ROBINSON TERMINAL SOUTH

Alexandria, VA

BAR Work Session No. 5 Presentation

January 21, 2015

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EXISTING AERIAL PHOTOGRAPH

Union Street is the first north south link inland from the waterfront. From this perspective differences between the east and west sides of Union Street are apparent in terms of size, scale and texture of the urban fabric. From Wolfe Street at the south to Cameron Street at the north, the east side is predominantly commercial uses with larger building footprints and greater heights. The west side is both commercial and residential with residential concentrations to the south and north and more commercial uses near the center at King Street.

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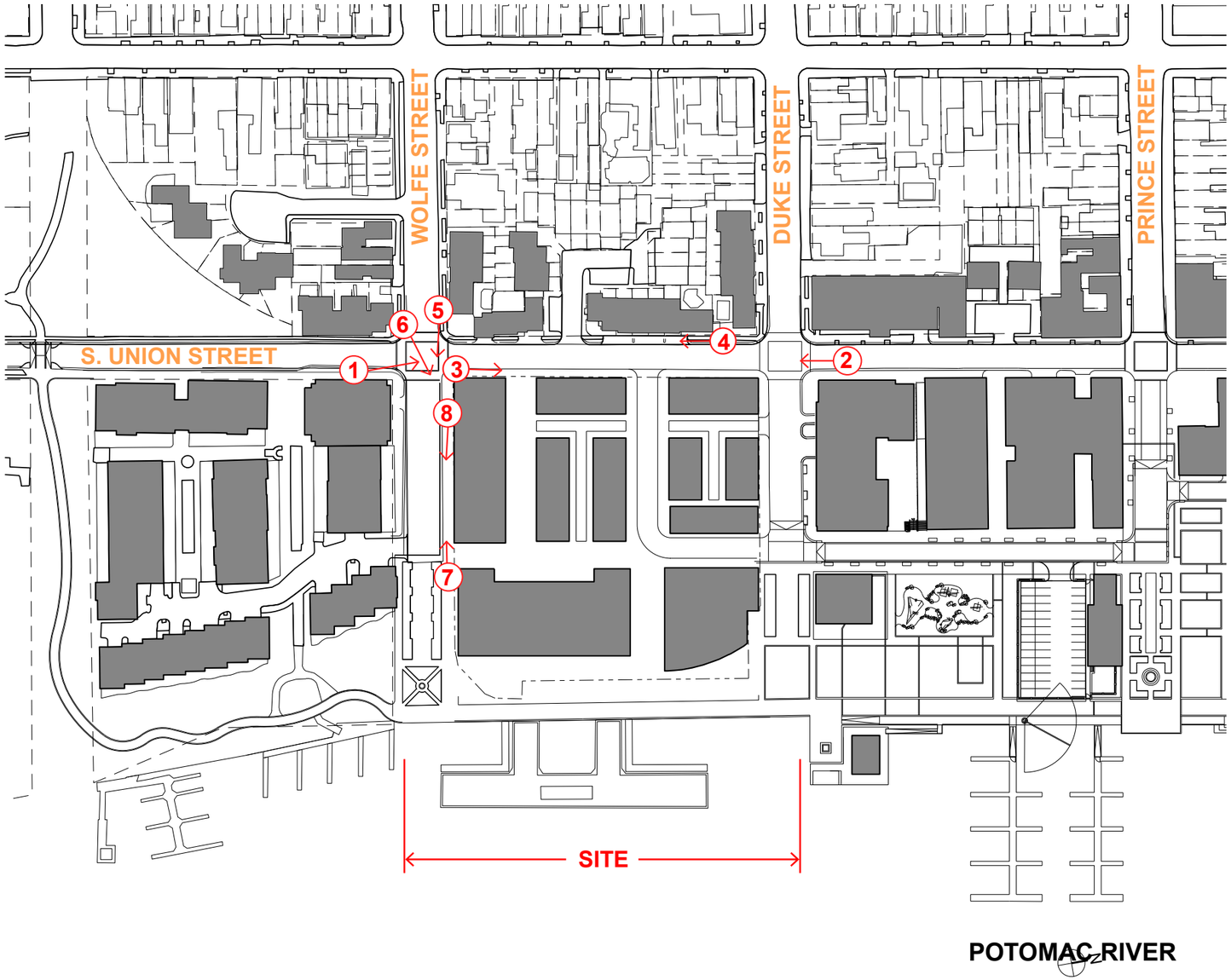
URBAN FABRIC (PHOTO KEY)



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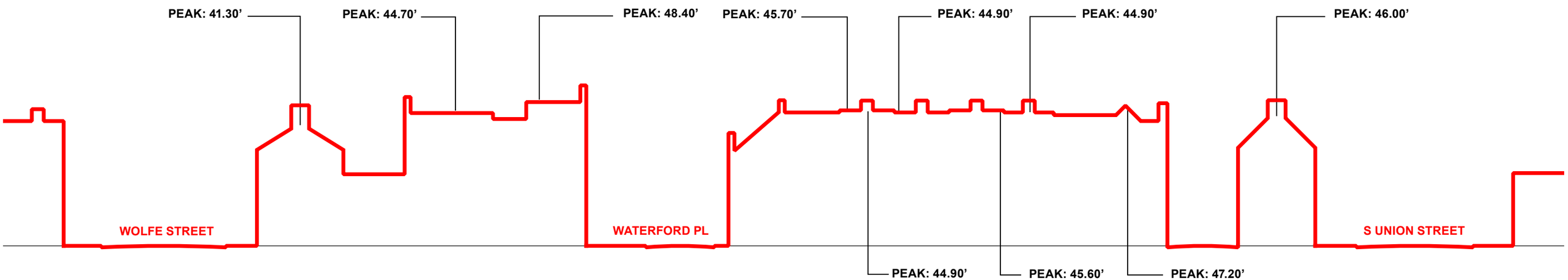
S. UNION STREET - WEST ELEVATION

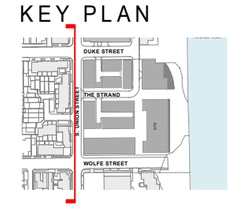


SILHOUETTE

PHOTO-MONTAGE

NOTE: ALL HEIGHT MEASURMENTS USE SIDEWALK IMMEDIATELY ADJACENT TO STRUCTURE AS 0'-0". PHOTO-MONTAGE DO NOT TAKE INTO ACCOUNT DEPTH OF FIELD AND ARE THEREFORE ***NOT TO SCALE*** RELATIVE TO EACH OTHER.

