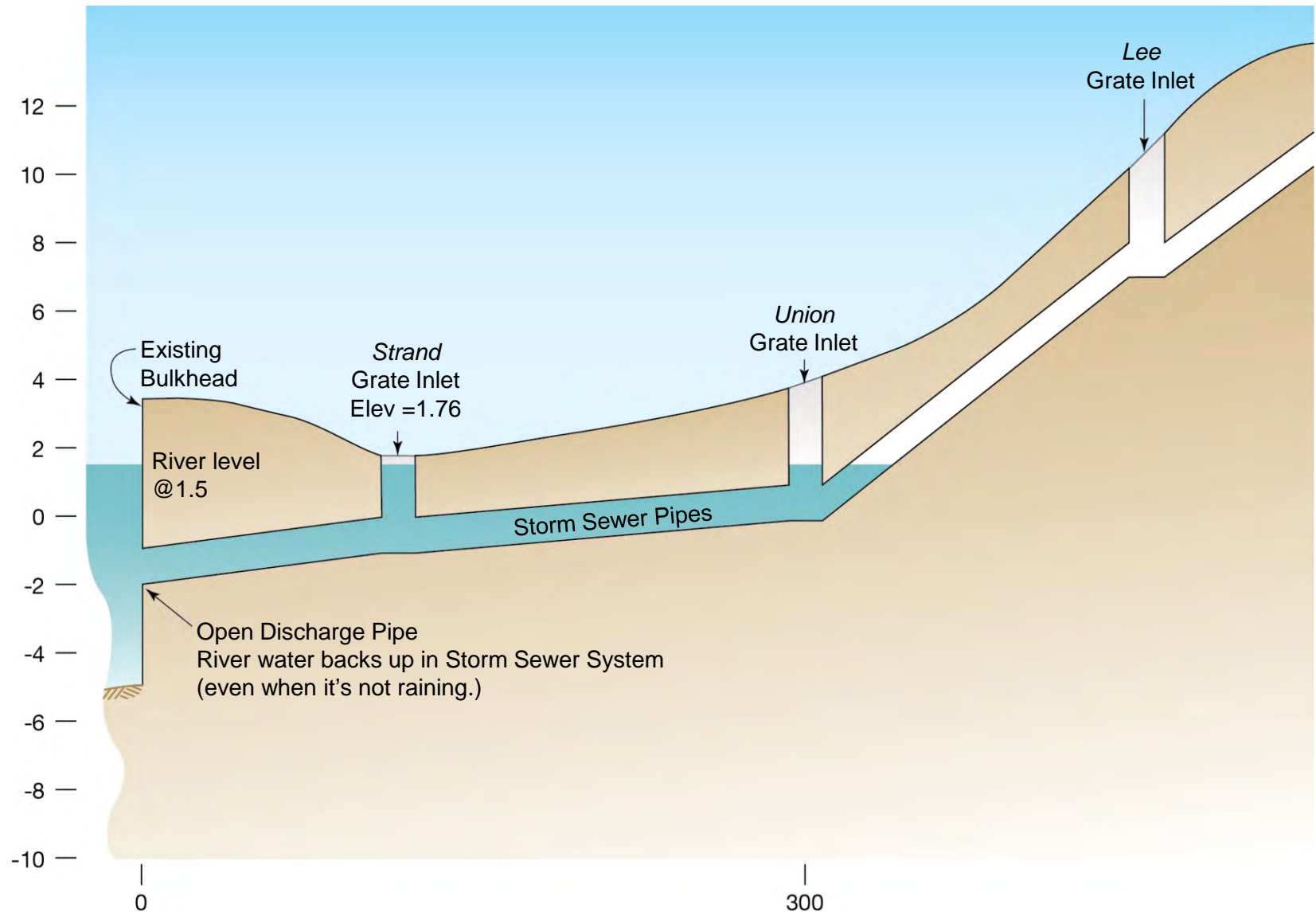
FLOOD MITIGATION

OLIN

PROJECT AREA OVERVIEW



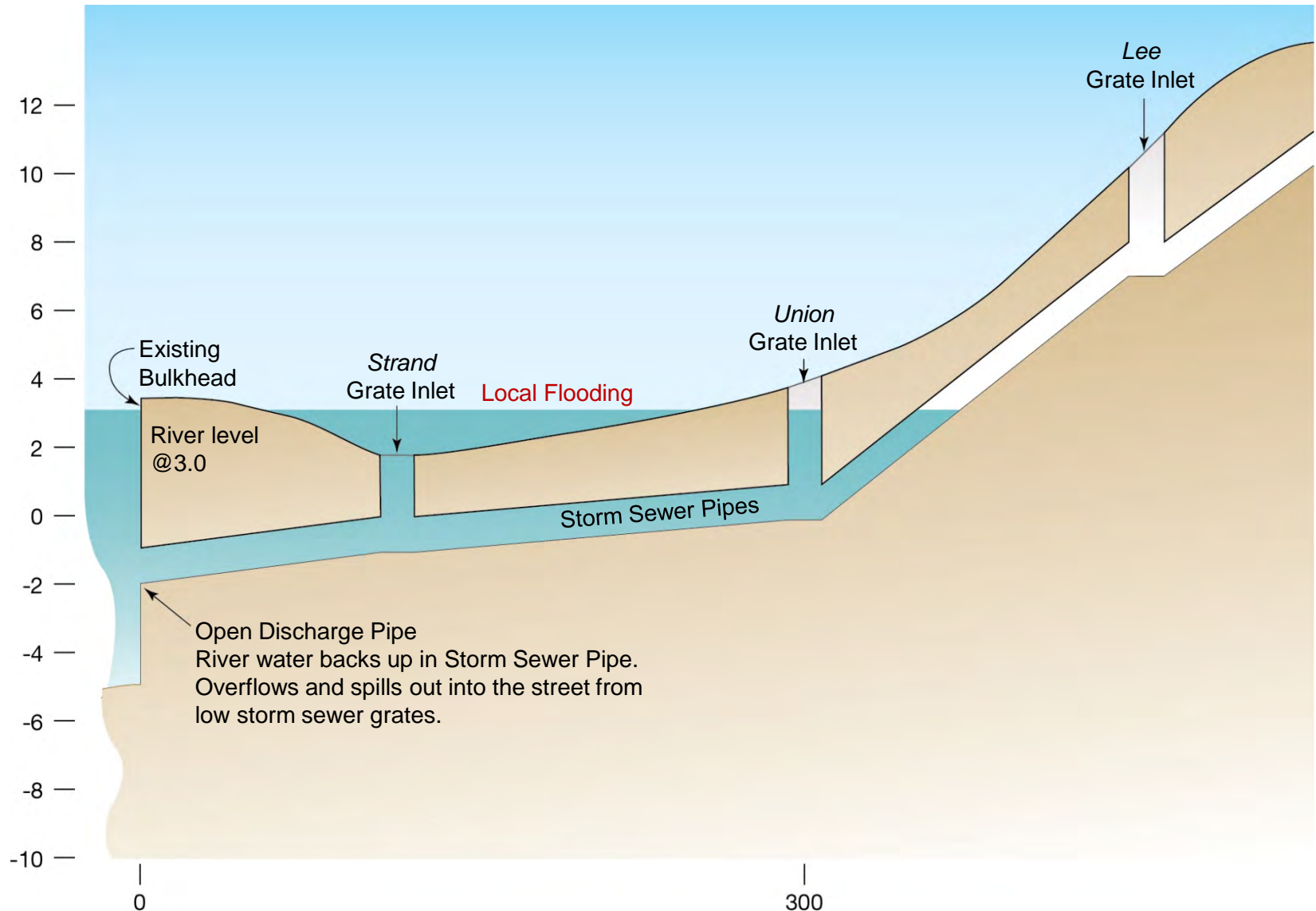
EXISTING STORM SEWER PROFILE AT RIVER ELEVATION = 1.50 FT



EXISTING CONDITIONS-NUISANCE FLOODING AT RIVER ELEVATION = 3.0 FT



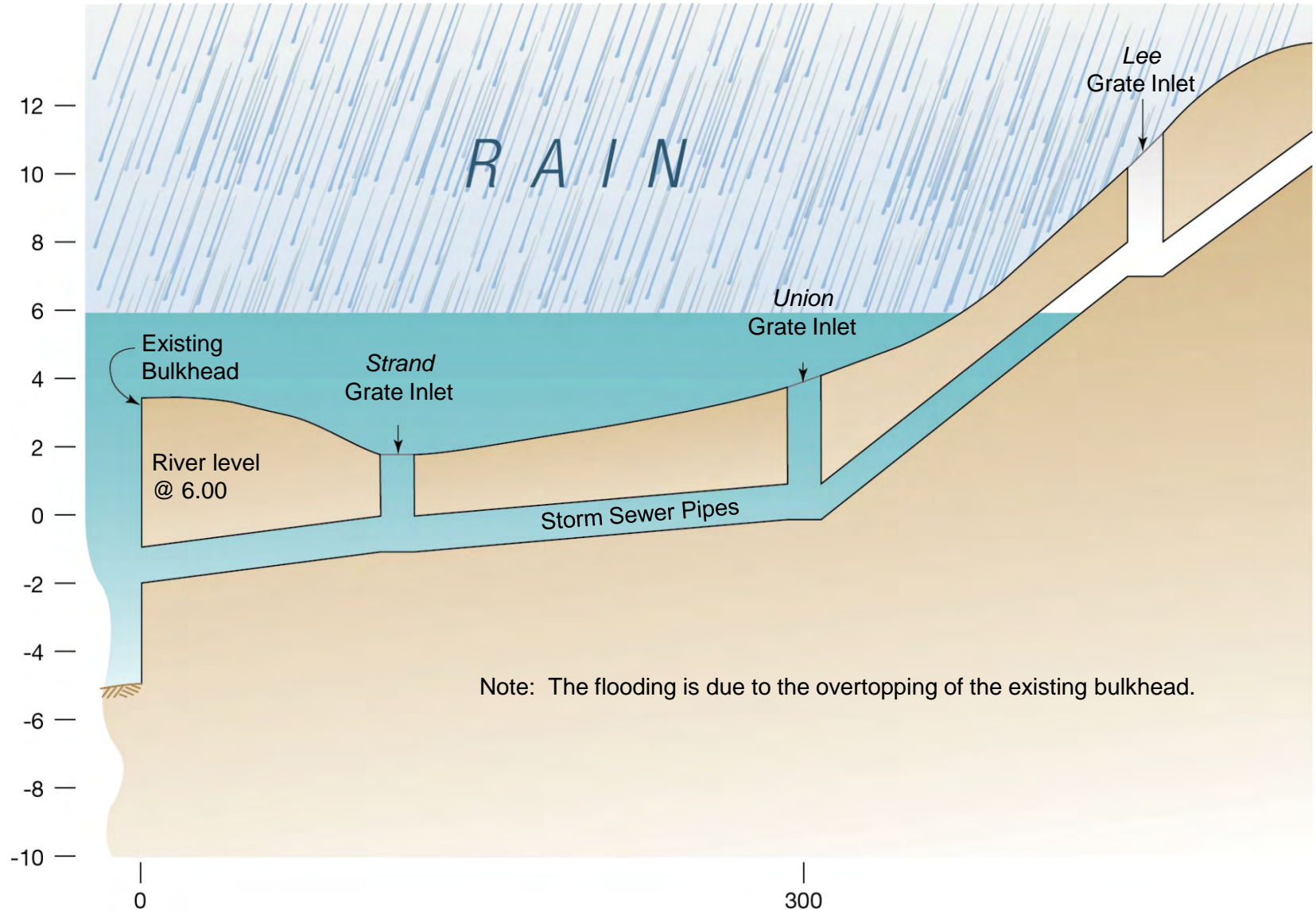
EXISTING STORM SEWER PROFILE- NUISANCE FLOODING AT RIVER ELEVATION = 3.0 FT



EXISTING CONDITIONS- RIVER FLOODING AT ELEVATION = 6.0 FT



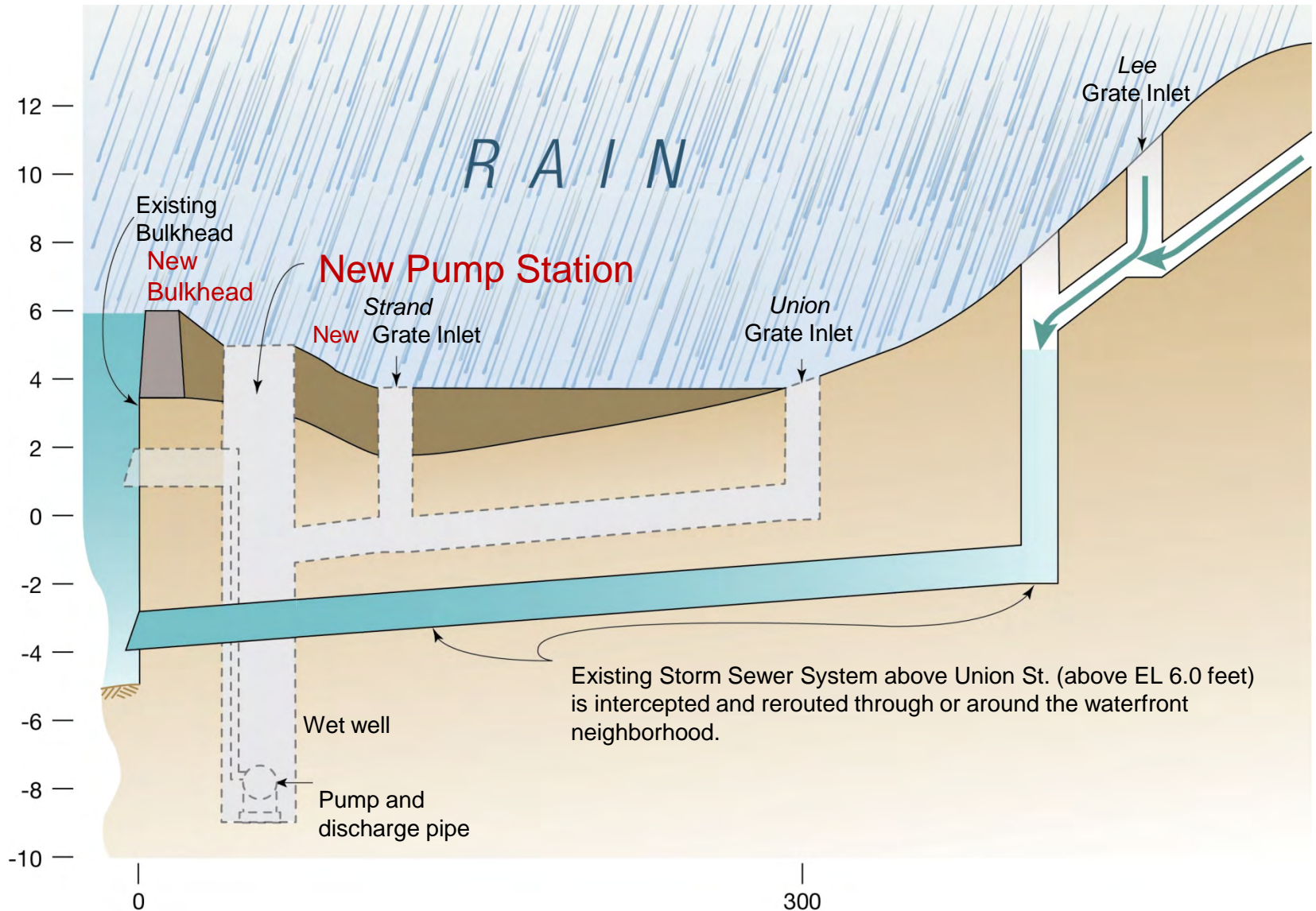
EXISTING STORM SEWER PROFILE- FLOODING AT RIVER ELEVATION = 6.0 FT



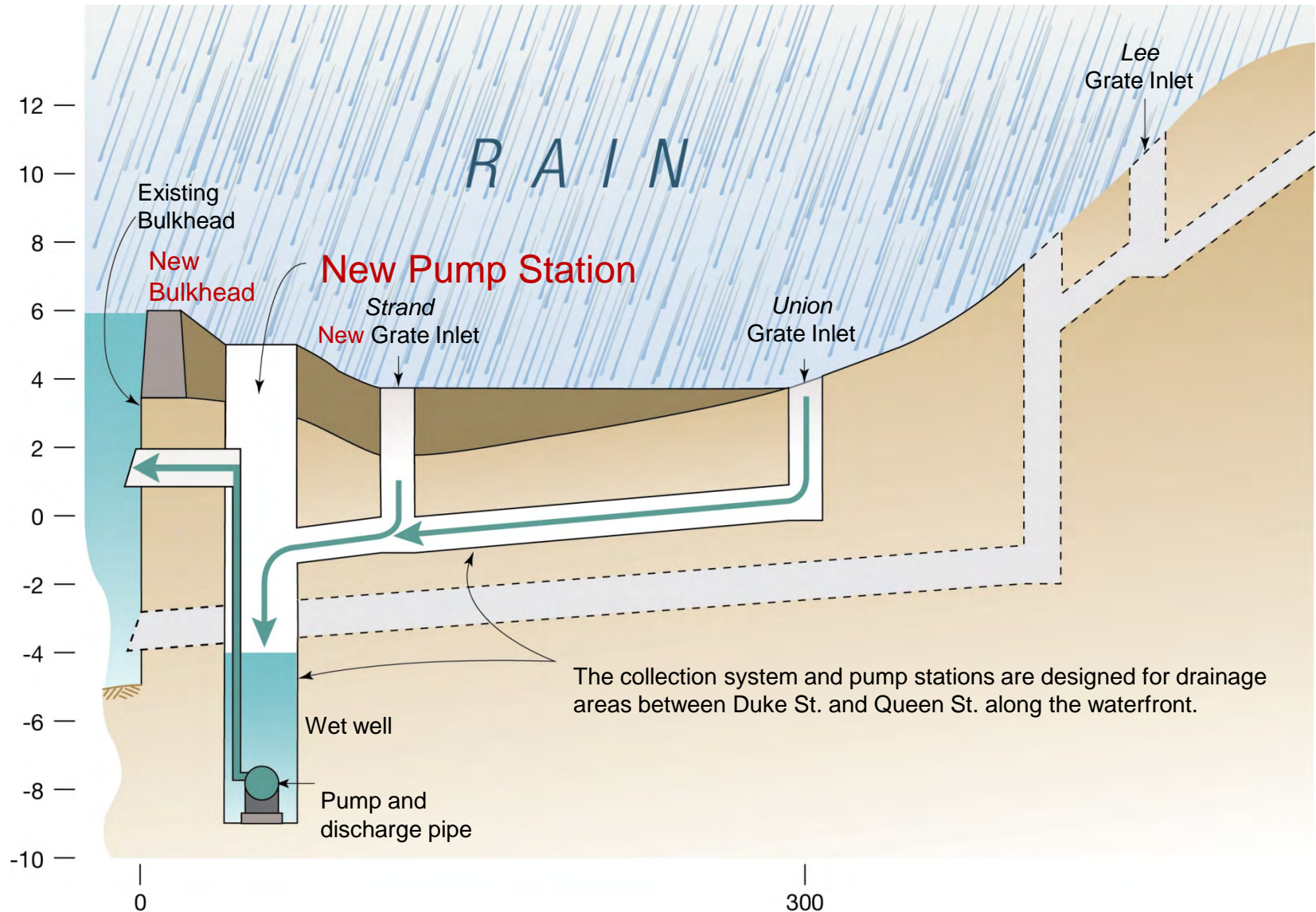
PROPOSED CONDITIONS WITH BULKHEAD AT ELEVATION = 6.0 FT



