VIEW OF WEST FACADE
FROM 29TH STREET LOOKING EAST
VIEW OF NORTH AND WEST CORNER
FROM 29TH STREET LOOKING SOUTH
VIEW OF EXISTING ENTRY
FROM 29TH STREET LOOKING EAST
VIEW OF SOUTH FACADE
FROM 29TH STREET LOOKING NORTH
VIEW OF SOUTH ELEVATION AND COAL YARD
FROM WHITEHURST FREEWAY OVERPASS
VIEW OF SOUTH AND EAST ELEVATION, FROM WHITEHURST FREeway OVERPASS
VIEW OF SOUTH ELEVATION AND COAL YARD
FROM WHITEHURST FREEWAY OVERPASS
VIEW OF EAST ELEVATION AND COAL YARD FROM ROCK CREEK PARKWAY
VIEWS OF CREEK/C&O CANAL WALLS AND LOCK #1
AT INTERSECTION OF ROCK CREEK AND C&O CANAL LOOKING WEST
ON 29TH STREET LOOKING SOUTH TOWARD WEST HEATING PLANT
FOUR SEASONS HOTEL ON LEFT
ON 29TH STREET LOOKING NORTH TOWARD WEST HEATING PLANT
ON 29TH STREET LOOKING NORTH TOWARD WEST HEATING PLANT
ON PENNSYLVANIA AVENUE LOOKING SOUTH WEST TOWARD WEST HEATING PLANT, FOUR SEASONS HOTEL ON RIGHT
SHEET INDEX

COMMISSION OF FINE ARTS (2017)

SITE PLAN
SUMMARY OF REFINEMENTS

CURRENT DESIGN (2022)

PARK & TRAIL

SITE PLAN
PAVING
WATER FEATURE
PERGOLA
SITE FURNISHINGS
SITE RELICS
SITE HISTORY MARKER
TRAIL & K ST. STAIRS

SITE PLANTING
COMMISION OF FINE ARTS
(2017)
SITE PLAN // 2017 CONCEPT (EXCERPT FROM SEPTEMBER 2017 CFA PRESENTATION)
• There is a potential to reuse some of the industrial relics in the park.

• The park will be permeable and friendly.

• The bench materials and layouts need to be studied and choreographed.
CURRENT DESIGN

(2022)
SITE PLAN // CURRENT DESIGN
• Adjustment of North FEMA Wall to include a new sheet pile wall that allows for excavation of residence courtyards.

• Relocation of trees in lawn to align with structure below (beams and/or columns).

• Introduction of relics (Conveyor Belt & Pulleys)

• Refinement of all three access stairs to accommodate structure below and improve relationship with adjacencies.

• Refinement of pergola extent/configuration to coordinate with utilities.

• Adjustment of water feature extents to improve overall scale.

• Design adjustment to accommodate ADA access to Rock Creek Trail.

• Introduction of relic in lower plaza (Dragline Excavator Bucket).
PARK & TRAIL
PAVING
EXISTING SITE MATERIALITY
SITE PRECEDENT IMAGERY
PAVING TEMPERATURE

WARM VS COOL
PAVING PLAN // RESIDENCE COURTYARD PAVERS

18" PARK PAVER
paver size - 18" x 24" x 2"

paver size - 18" x 24" x 2"
UNILOCK SAMPLES
PAVING // PERSPECTIVE - LOOKING NORTH
WATER FEATURE
PATTERN

- Random configuration of smooth and rough stones, polished and split faced for texture
- Areas of texture raised and depressed ~1-2”
WATER FEATURE // LOWER BASIN PAVING - MATERIALS

<table>
<thead>
<tr>
<th>DRY CONDITION</th>
<th>WET CONDITION</th>
<th>SUBMERGED CONDITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>ATLANTIC BLACK GRANITE (HONED)</td>
<td>ATLANTIC BLACK GRANITE (HONED)</td>
<td>ATLANTIC BLACK GRANITE (HONED)</td>
</tr>
<tr>
<td>CRYSTAL BLACK GRANITE (ROCK FACE)</td>
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</tr>
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</table>
WATER FEATURE // LOWER BASIN PAVING - MATERIALS

DAMP CONDITION

CRYSTAL BLACK
GRANITE (ROCK FACE)

ATLANTIC BLACK
GRANITE (HONED)

SUBMERGED CONDITION

ATLANTIC BLACK
GRANITE (HONED)

CRYSTAL BLACK
GRANITE (ROCK FACE)
WATER FEATURE // BENCH - PERSPECTIVE (LOOKING NORTHEAST)
WATER FEATURE // BENCH - PERSPECTIVE (LOOKING SOUTHEAST)
PERGOLA
NOTE: CONCEPT STUDY, FOR REVIEW ONLY.

