

# City of Alexandria, Virginia

## MEMORANDUM

**DATE:** FEBRUARY 18, 2015

**TO:** CHAIRMAN AND MEMBERS OF THE  
OLD AND HISTORIC ALEXANDRIA DISTRICT  
BOARD OF ARCHITECTURAL REVIEW

**FROM:** HISTORIC PRESERVATION STAFF

**SUBJECT:** 5<sup>th</sup> CONCEPT REVIEW OF 500 & 501 N UNION ST  
(FORMERLY ROBINSON TERMINAL NORTH)  
BAR CASE # 2014-00119

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### **I. BACKGROUND**

As a reminder, this project falls outside of the boundaries of the Old & Historic Alexandria District and these buildings do **not** require a Certificate of Appropriateness. However, the Alexandria Waterfront Small Area Plan required that the Board review redevelopment proposals on these two parcels on an advisory basis, similar to the BAR concept review process used for larger development projects within the historic district. Recommendations and findings made by the Board during the work sessions are not binding on the applicant and are only advisory to Planning Commission and City Council in their deliberations for the Development Special Use Permit (DSUP).

On May 7, July 16, November 19, 2014, and January 7, 2015, the Old and Historic Alexandria District (OHAD) Board of Architectural Review held informal concept review work sessions with public testimony. At the May 7<sup>th</sup> work session, the Board was introduced to the project site, the applicable Waterfront Small Area Plan guidelines and objectives for this block, and the design program but no architectural images were presented. At that time, the Board generally supported the proposed site layout. At the July 16<sup>th</sup> work session, the applicant introduced the proposed architectural style and character for the project, showing very contemporary buildings on both the east and west sides of North Union Street. The Board did not object to contemporary buildings, per se, but said they should be contemporary *Alexandria* buildings. The BAR showed little support for the design of the east building and in particular expressed serious concerns with the proposed architectural design and color palette because they did not relate to buildings of genuine architectural merit in Alexandria, and advised the applicant to restudy the architectural character. At the November 19<sup>th</sup> work session, the Board generally supported the design of the west building, with some comments for further study on its west elevation, and again recommended a complete restudy of the east building. The Board voted 5-1-1, in favor of the overall architectural character of the west building, with Mr. Neale voting in opposition and Ms.

Miller abstaining. The Chairman then called for a straw vote on the design of the east building and pavilion, which was remanded for restudy by a vote of 7-0.

At the most recent work session on January 7<sup>th</sup>, the majority of the Board expressed enthusiasm for the detail refinements on the west building and for the new design direction of the east building and pavilion. The Board also provided comments on the proposed material palette. The Board requested that the applicant return with a refined design for the east building and pavilion in order to provide final comments prior to the DSUP hearings at the Planning Commission and City Council. The approved minutes of this last work session follow this memo as Attachment #1.

At the four previous concept review work sessions, the Board affirmed that the architectural design and character of the project should be a contemporary design rooted in the historic architectural traditions of Alexandria and in particular, must share common design elements and materials with buildings of genuine architectural merit within the historic district. The Board affirmed that the new buildings should express traditional load-bearing masonry construction with punched window openings (an opening surrounded by a masonry wall rather than set within a concrete frame), particularly on the south and west elevations of the east building facing the historic district, but that a more contemporary expression was appropriate facing Old Town North and the river to the north and east. The Board further said that the pavilion element on the east side of the east building should be an iconic sculptural element on the waterfront and, thus, the east wall of the east building should be a simple background to highlight the pavilion.

As the majority of the Board has already expressed support for the west building, the focus of this fifth, and likely final, concept review work session will be exclusively on the east building and pavilion. It is expected that Planning Commission and City Council will review the DSUP and related applications in May 2015. Because this project will not return to the BAR after the City Council hearing, **staff recommends that the Board provide any specific final recommendations for further refinement of the architectural design at this work session, so that staff may work closely with the applicant to ensure these comments are addressed throughout the remainder of the DSUP process.** Likewise, staff has noted the Board's previous comments regarding the Waterfront Plan requirement that historic interpretation that be integrated throughout with the site design. At the point in the public process when the applicant begins more intensive design of these elements, staff will ensure that the Board's comments are carefully considered.

As described in previous staff memos, hyperlinked below for reference, the development envelope on this parcel is constrained by agreements with the City and the federal government signed in the 1980s. Those agreements limit the main portion of the building on Union Street to 45' and the pavilion to 30'. The resulting development envelope was in exchange for the creation of the 50'-80' of waterside public space that is also part of this proposal and there are no provisions to allow for variances, as might be possible through the City's normal development process.