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



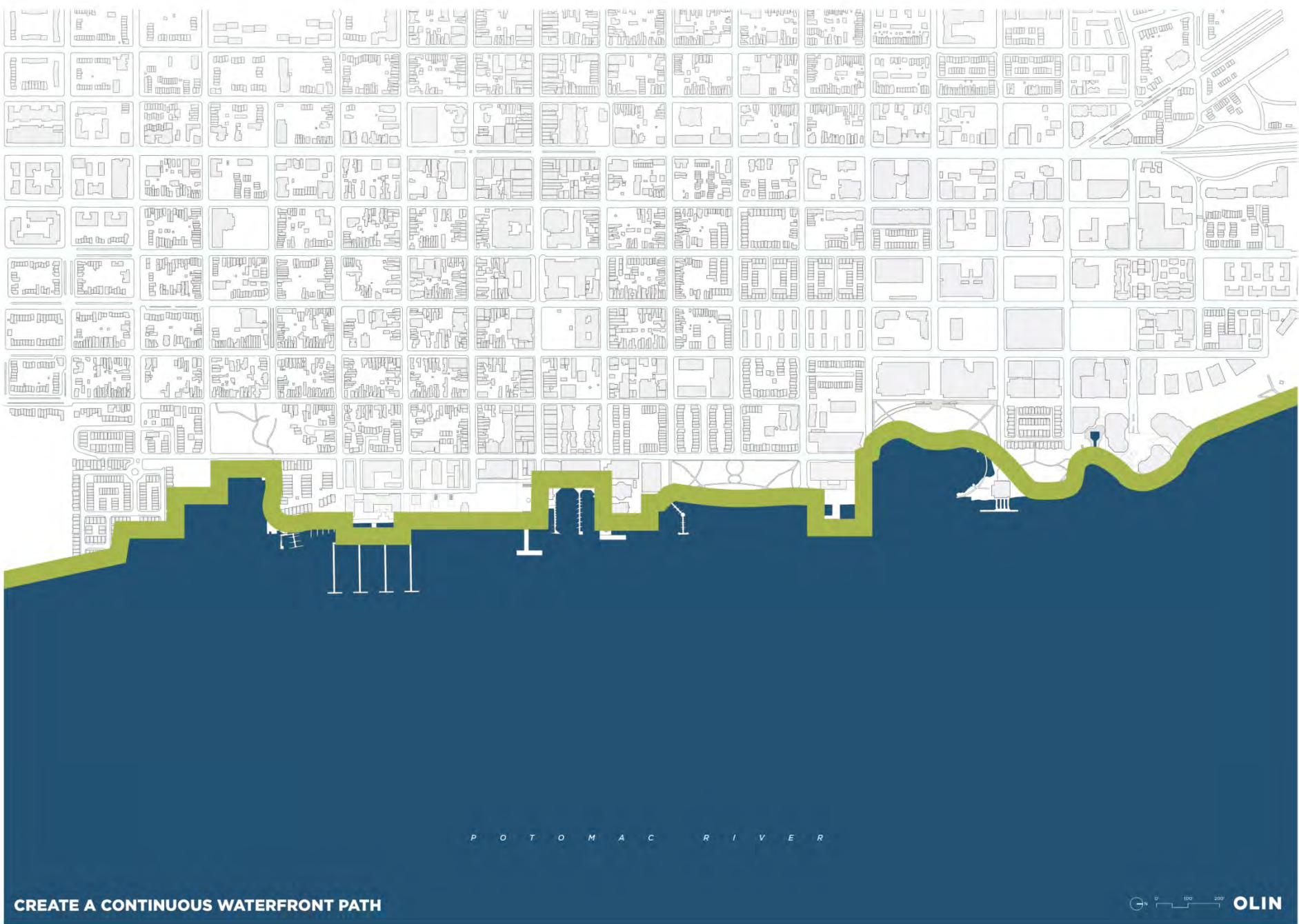
PROPOSED STORM SEWER PROFILE- SHOWING COLLECTION SYSTEM AND PUMP STATION





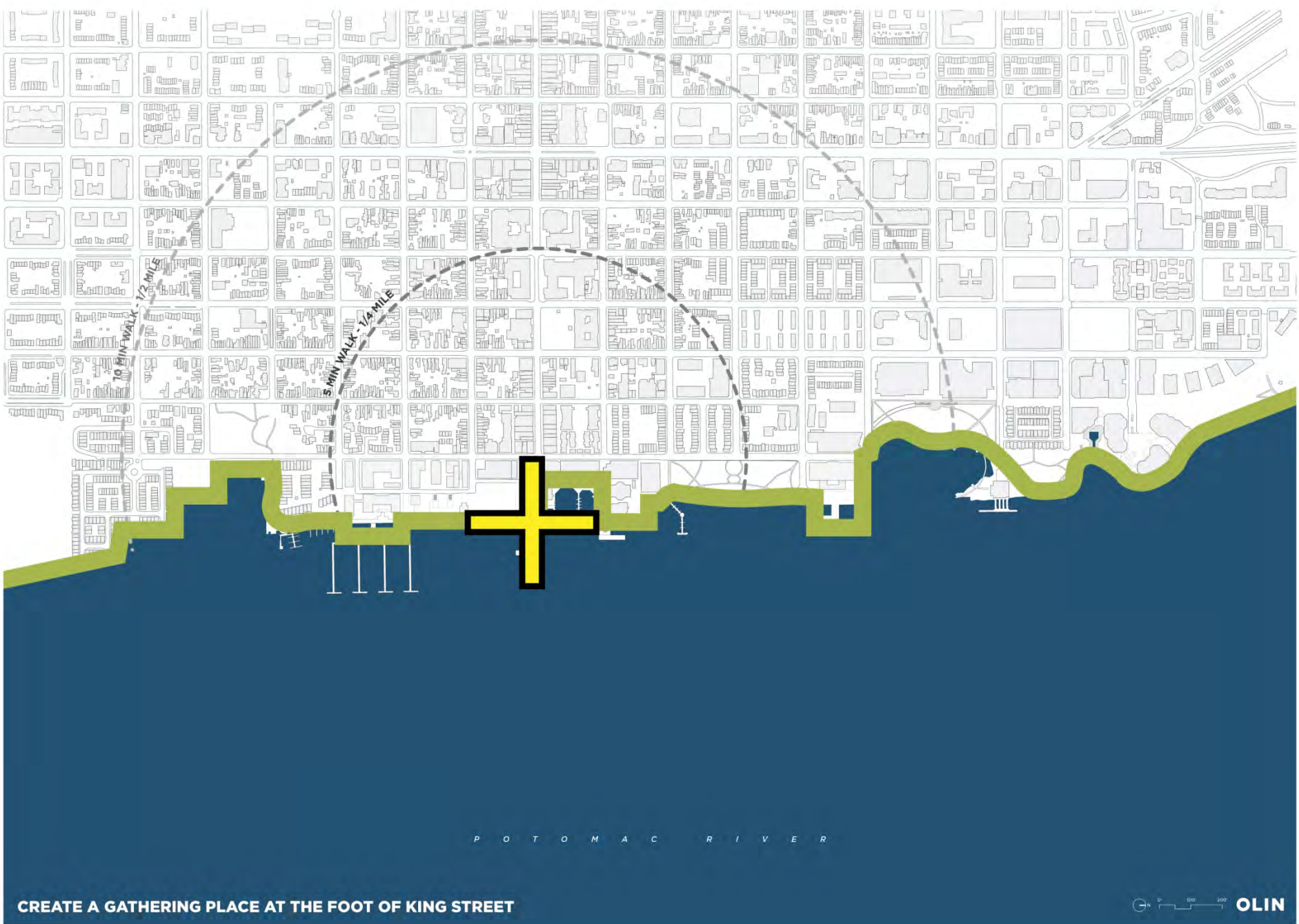
SMALL AREA PLAN GOALS

OLIN

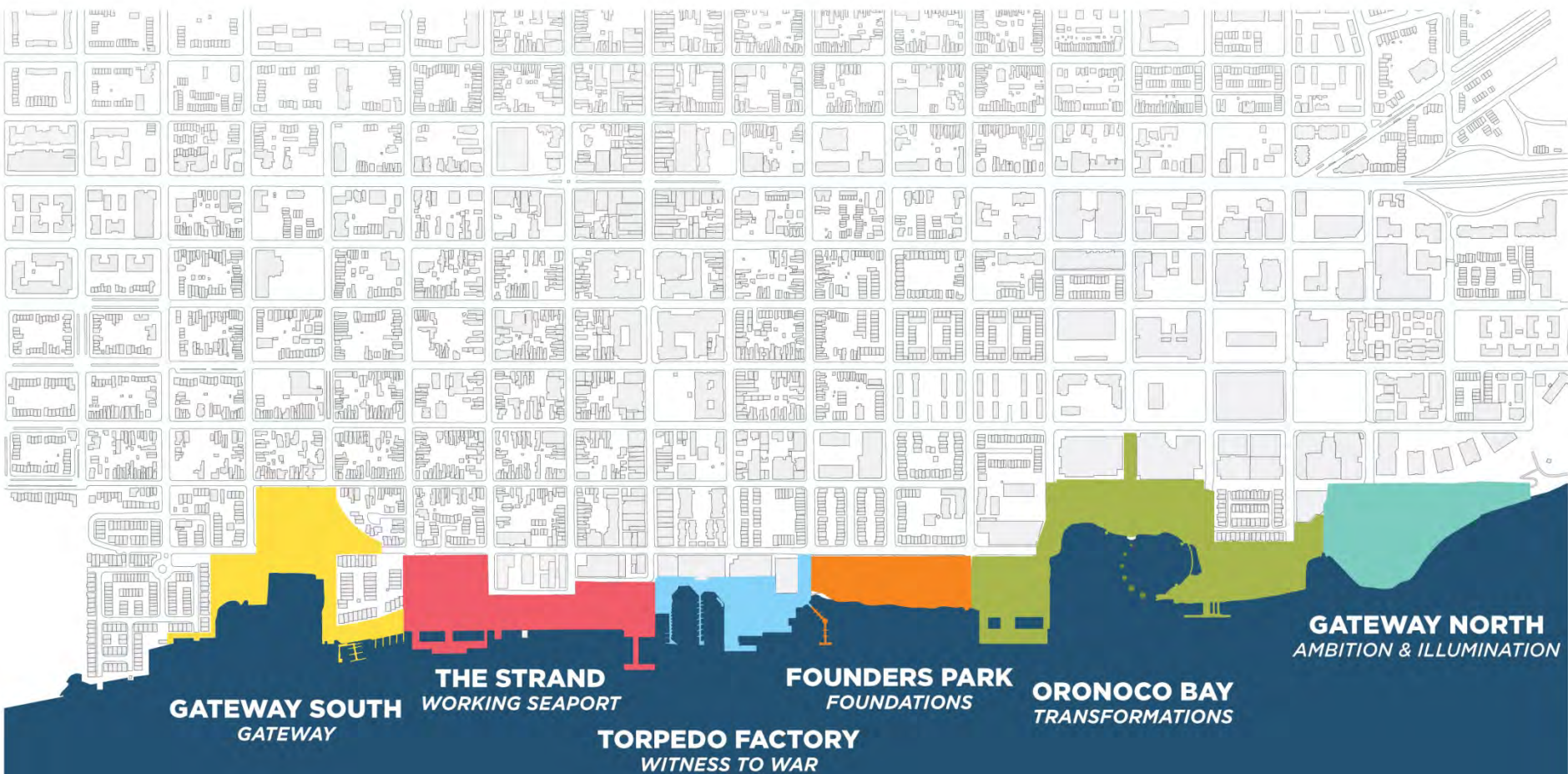


P O T O M A C R I V E R

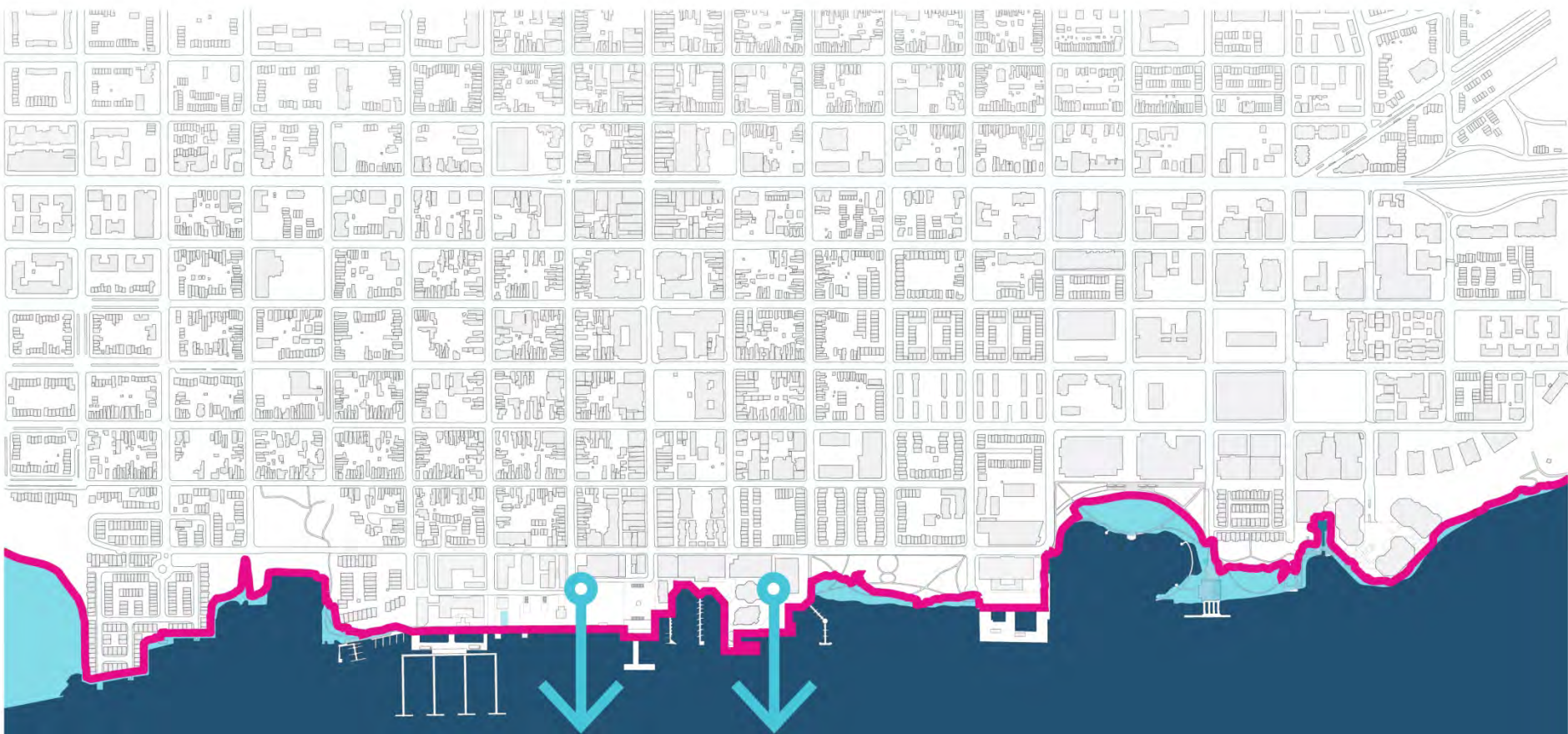
CREATE A CONTINUOUS WATERFRONT PATH



CREATE A GATHERING PLACE AT THE FOOT OF KING STREET

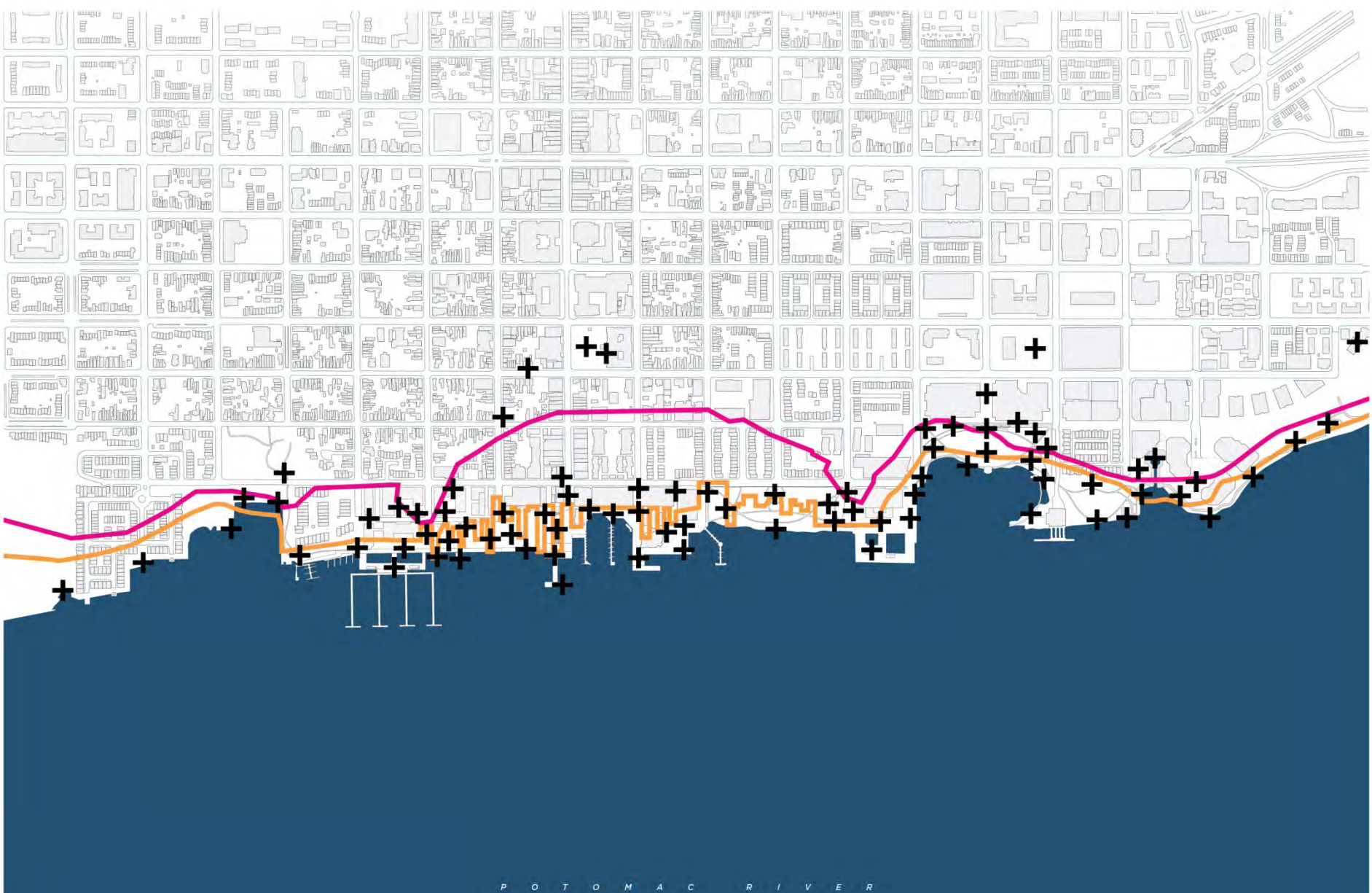


REINFORCE THE CULTURAL AREAS

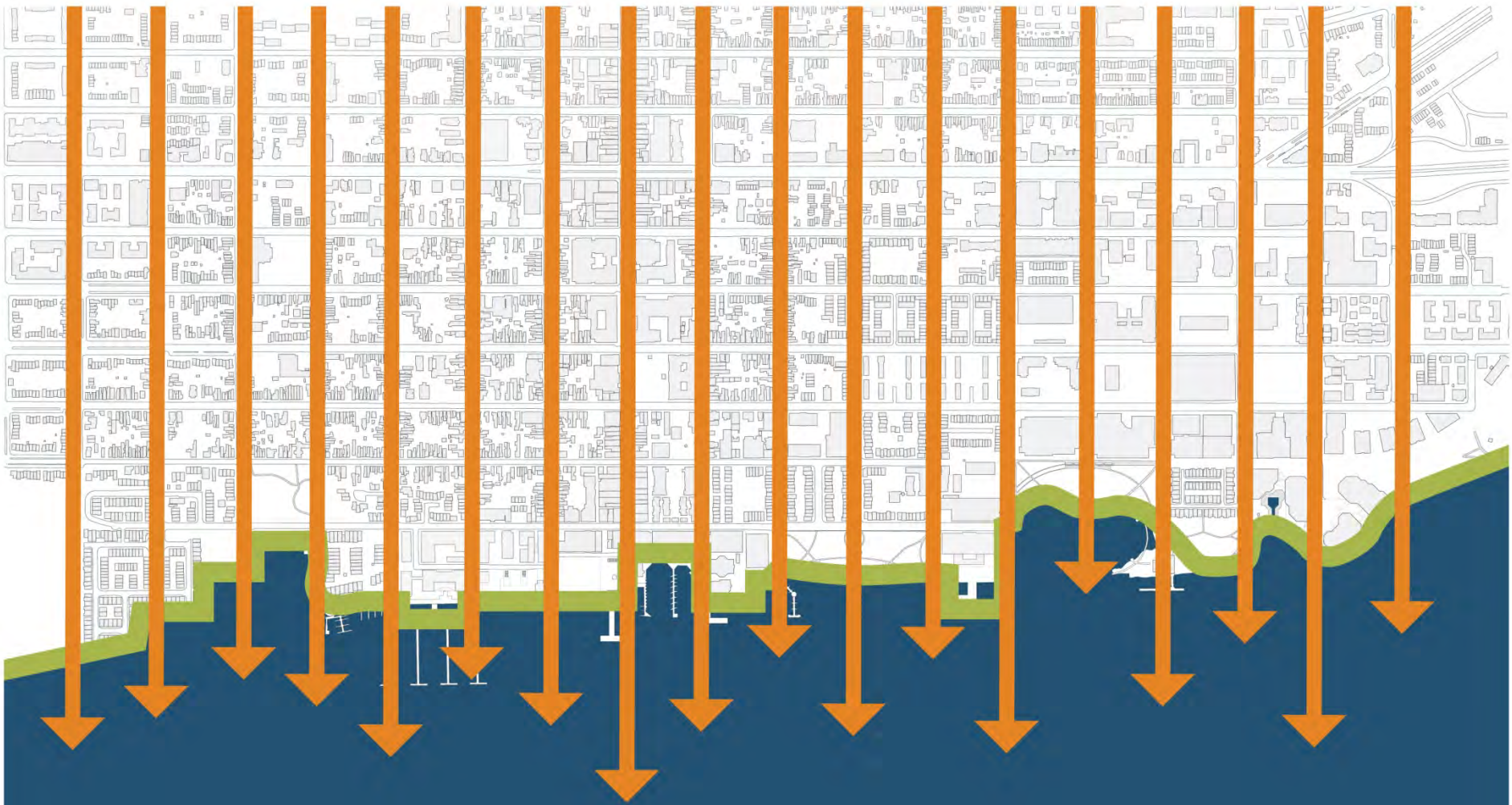


P O T O M A C R I V E R

MITIGATE NUISANCE FLOODING

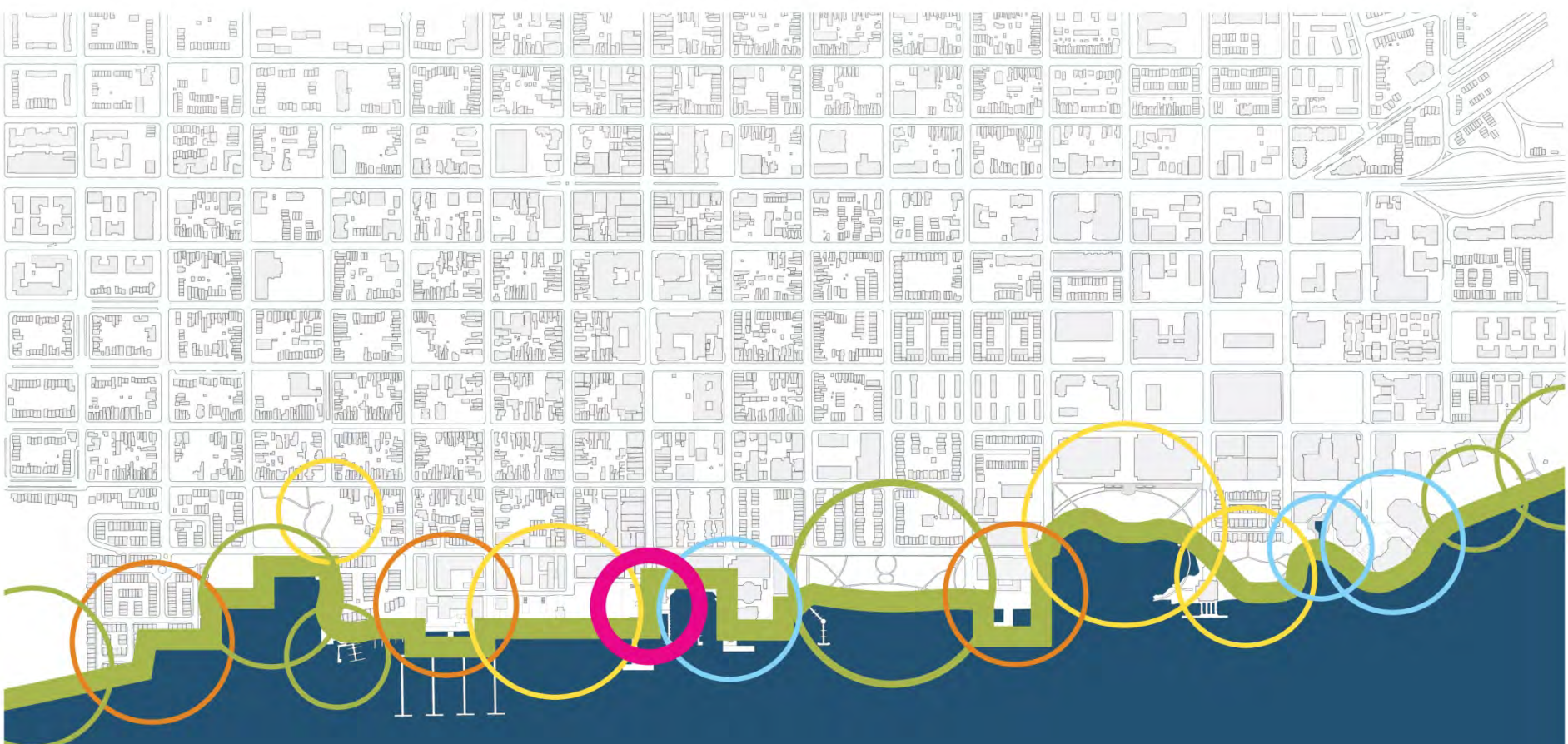


CELEBRATE HISTORY AND THE ARTS ALONG THE RIVERFRONT



P O T O M A C R I V E R

CONNECT THE CITY TO THE WATERFRONT



P O T O M A C R I V E R

PROVIDE A VARIETY OF WATERFRONT EXPERIENCES



P O T O M A C R I V E R

ENHANCE THE ECOLOGICAL & SUSTAINABLE SYSTEMS ALONG THE WATERFRONT



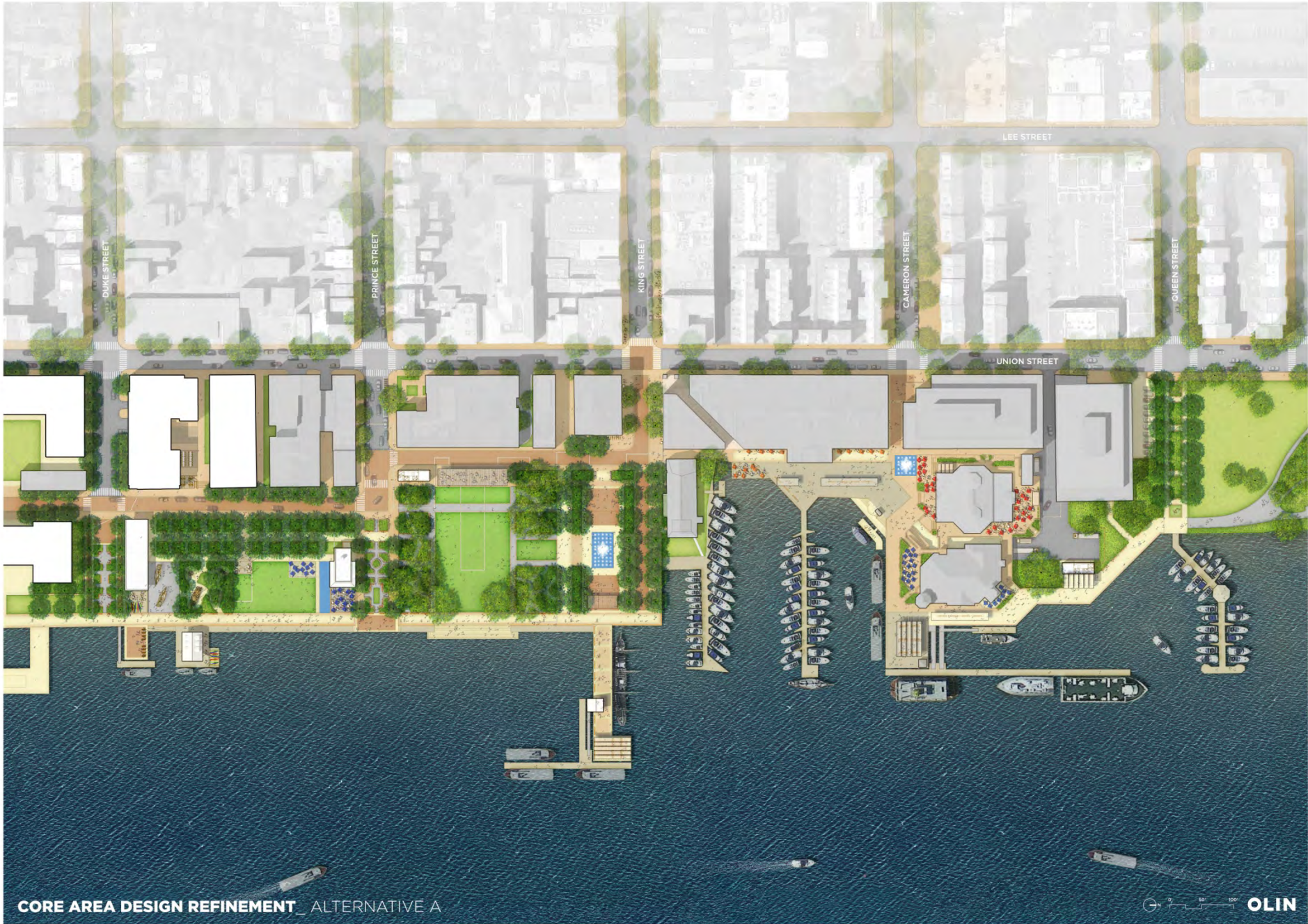
CORE AREA - DESIGN ALTERNATIVE C

OLIN



COMMUNITY MEETING #3

FEBRUARY 6, 2014 **OLIN**



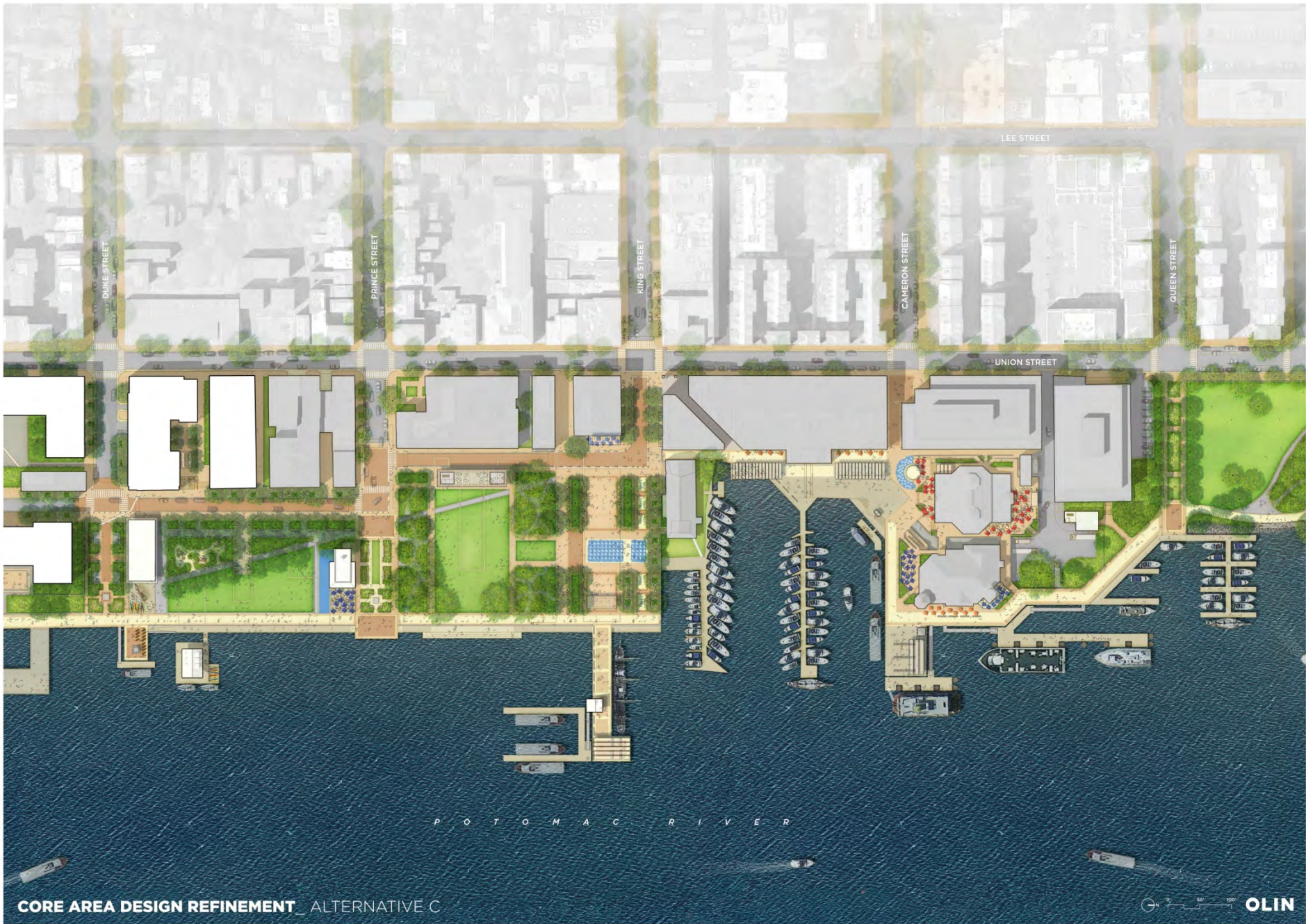


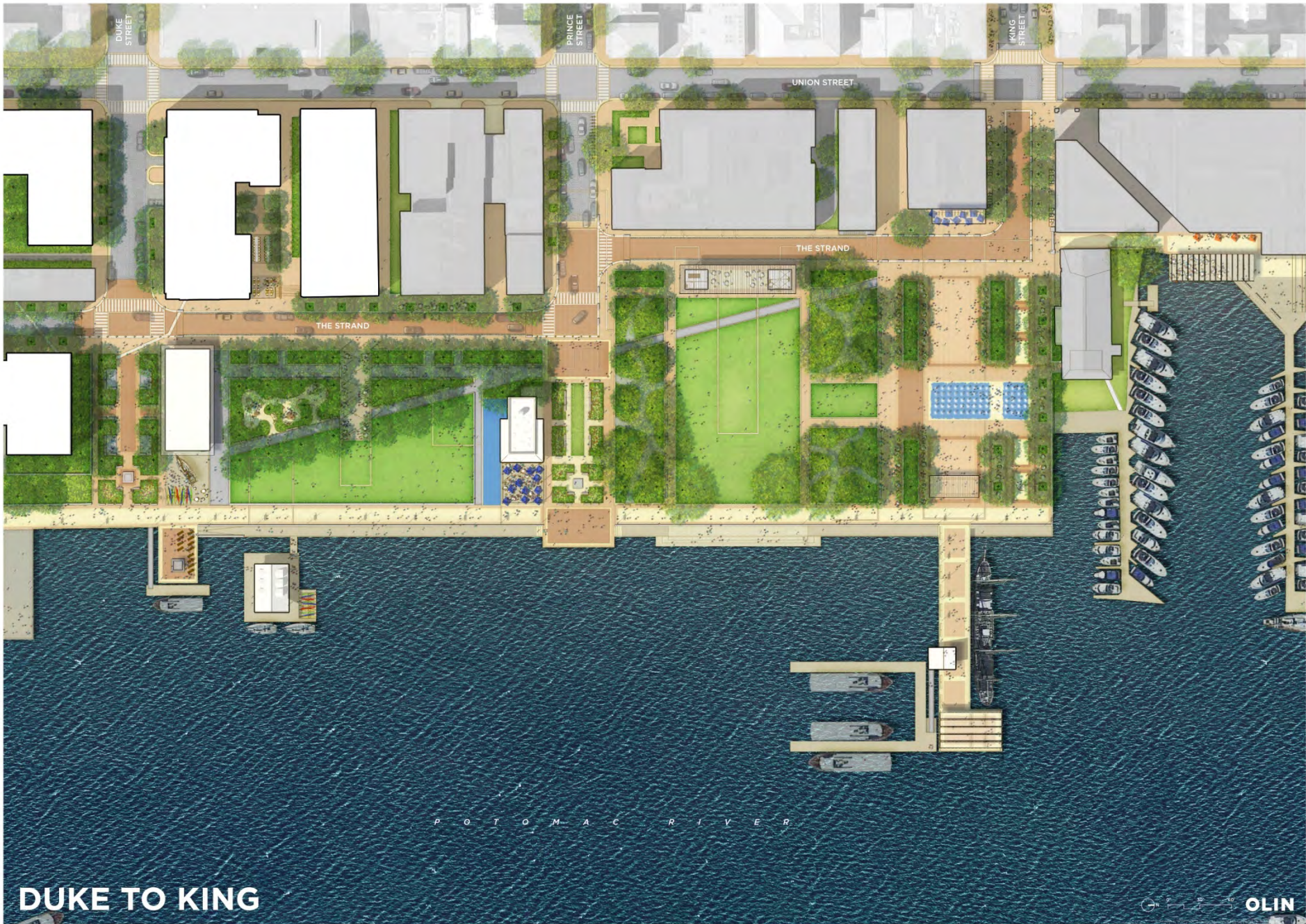


