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WEST HEATING PLANT

1055 29TH STREET NW WASHINGTON, DC 20007

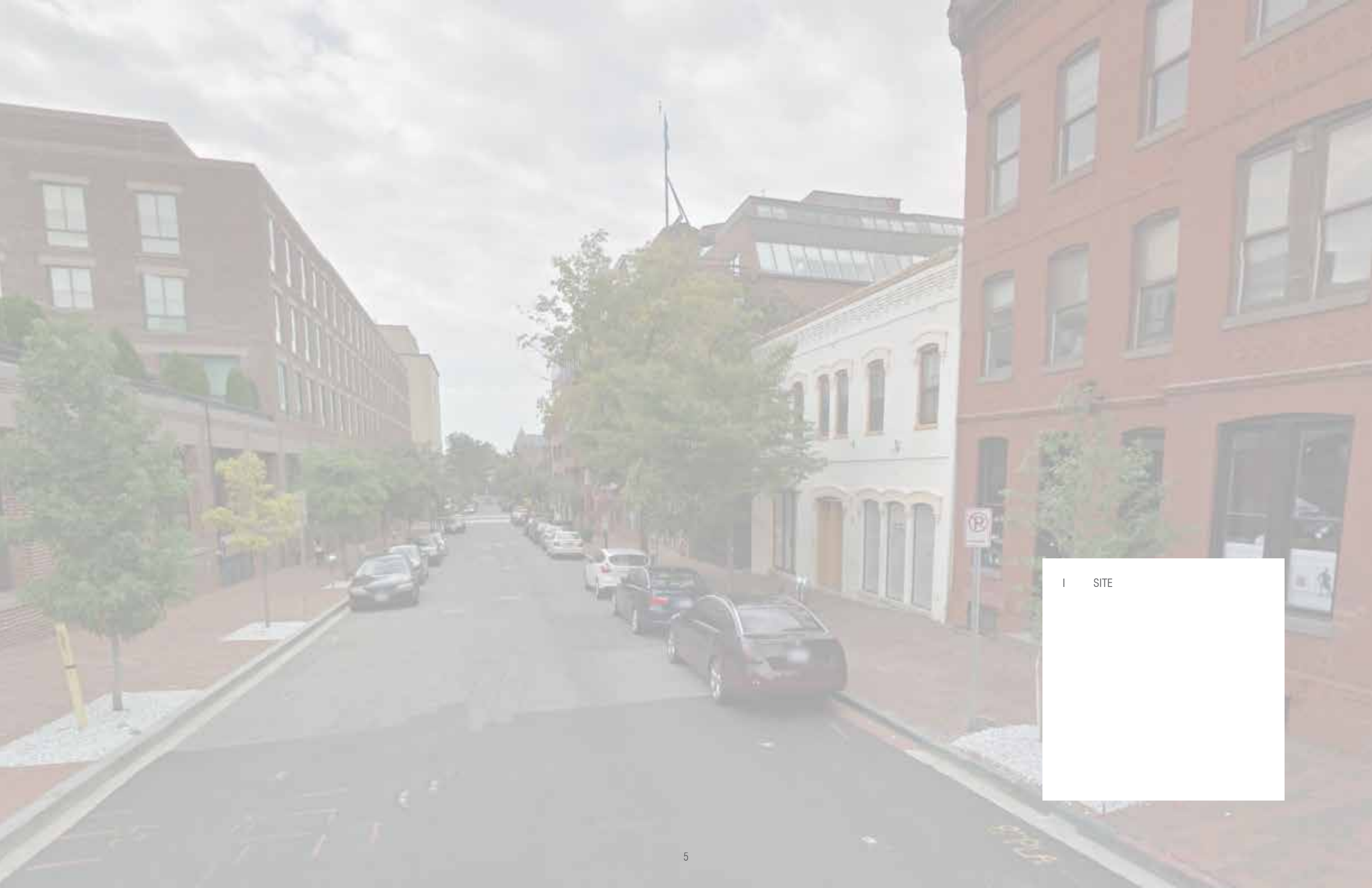
OGB AND CFA PERMIT REVIEW SUBMISSION
APRIL 13, 2022





I	SITE
II	PARK
III	BUILDING
IV	CIVIL DRAWINGS
V	LANDSCAPE DRAWINGS
VI	ARCHITECTURE DRAWINGS
VII	FACADE DRAWINGS
VIII	LIGHTING DRAWINGS

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I SITE



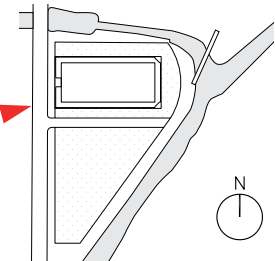
AERIAL VIEW PHOTO - WEST HEATING PLANT



AERIAL VIEW - WEST HEATING PLANT



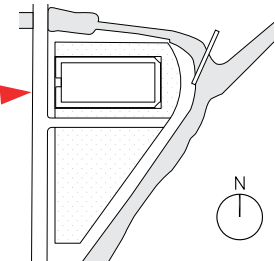
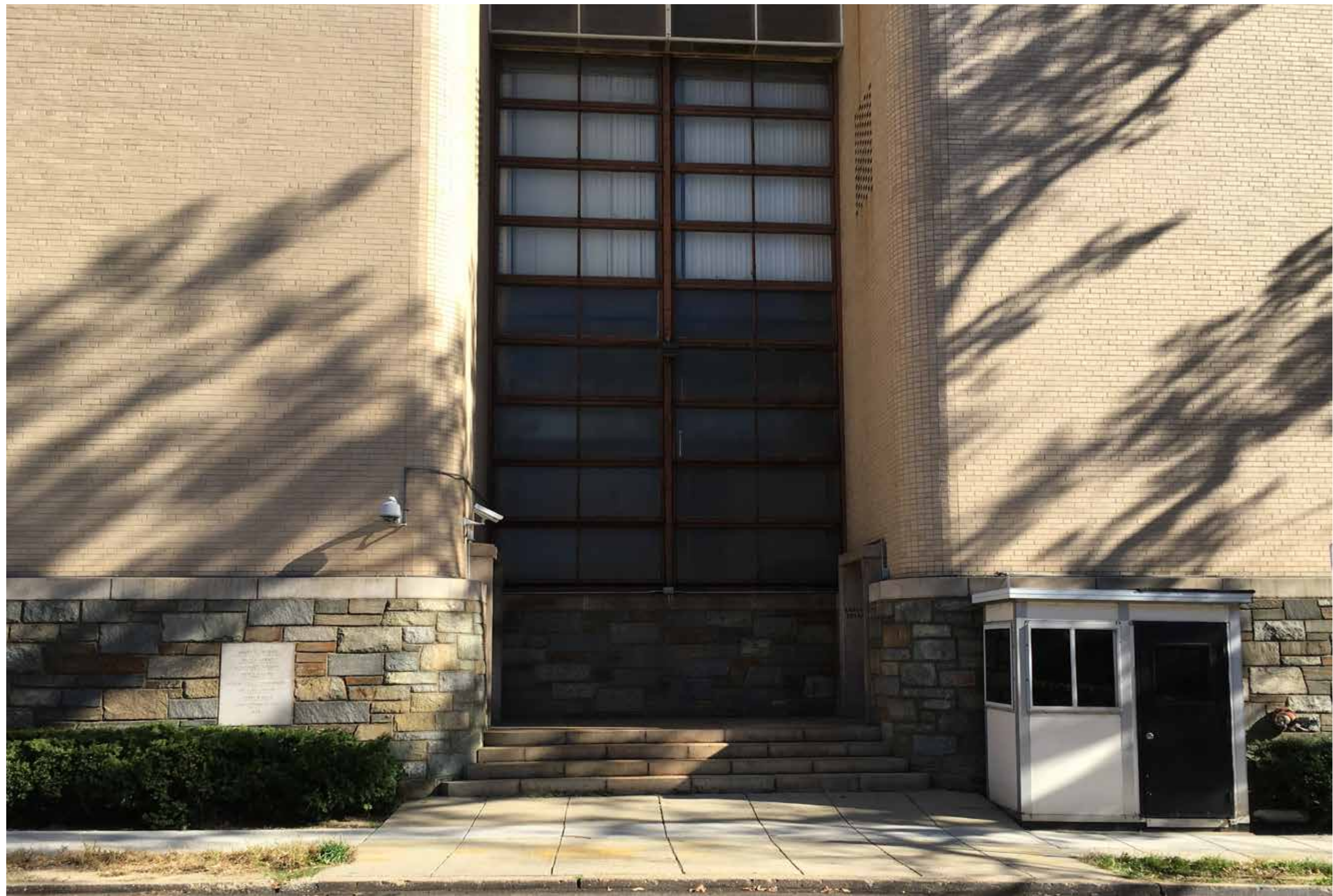
VIEW OF NORTH AND WEST FACADES
FROM 29TH STREET LOOKING SOUTH



VIEW OF WEST FACADE
FROM 29TH STREET LOOKING EAST



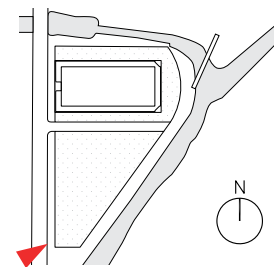
VIEW OF NORTH AND WEST CORNER
FROM 29TH STREET LOOKING SOUTH



VIEW OF EXISTING ENTRY
FROM 29TH STREET LOOKING EAST



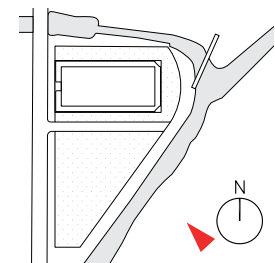
VIEW OF SOUTH FACADE
FROM 29TH STREET LOOKING NORTH



VIEW OF WHITEHURST FREEWAY OVERPASS,
AT INTERSECTION OF K AND 29TH STREET LOOKING NORTHEAST



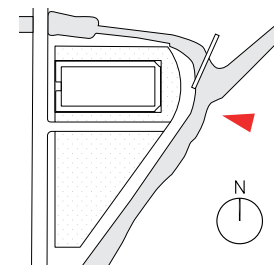
VIEW OF SOUTH ELEVATION AND COAL YARD
FROM WHITEHURST FREEWAY OVERPASS



VIEW OF SOUTH AND EAST ELEVATION,
FROM WHITEHURST FREEWAY OVERPASS



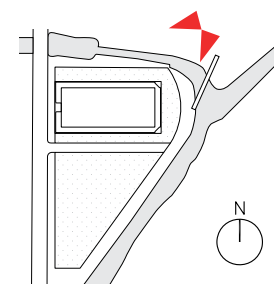
VIEW OF SOUTH ELEVATION AND COAL YARD
FROM WHITEHURST FREEWAY OVERPASS



VIEW OF EAST ELEVATION AND COAL YARD FROM
ROCK CREEK PARKWAY



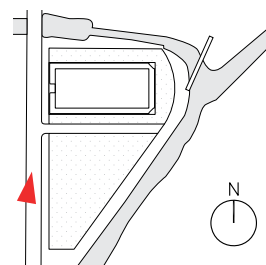
VIEW OF COAL YARD WALL, AT WEST HEATING PLANT
FROM INTERSECTION OF ROCK CREEK AND C&O CANAL LOOKING SOUTH



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

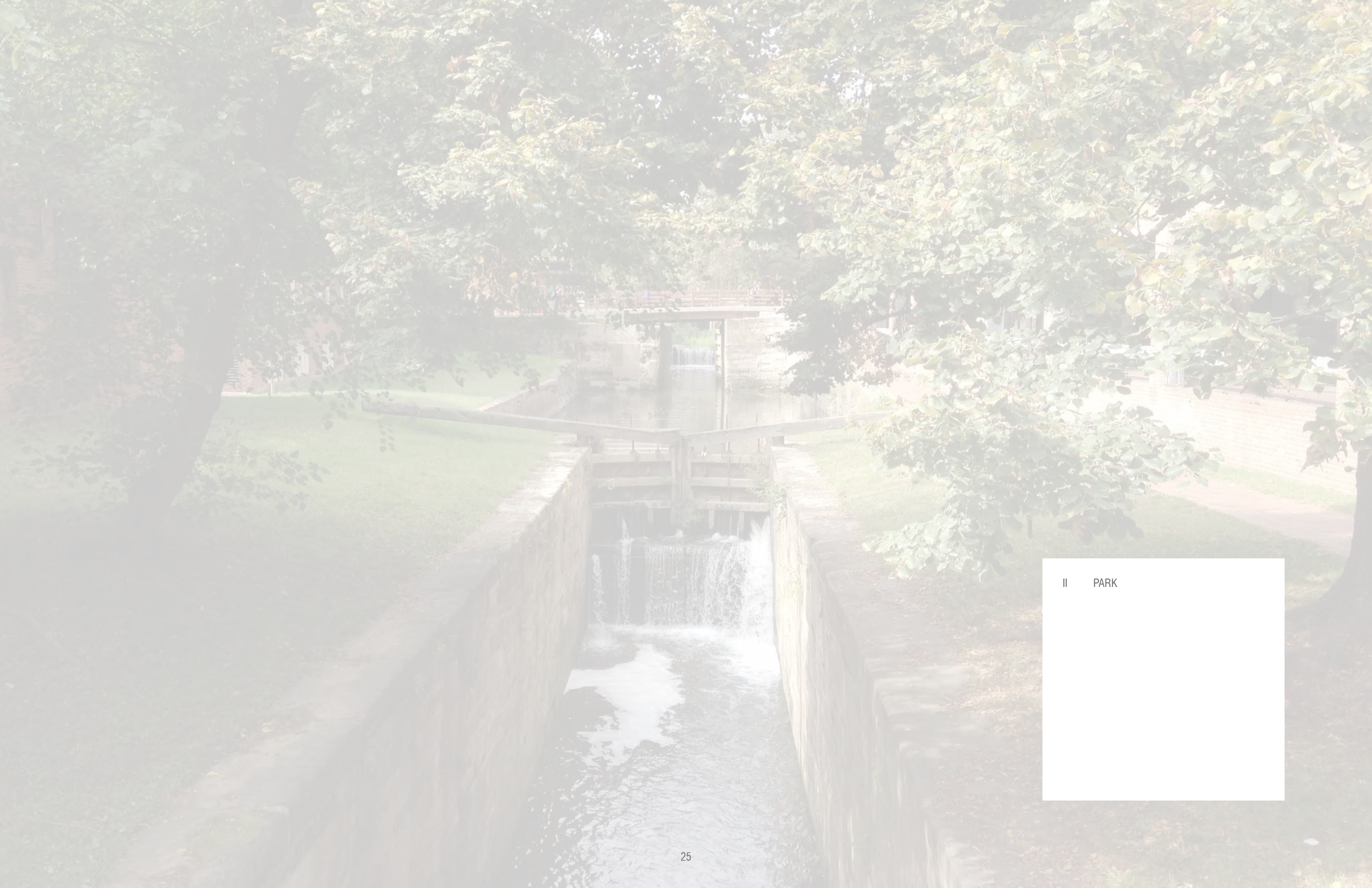


ON 29TH STREET LOOKING NORTH TOWARD WEST HEATING PLANT



ON PENNSYLVANIA AVENUE LOOKING SOUTH WEST TOWARD
WEST HEATING PLANT, FOUR SEASONS HOTEL ON RIGHT

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II PARK

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

COMMISSION OF FINE ARTS

(2017)

WEST HEATING PLANT PARK



OLIN

West Heating Plant, Washington D.C. September, 2017

17

- 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.

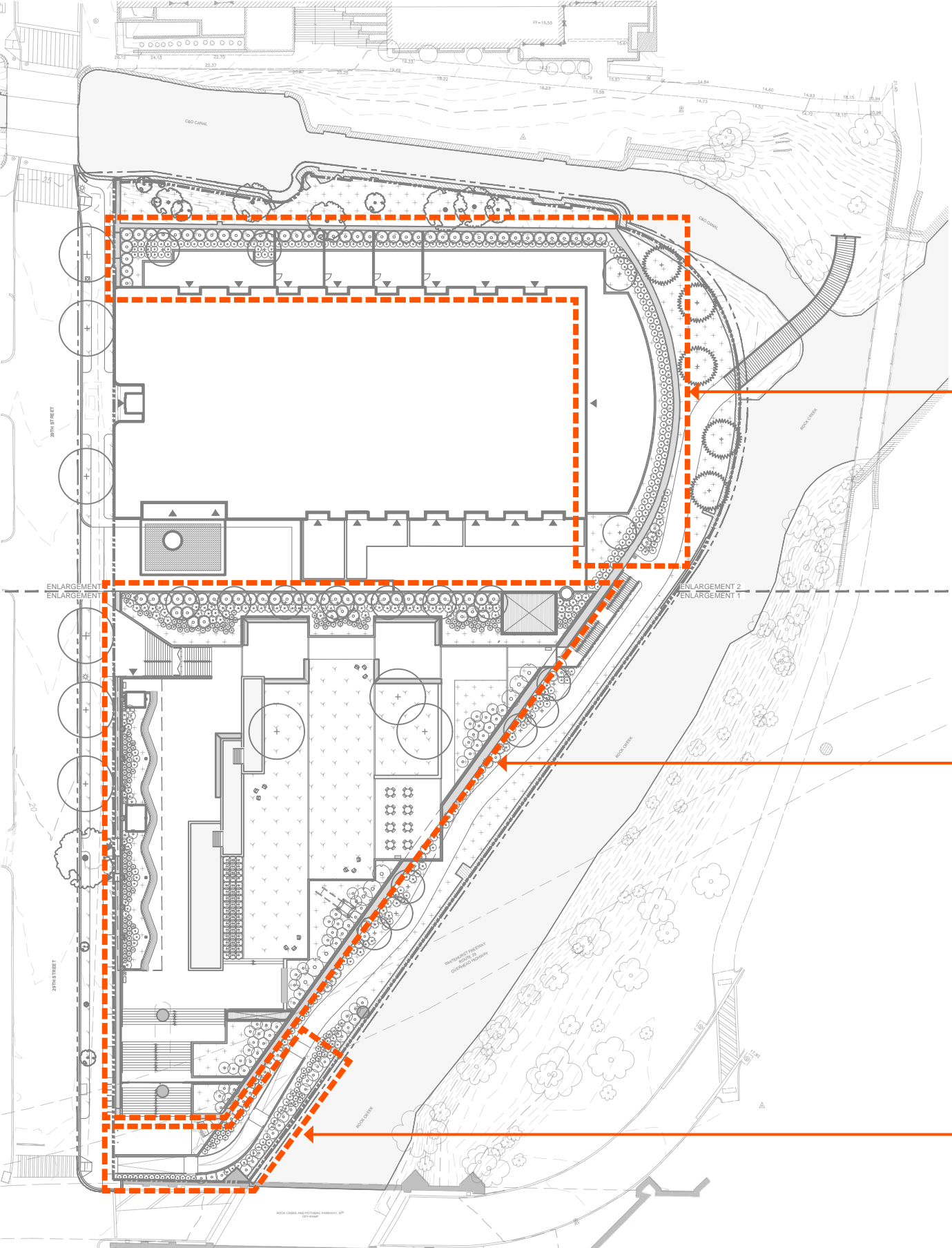
CURRENT DESIGN

(2022)

SITE PLAN // CURRENT DESIGN



SITE PLAN // CURRENT DESIGN - LANDSCAPE REFINEMENT SUMMARY

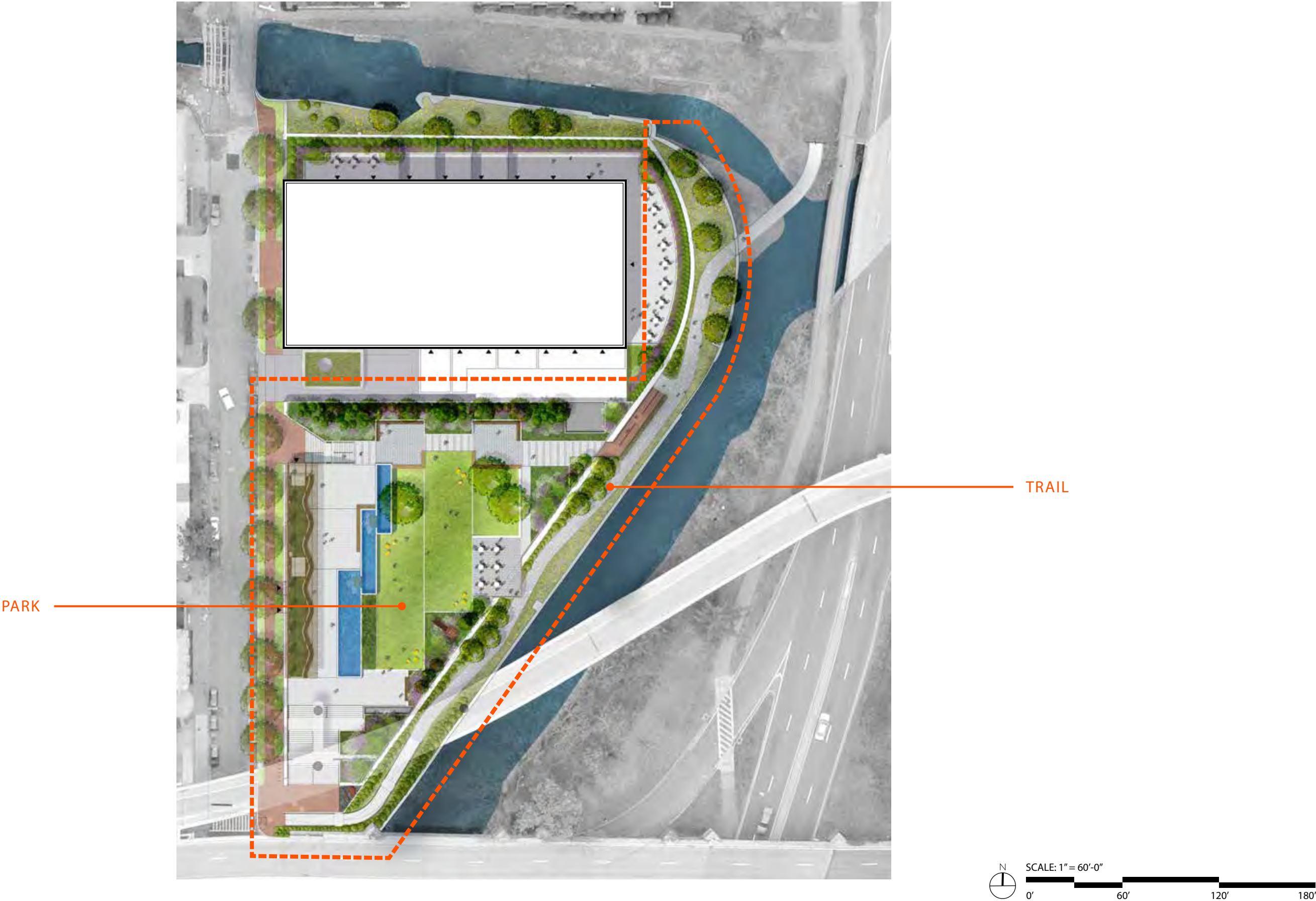


- Adjustment of North FEMA Wall to include a new sheet pile wall that allows for excavation of residence courtyards.

- 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).

SITE PLAN // CURRENT DESIGN

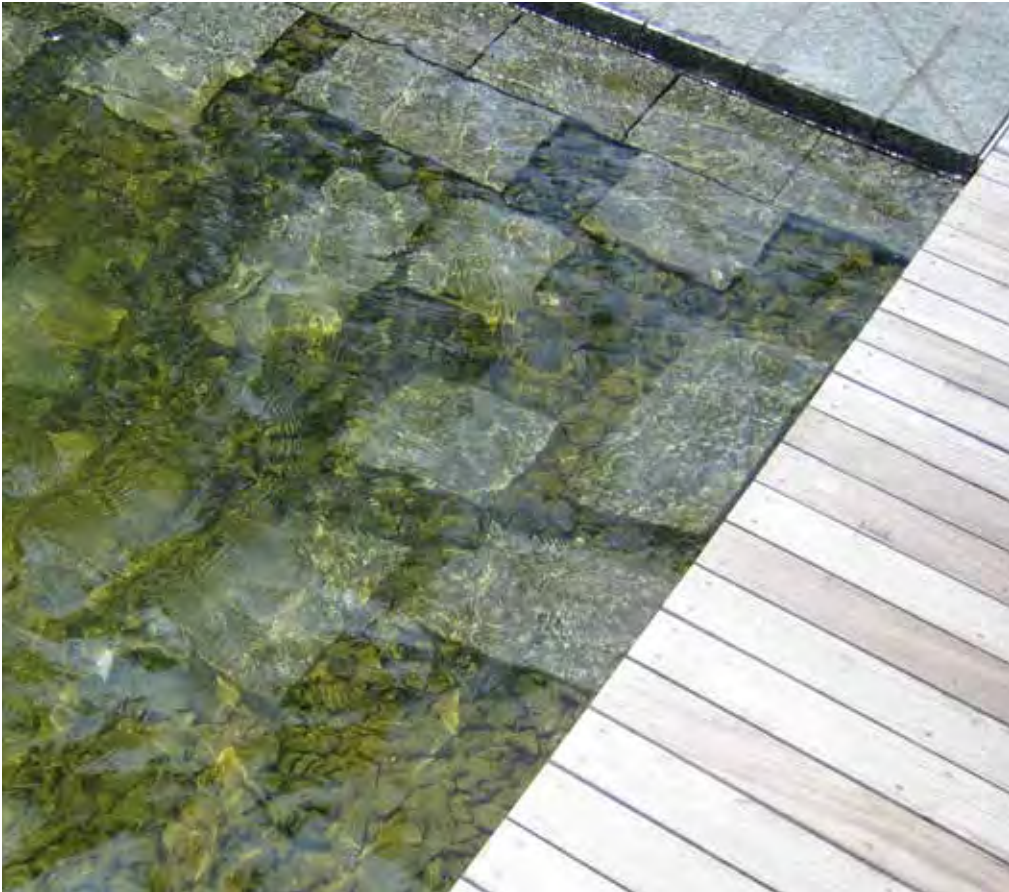


PAVING

EXISTING SITE MATERIALITY



SITE PRECEDENT IMAGERY



PAVING TEMPERATURE



WARM

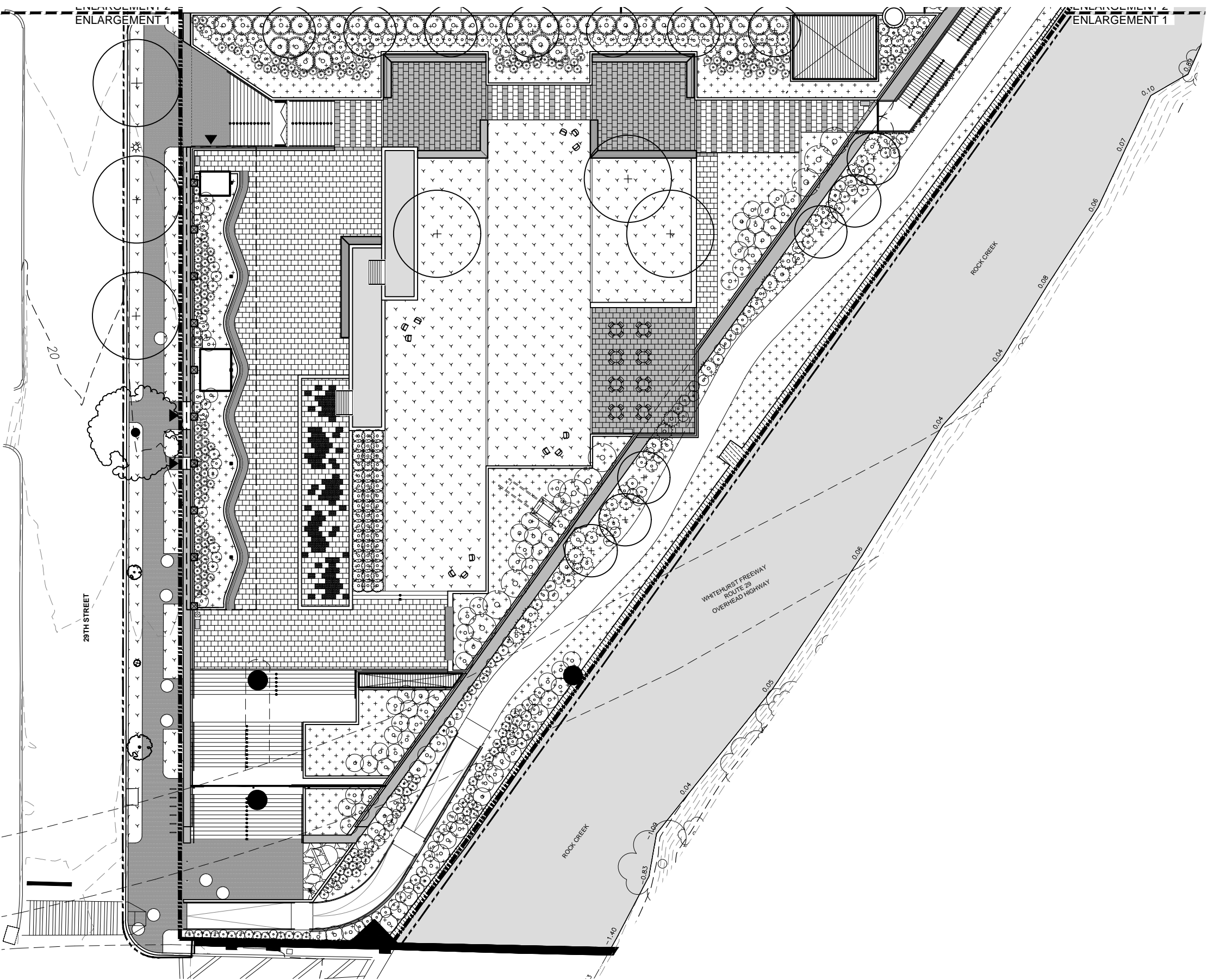


COOL

VS



PAVING PLAN // PARK PAVERS



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



29TH STREET

C&O CANAL

ENLARGEMENT 2

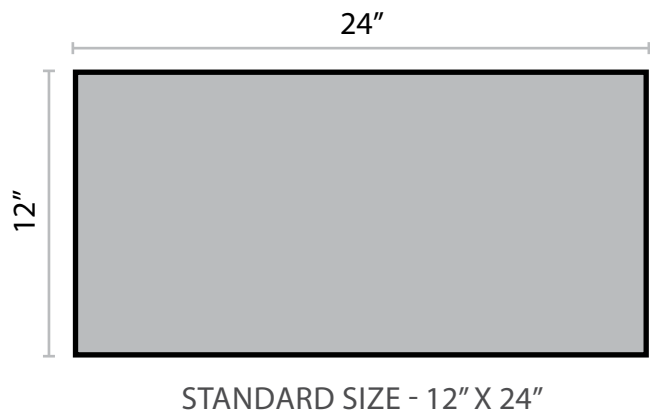
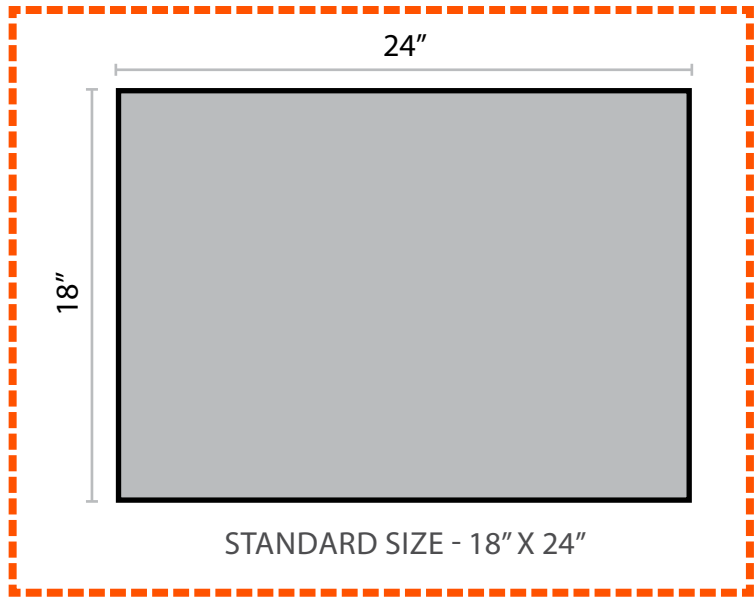
ENLARGEMENT 1

