

An aerial photograph of a city waterfront, likely Boston, showing a dense urban area with a prominent street running parallel to the water. The waterfront features a marina with several boats docked. The text "IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN" is overlaid in white, uppercase letters across the middle of the image.

IMPLEMENTATION OF THE WATERFRONT SMALL AREA PLAN

**OLIN**

Planning Commission WORK SESSION:  
Waterfront Landscape and Flood Mitigation Design

April 1, 2014





**PROJECT SCHEDULE**

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

  
**ODBC  
DECISION**





FLOOD MITIGATION

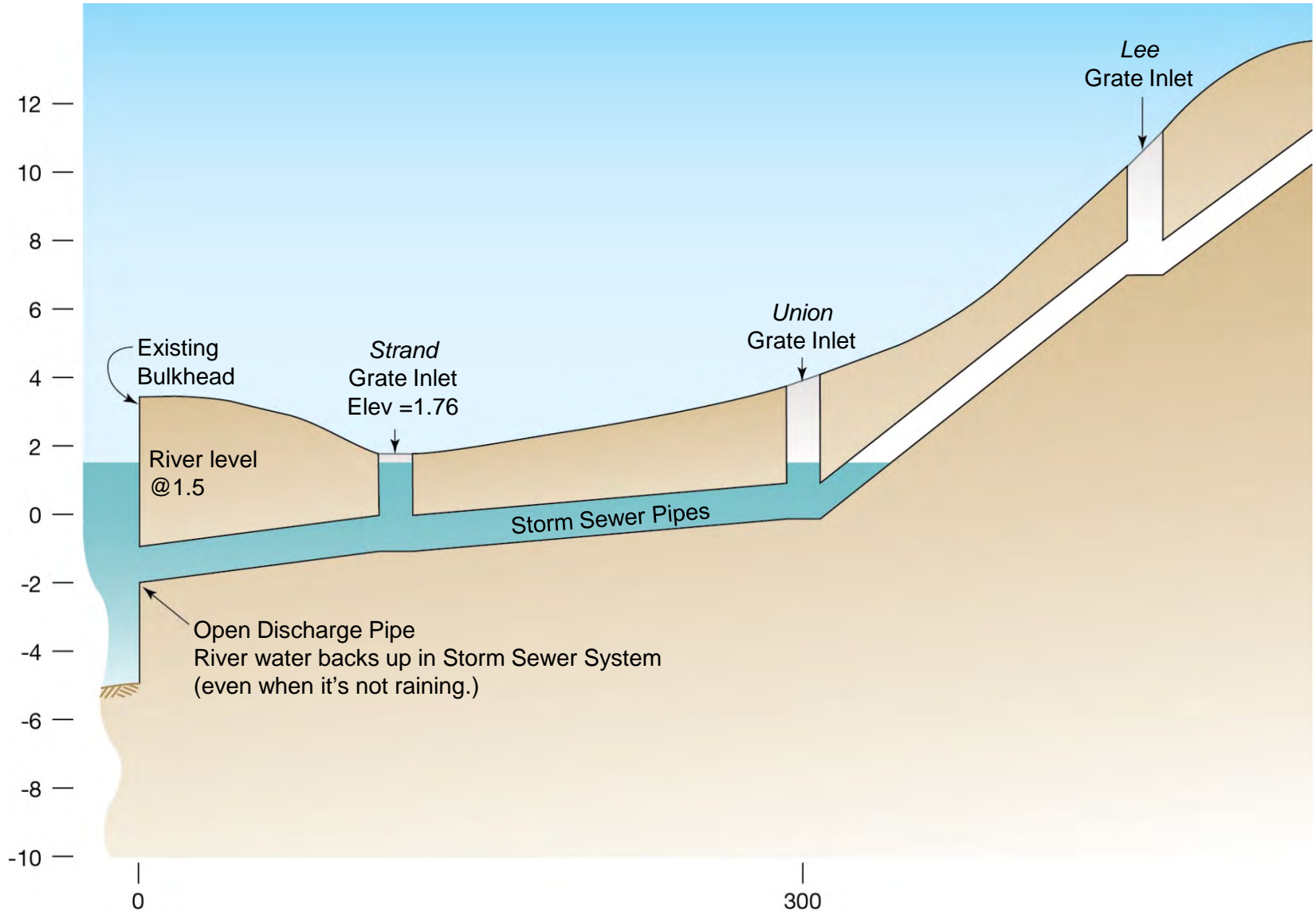
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**OLIN**

# PROJECT AREA OVERVIEW



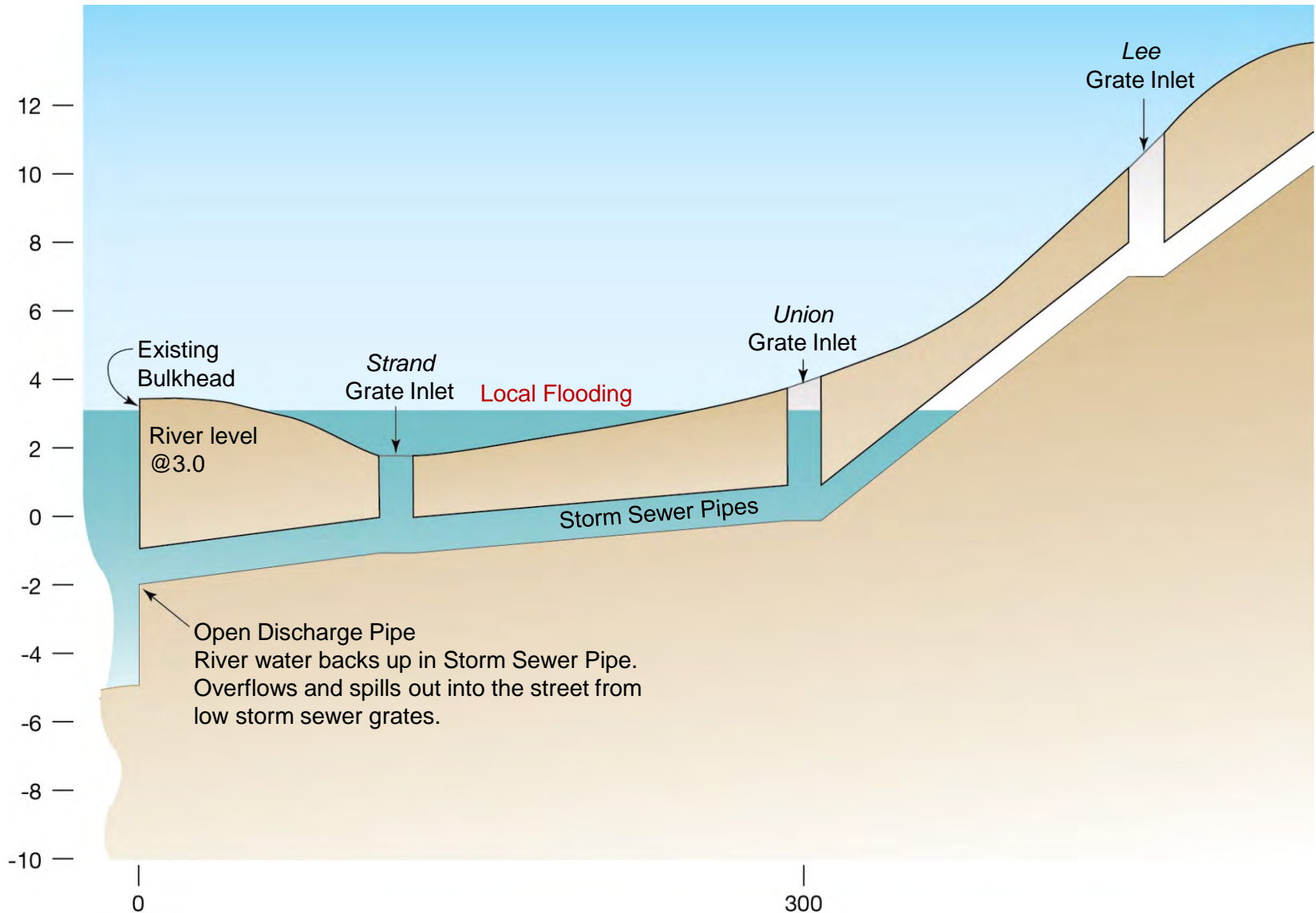
# EXISTING STORM SEWER PROFILE AT RIVER ELEVATION = 1.50 FT



# EXISTING CONDITIONS-NUISANCE FLOODING AT RIVER ELEVATION = 3.0 FT



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

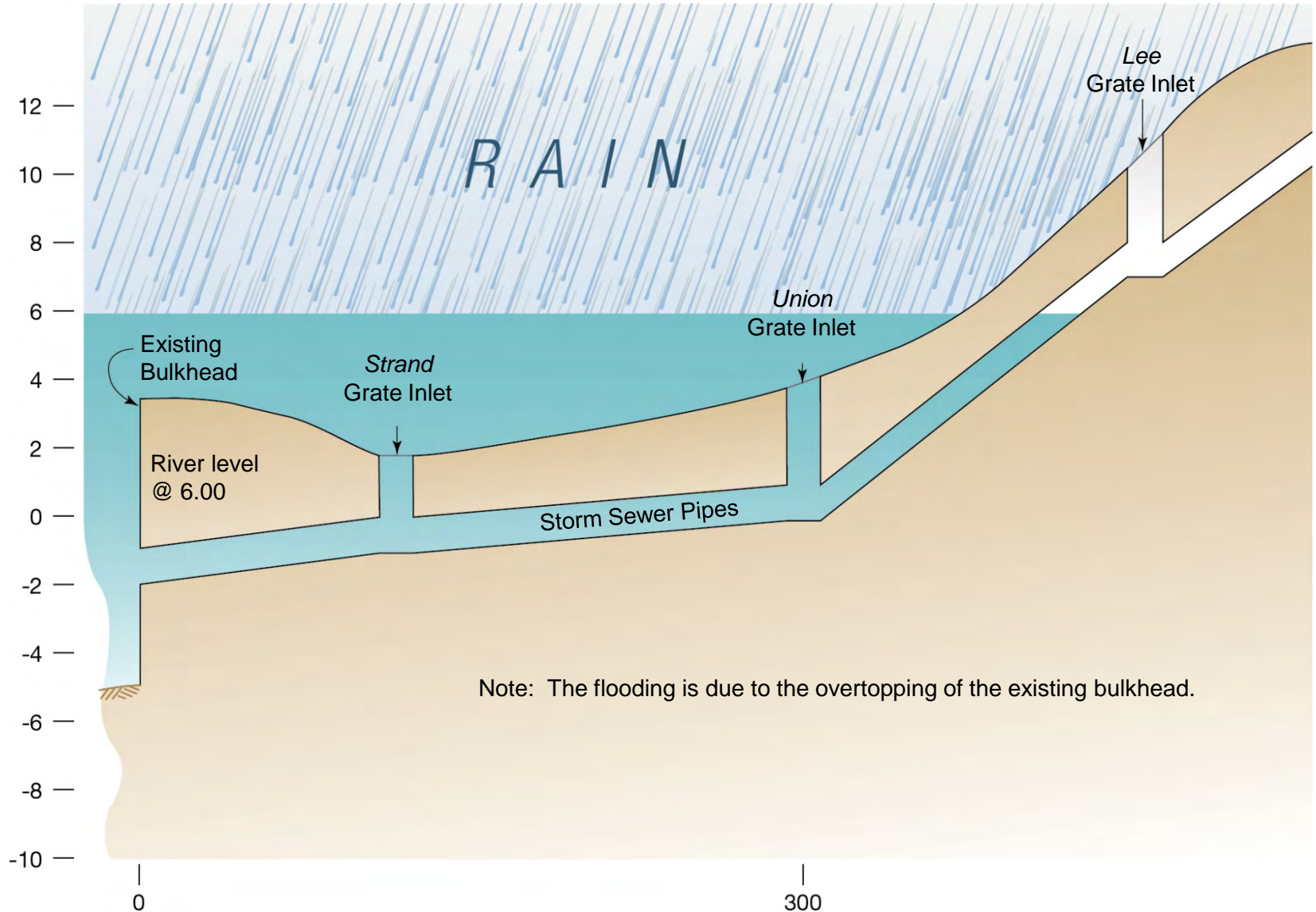




# EXISTING CONDITIONS- RIVER FLOODING AT ELEVATION = 6.0 FT



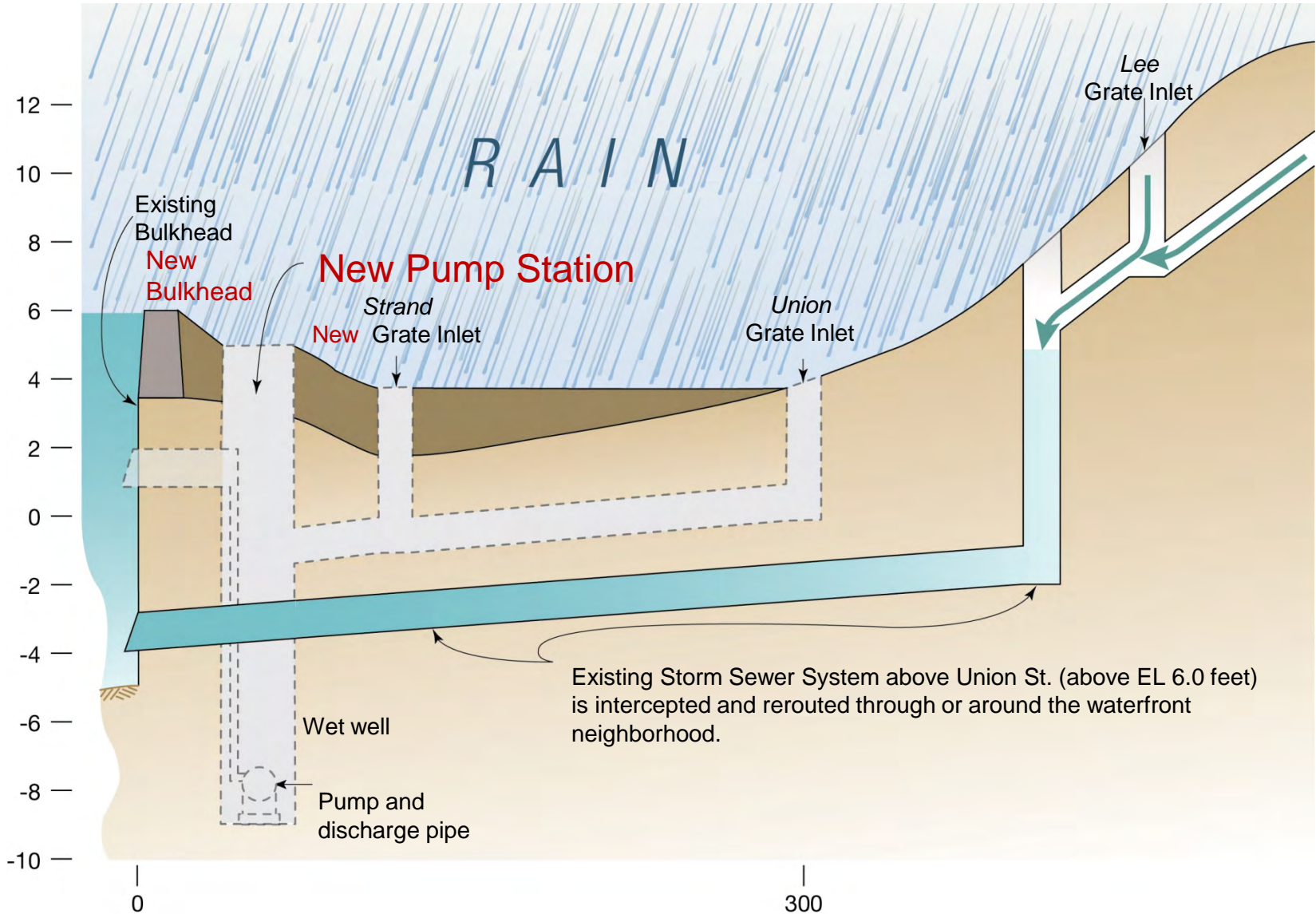
# EXISTING STORM SEWER PROFILE- FLOODING AT RIVER ELEVATION = 6.0 FT



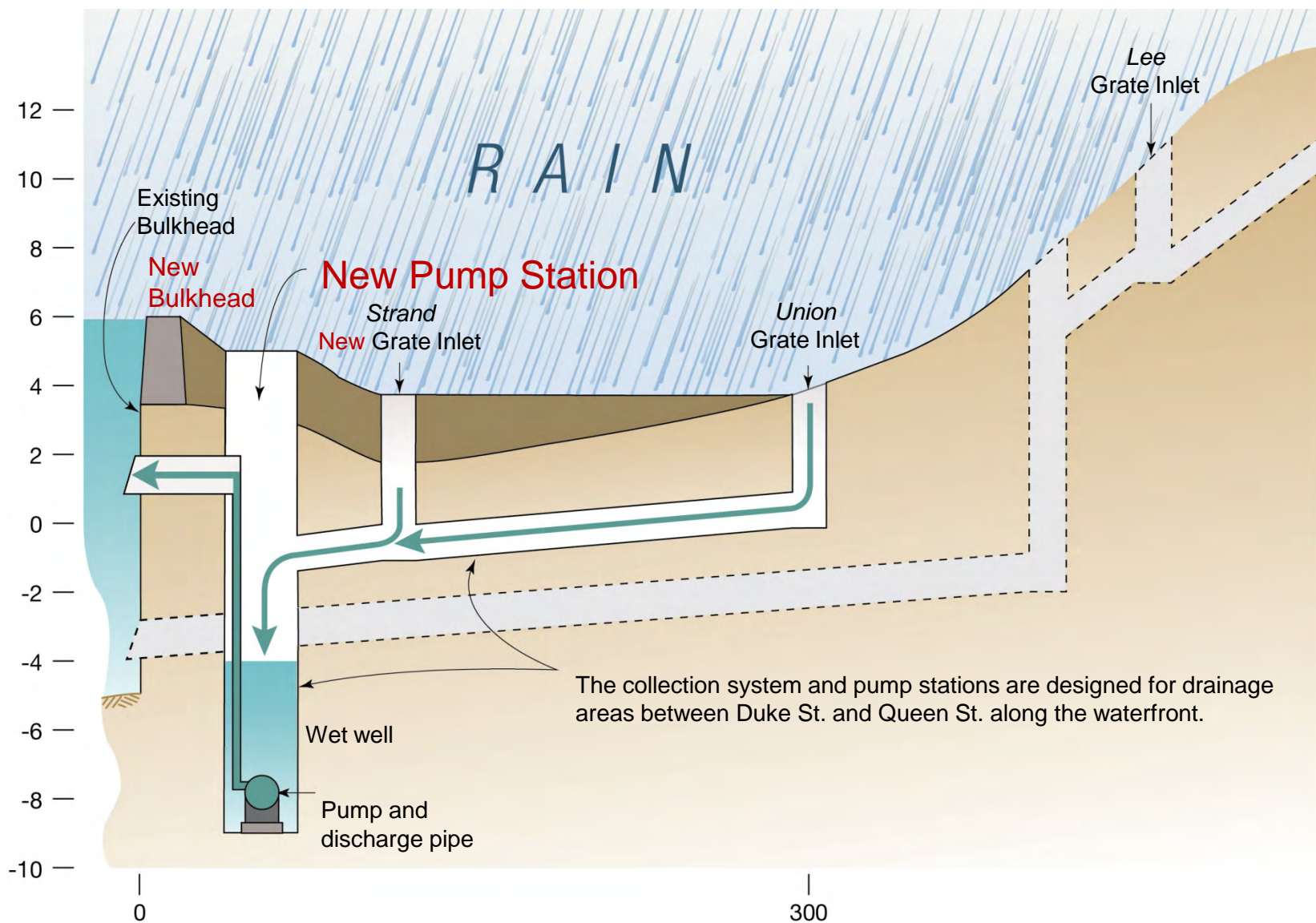
# PROPOSED CONDITIONS WITH BULKHEAD AT ELEVATION = 6.0 FT



# 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

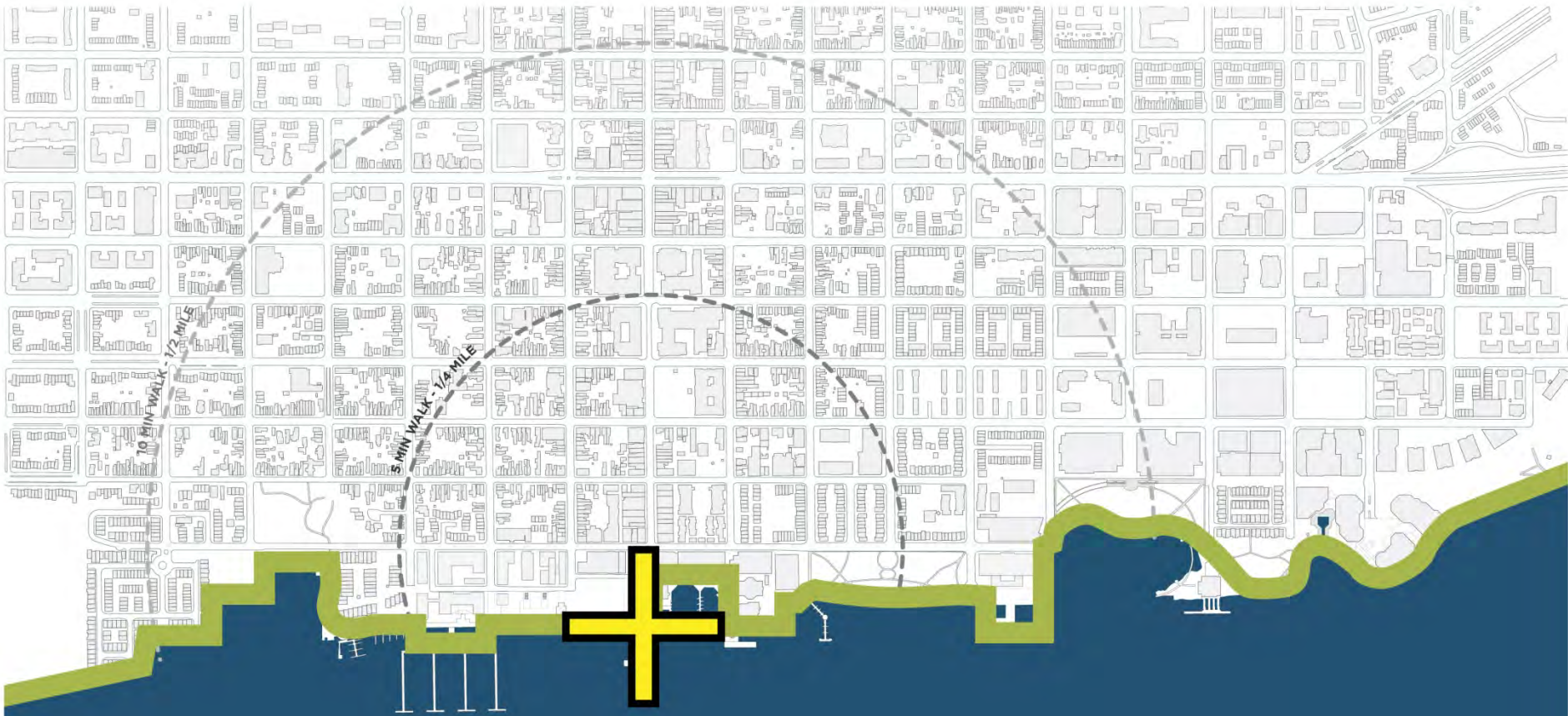
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**OLIN**