KEY PLAN



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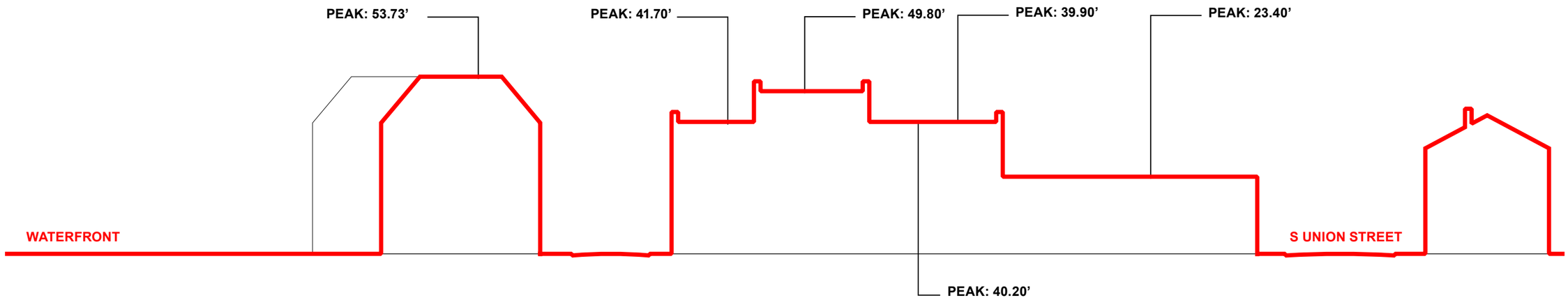
WOLFE STREET - SOUTH ELEVATION



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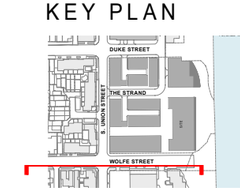

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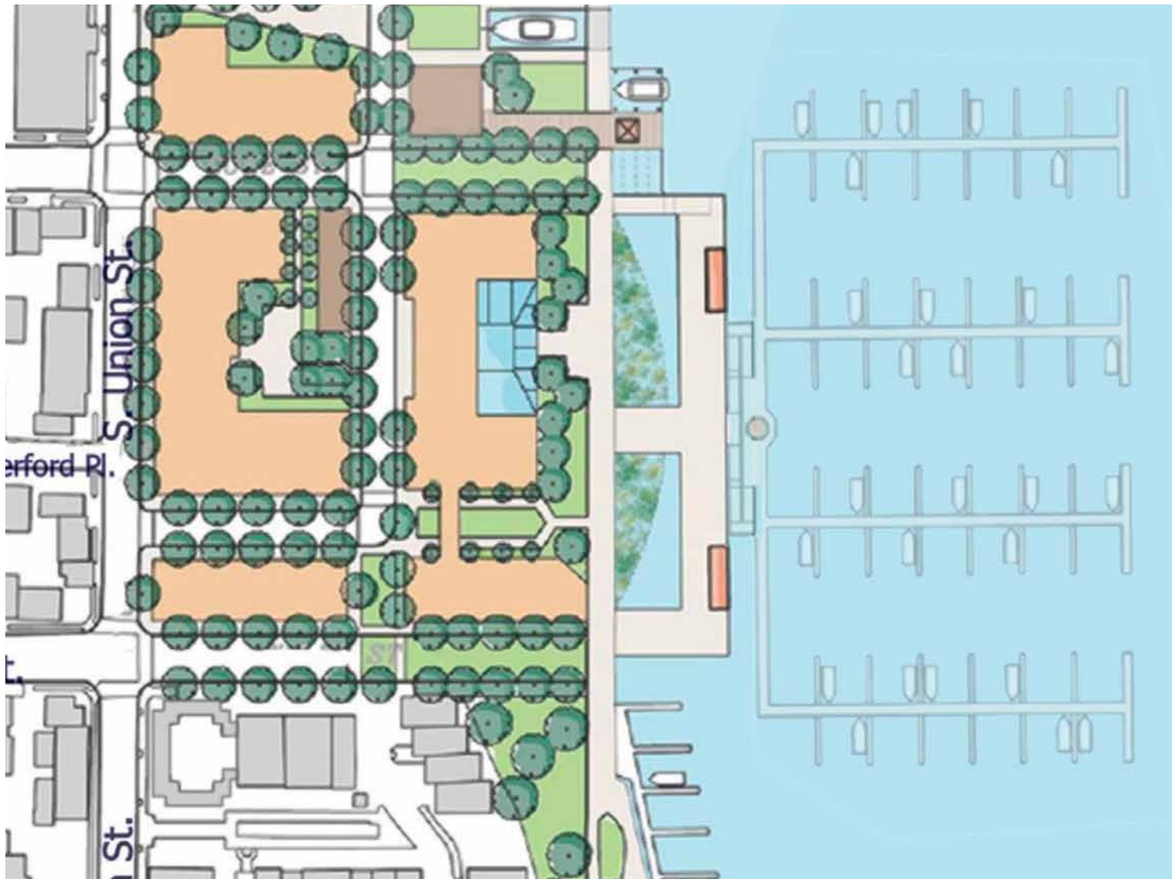

WATERFRONT SMALL AREA PLAN

EYA PROPOSED PLAN

	Waterfront Plan	Proposed Plan
Open Space (SqFt)	28,500	54,152
Development (SqFt)	380,529	280,233
Building Height (max Ft)	50	50