ENLARGEMENT 2

ENLARGEMENT 1

paver size - 18" x 24" x 2"

ARCADA // UNILOCK



MODENA



CORVARA



VIVANTO

UNILOCK SAMPLES

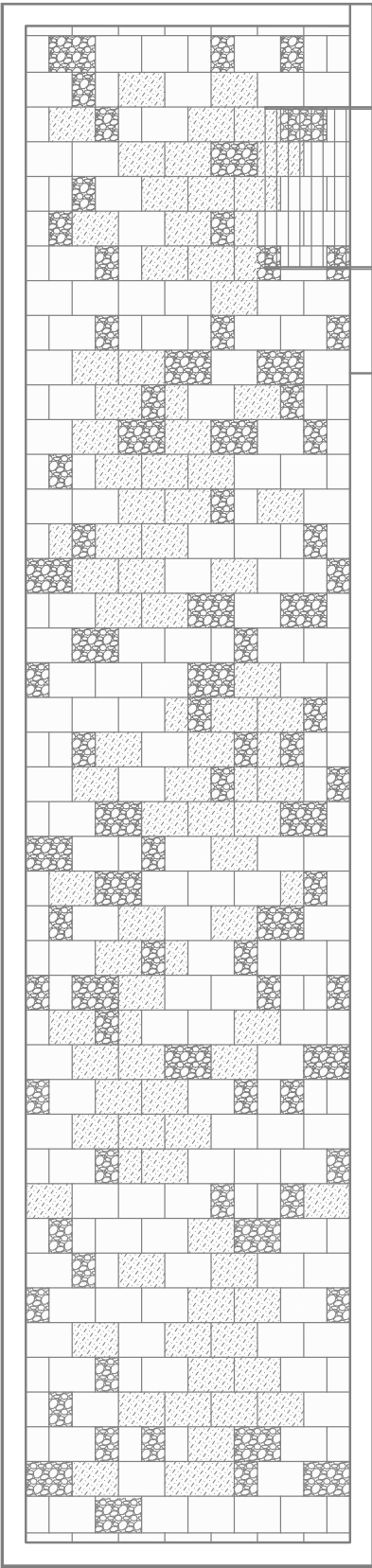


PAVING // PERSPECTIVE - LOOKING NORTH



WATER FEATURE

WATER FEATURE // LOWER BASIN PAVING - PLAN & AERIAL



PATTERN

- Random configuration of smooth and rough stones, polished and splitfaced for texture
- Areas of texture raised and depressed ~1-2"



WATER FEATURE // LOWER BASIN PAVING - MATERIALS

DRY CONDITION

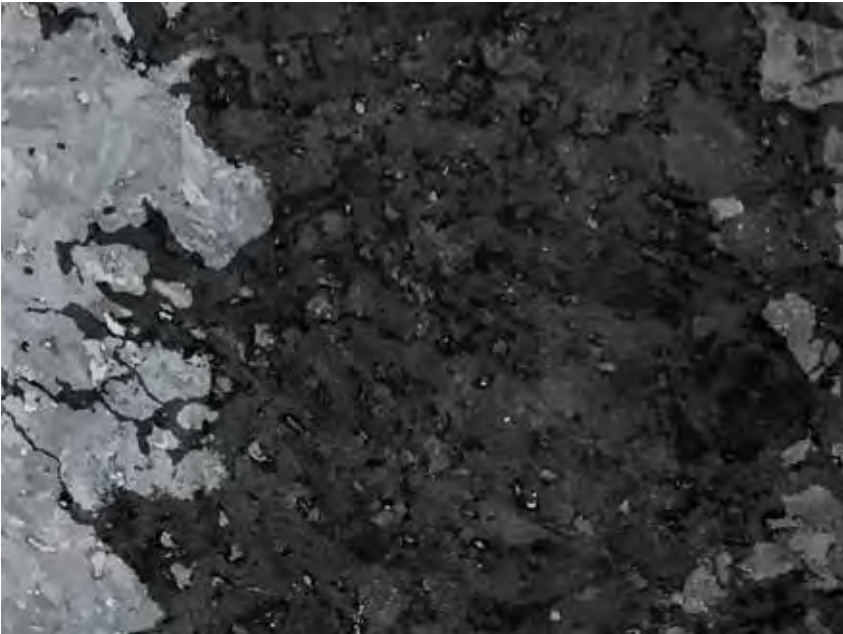


ATLANTIC BLACK
GRANITE (HONED)



CRYSTAL BLACK
GRANITE (ROCK FACE)

WET CONDITION



ATLANTIC BLACK
GRANITE (HONED)



CRYSTAL BLACK
GRANITE (ROCK FACE)

SUBMERGED CONDITION

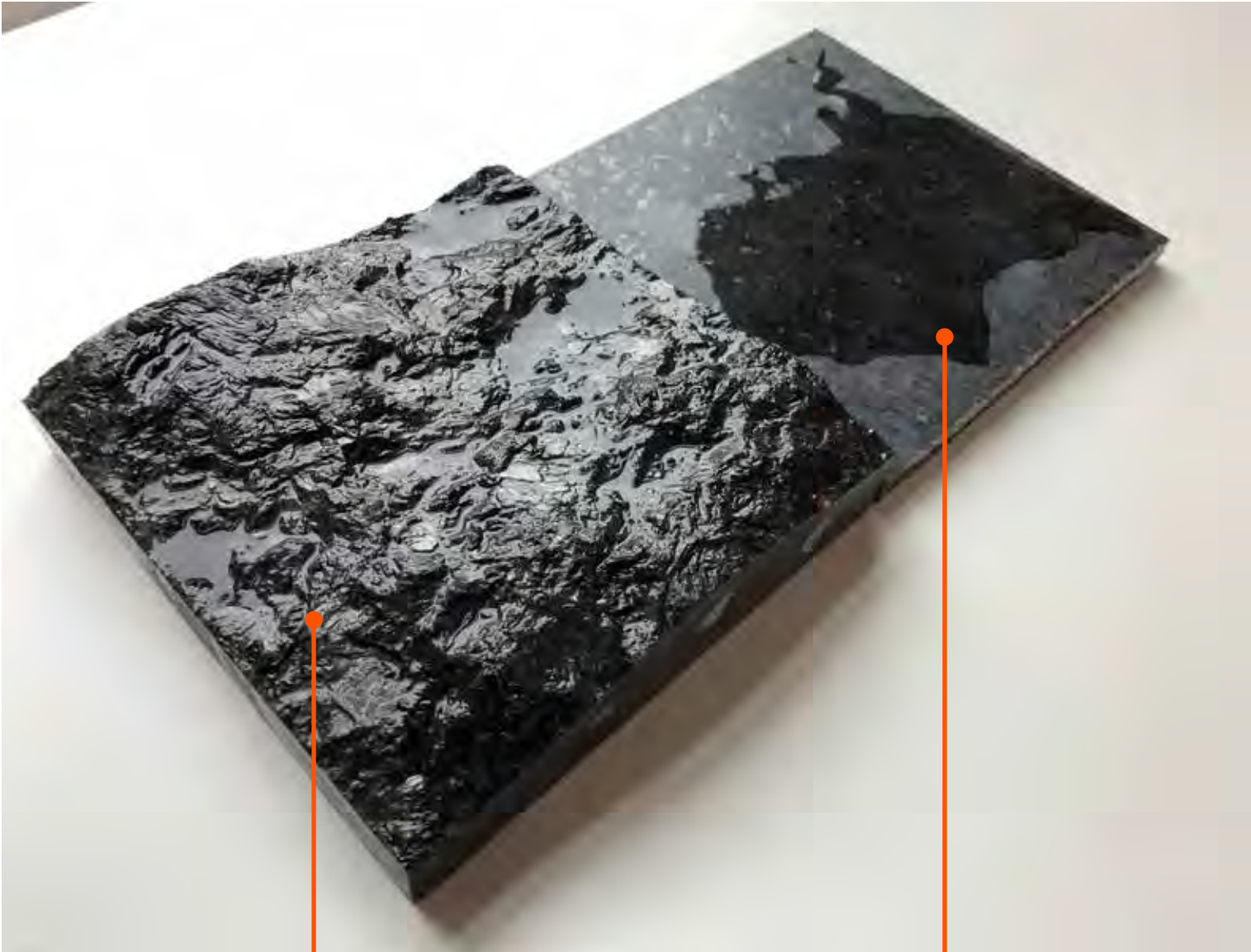


ATLANTIC BLACK
GRANITE (HONED)



CRYSTAL BLACK
GRANITE (ROCK FACE)

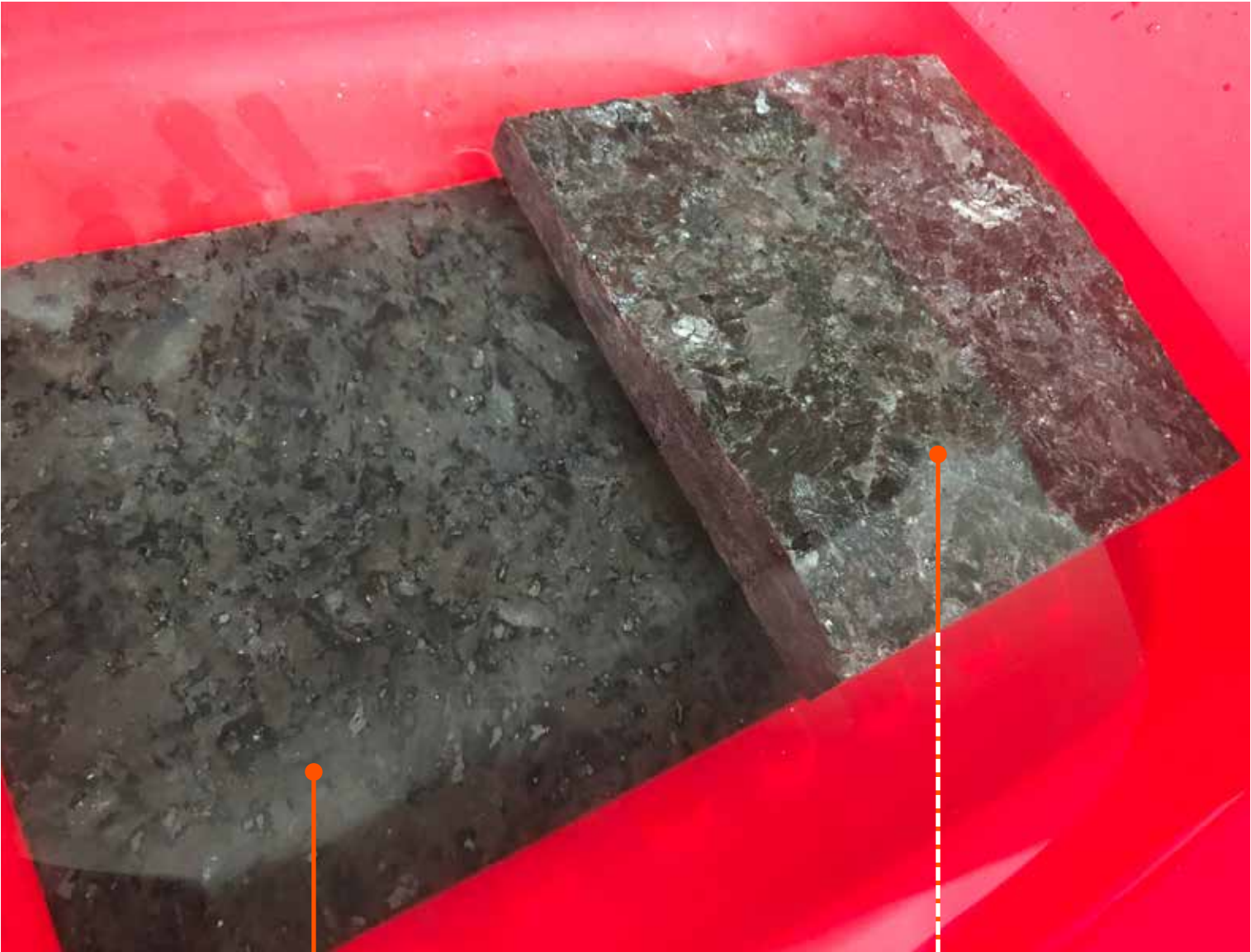
DAMP CONDITION



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)



WATER FEATURE // BENCH - PERSPECTIVE (LOOKING NORTHWEST)



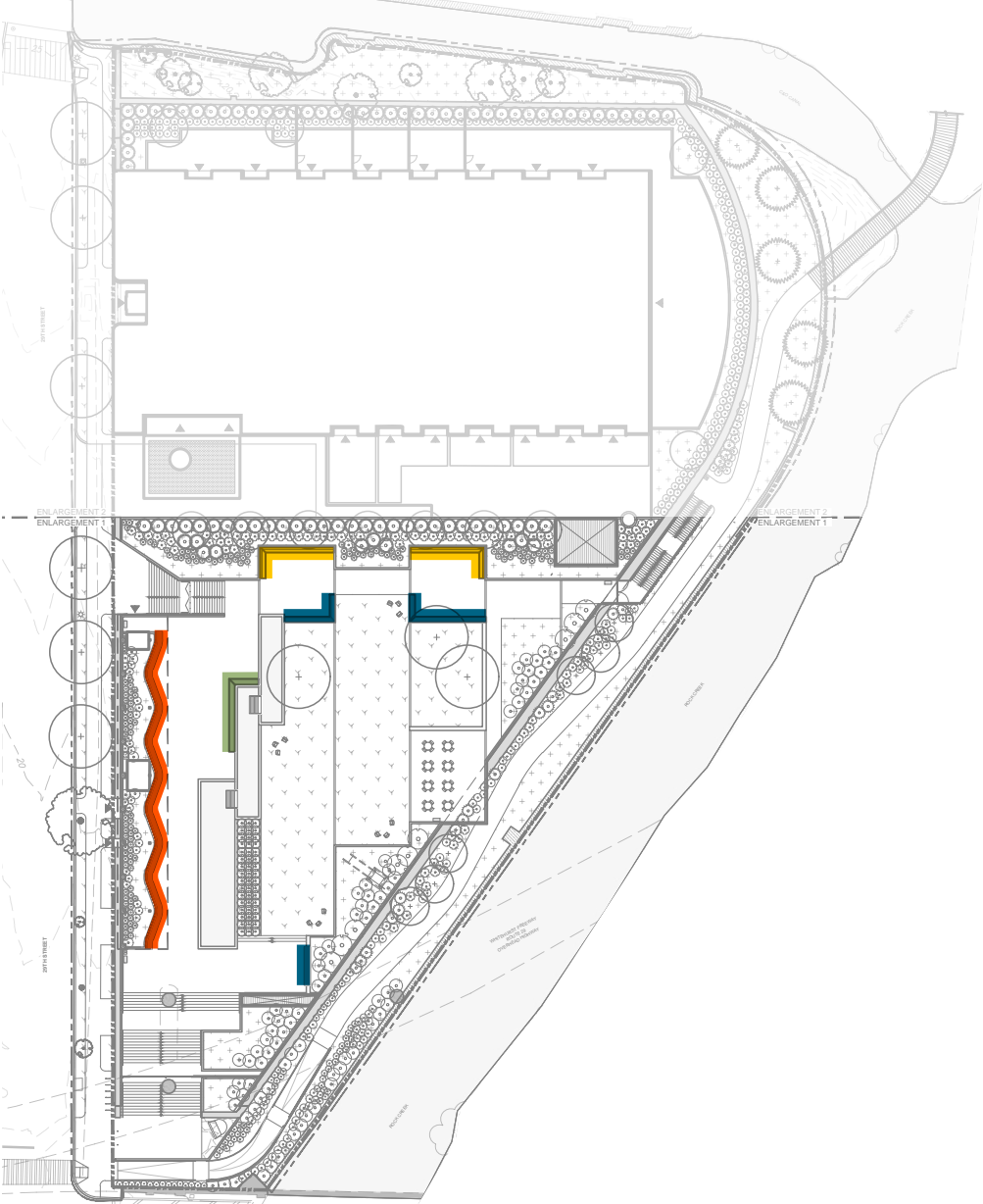
PERGOLA

PERGOLA // PERSPECTIVE



SITE FURNISHINGS

SITE FURNISHINGS



PERGOLA
BENCH



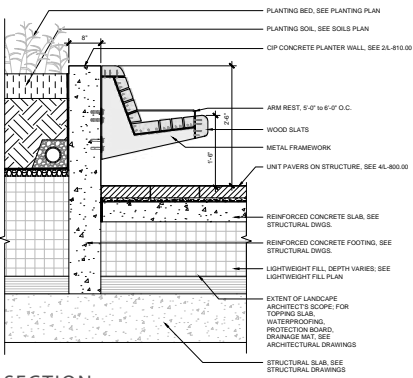
BACKED
BENCH



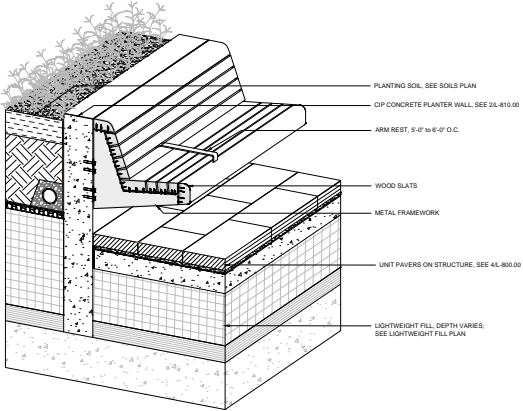
FOUNTAIN
BENCH



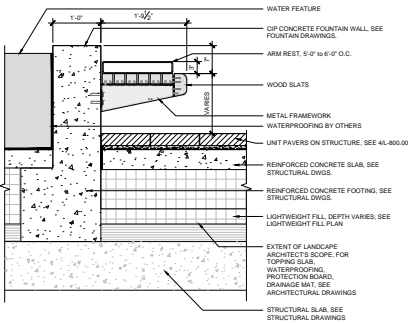
BACKLESS
BENCH



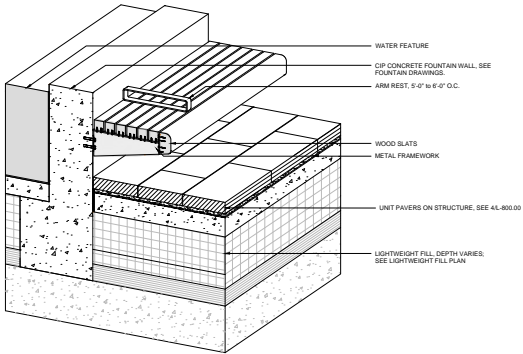
SECTION



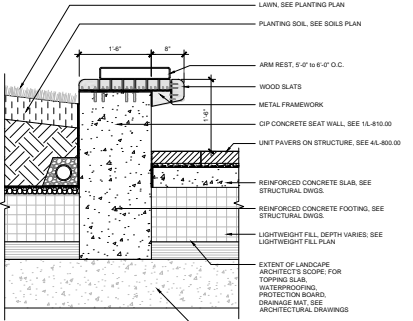
AXON



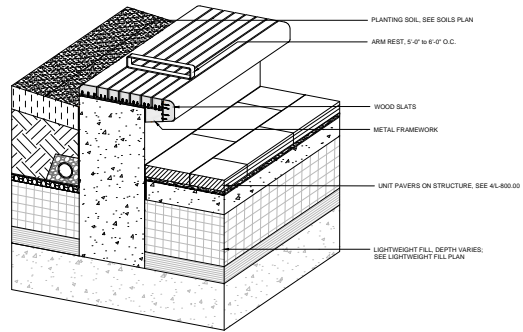
SECTION



AXON



SECTION



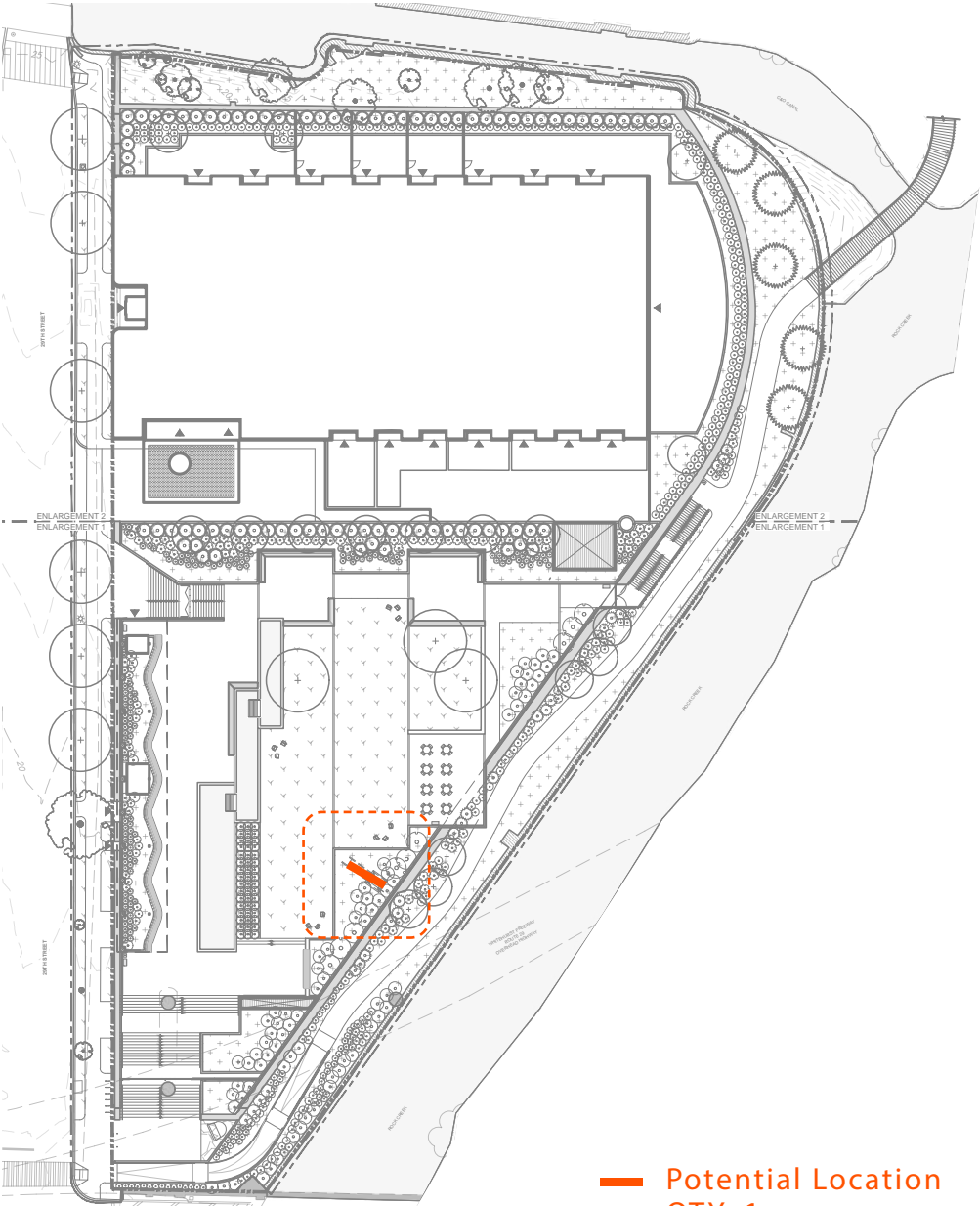
AXON

SITE FURNISHINGS // PERSPECTIVE AT OVERLOOK (VIEW SOUTHWEST)



SITE RELICS

SITE RELICS // CONVEYOR BELT

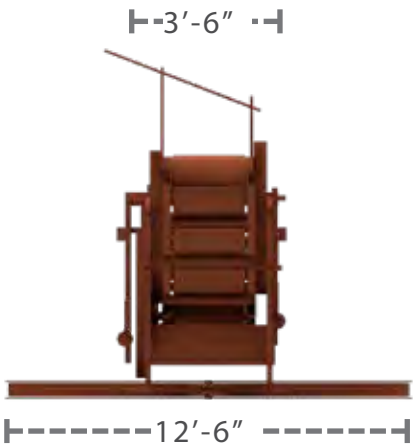


— Potential Location
QTY: 1

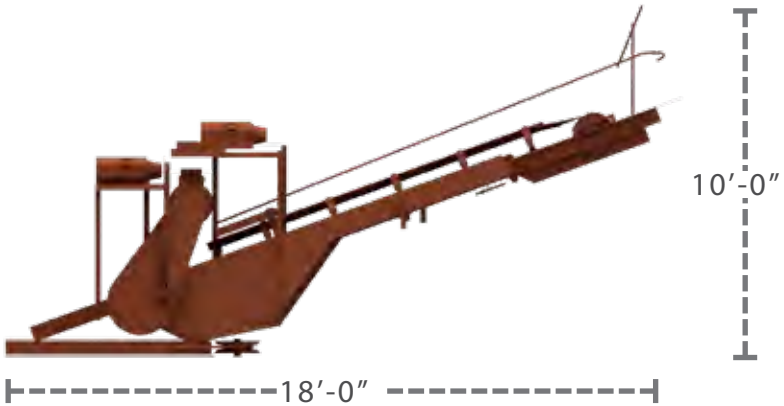
NOTE:
SUBJECT TO FURTHER STUDY BY CONSULTANTS.