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

**CREATE A CONTINUOUS WATERFRONT PATH**



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

CREATE A GATHERING PLACE AT THE FOOT OF KING STREET





**GATEWAY SOUTH**  
*GATEWAY*

**THE STRAND**  
*WORKING SEAPORT*

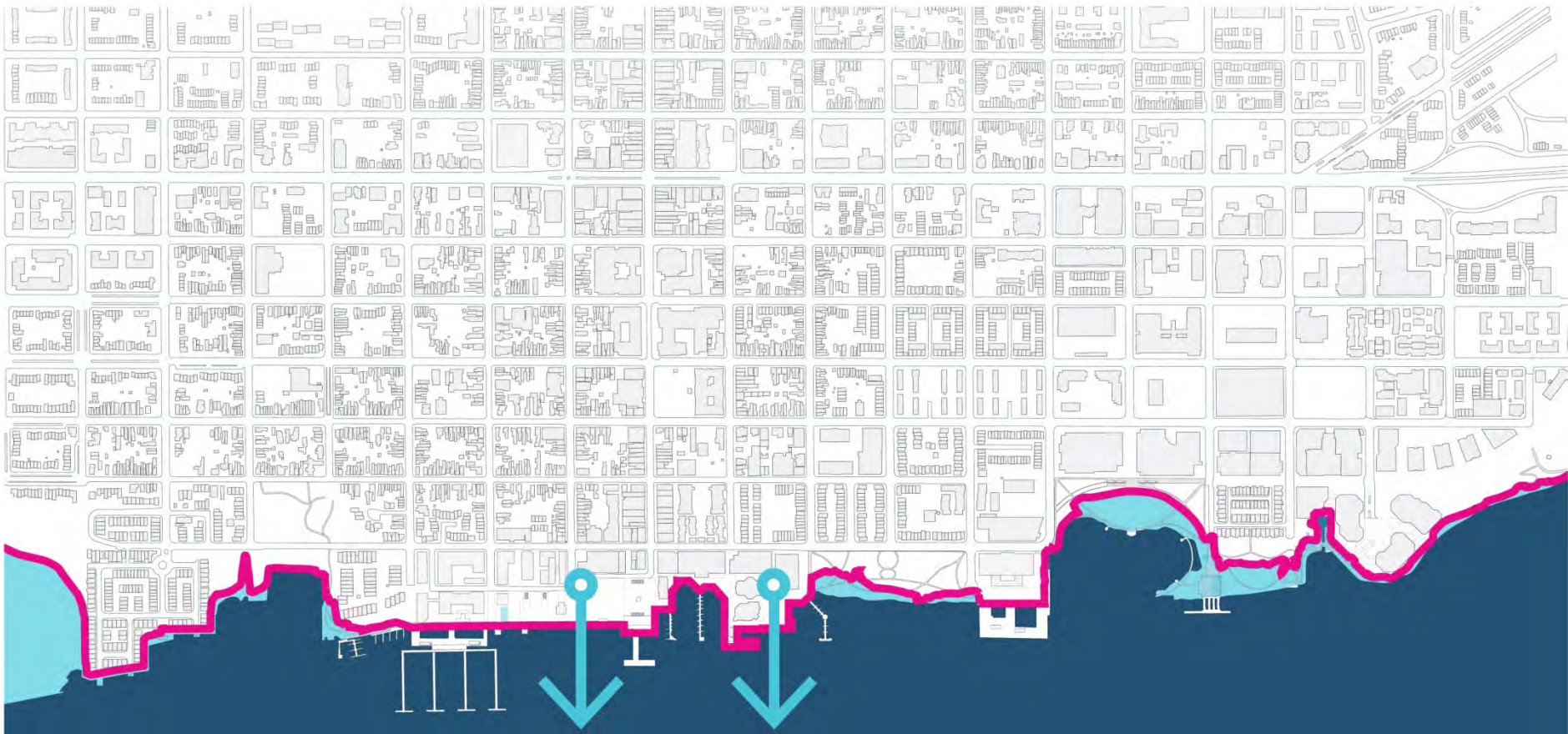
**TORPEDO FACTORY**  
*WITNESS TO WAR*

**FOUNDERS PARK**  
*FOUNDATIONS*

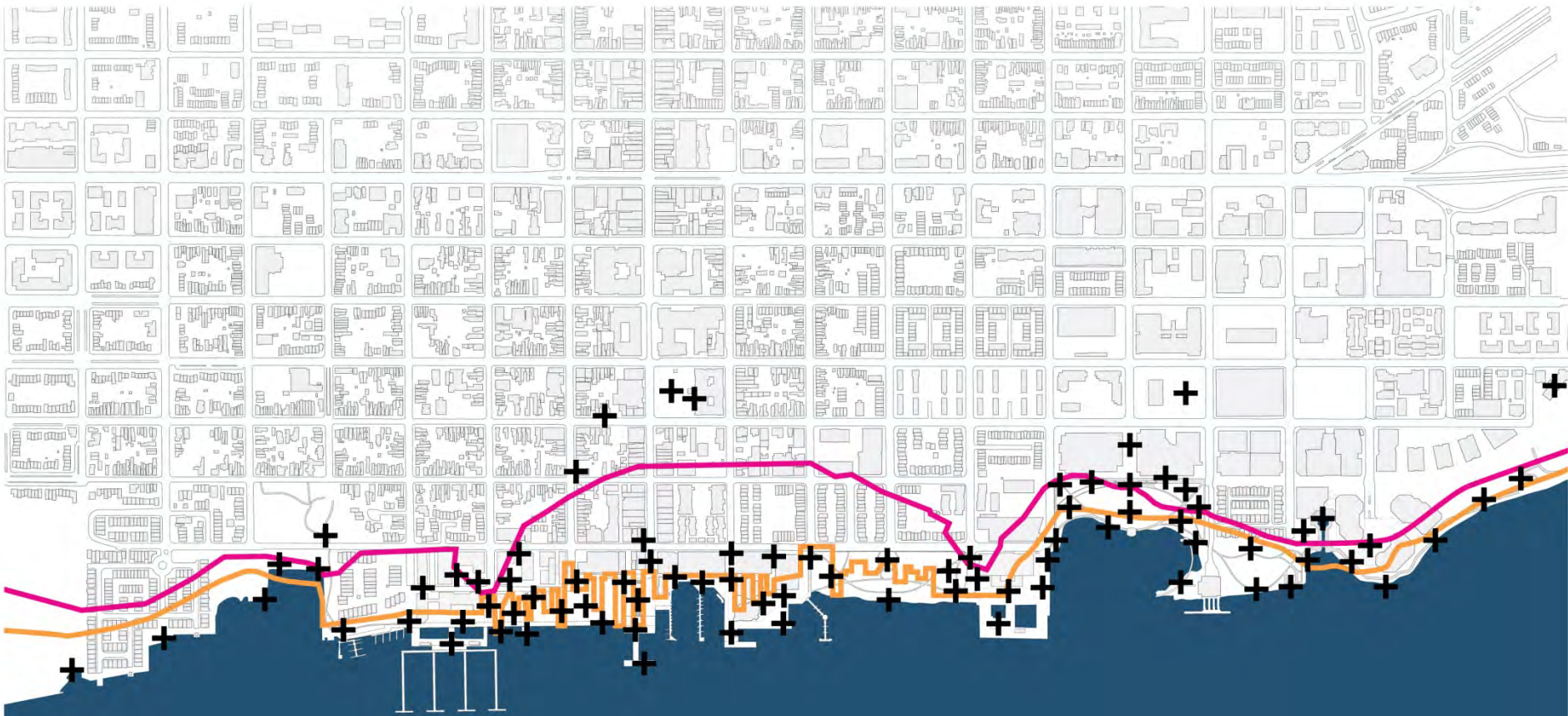
**ORONOCO BAY**  
*TRANSFORMATIONS*

**GATEWAY NORTH**  
*AMBITION & ILLUMINATION*

**REINFORCE THE CULTURAL AREAS**

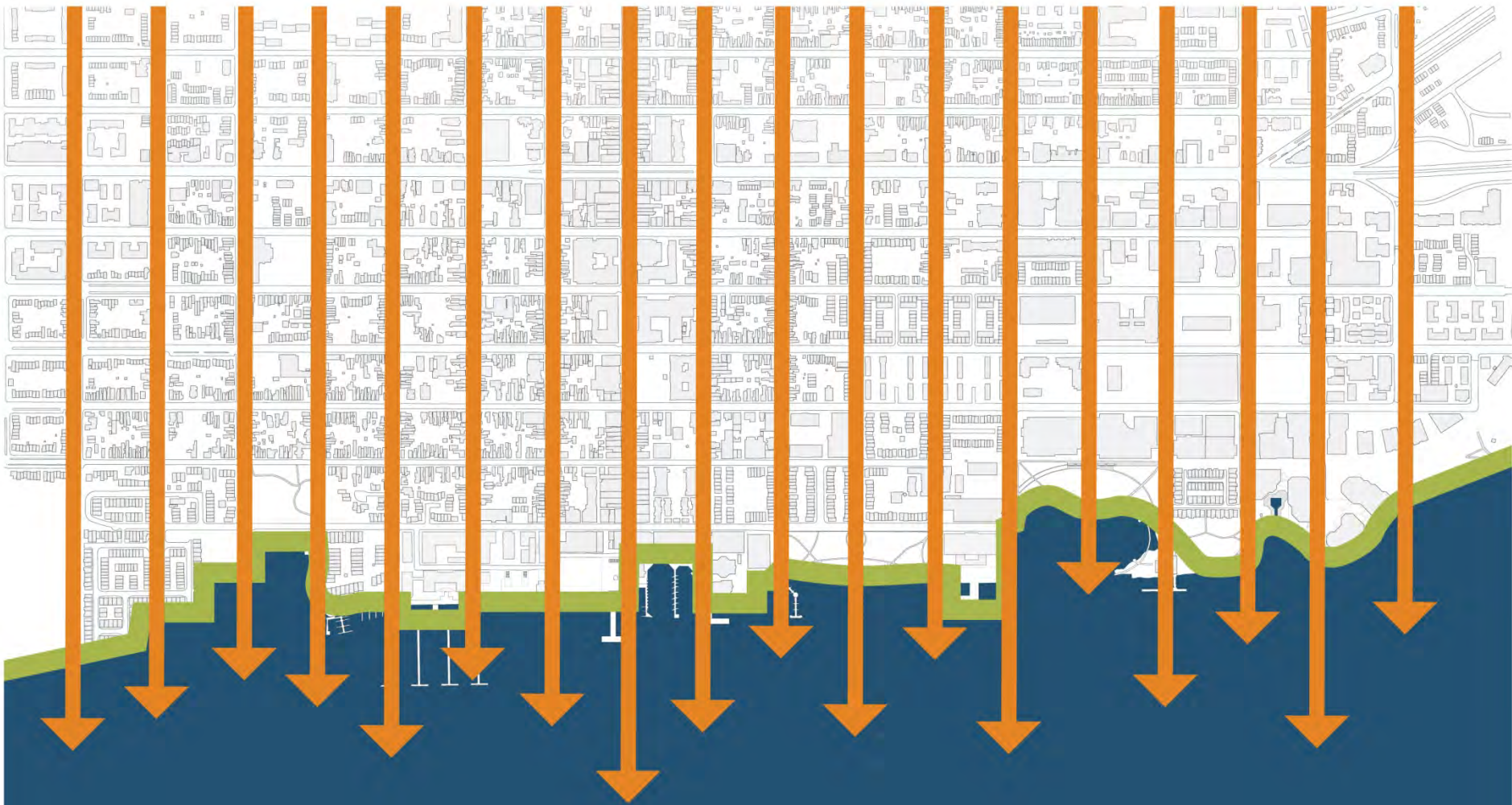


P O T O M A C R I V E R



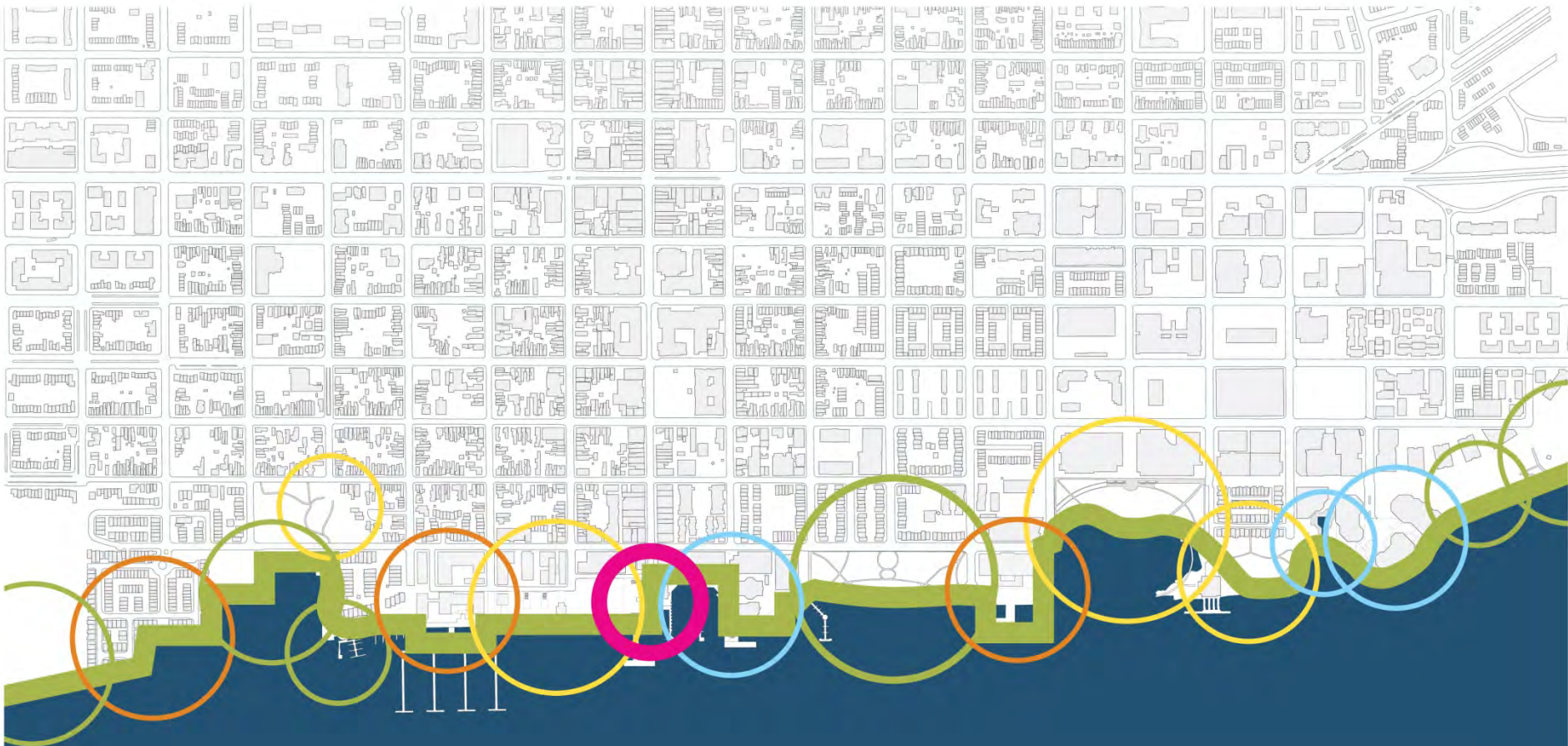
P O T O M A C R I V E R

**CELEBRATE HISTORY AND THE ARTS ALONG THE RIVERFRONT**



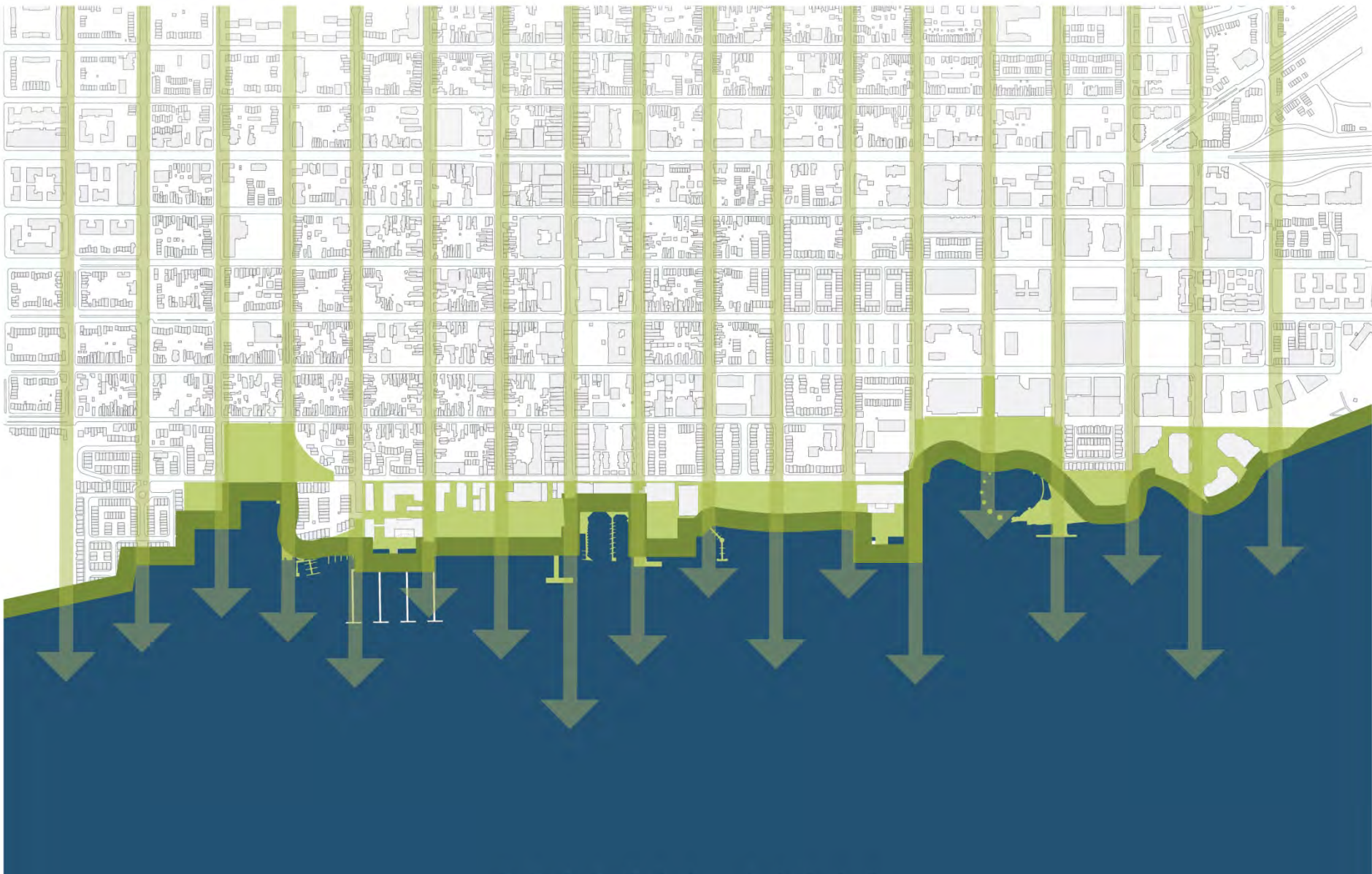
P O T O M A C R I V E R

**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

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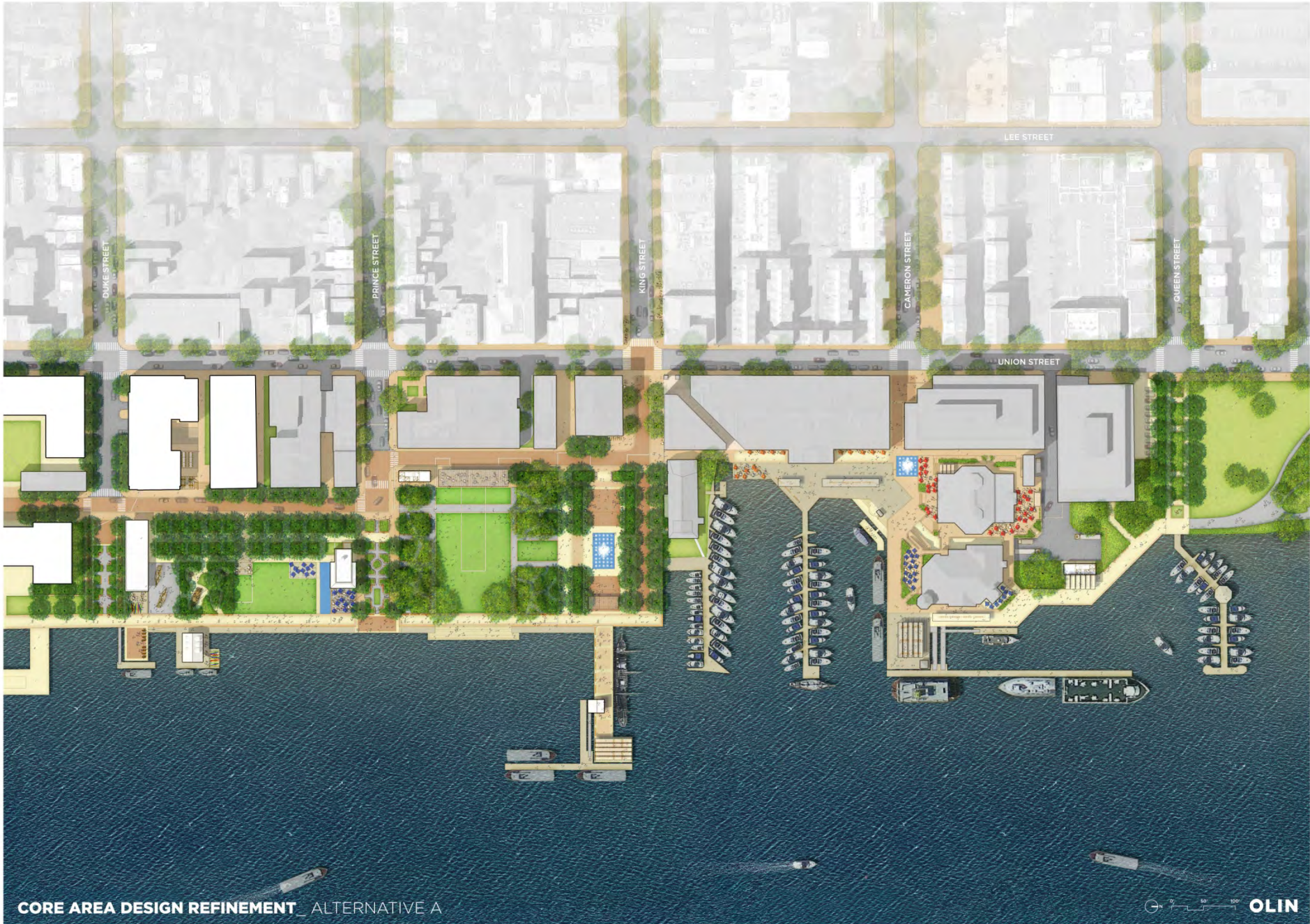
**OLIN**