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SITE PLAN

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WATERFRONT MODEL

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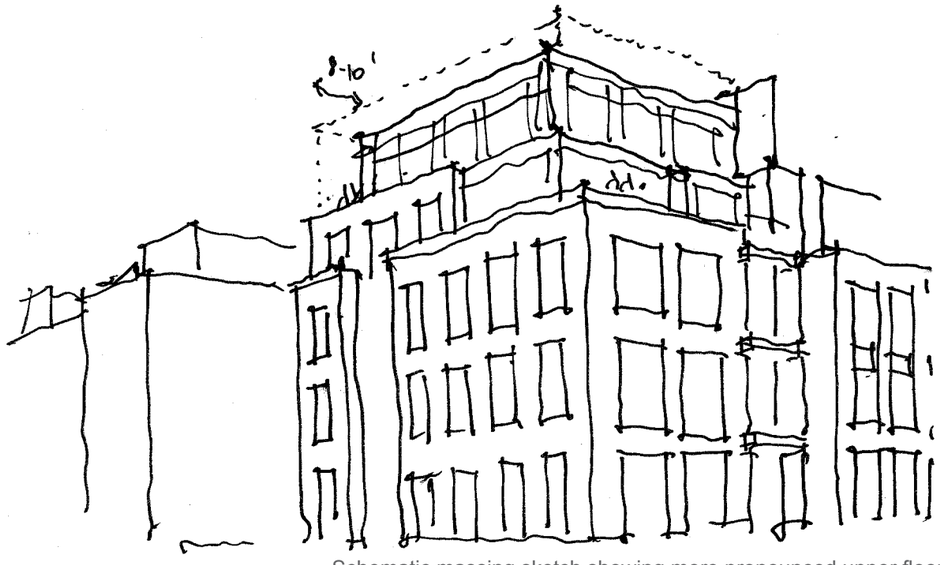
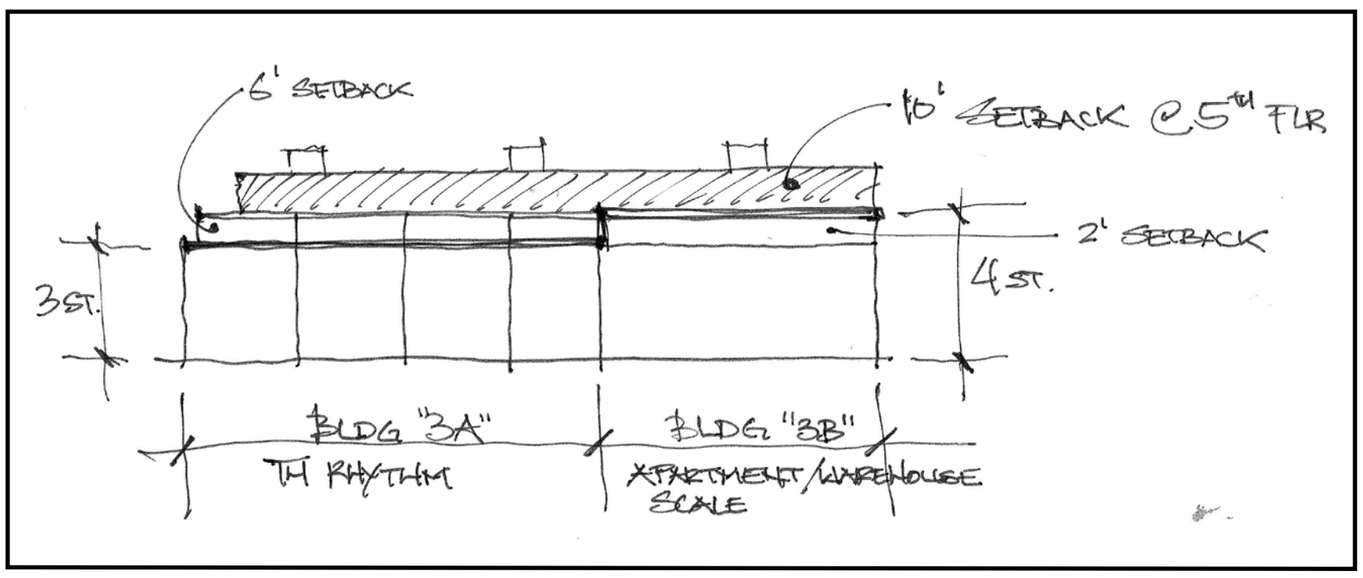


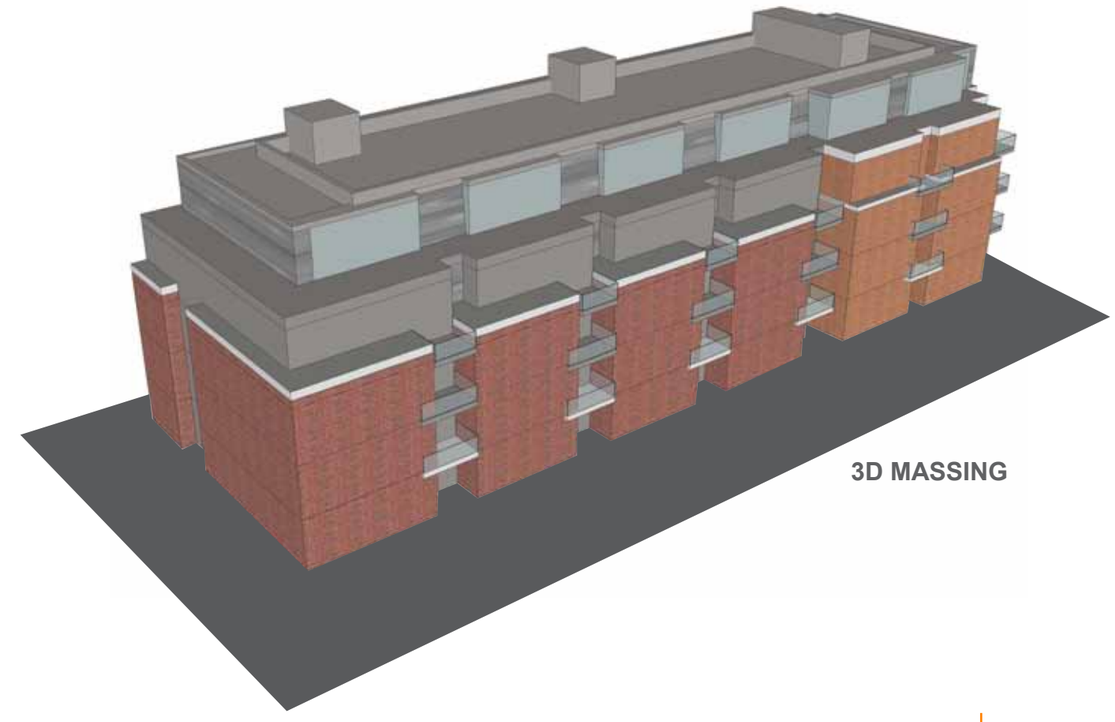
Schematic massing sketch showing more pronounced upper floor set backs at corner of South Union and Wolfe streets. Dashed lines illustrate building volume.

BAR STAFF SKETCH

3D MASSING



ARCHITECT CONCEPTUAL ELEVATION



3D MASSING

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Current Proposal

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Current Proposal

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Current Proposal

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View from Wolfe Street looking northeast
BAR #3 Submission