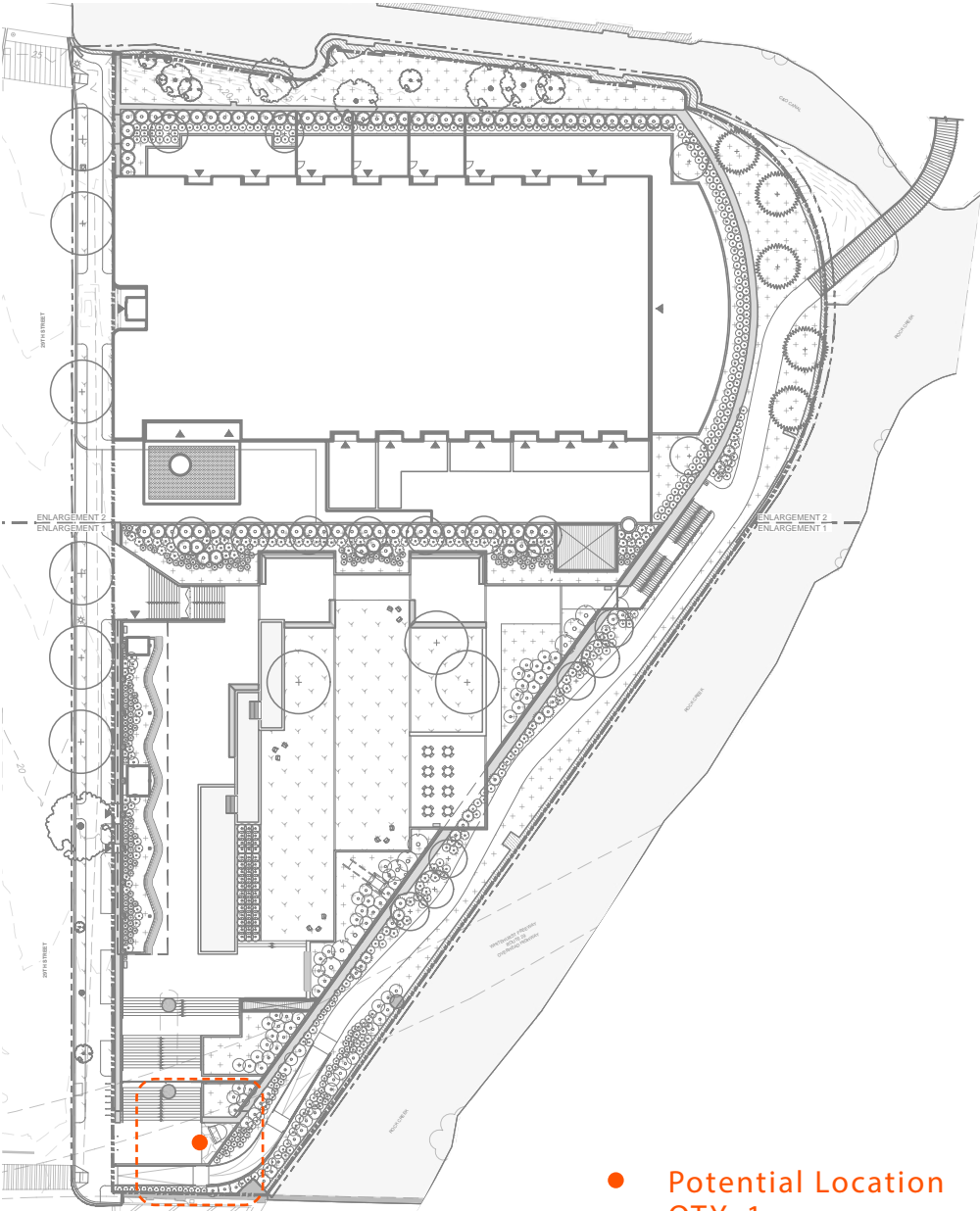
FRONT VIEW



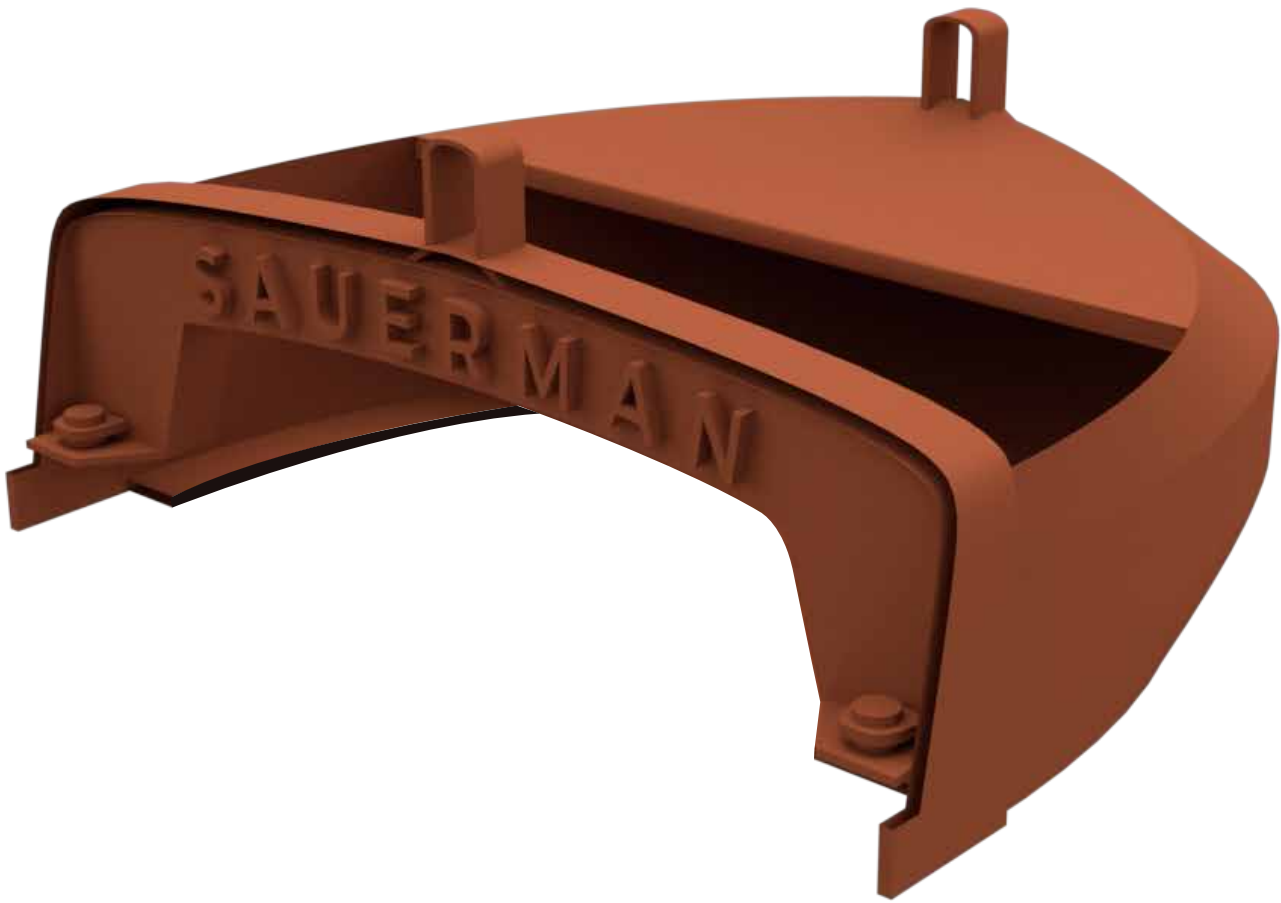
ELEVATION



SITE RELICS // DRAGLINE EXCAVATOR BUCKET



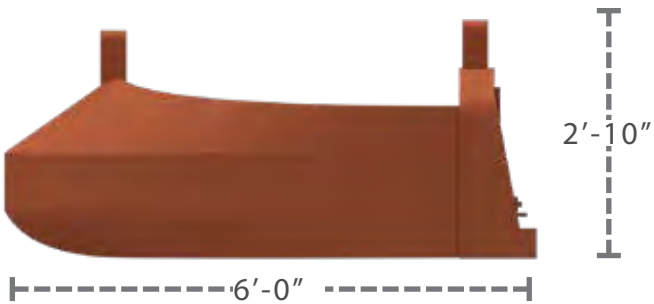
● Potential Location
QTY: 1



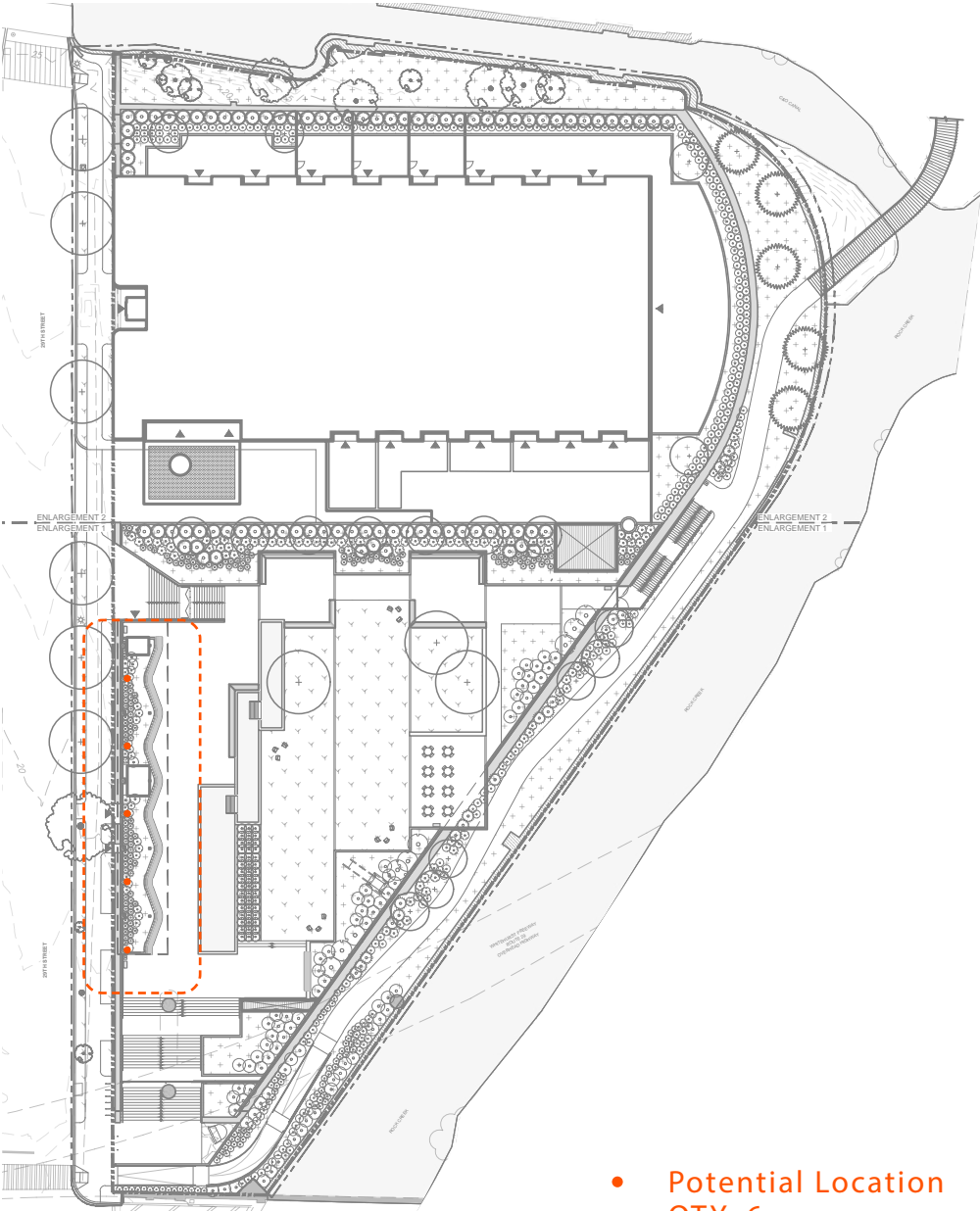
FRONT VIEW



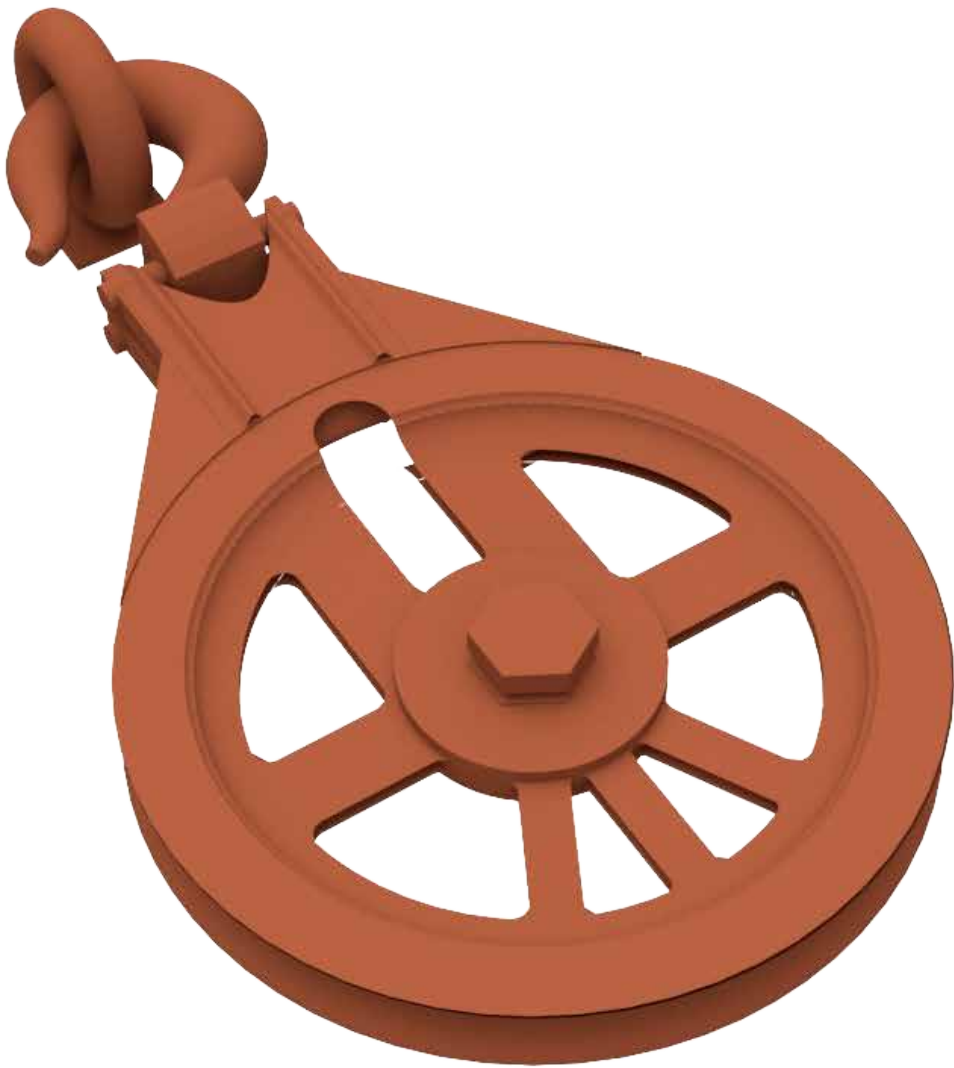
ELEVATION



SITE RELICS // MOVABLE PULLEYS



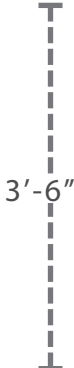
- Potential Location
QTY: 6



FRONT VIEW



2'-0"



3'-6"

ELEVATION



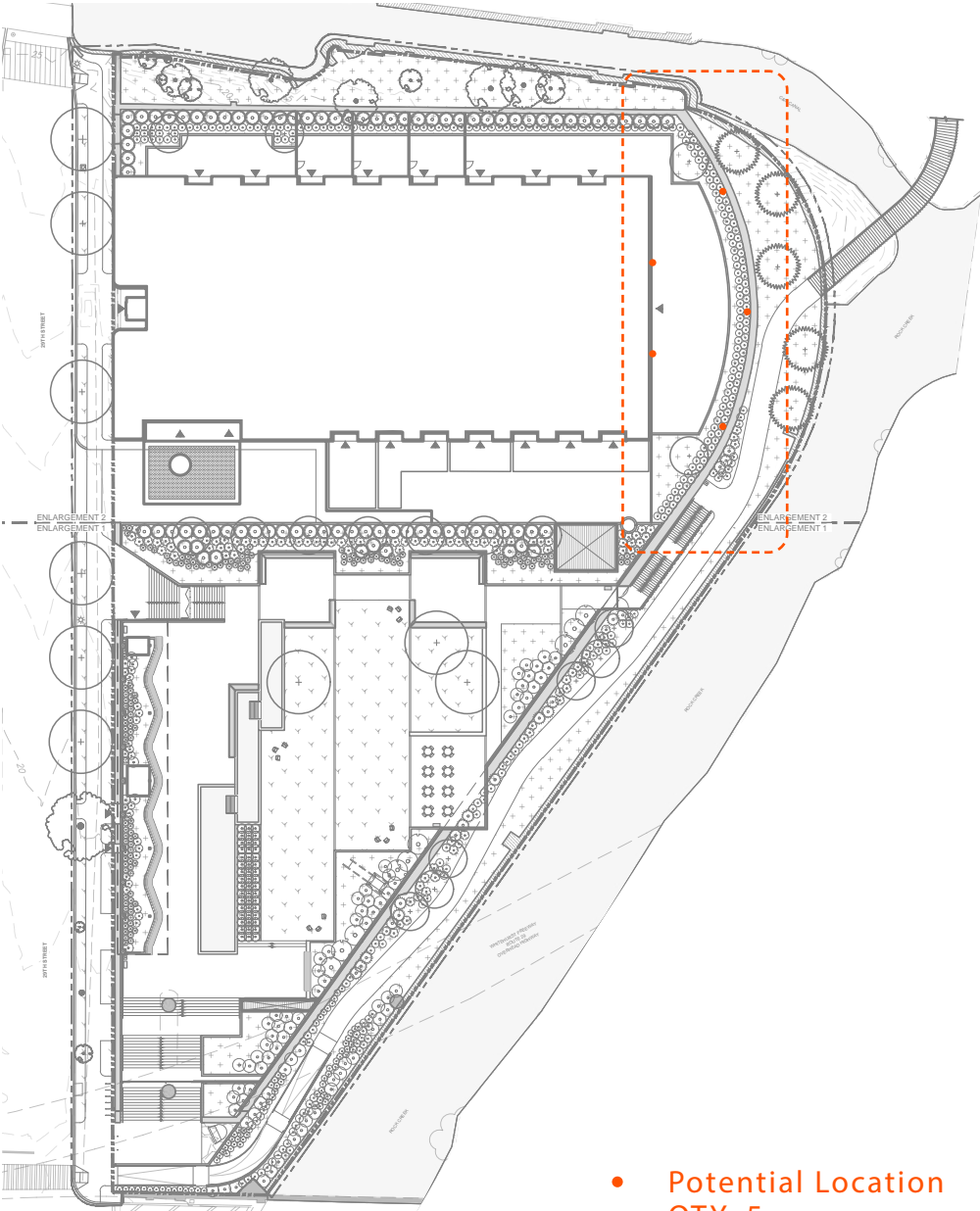
3'-6"



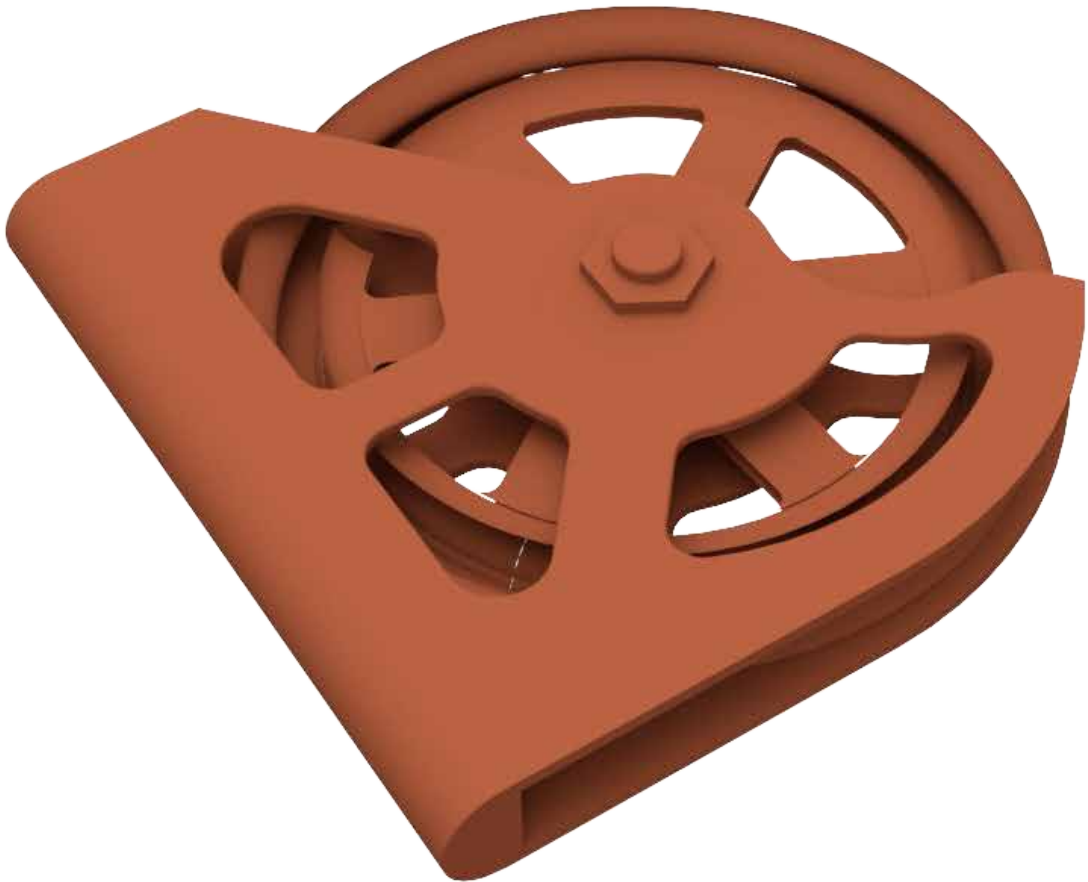
0'-6"



SITE RELICS // FIXED PULLEYS



• Potential Location
QTY: 5



FRONT VIEW



2'-3"

2'-3"

ELEVATION

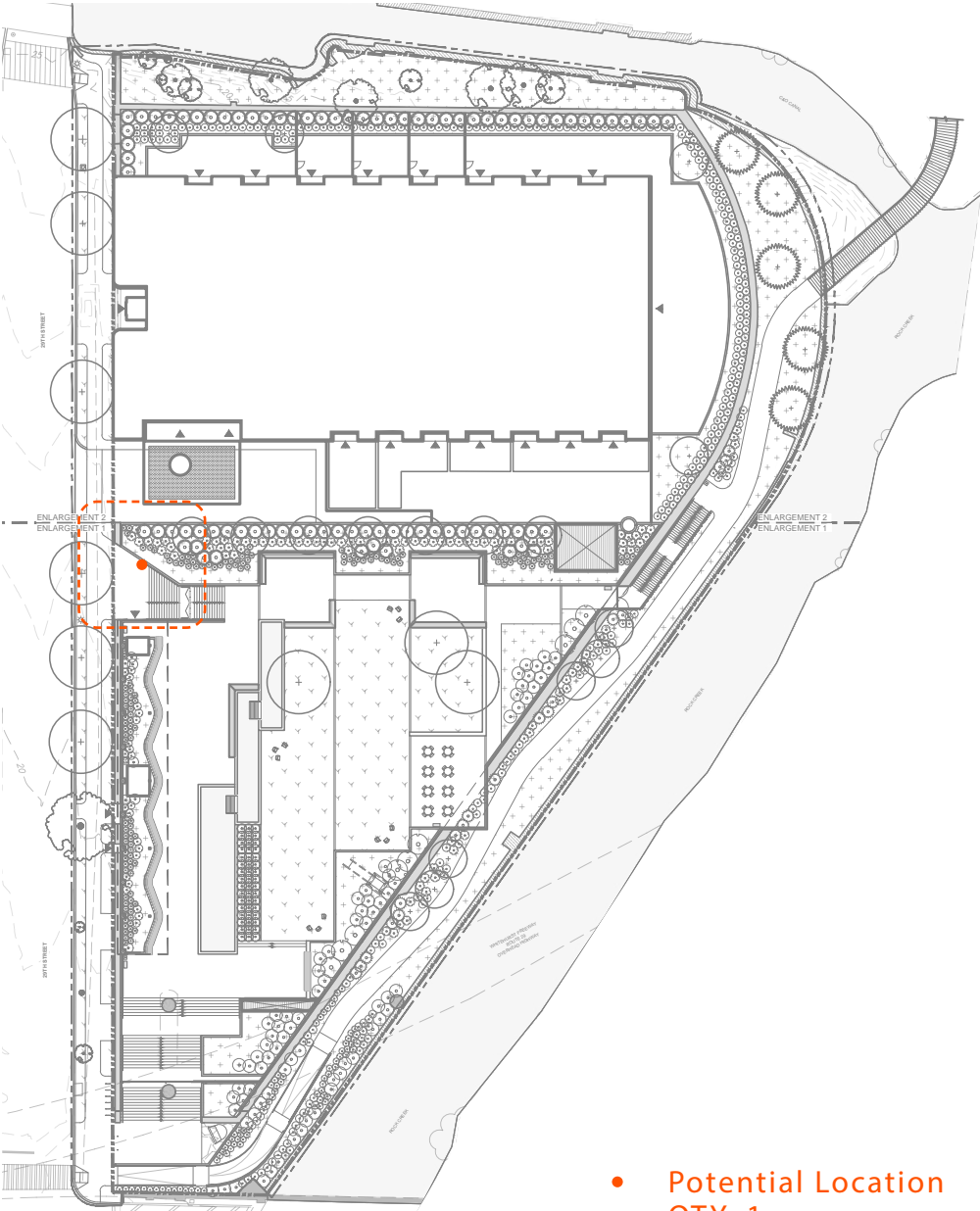


0'-4"

2'-3"



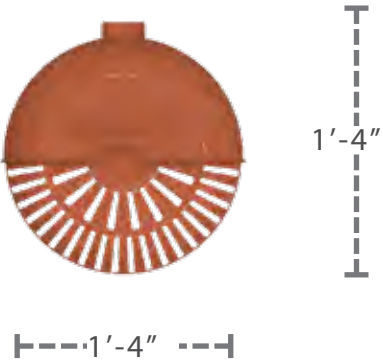
SITE RELICS // BELLS



- Potential Location
QTY: 1



FRONT VIEW

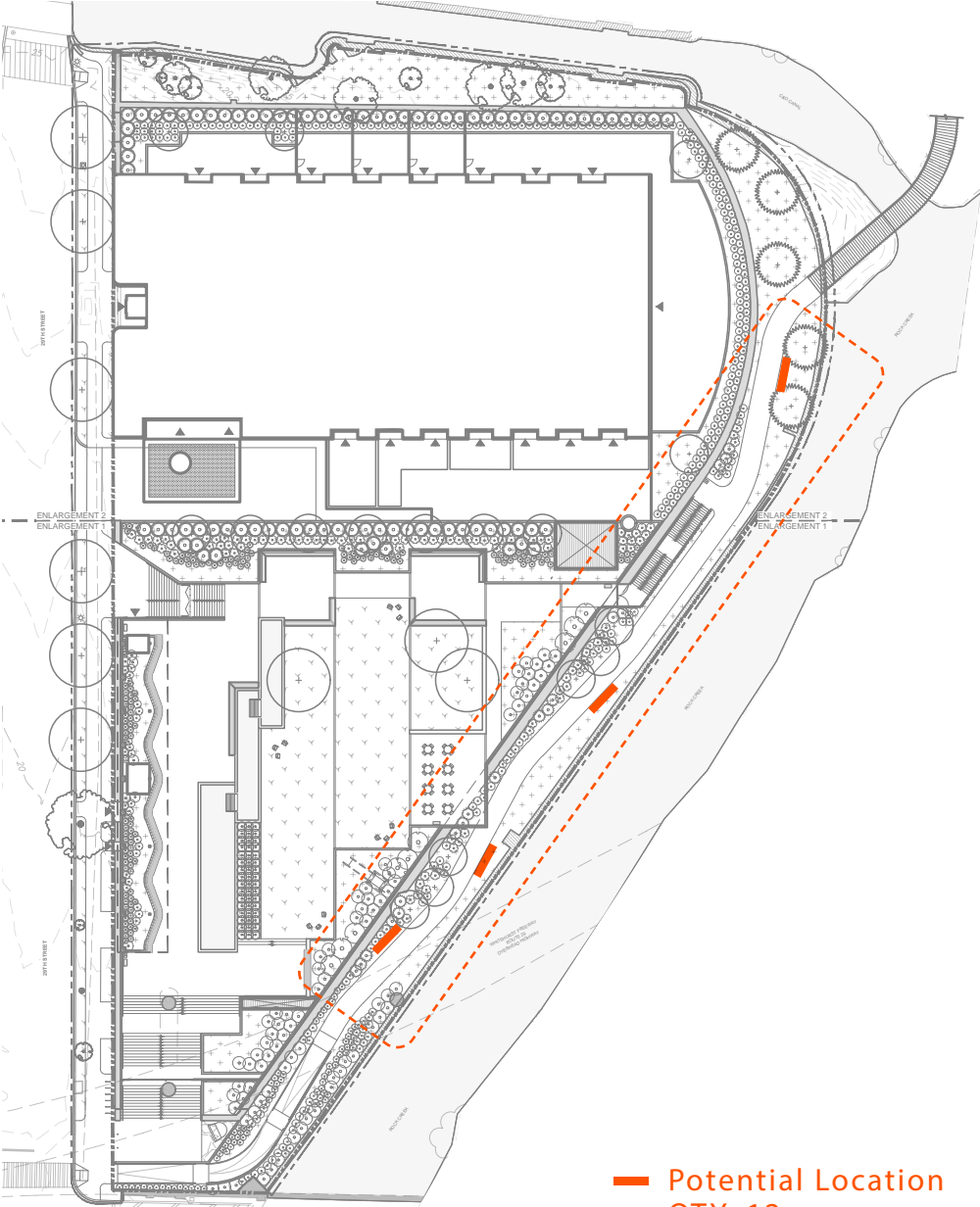


ELEVATION



0'-3"

SITE RELICS // GRANITE SLABS



TOP VIEW



6'-0"