Concrete Columns shown as 24"x24"; possible reduction to 18"x18" to be discussed with Silman.

Current location of Hanging Pulley Roles

8x8 Steel Column, finish to match architecture.

2x8 Wood Slats 8" Spacing @ 90° Running N/S Direction

PERGOLA // PERSPECTIVE
SITE FURNISHINGS
SITE FURNISHINGS // PERSPECTIVE AT OVERLOOK (VIEW SOUTHWEST)
SITE RELICS
 SITE RELICS // CONVEYOR BELT

NOTE:
SUBJECT TO FURTHER STUDY BY CONSULTANTS.
SITE RELICS // MOVABLE PULLEYS

- Potential Location
QTY: 6
SITE RELICS // FIXED PULLEYS

- Potential Location
  QTY: 5

FRONT VIEW

ELEVATION

[Diagram and images of fixed pulleys]
SITE RELICS // BILLS

- Potential Location
  QTY: 1

FRONT VIEW

ELEVATION
SITE HISTORY MARKER
SITE HISTORY MARKER // LOCATION & DESIGN CONCEPT

POSSIBLE LOCATIONS FOR SITE HISTORY MARKER

NPS STANDARD

DESIGN PRECEDENTS
TRAIL & K ST. STAIRS
TRAIL & K ST. STAIRS // PERSPECTIVE - LOOKING NORTHEAST FROM CORNER OF 29TH & K ST.

- Trail ramps & handrails (7.90% max. slope)
- Retaining wall (29IN max. height)
TRAIL & K ST. STAIRS // AERIAL - LOOKING SOUTHWEST FROM ROCK CREEK

- GUARDRAIL
- RETAINING WALL (29IN MAX. HEIGHT)
- TRAIL RAMPS & HANDRAILS (7.90% MAX. SLOPE)
TRAIL & K ST. STAIRS // PERSPECTIVE - LOOKING NORTH ALONG PROPOSED TRAIL
SITE PLANTING
SITE PLANTING // PARK - EAST EDGE

Hakonechloa macra - Japanese Forest Grass
Muhlenbergia capillaris - Regal Mist
Hydrangea arborescens - Hydrangea
Amsonia hubrichtii - Arkansas Blue Star
Hosta - Empress Wu

1. Hakonechloa macra
2. Muhlenbergia capillaris
3. Hydrangea arborescens
4. Amsonia hubrichtii
5. Hosta
SITE PLANTING // PARK - NORTH EDGE

1. Cornus florida - Flowering Dogwood
2. Hydrangea arborescens - Hydrangea
3. Nandina domestica - Nandina Lemon Lime
4. Ophiopogon planiscapus - Black Mondo Grass
5. Hosta - Empress Wu
6. Pennisetum alopecuroides - Cassian Grass
7. Echinacea purpurea - Purple Coneflower
SITE PLANTING // PARK - LAWN & PERGOLA

1. Liquidambar styraciflua ‘Rotundiloba’
2. Hakonechloa macra - Japanese Forest Grass
3. Physocarpus opulifolius - Ninebark Tiny Wine
4. Sambucus racemosa - Cutleaf Elderverry Yellow Lace
5. Muhlenbergia capillaris - Regal Mist

LAWN

SPRING
SUMMER
WINTER
FALL

Liquidambar styraciflua ‘Rotundiloba’
Hakonechloa macra
Physocarpus opulifolius
Sambucus racemosa
Muhlenbergia capillaris
West Heating Plant, Washington D.C.  April 13, 2022  OGB and CFA Permit Review Submission

OLIN Partnership Ltd.  Apr 01, 2022

**WEST HEATING PLANT PARK**

**SITE PLANTING // RESIDENCE COURTYARDS**

- **Dryopteris erythrosora - Autumn Fern**
- **Hakonechloa macra - Japanese Forest Grass**
- **Hosta - Empress Wu**
- **Illex cornuta - Carissa Holly**
- **Parthenocissus tricuspidata - Boston Ivy**
- **Acer palmatum - Japanese Maple**
- **Magnolia grandiflora - Southern Magnolia**

**SITE PLANTING // RESIDENCE COURTYARDS**

**SPRING**
1. Dryopteris erythrosora
2. Hakonechloa macra
3. Hosta
4. Illex cornuta
5. Parthenocissus tricuspidata
6. Acer palmatum
7. Magnolia grandiflora

