

Proposed Waterfront Park Building

The Waterfront Plan recommends constructing a building along the western edge of Waterfront Park to achieve the following objectives:

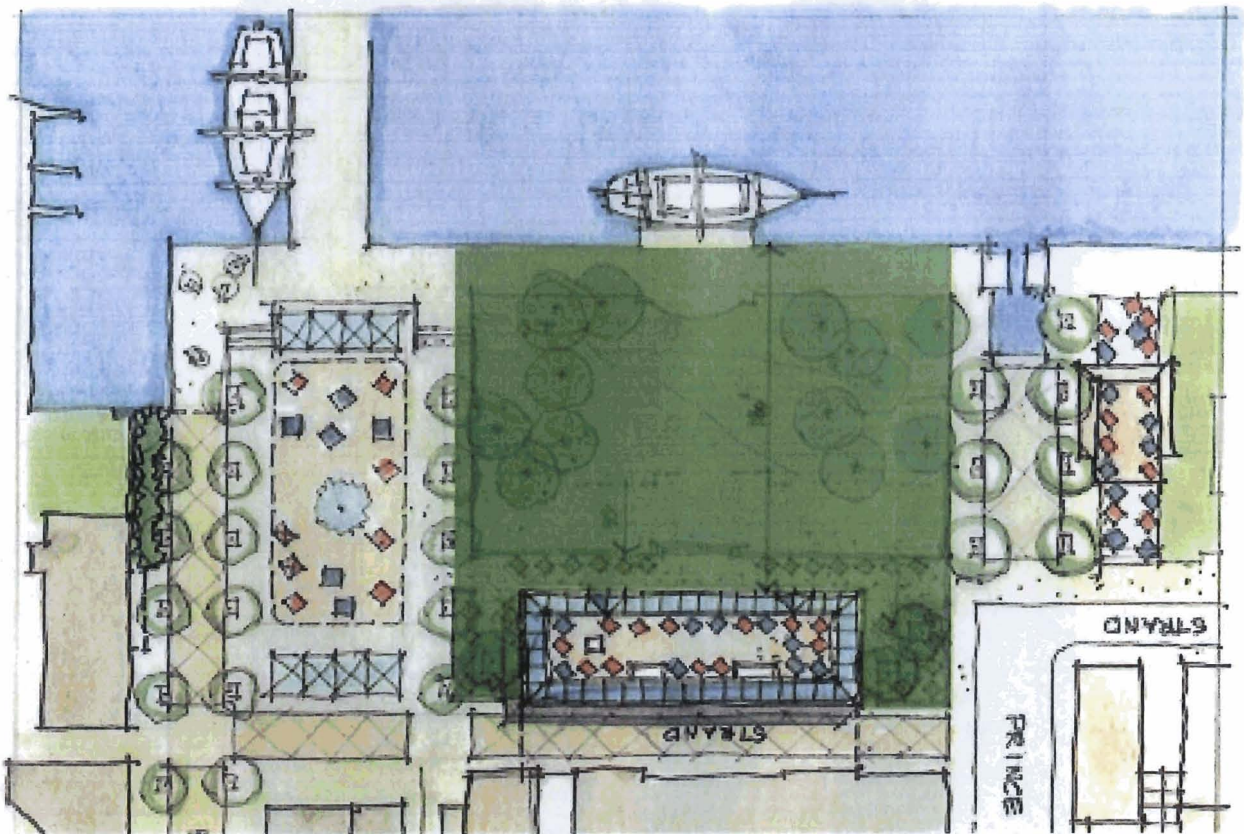
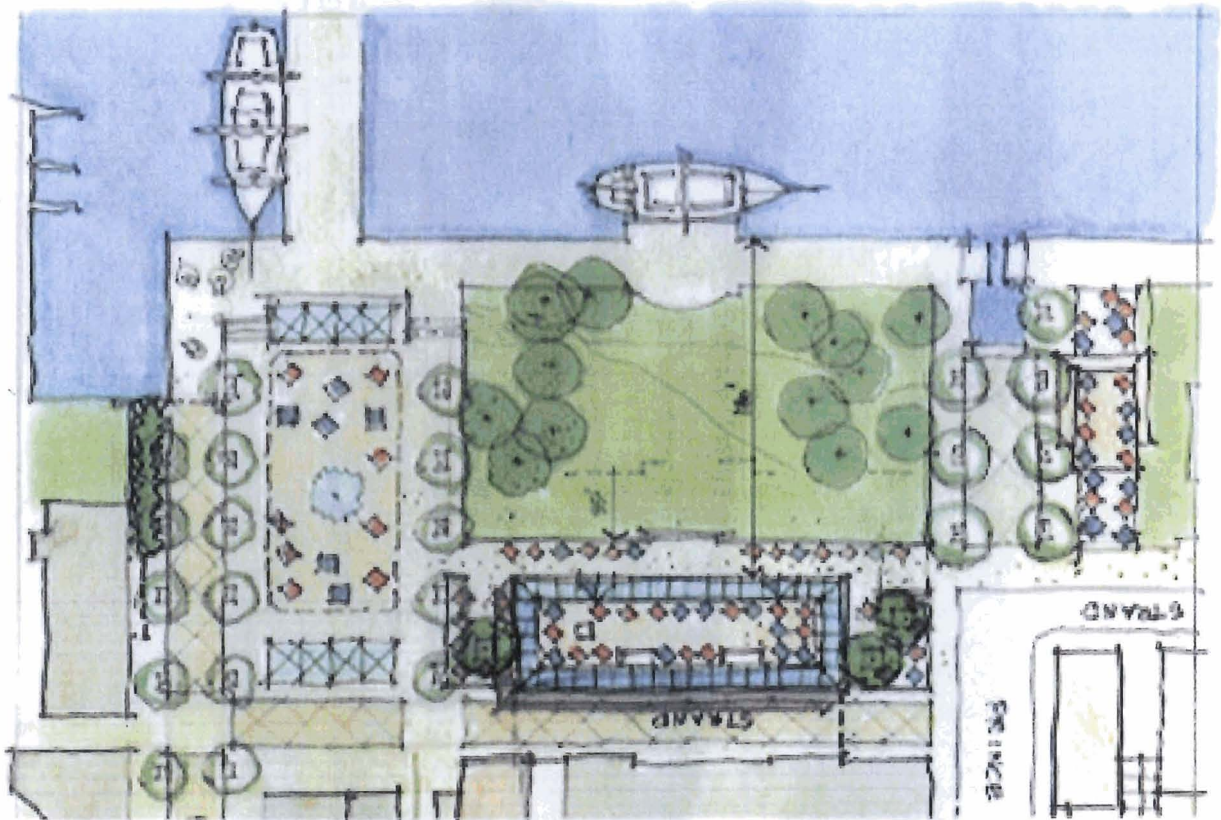
- A potential solution for the foot of King Street is to relocate the ODBC parking lot away from the water. A building in this location would both hide and pay for the parking lot.
- Waterfront Park is currently surrounded on three sides by parking, including the ground floor of the Strand building in the 100 block of South Union Street. The parking both hides the park and makes the park less inviting. A high-quality, well-designed building would increase the appeal of the park and attract more visitors, and provide “eyes on the park.” A more populated park feels safer, both night and day.
- A goal of the Plan is to link the activity of King Street to the Strand where redevelopment and a new park is planned.
- The building could incorporate elements of the flood mitigation strategy, including floodwalls and pumps.
- A restaurant could provide tax revenues sufficient for a very high level of maintenance in the new park area.
- It is important to remember that the Plan’s concept of a new Fitzgerald Square/Waterfront Park would *increase* the amount of park and public space at the foot of King Street.
- The main alternative to the restaurant building is a surface parking lot.