ELEVATION



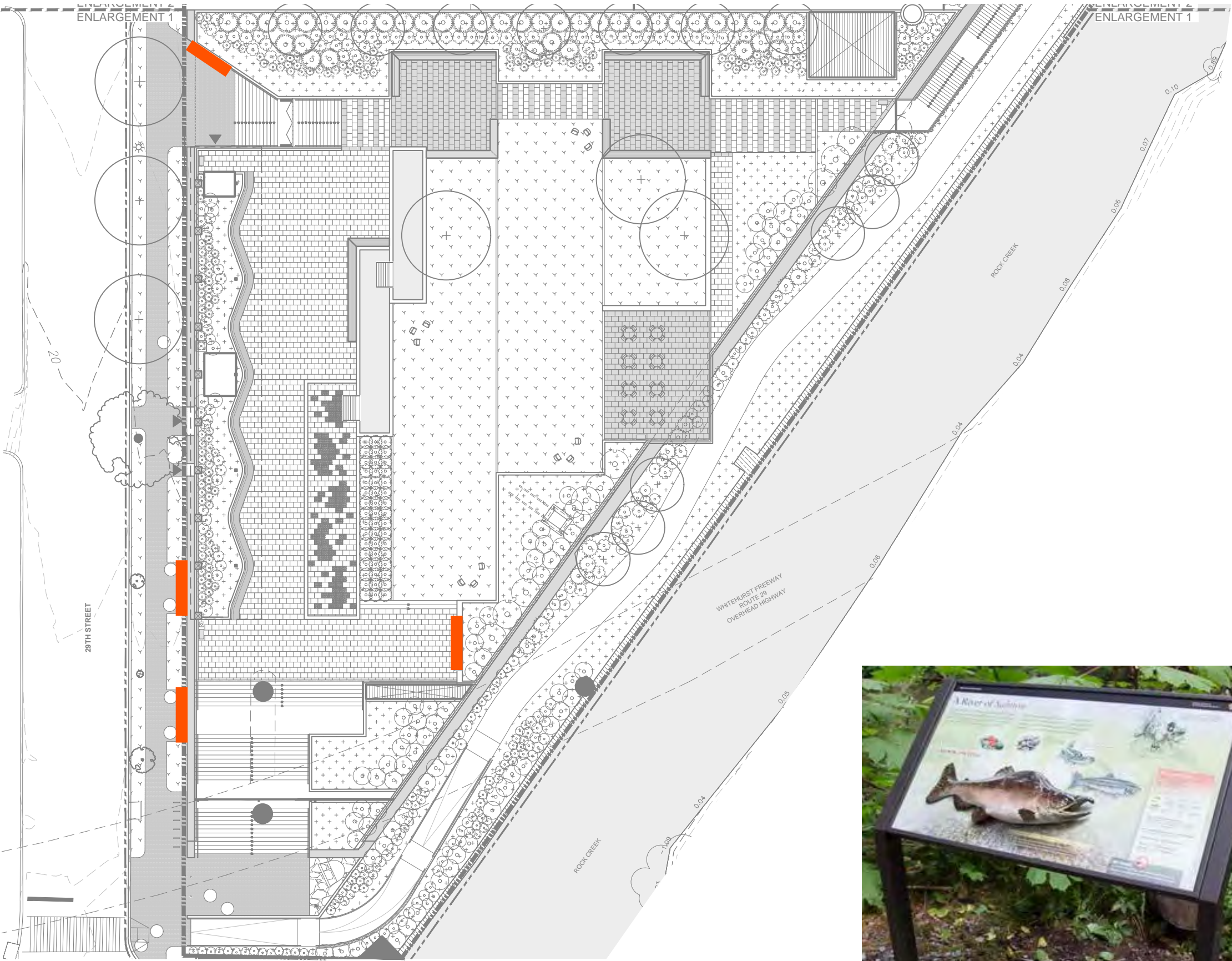
3'-0"

6'-0"



SITE HISTORY MARKER

SITE HISTORY MARKER // LOCATION & DESIGN CONCEPT



POSSIBLE LOCATIONS FOR SITE HISTORY MARKER



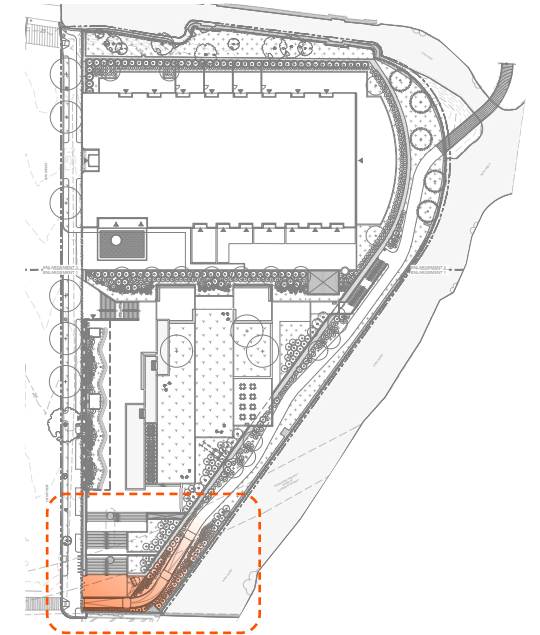
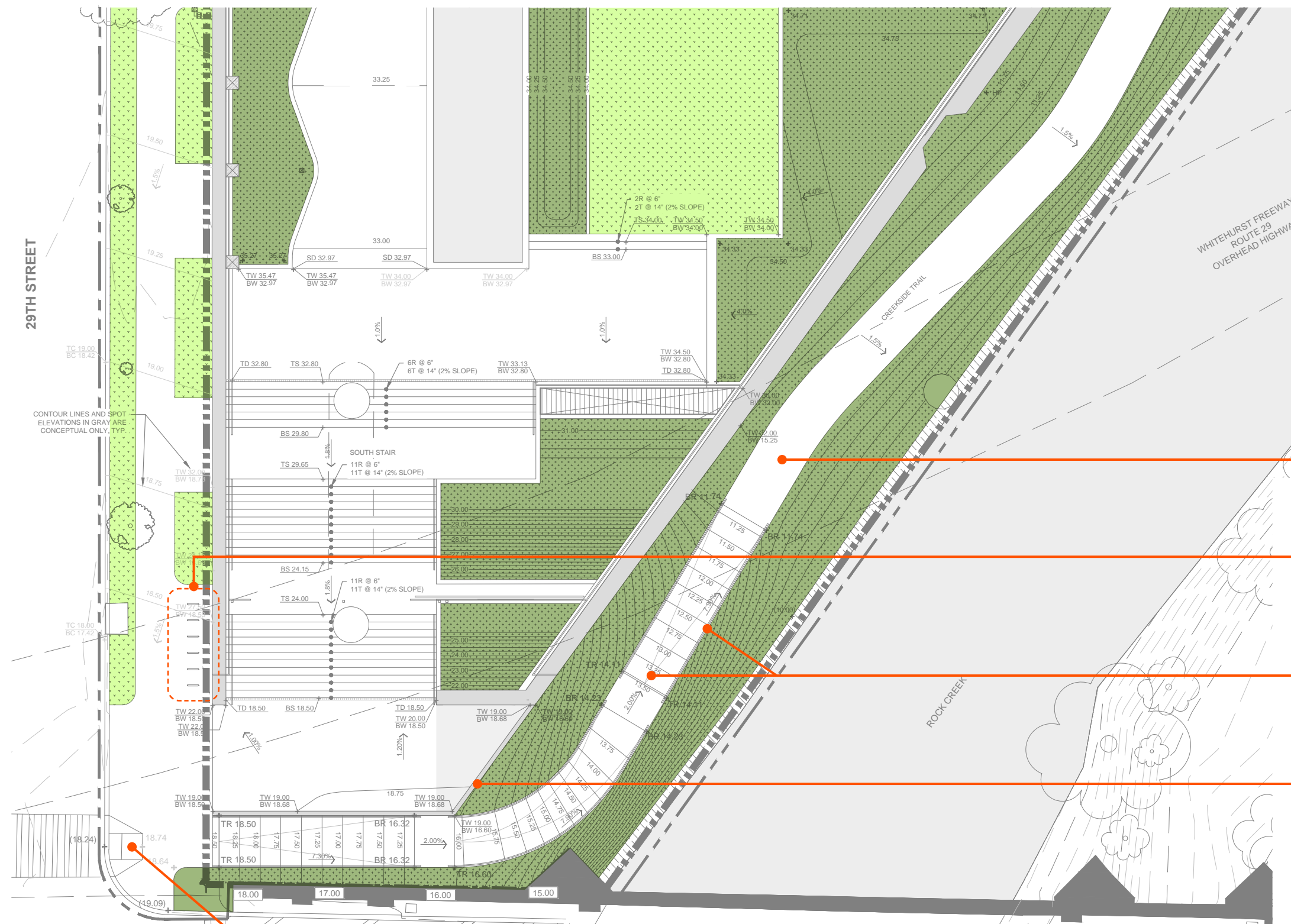
NPS STANDARD



DESIGN PRECEDENTS

TRAIL & K ST. STAIRS

TRAIL & K ST. STAIRS // PLAN ENLARGEMENT



EXTENTS OF FILL (ADDITIONAL SOIL)

8FT WIDE ASPHALT HIKE/BIKE TRAIL BETWEEN ROCK CREEK AND EXISTING FLOODWALL

BIKE RACKS TO BE RELOCATED ALONG 29TH STREET

THREE 30FT ADA RAMPS WITH HANDRAILS
AND TWO
6FT INTERMEDIATE LANDINGS

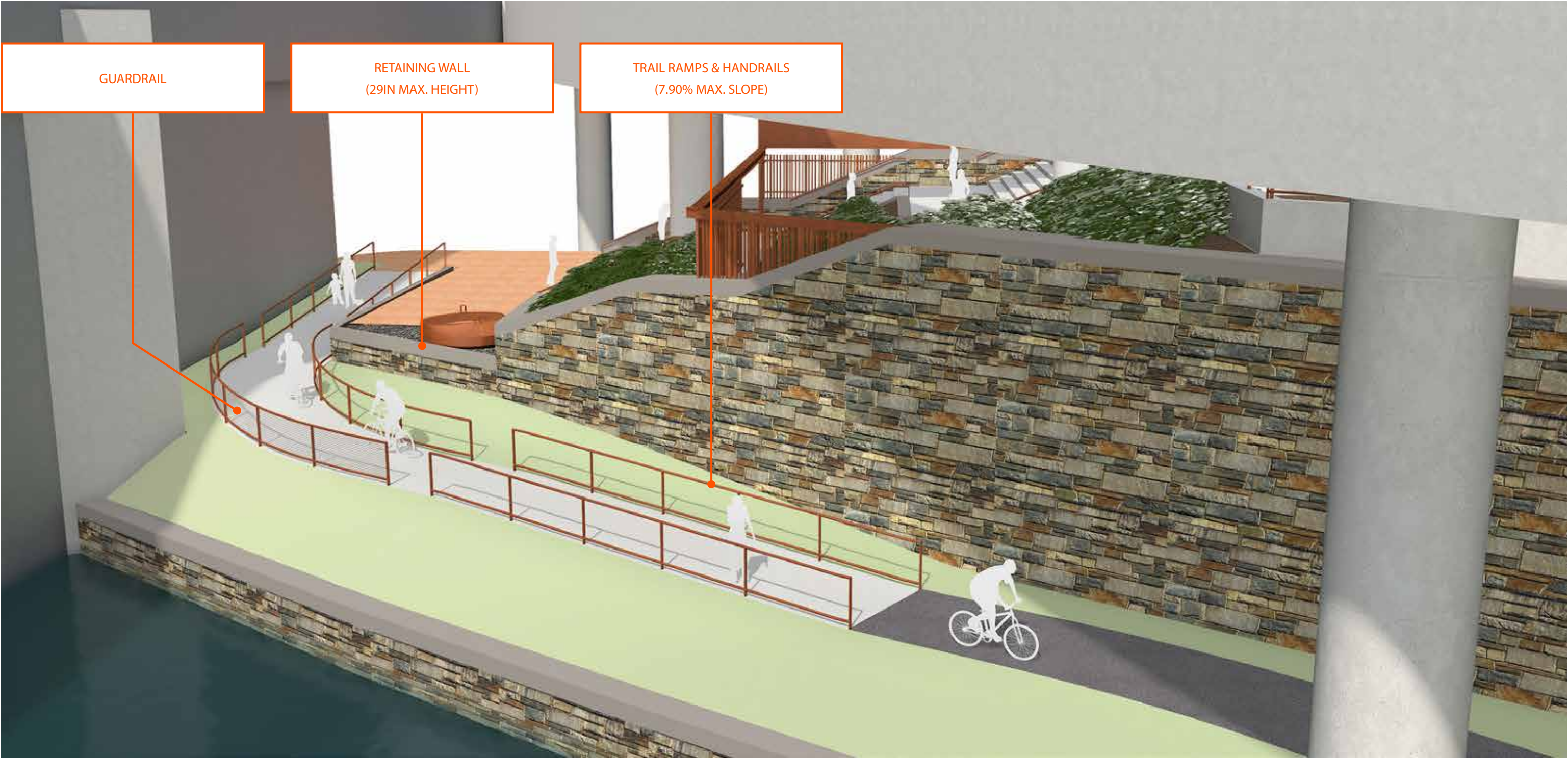
RETAINING WALL AT PLAZA TO EXTEND
OFF OF EXISTING FLOODWALL AND MATCH
MATERIALITY

PROPOSED ADA RAMP ALONG SIDEWALK
AT CORNER
OF 29TH AND K STREETS

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



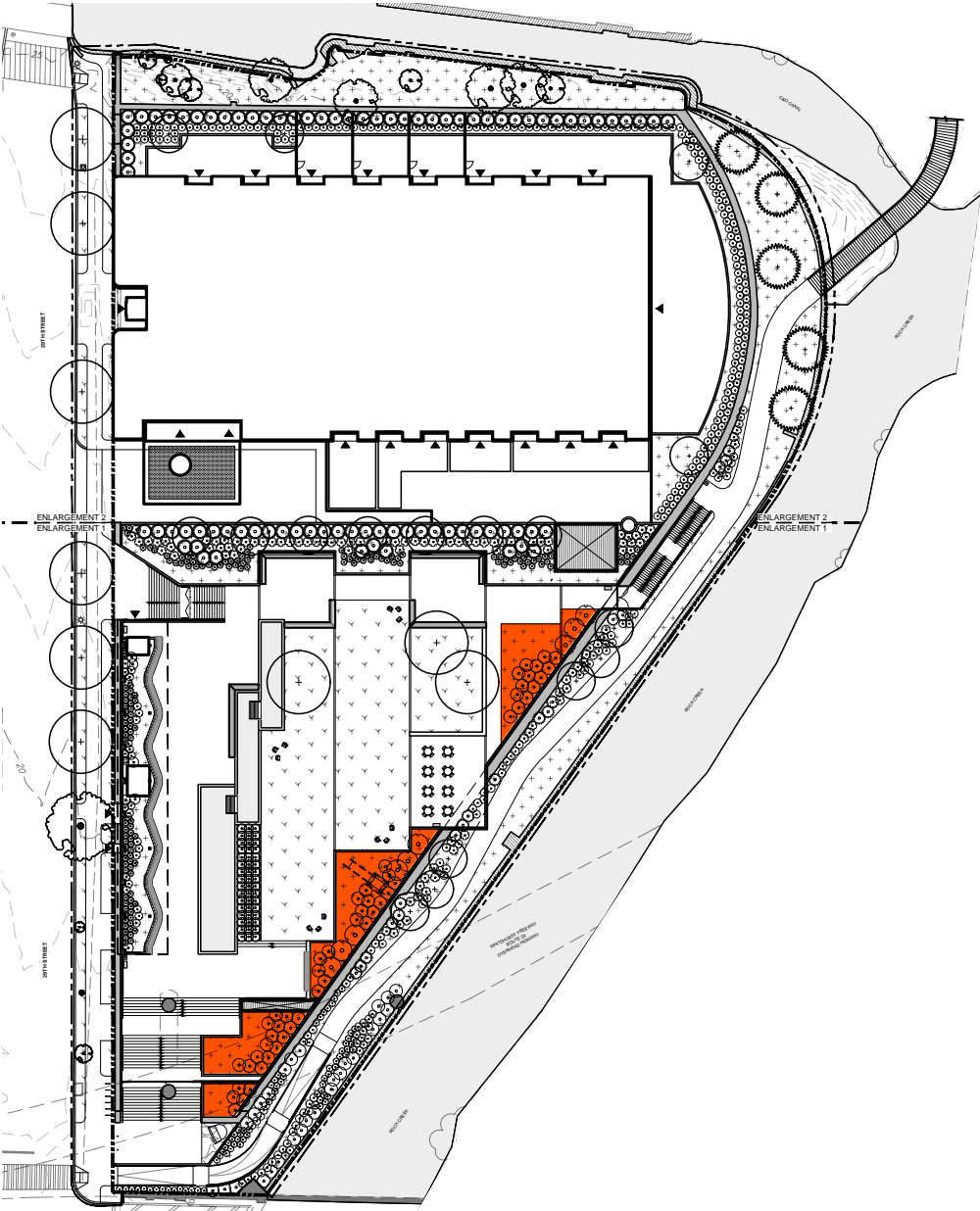
TRAIL & K ST. STAIRS // AERIAL - LOOKING SOUTHWEST FROM ROCK CREEK



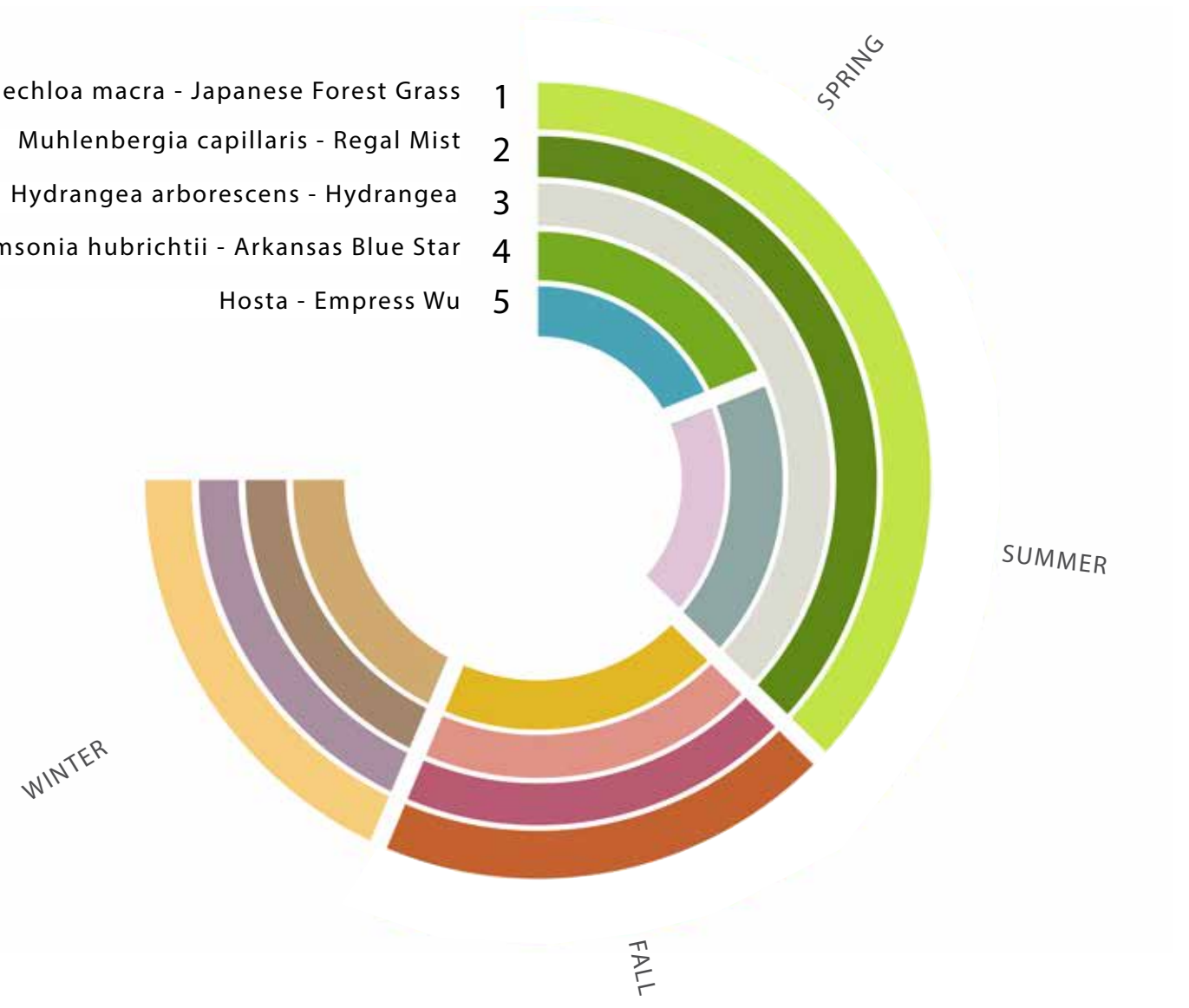
TRAIL & K ST. STAIRS // PERSPECTIVE - LOOKING NORTH ALONG PROPOSED TRAIL



SITE PLANTING // PARK - EAST EDGE



- Hakonechloa macro - Japanese Forest Grass 1
- Muhlenbergia capillaris - Regal Mist 2
- Hydrangea arborescens - Hydrangea 3
- Amsonia hubrichtii - Arkansas Blue Star 4
- Hosta - Empress Wu 5