COMMUNITY MEETING #3

FEBRUARY 6, 2014 **OLIN**





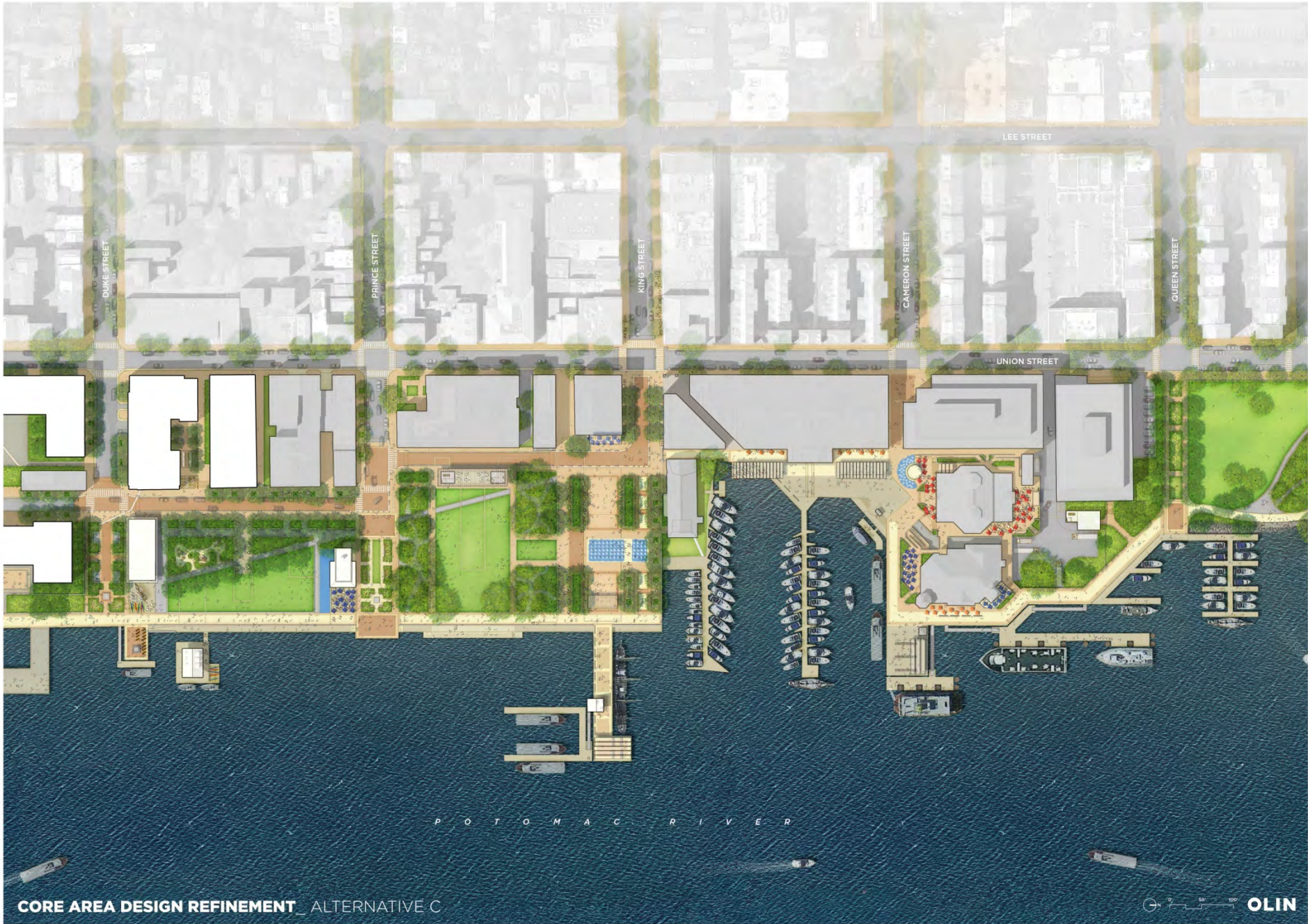




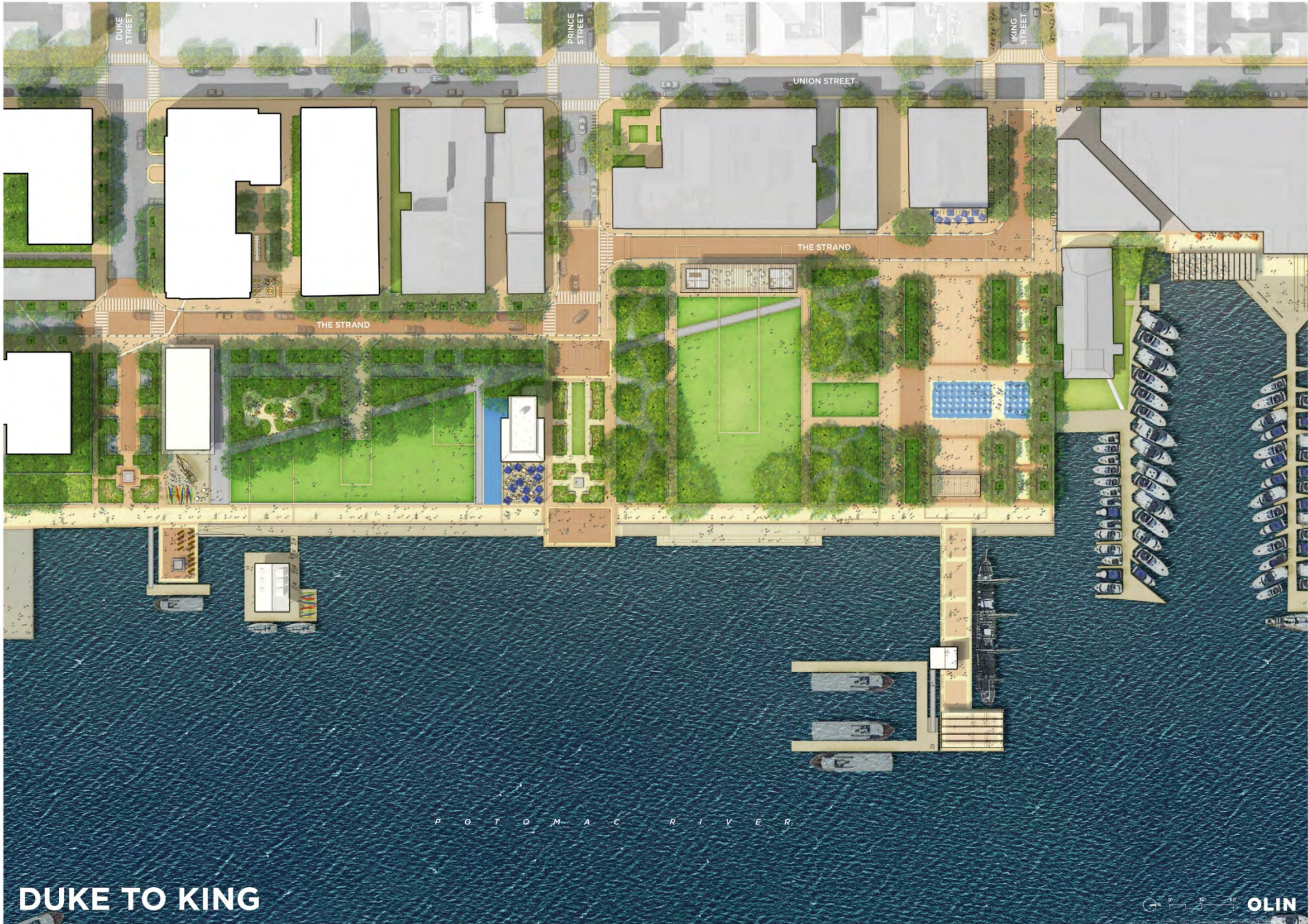
COMMUNITY MEETING #4

March 6, 2014

**OLIN**



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



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

# DUKE TO KING





FOOT OF KING STREET



STRAND FROM UNIT BLOCK OF KING STREET LOOKING SOUTH





PARMICRAN 1/11

FITZGERALD SQUARE - SUMMER



FITZGERALD SQUARE - WINTER



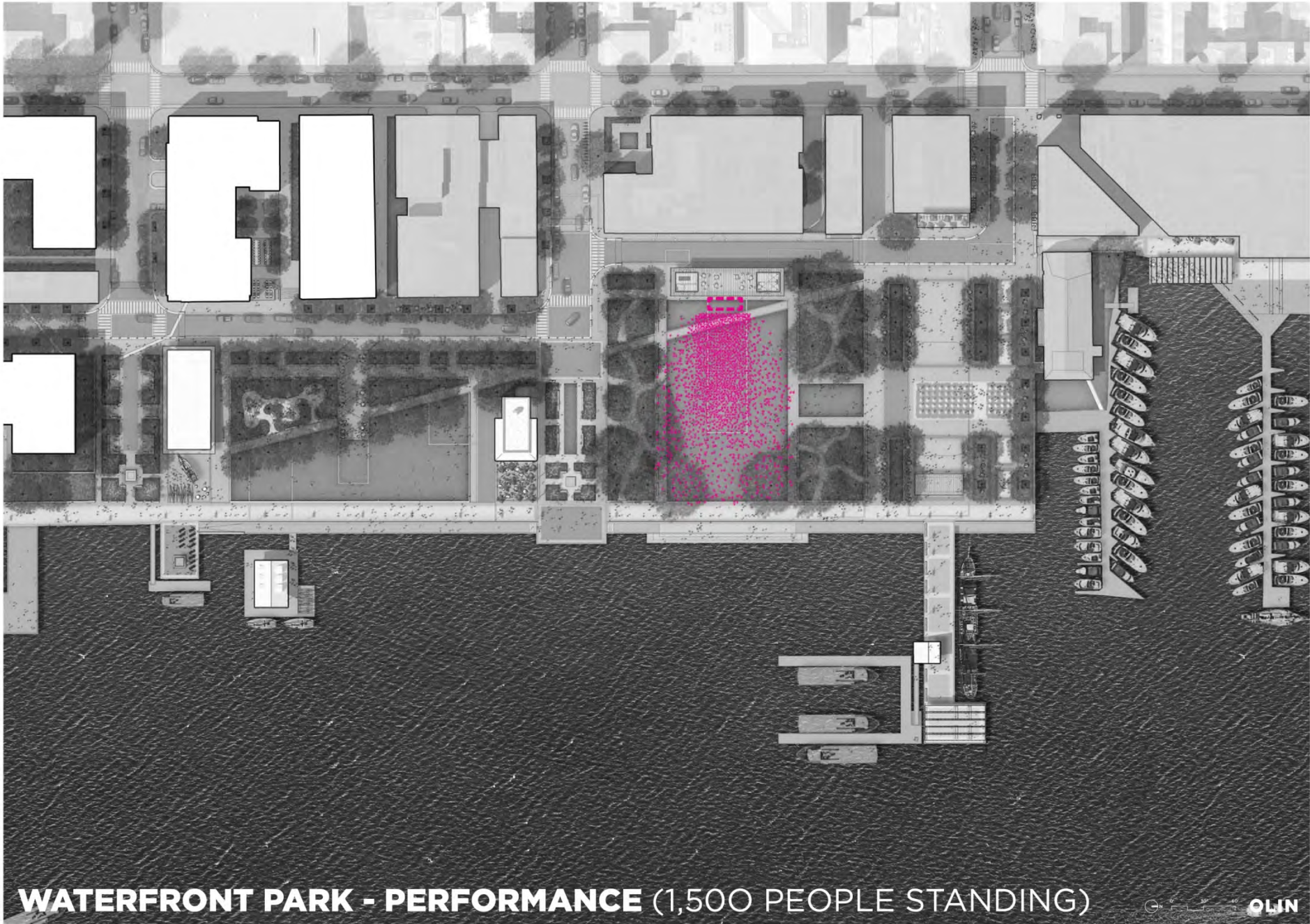
BEACHCOMBER FROM WATERFRONT PROMENADE



POINT LUMLEY PARK FROM THE WATERFRONT PROMENADE



**WATERFRONT PARK - OUTDOOR MOVIE (500 PEOPLE SEATED)**



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

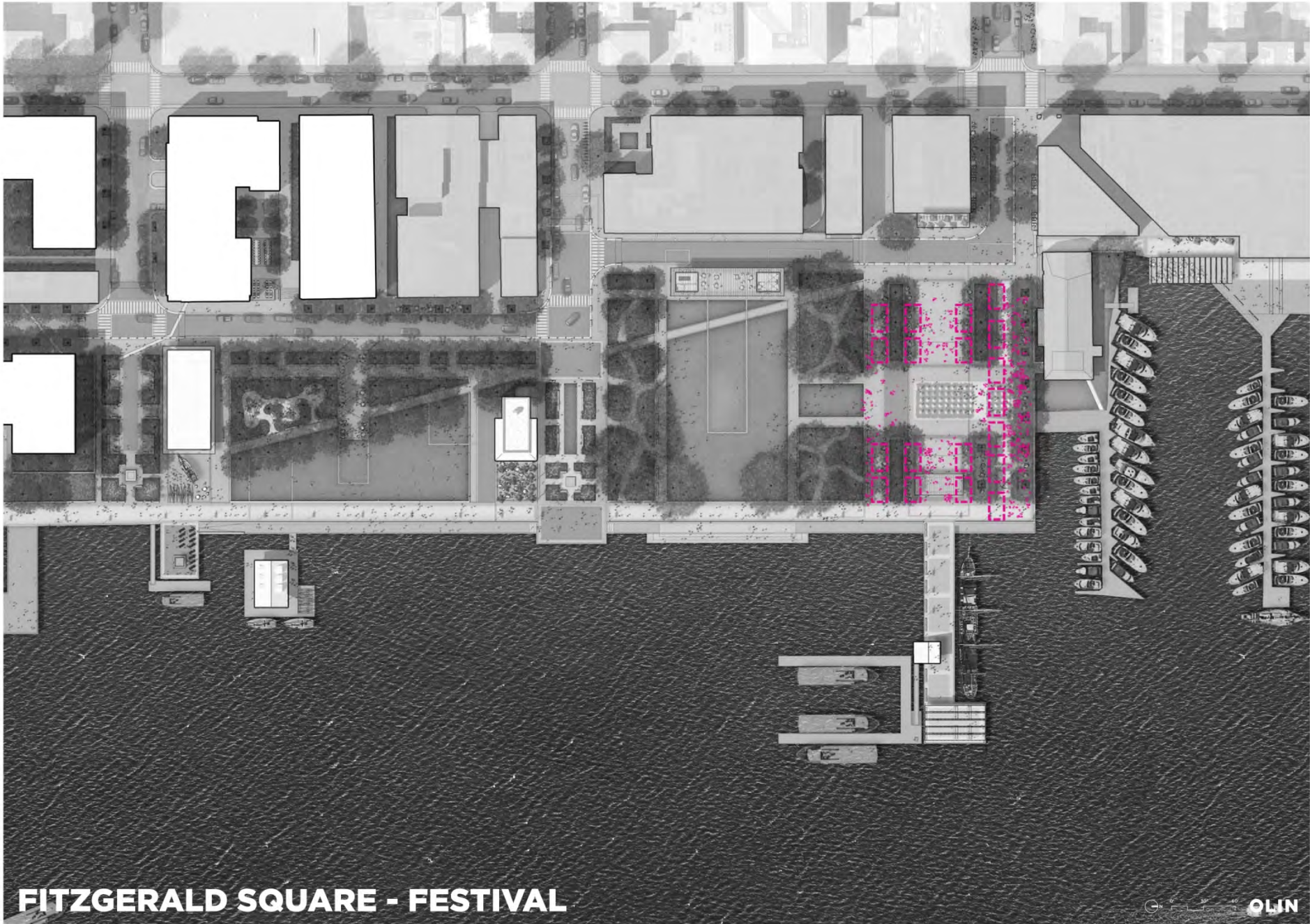


# WATERFRONT PARK - FESTIVAL



**FITZGERALD SQUARE - PERFORMANCE (750 PEOPLE STANDING)**



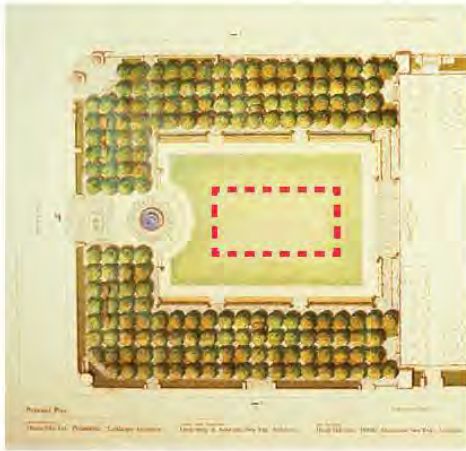


# FITZGERALD SQUARE - FESTIVAL



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

**Option 1 - Temporary**  
(annual rental of all components)



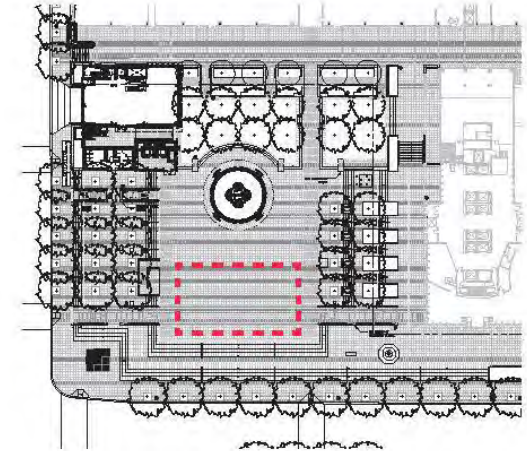
Bryant Park, NY

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



National Gallery of Art, DC - Standard Rink

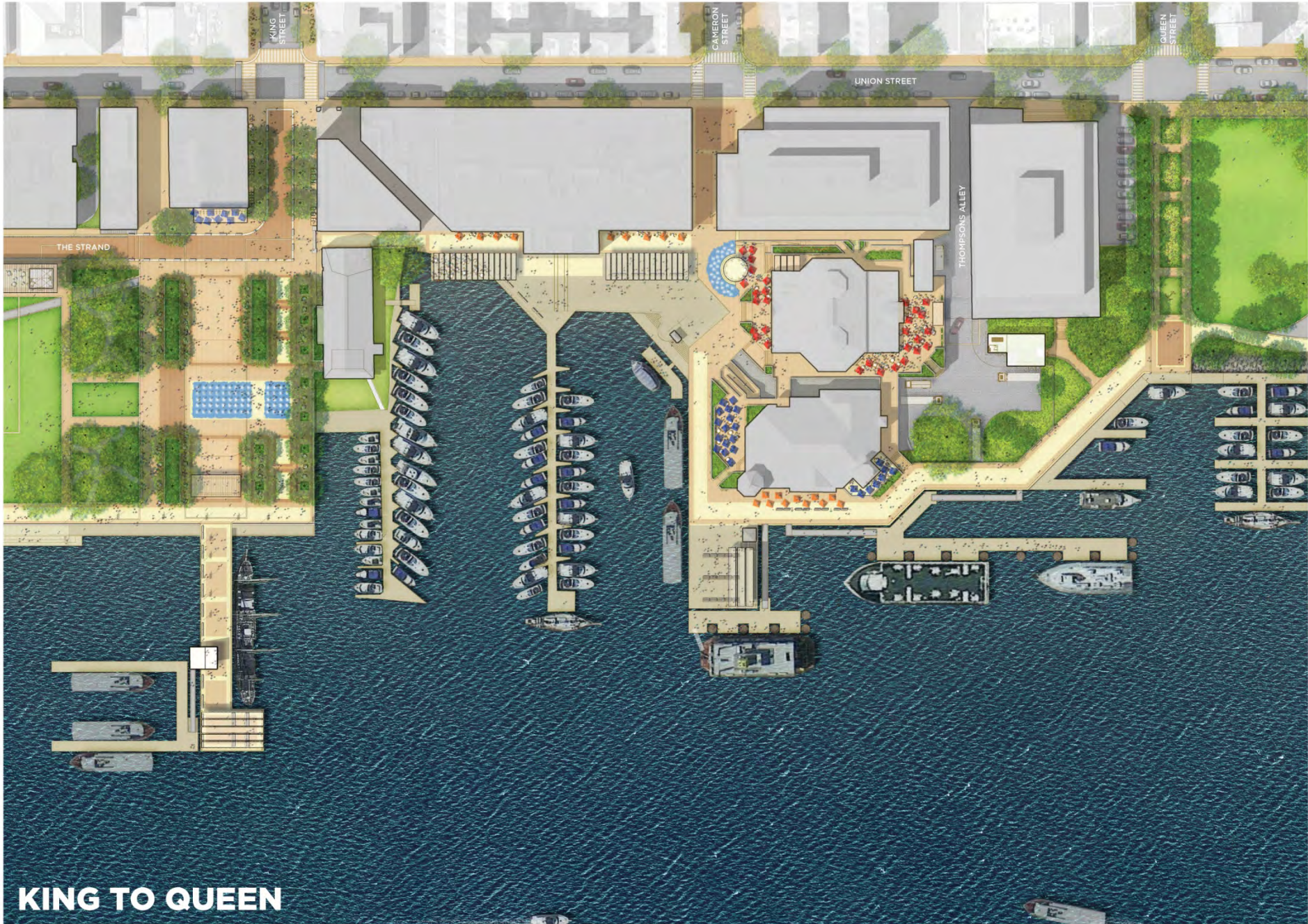
**Option 3 - Hybrid**  
(modified mechanical system installed, other components rented annually)