COMMUNITY MEETING #4

March 6, 2014

OLIN





DUKE TO KING

P O T O M A C R I V E R





FOOT OF KING STREET



STRAND FROM UNIT BLOCK OF KING STREET LOOKING SOUTH



FITZGERALD SQUARE - SUMMER



FITZGERALD SQUARE - WINTER



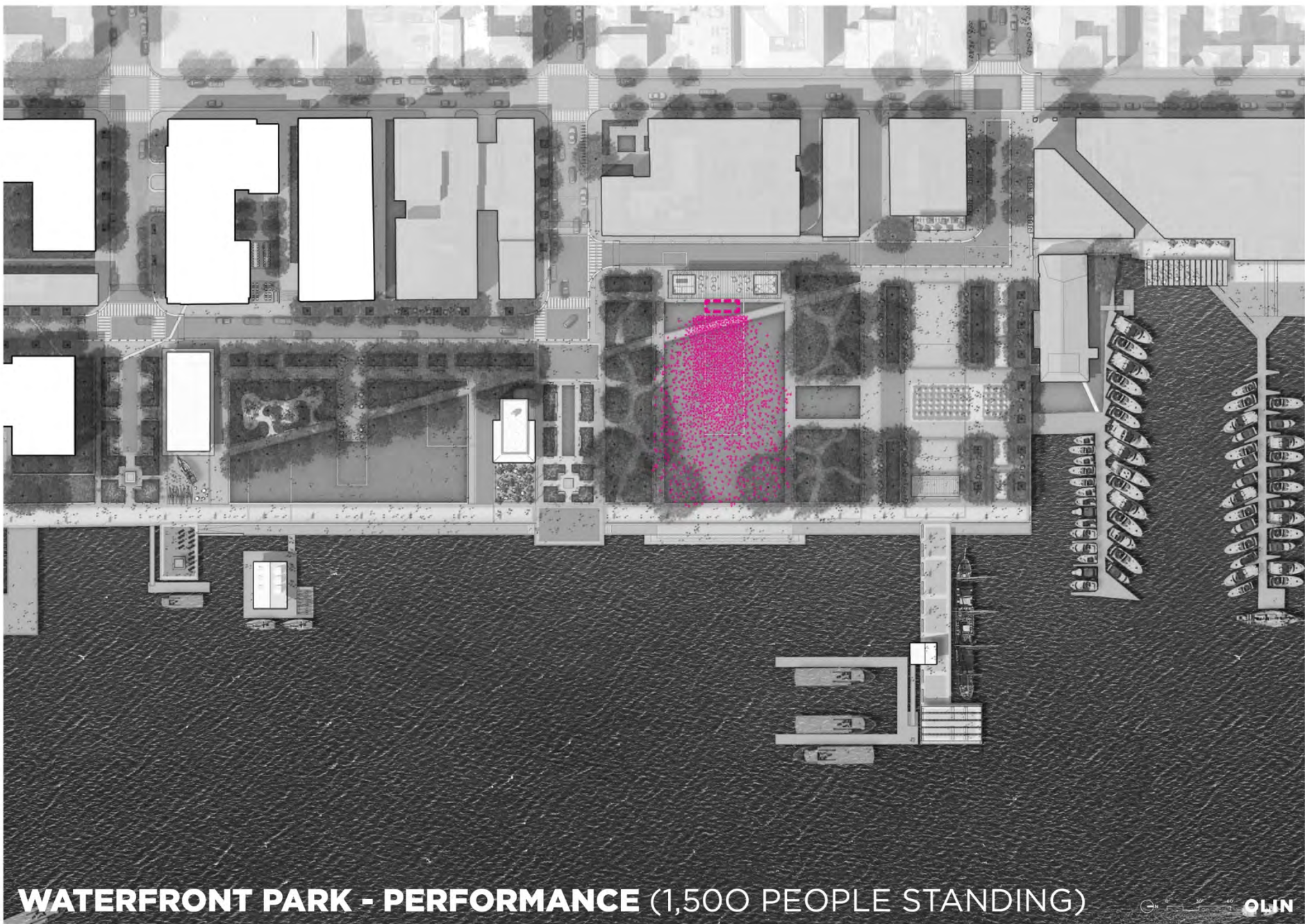
BEACHCOMBER FROM WATERFRONT PROMENADE



POINT LUMLEY PARK FROM THE WATERFRONT PROMENADE



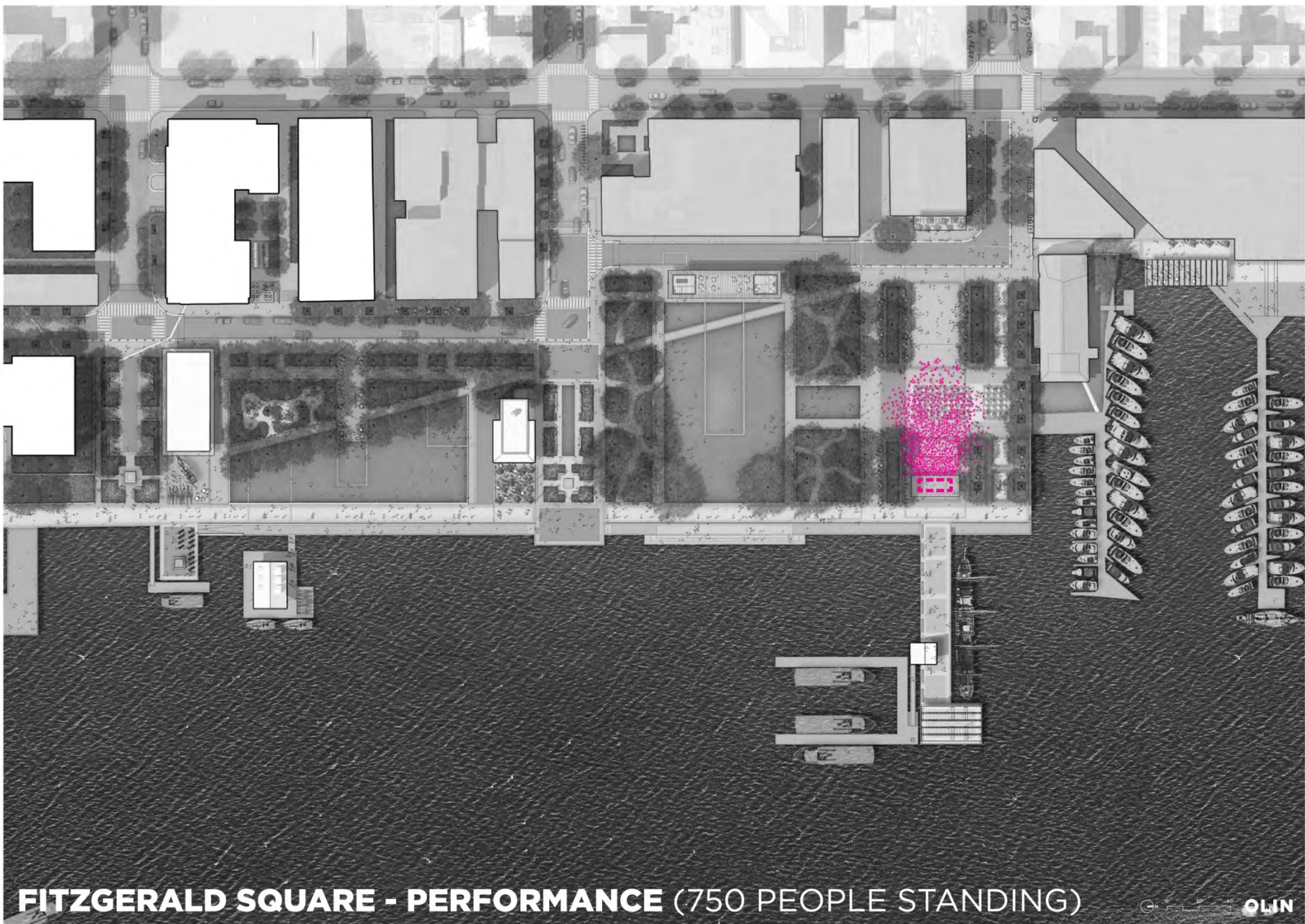
WATERFRONT PARK - OUTDOOR MOVIE (500 PEOPLE SEATED)



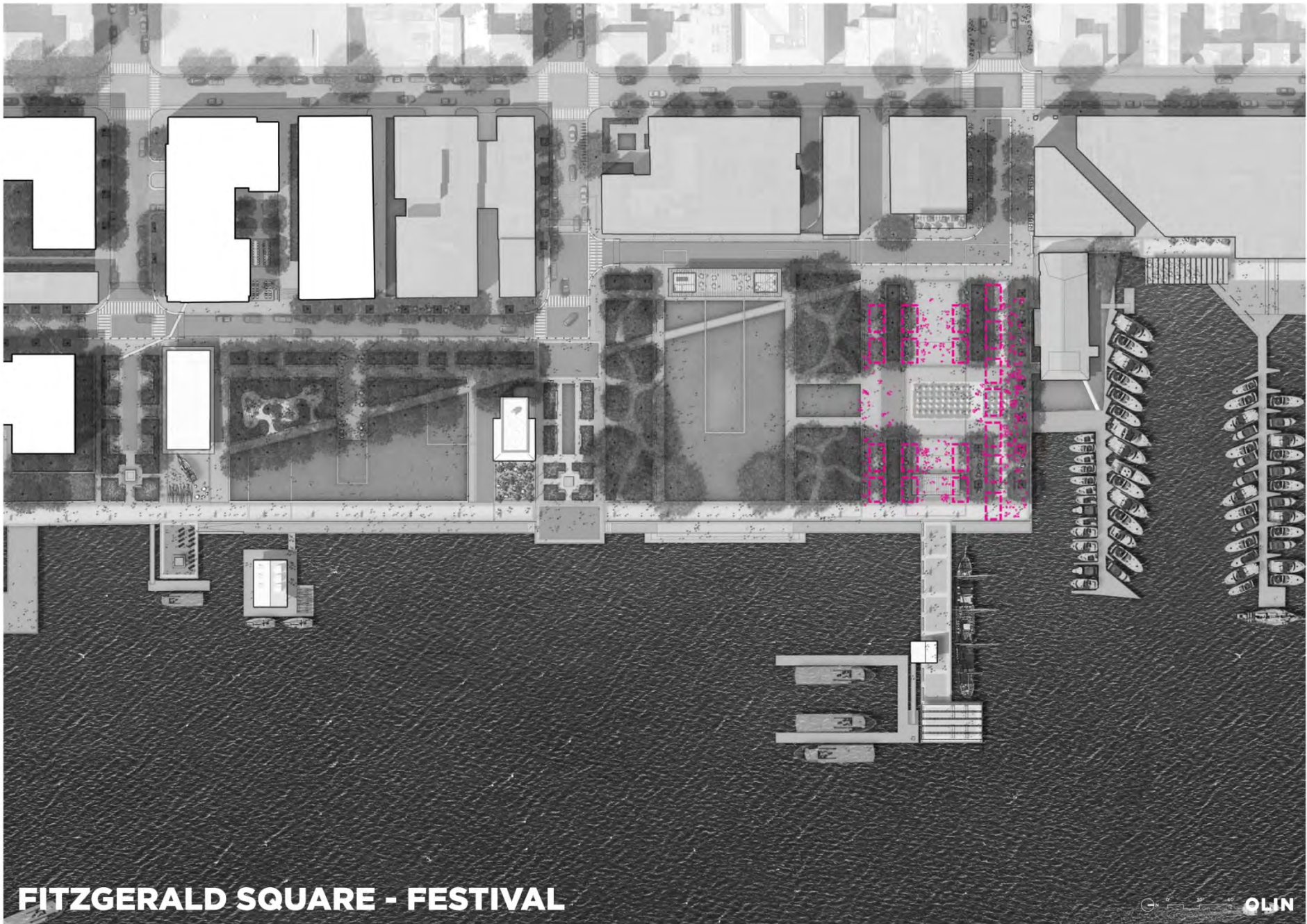
WATERFRONT PARK - PERFORMANCE (1,500 PEOPLE STANDING)



WATERFRONT PARK - FESTIVAL



FITZGERALD SQUARE - PERFORMANCE (750 PEOPLE STANDING)

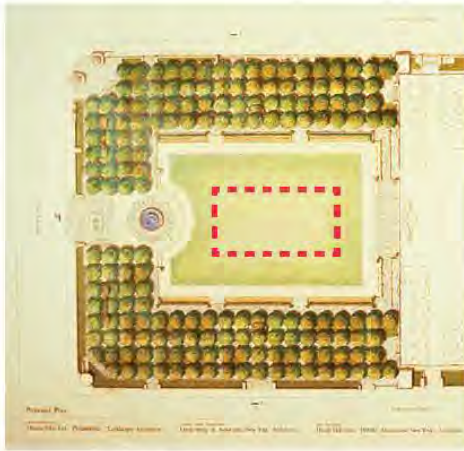


FITZGERALD SQUARE - FESTIVAL



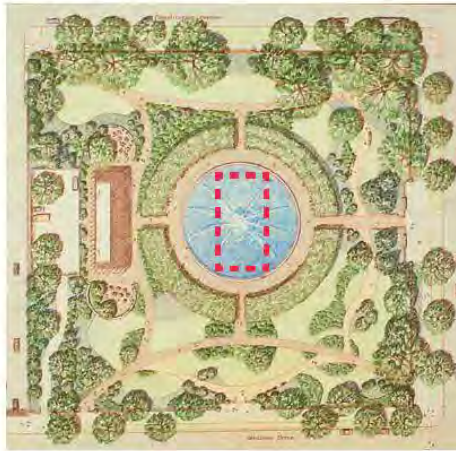
FITZGERALD SQUARE - ICE SKATING (7,000 SF - 140 SKATERS)

Option 1 - Temporary
(annual rental of all components)



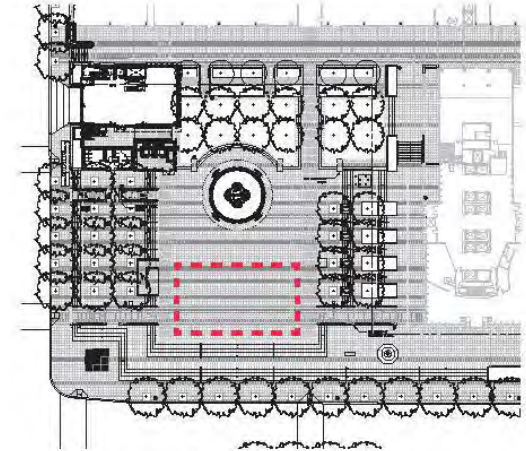
Bryant Park, NY

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



National Gallery of Art, DC - Standard Rink

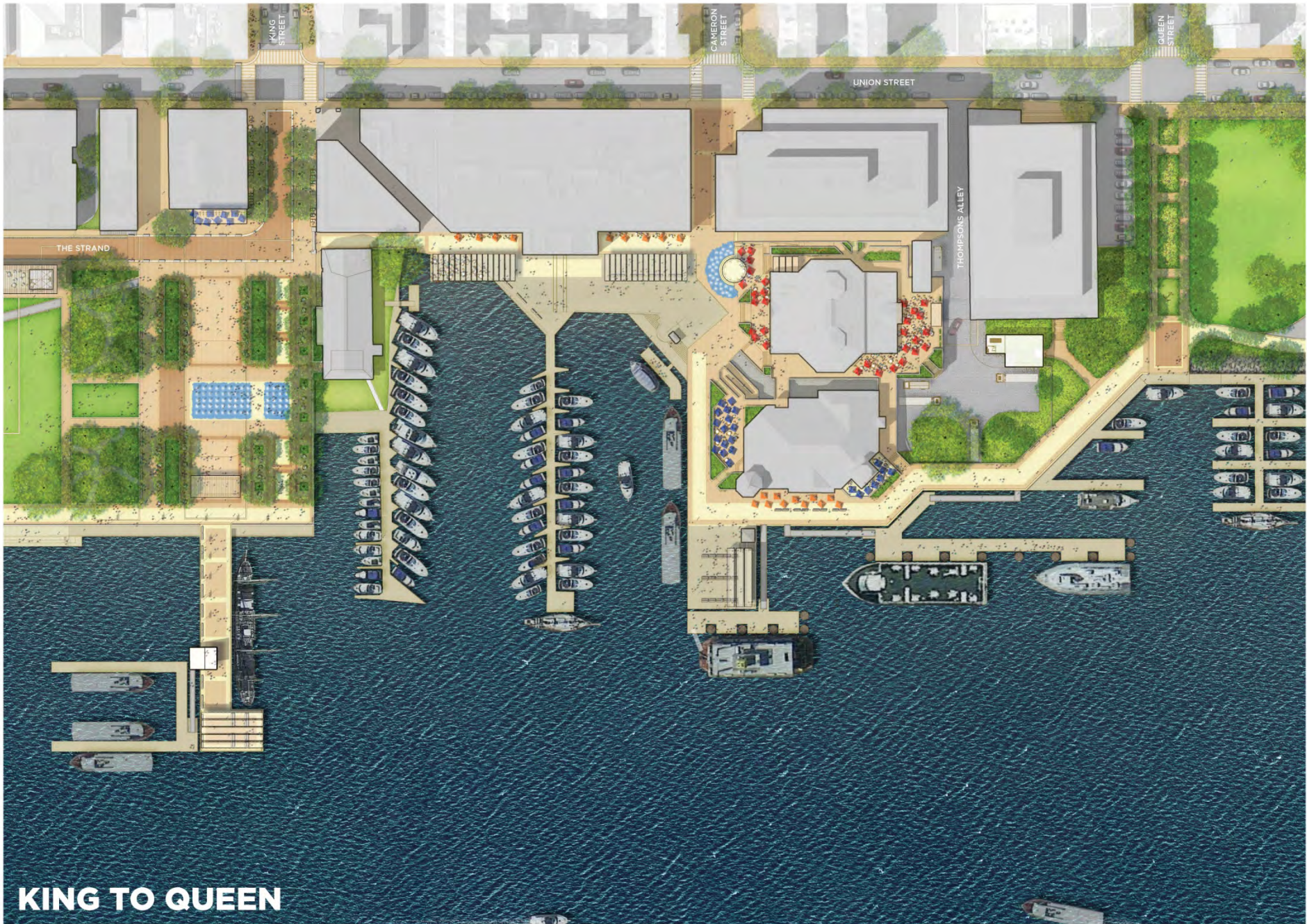
Option 3 - Hybrid
(modified mechanical system installed,
other components rented annually)