View from Wolfe Street looking northeast
BAR #4 Submission

View from Wolfe Street looking northeast
BAR #4 Submission : Refinement

View from Wolfe Street looking northeast
BAR #5 Submission : Current Proposal

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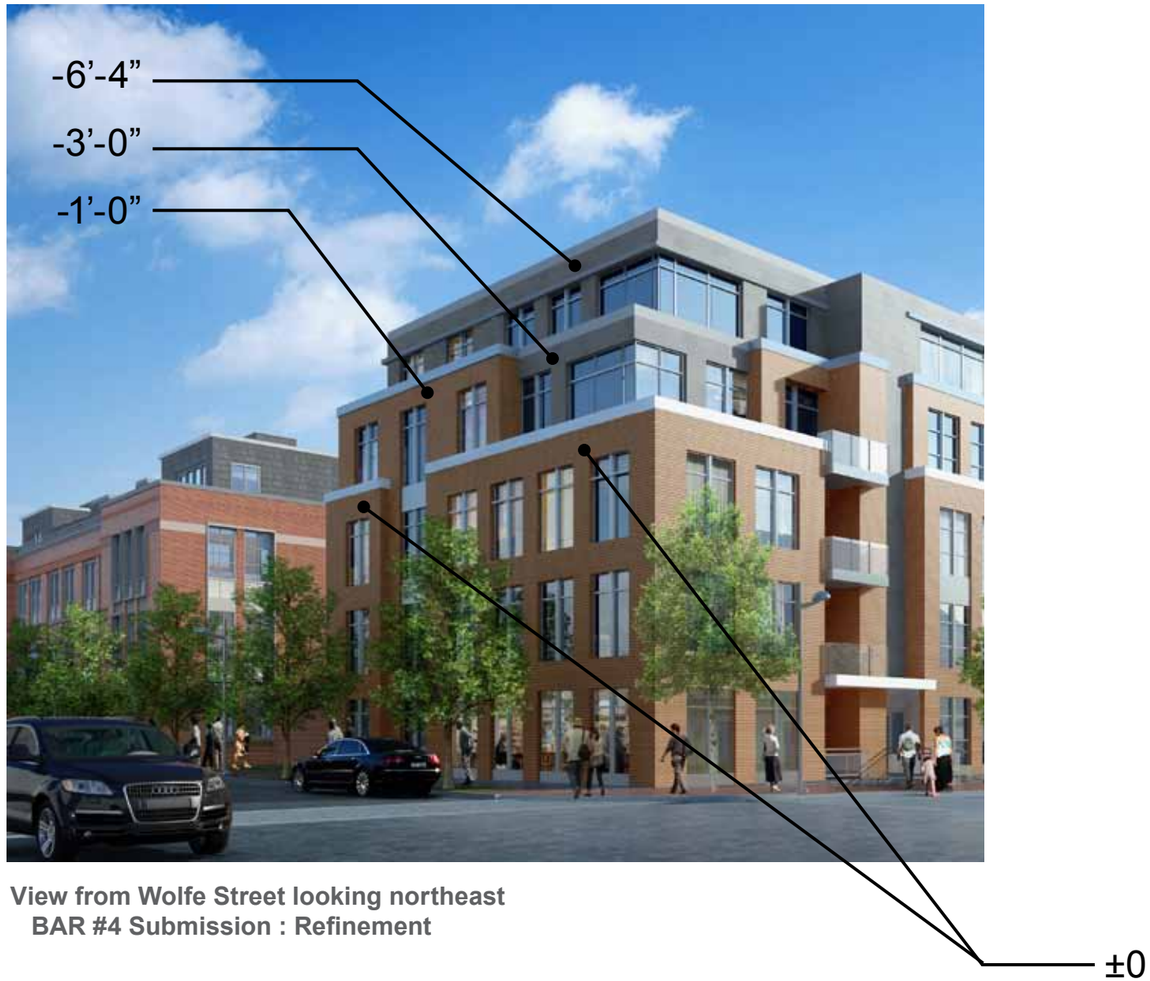
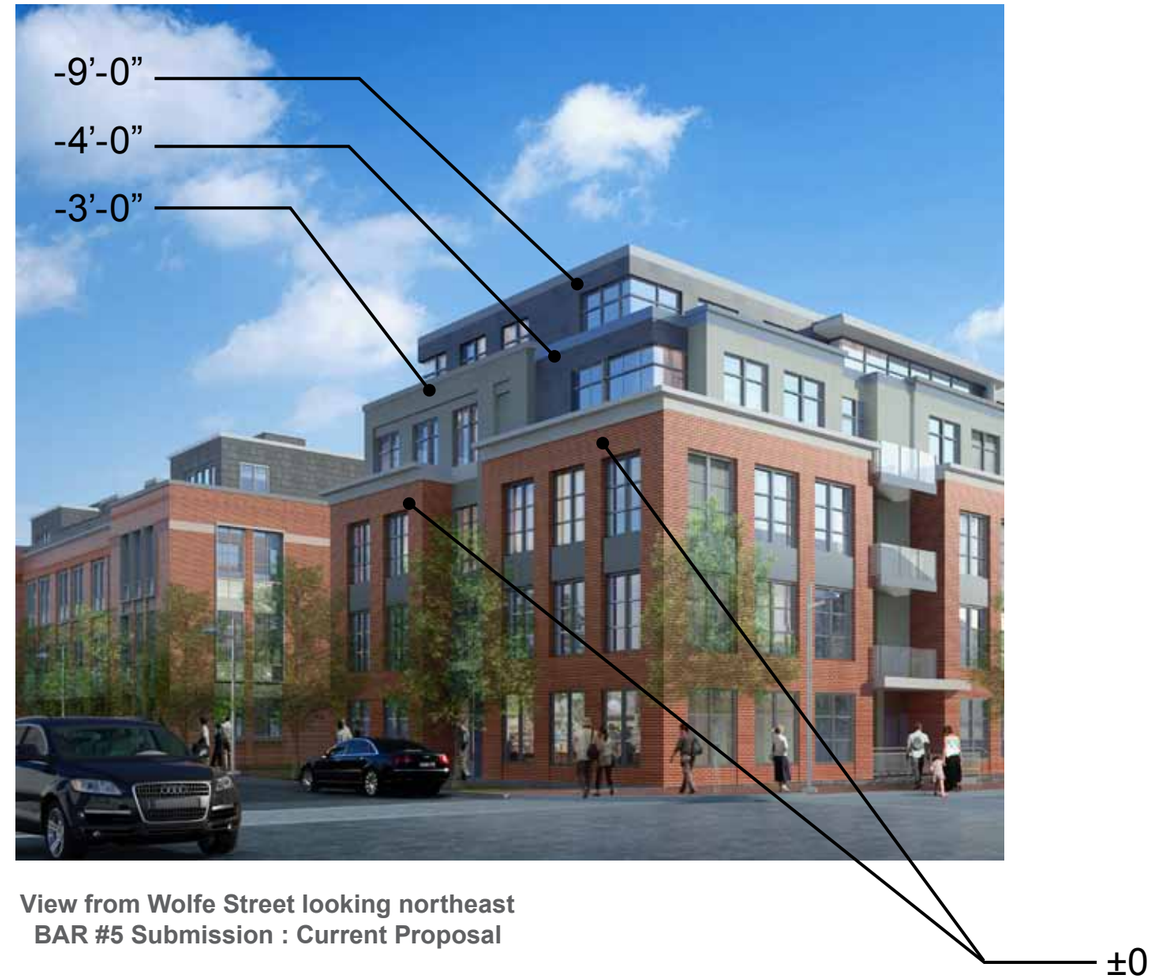
BUILDING 03 ELEVATION MASSING COMPARISON