Hakonechloa macro



Muhlenbergia capillaris



Hydrangea aboescens

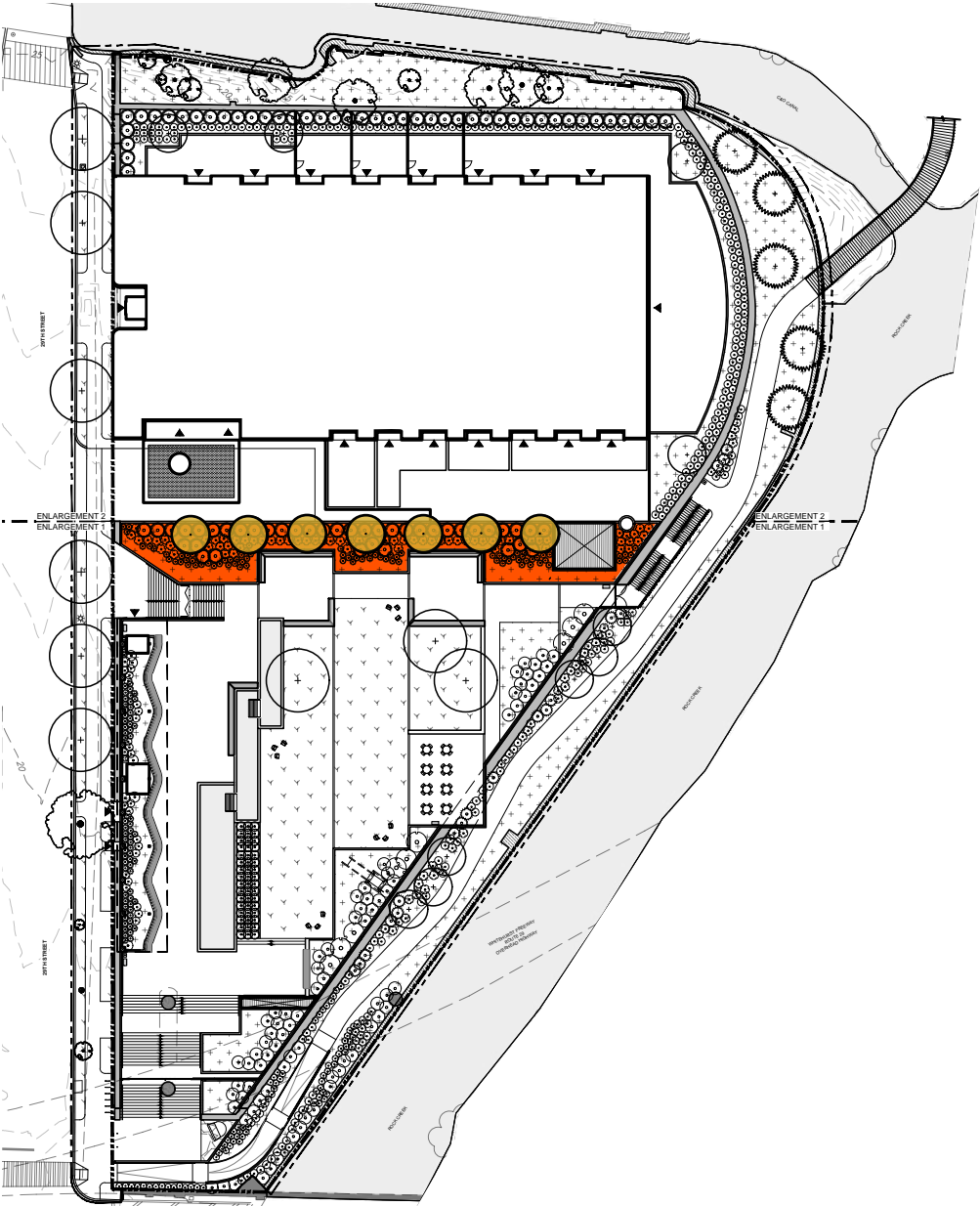


Amsonia hubrichtii

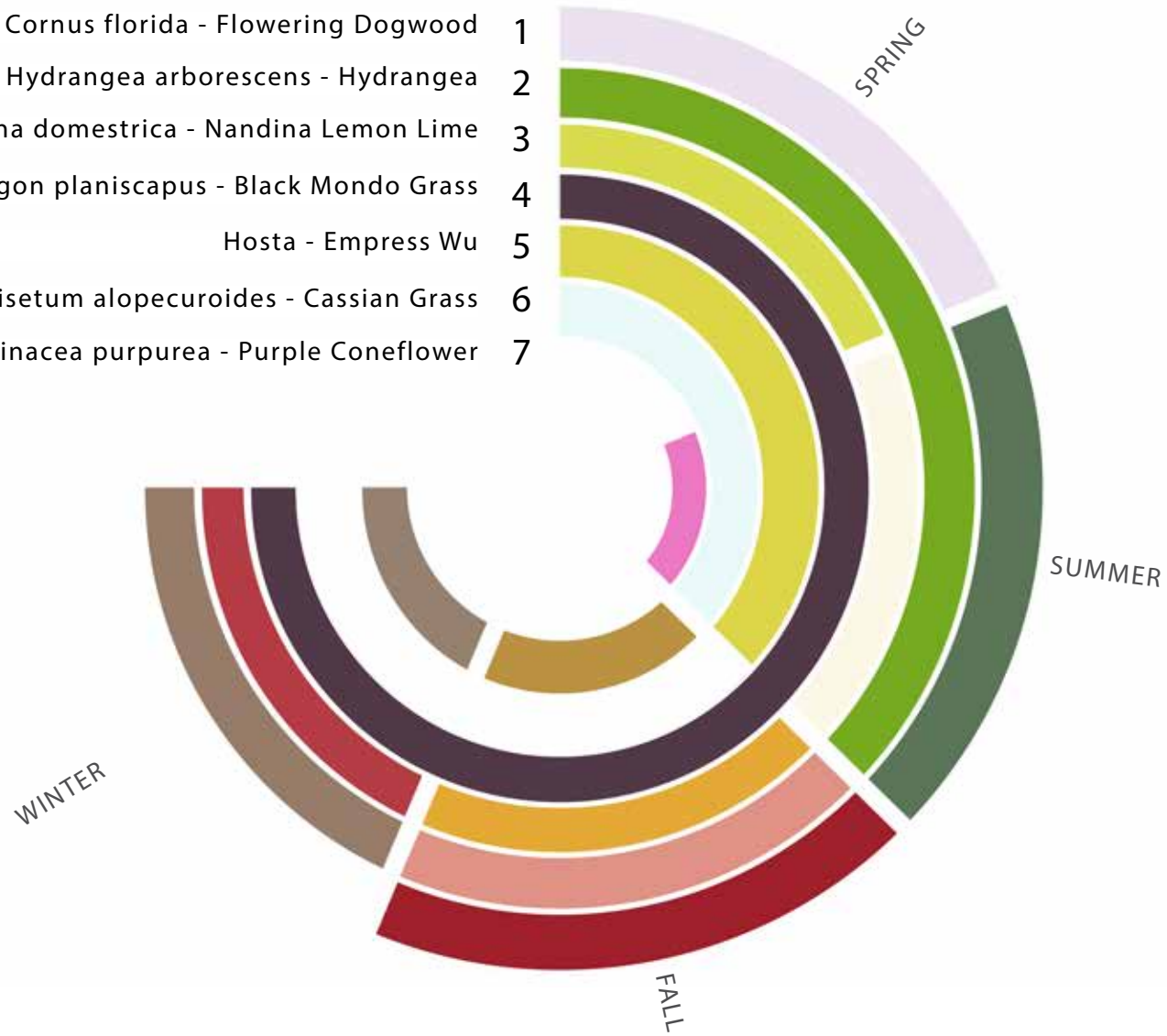


Hosta

SITE PLANTING // PARK - NORTH EDGE



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



1 Cornus florida



2 Hydrangea arborescens



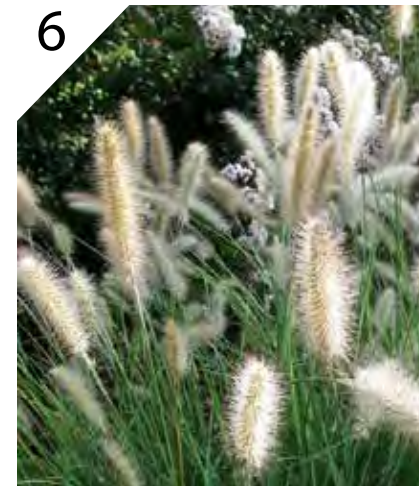
3 Nandina domestica



4 Ophiopogon planiscapus



5 Hosta - Empress Wu

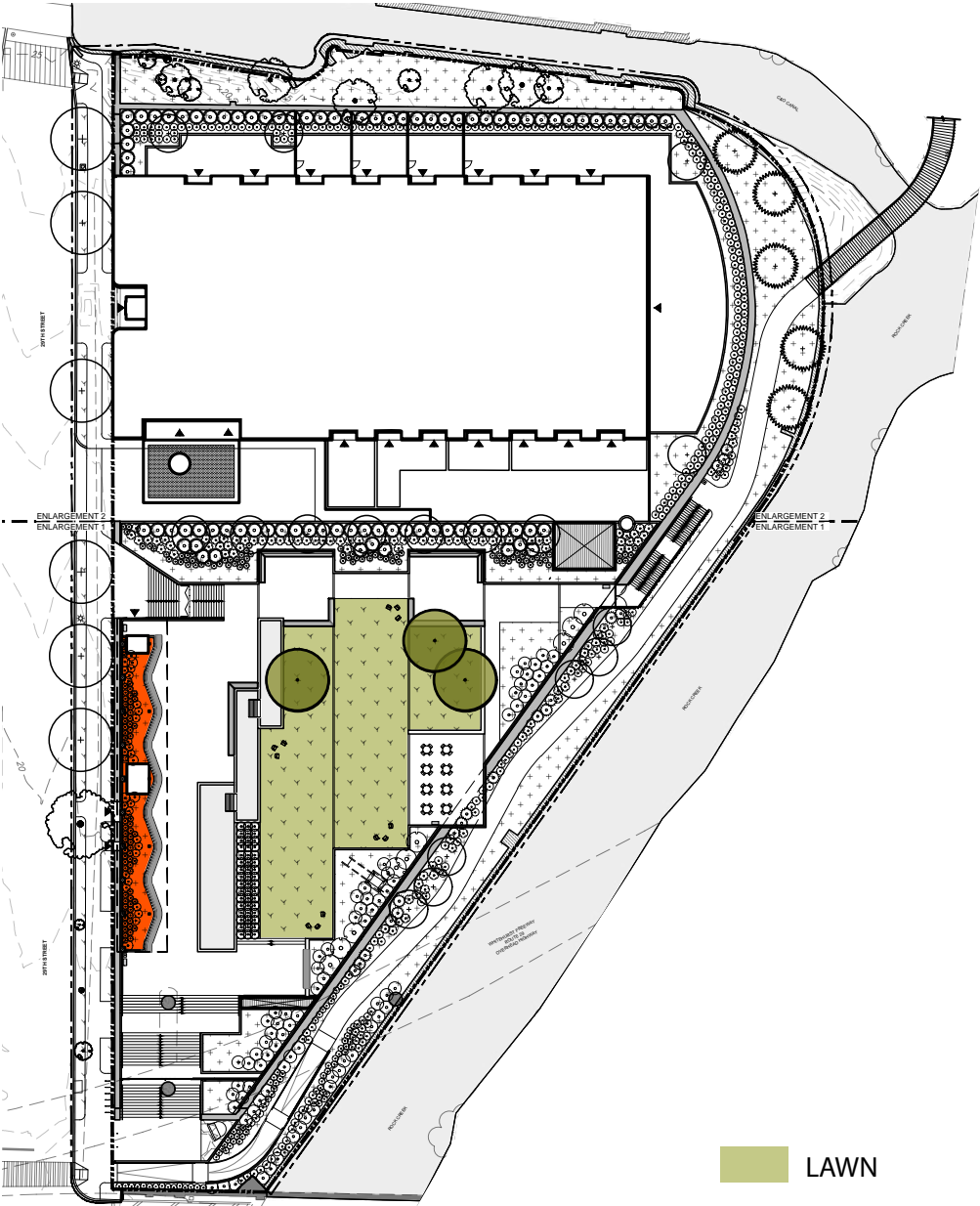


6 Pennisetum alopecuroides

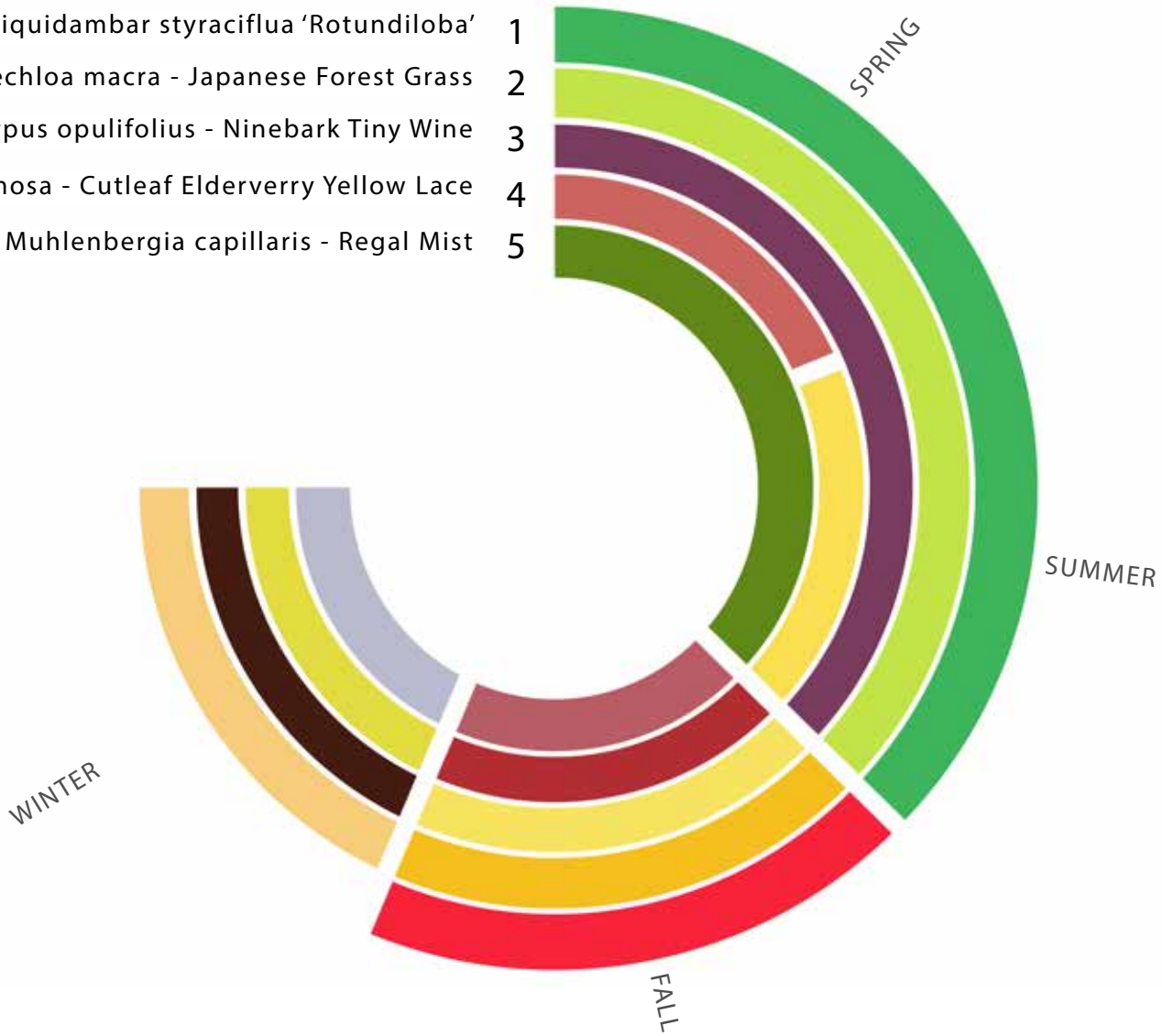


7 Echinacea purpurea

SITE PLANTING // PARK - LAWN & PERGOLA



- Liquidambar styraciflua 'Rotundiloba'
- Hakonechloa macra - Japanese Forest Grass
- Physocarpus opulifolius - Ninebark Tiny Wine
- Sambucus racemosa - Cutleaf Elderberry Yellow Lace
- Muhlenbergia capillaris - Regal Mist



1 Liquidambar styraciflua 'Rotundiloba'



2 Hakonechloa macra



3 Phsocarpus opulifolius

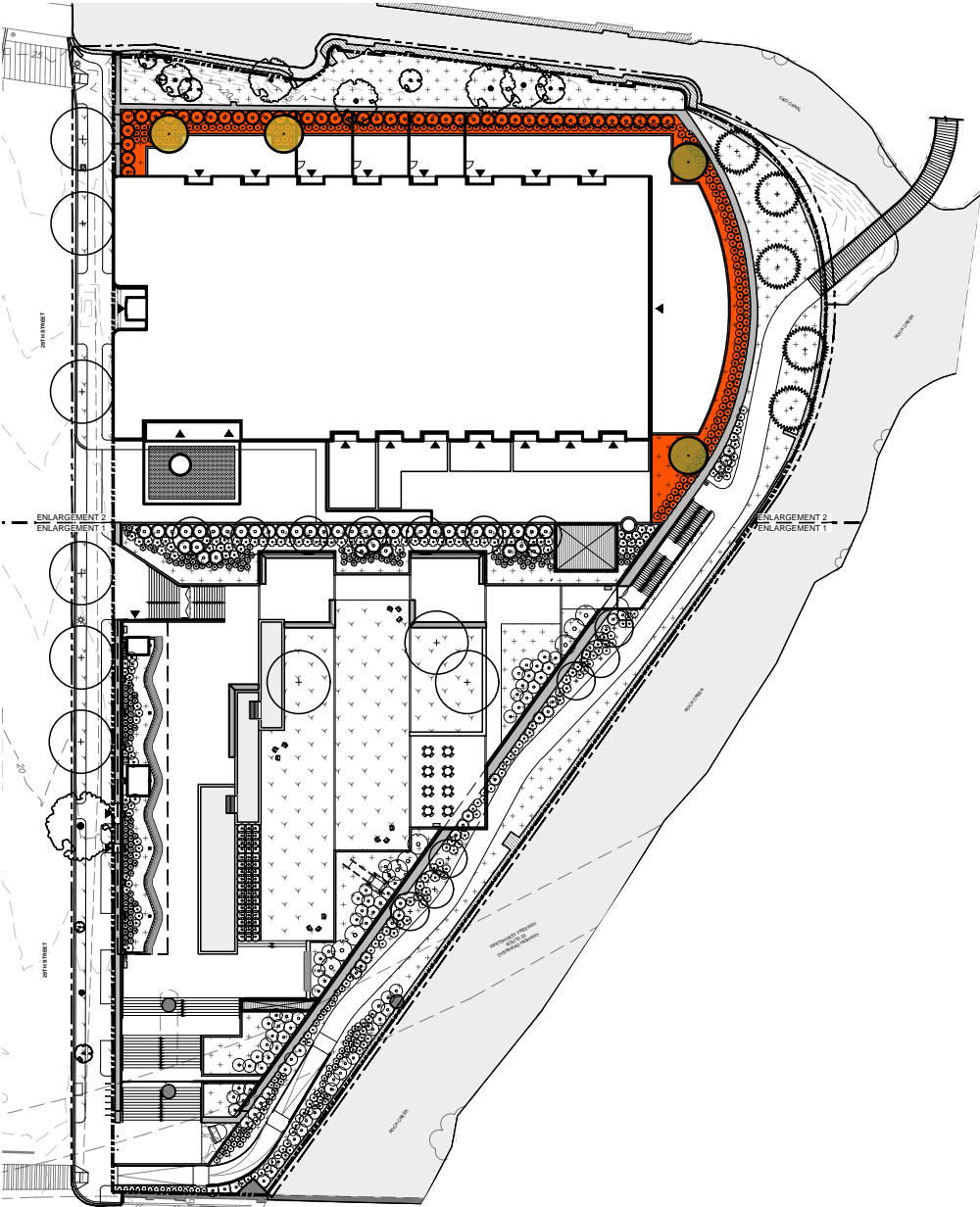


4 Sambucus racemosa

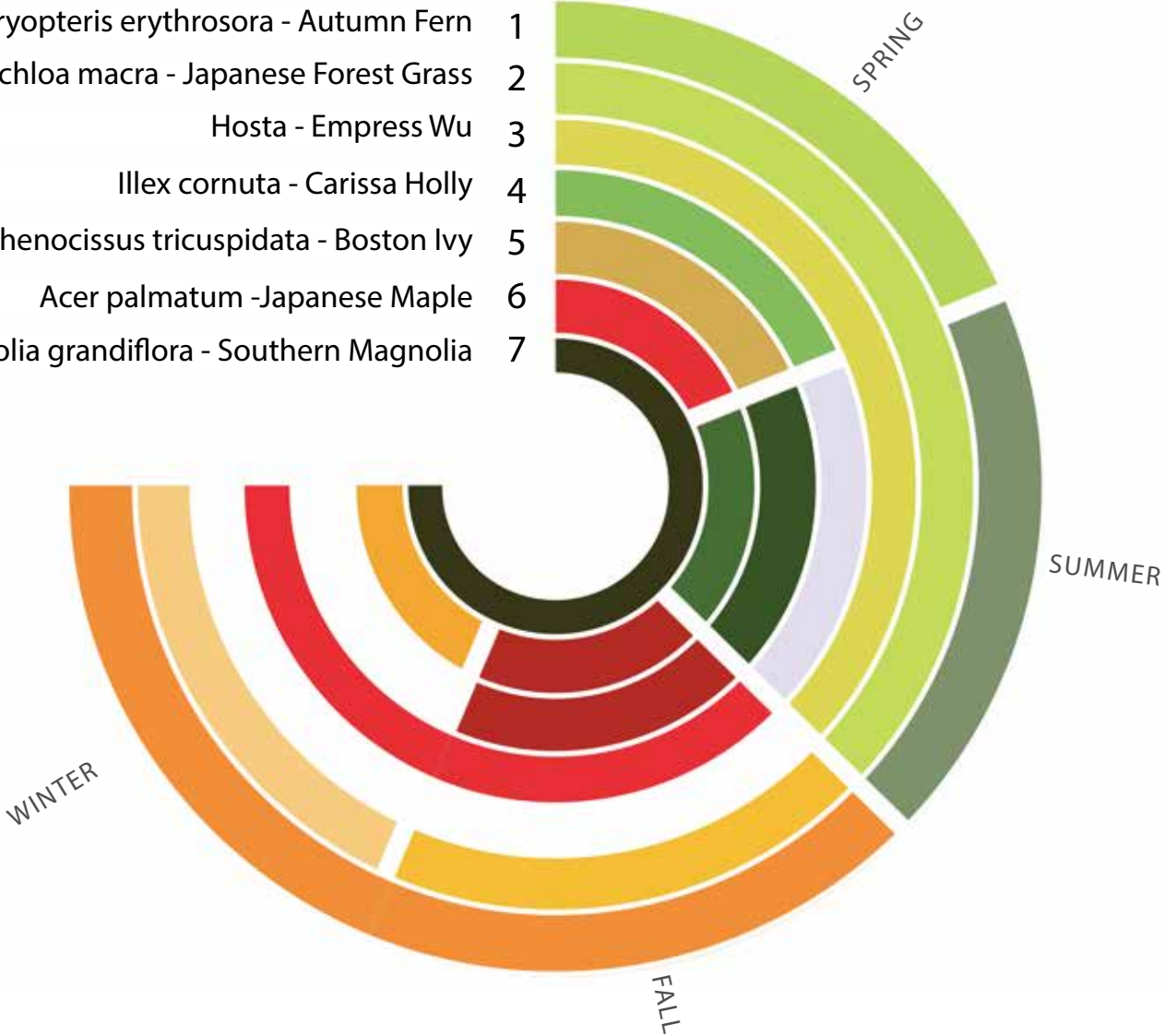


5 Muhlenbergia capillaris

WEST HEATING PLANT PARK
SITE PLANTING // RESIDENCE COURTYARDS



- Dryopteris erythrosora - Autumn Fern 1
- Hakonechloa macra - Japanese Forest Grass 2
- Hosta - Empress Wu 3
- Illex cornuta - Carissa Holly 4
- Parthenocissus tricuspidata - Boston Ivy 5
- Acer palmatum -Japanese Maple 6
- Magnolia grandiflora - Southern Magnolia 7



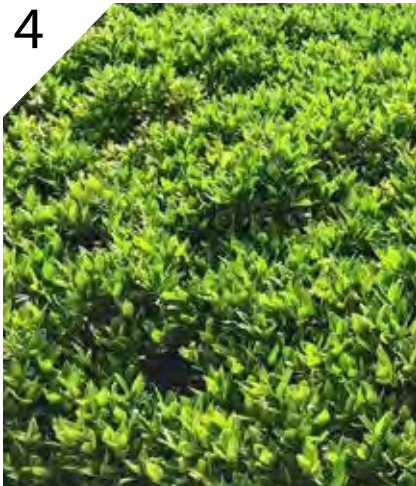
Dryopteris erythrosora



Hakonechloa macra



Hosta



Illex cornuta



Parthenocissus tricuspidata

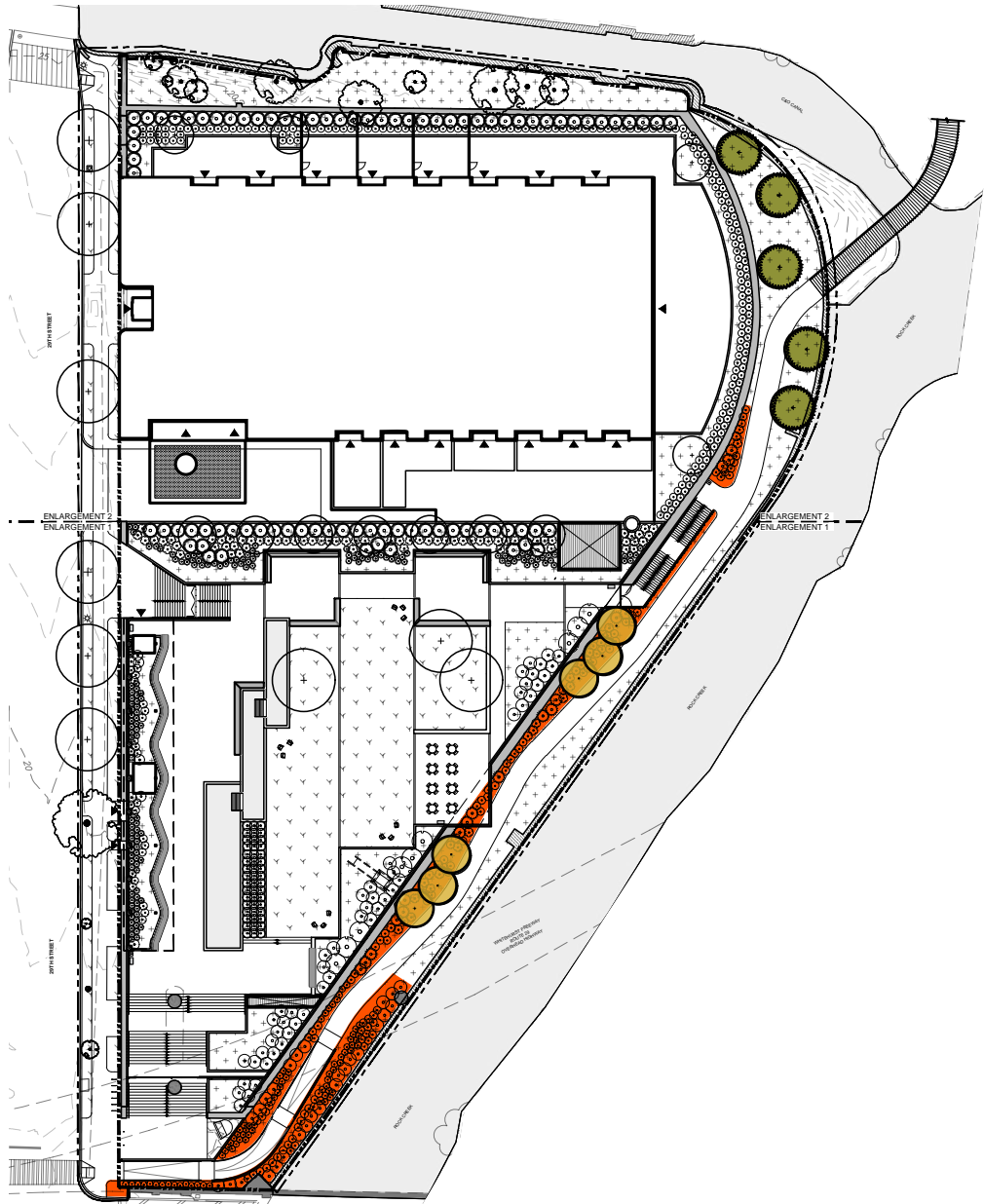


Acer palmatum

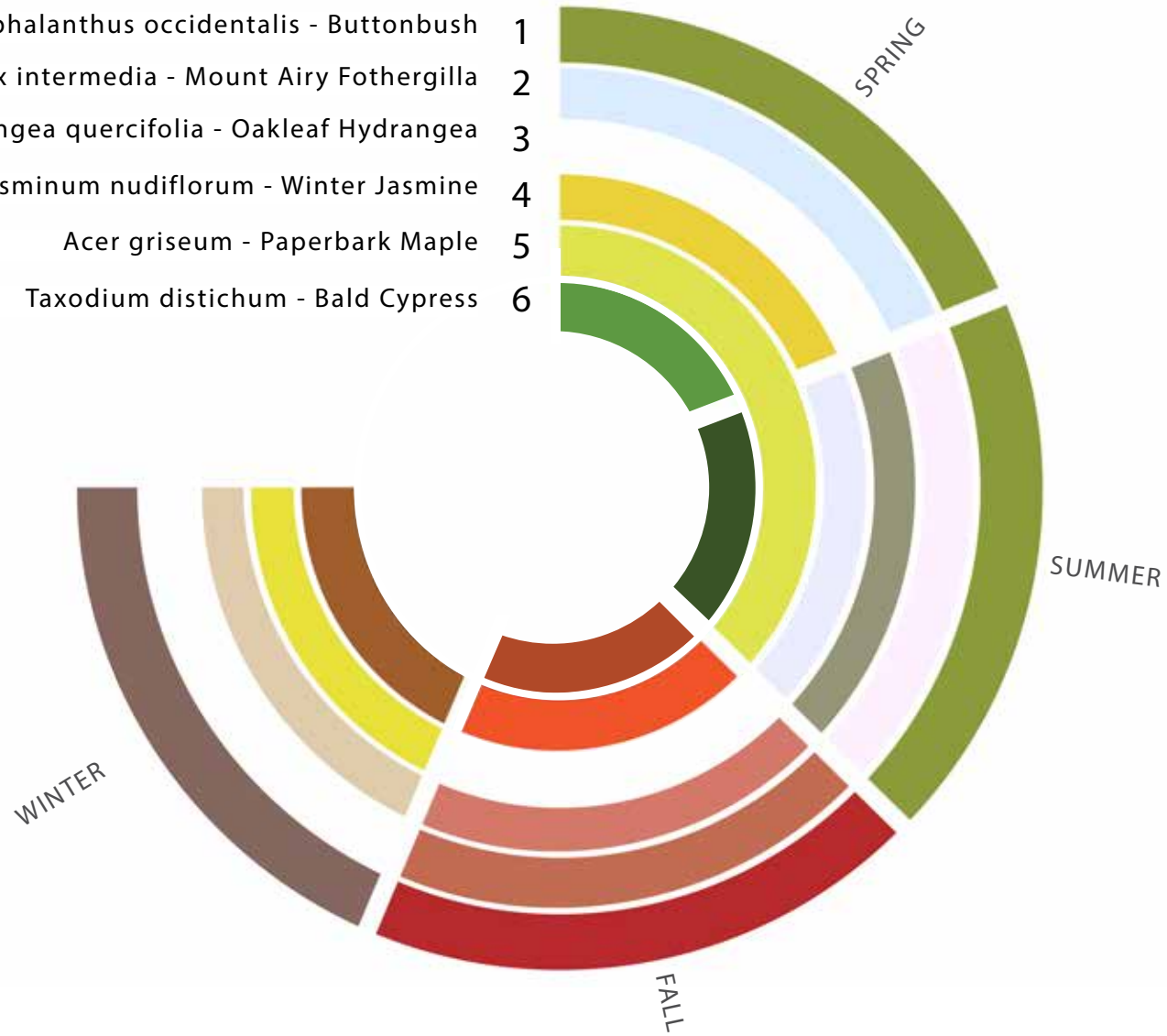


Magnolia grandiflora

SITE PLANTING // TRAIL - TREES & SHRUBS



- Cephalanthus occidentalis - Buttonbush 1
- Fothergilla x intermedia - Mount Airy Fothergilla 2
- Hydrangea quercifolia - Oakleaf Hydrangea 3
- Jasminum nudiflorum - Winter Jasmine 4
- Acer griseum - Paperbark Maple 5
- Taxodium distichum - Bald Cypress 6



Cephalanthus occidentalis



Fothergilla x intermediaHakonechloa macra



Hydrangea quercifolia



Jasmine nudiflorum

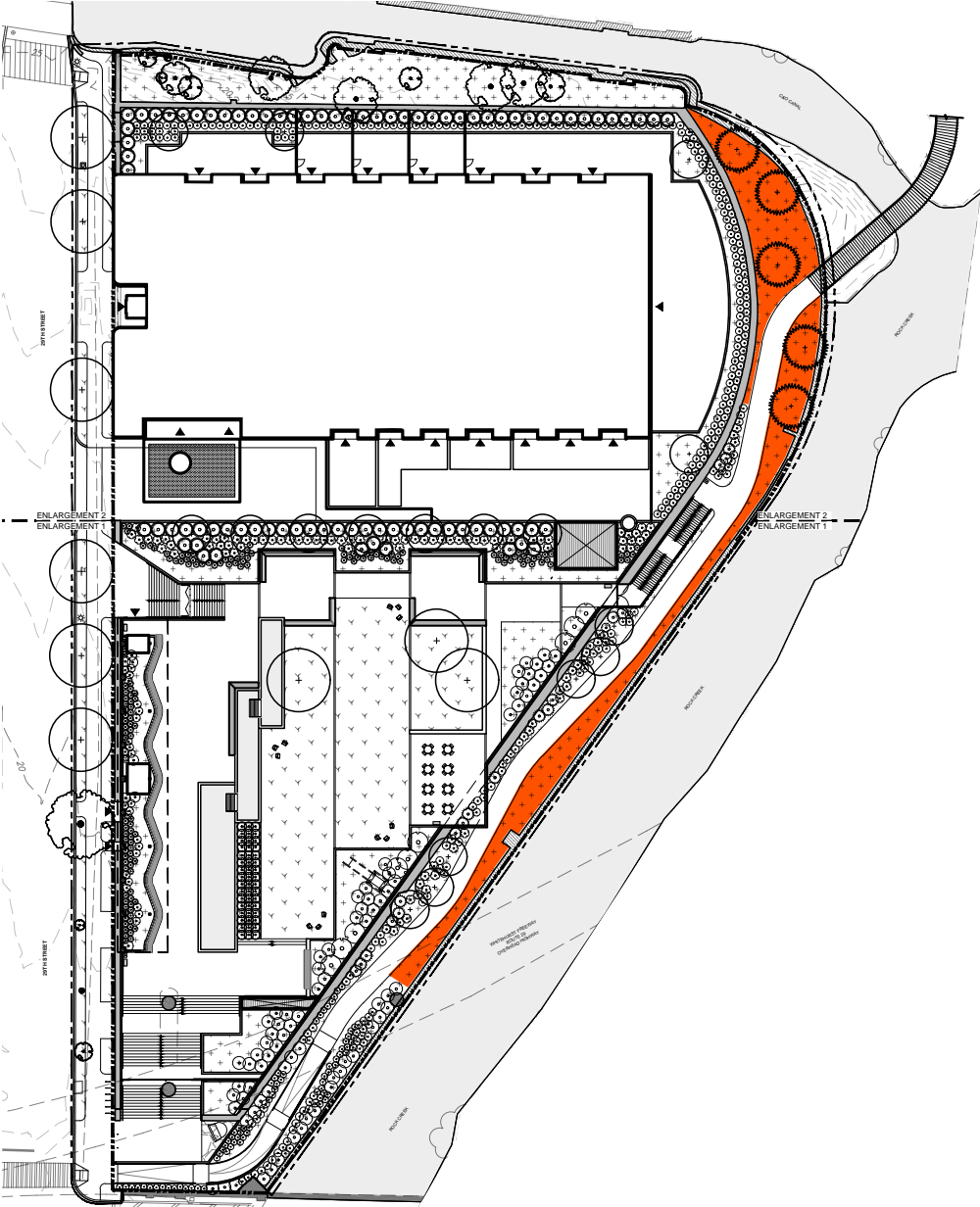


Sorghastrum nutans

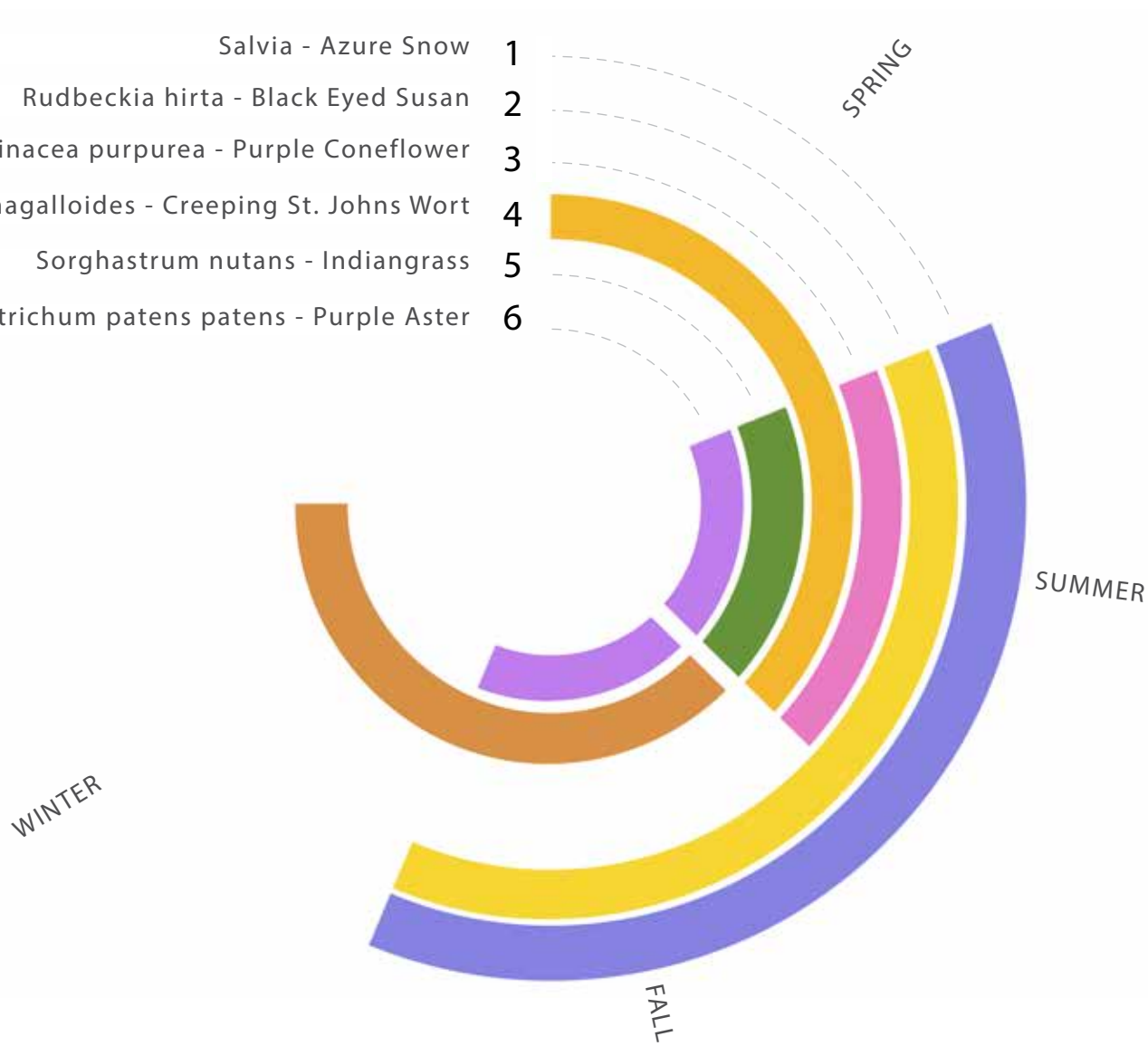


Taxodium distichum

SITE PLANTING // TRAIL - PERENNIALS & GRASSES



- Salvia - Azure Snow 1
- Rudbeckia hirta - Black Eyed Susan 2
- Echinacea purpurea - Purple Coneflower 3
- Hypericum anagalloides - Creeping St. Johns Wort 4
- Sorghastrum nutans - Indiangrass 5
- Symphyotrichum patens patens - Purple Aster 6