Fountain Square, OH



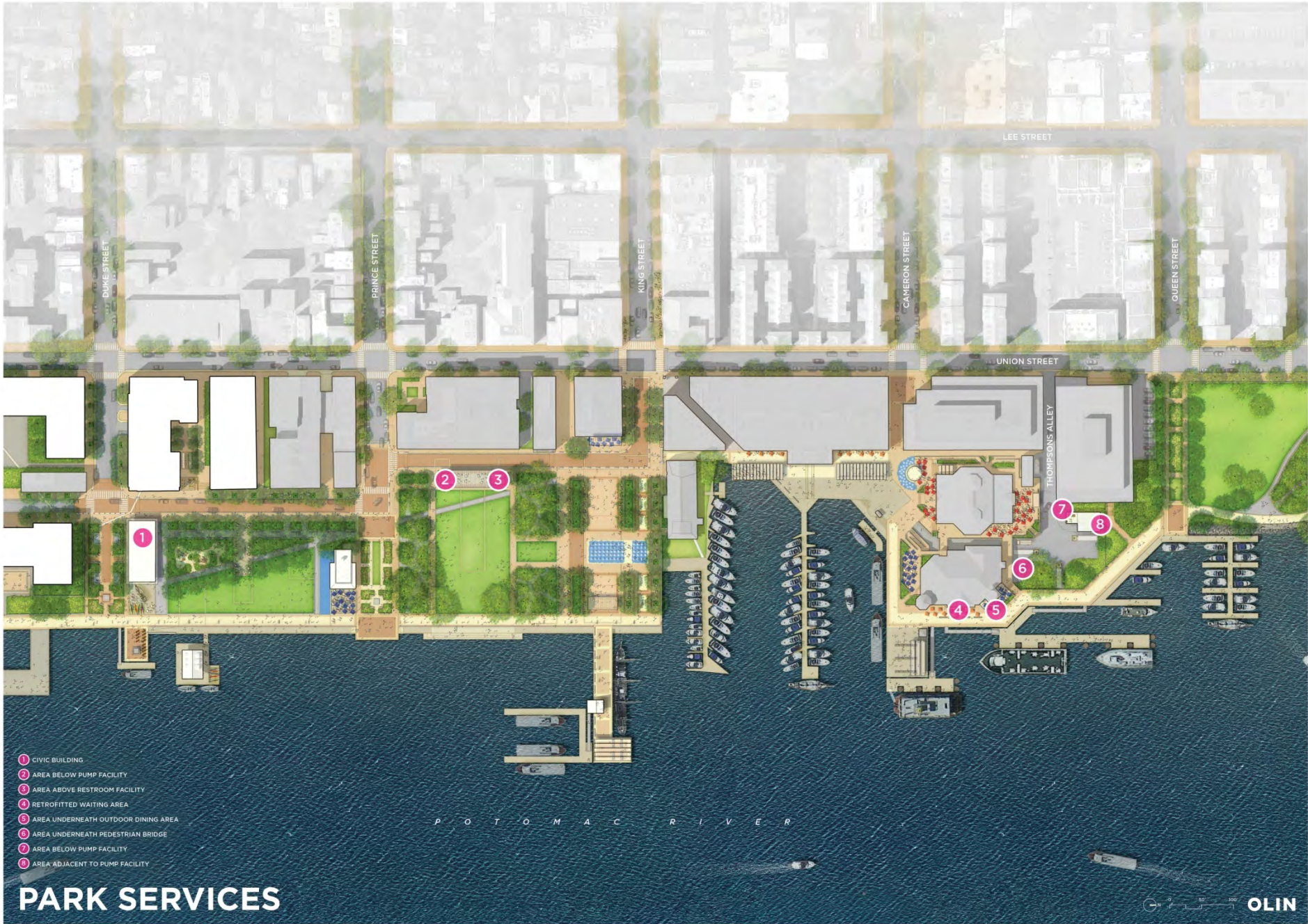
Canal Park, DC - Loop Rink



**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

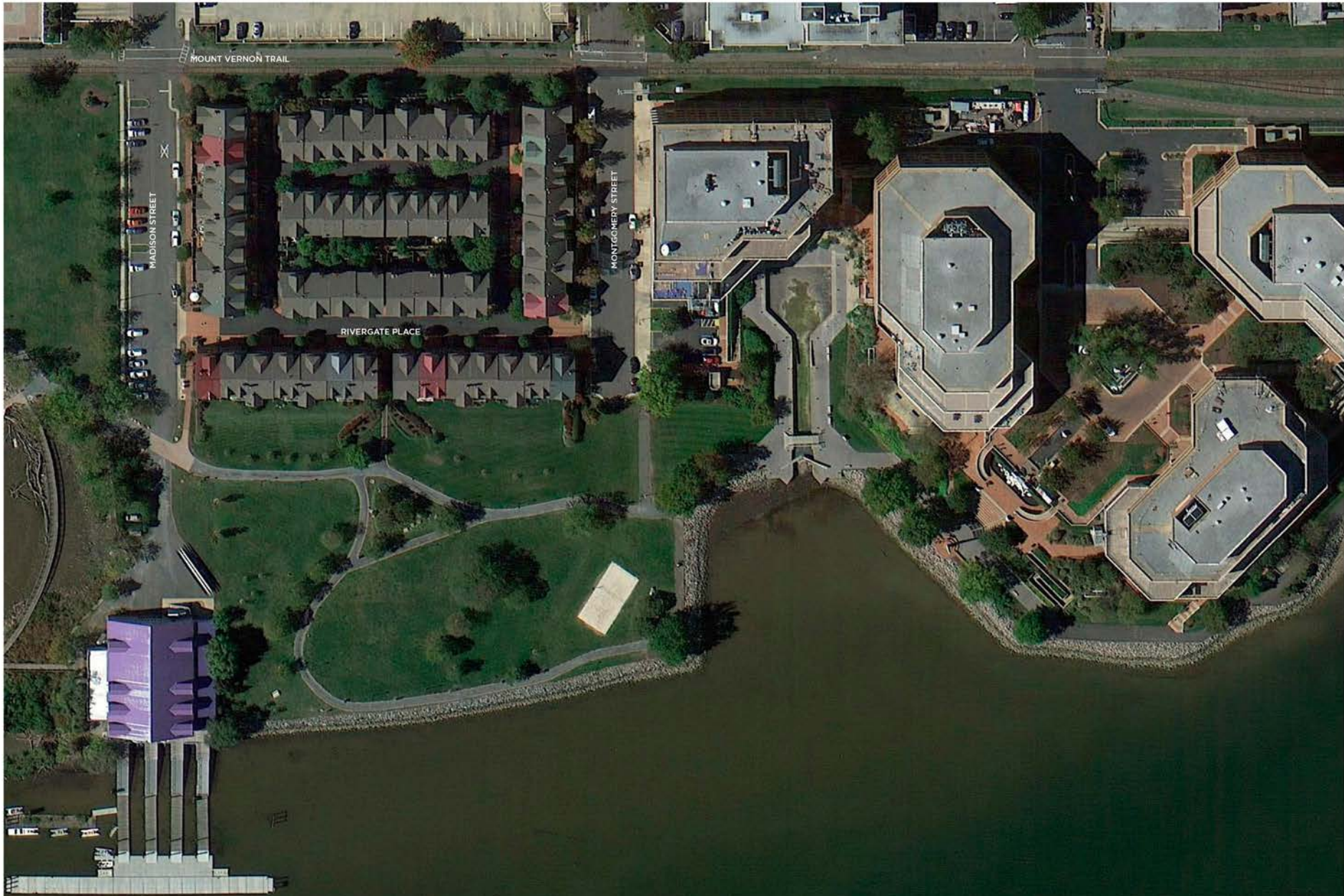
# PARK SERVICES



CONCEPT DESIGNS OUTSIDE CORE AREA

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**OLIN**



MOUNT VERNON TRAIL

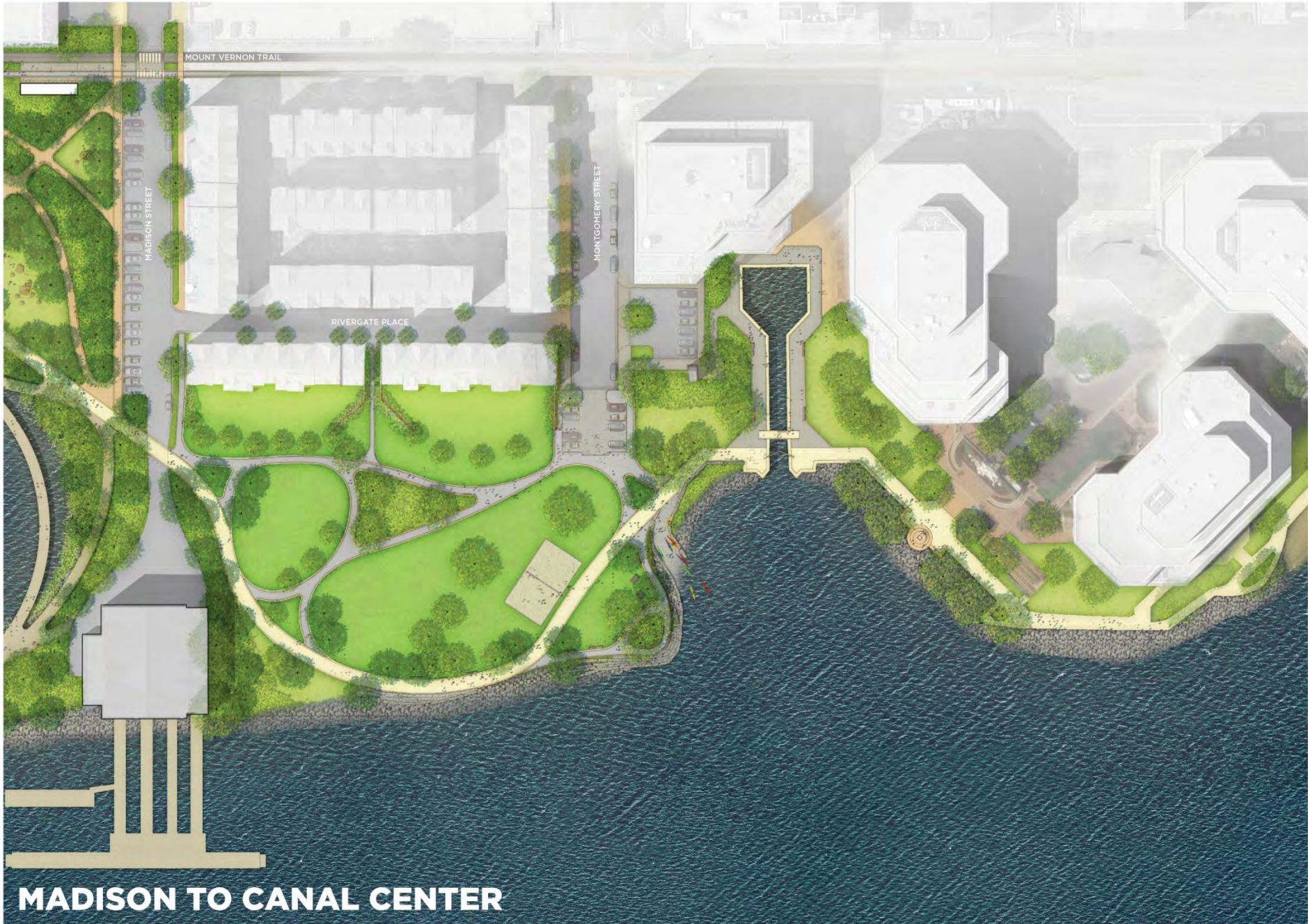
MADISON STREET

RIVERGATE PLACE

MONTGOMERY STREET

# MADISON TO CANAL CENTER





**MADISON TO CANAL CENTER**



MADISON TO CANAL CENTER



RIVERGATE CITY PARK - EXISTING



RIVERGATE CITY PARK - PROPOSED

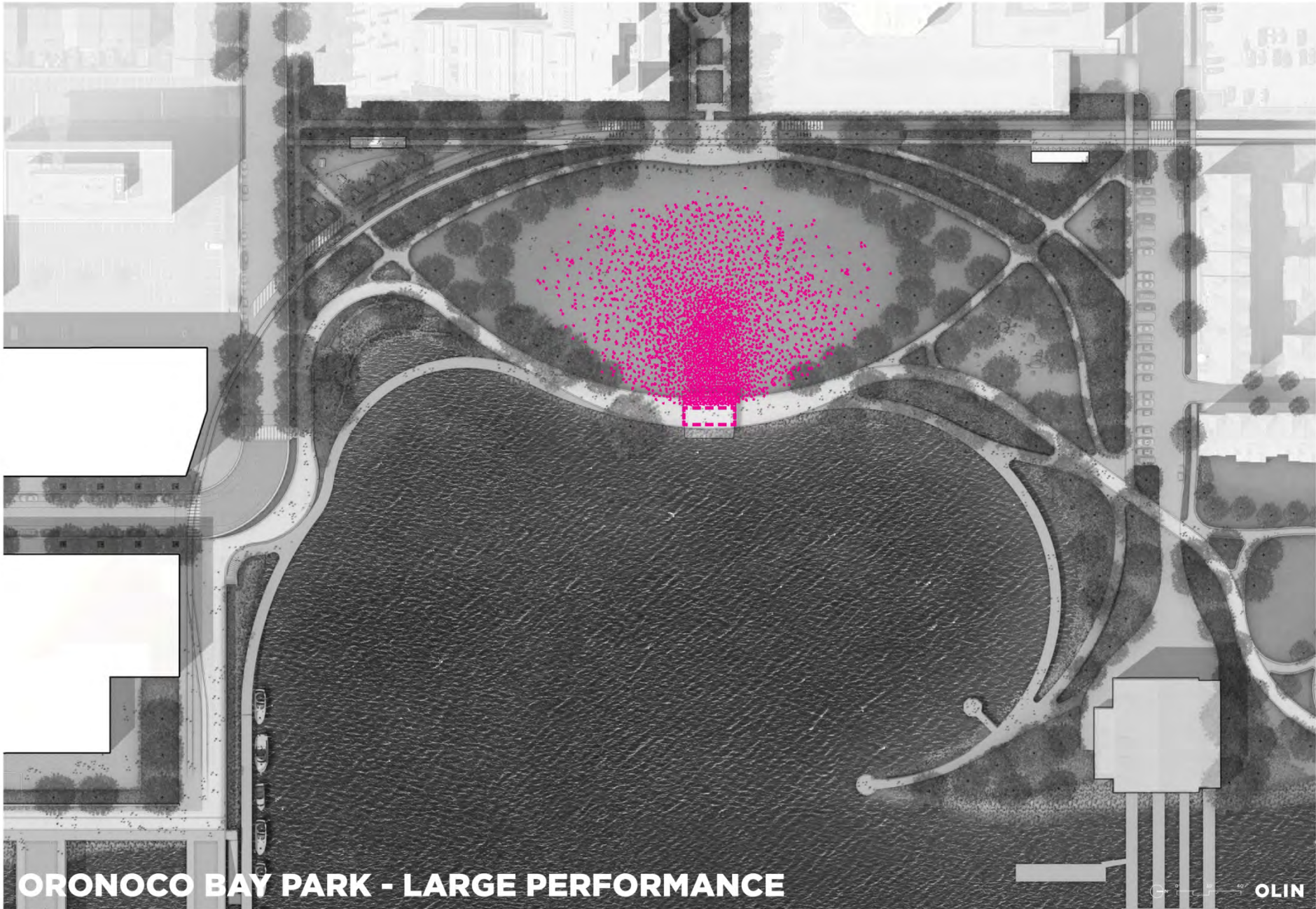


**ORONOCO TO MADISON**

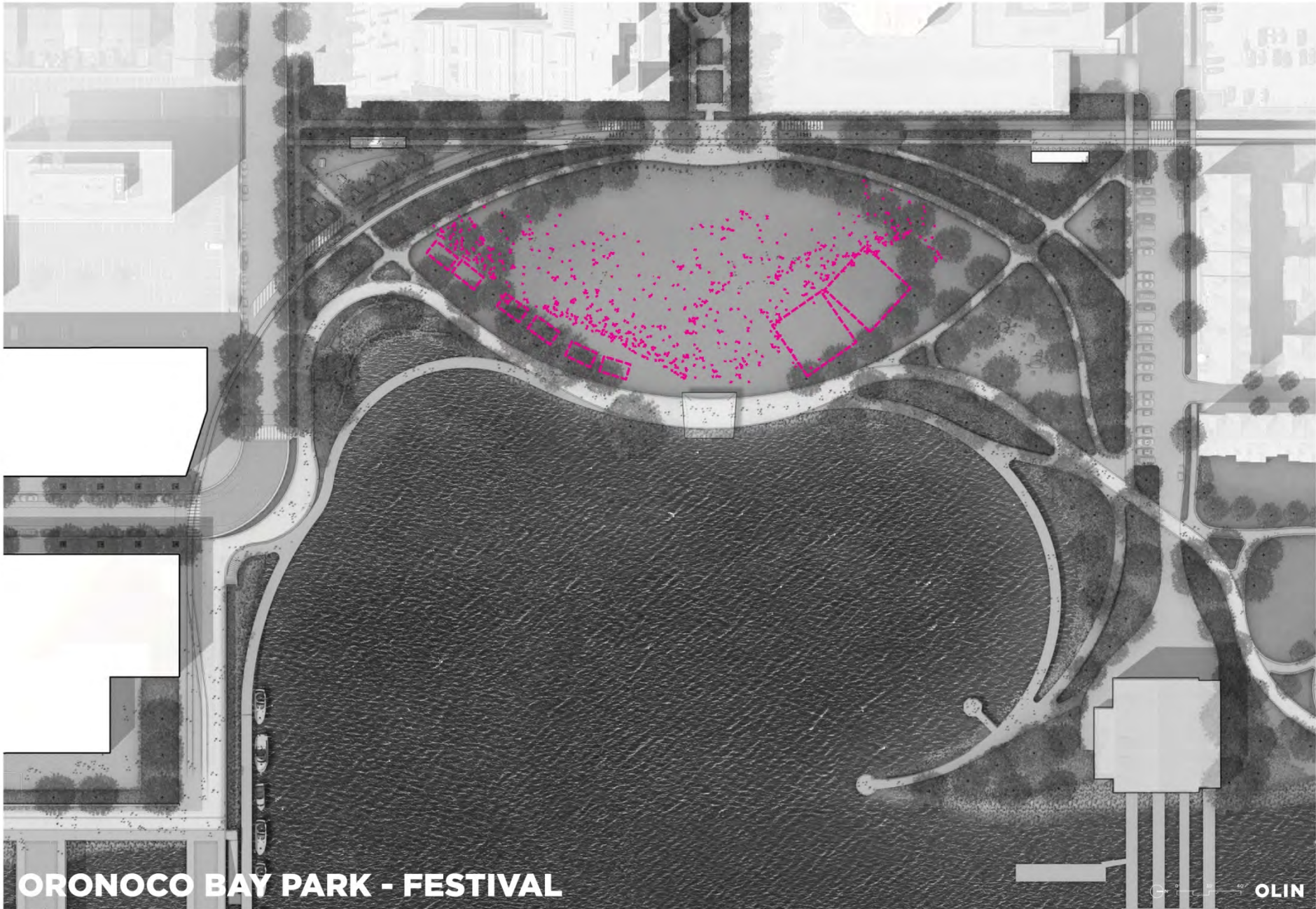
**OLIN**



**ORONOCO TO MADISON**

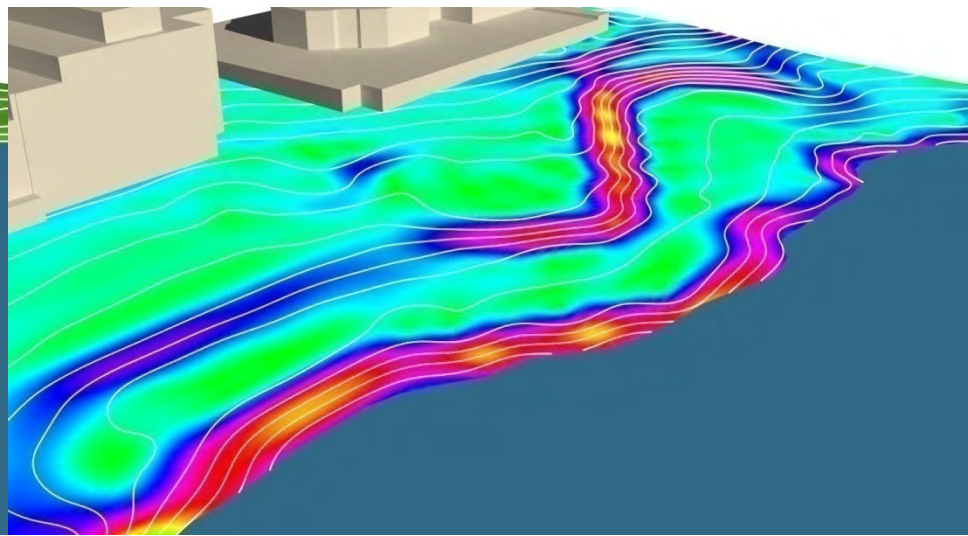
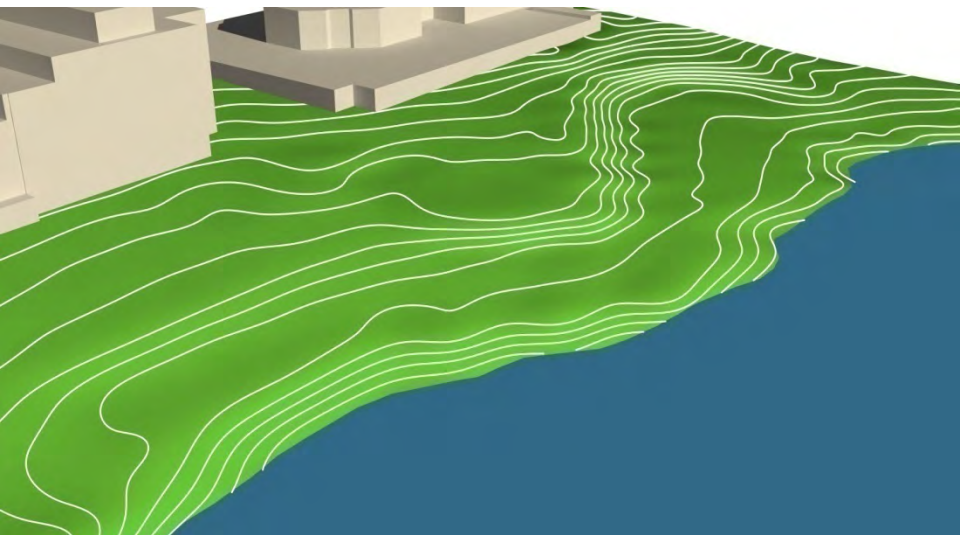


**ORONOCO BAY PARK - LARGE PERFORMANCE**

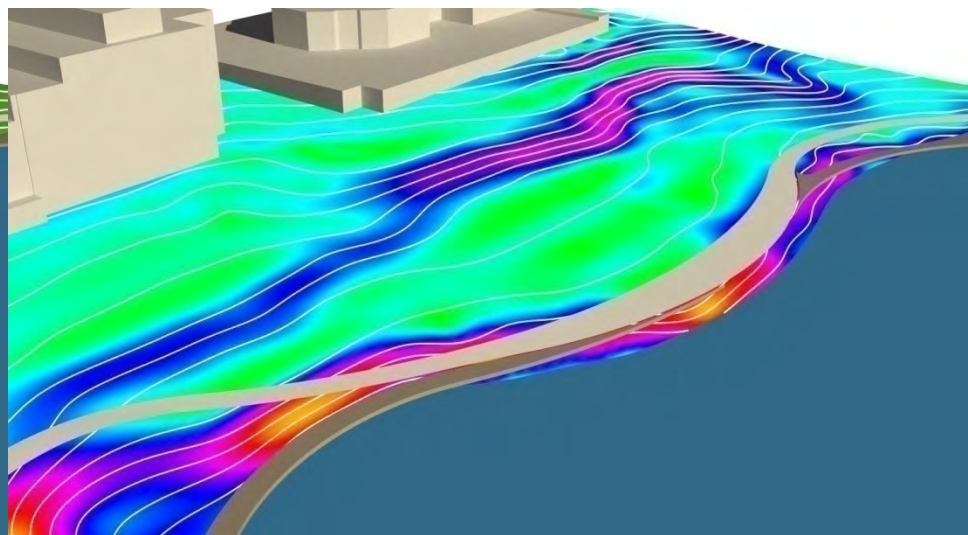
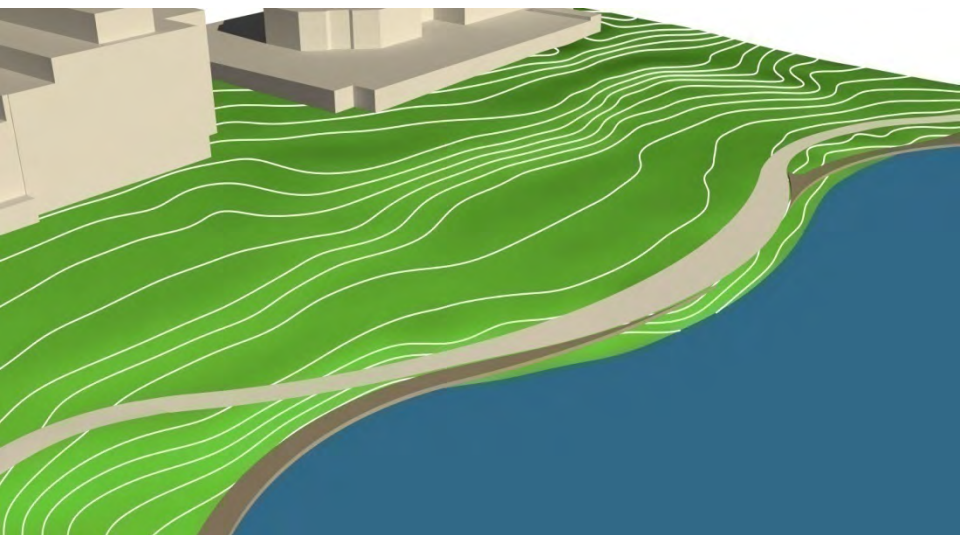


**ORONOCO BAY PARK - FESTIVAL**





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

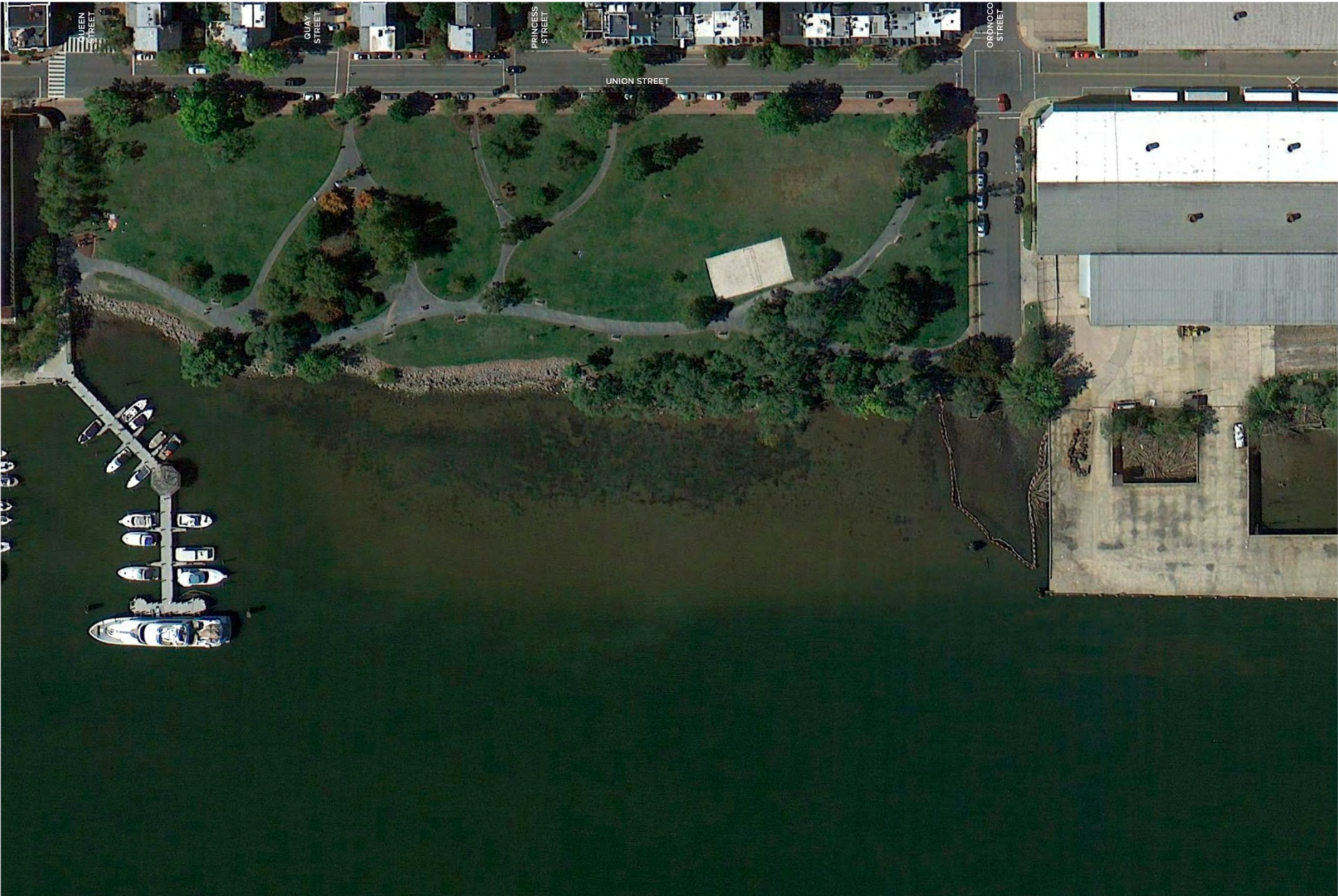


RALPH'S GUTT - EXISTING



RALPH'S GUTT - PROPOSED





# QUEEN TO ORONOCO



**QUEEN TO ORONOCO**



QUEEN TO ORONOCO - FOUNDERS PARK



FOUNDERS PARK - EXISTING



FOUNDERS PARK - EXISTING



FOUNDERS PARK - PROPOSED





COMMON ELEMENTS – ART & HISTORY

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**OLIN**





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



BOXCAR PERFORMANCE



# THE LIVING SHORELINE

## A NEW WETLAND IS BORN

From species to habitat, wetlands are natural, the Living Shoreline project is creating the new wetland environment. This site is a combination urban-wetland built adjacent to the Living Shoreline, a living shoreline that will help to stabilize the bank of wetlands and provide habitat for wildlife.

## BIOENGINEERING A YOUNG WETLAND

Bioengineering is the use of plants and rocks to stabilize banks and create habitat. The Living Shoreline project uses a variety of plants and rocks to stabilize the bank. The Living Shoreline project uses a variety of plants and rocks to stabilize the bank. The Living Shoreline project uses a variety of plants and rocks to stabilize the bank.

## STICKS, STONES AND PLANT LIFE

The Living Shoreline project has used the land on this site to create a young wetland. The Living Shoreline project has used the land on this site to create a young wetland. The Living Shoreline project has used the land on this site to create a young wetland.