The four documents that the Board used in prior work sessions as criteria to evaluate the proposed new construction included the following:

1. [Potomac River Vicinity Height District](#) (*applies only to the east building*)
2. [Waterfront Small Area Plan](#) (*guidelines and goals apply to both buildings*)
3. [BAR Design Guidelines](#) (*non-binding guidance the Board may reference; applies to both buildings*)
4. [Additional Standards - Potomac River Vicinity](#) (*these non-binding standards are applicable only within the historic district but can provide useful guidance at this site; applies only to the east building*)

## **II. STAFF ANALYSIS**

Staff strongly supports the revised design of the east building, finding that the applicant has addressed the majority of the Board's previous comments with this most recent version. At the last hearing, the Board requested that the applicant show articulation and architectural detail at the window openings within the masonry, in particular the lintels and brick details. The Board also asked for clearly identifiable main building entrances, historic interpretation integrated throughout the site design, and a preference for the brick to be a warm tone. Lastly, the Board has always advocated for a "wow" factor in the pavilion design so that it could be an iconic sculptural element of the future waterfront park system. The Board was impressed by the pavilion options presented at the last hearing and encouraged the applicant to continue refining the latest design, which consisted of three sloped and overlapping walls on the east façade, likened by some members to an abstract representation of sails, or waves on the Potomac River.

The applicant has responded to the Board's comments and provided additional details of the window frames, trim, cornice, and portions where the masonry returns beyond the glass. The new renderings show a subtle detail at the cornice through the use of soldier course brick and bronze metal frames surrounding all of the punched window openings and in the terrace railing components. Staff will continue to work with the applicant to ensure the glass bays reflect the high quality of design and detailing represented in the renderings. The applicant has demonstrated a similar level of attention to the first floor retail storefronts.

Staff finds that the architectural character and quality of the pavilion has dramatically improved from the earliest concept submissions and seamlessly integrates the condos on the upper floor with the retail base. The present design blends the best of options 8 and 10 from the last work session, where the three dimensional wave form has now become a unified building mass. Based on the new renderings, staff recommends further refinement to obscure or hide the bronze and glass condo walls that peek out from behind the screen walls. This could be achieved through using the same color trim as the screen walls, using trim in varying widths or heights, exploring the option of using the available parapet height to increase the screening potential of the outer glass walls, or other creative solutions. Staff also suggests that the applicant utilize two different types of glass for the east building: with one color or tint for the four-story main block to minimize its visual presence so that it can serve as a backdrop to the pavilion and a compatible yet slightly different glass for the pavilion. This will prevent the glass pavilion from visually disappearing into the curtain wall of the main building behind.

### **III. STAFF RECOMMENDATION**

Staff recommends that the Board find that the height, scale, mass, materials and general architectural character of the overall project are appropriate and endorse the project for review by the Planning Commission and City Council. In particular, staff finds that the east building meets the criteria outlined in the Potomac River Vicinity Height District and Additional Standards of the Potomac River Vicinity; and that both buildings meet the goals and guidelines in the Waterfront Small Area Plan and generally comply with the philosophies outlined in the BAR Design Guidelines.

The Board should state any specific final recommendations for refinement at the February 18<sup>th</sup> work session, as the Board will not have opportunity to provide design direction at a later date. Staff will ensure that any comments or recommendations made by the Board are included as part of the DSUP process.

### **STAFF**

Mary Catherine Collins, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

### **ATTACHMENTS**

- 1 – *Approved Minutes from Concept Review Work Session #4 (1/7/15)*
- 2 – *Supporting Materials for Concept Review Work Session #5*
- 3 – [Supporting Materials and Staff Report for Concept Review Work Session #1 \(5/7/14\)](#)
- 4 – [Supporting Materials and Staff Report for Concept Review Work Session #2 \(7/16/14\)](#)
- 5 – [Supporting Materials and Staff Report for Concept Review Work Session #3 \(11/19/14\)](#)
- 6 – [Supporting Materials and Staff Report for Concept Review Work Session #4 \(1/7/15\)](#)



## **ATTACHMENT 1**

### **MINUTES FROM THE WORK SESSION ON JANUARY 7, 2015**

#### **SPEAKERS**

Ken Wire, land use attorney with McGuire Woods LLP, introduced himself and Mike Hickok, with Hickok Cole Architects. Mr. Hickok then presented the Board with updated drawings and a new proposal for the pavilion. The updated drawings were only refinements of what was shown in the BAR application and the only significant design change made was the revised pavilion design. The architect also provided a sample of the proposed slate and brick for the buildings.