View from Wolfe Street looking northeast
BAR #4 Submission : Refinement



View from Wolfe Street looking northeast
BAR #5 Submission : Current Proposal

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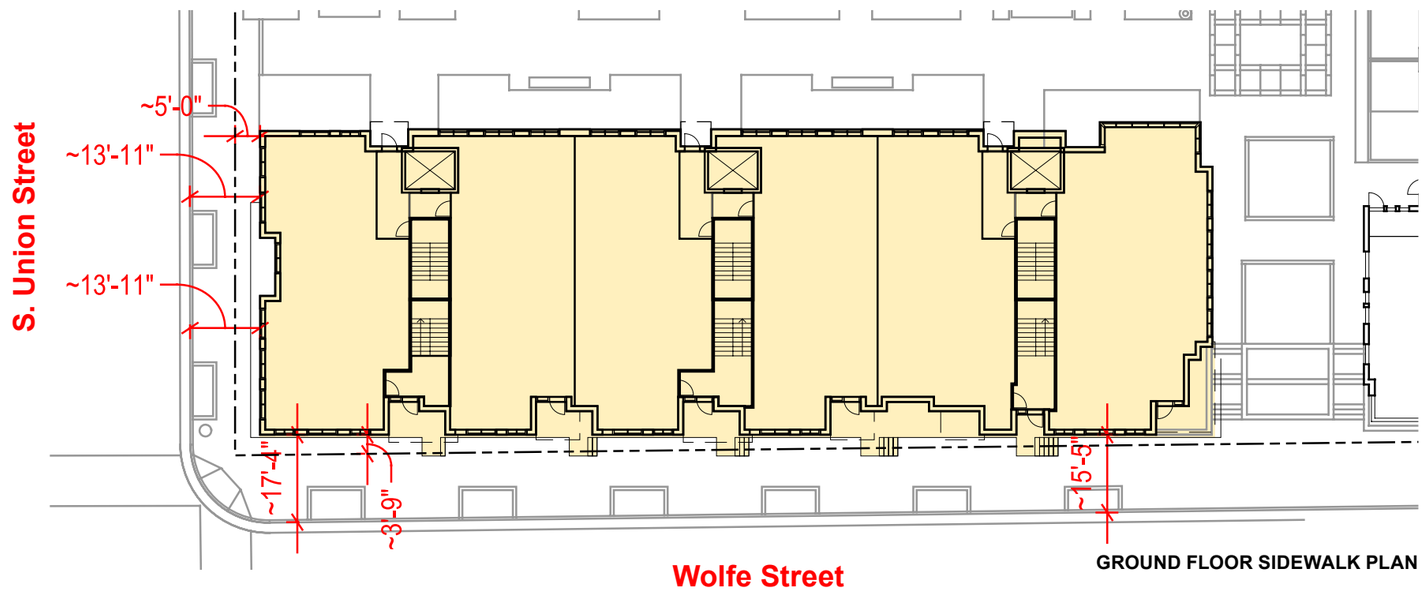
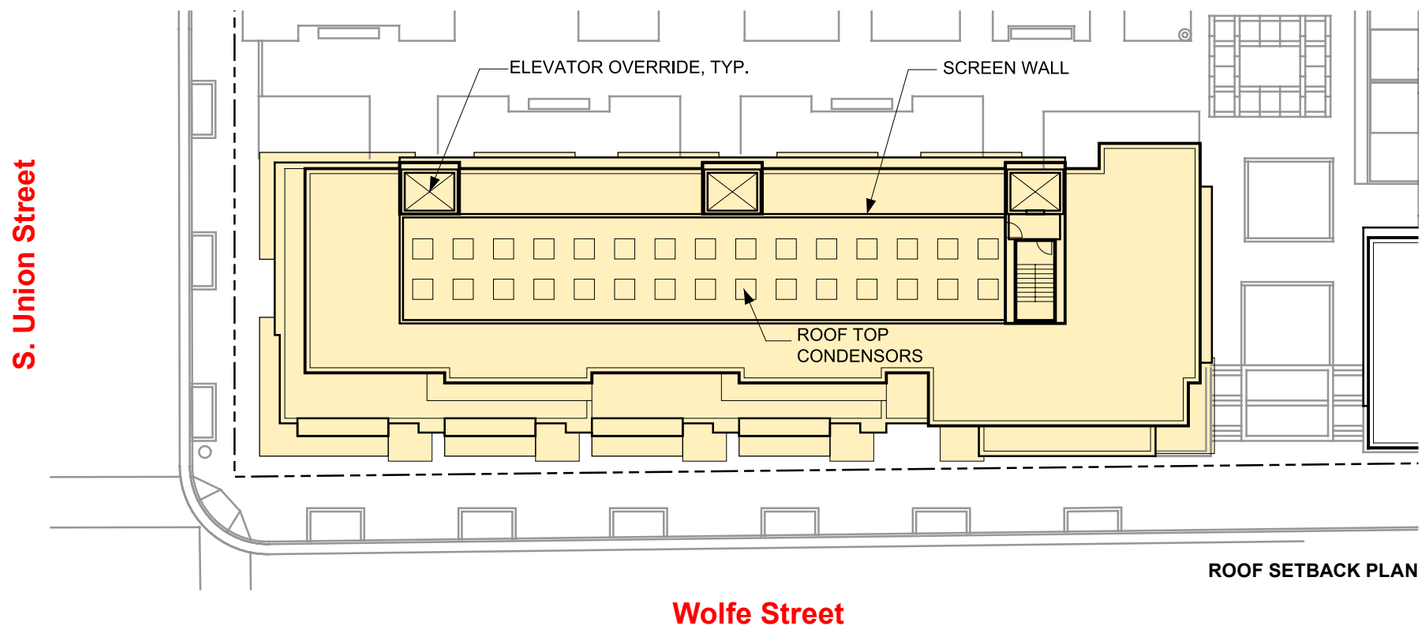