EMBRACE HISTORY

**OLIN**



CHATTANOOGA  
1895  
BY  
ALAN GORDON

CHOO CHOO  
1895  
BY  
LEONARD WARDEN

EMBRACE HISTORY

**OLIN**





FOUNDATIONS – INTEGRATED ART ELEMENTS

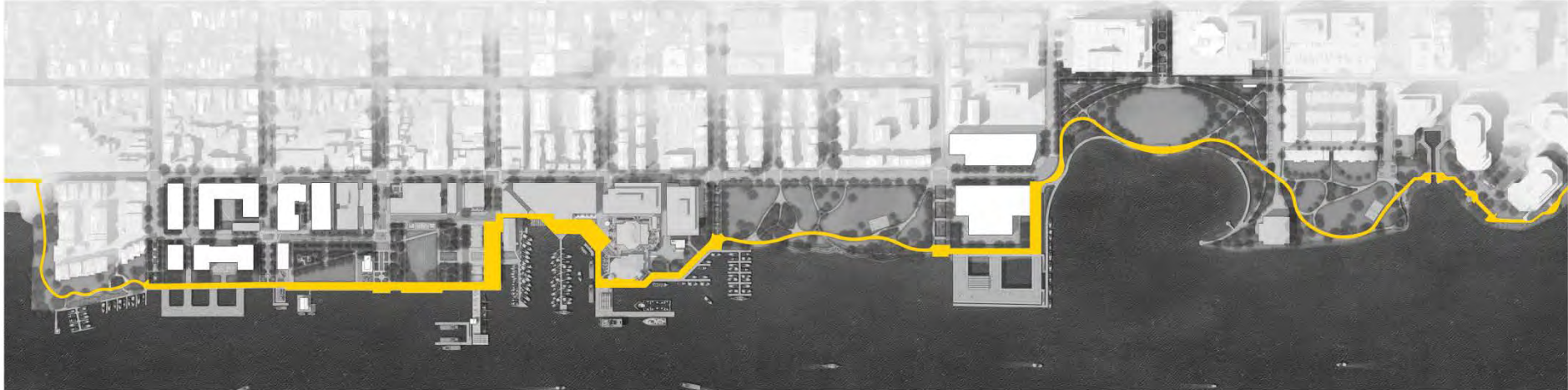


COMMON ELEMENTS – CONTINUOUS WATERFRONT PATH

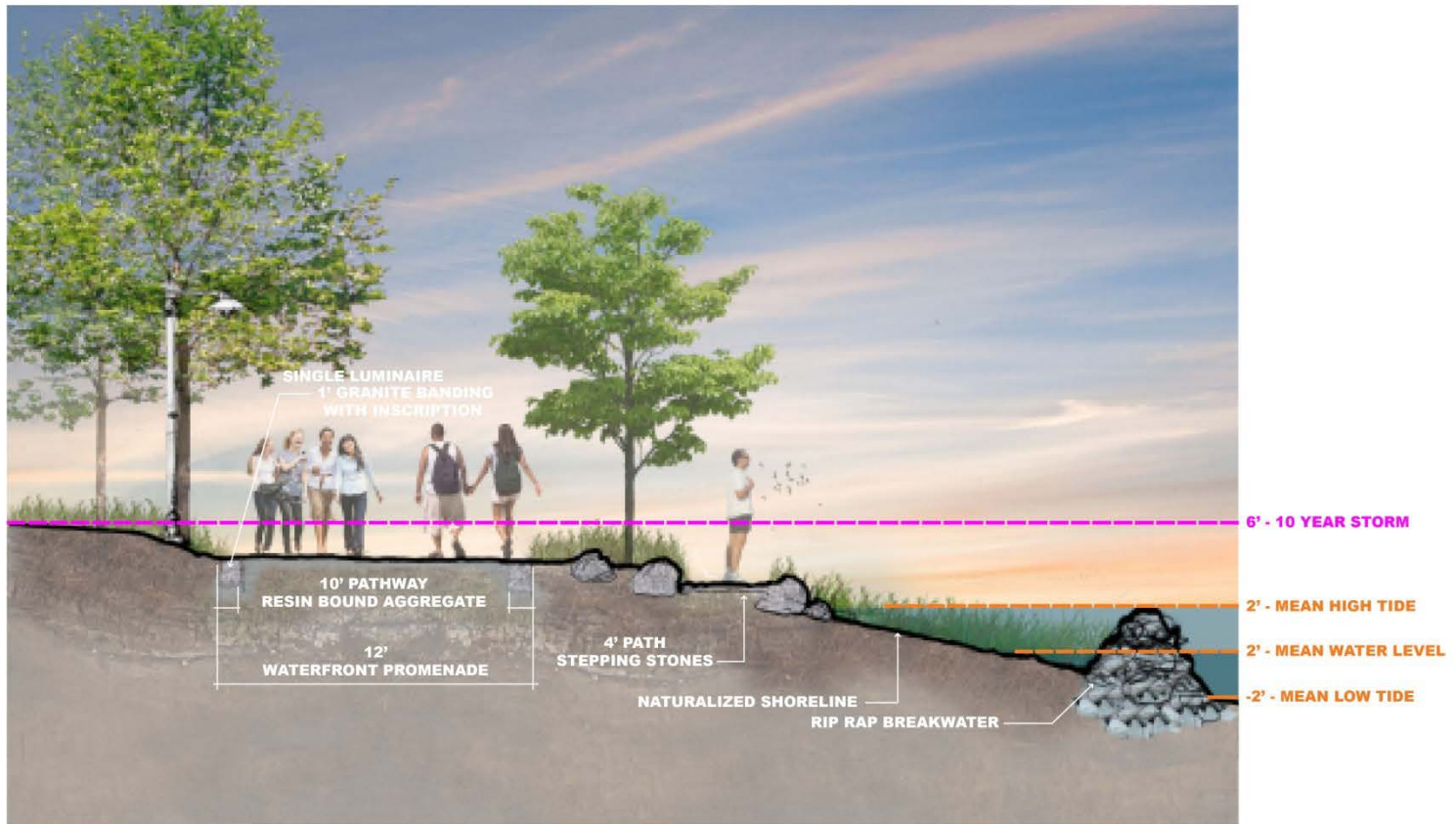
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**OLIN**

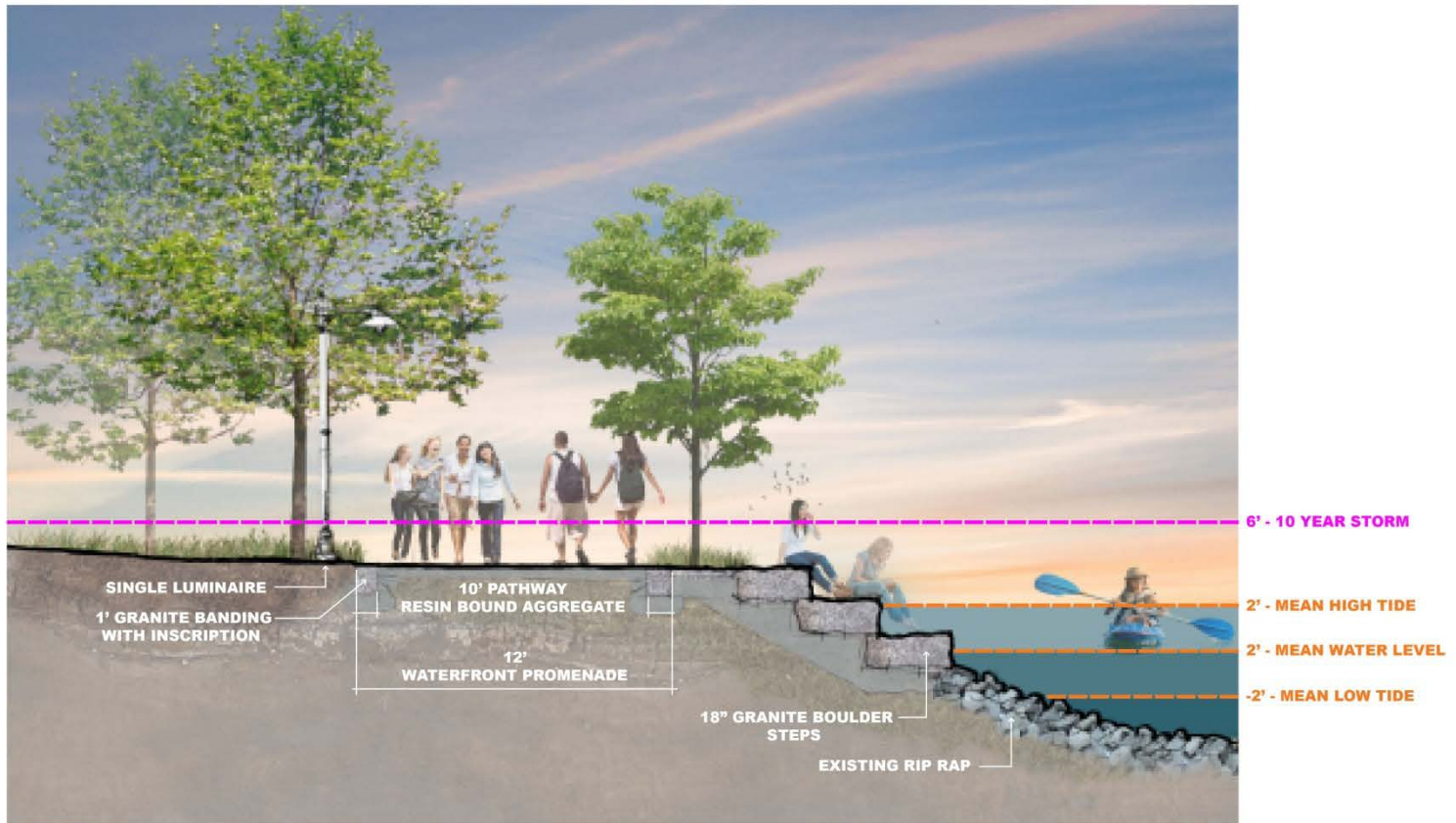




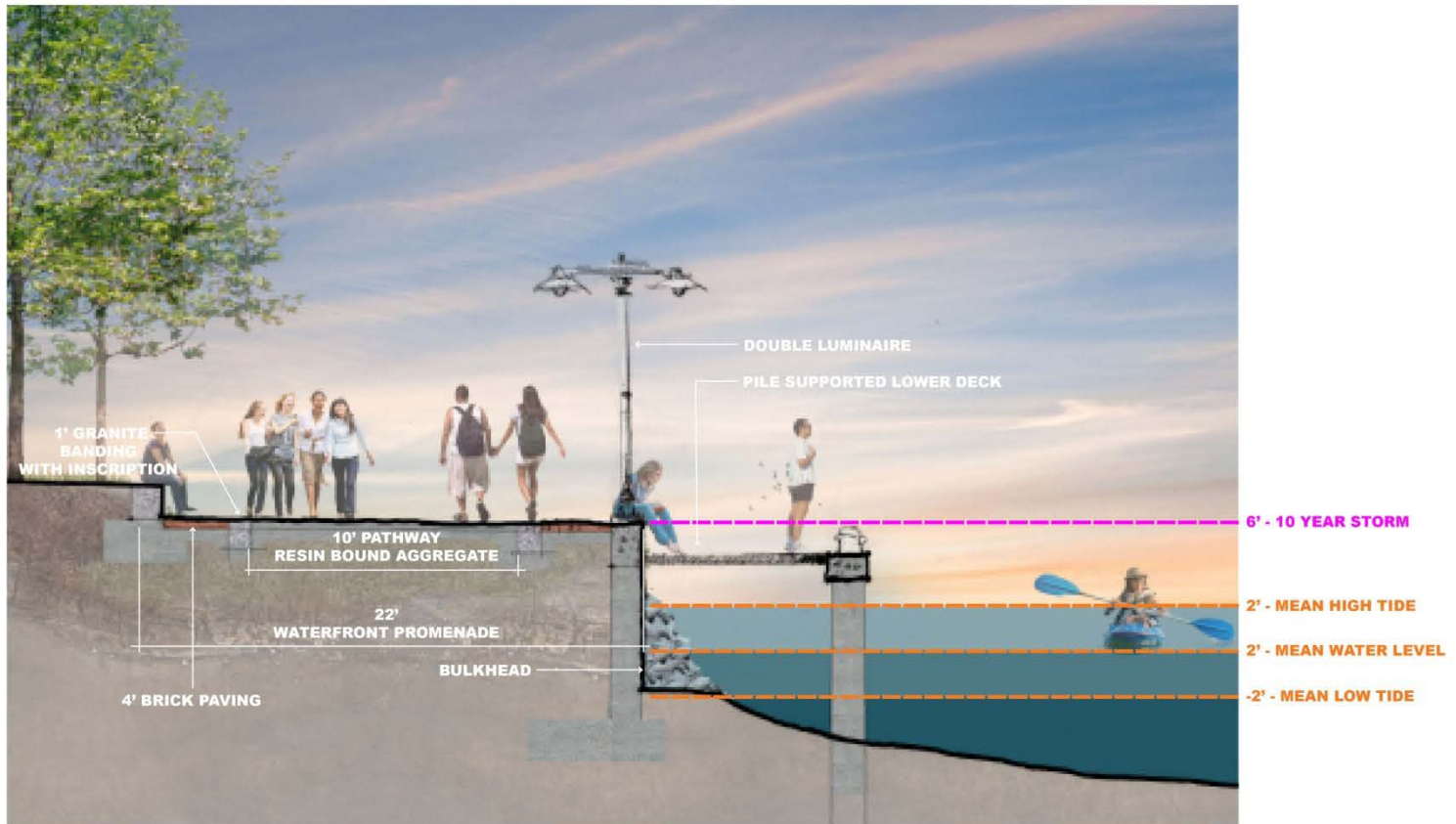
CONTINUOUS WATERFRONT PATH



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



CONTINUOUS PATH WITH BOULDER STEPS



PROMENADE WITH LOWER DECKING



PROMENADE AT GRAND STAIRS



COMMON ELEMENTS - SUSTAINABILITY

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**OLIN**



# SUSTAINABILITY AND ECOLOGICAL SYSTEMS

	<b>SOCIAL</b> •Quality of the space •Opportunities for interaction •Financial	<b>MATERIALS</b> •Durability / Maintenance •Local •Responsible production	<b>HABITAT ENHANCEMENT THROUGH PLANTING</b> •Native / Adaptive •Biodiversity •Low maintenance	<b>ENERGY</b> •Renewable Solar •Urban heat island mitigation •Efficient Lighting	<b>WATER</b> •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



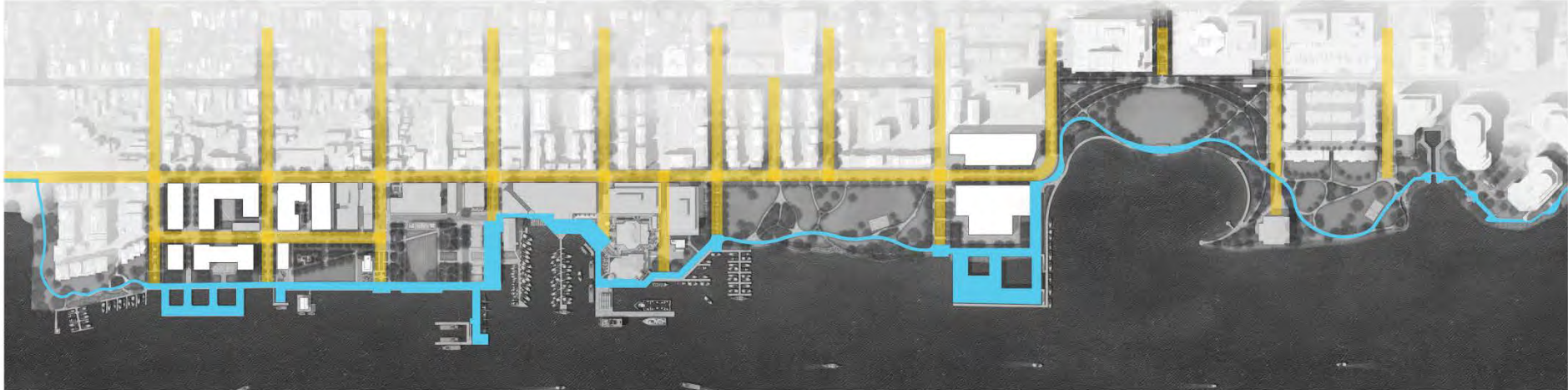
COMMON ELEMENTS - MATERIALS

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**OLIN**



COMMON ELEMENTS - STREETS

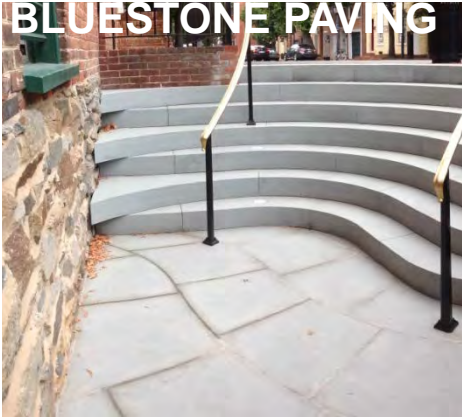
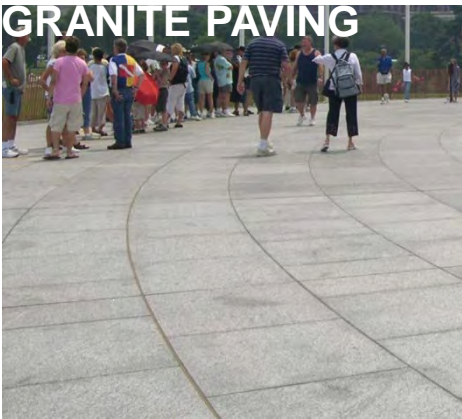


COMMON ELEMENTS - PROMENADE



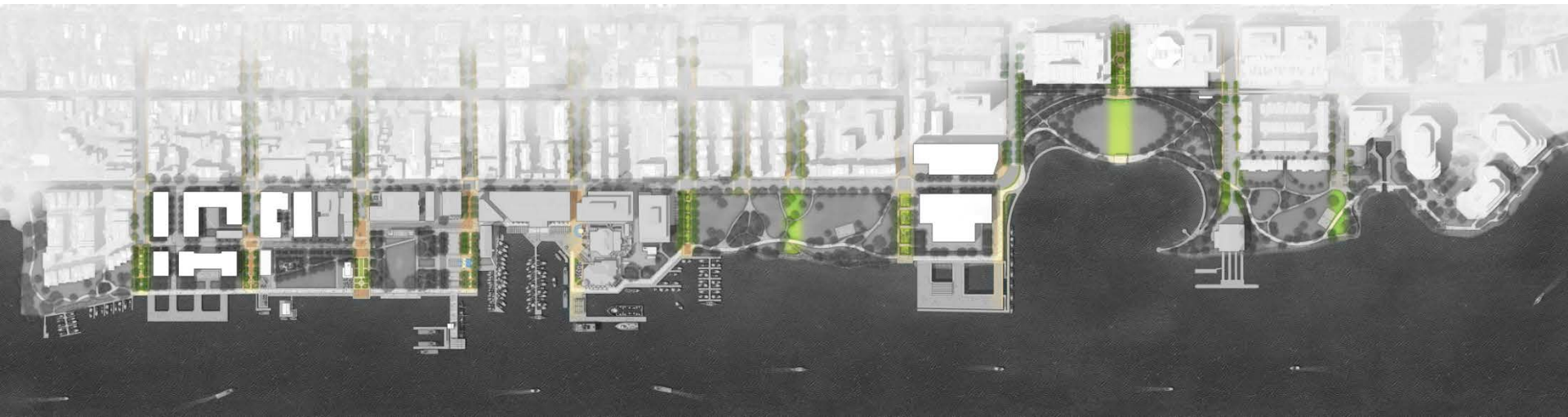
- |                               |                                |
|-------------------------------|--------------------------------|
| 1 RTS PIER                    | 9 FITZGERALD SQUARE            |
| 2 CIVIC BUILDING PLAZA        | 10 KING STREET UNIT BLOCK      |
| 3 POINT LUMELY PIER           | 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



COMMON ELEMENTS - MATERIALS

**OLIN**



REINFORCE THE STREET ENDS

**OLIN**





REINFORCE THE STREET ENDS

**OLIN**



REINFORCE THE STREET ENDS

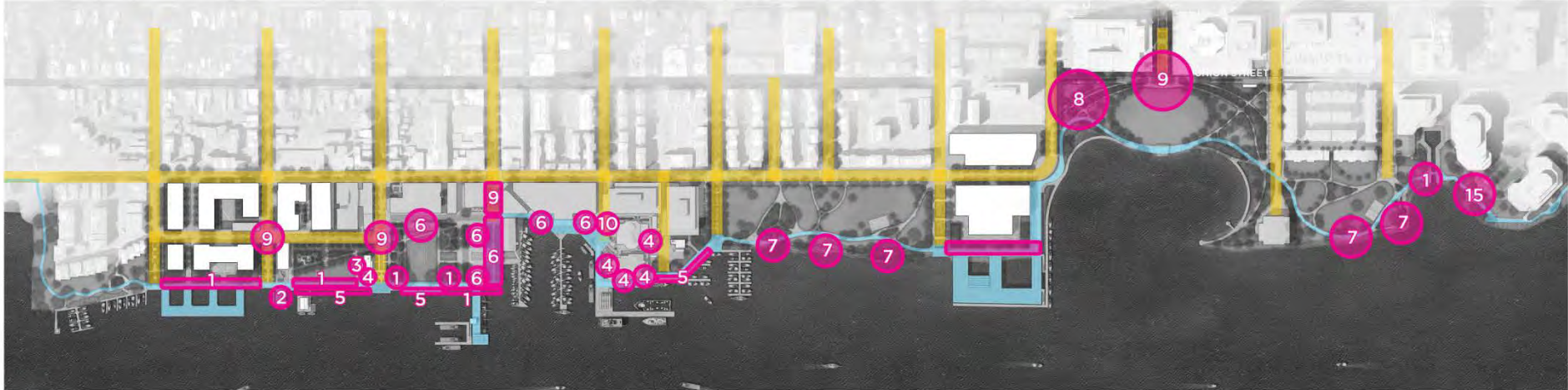
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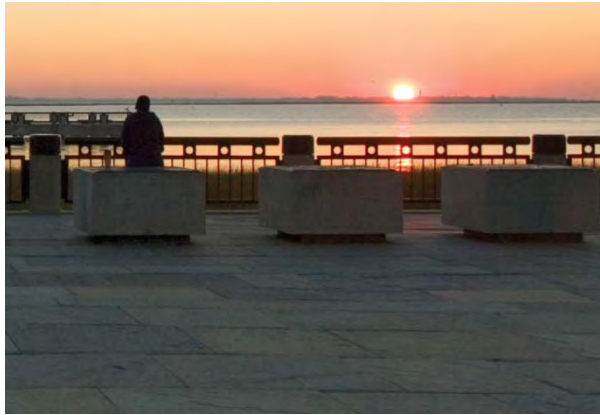
COMMON ELEMENTS - FURNISHINGS

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**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

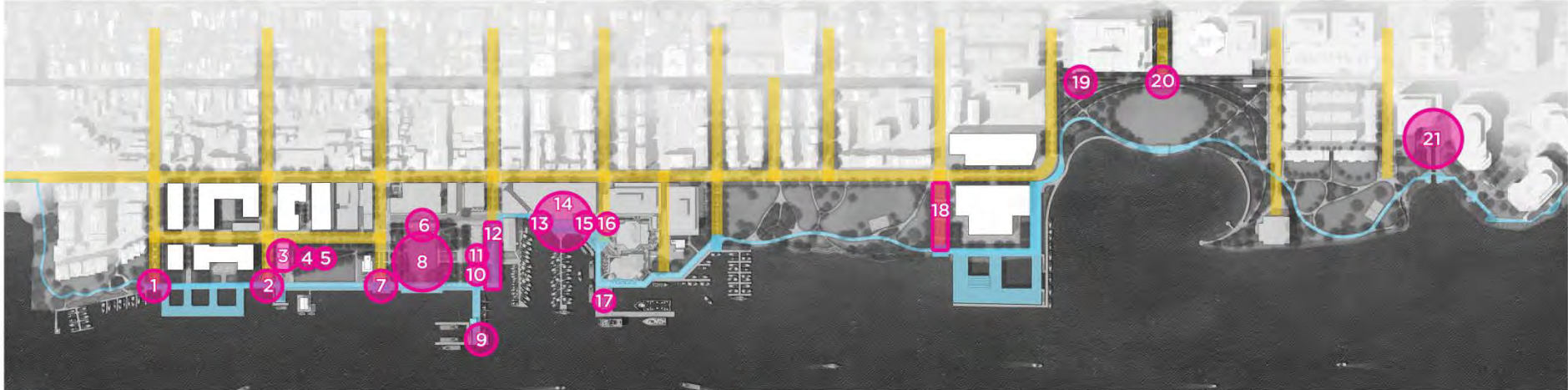




COMMON ELEMENTS - LIGHTING

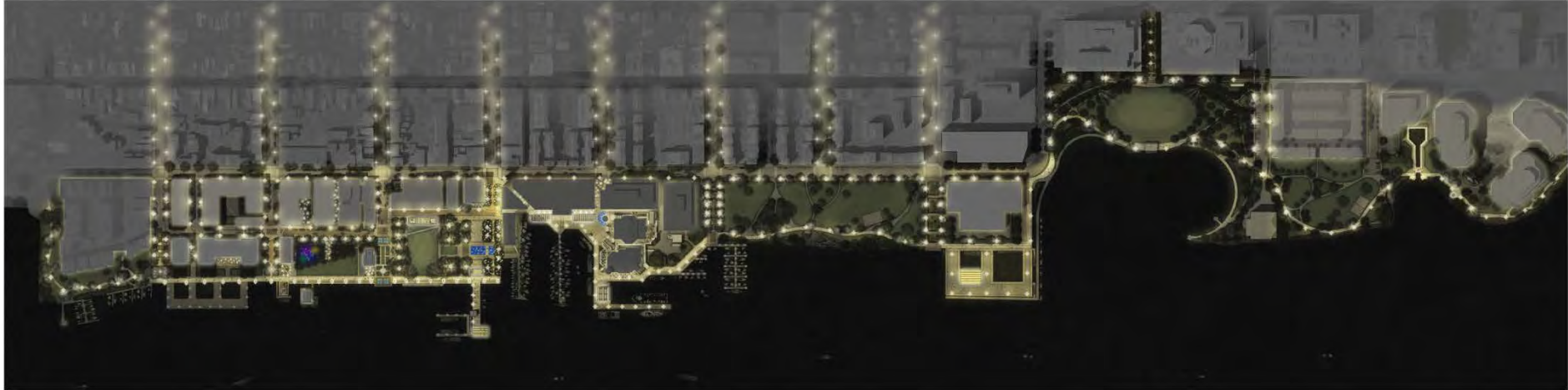
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**OLIN**



- |                                       |                             |   |
|---------------------------------------|-----------------------------|---|
| 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

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**OLIN**



**PROJECT SCHEDULE**

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

  
**ODBC  
DECISION**



NEW ODBC PARKING LOT 45 SPACES

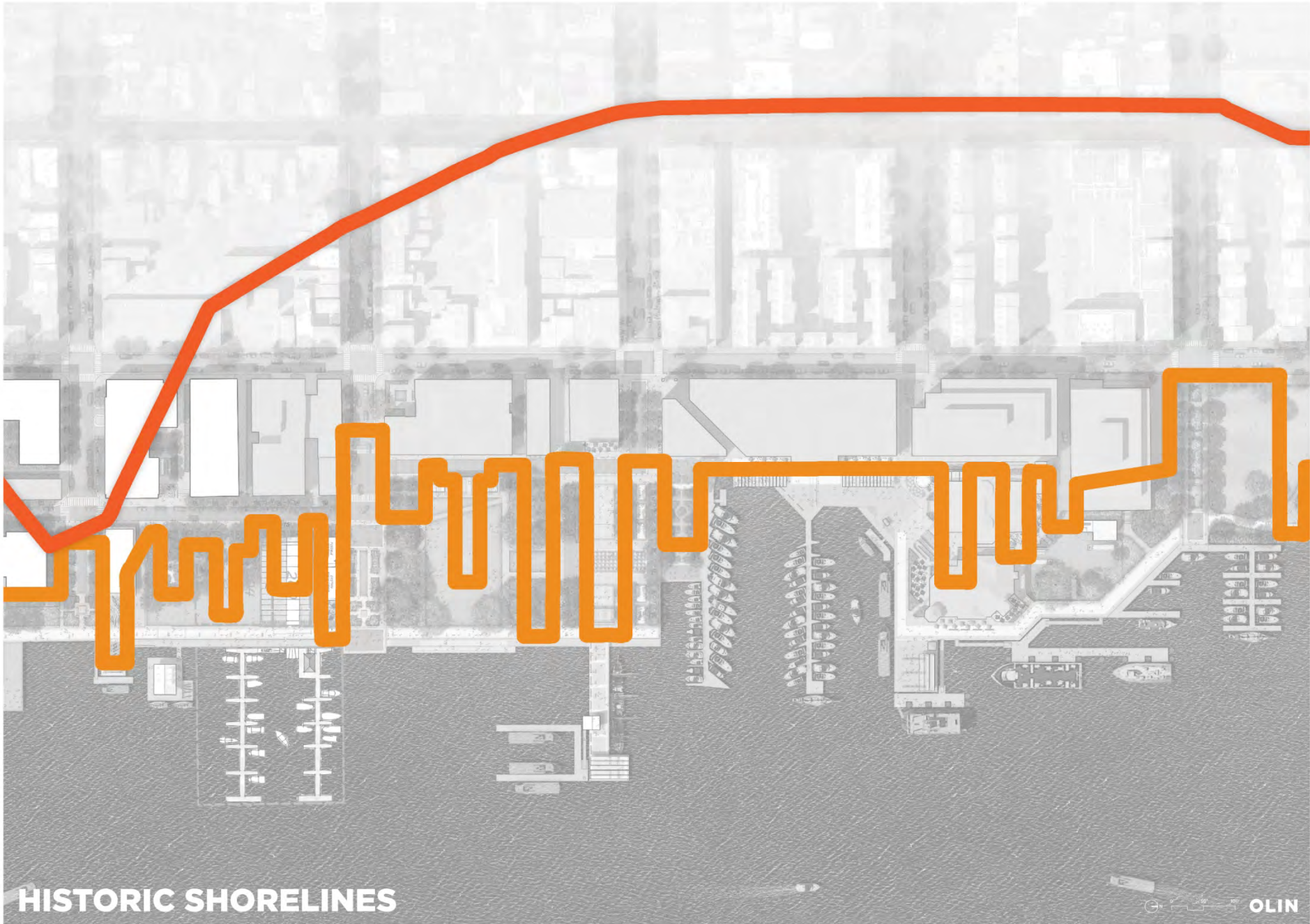
NEW ODBC CLUBHOUSE



NEW ODBC PIERS



**EXISTING SHORELINE**



**HISTORIC SHORELINES**



1. Forward Creek Bridge to Mount Vernon. 2. East Lynch.  
 3. Fort Edwards. 4. Fairfax Seminary. 5. PA. Reservoir.  
 6. Court 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. Custom House. 10. Custom House Post Office  
 and Military Government. 11. Barracks.  
 12. Marine House. 13. A.  
 14. Chinese Gardens (South West end of Basin of Washington).