Salvia



Rudbeckia hirta



Echinacea purpurea



Hypericum anagalloides

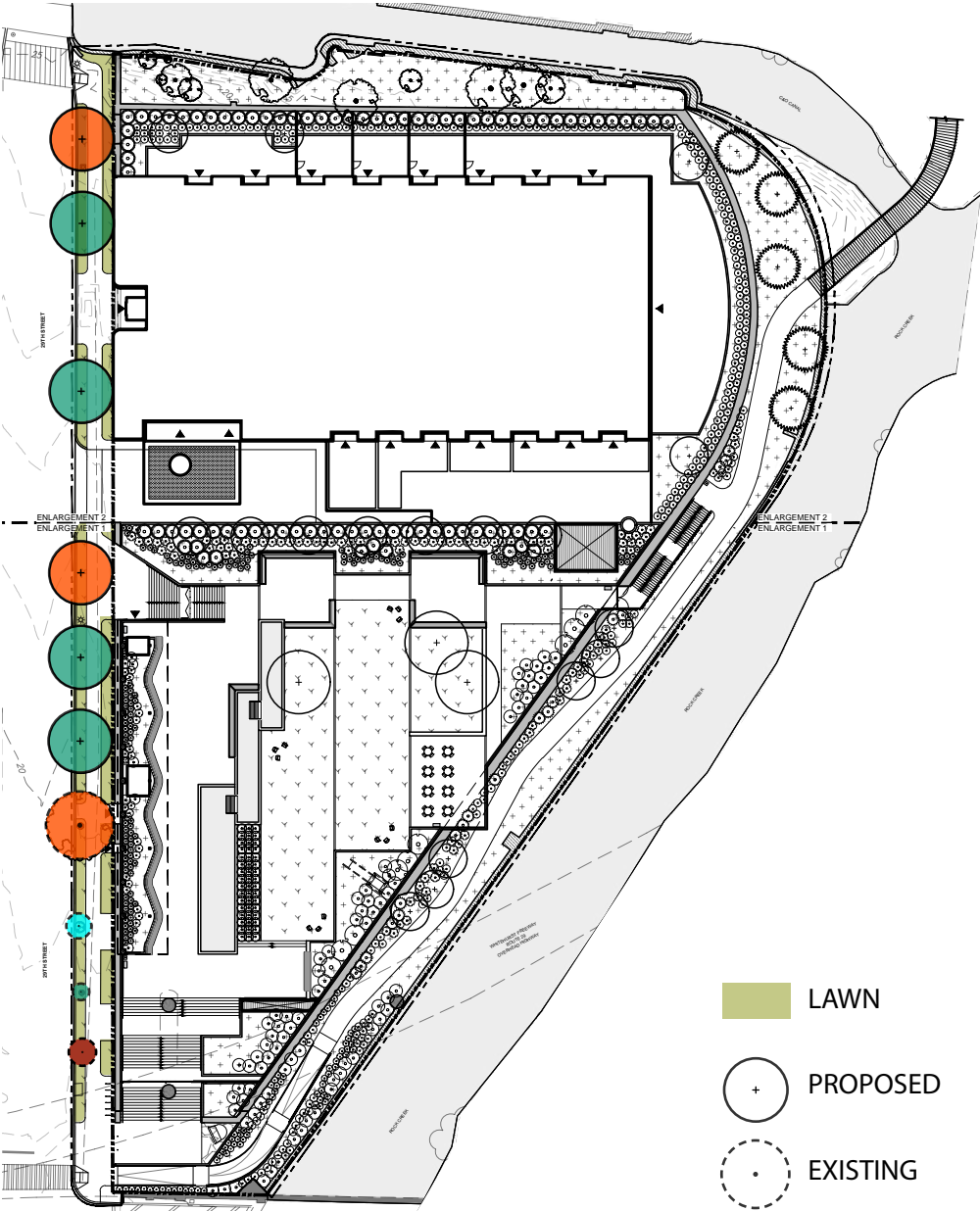


Sorghastrum nutans

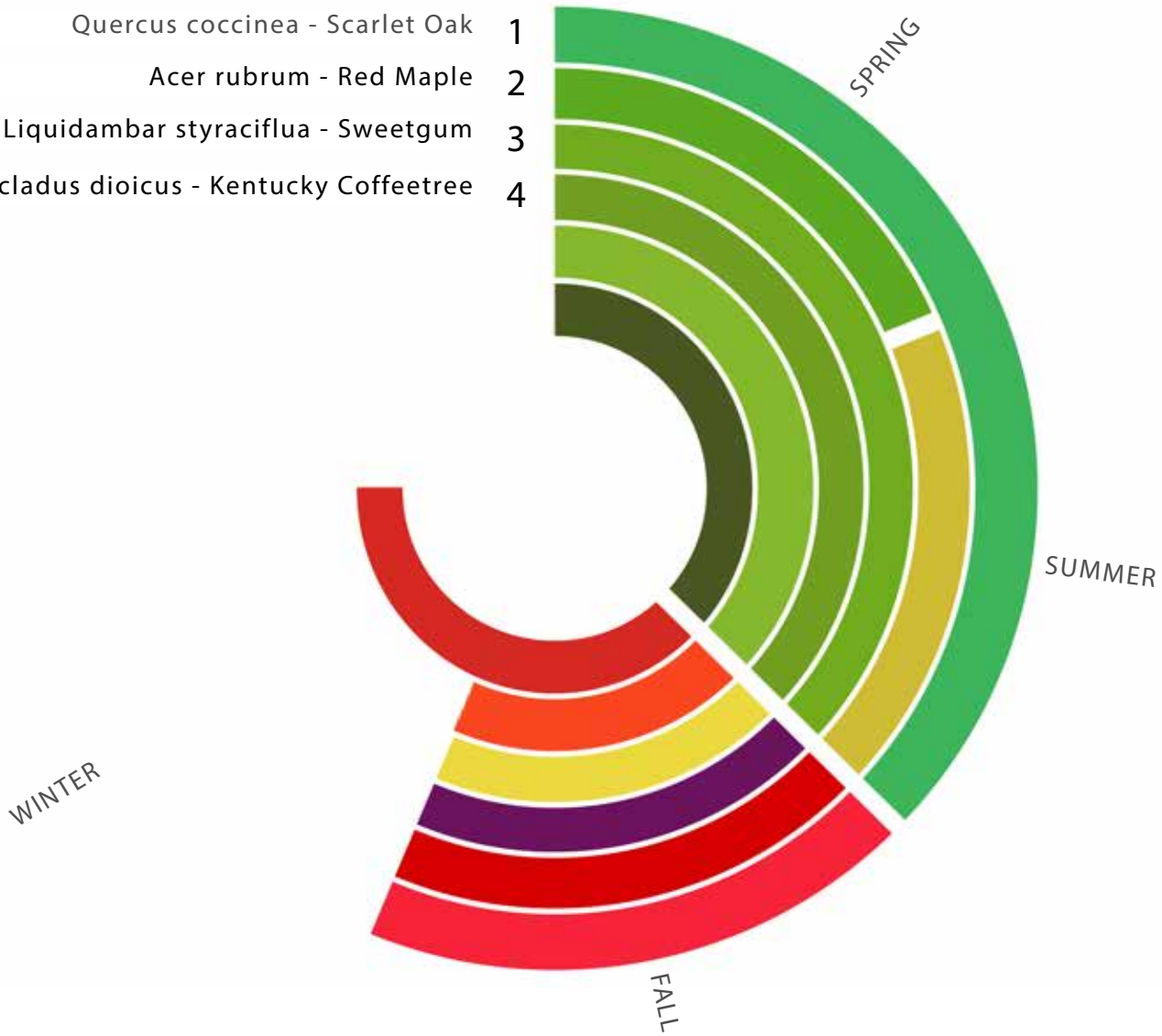


Symphyotrichum patens patens

SITE PLANTING // STREETSCAPE



- Quercus coccinea - Scarlet Oak 1
- Acer rubrum - Red Maple 2
- Liquidambar styraciflua - Sweetgum 3
- Gymnocladus dioicus - Kentucky Coffeetree 4



1 Quercus coccinea (EXISTING / PROPOSED)



2 Acer rubrum (EXISTING)

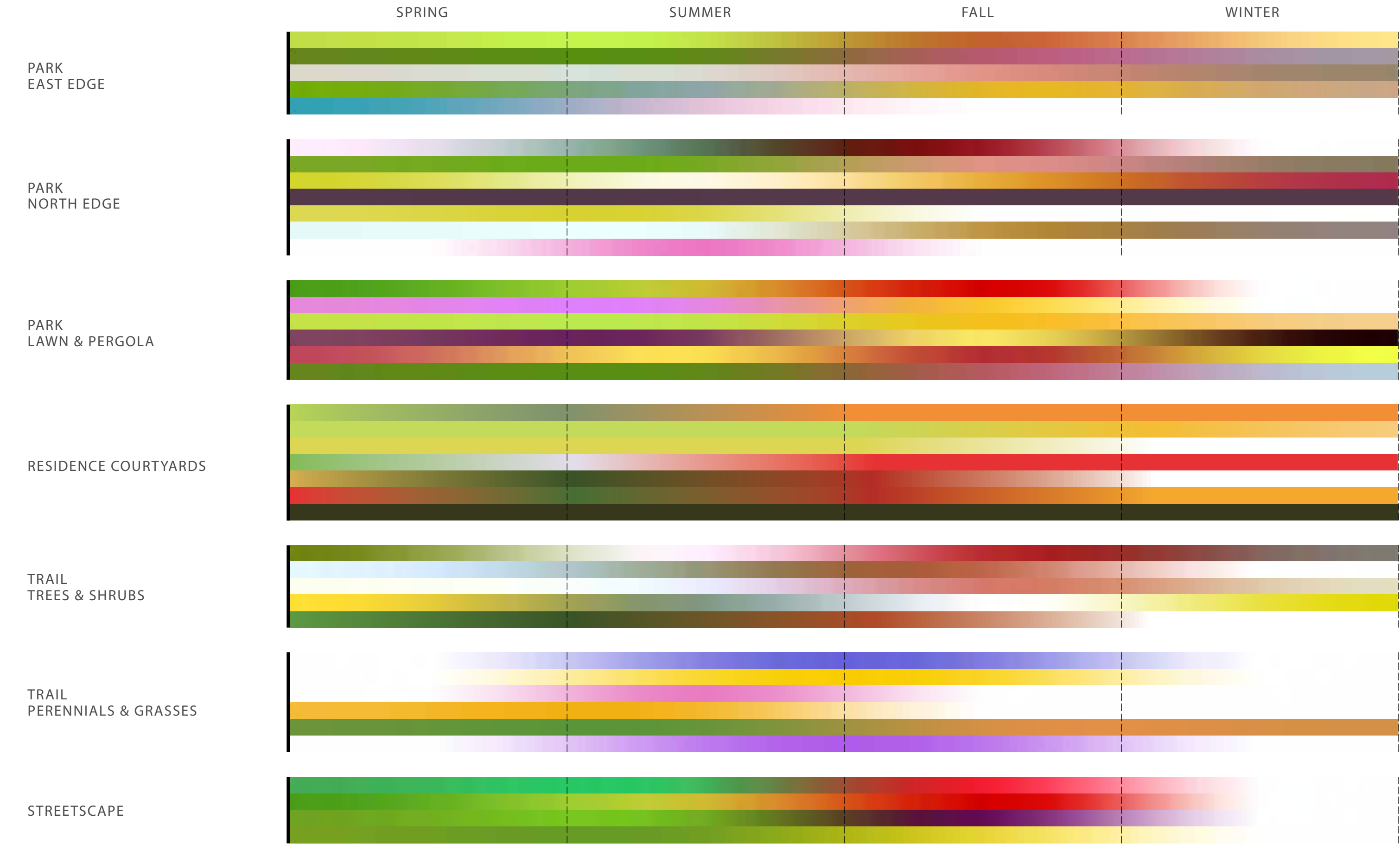


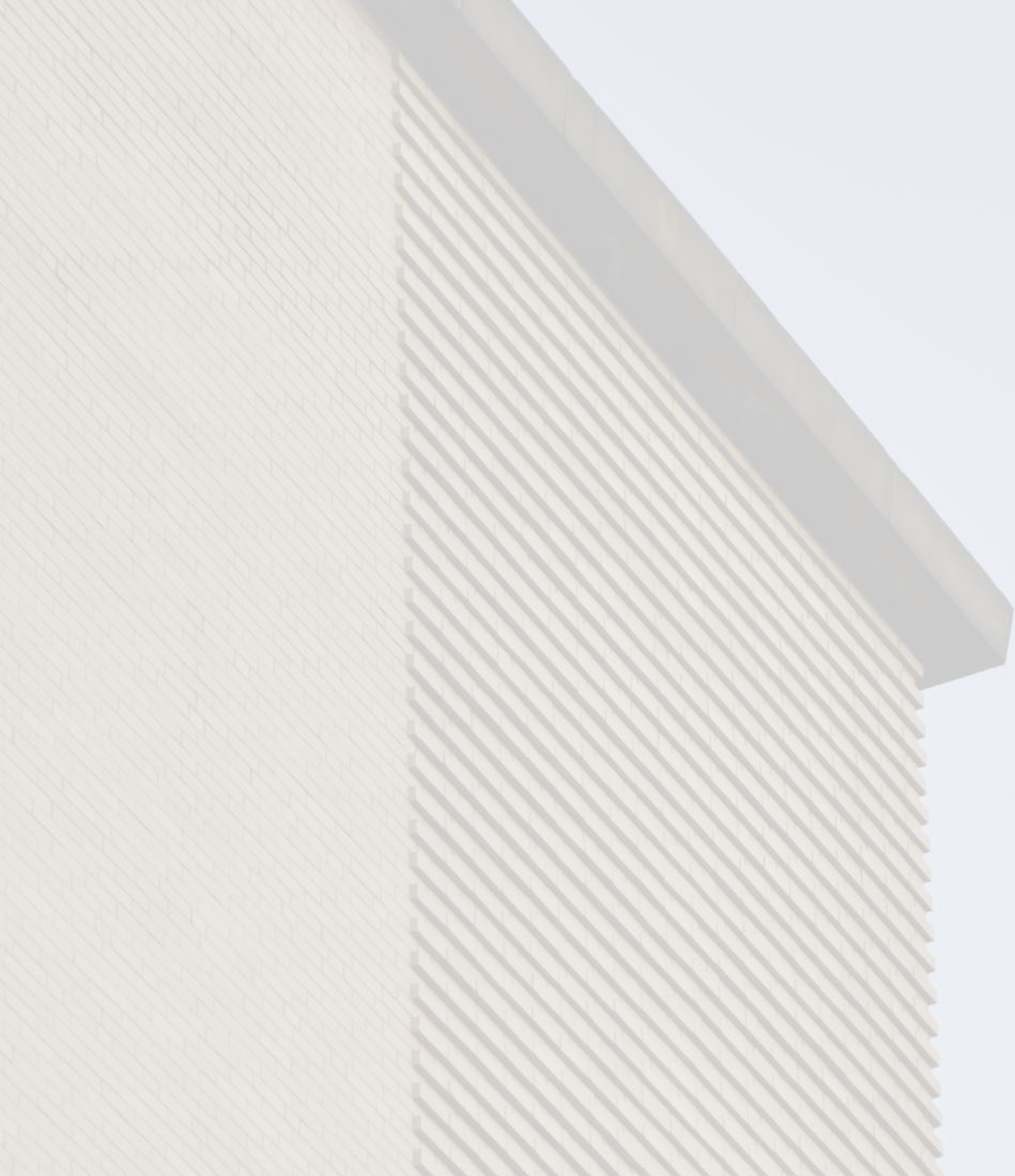
3 Liquidambar styraciflua (EXISTING)