Fountain Square, OH



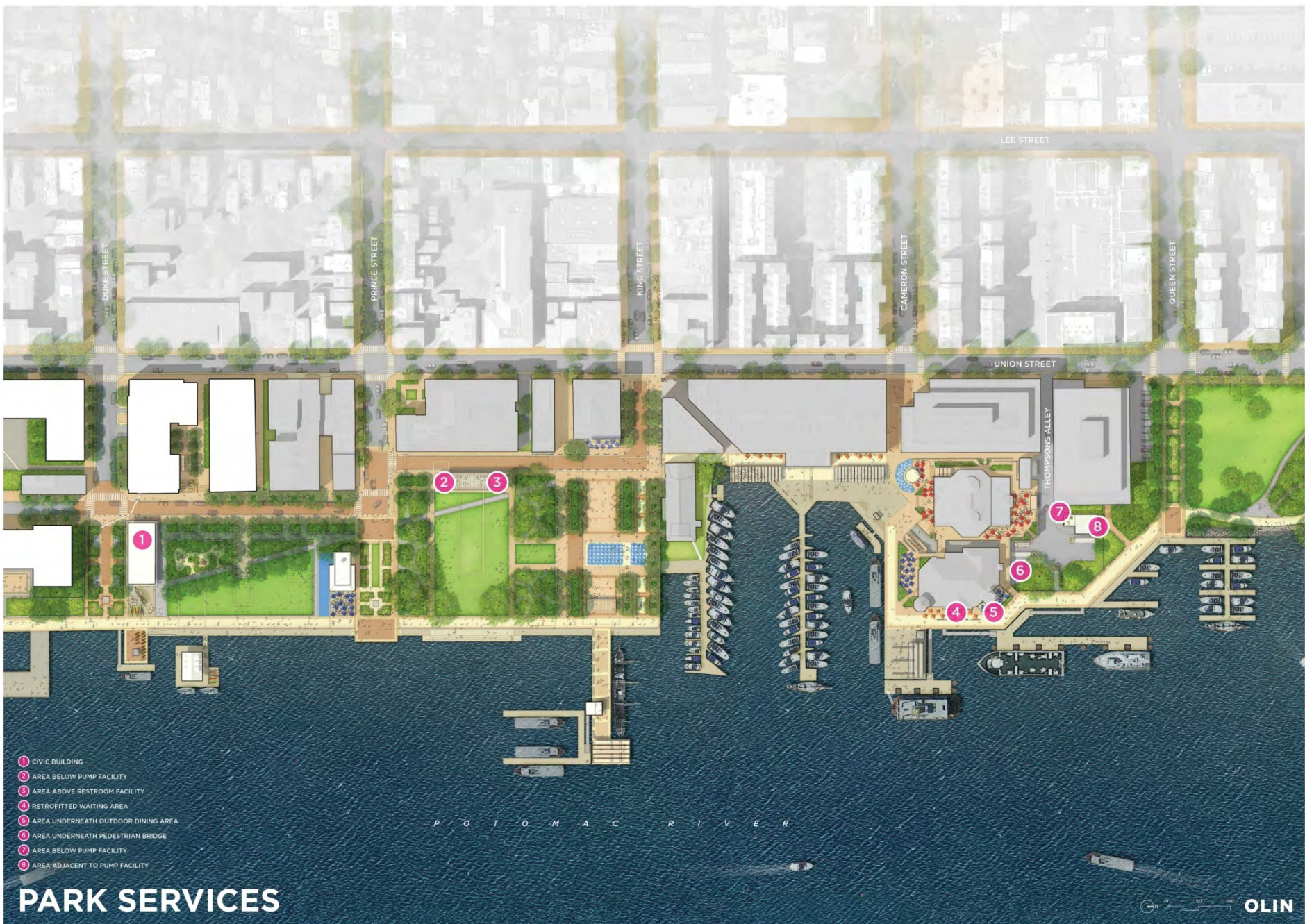
Canal Park, DC - Loop Rink



KING TO QUEEN



TORPEDO FACTORY / MARINA - SMALL PERFORMANCE



- 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

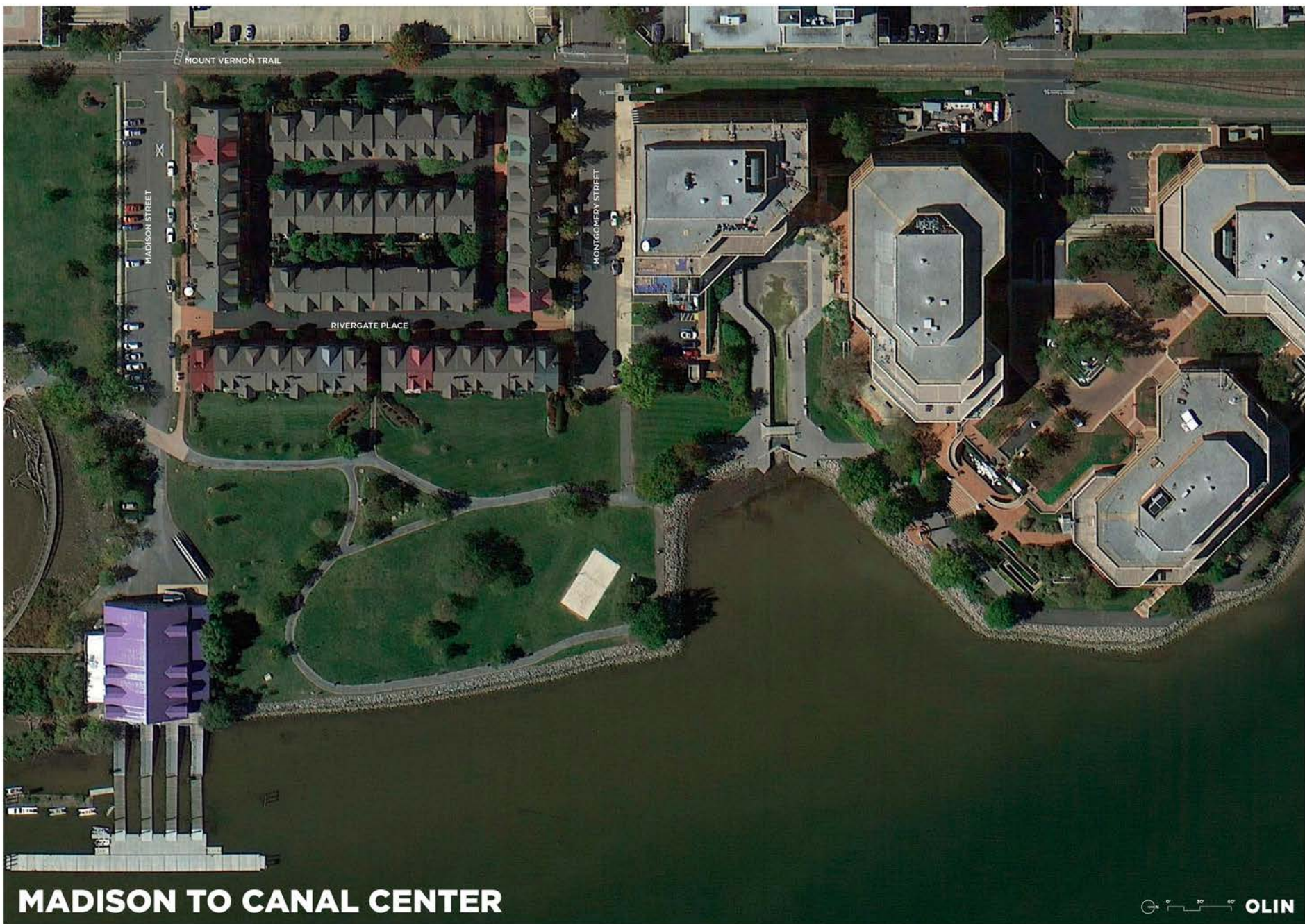
P O T O M A C R I V E R

PARK SERVICES

An aerial photograph of a large, diverse crowd of people gathered on a vast, green lawn. The people are scattered across the entire frame, some sitting on blankets, others standing in small groups, and many walking. The perspective is from directly above, looking down on the scene. The text "CONCEPT DESIGNS OUTSIDE CORE AREA" is overlaid in the center of the image, and the word "OLIN" is in the bottom right corner.

CONCEPT DESIGNS OUTSIDE CORE AREA

OLIN



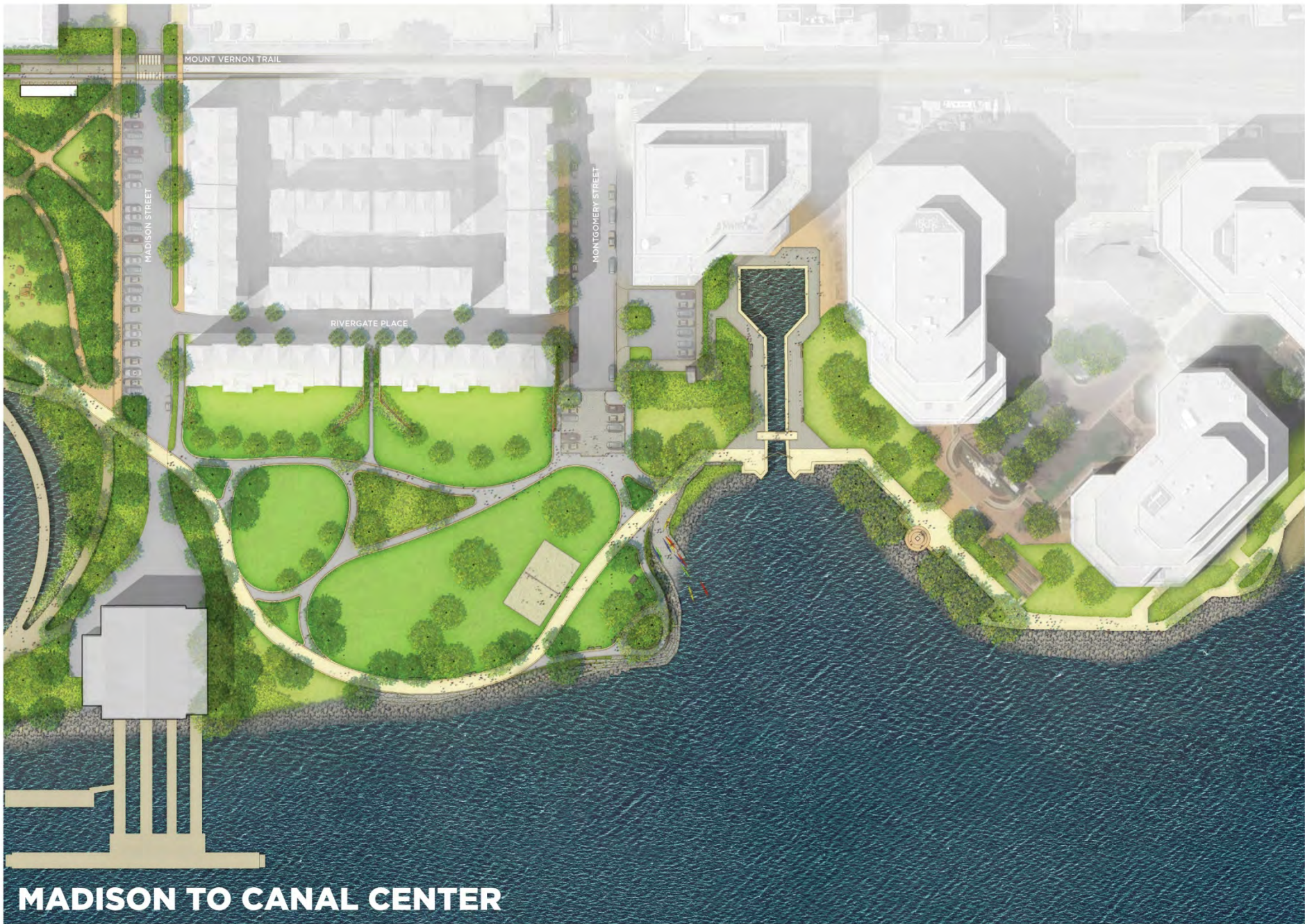
MOUNT VERNON TRAIL

MADISON STREET

RIVERGATE PLACE

MONTGOMERY STREET

MADISON TO CANAL CENTER



MADISON TO CANAL CENTER



MADISON TO CANAL CENTER



RIVERGATE CITY PARK - EXISTING



RIVERGATE CITY PARK - PROPOSED

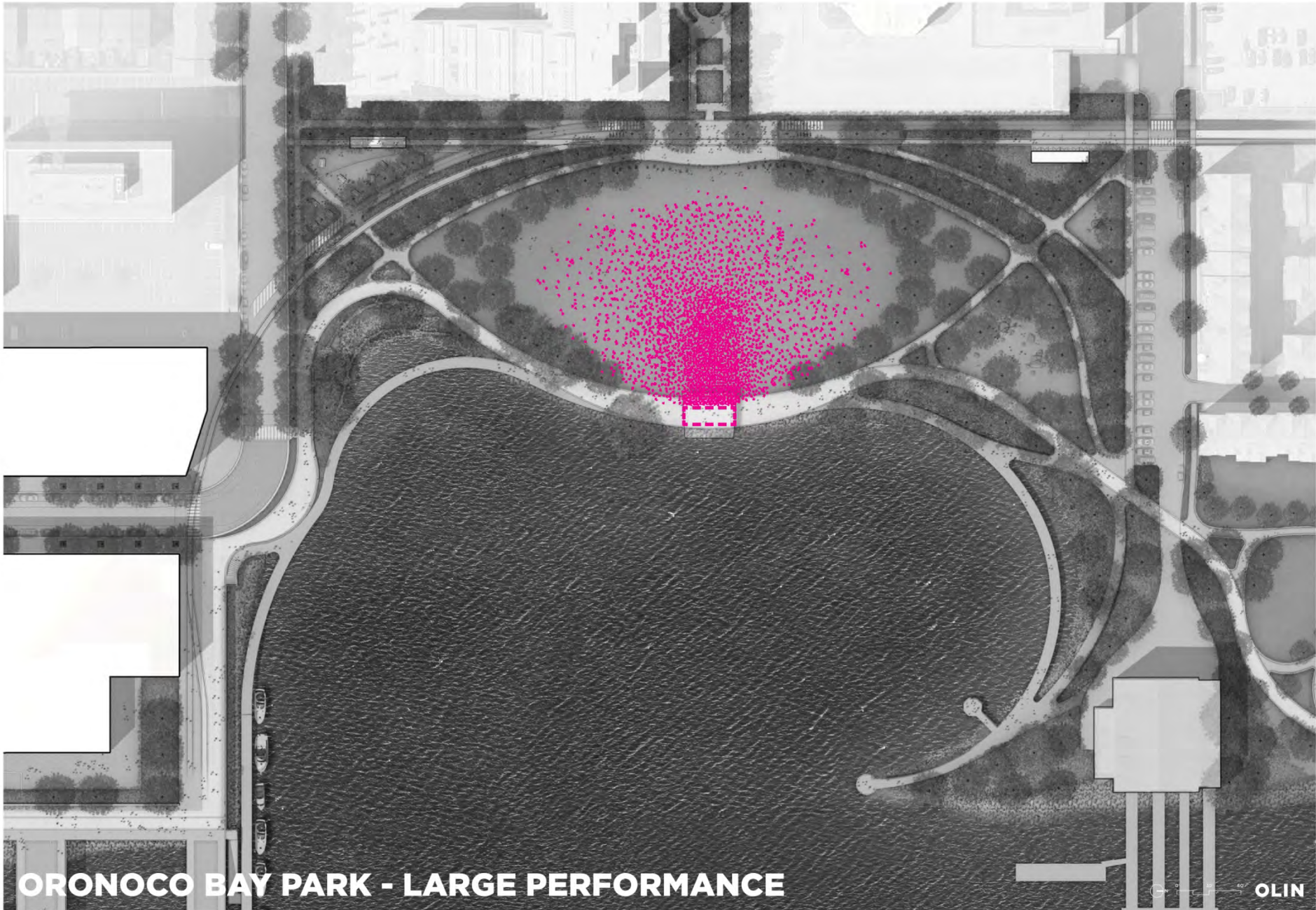


ORONOCO TO MADISON

OLIN



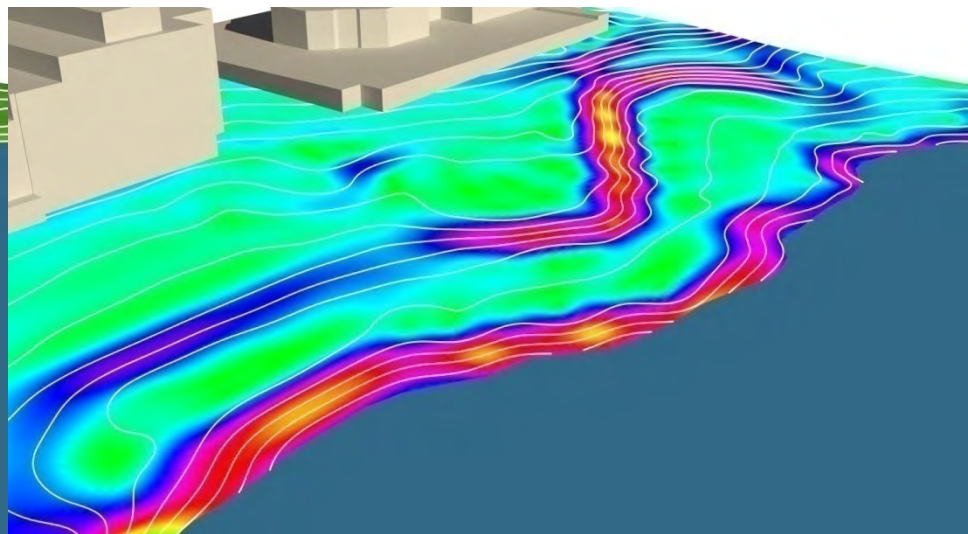
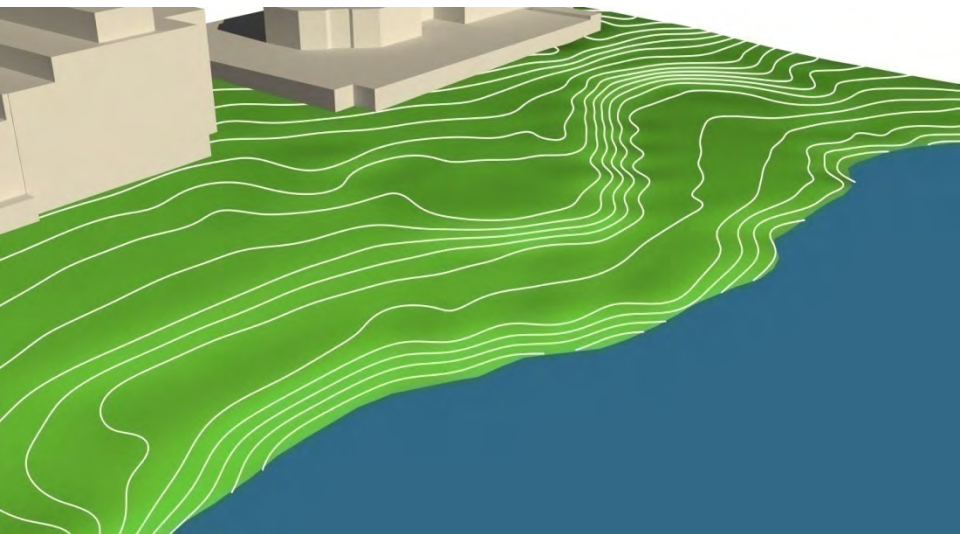
ORONOCO TO MADISON



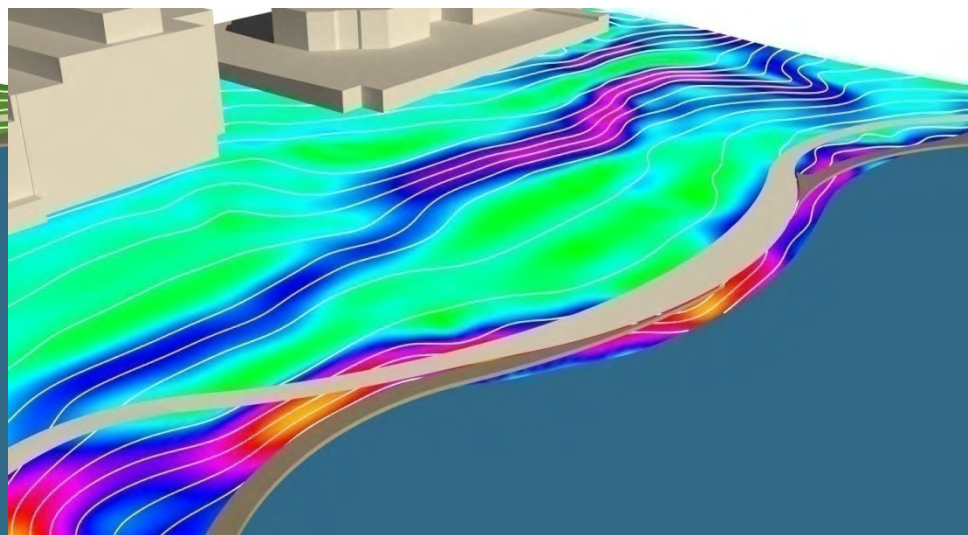
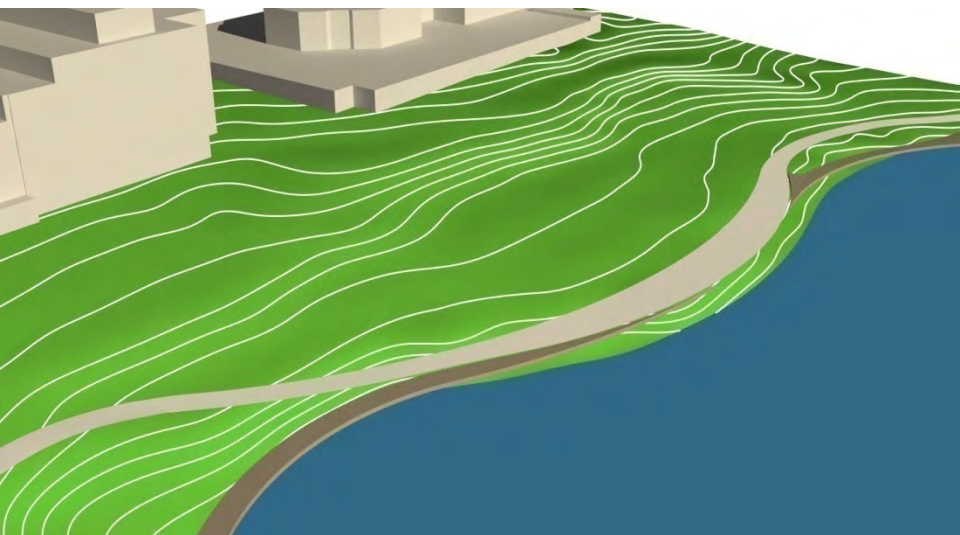
ORONOCO BAY PARK - LARGE PERFORMANCE



ORONOCO BAY PARK - FESTIVAL



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



QUEEN TO ORONOCO



QUEEN TO ORONOCO – FOUNDERS PARK



FOUNDERS PARK - EXISTING



FOUNDERS PARK - EXISTING



FOUNDERS PARK - PROPOSED



An aerial photograph of a large, diverse crowd of people gathered on a vast, green lawn. The people are scattered across the entire frame, some sitting on blankets, others standing in small groups. The perspective is from directly above, looking down on the scene. The text "COMMON ELEMENTS - ART & HISTORY" is overlaid in the center-right area, with a thin horizontal line extending to the left from the word "COMMON".

COMMON ELEMENTS - ART & HISTORY

OLIN



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



BOXCAR PERFORMANCE





EMBRACE HISTORY

OLIN



EMBRACE HISTORY

OLIN



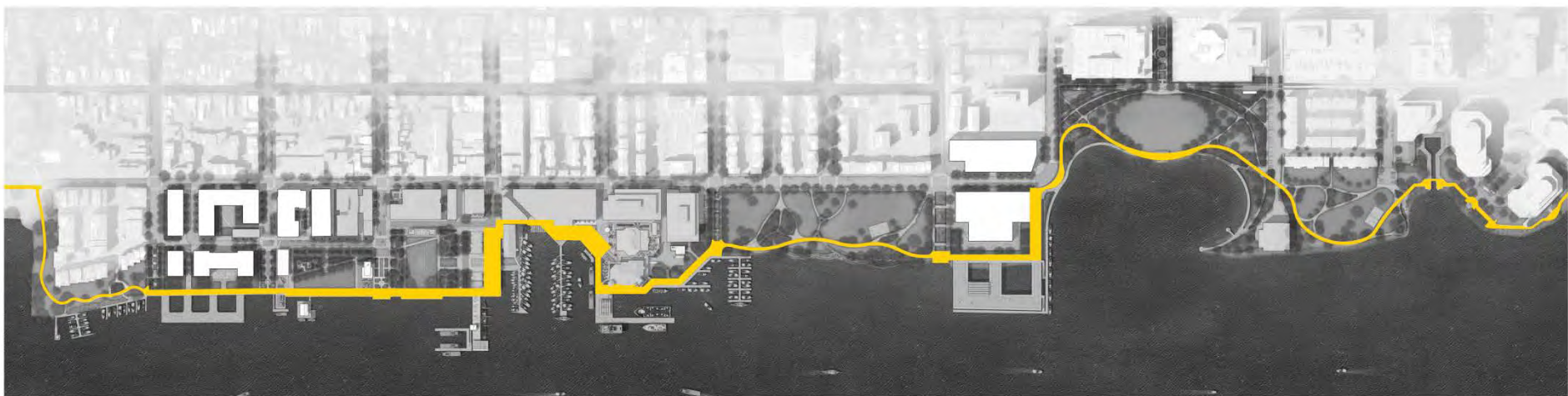


FOUNDATIONS – INTEGRATED ART ELEMENTS

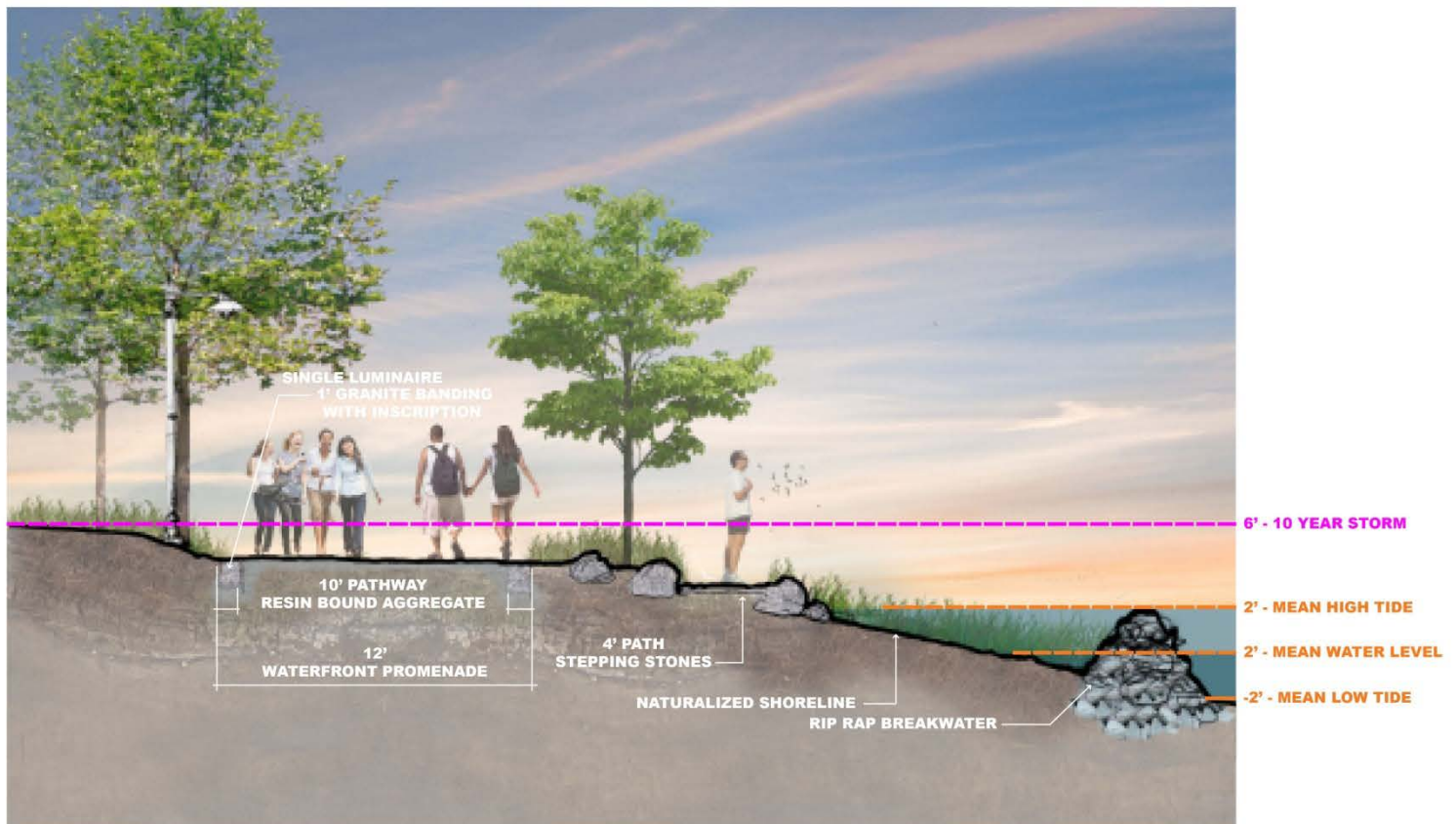
An aerial photograph showing a large, diverse crowd of people scattered across a vast, green lawn. The people are engaged in various activities, some sitting on blankets, others standing in small groups. The perspective is from directly above, looking down on the scene. The text 'COMMON ELEMENTS - CONTINUOUS WATERFRONT PATH' is overlaid in the center of the image, with a thin horizontal line extending from the left edge to the right edge of the text.