GROUND FLOOR SIDEWALK PLAN



ROOF SETBACK PLAN

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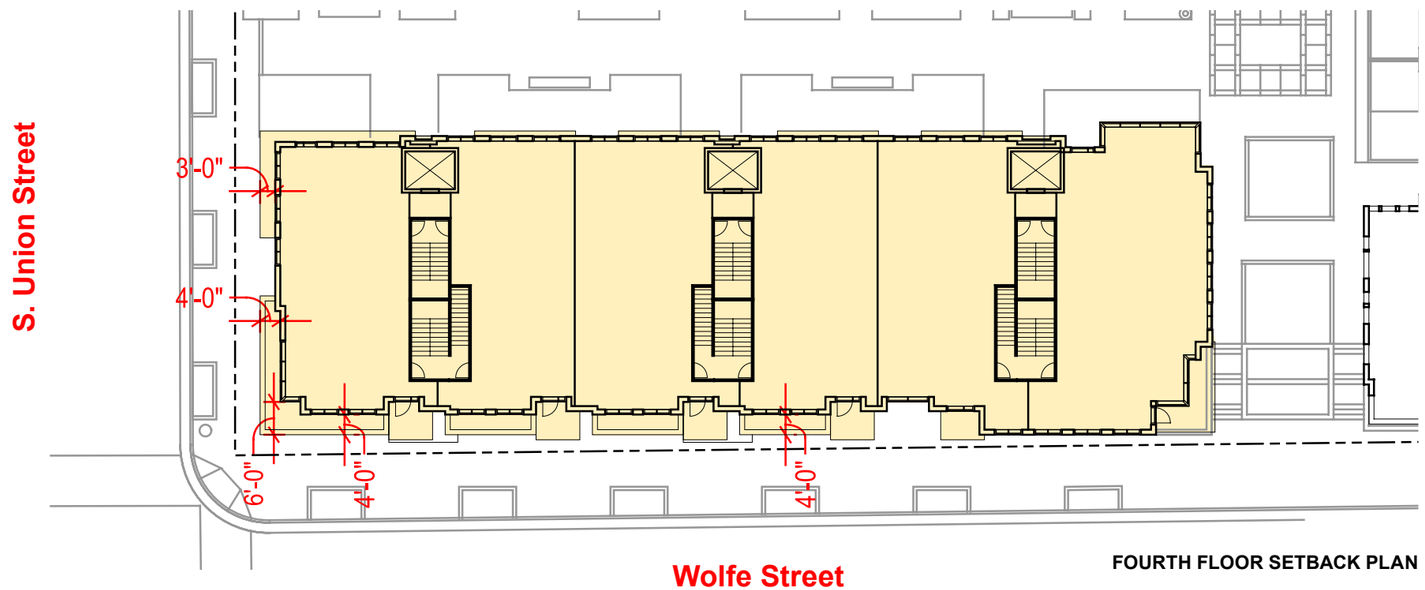
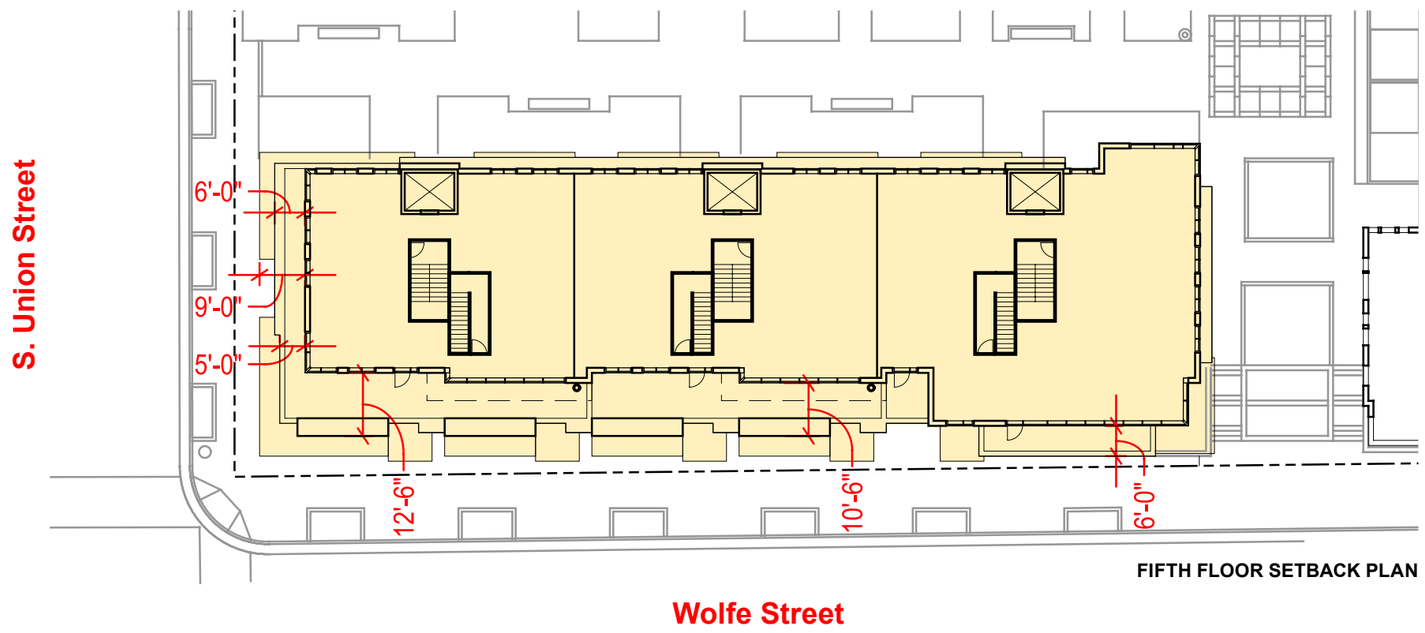


FOURTH FLOOR SETBACK PLAN



FIFTH FLOOR SETBACK PLAN

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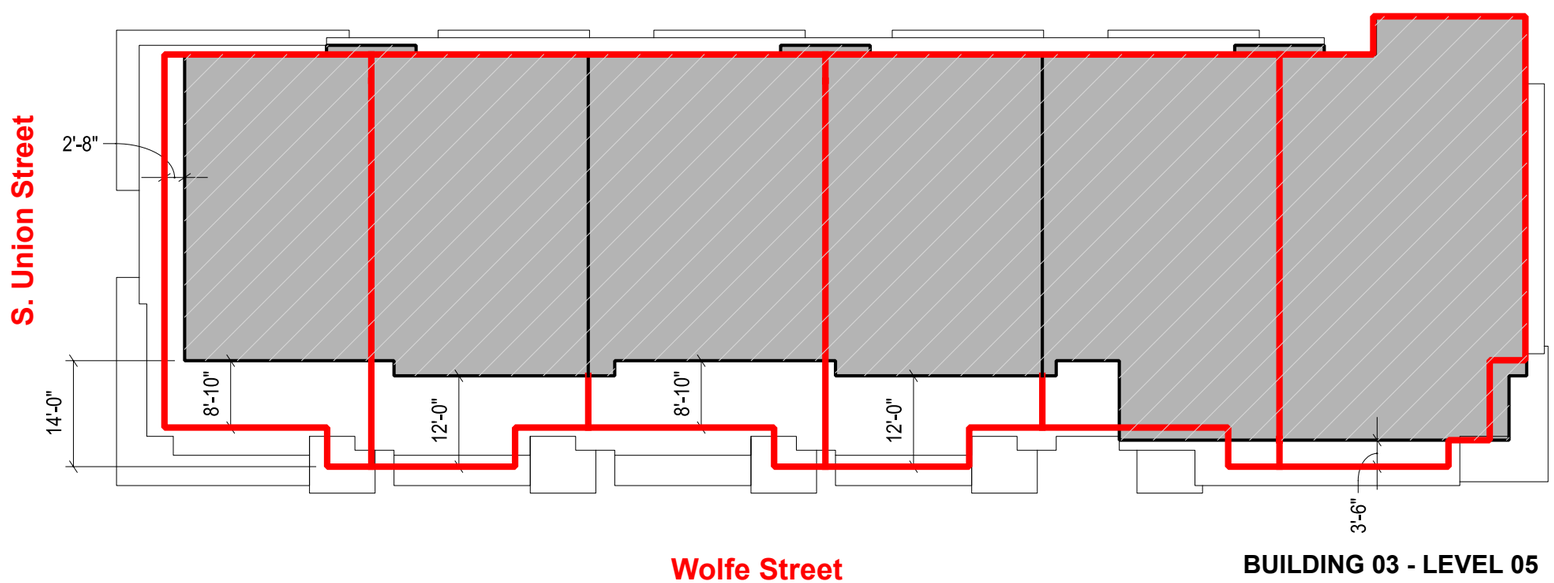
BUILDING 03 PLAN COMPARISON