**SUMMER**

**WINTER**

**FALL**

**WEST HEATING PLANT PARK SITE PLANTING // RESIDENCE COURTYARDS**

- **Dryopteris erythrosora**
- **Hakonechloa macra**
- **Hosta**
- **Illex cornuta**
- **Parthenocissus tricuspidata**
- **Acer palmatum**
- **Magnolia grandiflora**
SITE PLANTING // TRAIL - TREES & SHRUBS

Cephalanthus occidentalis - Buttonbush
Fothergilla x intermedia - Mount Airy Fothergilla
Hydrangea quercifolia - Oakleaf Hydrangea
Jasminum nudiflorum - Winter Jasmine
Acer griseum - Paperbark Maple
Taxodium distichum - Bald Cypress

1. Cephalanthus occidentalis
2. Fothergilla x intermedia
3. Hakonechloa macra
4. Hydrangea quercifolia
5. Jasmine nudiflorum
6. Sorghastrum nutans
7. Taxodium distichum
SITE PLANTING // TRAIL - PERENNIALS & GRASSES

Salvia - Azure Snow
Rudbeckia hirta - Black Eyed Susan
Echinacea purpurea - Purple Coneflower
Hypericum anagalloides - Creeping St. Johns Wort
Sorghastrum nutans - Indiangrass
Symphyotrichum patens patens - Purple Aster

1. Salvia
2. Rudbeckia hirta
3. Echinacea purpurea
4. Hypericum anagalloides
5. Sorghastrum nutans
6. Symphyotrichum patens patens
SITE PLANTING // STREETSCAPE

- Quercus coccinea - Scarlet Oak
- Acer rubrum - Red Maple
- Liquidambar styraciflua - Sweetgum
- Gymnocladus dioicus - Kentucky Coffeetree

1. Acer rubrum - Red Maple
2. Quercus coccinea - Scarlet Oak
3. Liquidambar styraciflua - Sweetgum
4. Gymnocladus dioicus - Kentucky Coffeetree
<table>
<thead>
<tr>
<th>SITE PLANTING // SEASONALITY DIAGRAM</th>
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<tbody>
<tr>
<td><strong>SPRING</strong></td>
</tr>
<tr>
<td>PARK EAST EDGE</td>
</tr>
<tr>
<td>PARK NORTH EDGE</td>
</tr>
<tr>
<td>PARK LAWN &amp; PERGOLA</td>
</tr>
<tr>
<td>RESIDENCE COURTYARDS</td>
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<td>TRAIL TREES &amp; SHRUBS</td>
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<td><strong>WINTER</strong></td>
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</table>
SITE CONTEXT

[Image of aerial view of Washington D.C. with West Heating Plant highlighted]
SITE CONTEXT
SITE CONTEXT
STRUCTURAL INNOVATION
INNOVATION
SLIDING SHUTTERS

CLOSED PANELS

OPEN PANELS
OVERHEAD SHUTTERS_ PENTHOUSE

CLOSED PANELS

OPEN PANELS
EXISTING WEST ELEVATION
09/20/2017 PROPOSED WEST ELEVATION
04/13/2022 PROPOSED WEST ELEVATION
CLOSED PANELS

GLASS HANDRAIL ADDED PER CODE

FACADE FENESTRATION RENewed PER TECHNICAL REQUIREMENTS FOR OPERATING BI-FOLD PANELS.

BEAM DEPTH ADJUSTED DUE TO STRUCTURAL DEMANDS

COPING ADDED TO MATCH EXISTING
04/13/2022 PROPOSED WEST ELEVATION

OPEN PANELS

GLASS HANDRAIL ADDED PER CODE

FAÇADE FENESTRATION RENED PER TECHNICAL REQUIREMENTS FOR OPERATING BI-FOLD PANELS.

BEAM DEPTH ADJUSTED DUE TO STRUCTURAL DEMANDS

COPING ADDED TO MATCH EXISTING
EXISTING NORTH ELEVATION
ROOF ENCLOSURE ADJUSTED TO ACCOMMODATE MECHANICAL EQUIPMENT

GLASS HANDRAIL ADDED PER CODE

FAÇADE FENESTRATION REFINED PER TECHNICAL REQUIREMENTS FOR OPERATING BI-FOLD PANELS.