4 Gymnocladus dioicus (EXISTING / PROPOSED)

SITE PLANTING // SEASONALITY DIAGRAM





III BUILDING

SITE CONTEXT



WEST HEATING PLANT

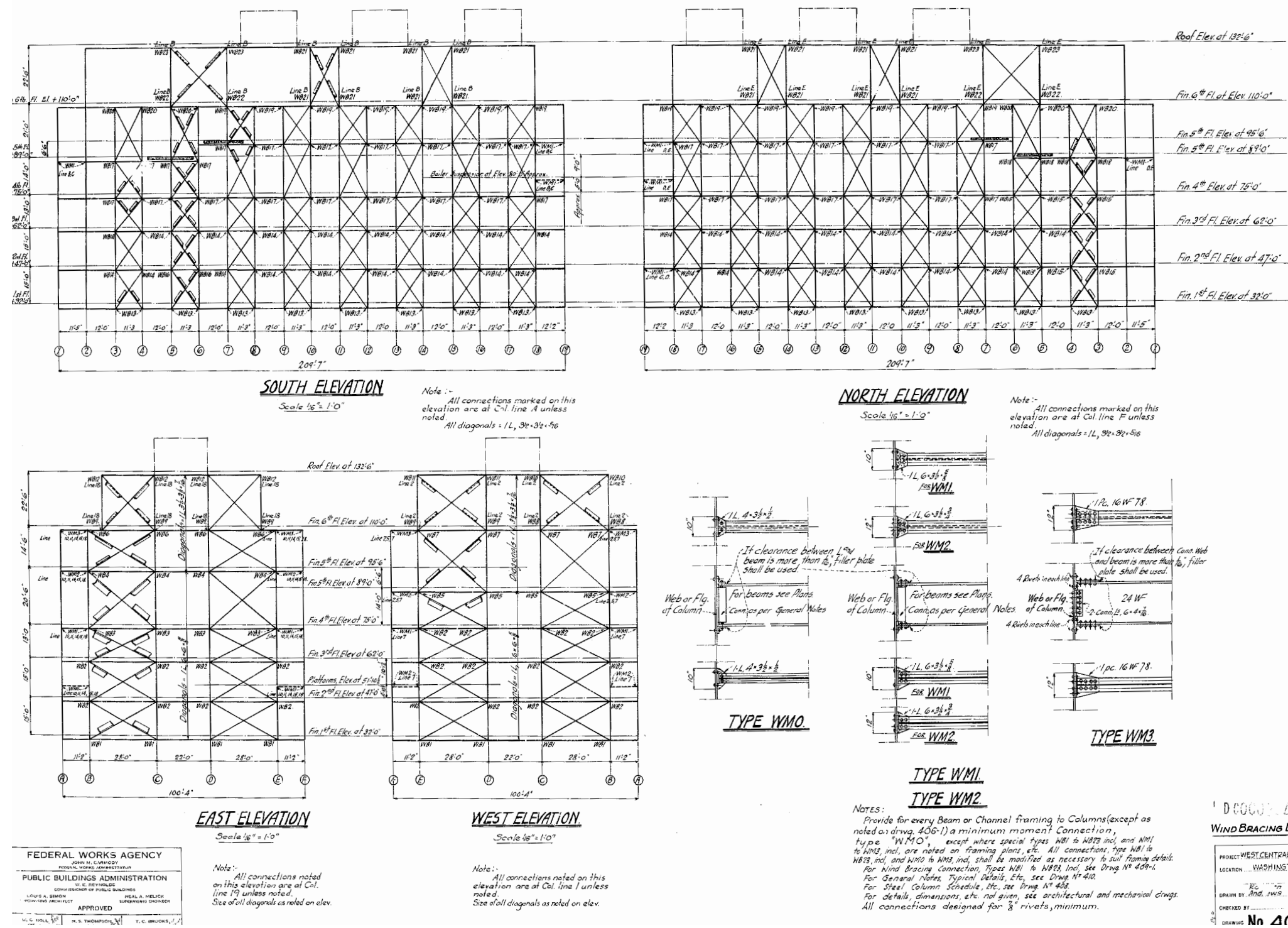
SITE CONTEXT



SITE CONTEXT





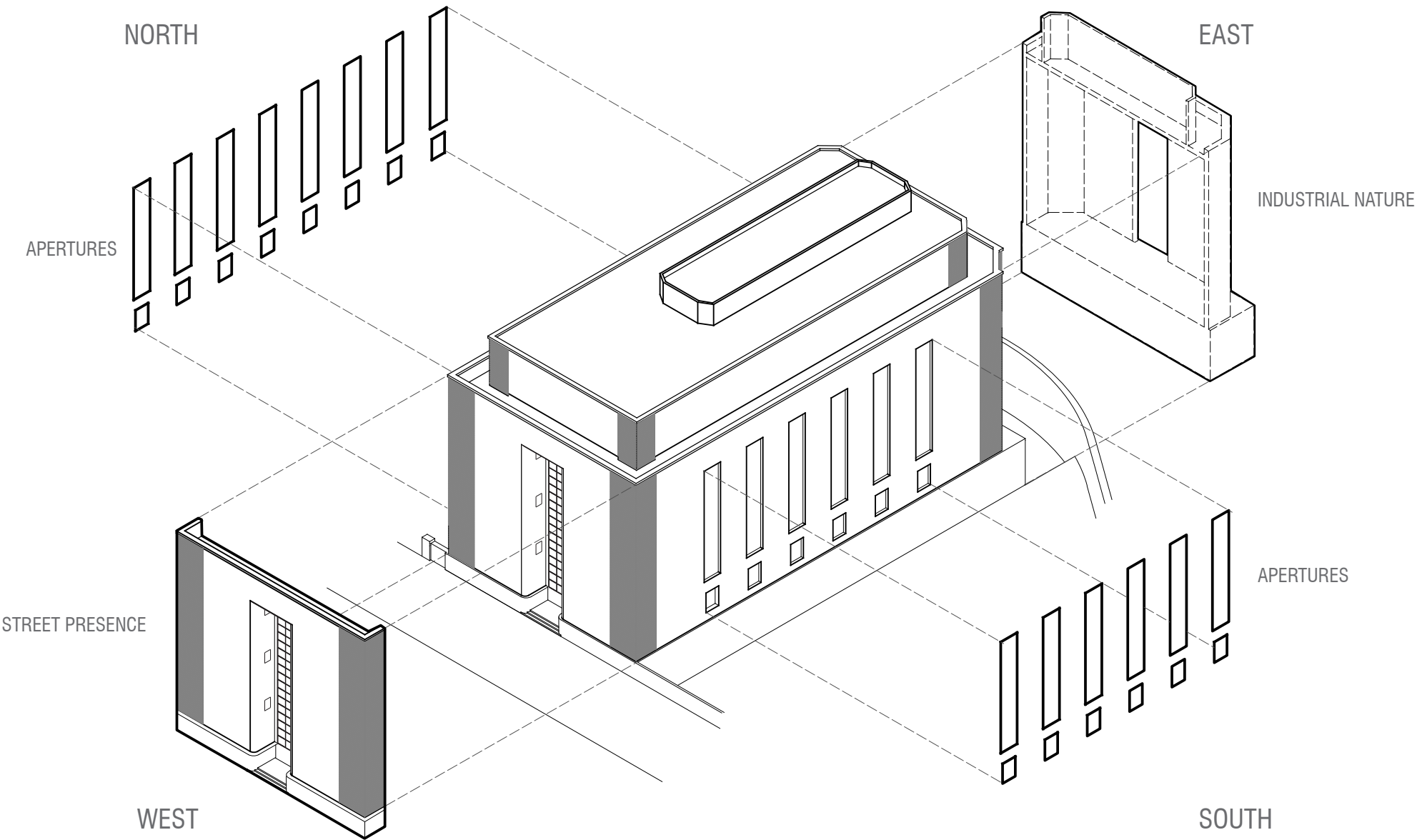


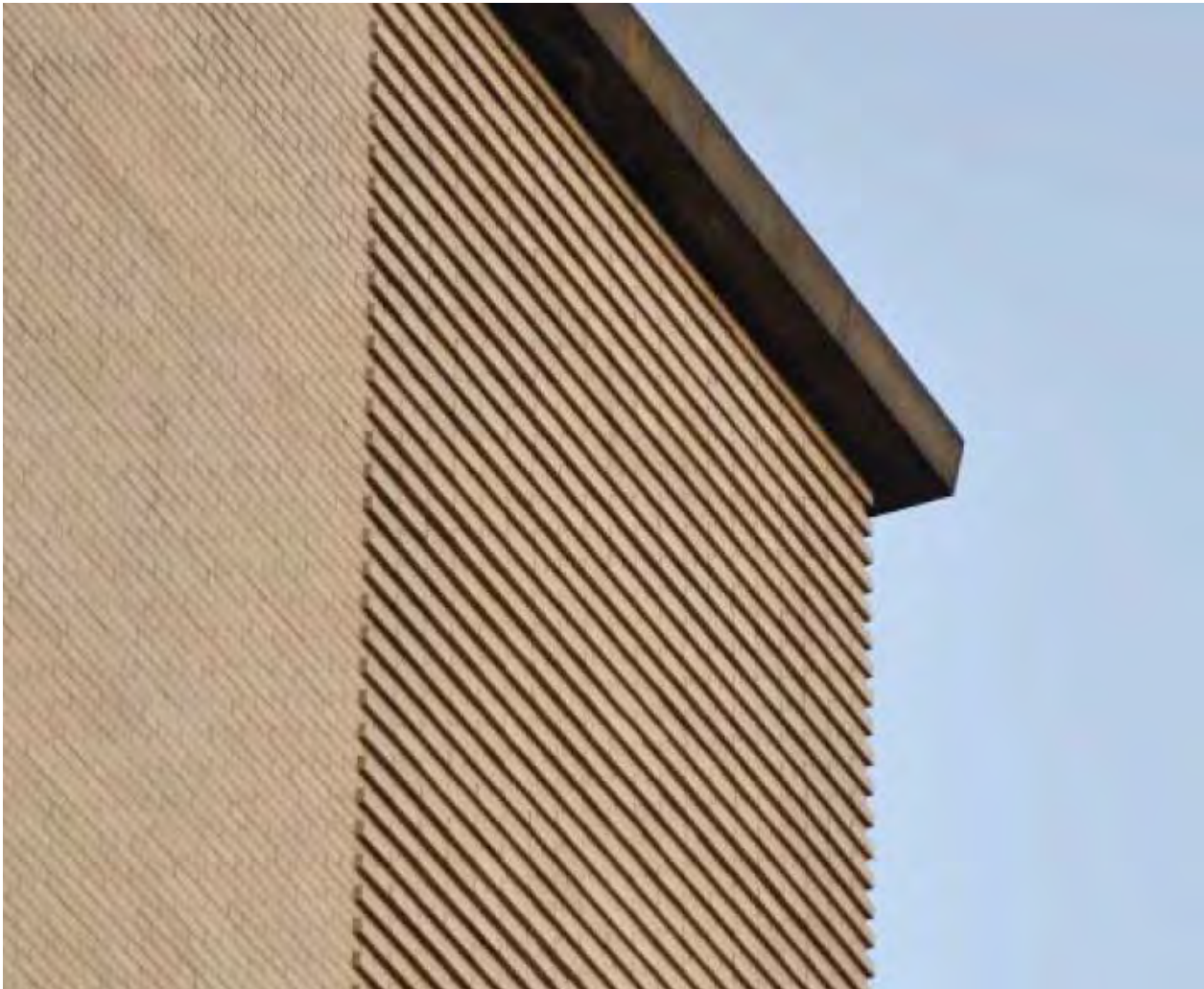
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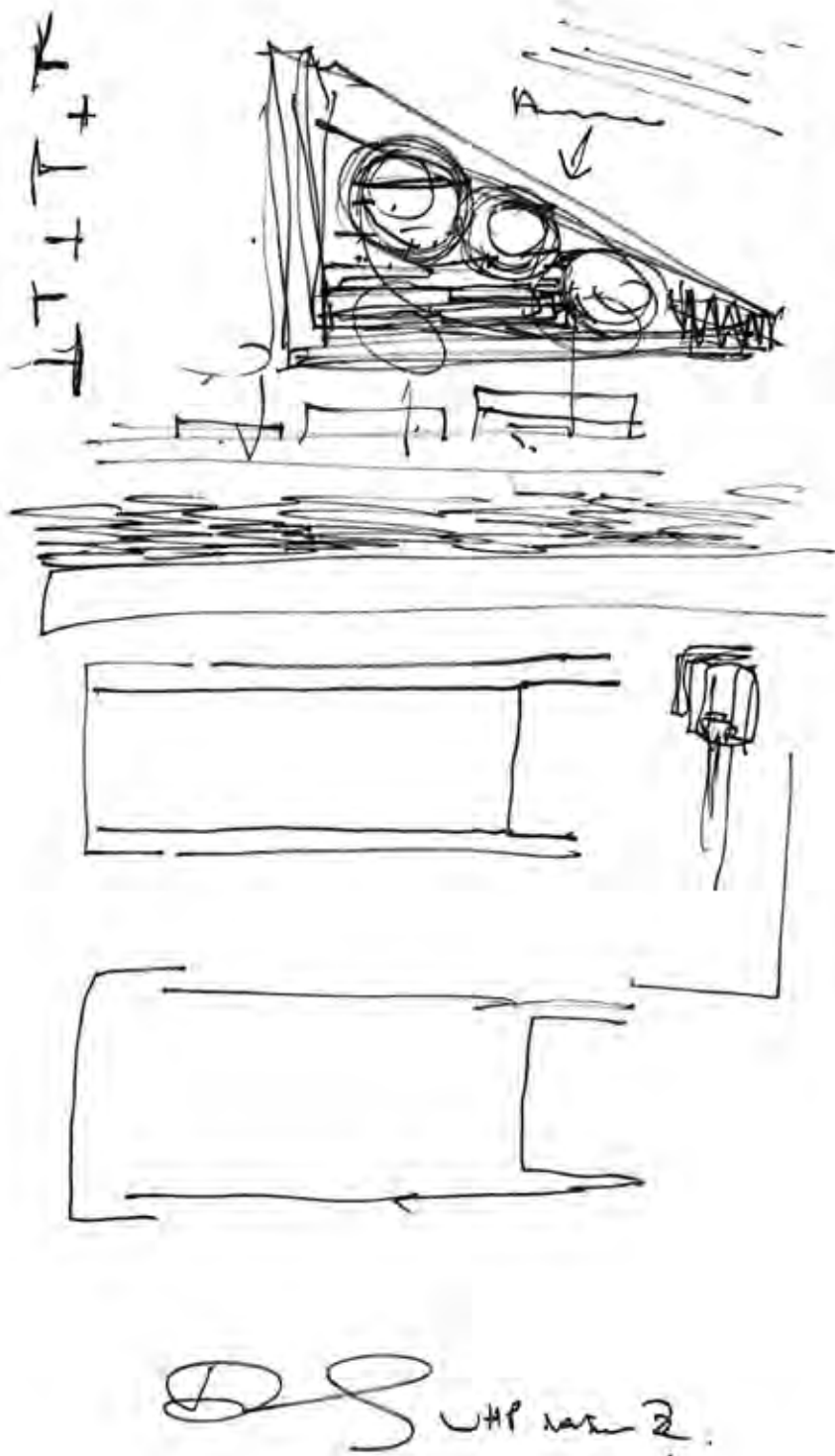
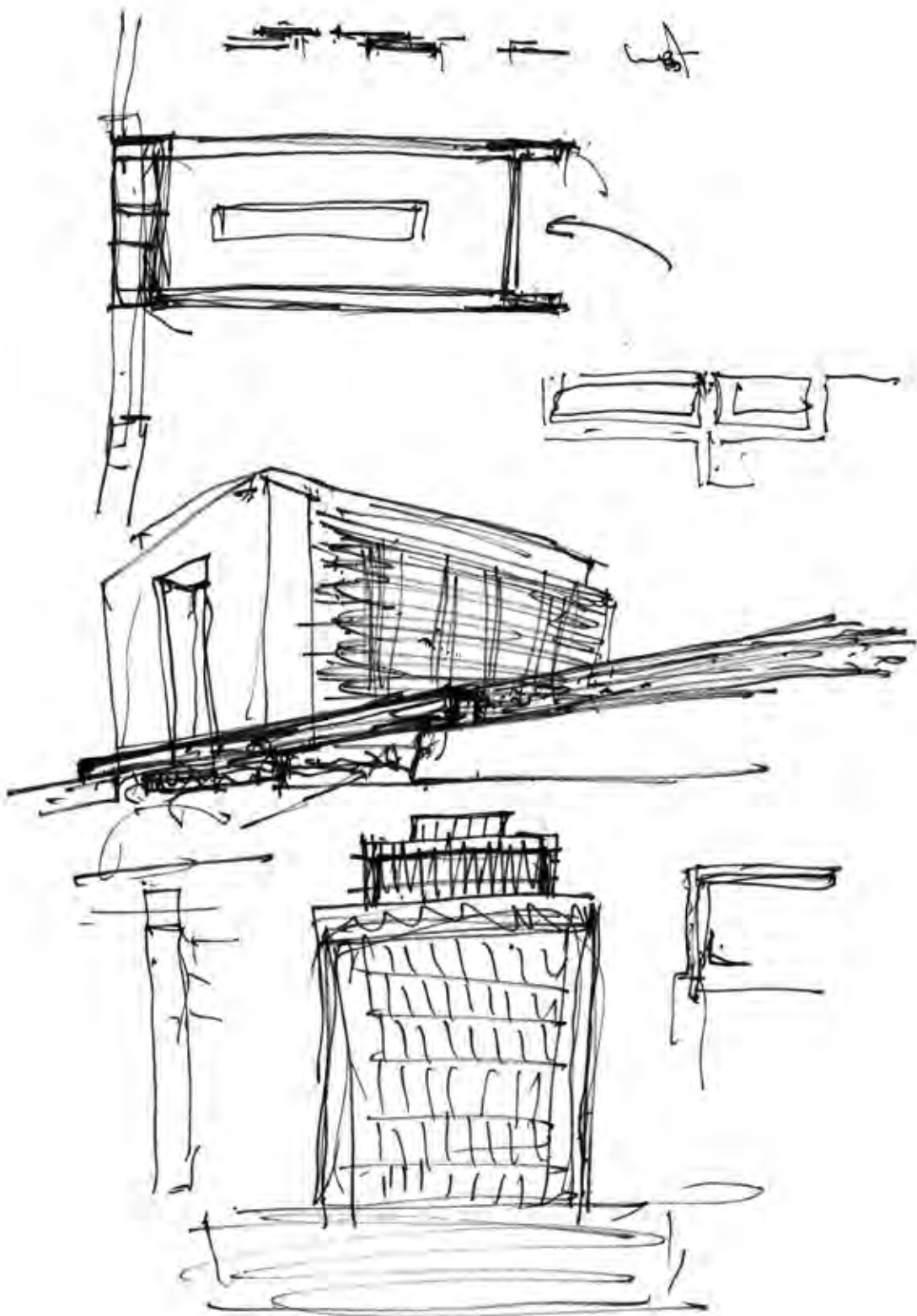




BUILDING EXAMINATION

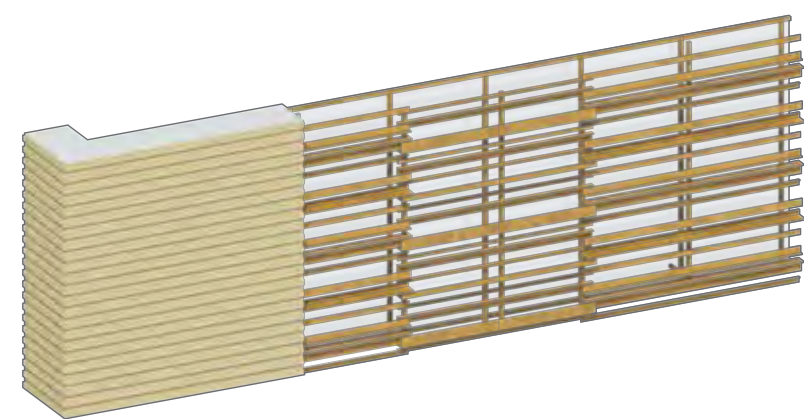




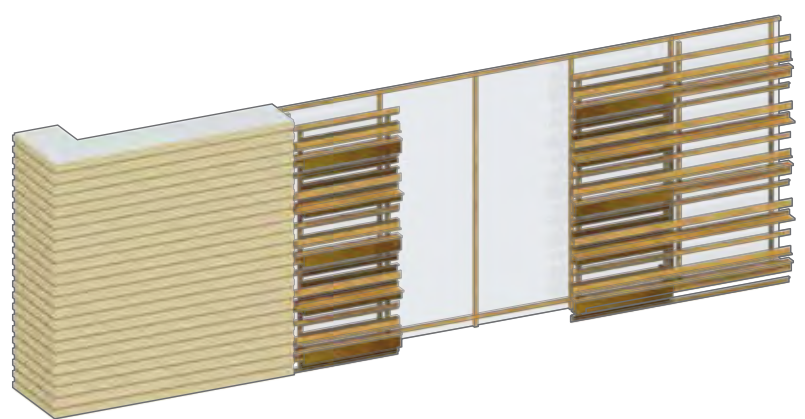
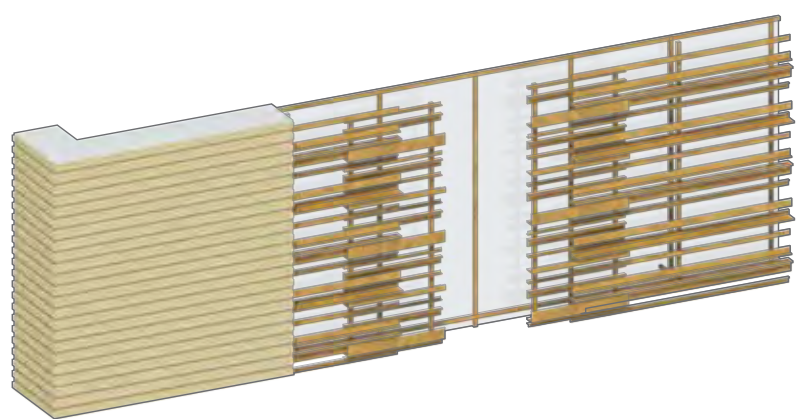


DS WHP var 2.

SLIDING SHUTTERS



CLOSED PANELS



OPEN PANELS

OVERHEAD SHUTTERS_PENTHOUSE

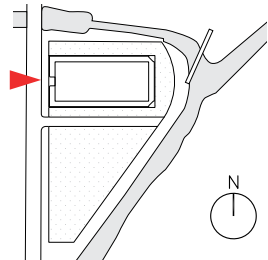


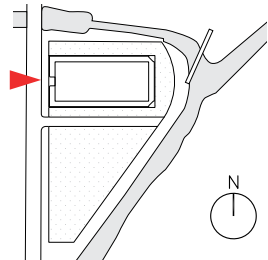
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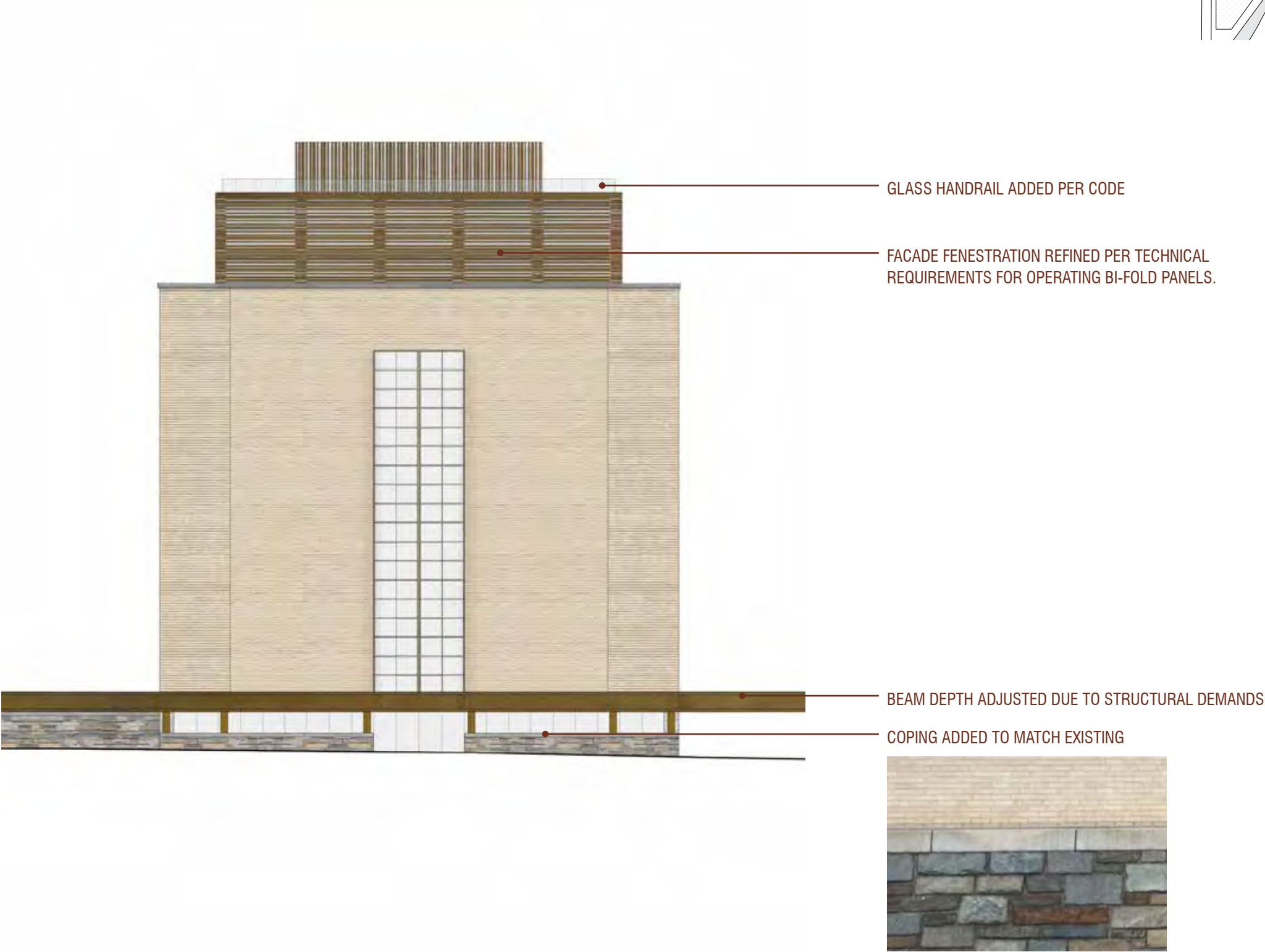
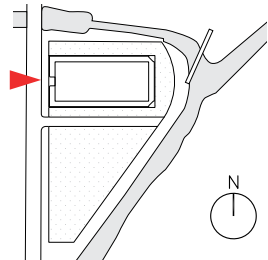
OPEN PANELS

EXISTING WEST ELEVATION

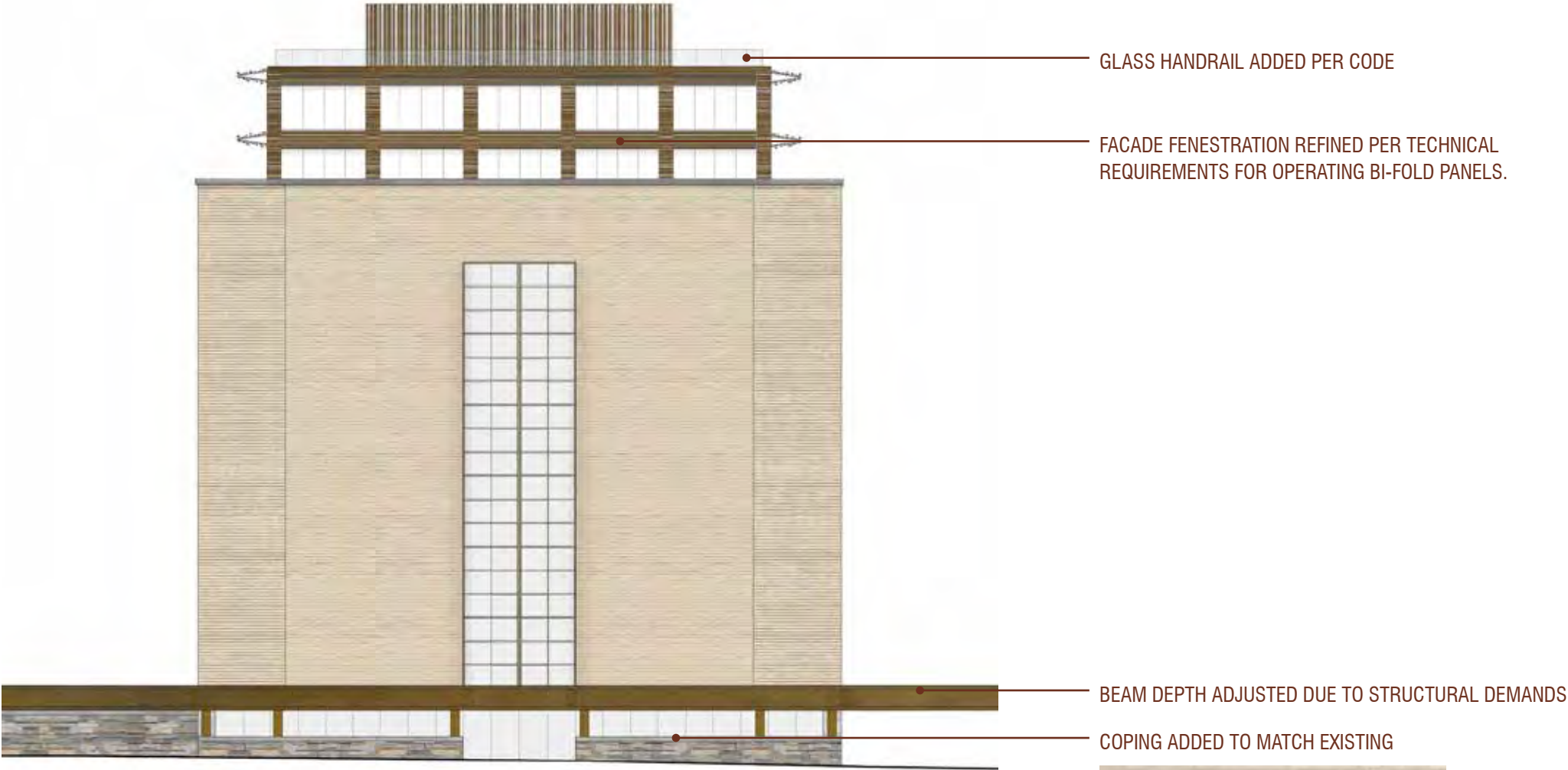
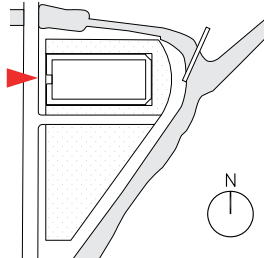




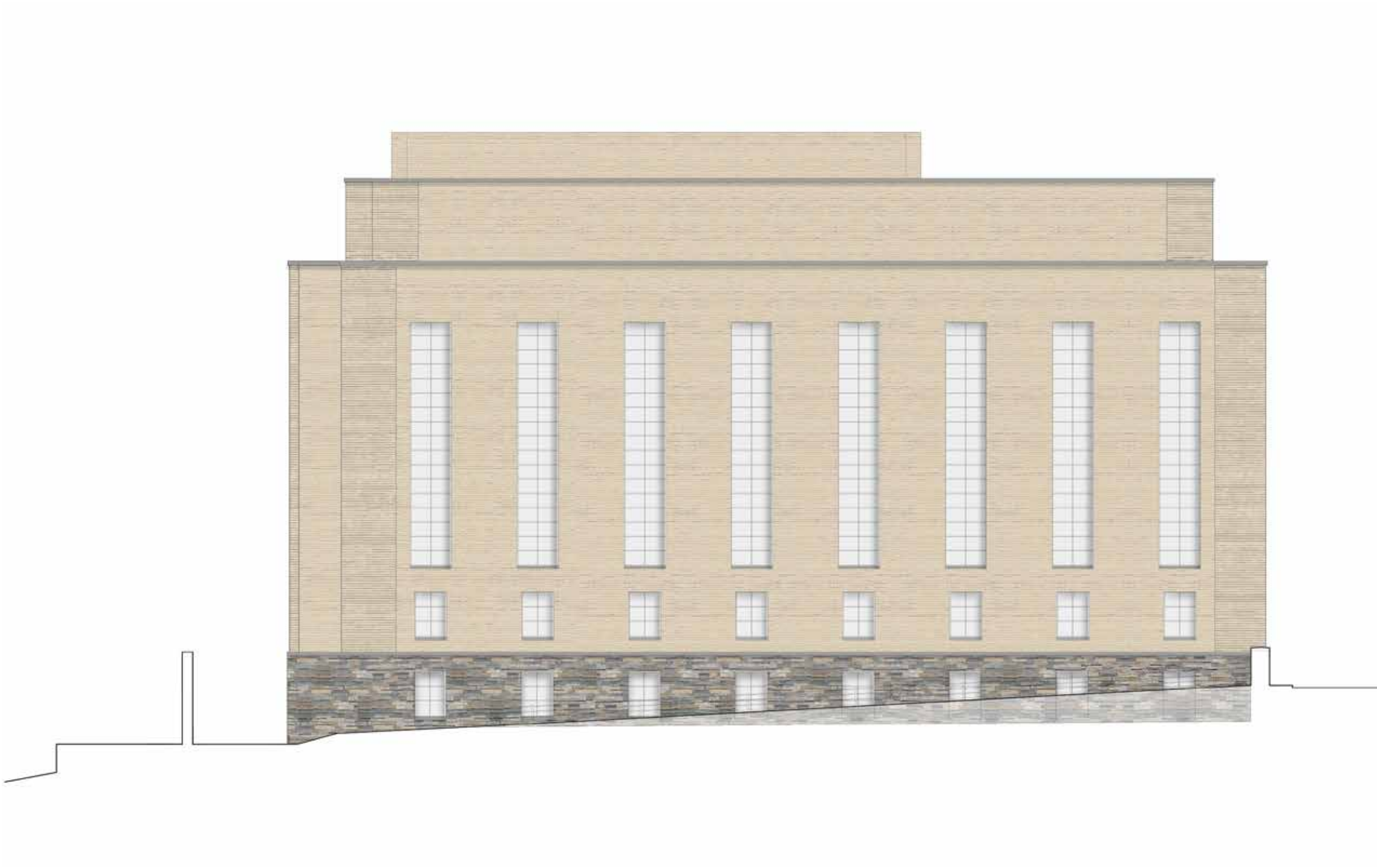
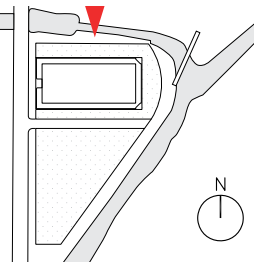
04/13/2022 PROPOSED WEST ELEVATION
CLOSED PANELS



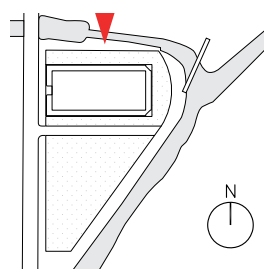
04/13/2022 PROPOSED WEST ELEVATION
OPEN PANELS

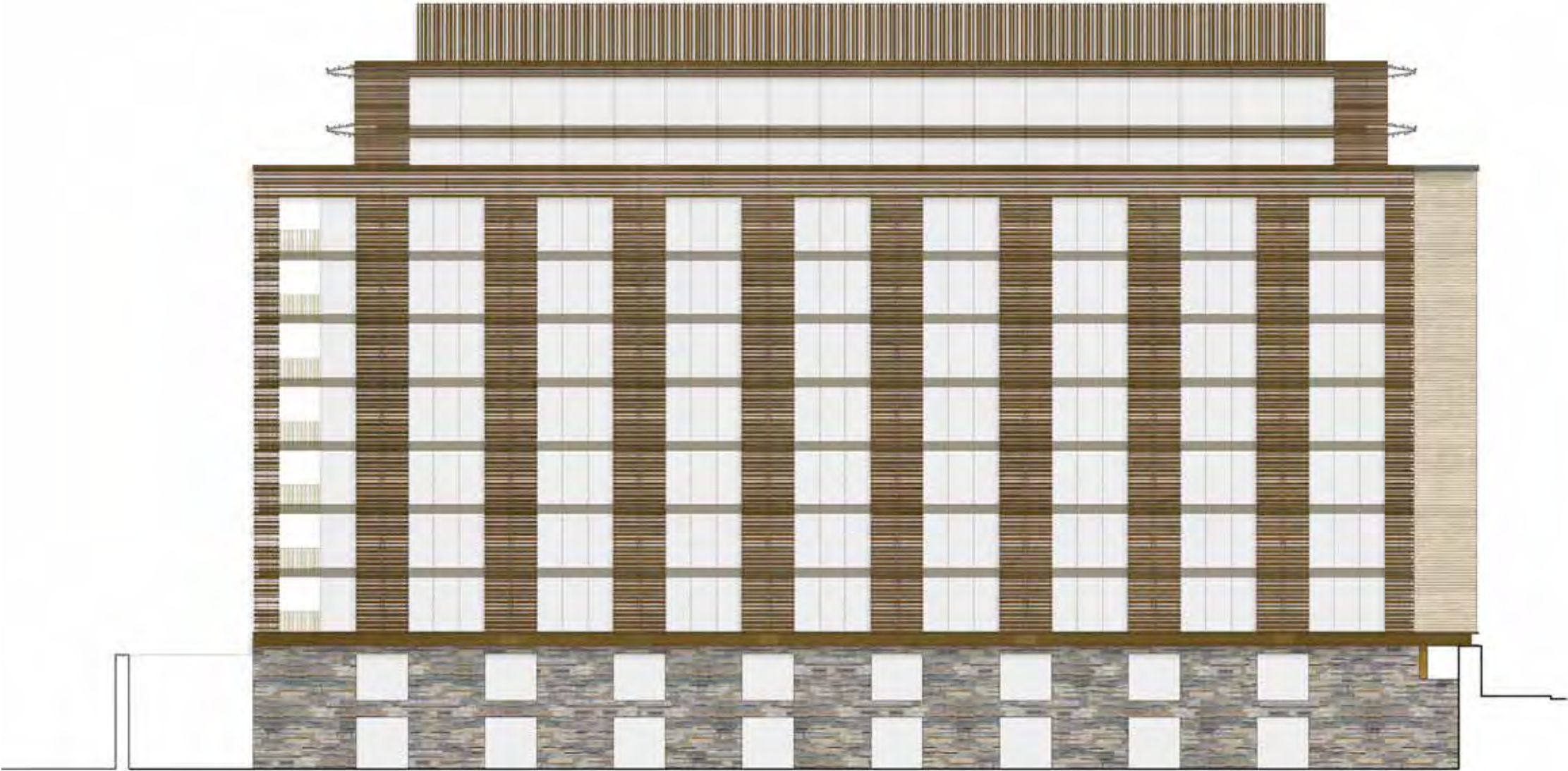
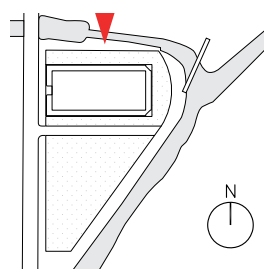


EXISTING NORTH ELEVATION



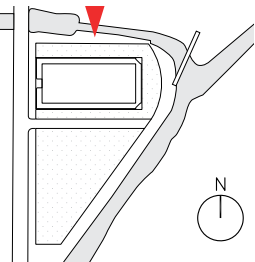
09/20/2017 PROPOSED NORTH ELEVATION
CLOSED PANELS