BUILDING 03 - LEVEL 04



BUILDING 03 - LEVEL 05

B.A.R. #4 OUTLINE

B.A.R. #5 OUTLINE

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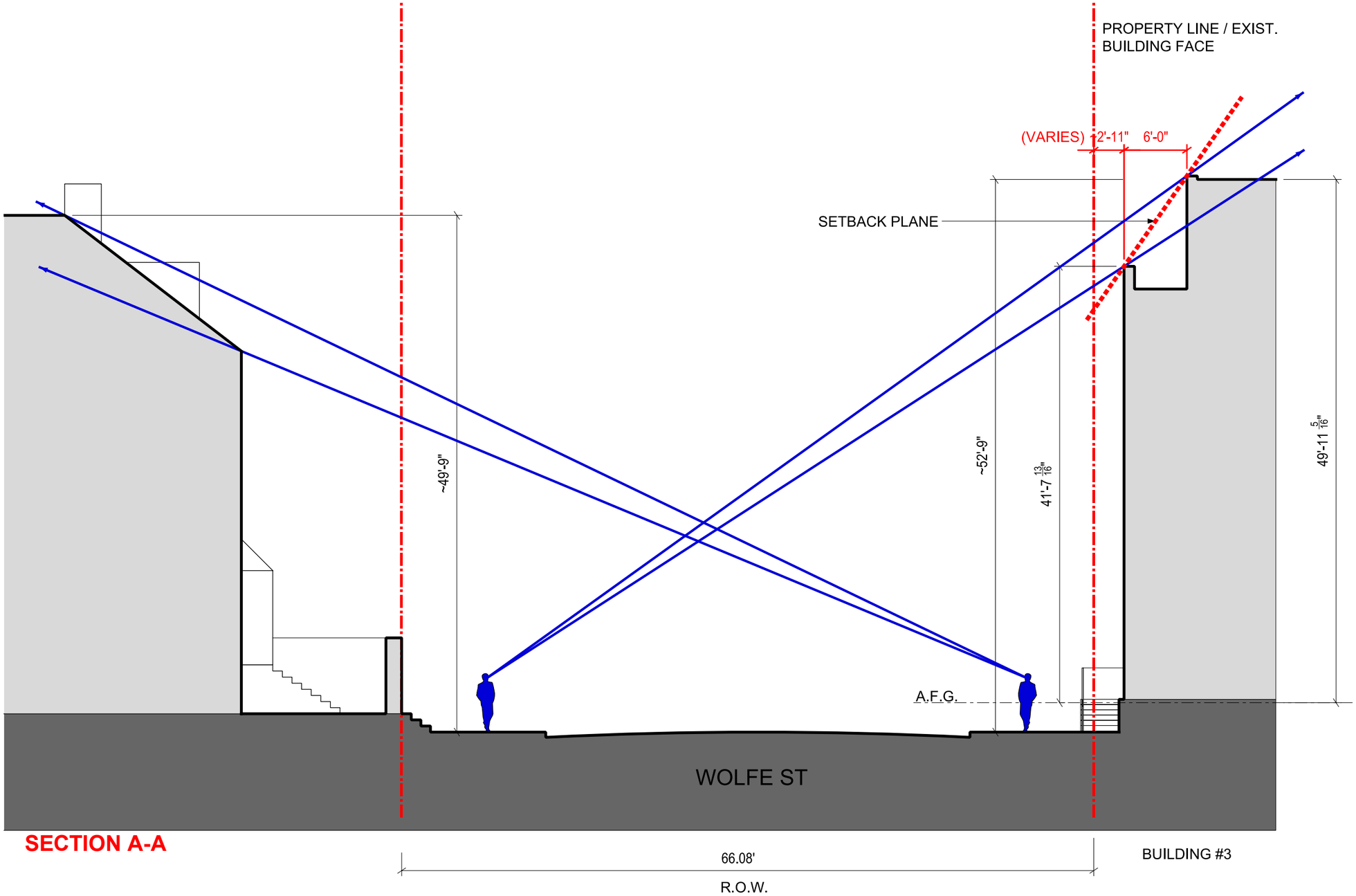
SECTION



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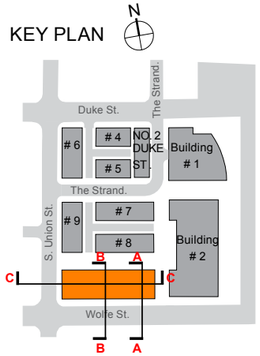