CHANNEL DEPTH ADJUSTED

FIXED END PANEL WIDTH ADJUSTED DUE TO STRUCTURAL REQUIREMENTS

EXISTING WINDOW LOCATION MAINTAINED

CONCRETE MATERIAL TONE TO MATCH EXISTING HEATING PLANT CONCRETE

04/13/2022 PROPOSED NORTH ELEVATION
CLOSED PANELS
04/13/2022 PROPOSED NORTH ELEVATION

OPEN PANELS

- Roof enclosure adjusted to accommodate mechanical equipment.
- Facade fenestration refined per technical requirements for operating bi-fold panels.
- Fixed end panel width adjusted due to structural requirements.
- Concrete material tone to match existing heating plant concrete.
- Channel depth adjusted.
- Glass handrail added per code.
- Existing window location maintained.
09/20/2017 PROPOSED EAST ELEVATION
GLASS HANDRAIL ADDED PER CODE

FACADE FENESTRATION Refined per technical requirements for operating bi-fold panels.

FENESTRATION UPDATED

PRIVACY DIVIDER

CONCRETE TONE to match existing heating plant

LOWER LEVEL FENESTRATION ADJUSTED TO REFLECT EXISTING SYMMETRY OF HEATING PLANT FENESTRATION

04/13/2022 PROPOSED EAST ELEVATION
CLOSED PANELS
04/13/2022 PROPOSED EAST ELEVATION

OPEN PANELS

GLASS HANDRAIL ADDED PER CODE

FAÇADE FENESTRATION REFINED PER TECHNICAL REQUIREMENTS FOR OPERATING BI-FOLD PANELS.

FENESTRATION UPDATED

PRIVACY DIVIDER

CONCRETE TONE TO MATCH EXISTING HEATING PLANT

LOWER LEVEL FENESTRATION ADJUSTED TO REFLECT EXISTING SYMMETRY OF HEATING PLANT FENESTRATION
EXISTING SOUTH ELEVATION
09/20/2017 PROPOSED SOUTH ELEVATION
CLOSED PANELS
09/20/2017 PROPOSED SOUTH ELEVATION
OPEN PANELS
GLASS HANDRAIL ADDED PER CODE

ROOF ENCLOSURE ADJUSTED TO ACCOMMODATE MECHANICAL EQUIPMENT

FACADE FENESTRATION REFINED PER TECHNICAL REQUIREMENTS FOR OPERATING BI-FOLD PANELS.

CHANNEL DEPTH ADJUSTED

OPENINGS EXTENDED TO GROUND TO ALLOW FOR ACCESS FROM BUILDING

CONCRETE MATERIAL TONE TO MATCH EXISTING HEATING PLANT CONCRETE
OPEN PANELS

ROOF ENCLOSURE ADJUSTED TO ACCOMMODATE MECHANICAL EQUIPMENT

GLASS HANDRAIL ADDED PER CODE

FACADE FENESTRATION REFINED PER TECHNICAL REQUIREMENTS FOR OPERATING BI-FOLD PANELS.

ROOF ENCLOSURE ADJUSTED TO ACCOMMODATE MECHANICAL EQUIPMENT

OPEN PANELS

CHANNEL DEPTH ADJUSTED

OPENINGS EXTENDED TO GROUND TO ALLOW FOR ACCESS FROM BUILDING

CONCRETE MATERIAL TONE TO MATCH EXISTING HEATING PLANT CONCRETE

04/13/2022 PROPOSED SOUTH ELEVATION

West Heating Plant, Washington D.C.  April 13, 2022  OGB and CFA Permit Review Submission

Adjaye Associates
EXISTING WEST SITE ELEVATION
09/20/2017 PROPOSED WEST SITE ELEVATION
04/13/2022 PROPOSED WEST SITE ELEVATION
09/20/2017 PROPOSED EAST SITE ELEVATION
04/13/2022 PROPOSED EAST SITE ELEVATION
PRESERVATION DIAGRAM
SOUTH WEST AXONOMETRIC VIEW

EXISTING

EXISTING BUILDING + COAL YARD + TANK FARM

PRESCRIBE:
• EXISTING STRUCTURE ON WEST FACADE
• WEST FACADE MASONRY AND RETURNS
• BASE OF EXISTING BUILDING
• STONE CANAL WALL
• STONE YARD WALL

REMOVE:
• SOUTH PORTION OF YARD WALL
• INTERIOR EQUIPMENT SPECIFIC TO HEAT PLANT USE
• PARTIAL FLOORS
• TANKS AND CONTAMINANTS

CREATE:
• PARK AND PARKING
• PUBLIC ACCESS TO PARK
• BUILDING STRUCTURE AND FLOORS

NEW:
• PUBLIC PARK
• RE-ESTABLISHED BUILDING ENVELOPE

PROPOSED