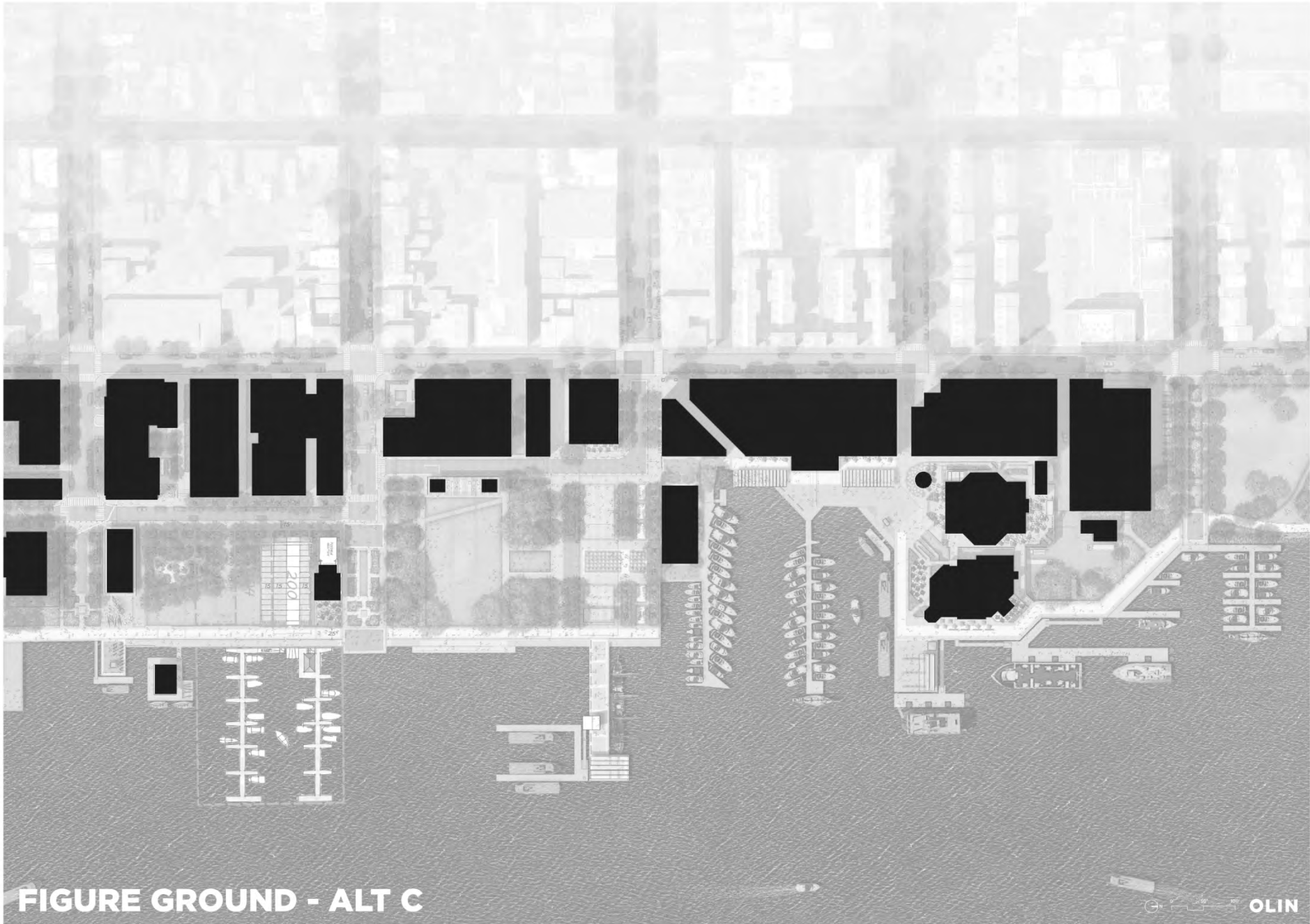




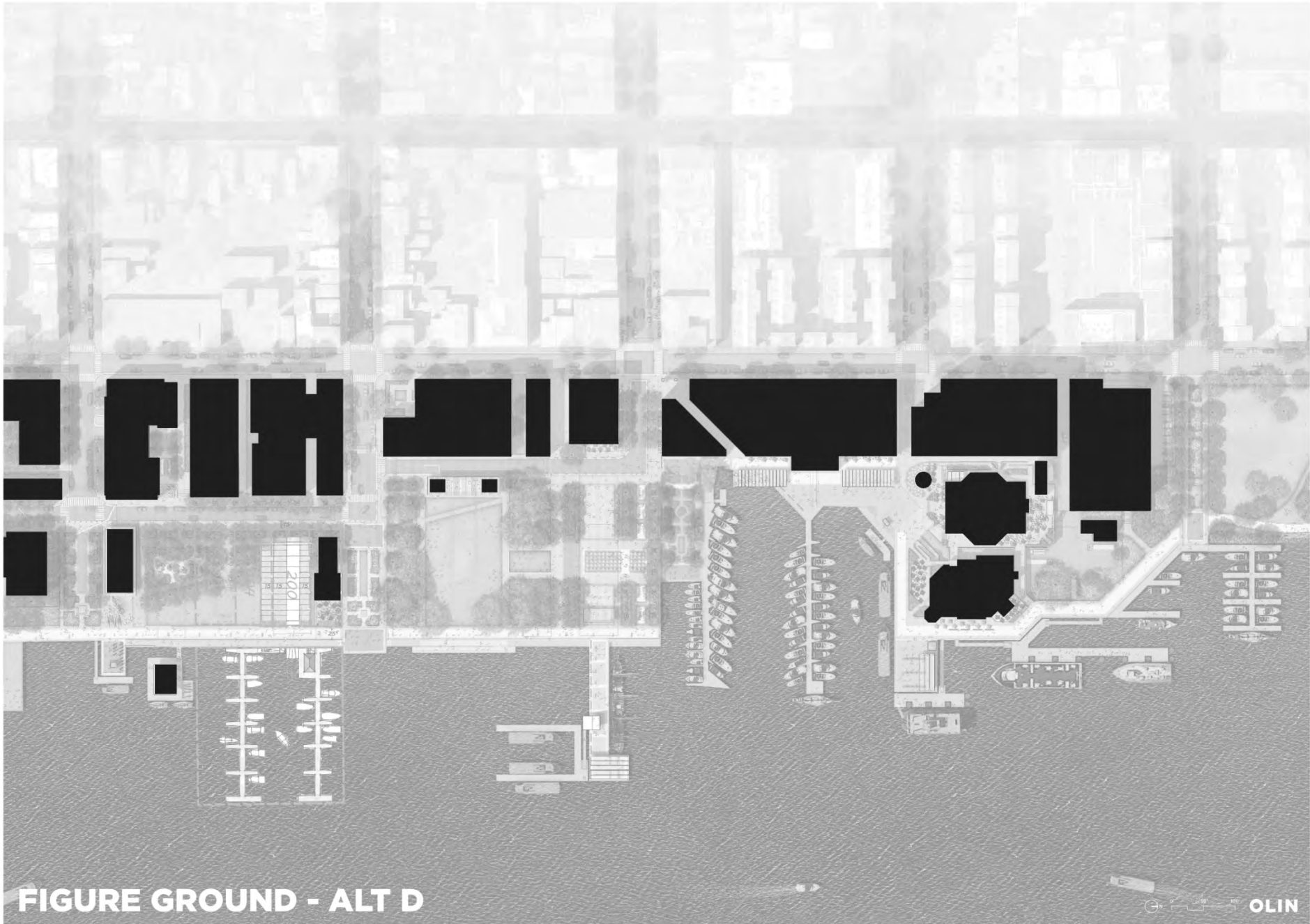




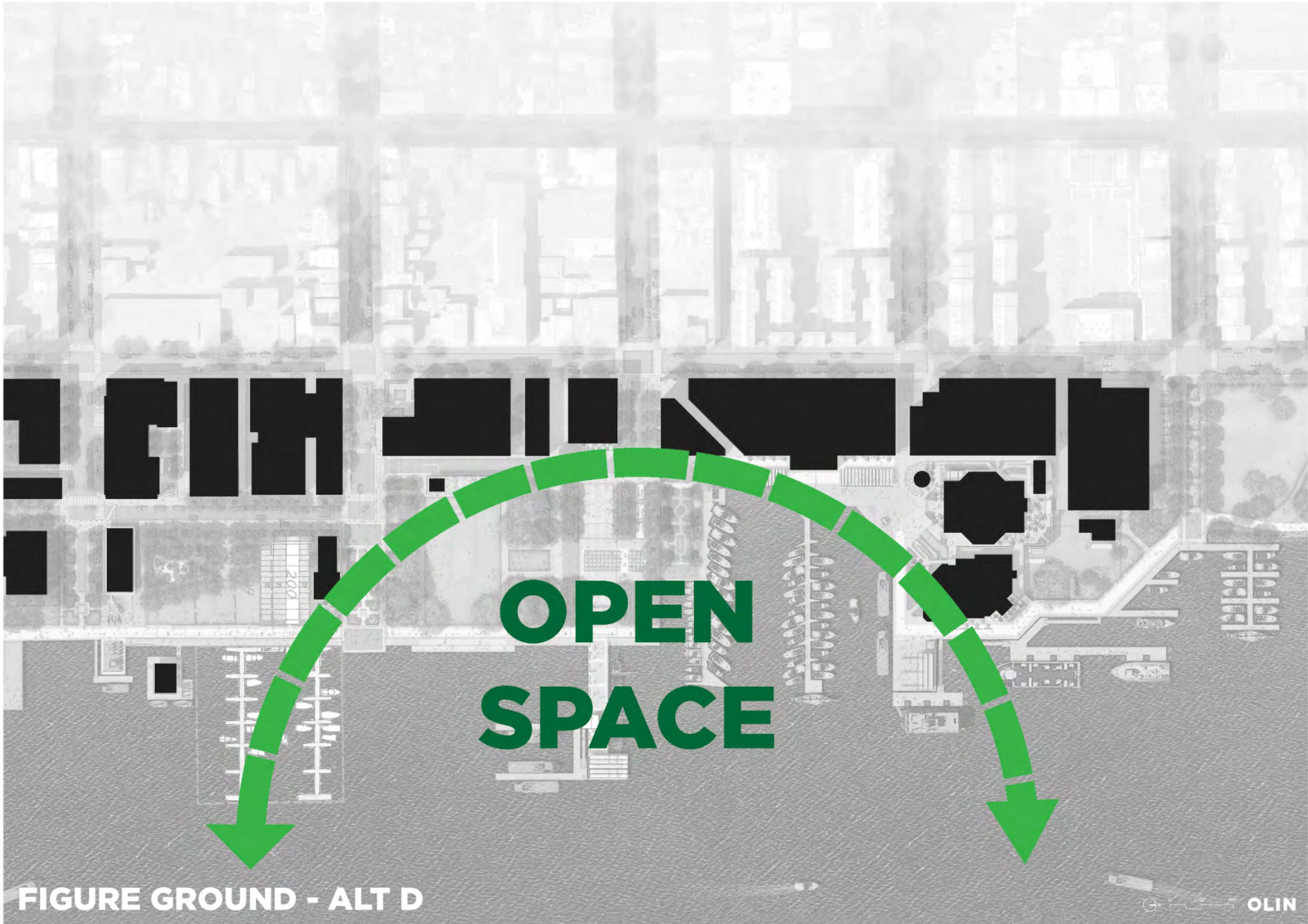




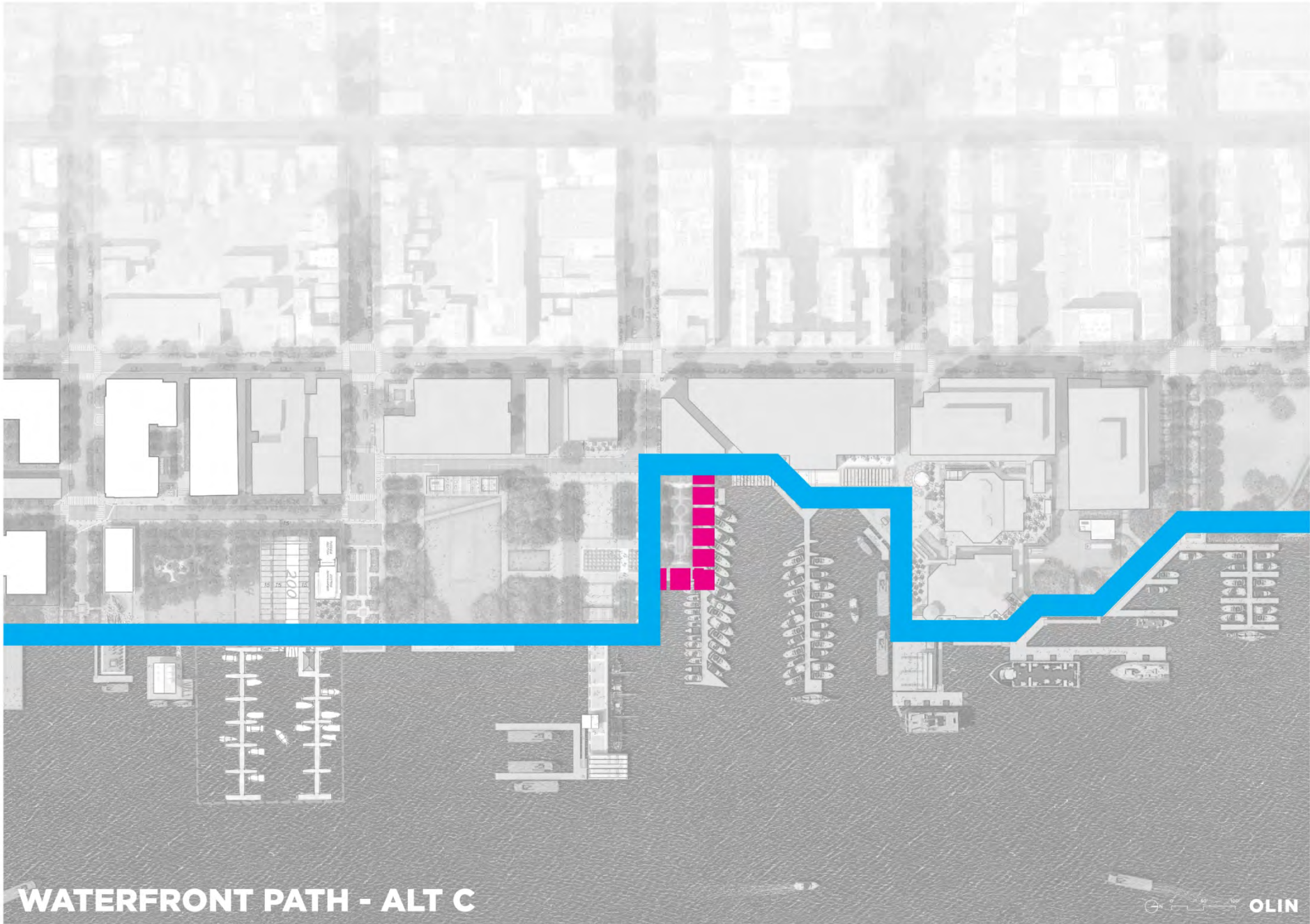
**FIGURE GROUND - ALT C**



**FIGURE GROUND - ALT D**

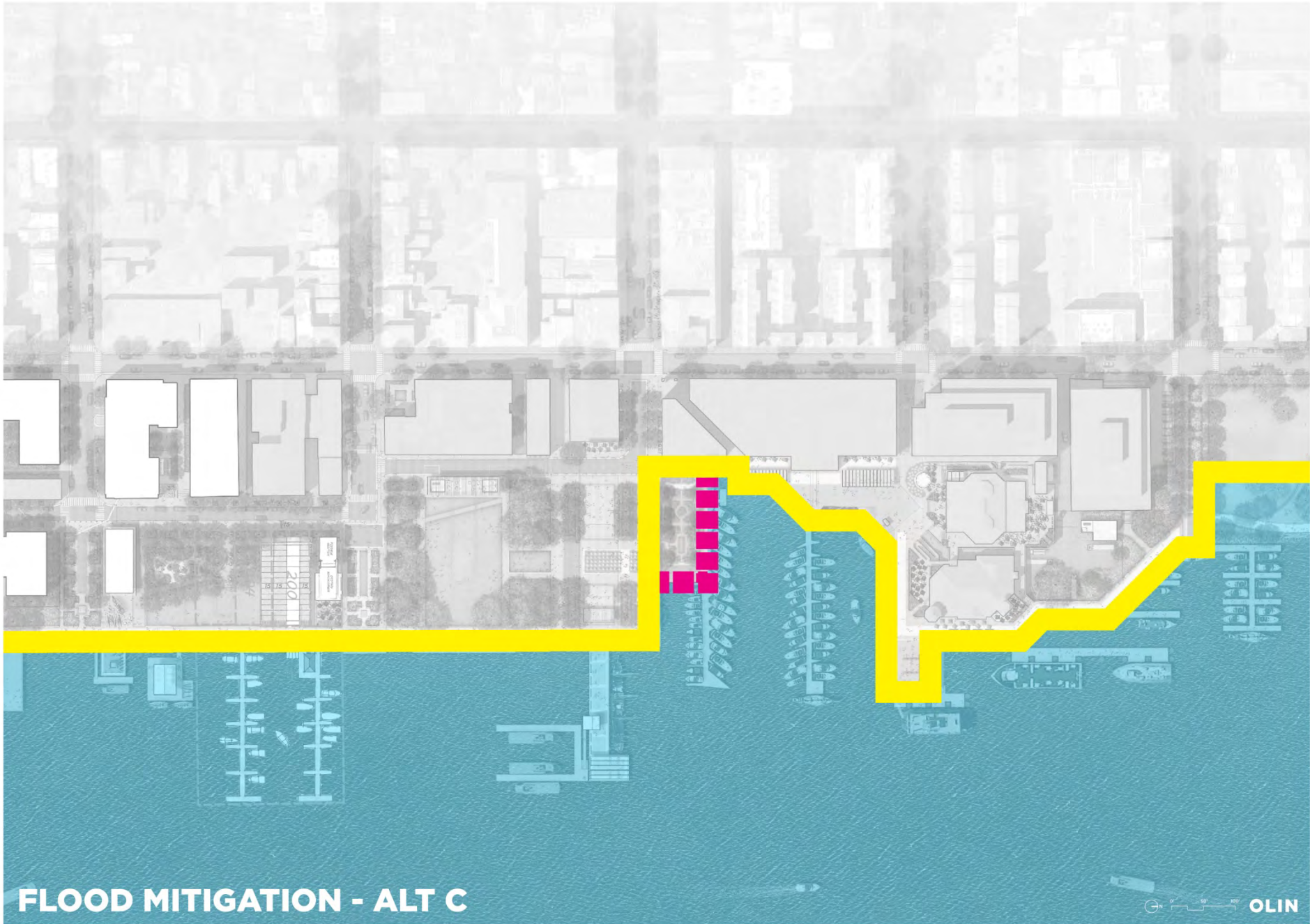


**FIGURE GROUND - ALT D**

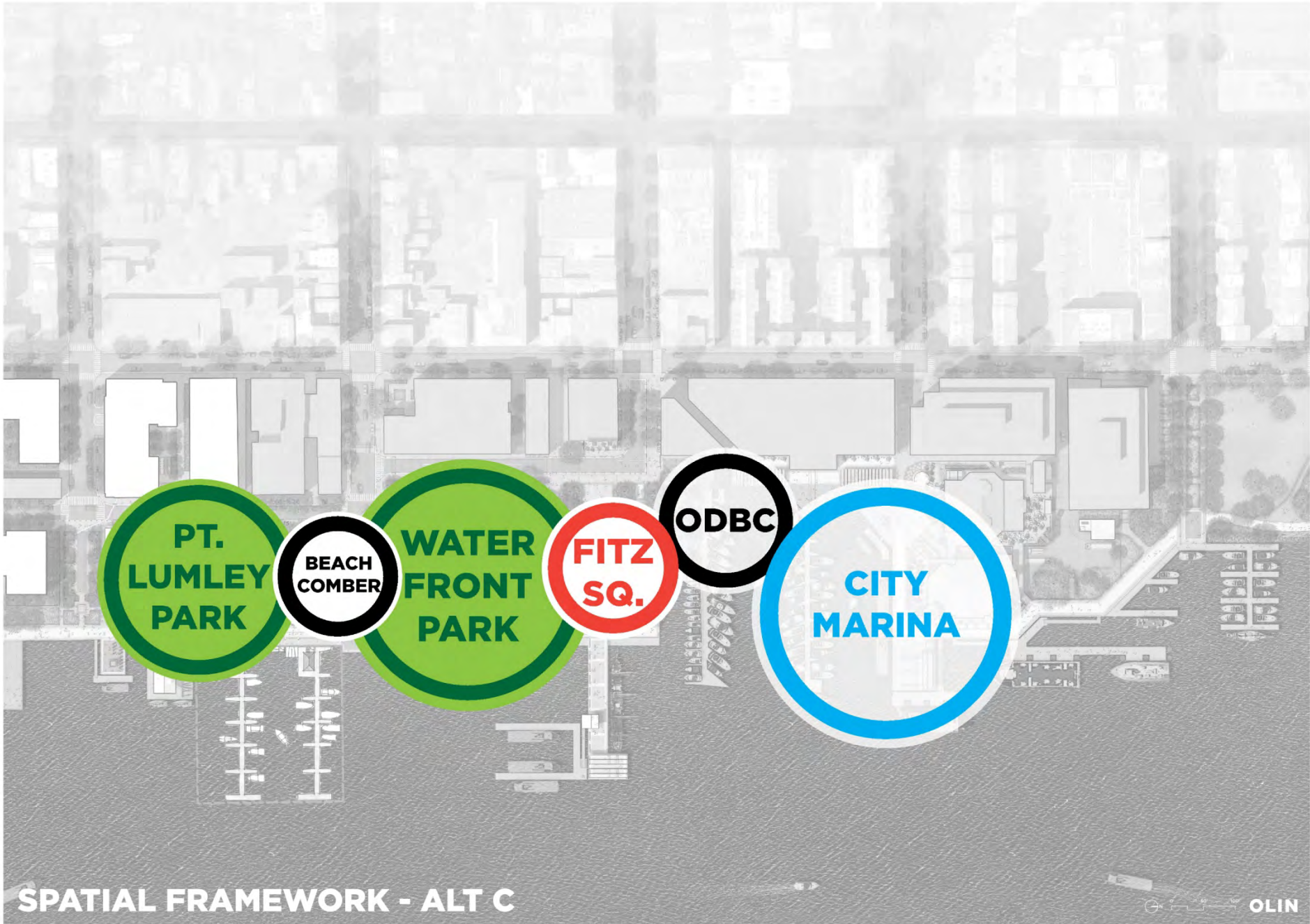


**WATERFRONT PATH - ALT C**

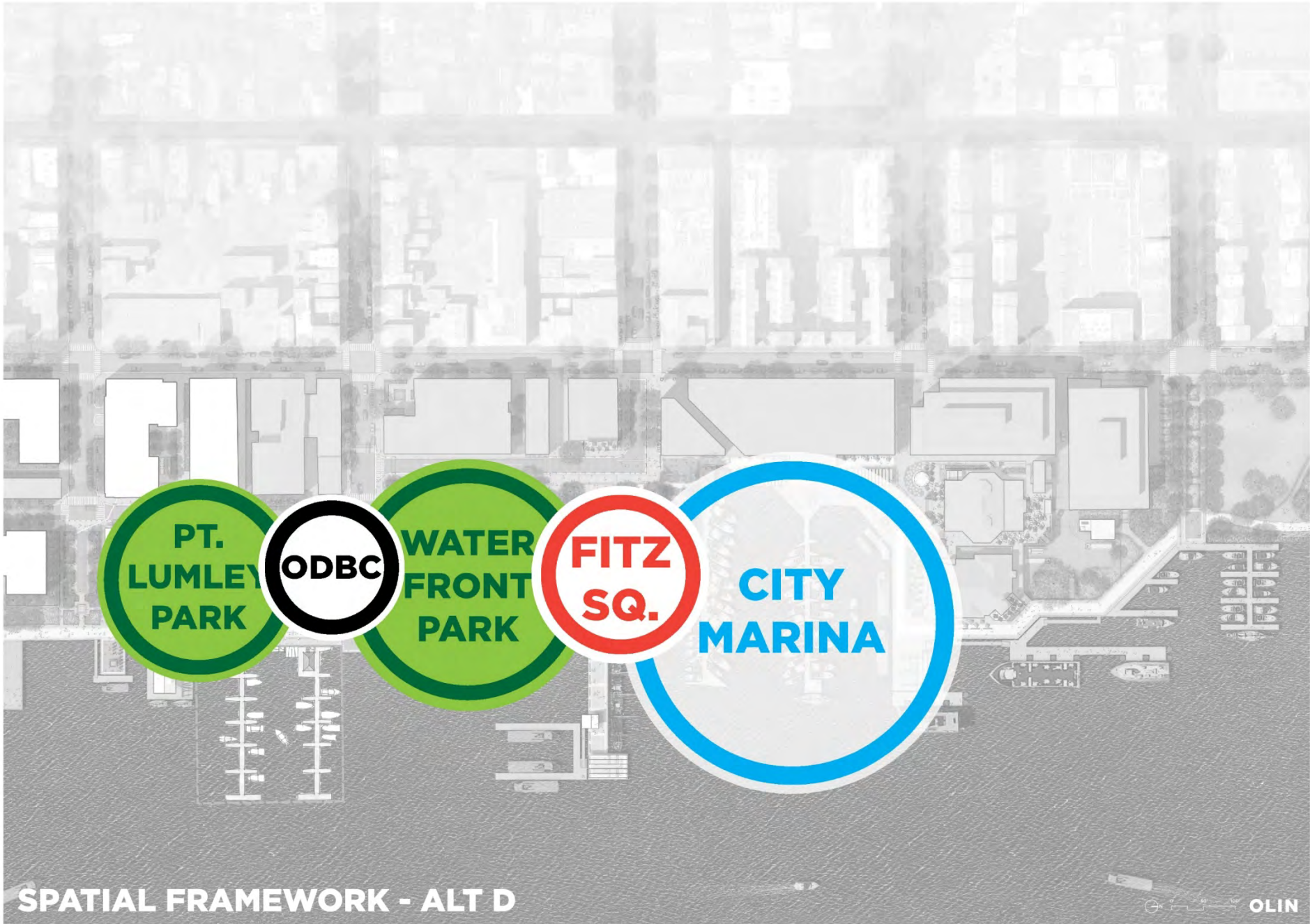




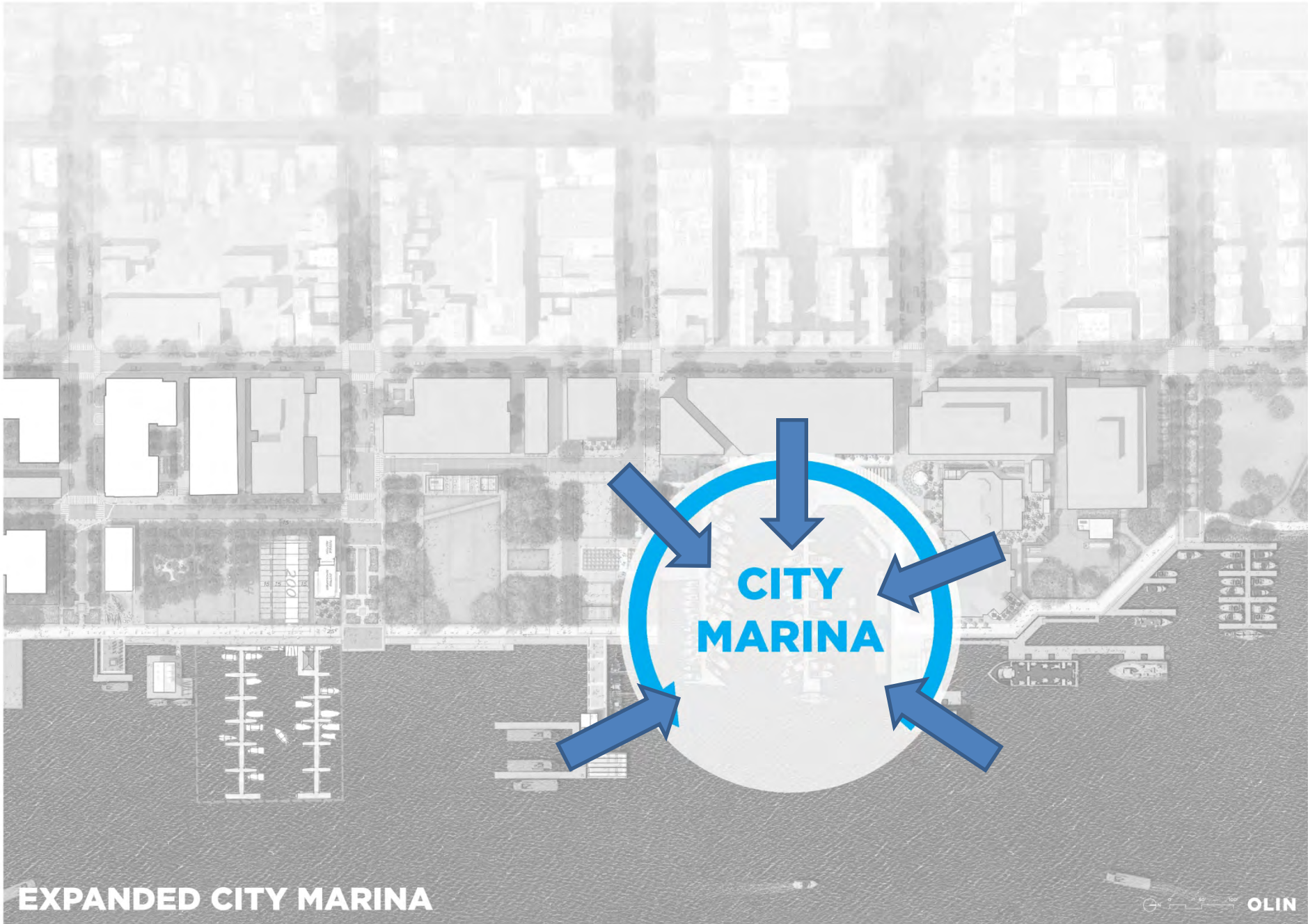
**FLOOD MITIGATION - ALT C**



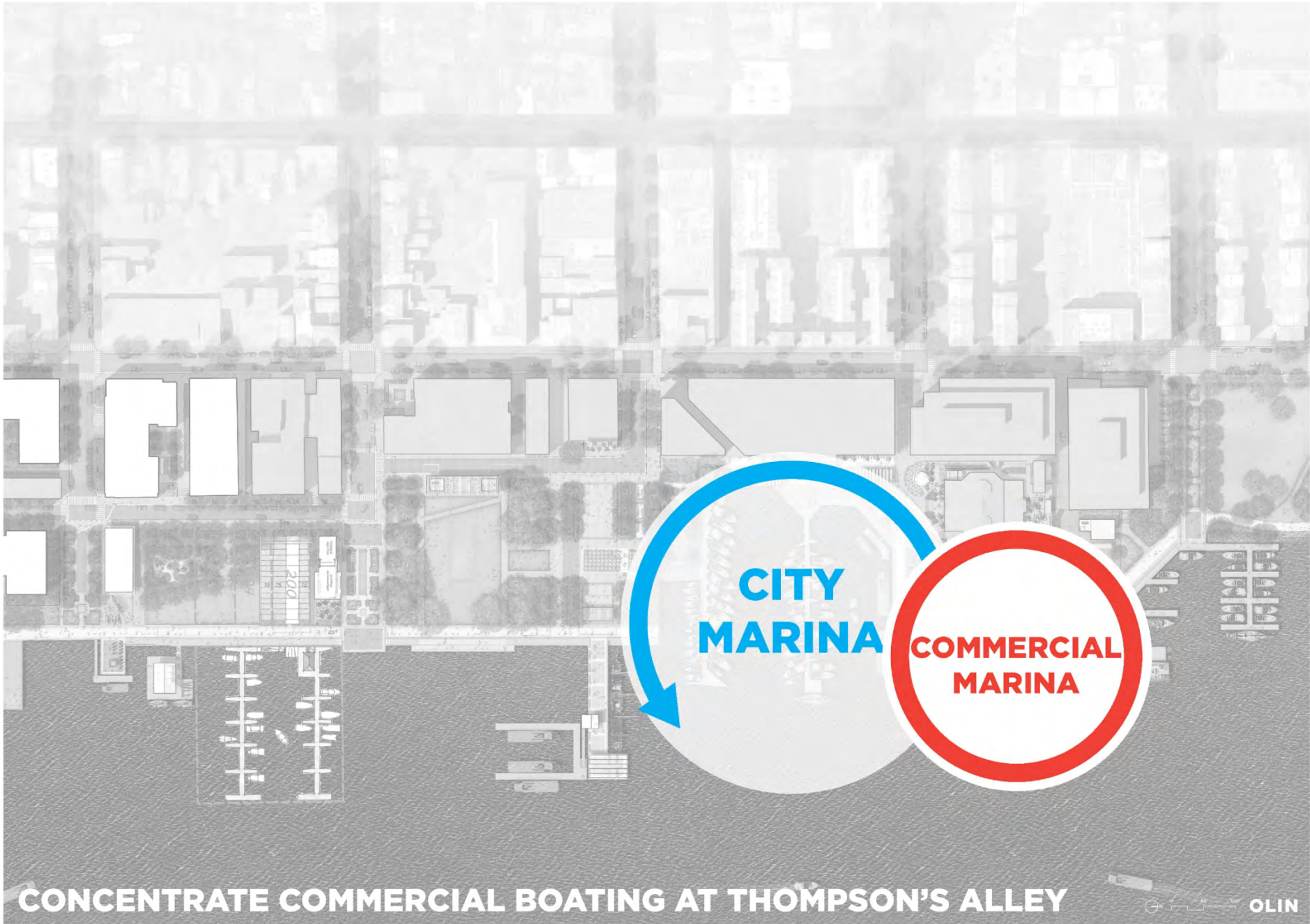
**SPATIAL FRAMEWORK - ALT C**



**SPATIAL FRAMEWORK - ALT D**



**EXPANDED CITY MARINA**



**CITY  
MARINA**

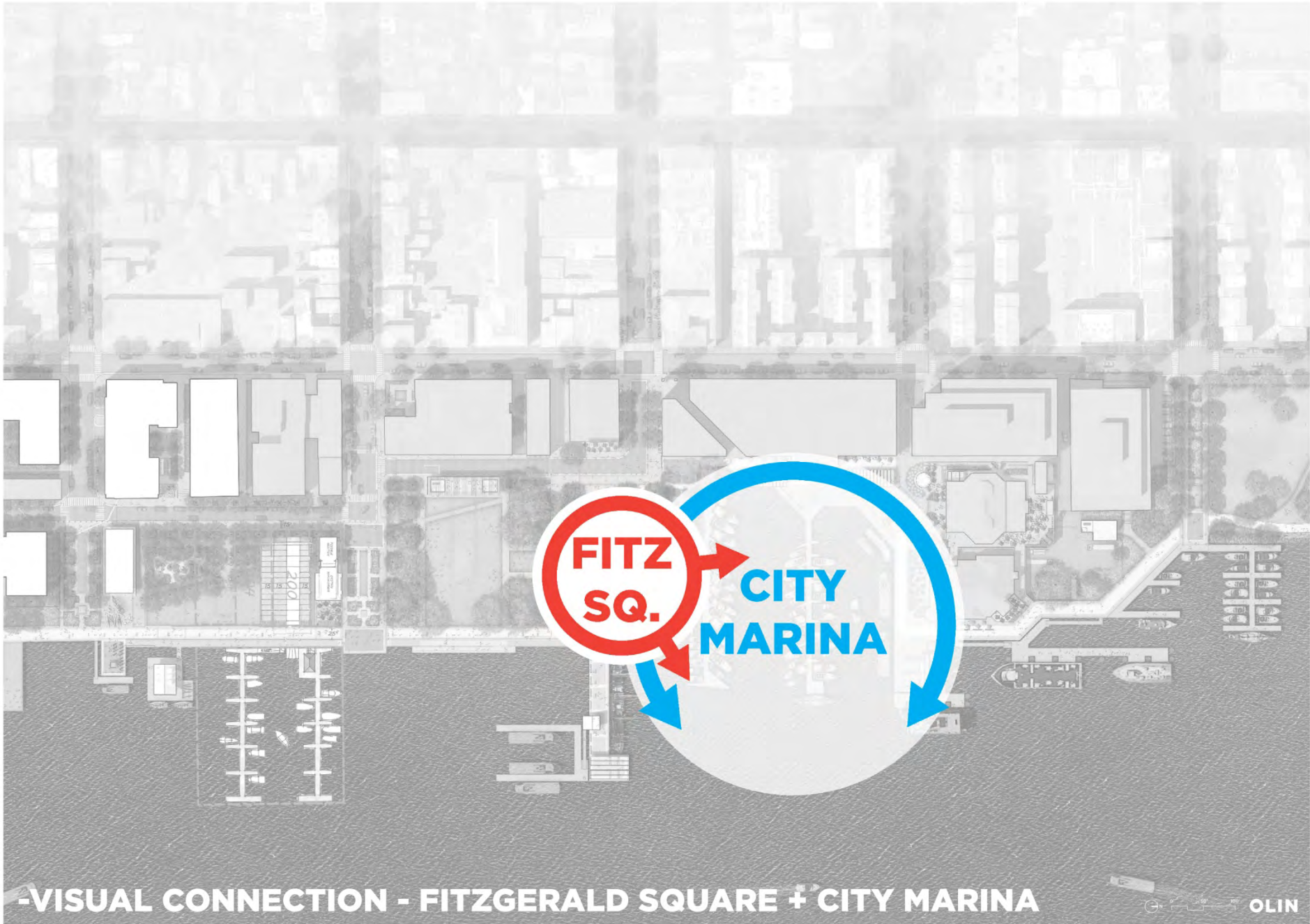
**COMMERCIAL  
MARINA**

**CONCENTRATE COMMERCIAL BOATING AT THOMPSON'S ALLEY**

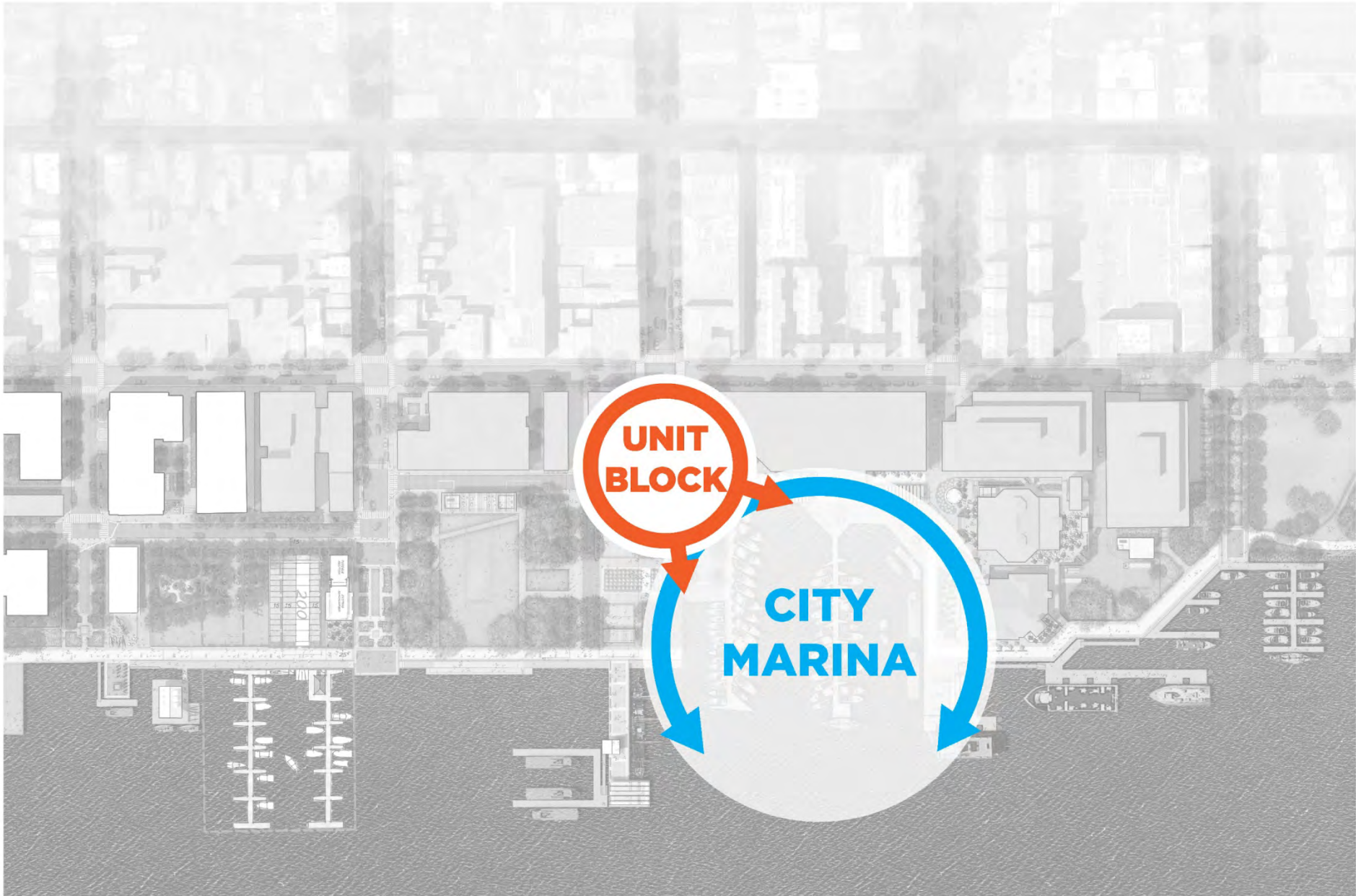
**FITZ  
SQ.**