COMMON ELEMENTS - CONTINUOUS WATERFRONT PATH

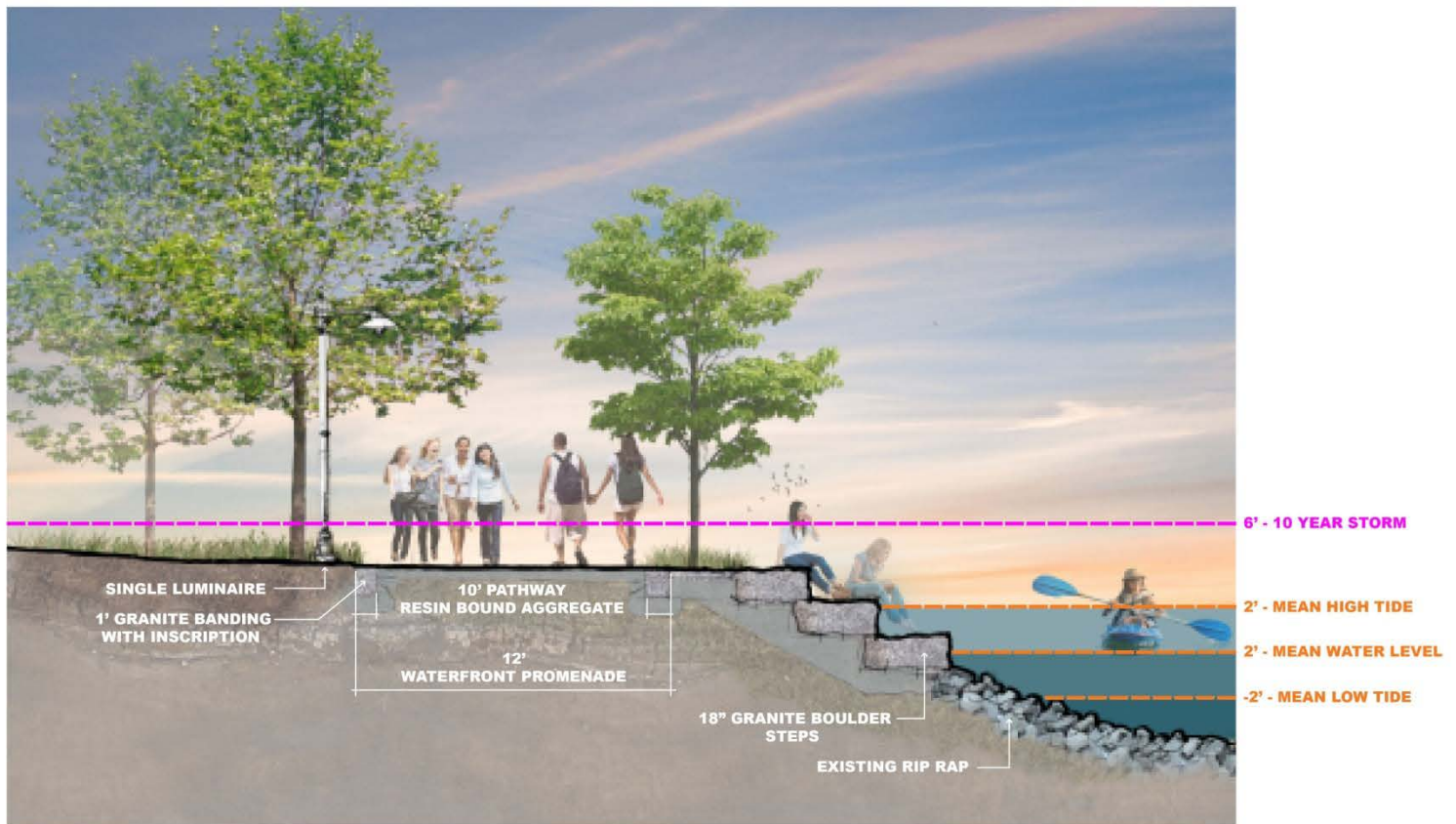
OLIN



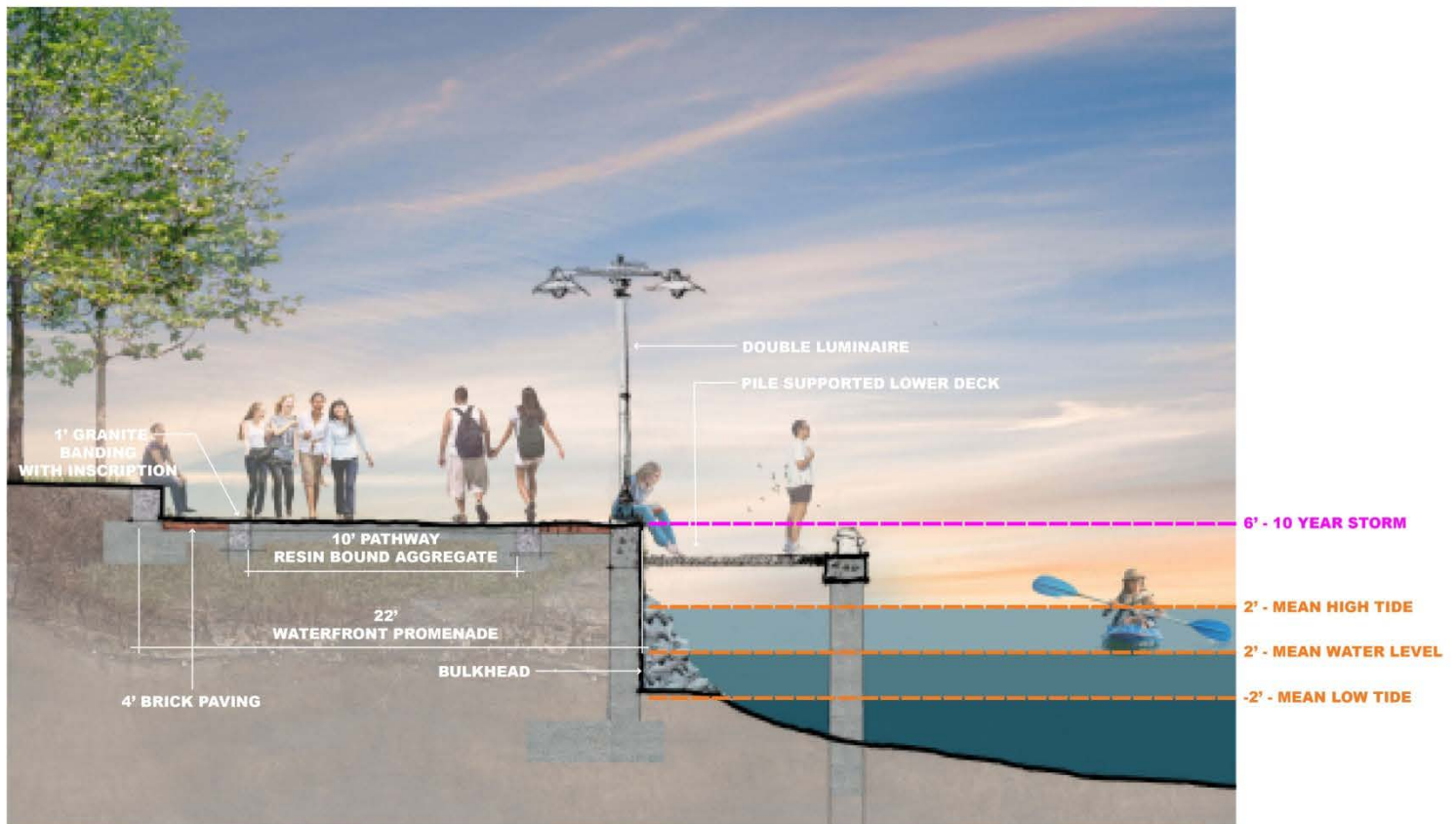
CONTINUOUS WATERFRONT PATH



CONTINUOUS PATH WITH LOWER PATH & NATURALIZED SHORE **OLIN**



CONTINUOUS PATH WITH BOULDER STEPS



PROMENADE WITH LOWER DECKING



PROMENADE AT GRAND STAIRS































An aerial photograph showing a large, diverse crowd of people scattered across a vast, green lawn. The people are engaged in various activities, some sitting on blankets, others standing in small groups. The scene is bright and sunny, with shadows cast by the people. The text "COMMON ELEMENTS - SUSTAINABILITY" is overlaid in the center, and the word "OLIN" is in the bottom right corner.

COMMON ELEMENTS - SUSTAINABILITY

OLIN



SUSTAINABILITY AND ECOLOGICAL SYSTEMS

	SOCIAL <ul style="list-style-type: none">•Quality of the space•Opportunities for interaction•Financial	MATERIALS <ul style="list-style-type: none">•Durability / Maintenance•Local•Responsible production	HABITAT ENHANCEMENT THROUGH PLANTING <ul style="list-style-type: none">•Native / Adaptive•Biodiversity•Low maintenance	ENERGY <ul style="list-style-type: none">•Renewable Solar•Urban heat island mitigation•Efficient Lighting	WATER <ul style="list-style-type: none">•Quality•Stormwater Management•Potential for Reuse
WILKES – DUKE					
DUKE - KING					
KING - QUEEN					
QUEEN - ORONOCO					
PENDLETON - MADISON					
MADISON - MONTGOMERY					





WATER RECEIVING
TREE PITS

WASHINGTON CANAL PARK WASHINGTON, DC



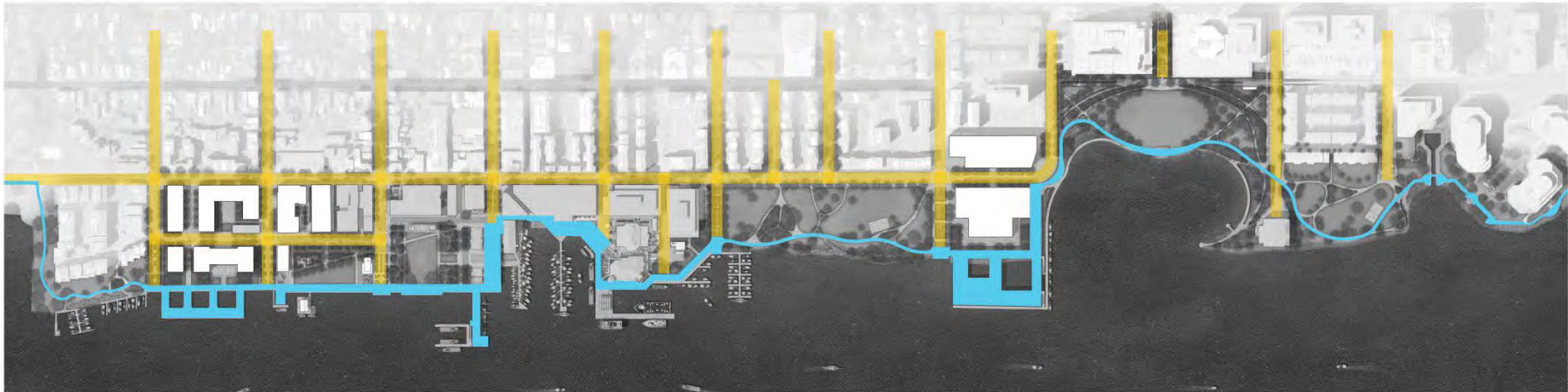
MILL RIVER PARK & GREENWAY STAMFORD, CT

An aerial photograph of a large, diverse crowd of people gathered on a vast, green lawn. The people are scattered across the entire frame, some sitting on blankets, others standing or walking. The perspective is from directly above, looking down on the scene. The text "COMMON ELEMENTS - MATERIALS" is overlaid in the center-right area, and the word "OLIN" is in the bottom right corner.

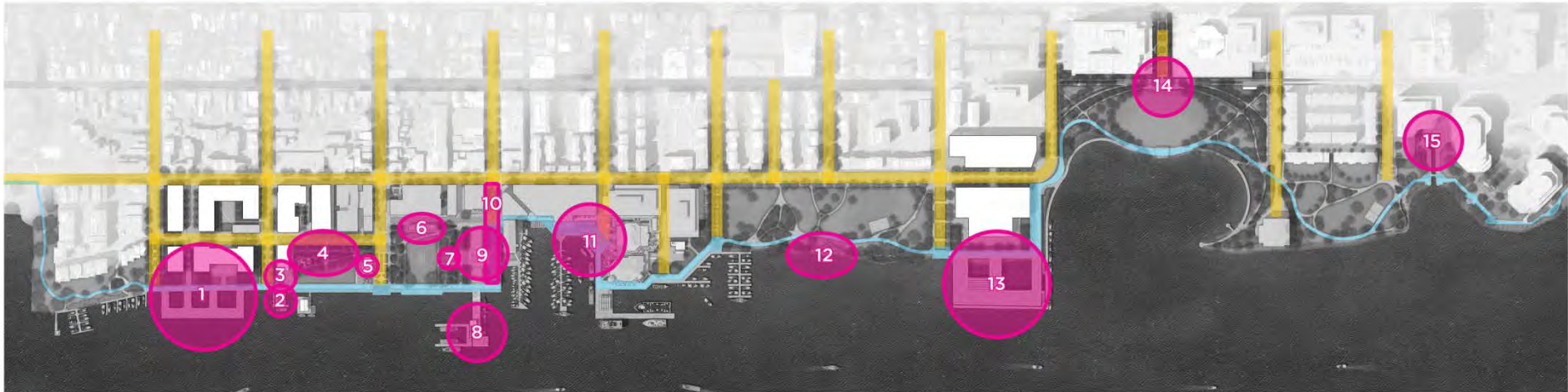
COMMON ELEMENTS - MATERIALS

OLIN



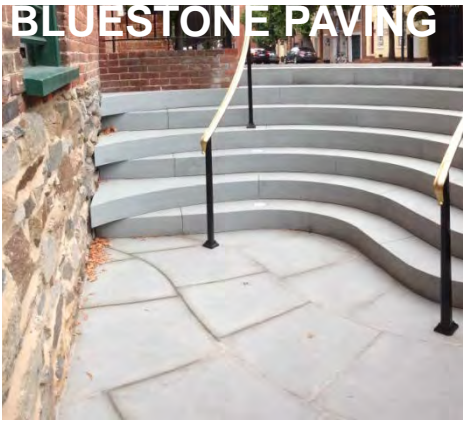
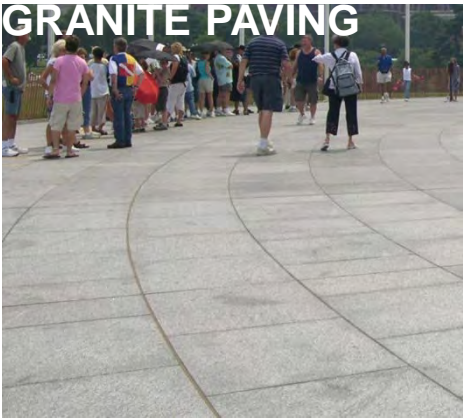
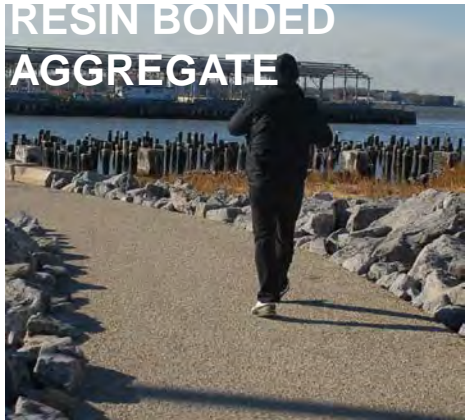


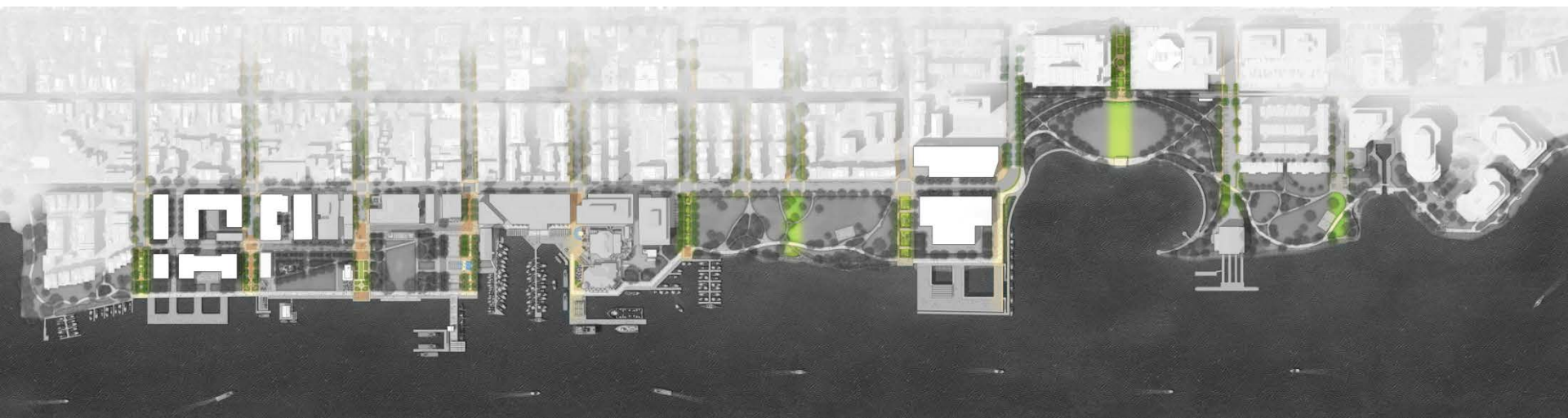
COMMON ELEMENTS - PROMENADE



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

COMMON ELEMENTS – WATERFRONT ROOMS





REINFORCE THE STREET ENDS



REINFORCE THE STREET ENDS

OLIN



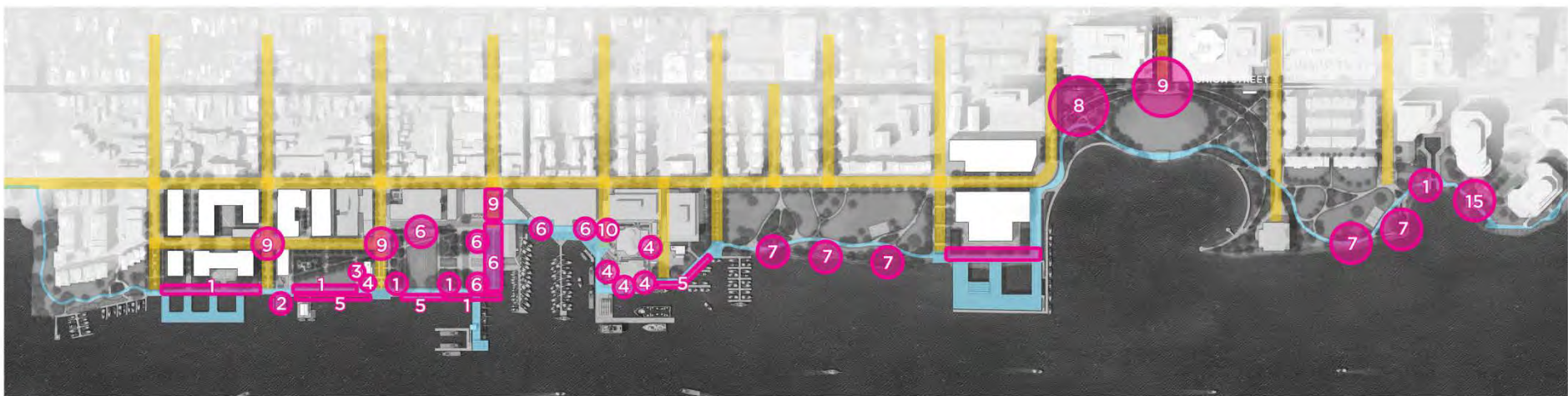
REINFORCE THE STREET ENDS

OLIN

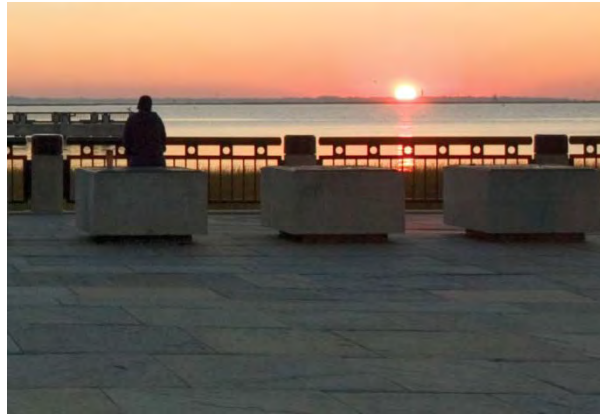


COMMON ELEMENTS - FURNISHINGS

OLIN



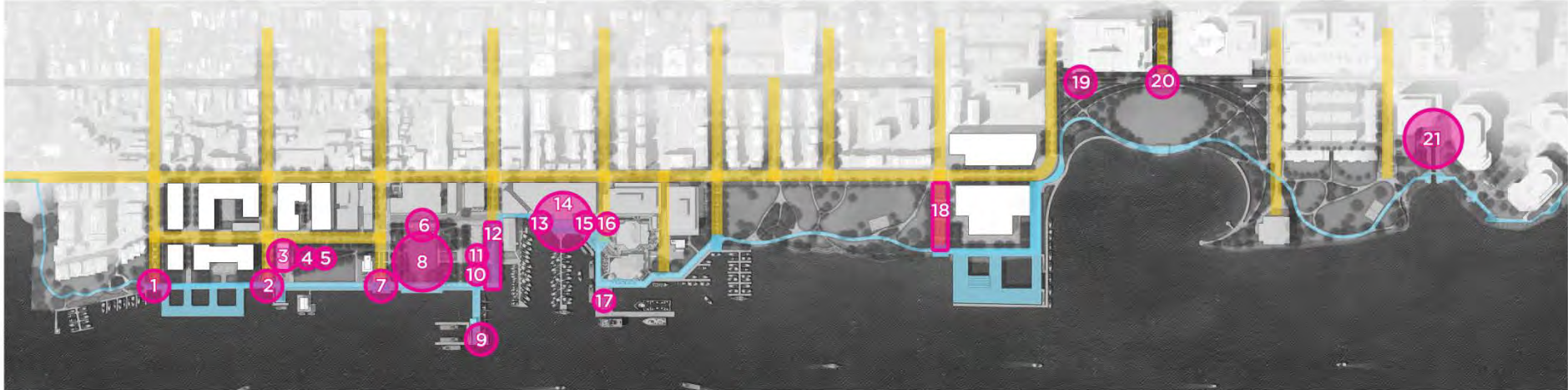
- | | |
|------------------------------------|--------------------------------|
| 1 GRANITE SEAT WALL | 9 ADIRONDACK LOUNGE CHAIRS |
| 2 LOUNGE CHAIRS | 10 STEPPED SEATING AT FOUNTAIN |
| 3 LOUNGE CHAIRS AT REFLECTING POOL | 11 PROMENADE CLASSIQUE |
| 4 ROOFTOP OUTDOOR DINING | |
| 5 WATERFRONT STEPS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