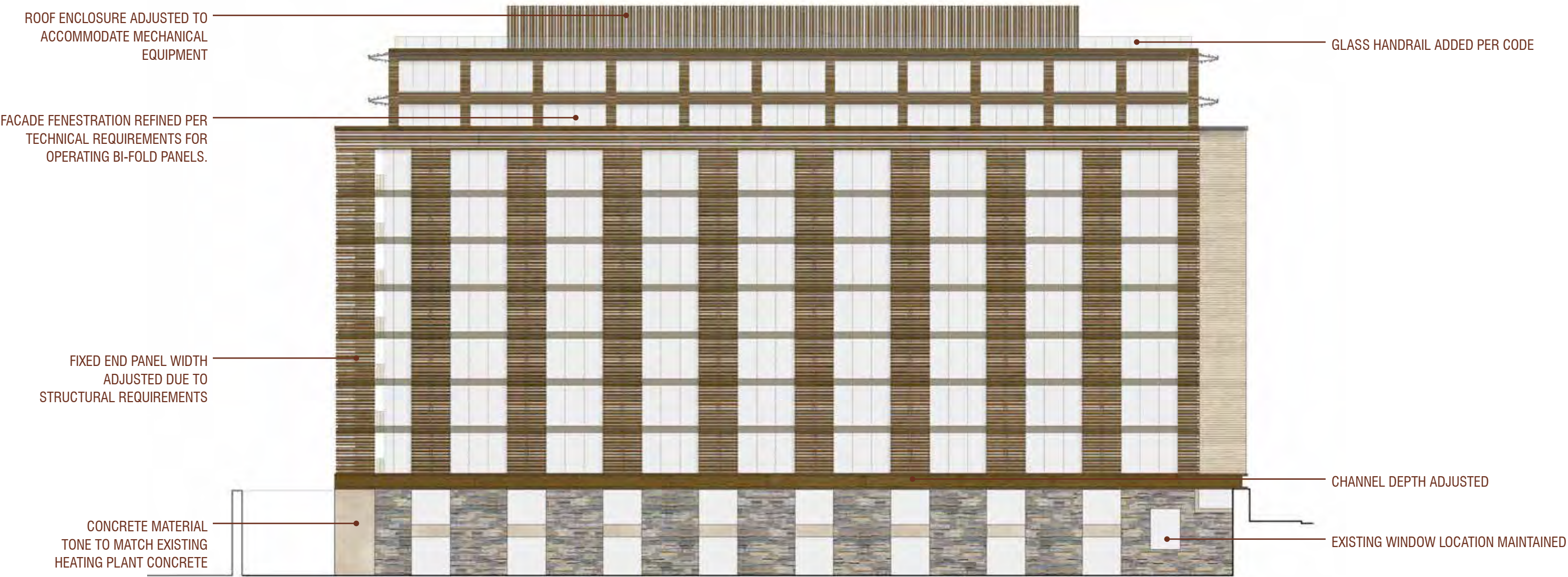
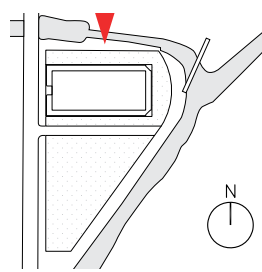


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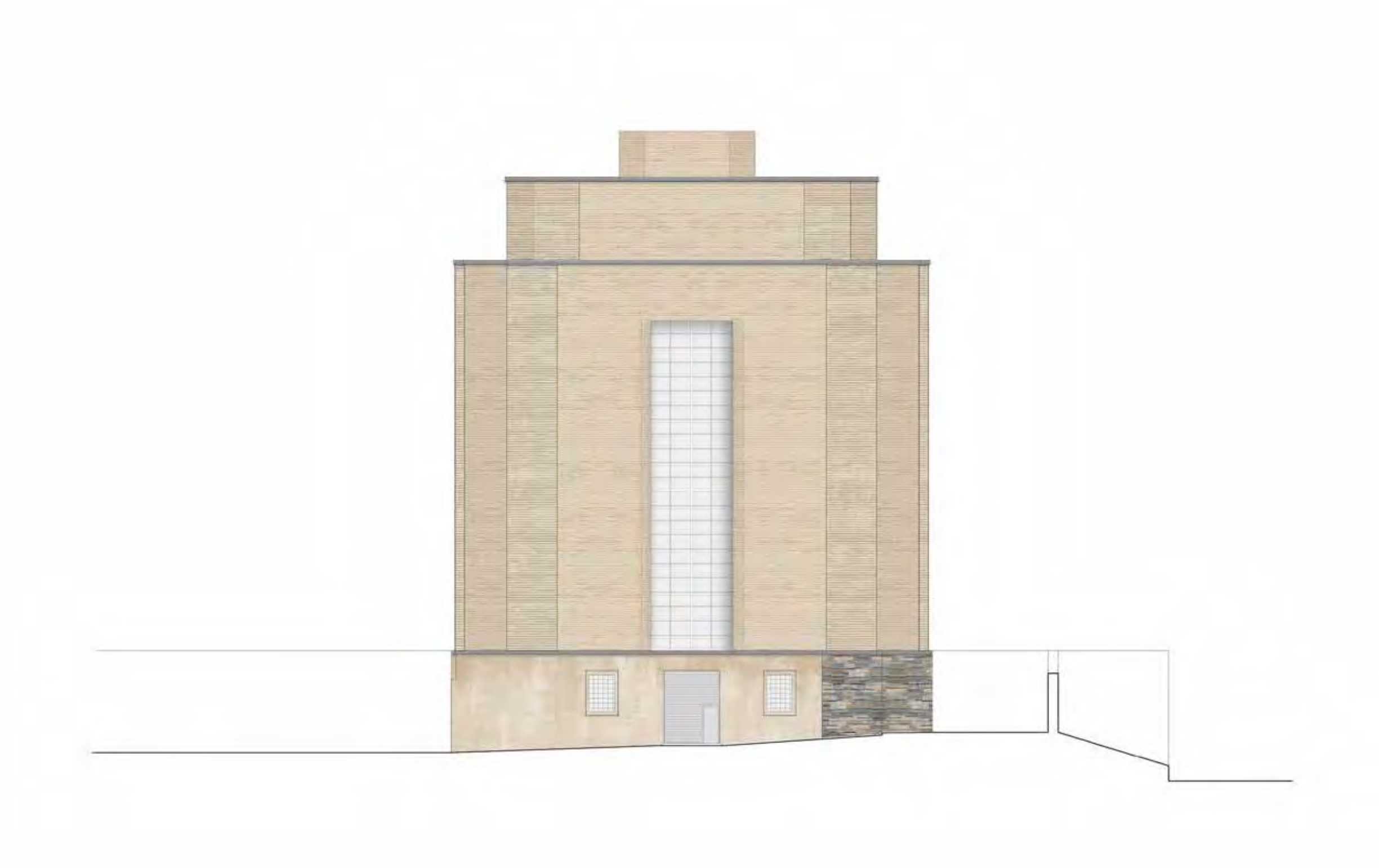
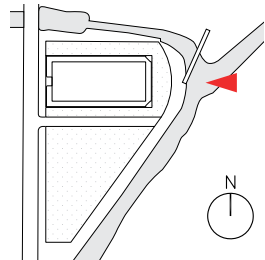
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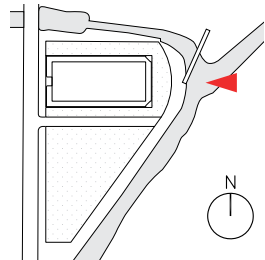


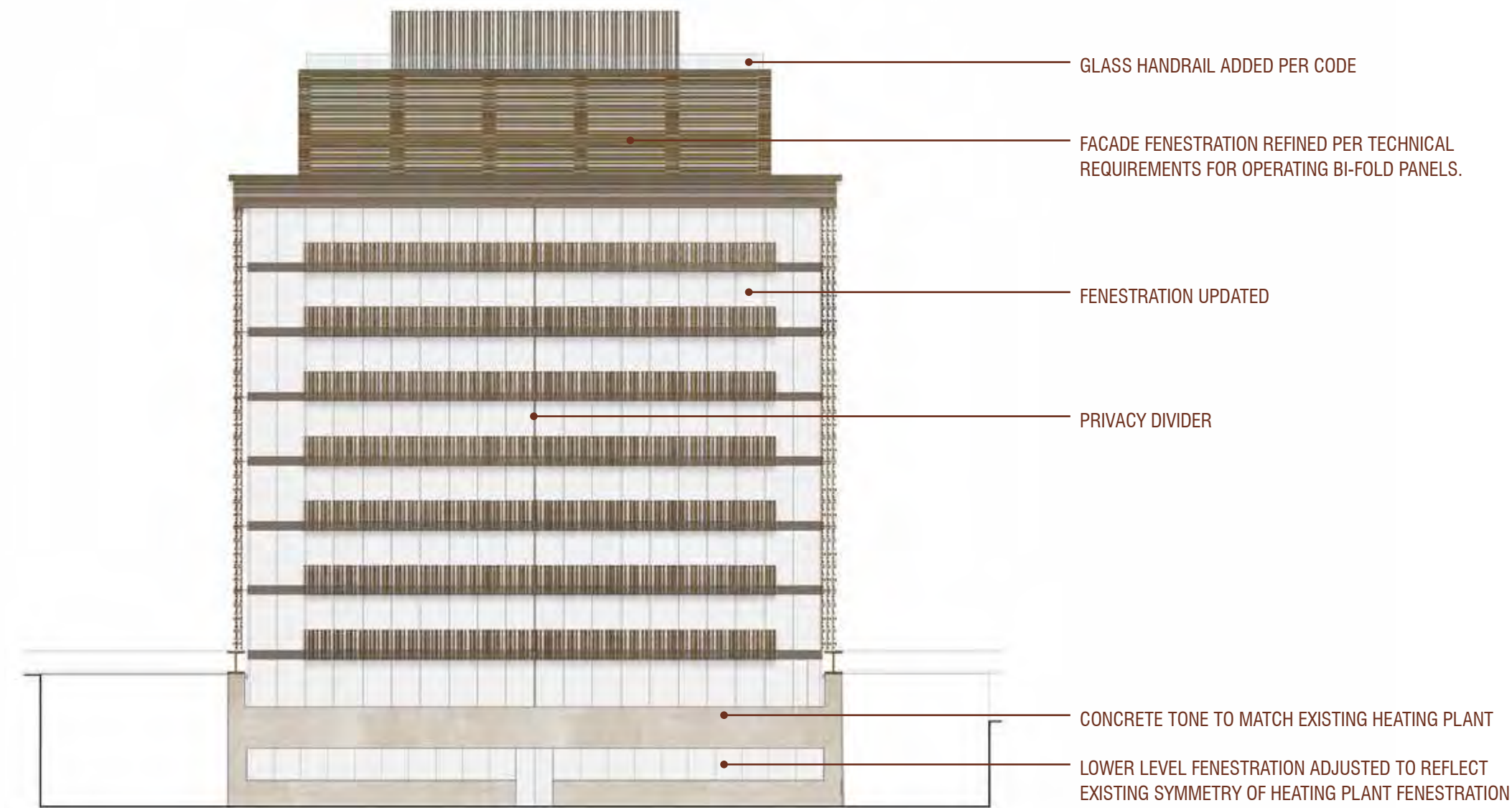
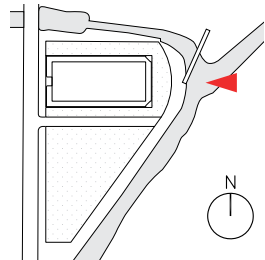
04/13/2022 PROPOSED NORTH ELEVATION
OPEN PANELS



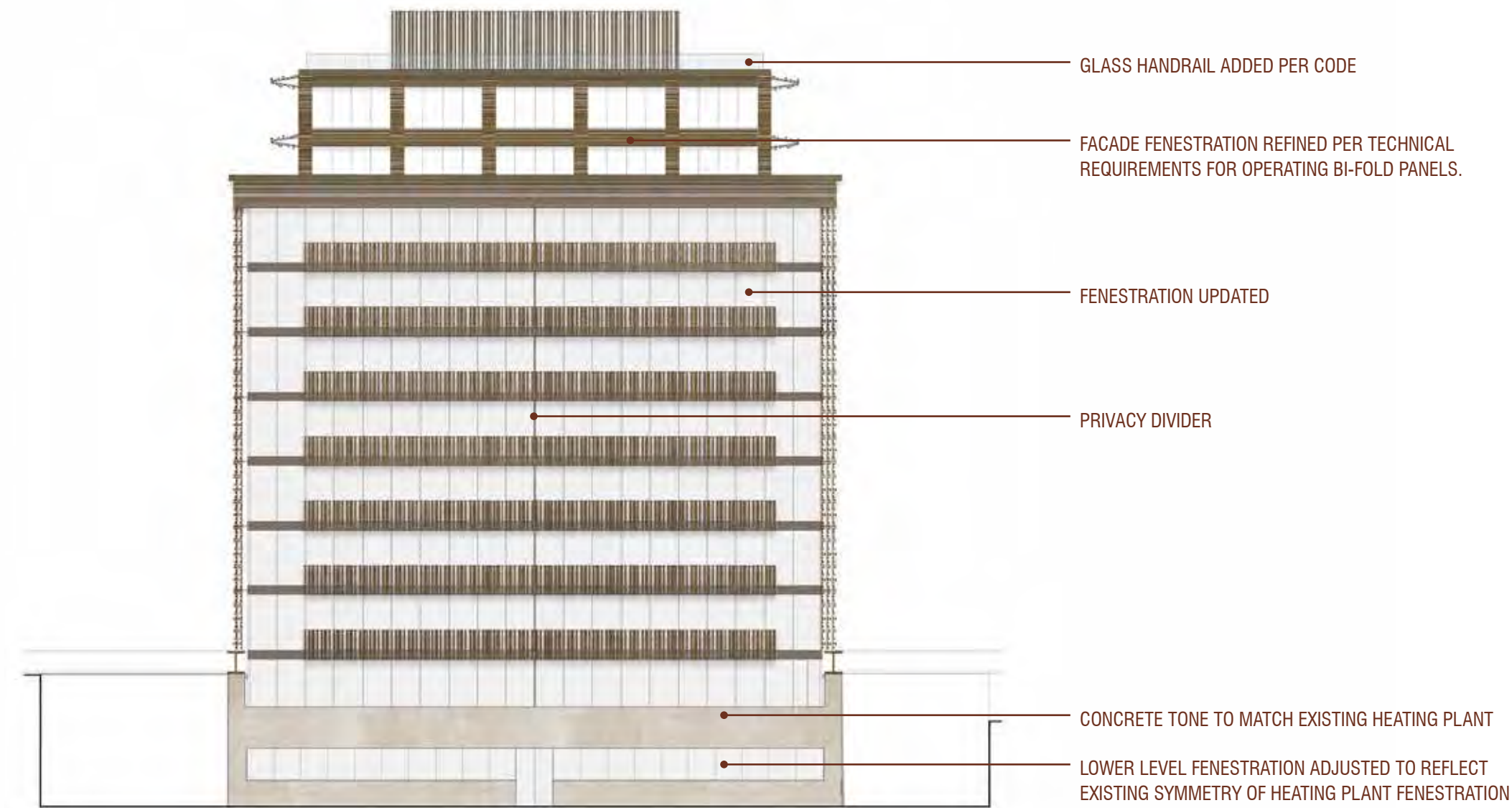
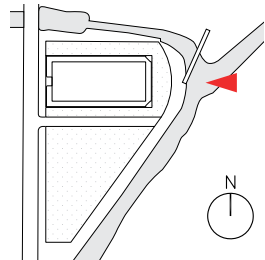
EXISTING EAST ELEVATION



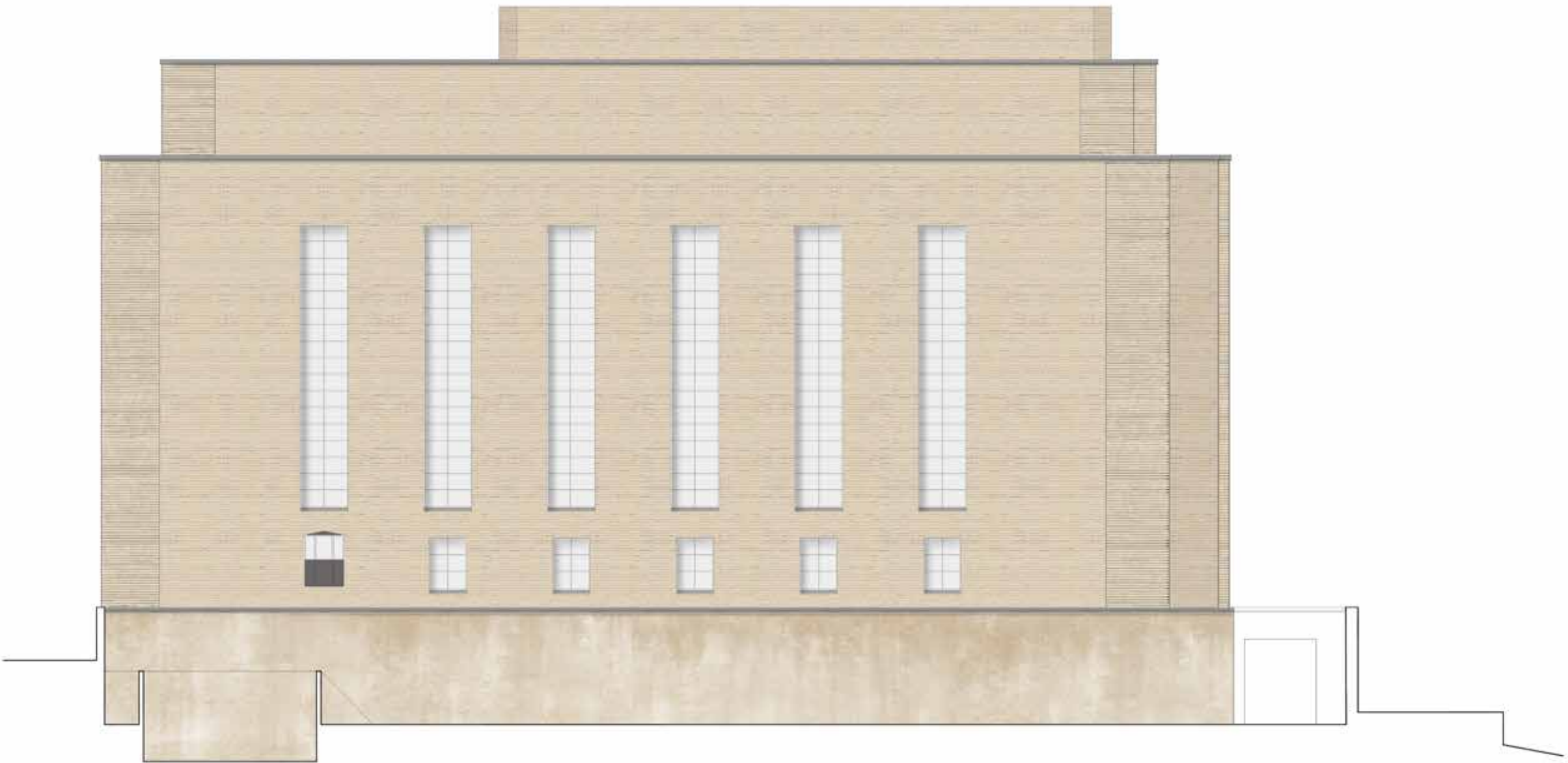
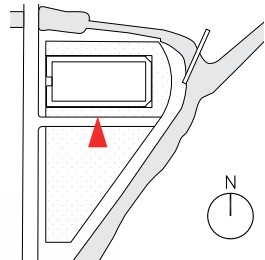




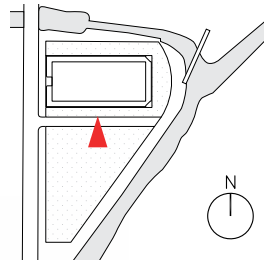
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OPEN PANELS



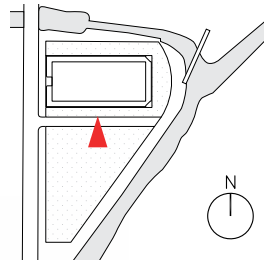
EXISTING SOUTH ELEVATION



09/20/2017 PROPOSED SOUTH ELEVATION
CLOSED PANELS

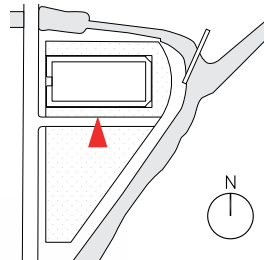


09/20/2017 PROPOSED SOUTH ELEVATION
OPEN PANELS

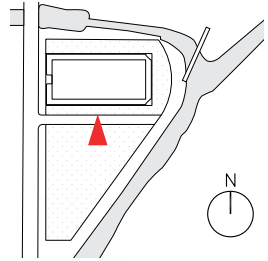


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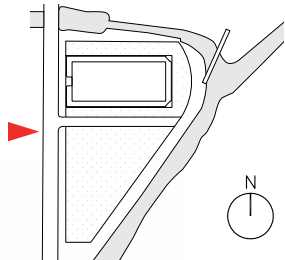
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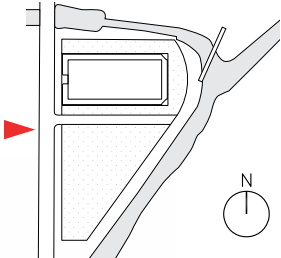


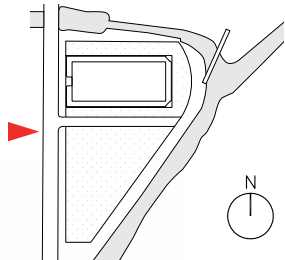
04/13/2022 PROPOSED SOUTH ELEVATION
OPEN PANELS



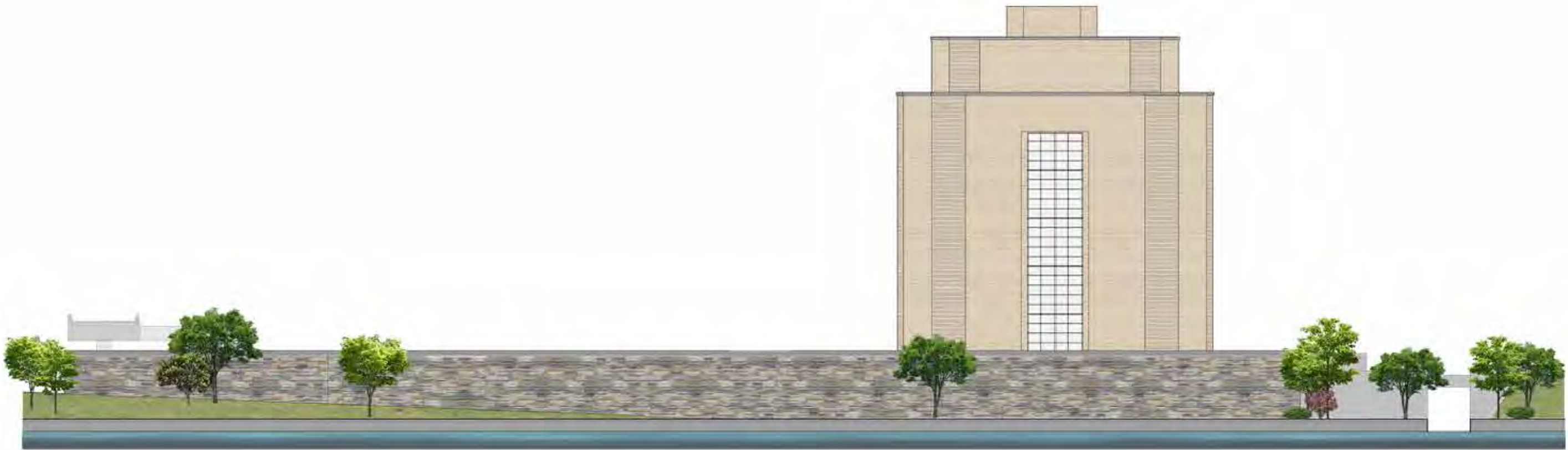
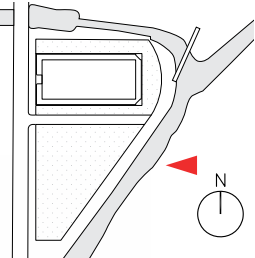
EXISTING WEST SITE ELEVATION

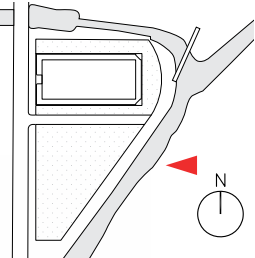


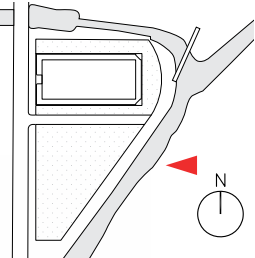




EXISTING EAST SITE ELEVATION



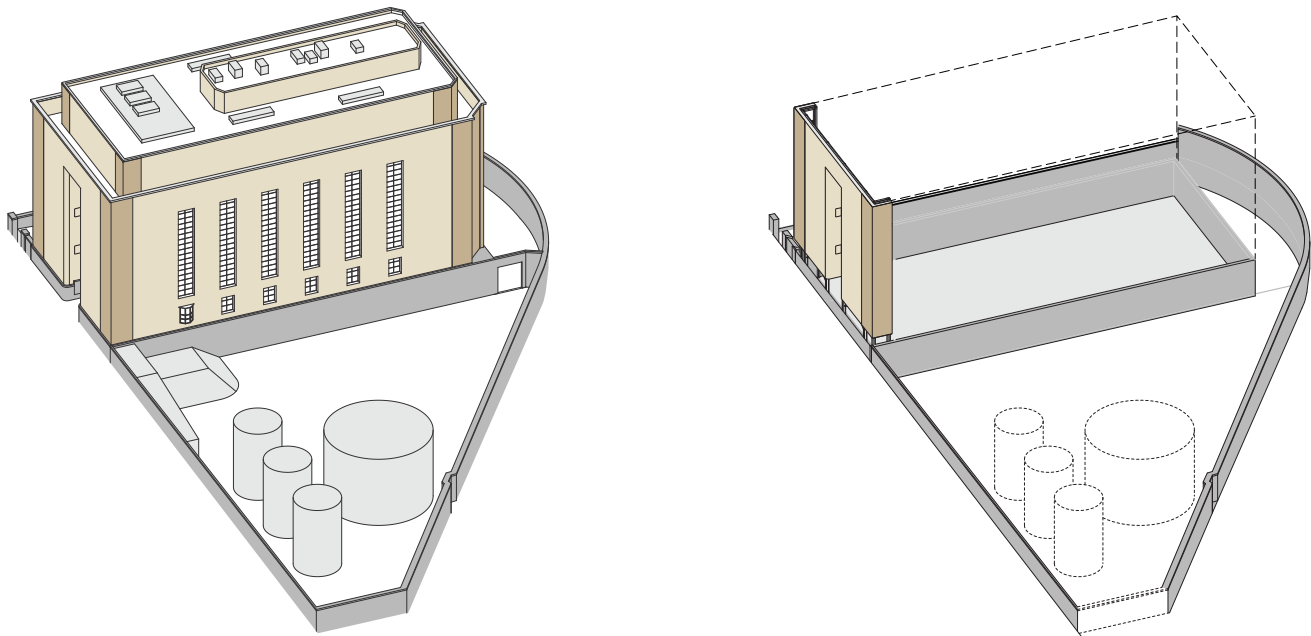




PRESERVATION DIAGRAM

SOUTH WEST AXONOMETRIC VIEW

EXISTING

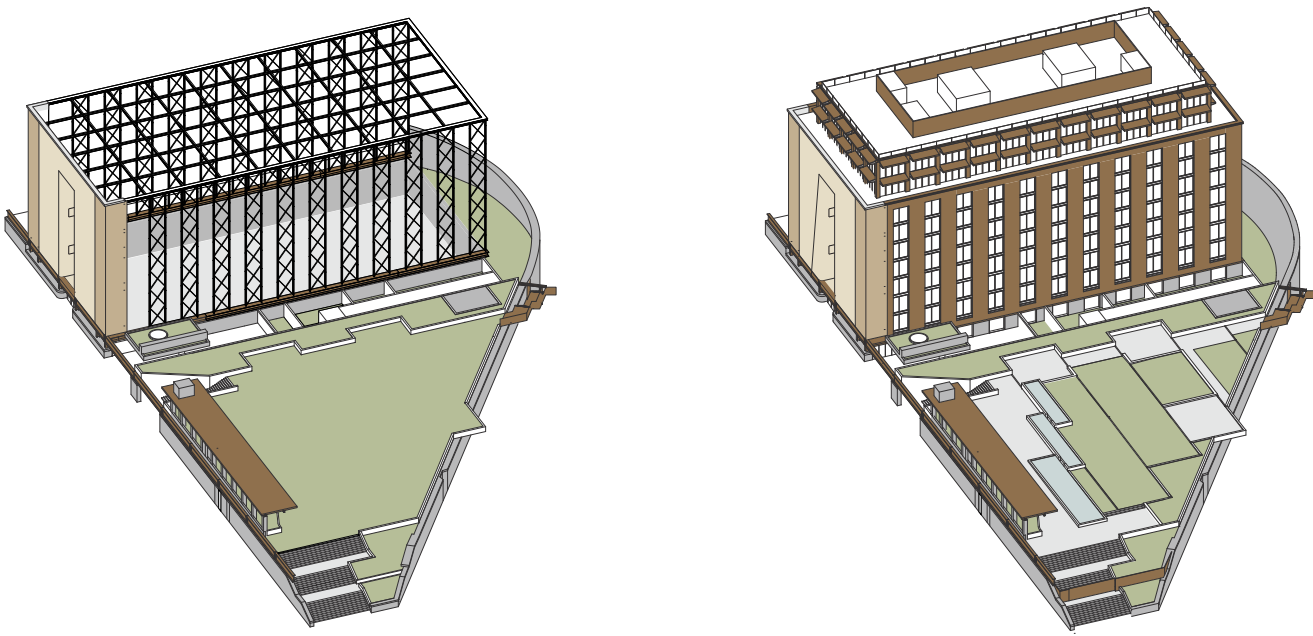


EXISTING BUILDING + COAL YARD + TANK FARM

- PRESERVE:
- 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

PROPOSED



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

- NEW:
- PUBLIC PARK
 - RE-ESTABLISHED BUILDING ENVELOPE

SOUTHWEST 29TH STREET VIEW



SOUTH VIEW



CANAL VIEW



NORTHWEST 29TH STREET VIEW