**ODBC**

**CITY  
MARINA**



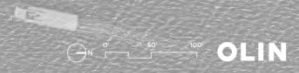
**-VISUAL CONNECTION - FITZGERALD SQUARE + CITY MARINA**



**UNIT  
BLOCK**

**CITY  
MARINA**

**VISUAL CONNECTION BETWEEN UNIT BLOCK OF KING + MARINA**



**OLIN**

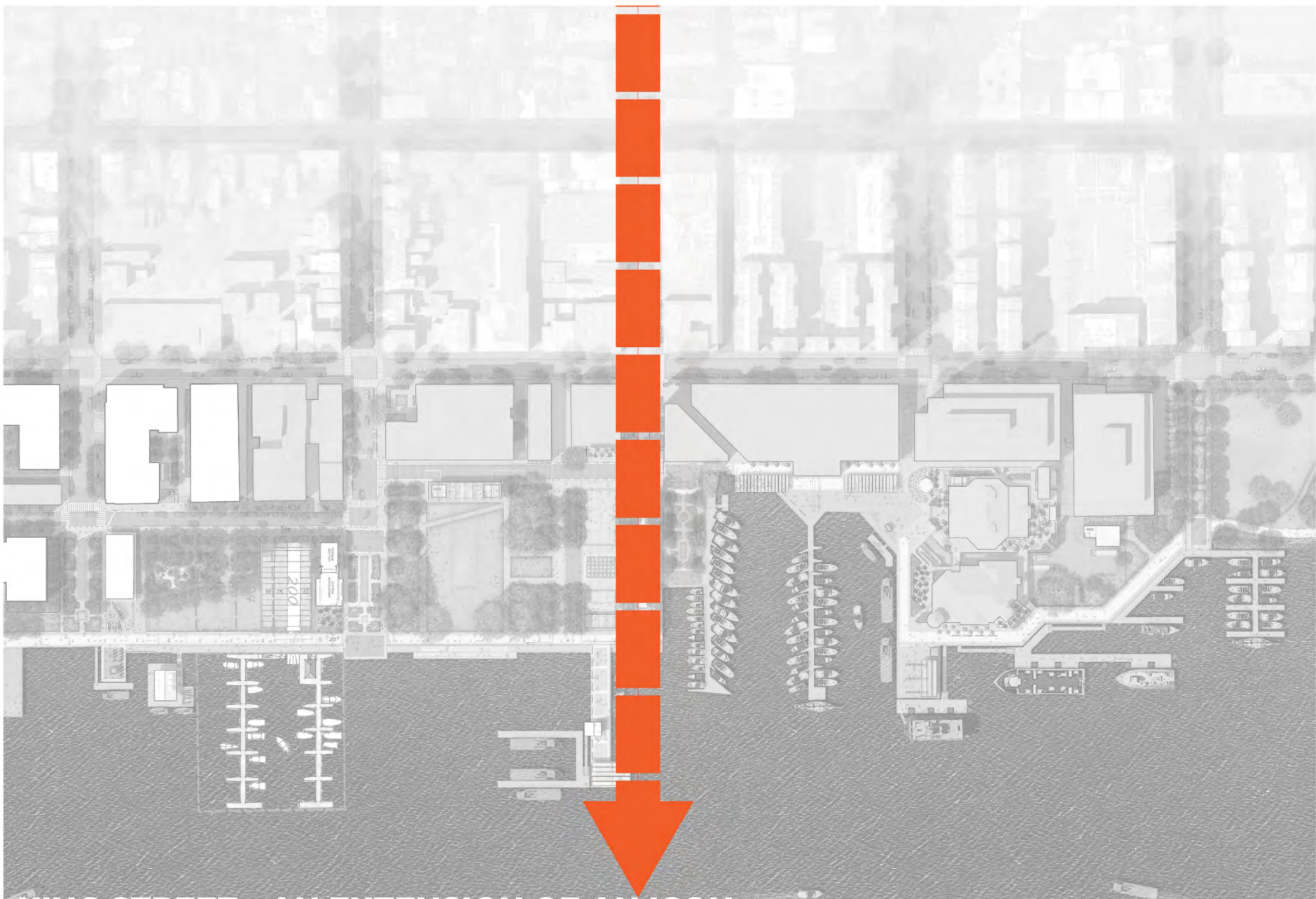


An aerial architectural rendering of a waterfront development. The image shows a grid of streets and buildings along a waterfront. Two callout circles are overlaid on the image. The first is a green circle with a thick border containing the text 'WATERFRONT PARK'. An arrow points from this circle to a second, larger white circle with a blue border containing the text 'CITY MARINA'. This second circle has two blue arrows forming a loop around it. The background is a grayscale architectural rendering of buildings and streets.