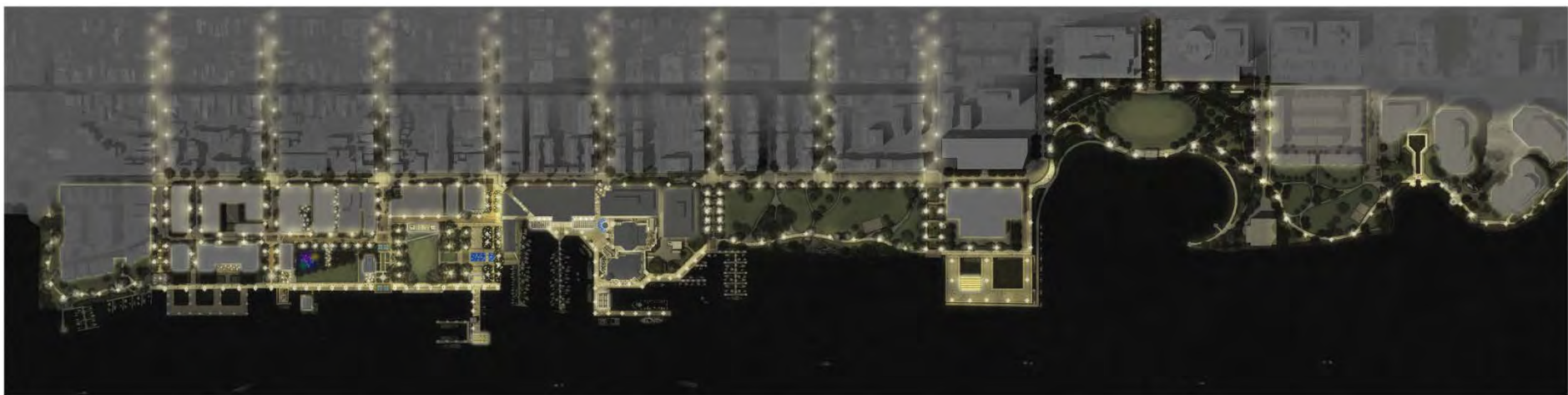
COMMON ELEMENTS - LIGHTING

OLIN



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

LIGHTING – WATERFRONT ROOMS



WATERFRONT LIGHTING CONCEPT



COMMON ELEMENTS - LIGHTING



NEXT STEPS

OLIN



PROJECT SCHEDULE

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


**ODBC
DECISION**



NEW ODBC PARKING LOT 45 SPACES

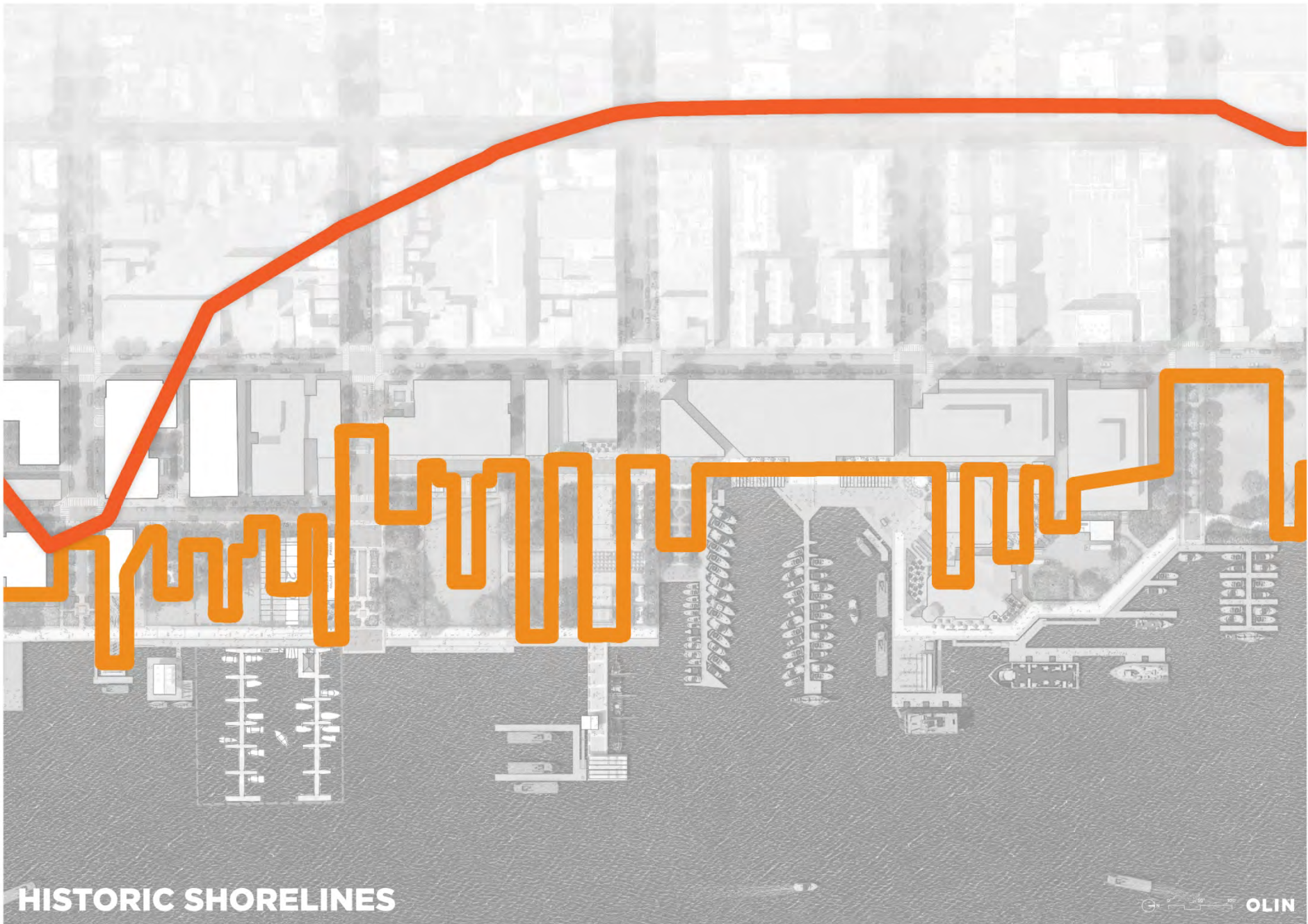
NEW ODBC CLUBHOUSE



NEW ODBC PIERS



EXISTING SHORELINE





1. Ward Creek Bridge to Mount Vernon. 2. Fort Lynde.
3. Fort Edwards. 4. Fairfax Seminary. 5. PA Reserves.
6. Government House. 7. Orange & Alexandria R.R. Depot.
8. Private Merchants Office.

BIRD'S EYE VIEW OF ALEXANDRIA, VA

Map Division
JUN 2 1903
Library of Congress

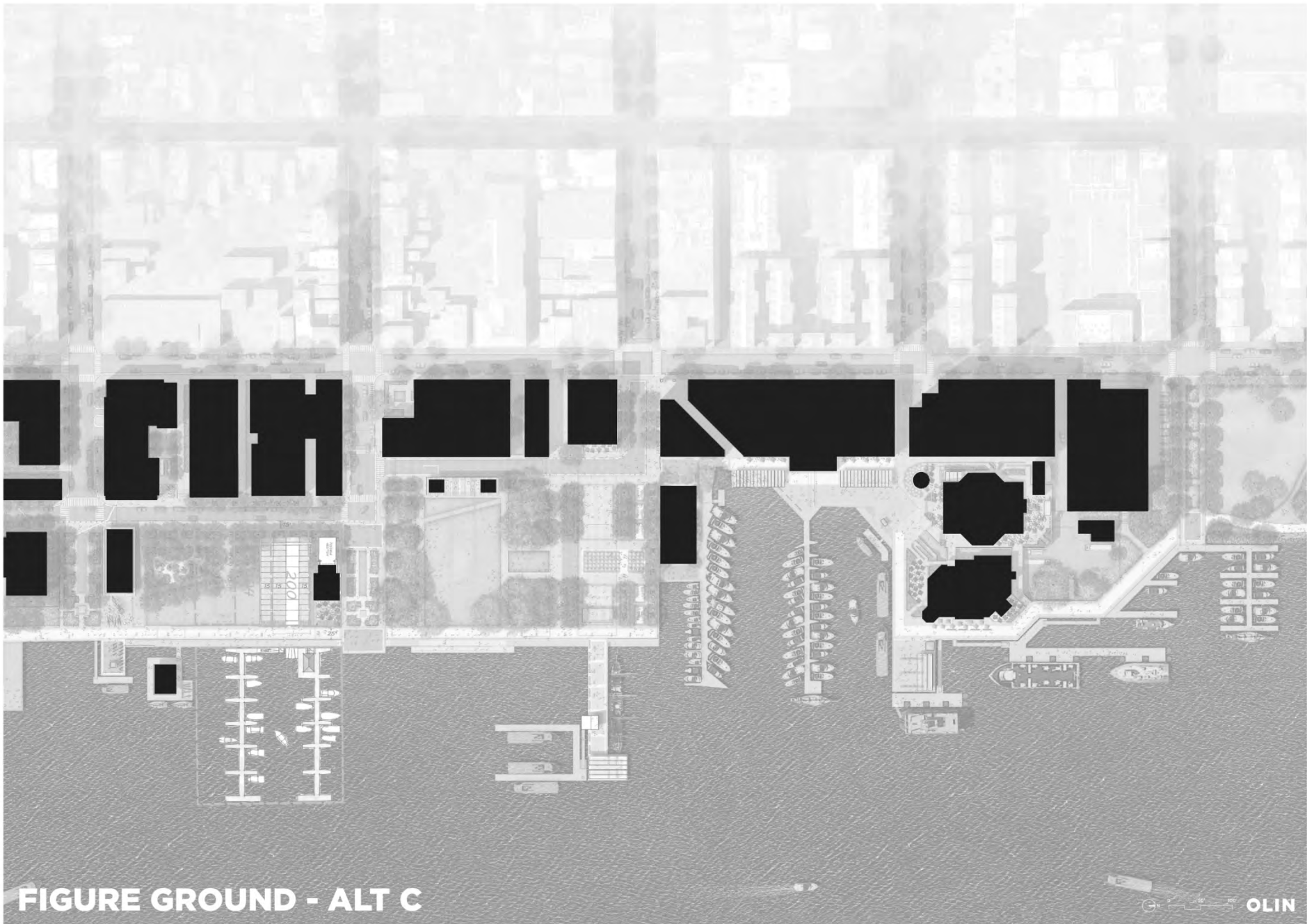
9. Captain Mendenhall's Office. 10. Captain Mendenhall's Office.
11. Captain Mendenhall's Office. 12. Captain Mendenhall's Office.
13. Captain Mendenhall's Office. 14. Captain Mendenhall's Office.
15. Captain Mendenhall's Office. 16. Captain Mendenhall's Office.











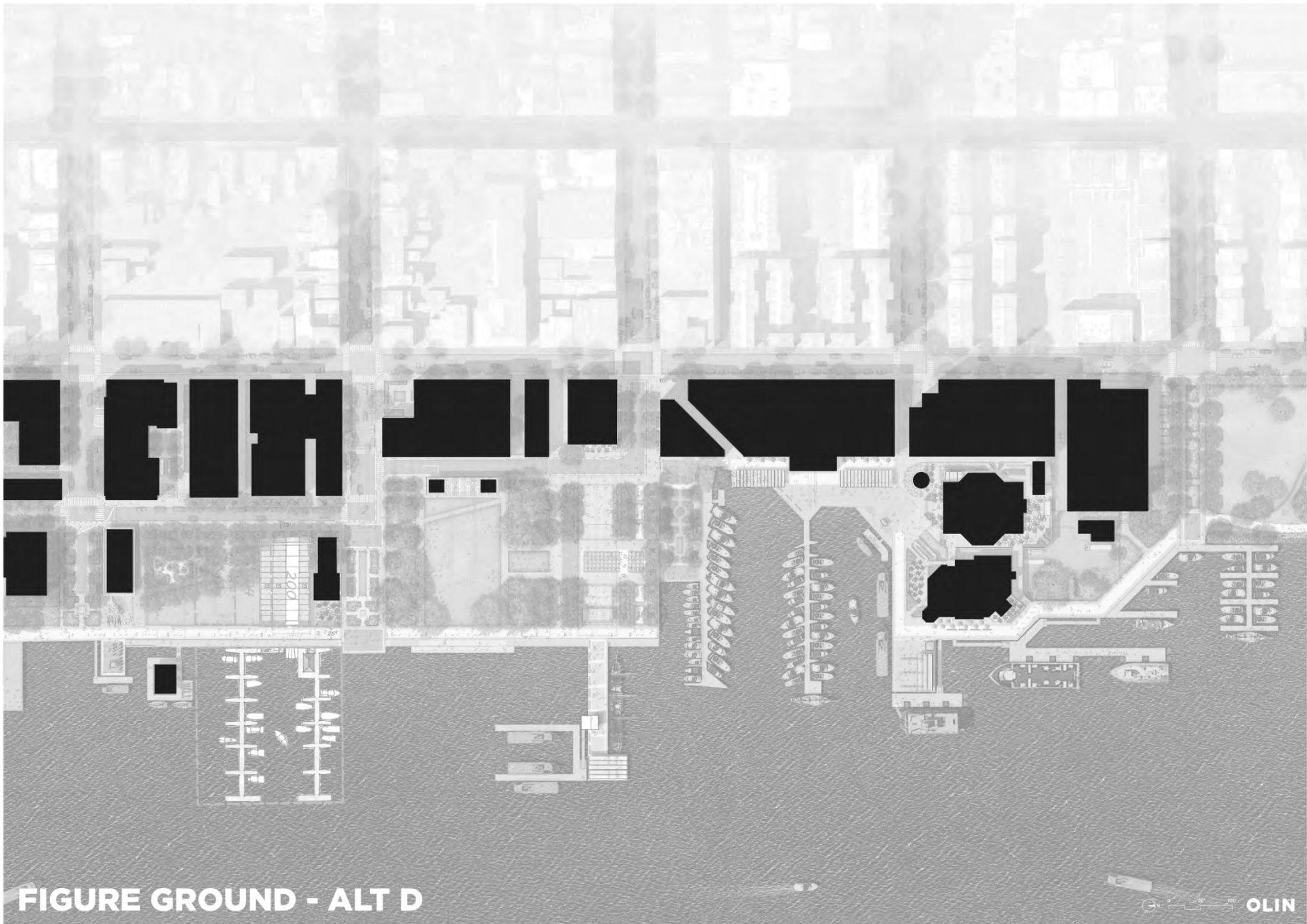


FIGURE GROUND - ALT D

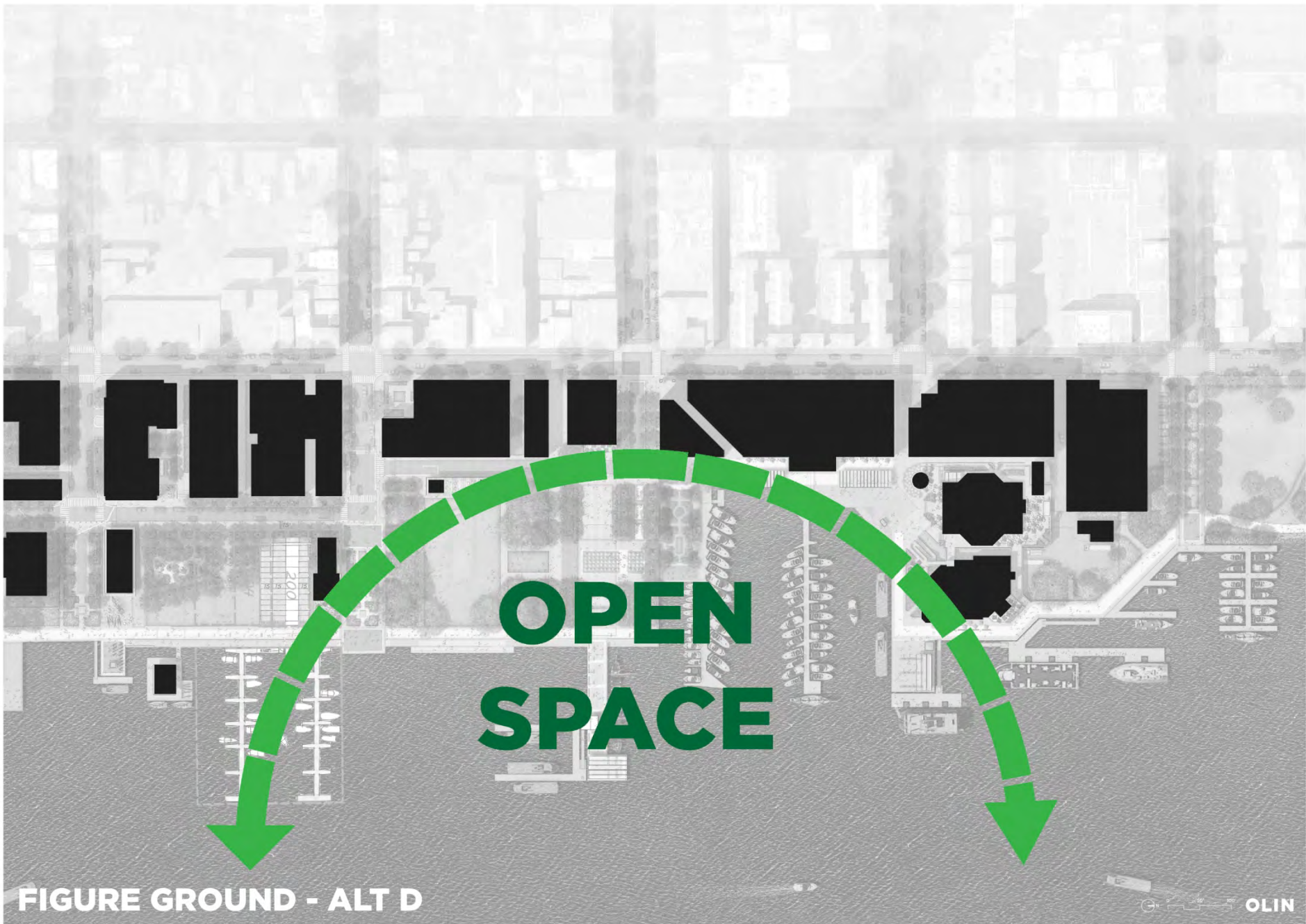
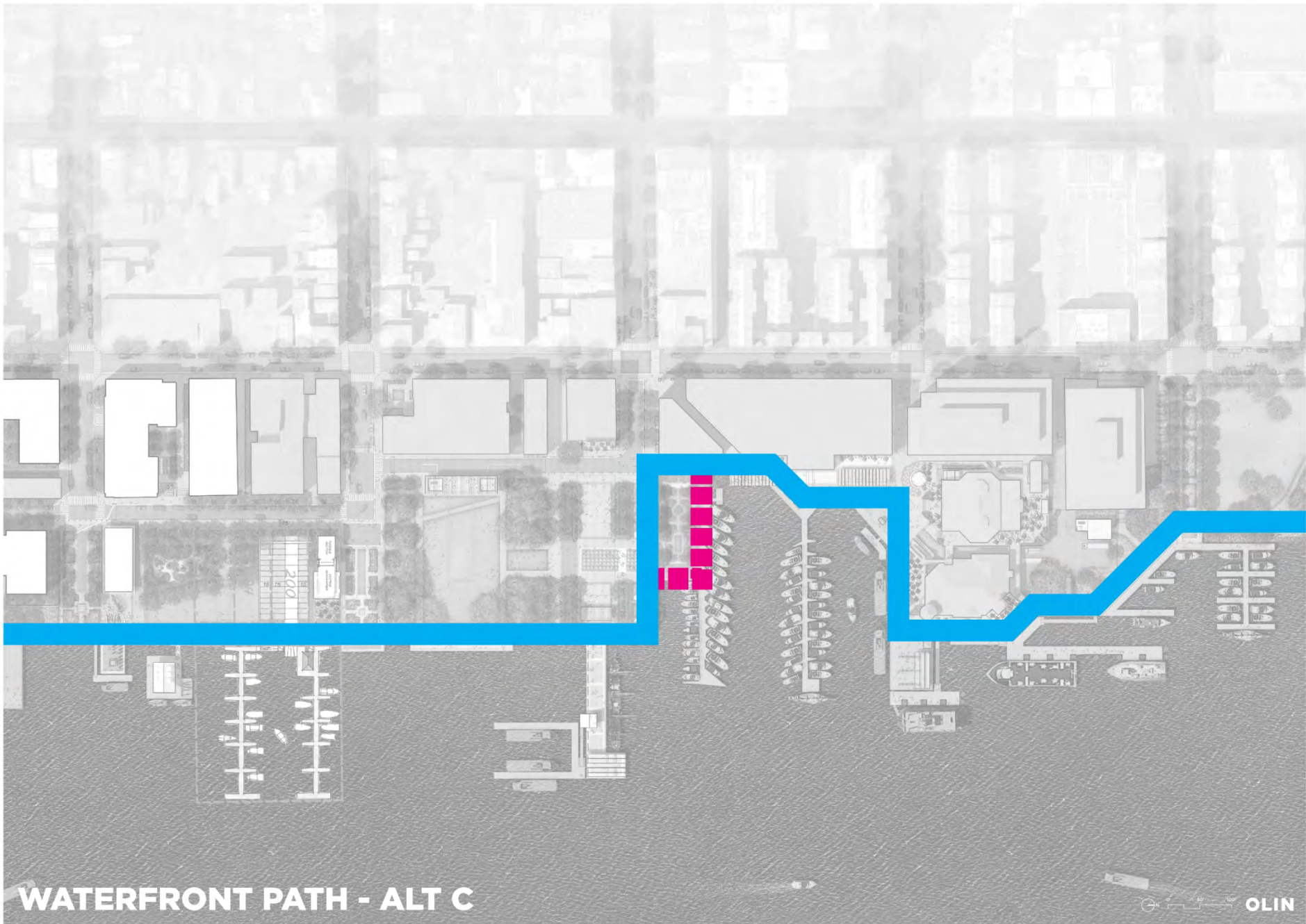
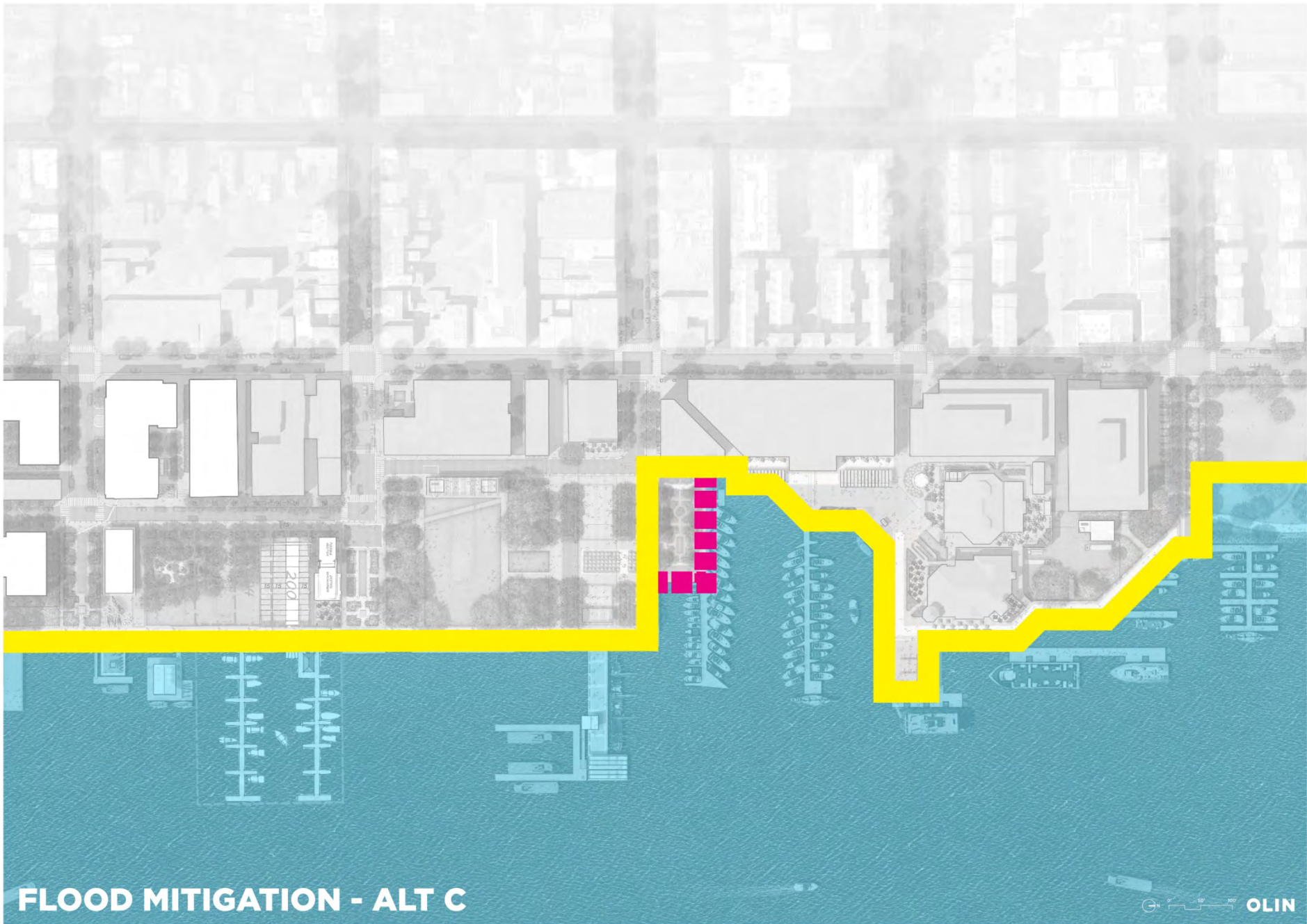