The draft Waterfront Plan includes two different options for a 33,000 square foot building; the City Council requested that staff look at a much smaller building. This document includes a proposal for an under-11,000 square foot building. In addition to being one-third the size of the original, the new proposed building has the following features:

- The new Waterfront Park building concept is approximately 60 feet in depth and 175 feet in length along The Strand, yielding around 10,500 square feet.
- Because the building would incorporate an existing strip of parking, the amount of existing parkland that would be used for the restaurant is reduced. The new building concept extends far less (by 35 feet) into the existing Waterfront Park than the previous design. The resulting Waterfront Park would extend 180 feet from shoreline to the walkway in front of the new building.
- As a result, the walkway in front of the new building lines up with the existing street (The Strand) to the south. This means that people walking toward King Street from Chadwick’s will not have their view blocked by a building.
- Parking to serve either the ODBC and/or new restaurant use could be provided at or below grade beneath the new building.
- The new concept is reduced in height and length so that it does not block most views from the existing Strand building. From Waterfront Park, the new building would mask the blank garage walls of the Strand building and about 8 feet (non-windowed) of the

new Virtue restaurant. The building would not block views to and from Wales Alley, and would allow a view of the majority of Waterfront Park from King Street.

- The new building concept is only one story in height and the exterior façade of the building, with exception of two gable elements, is only 14 feet high above the adjacent walkway fronting Waterfront Park, and steps back to a maximum height of 18 feet at the roof parapet. This lower height mitigates any potential view blocking of rear-facing tenants of the adjacent buildings.
- The conceptual design is one of a largely glass structure, taking architectural cues from the George Washington-designed “Orangery” or greenhouse at Mount Vernon, to create a low-slung market style building which activates Waterfront Park.
- The building’s design creates a large roof top space suitable for seasonal outdoor dining, offering panoramic views of the Potomac River.
- The building’s conceptual architecture and design respect the rear façade of the existing 210 South Union Street building, by maintaining a low height below functional window space, and incorporating thematic relation to that building’s architectural style. Sloped glazing echoing the glass mansard, divided light window openings, semi-circular arches, and other materials and detailing ensure compatibility with the 210 South Union Street building.



7