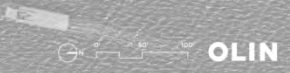
**WATERFRONT PARK**

**CITY MARINA**

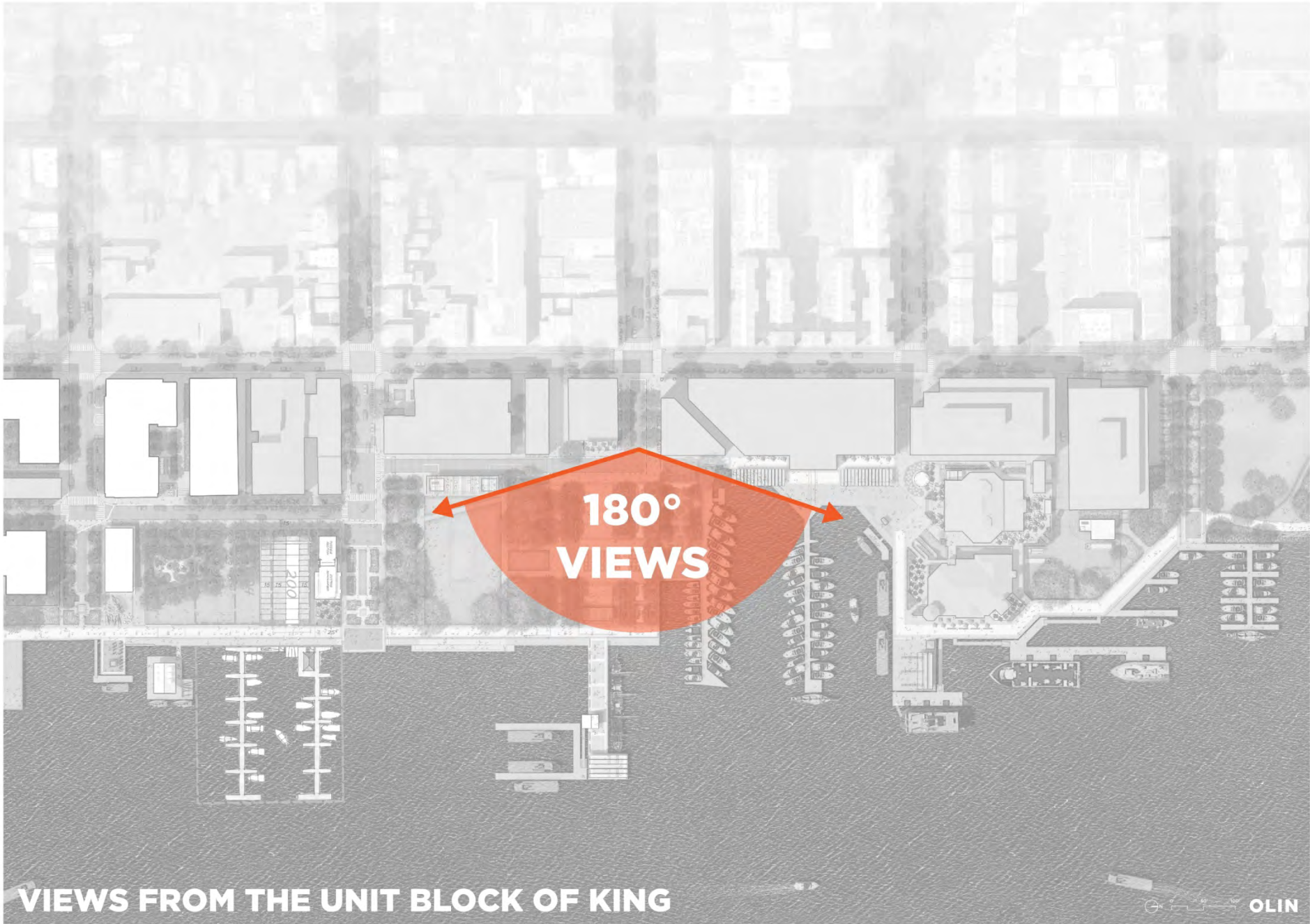
**VISUAL CONNECTION - WATERFRONT PARK + CITY MARINA**



**KING STREET - AN EXTENSION OF AN ICON**



**OLIN**



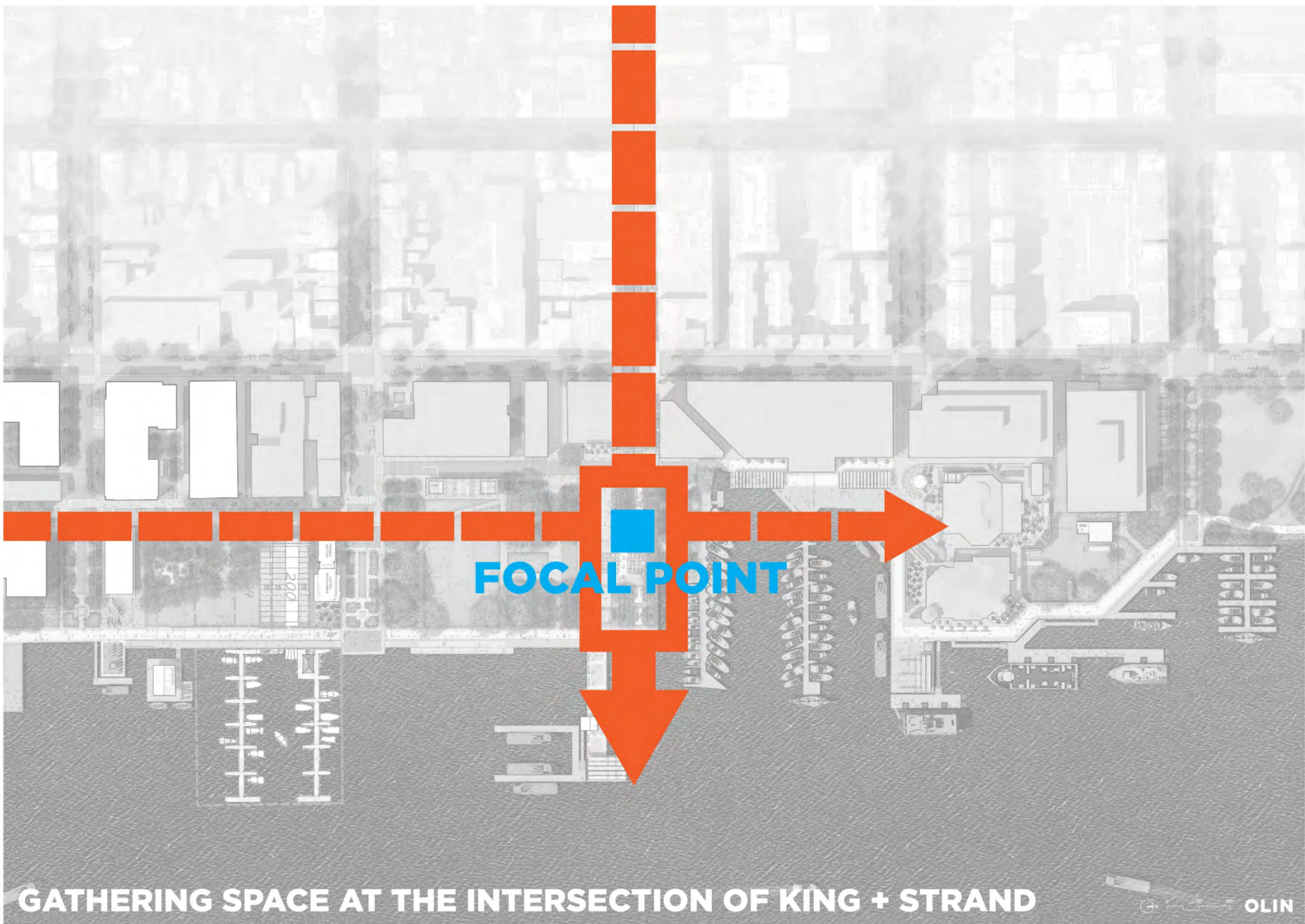
**180°  
VIEWS**

**VIEWS FROM THE UNIT BLOCK OF KING**

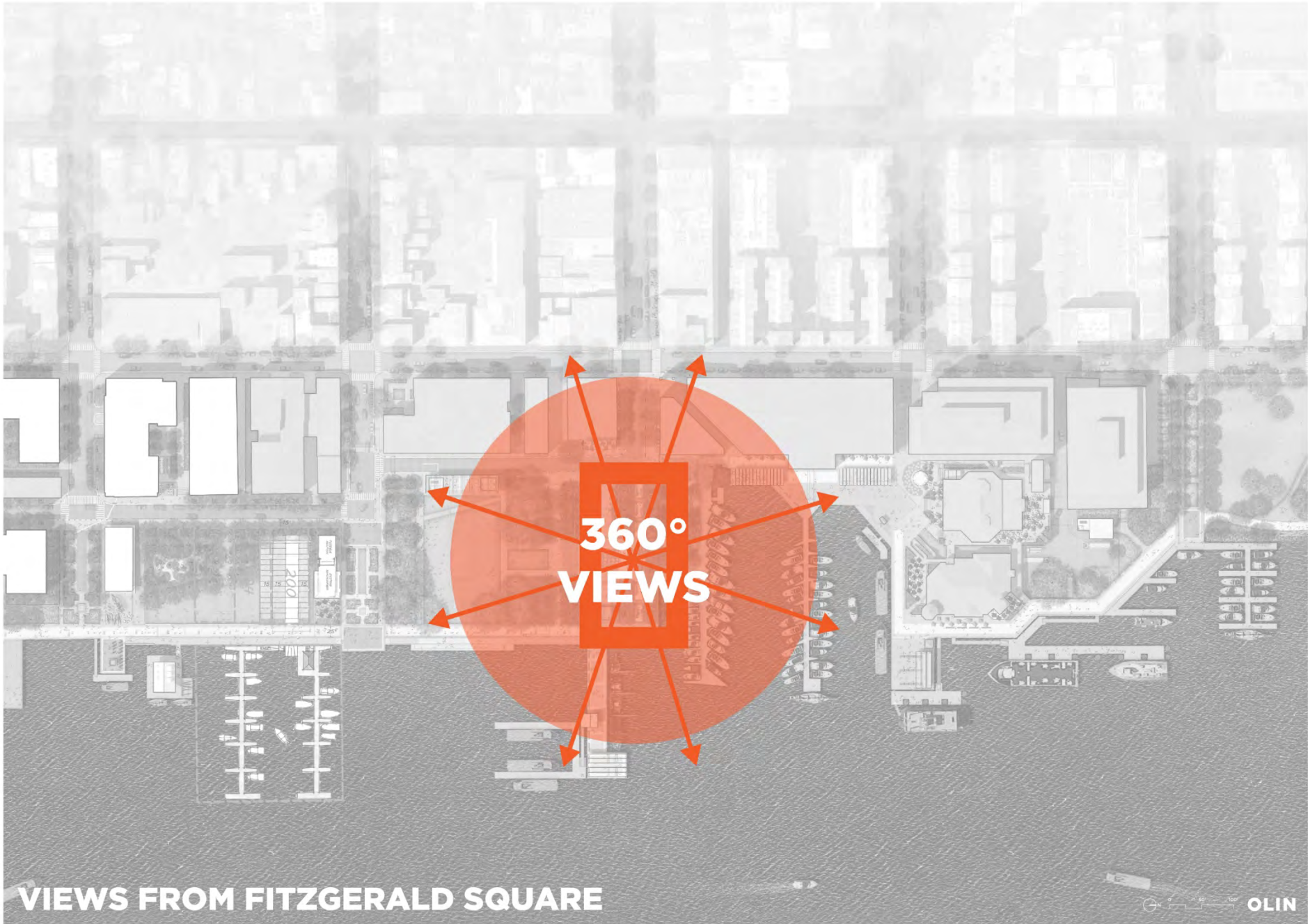


**FOCAL POINT**

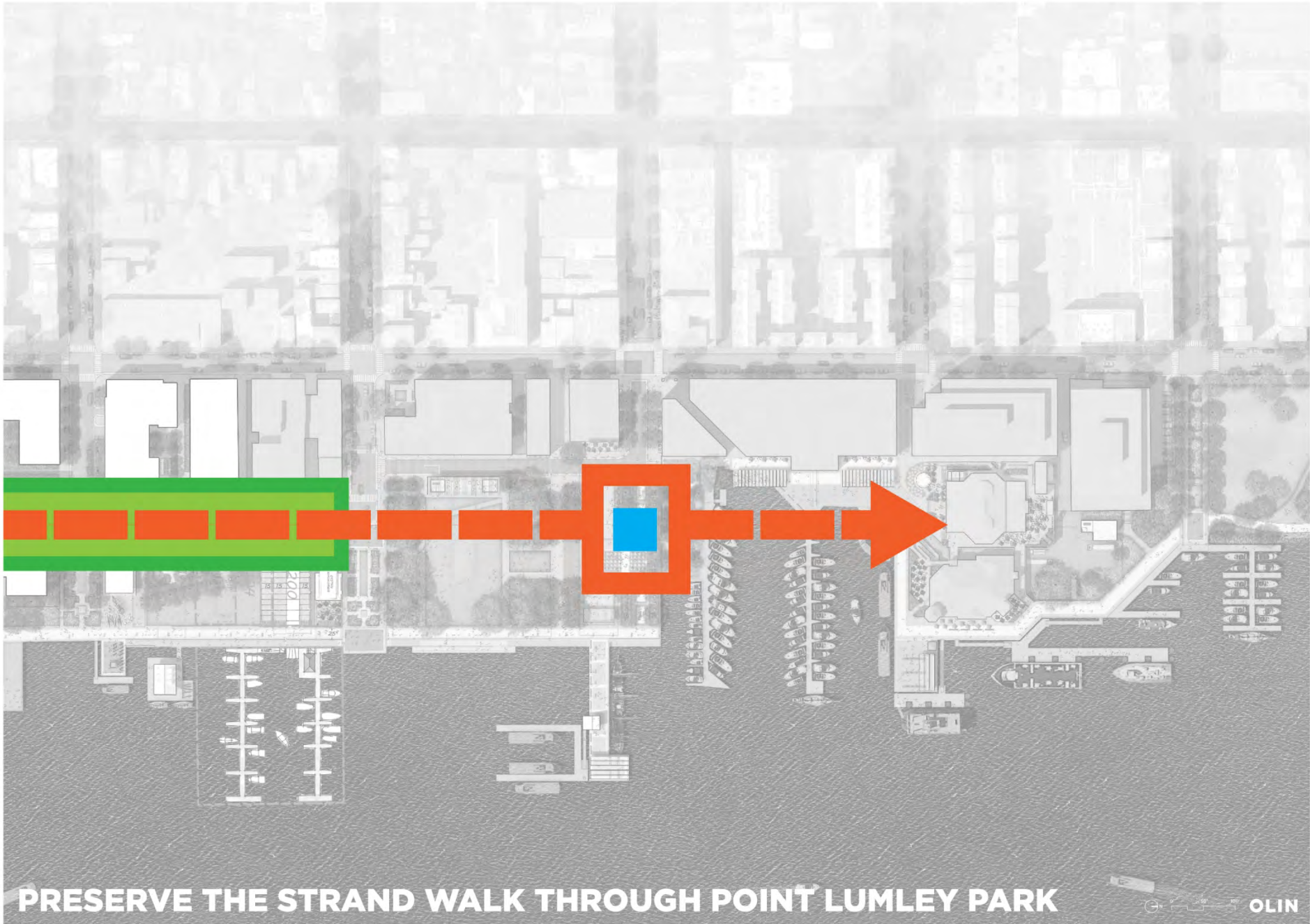
**REALIGN FITZGERALD SQUARE WITH KING STREET**



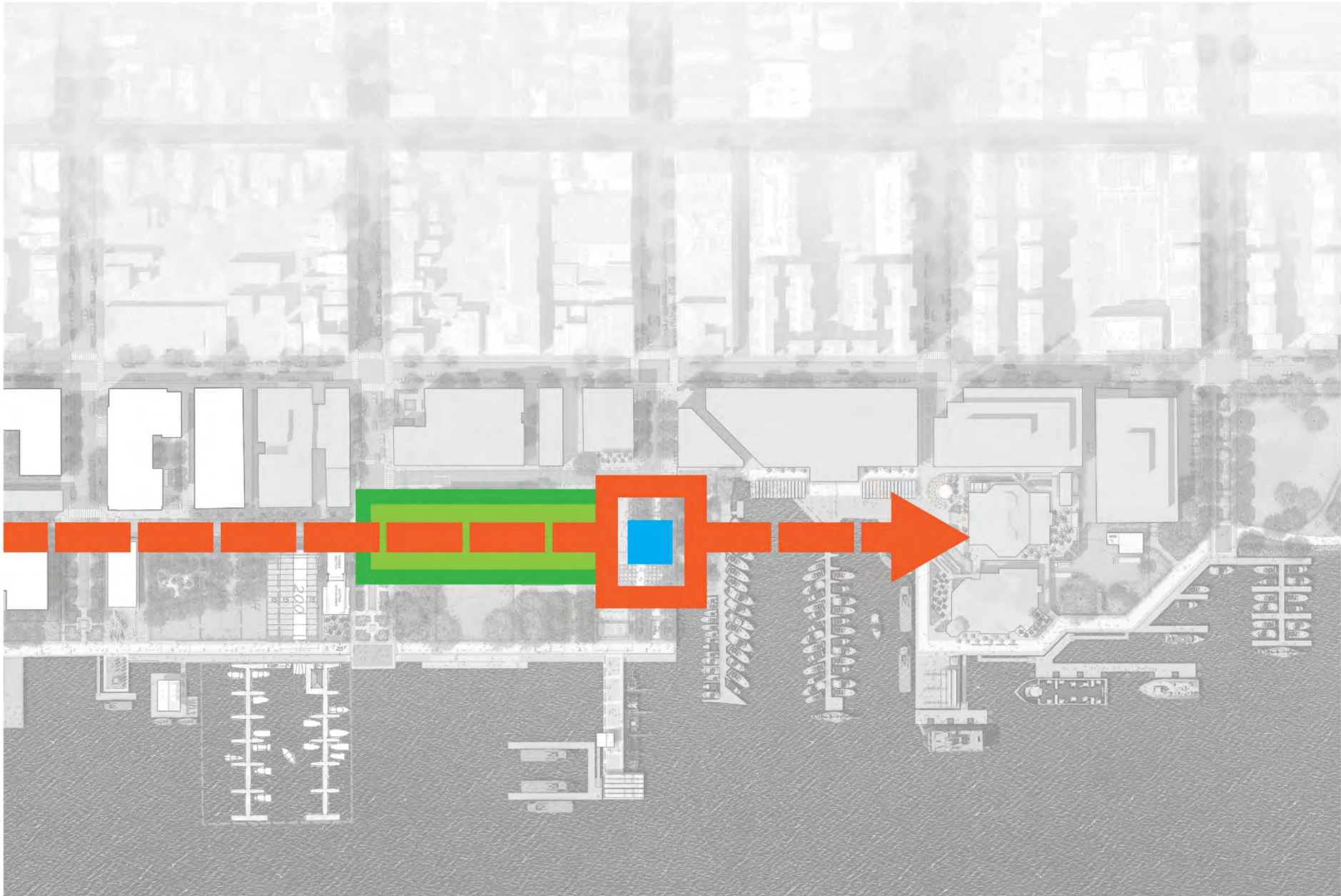
**GATHERING SPACE AT THE INTERSECTION OF KING + STRAND**



**VIEWS FROM FITZGERALD SQUARE**

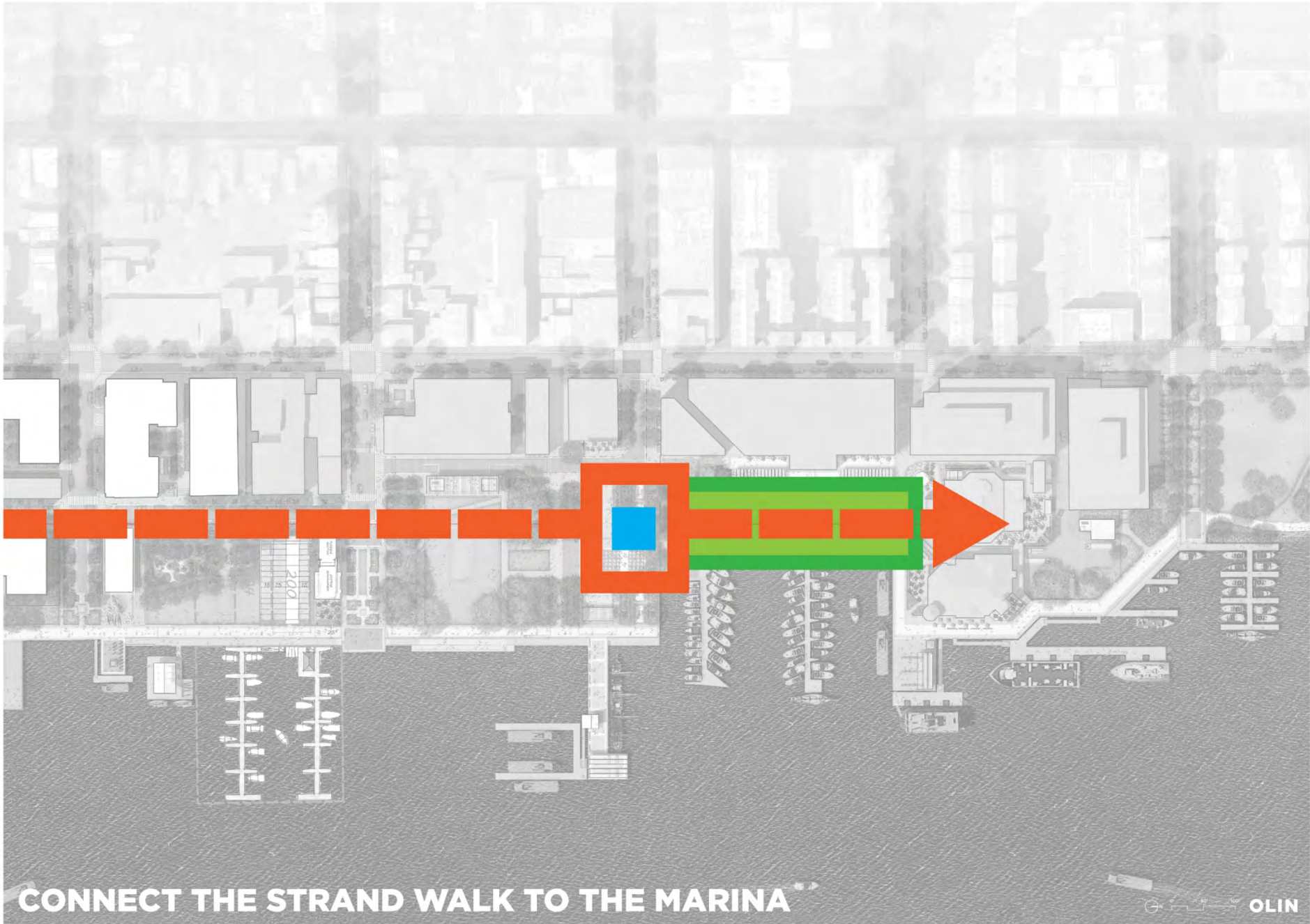


**PRESERVE THE STRAND WALK THROUGH POINT LUMLEY PARK**

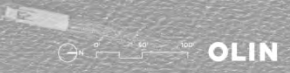


**EXTEND THE STRAND WALK THROUGH WATERFRONT PARK**

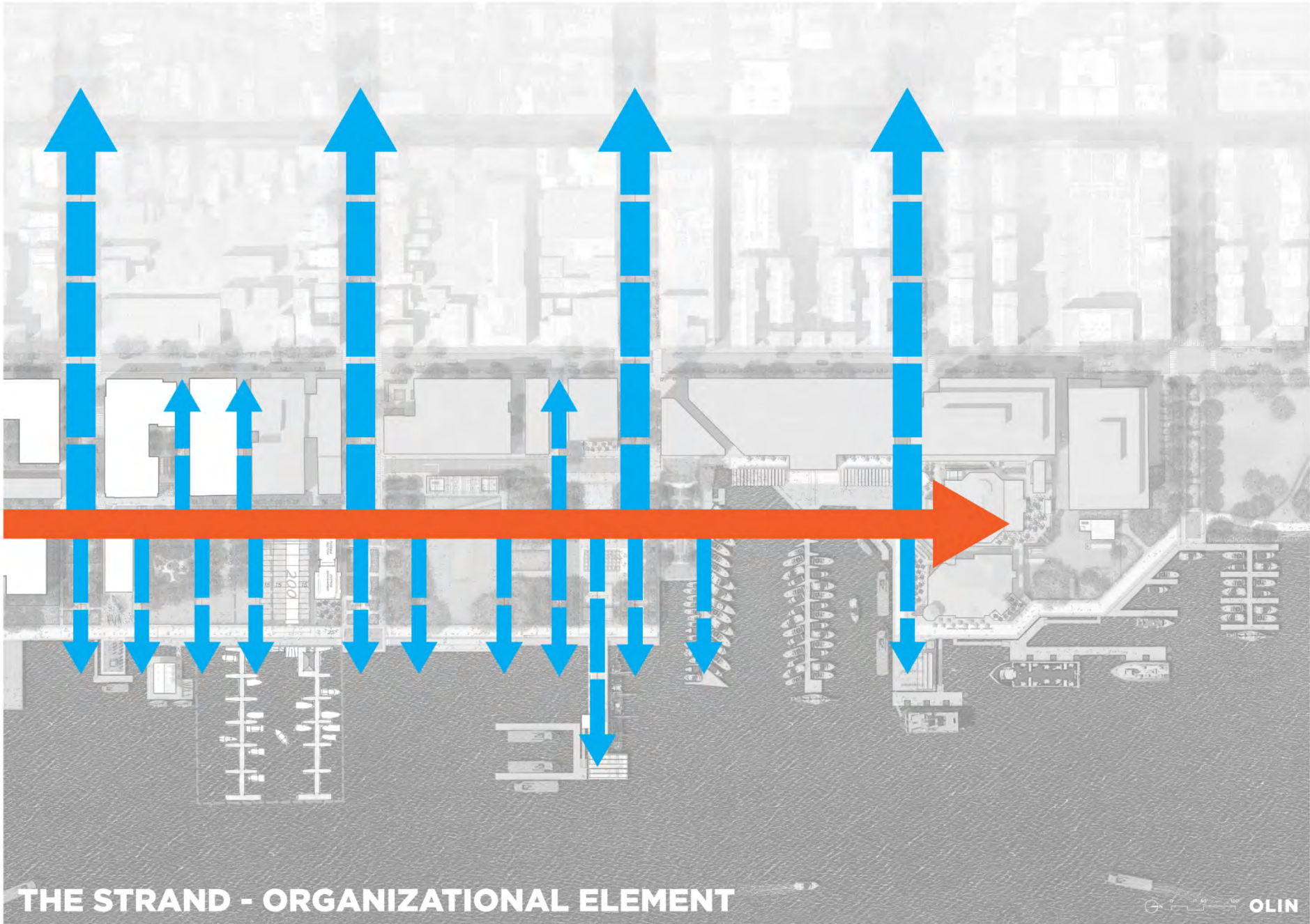




**CONNECT THE STRAND WALK TO THE MARINA**



**OLIN**



**THE STRAND - ORGANIZATIONAL ELEMENT**

NEW ODBC PARKING LOT 45 SPACES

NEW ODBC CLUBHOUSE



NEW ODBC PIERS