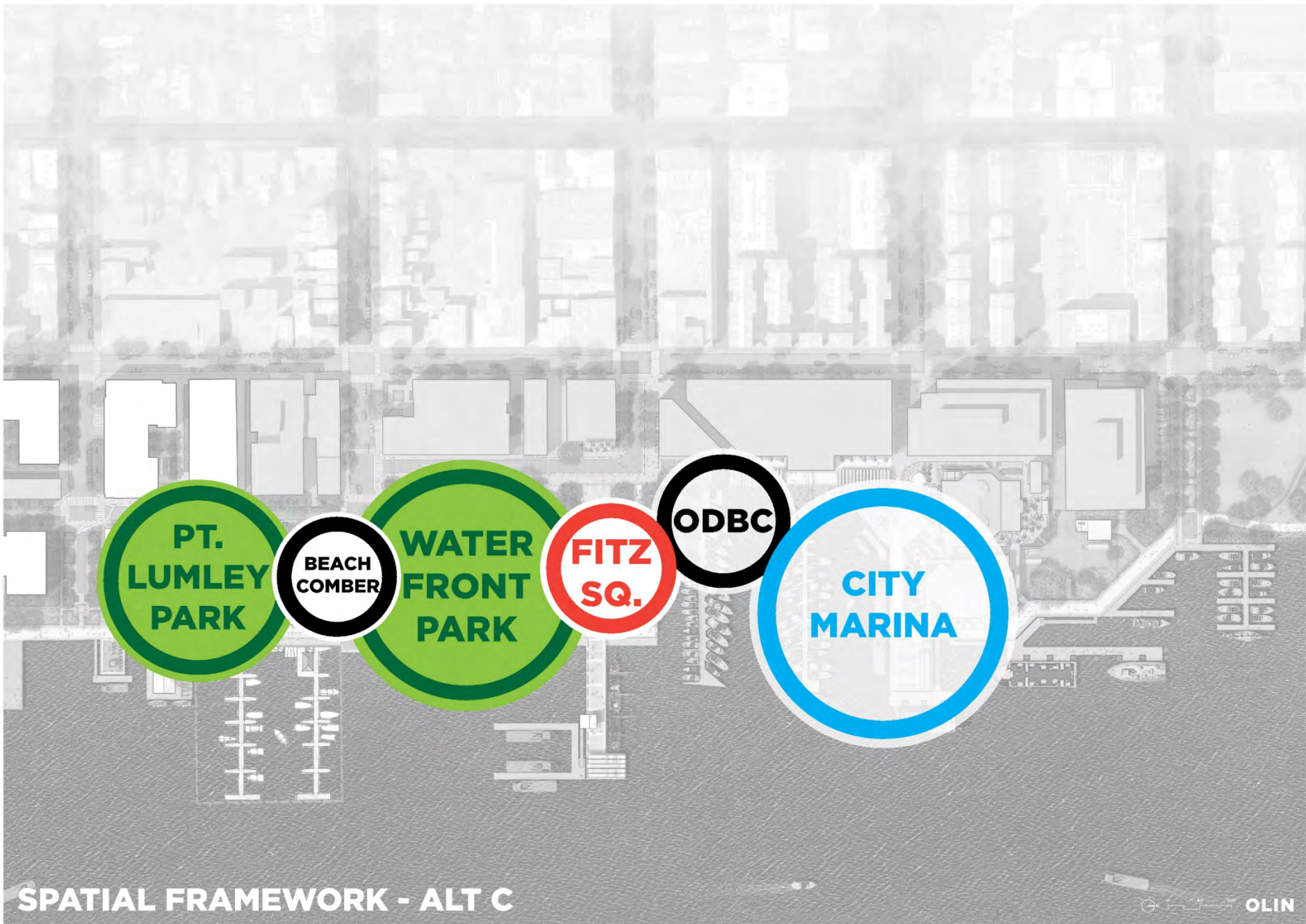
FIGURE GROUND - ALT D



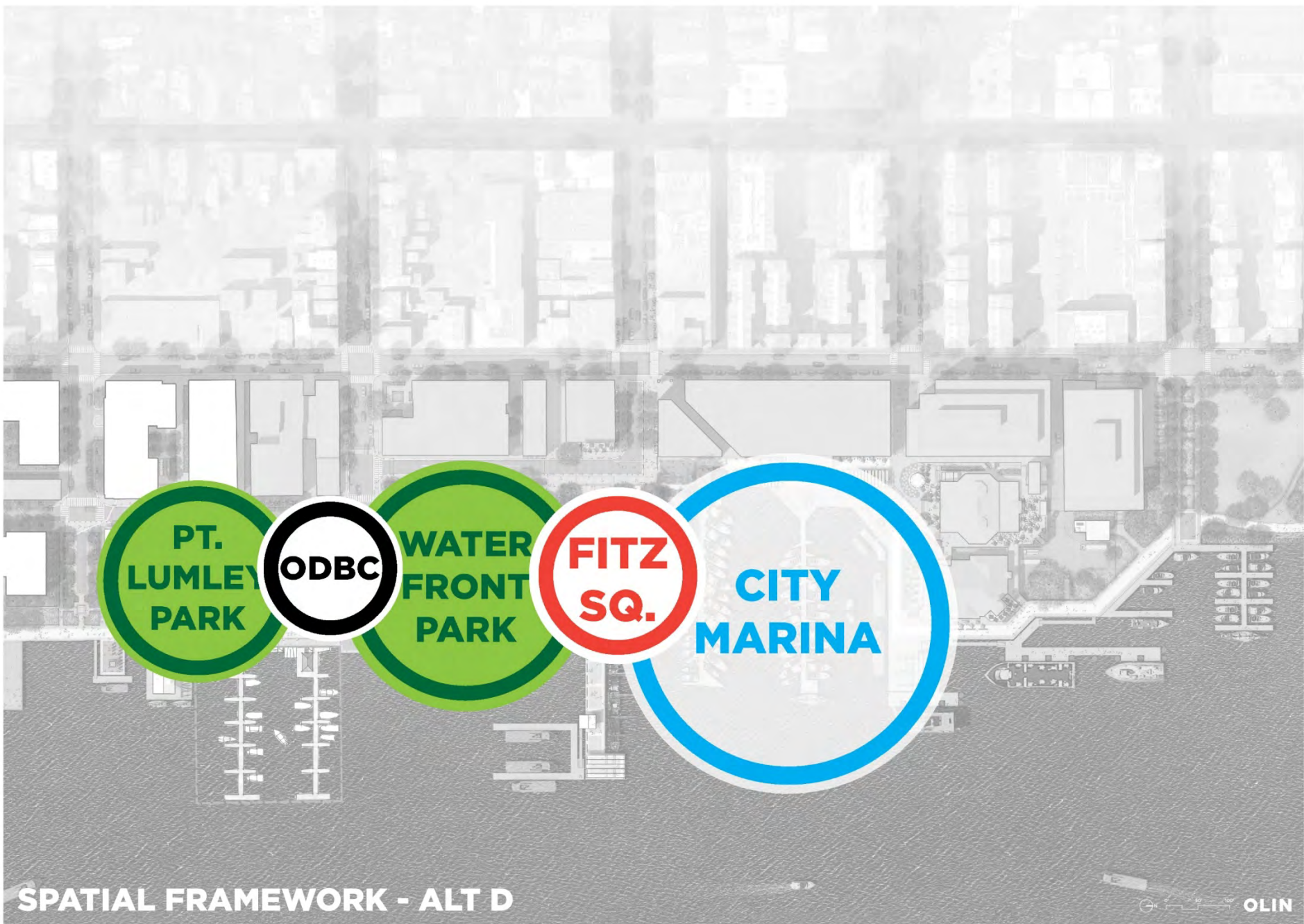
WATERFRONT PATH - ALT C



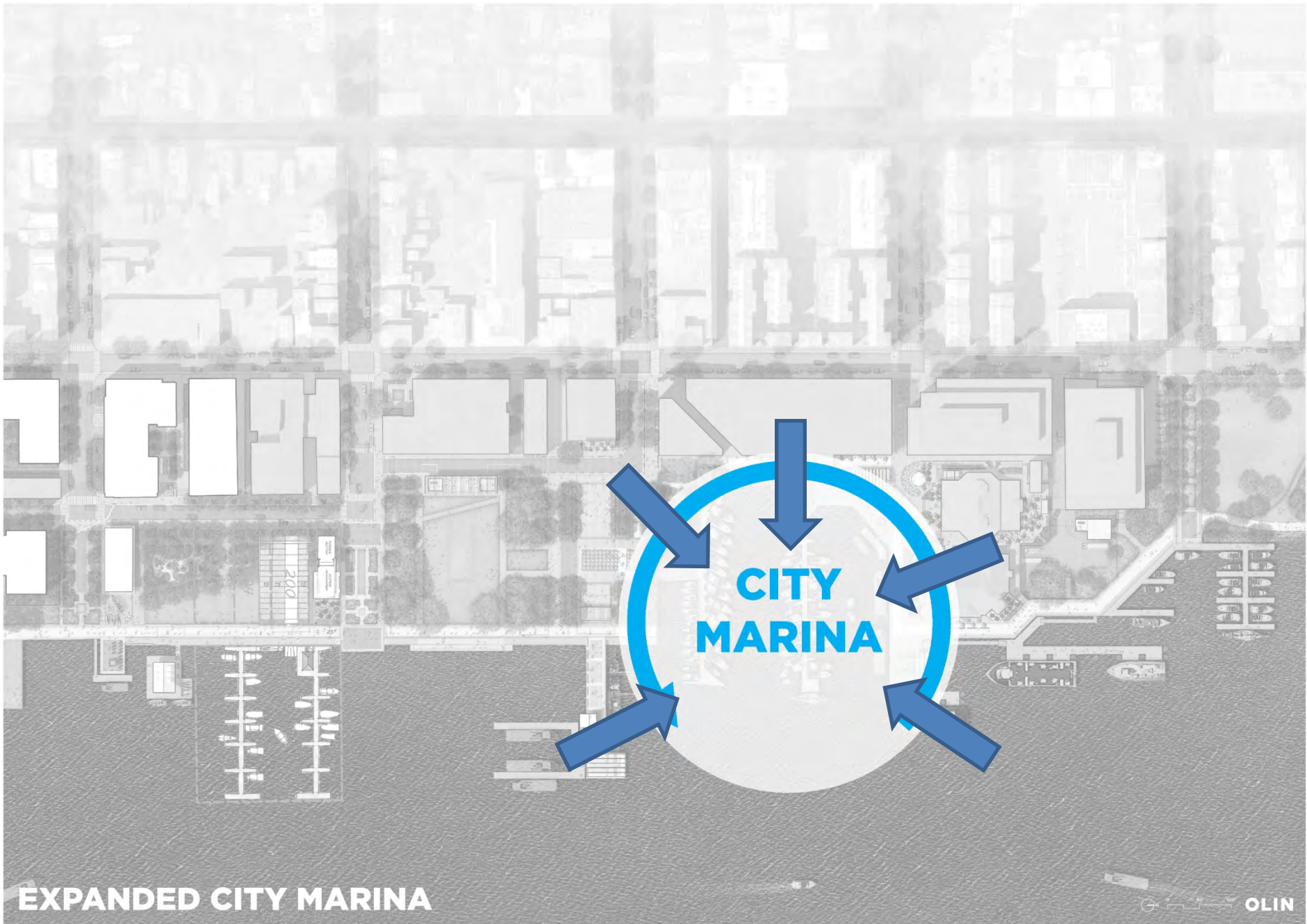
FLOOD MITIGATION - ALT C



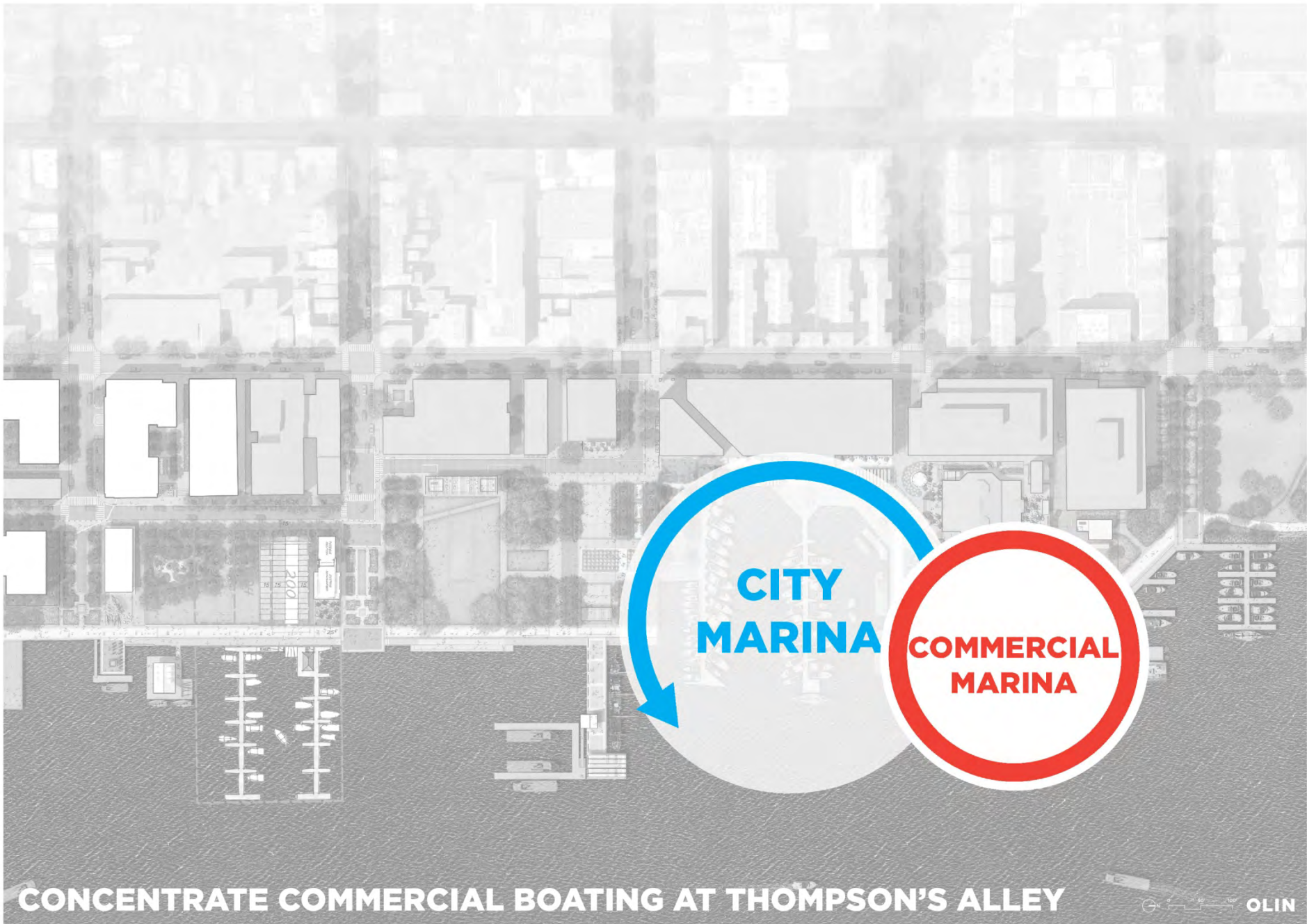
SPATIAL FRAMEWORK - ALT C



SPATIAL FRAMEWORK - ALT D



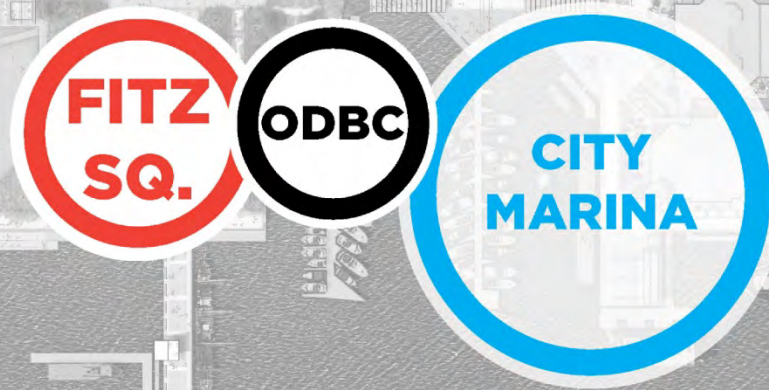
EXPANDED CITY MARINA



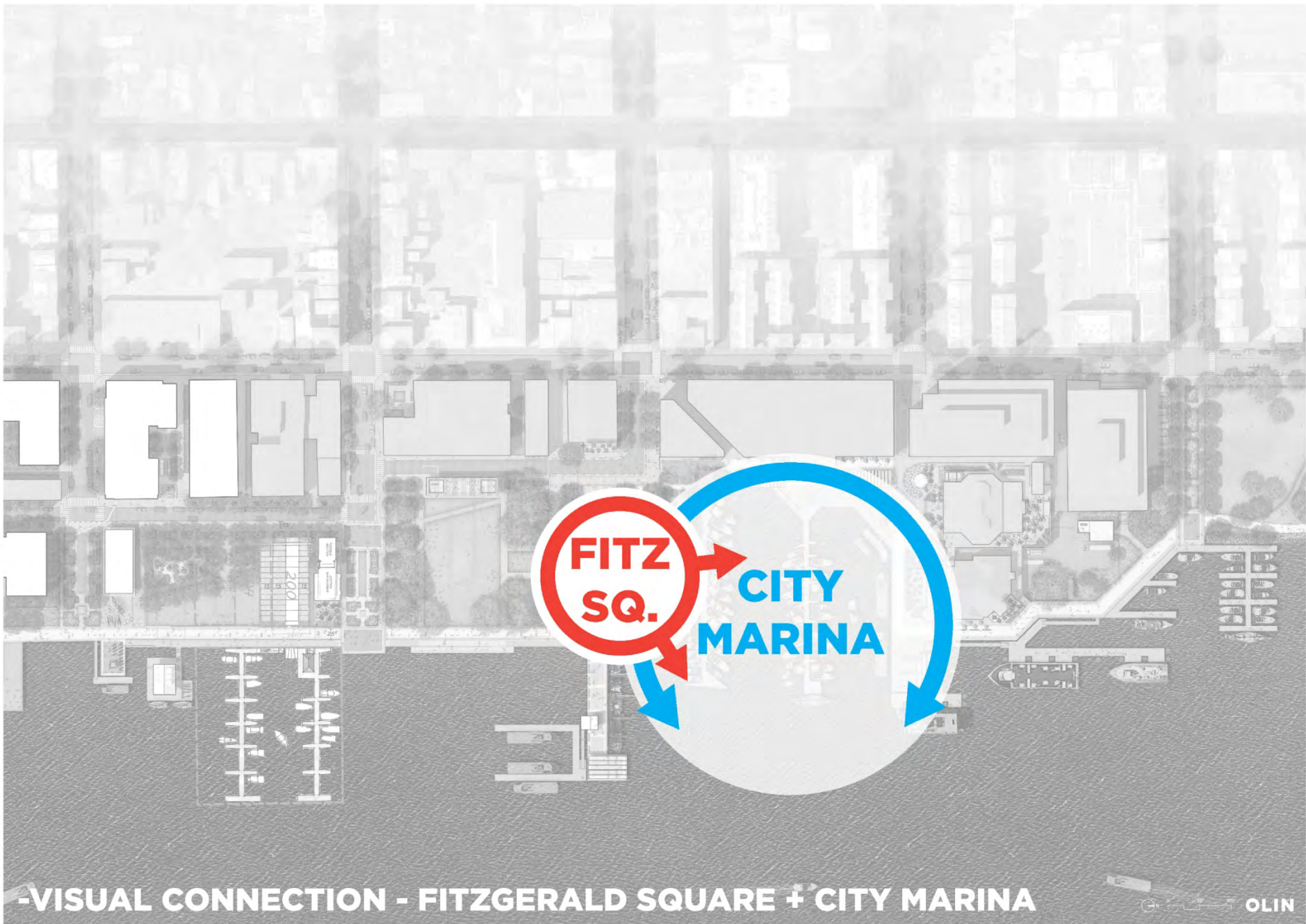
**CITY
MARINA**

**COMMERCIAL
MARINA**

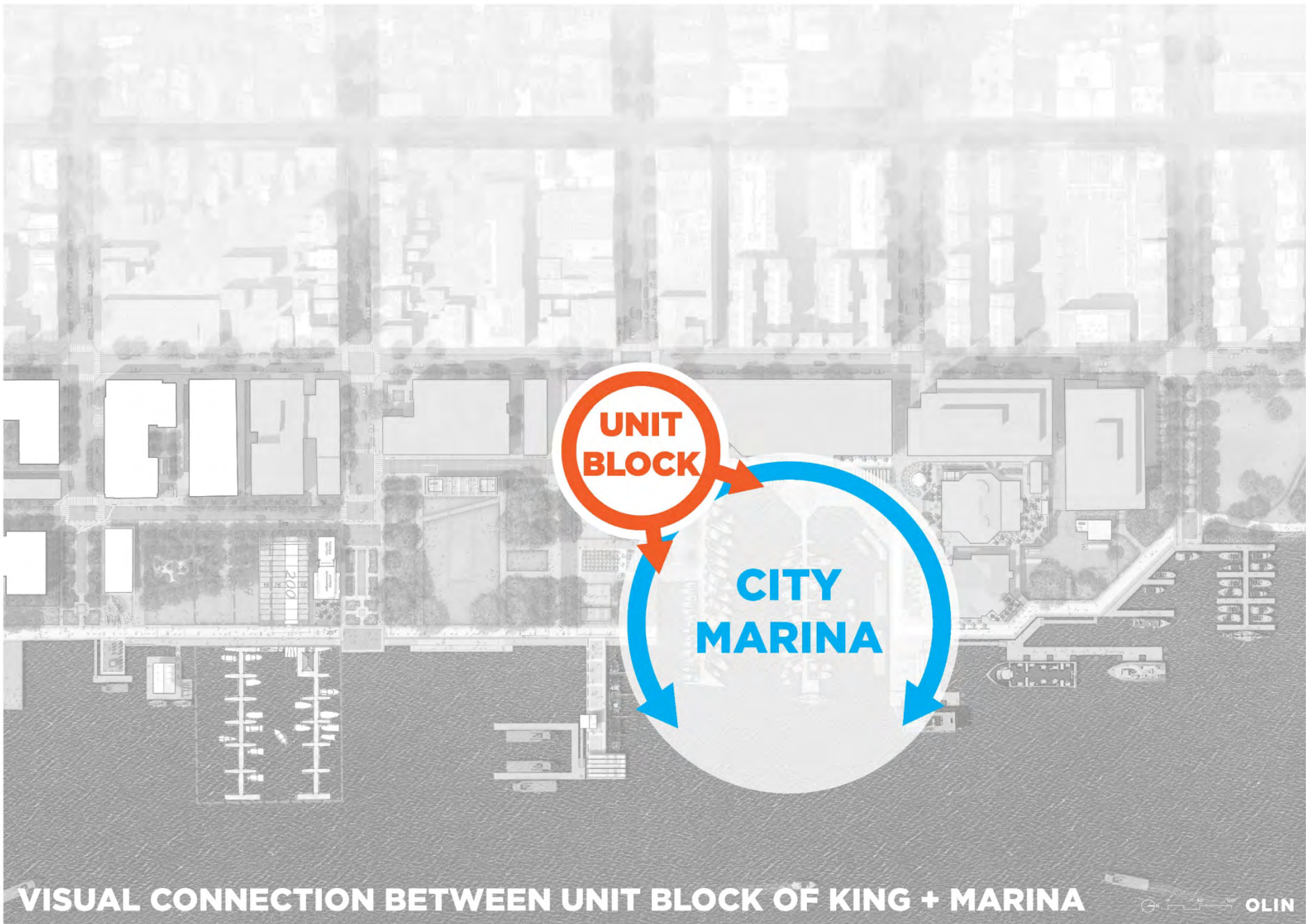
CONCENTRATE COMMERCIAL BOATING AT THOMPSON'S ALLEY



FITZGERALD SQUARE + CITY MARINA - ALT C



-VISUAL CONNECTION - FITZGERALD SQUARE + CITY MARINA



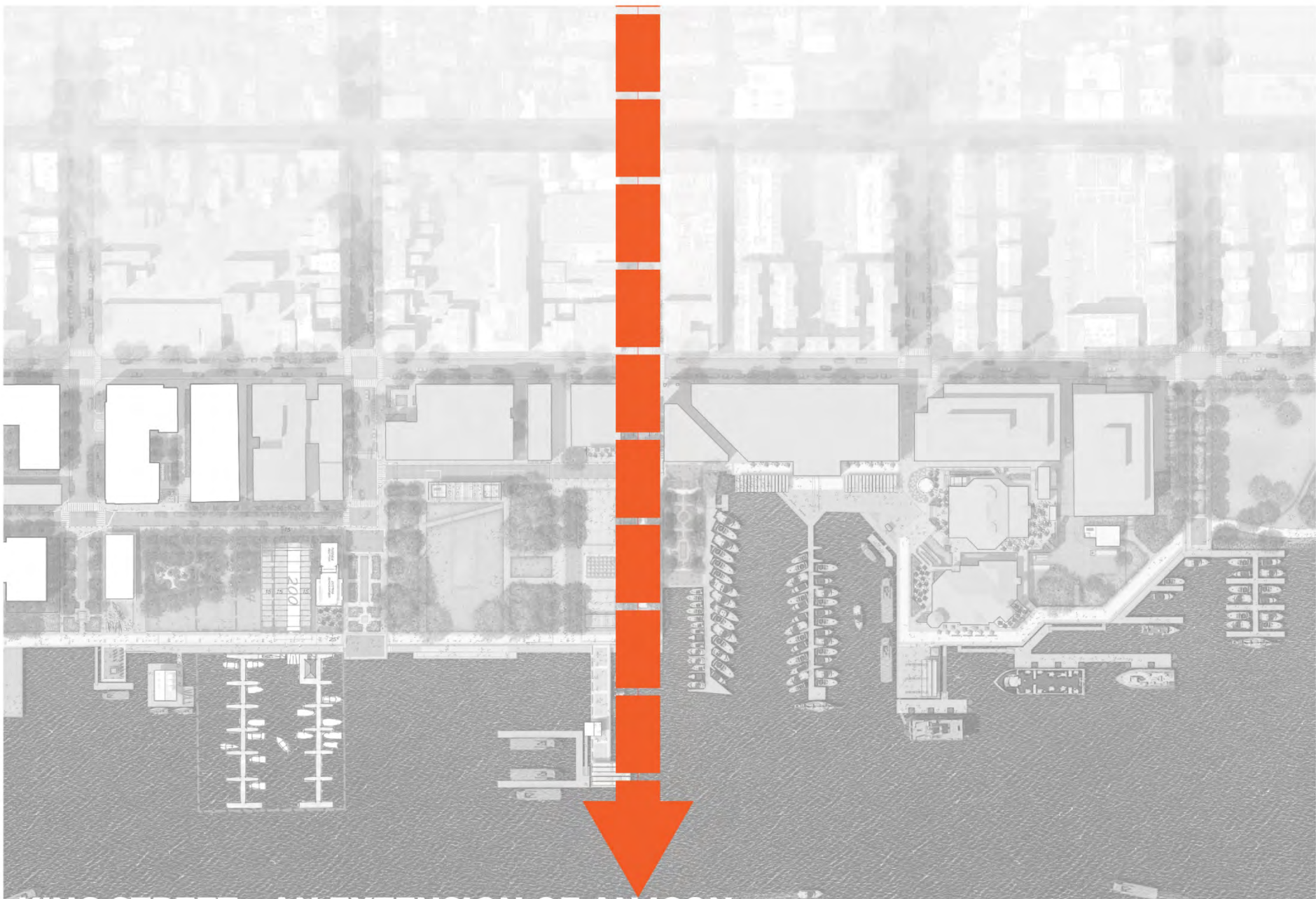
VISUAL CONNECTION BETWEEN UNIT BLOCK OF KING + MARINA



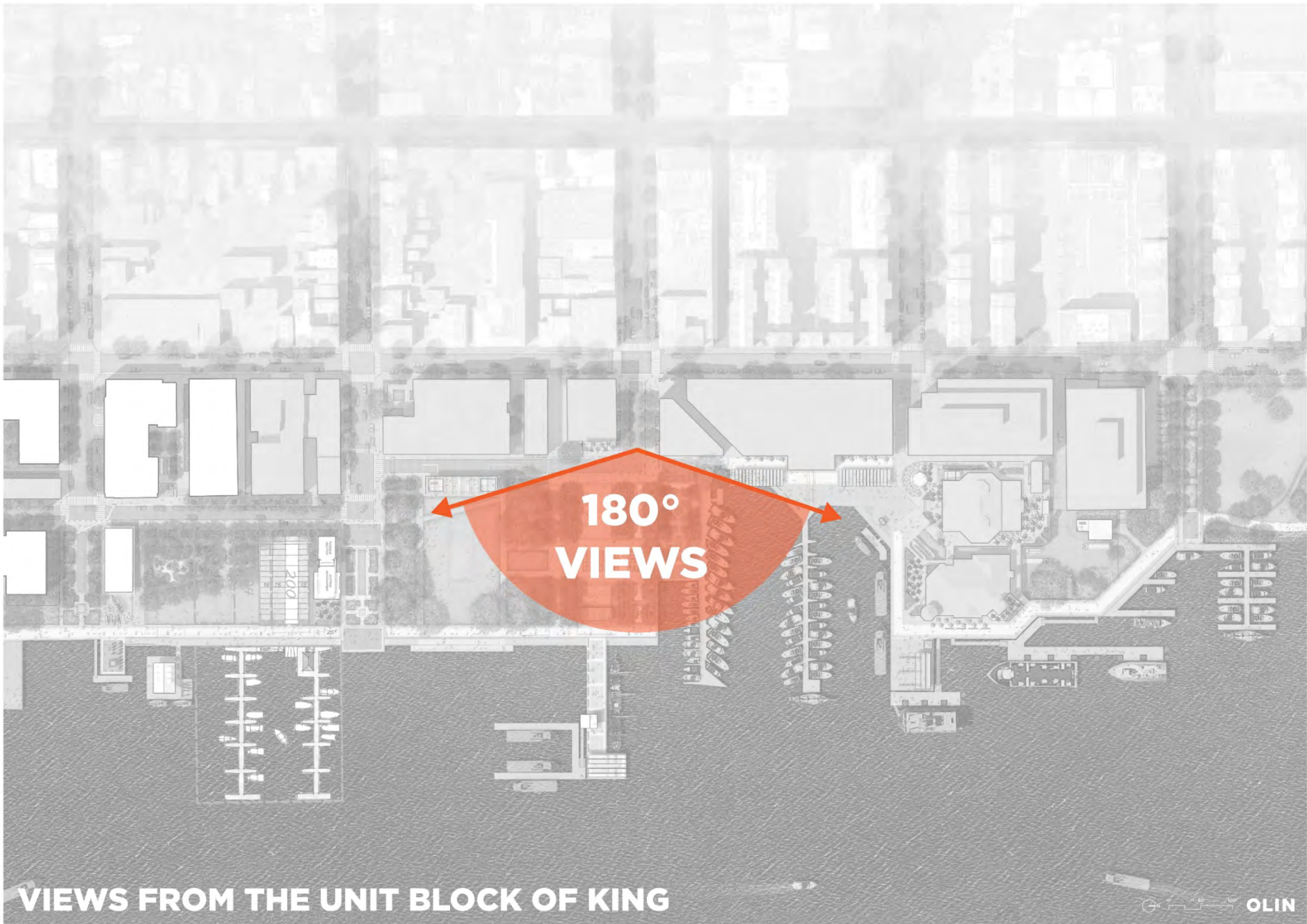
WATERFRONT PARK

CITY MARINA

VISUAL CONNECTION - WATERFRONT PARK + CITY MARINA



KING STREET - AN EXTENSION OF AN ICON

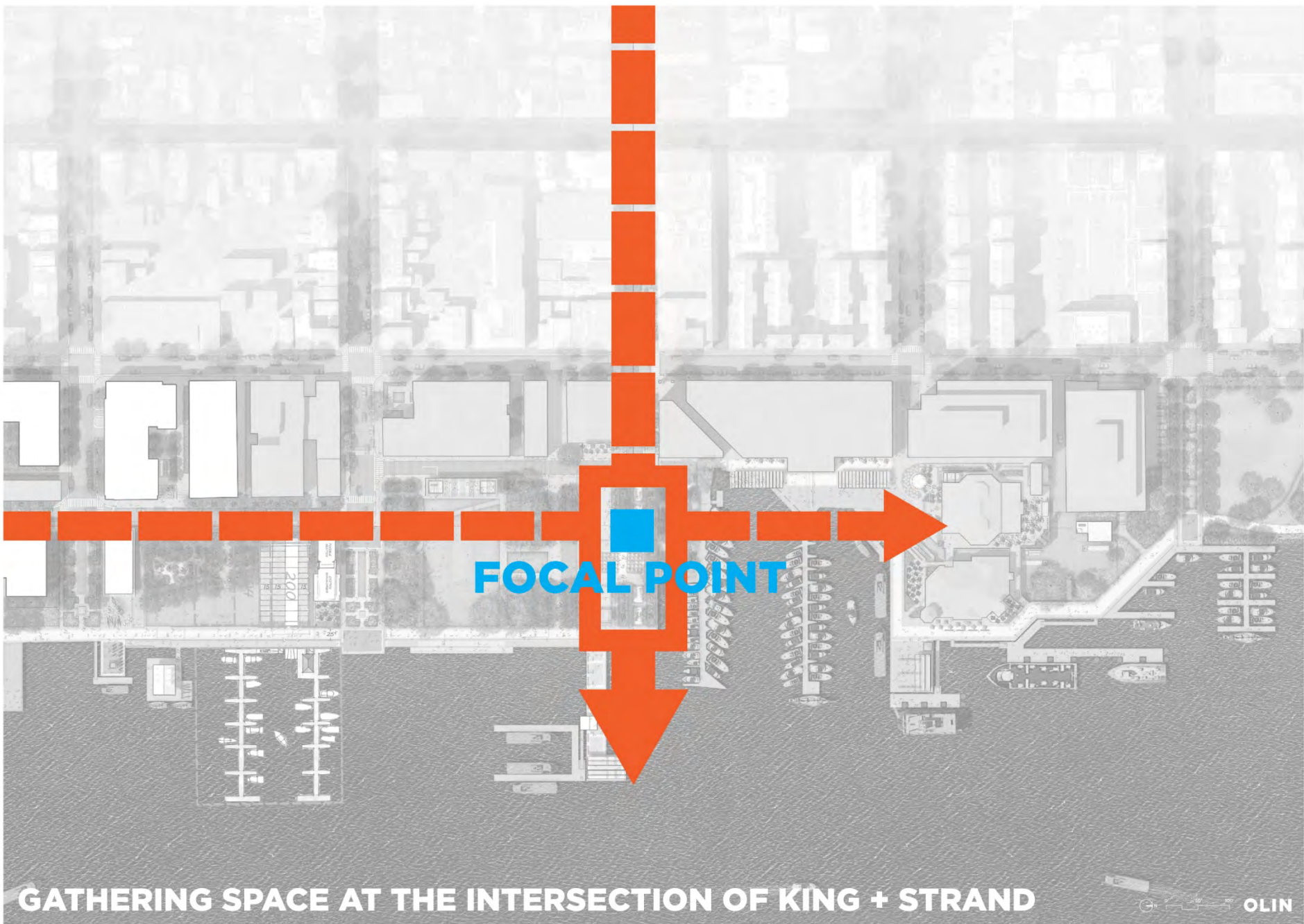


VIEWS FROM THE UNIT BLOCK OF KING