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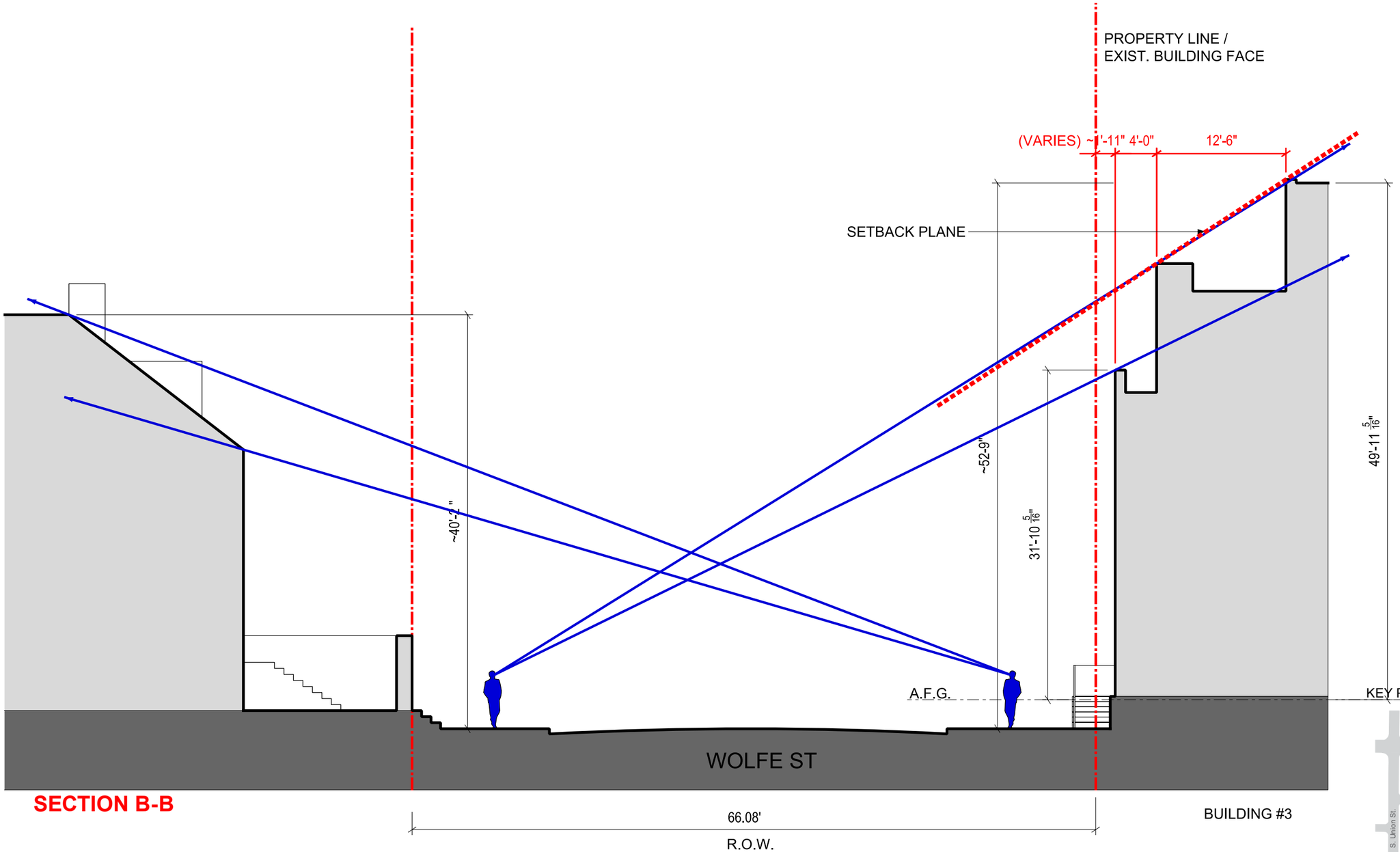
SECTION



SECTION B-B

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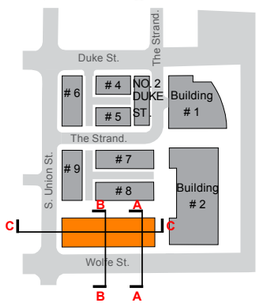

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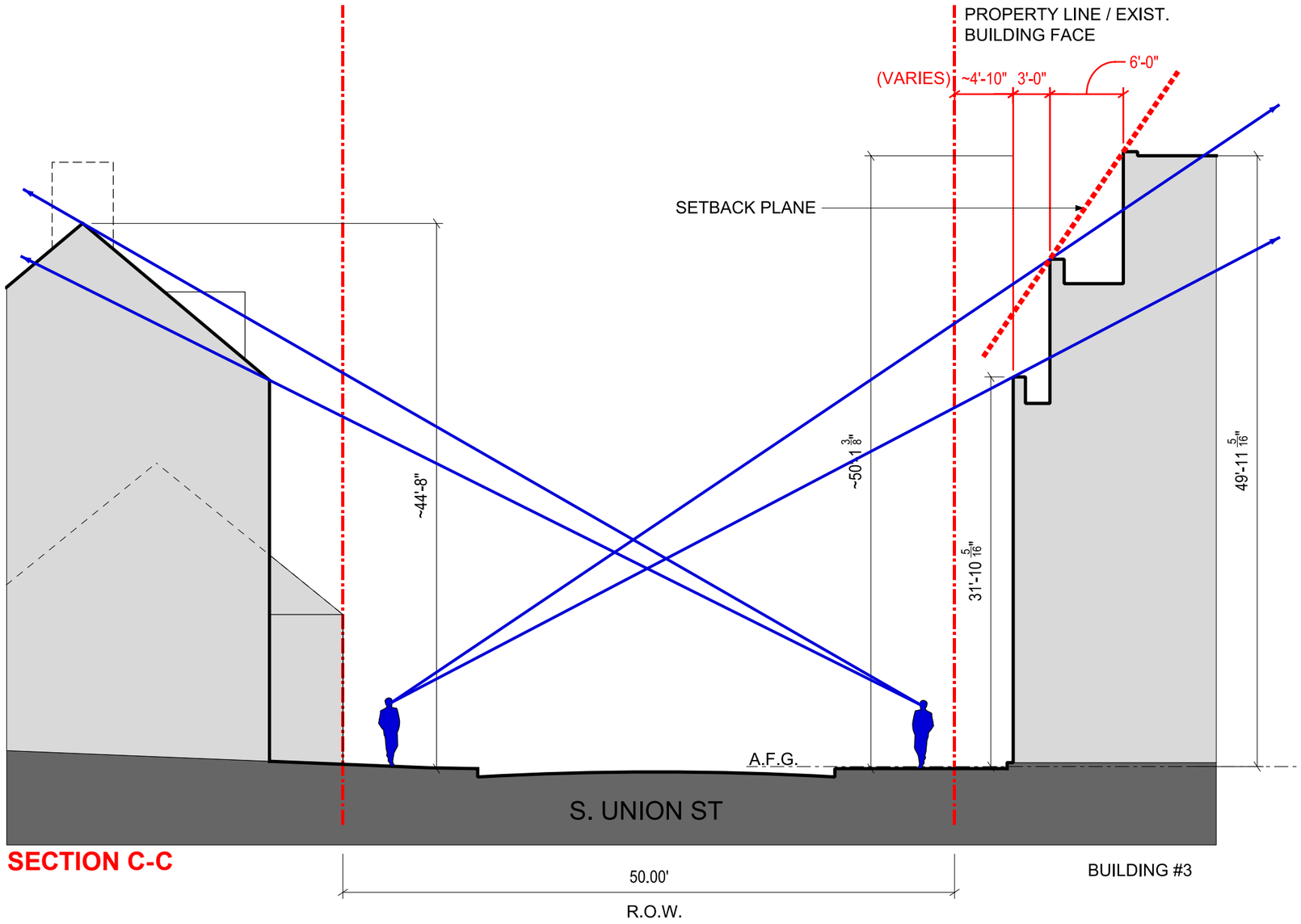

SECTION C-C

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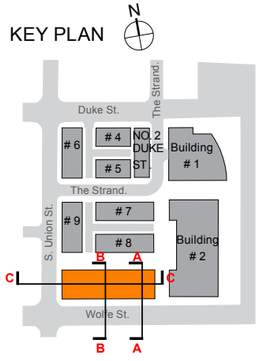

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