An aerial photograph of a city block, likely in San Francisco, showing a grid of streets and buildings. A large red arrow points vertically downwards from the top of the image. A red square highlights a specific area in the center of the block, labeled 'FOCAL POINT'. The text 'FOCAL POINT' is written in blue capital letters to the left of the red square. The text 'REALIGN FITZGERALD SQUARE WITH KING STREET' is written in white capital letters at the bottom of the image. The Olin logo is in the bottom right corner.

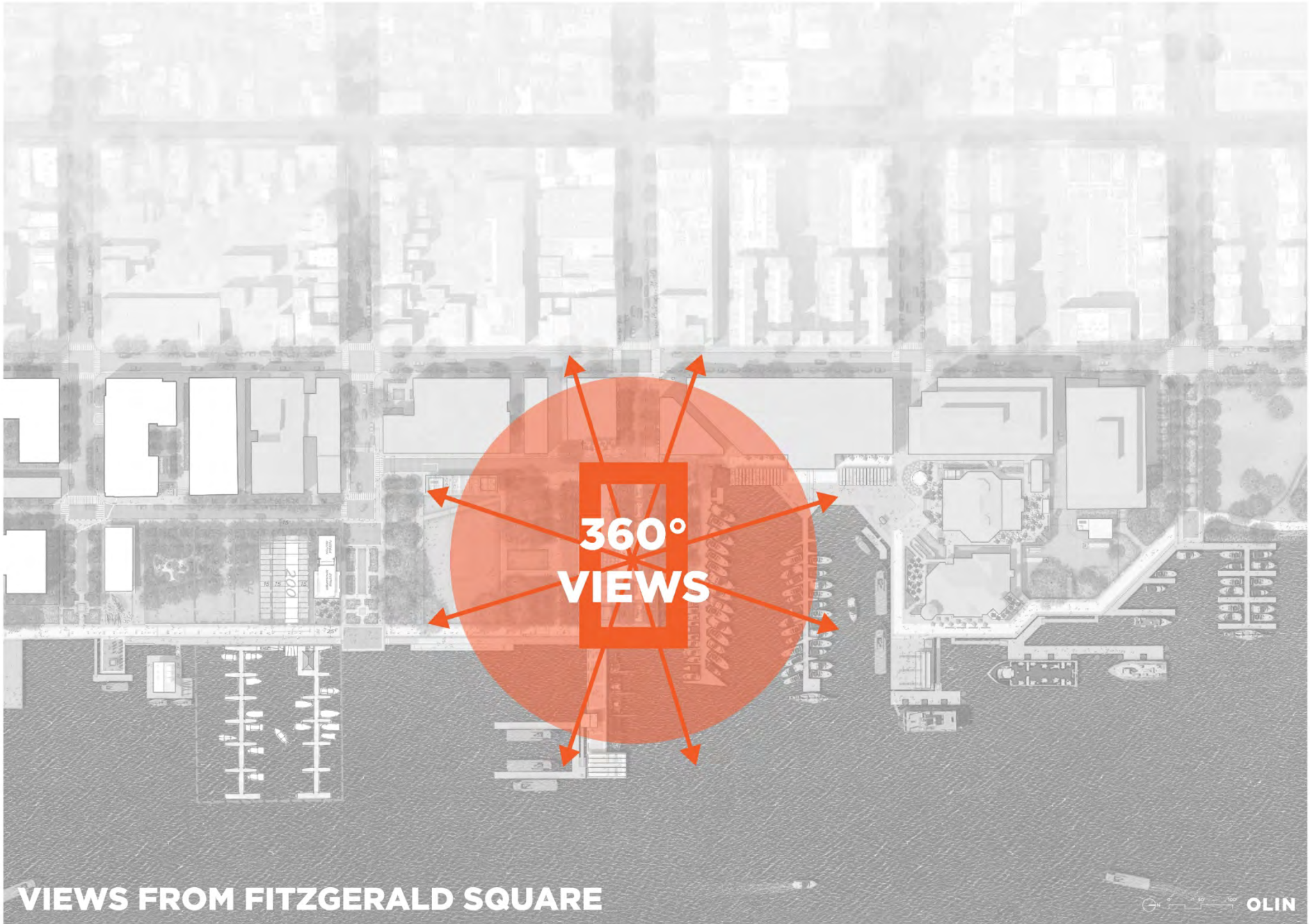
FOCAL POINT

REALIGN FITZGERALD SQUARE WITH KING STREET

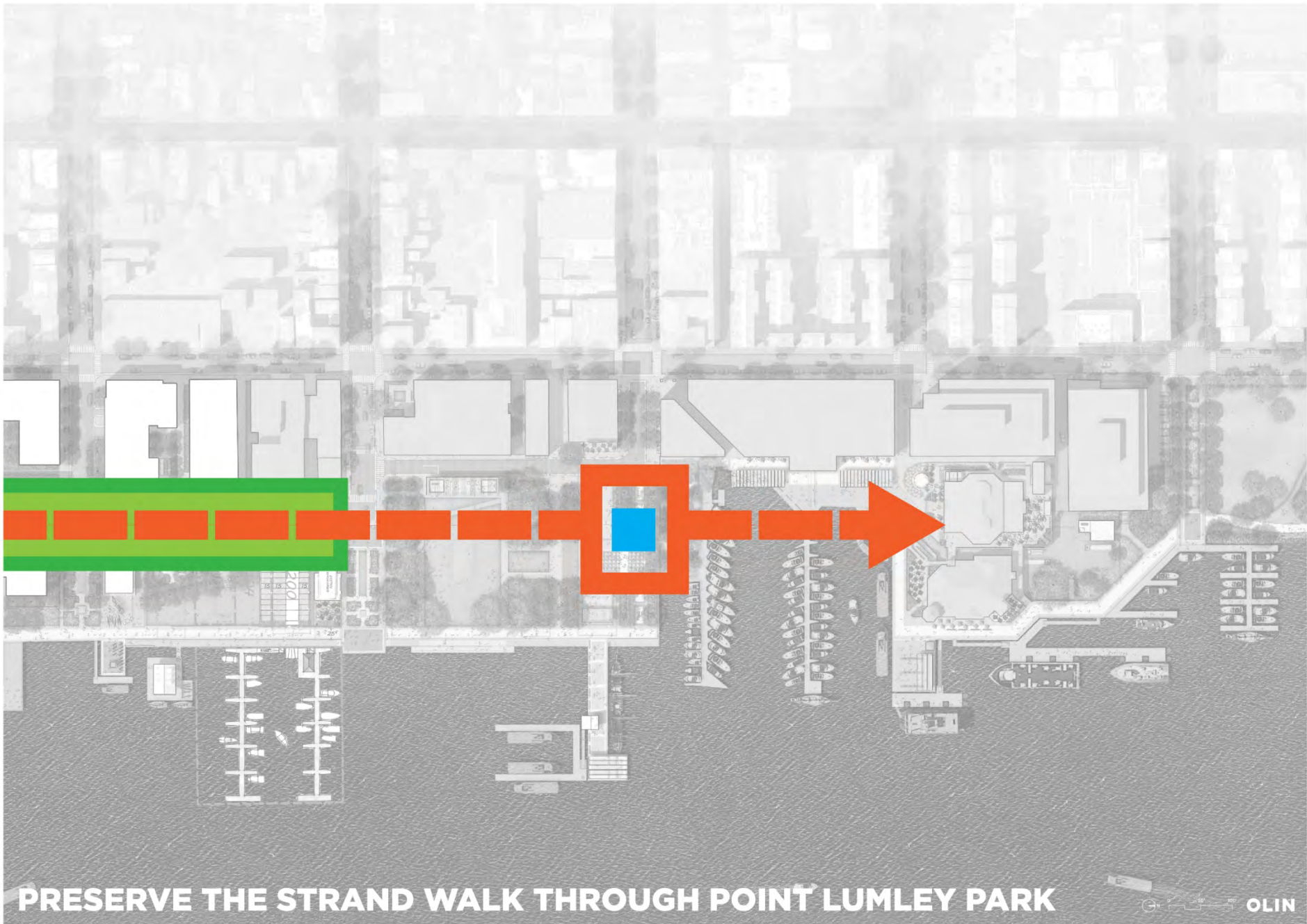


FOCAL POINT

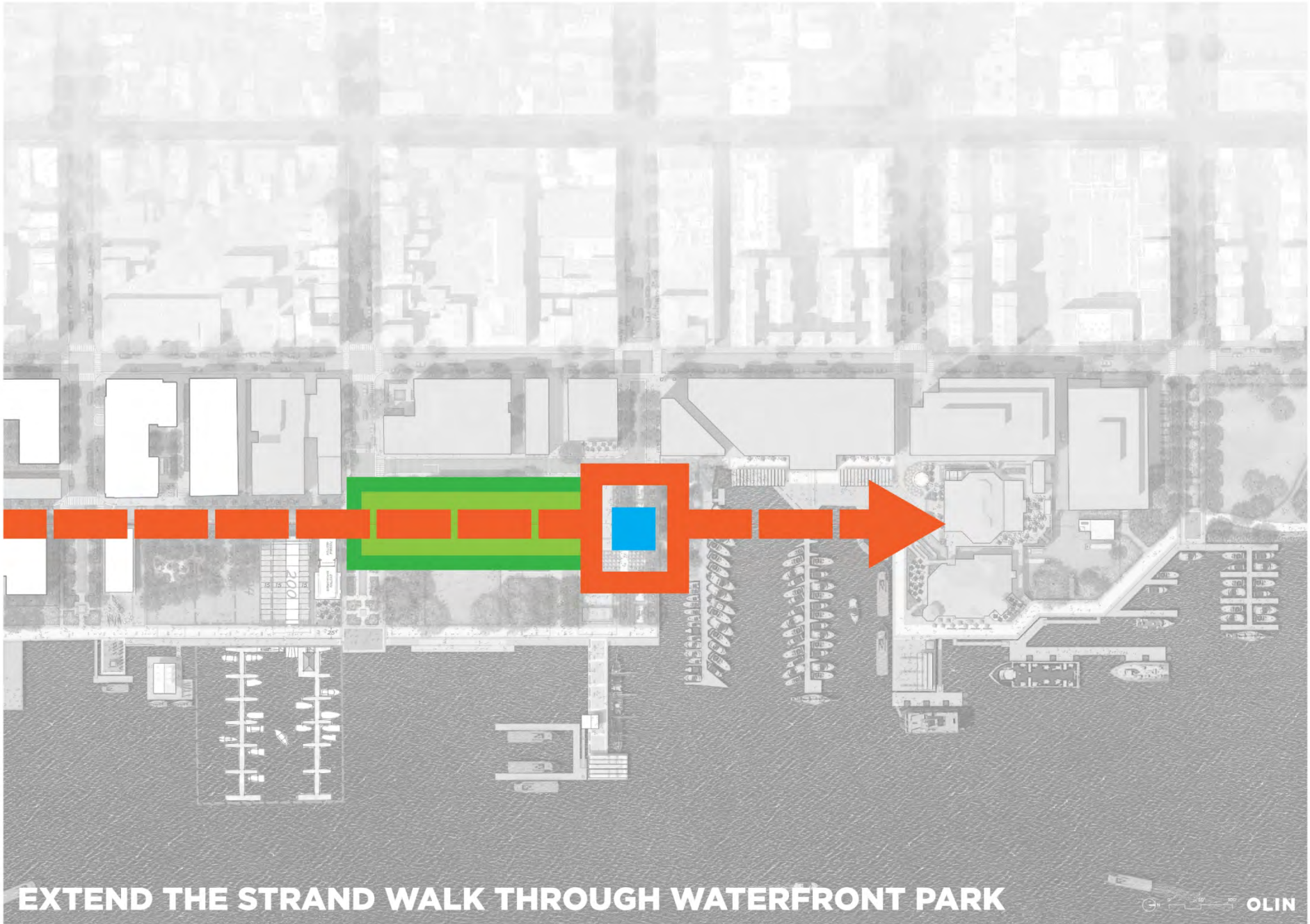
GATHERING SPACE AT THE INTERSECTION OF KING + STRAND



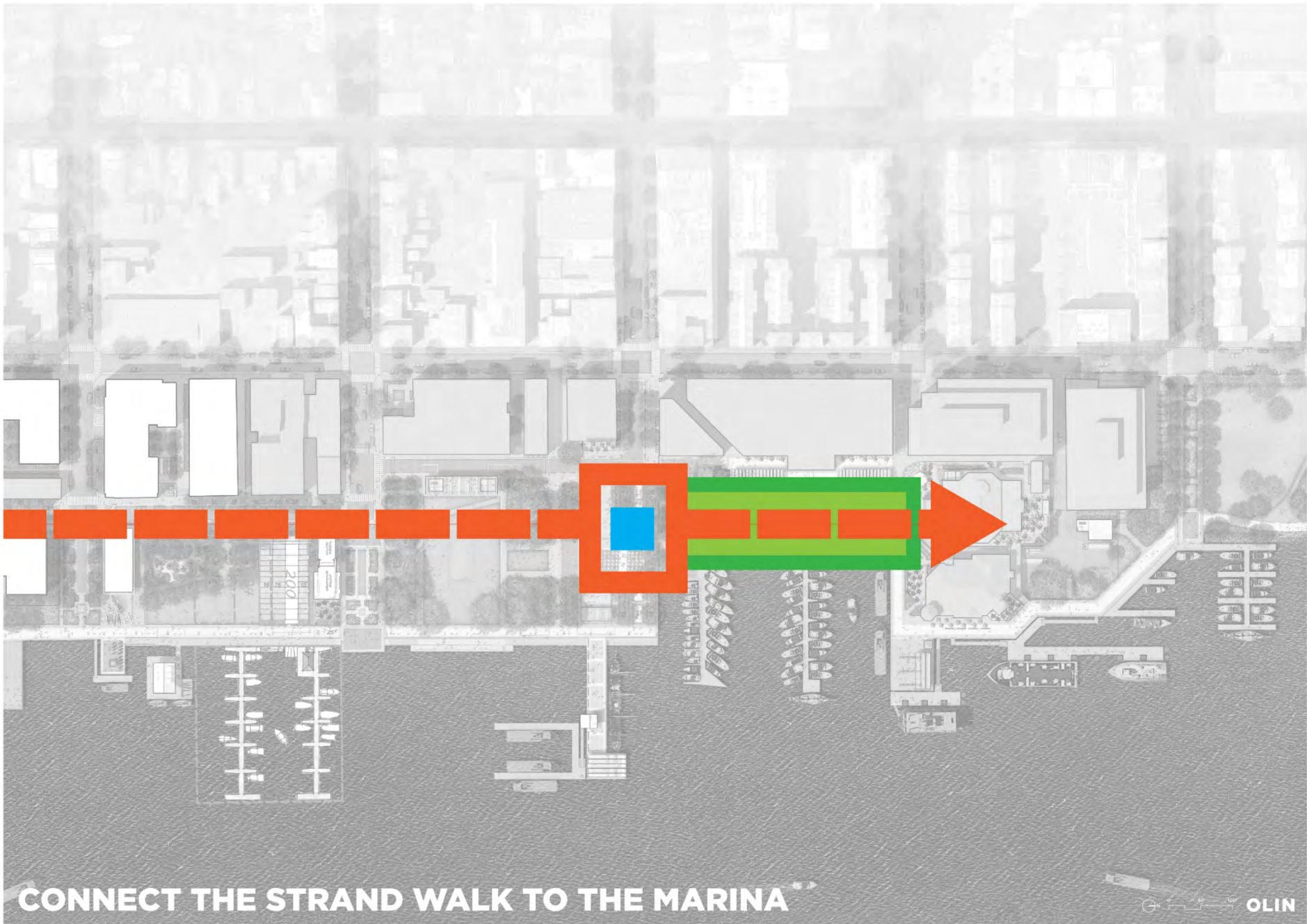
VIEWS FROM FITZGERALD SQUARE



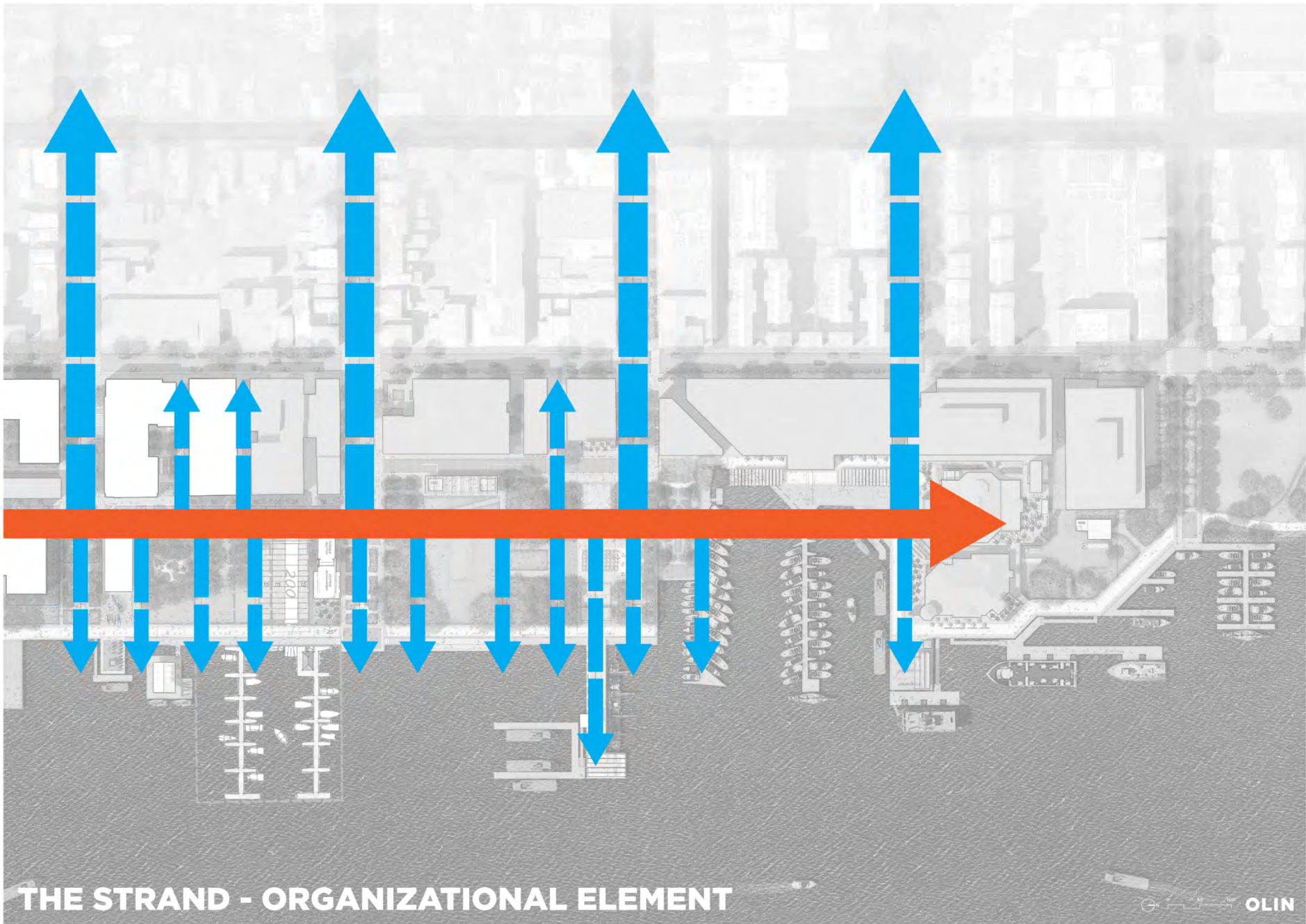
PRESERVE THE STRAND WALK THROUGH POINT LUMLEY PARK



EXTEND THE STRAND WALK THROUGH WATERFRONT PARK



CONNECT THE STRAND WALK TO THE MARINA



THE STRAND - ORGANIZATIONAL ELEMENT

NEW ODBC PARKING LOT 45 SPACES

NEW ODBC CLUBHOUSE



NEW ODBC PIERS