Mr. Hickok clarified that the north wall will serve as public art and includes metal and slate to unify the design of the building with the landscape and history plan, which are not yet completed. He also further clarified that the space between this wall and the glass building above was intentional to provide light and ventilation to the truck entrance, as well as to differentiate the two uses.

#### **PUBLIC COMMENT**

Van Van Fleet, President of the Old Town Civic Association, said that the proposed building reminded him of Urban Renewal. He believed that the mass and scale of the building at 500 N Union was much too large and he cited the development guideline #7 in the Waterfront Plan that “encourage(s) modern design inspired by historic precedent (such as 18<sup>th</sup> century Alexandria warehouse architecture)”. He reminded the Board that this building violated the street grid, lacked connectivity to this historic district and was completely different than what was represented in the waterfront model. Regarding the proposal at 501 N Union St., he said that the amount of glass on the building made it look like a building in Miami Beach and gave the wrong impression of Alexandria to potential visitors and tourists.

Bert Ely, co-chair of Friends of the Alexandria Waterfront, expressed frustration that the public was seeing very different drawings at the hearing than what was published online last week. (The Chair explained that the building design has not changed from the application. These additional drawings were simply provided to show additional views for clarity.) He opposed the mass, scale, parking and the modern pavilion design and encouraged the Board to speak more broadly of the project, since their role is purely advisory. He felt the proposed buildings clashed with the historic district and that the Board should judge the proposal against the waterfront model.

Ted Pulliam, a member of but not necessarily representing the Alexandria Archaeological Commission, felt that use of the rough slate wall material was good because slate was used historically in Alexandria and that there could even be more of it on the buildings. He was supportive of the north wall being used for public art to interpret history. He found the latest version of the pavilion, as shown at the hearing, to be very interesting but took issue with the flat roof on the main building as flat roofs are atypical of historic Alexandria. He said that he looks forward to seeing the revised historic interpretation plan in the future.

Elaine Johnston, representing the Historic Alexandria Foundation (HAF) said that while HAF finds the current submission of the east building much improved due to the addition of masonry piers and a coherent window pattern, overall they did not agree with staff's recommendation for several reasons. She also agreed with Bert Ely that it is difficult for the public to comment on revised drawings without ample preparation.

Ms. Johnston stated that HAF found the west elevation of the east building to be a "block long hulk" that is a "psychic and visual" barrier to the waterfront. HAF felt it is unclear where the public access is located and suggested there be visual openings between N Union Street and the river. Furthermore, she expressed concern that the transition of glass and masonry is too abrupt, the glass expanse too large, that the simplicity of the glass wall design will be negatively affected by interior drapes, and that UV spectrum glass should be considered to reduce bird deaths. Lastly, she suggested that green roofs be included on the building. The applicant clarified that all roofs will be green roofs.

### **BOARD DISCUSSION**

Ms. Finnigan found improvement in the current submission and stated that the applicant has proceeded in the right direction. She asked the applicant to clarify the material palette and color selection.

The applicant explained that they had presented two options of paired red and grey brick colors, with the primary difference being that one was more textured than the other. They also said that they wanted color direction from the Board as opposed to a color selection.

Ms. Finnigan said that her initial preference was for the more textured brick. She told the applicant that they have begun to gain her support of the west elevation on the east building and with the proposed variation in the penthouse setback. She found the north and east elevations to be the weakest point of the application. Regarding the pavilion, she was almost "wowed" by the new proposal shown on sheet A4 at the hearing because it was sculptural. She said that she could support Mr. Pulliam's suggestion of a sculptural wall and roof for the main building, as well. She found this version of the east building to be a "vast improvement and moving in the right direction."

Mr. Carlin thanked the applicant for responding to the Board's requests, as the Board is works very hard to represent the public's interest. He found the west wall of the west building to be an improvement and likes the building angle in plan and the garden spaces that this produces. He thought the architectural character and masonry wall appearance of the east building was a "phenomenal breakthrough." He liked that the east and west buildings were tied together by several design cues and the load bearing masonry expression of the buildings. He preferred the new pavilion design because it tied into the environment and nature on the site and believed that the wave form and animated character appropriately reflected the Potomac River. He expressed preference for the more textured brick and warm tones as opposed to cool. He found both gray brick samples to be too monochromatic and asked the applicant to consider a gray brick with a wider range.

Mr. von Senden argued that low, sloped roofs are ubiquitous in Old Town due to the large number of Italianate Victorian buildings and found the proposed roofs appropriate. He expressed

great enthusiasm for the proposed green roofs and found great improvement in the pergola style cornice “eyebrows,” but felt they still needed further development. He said he hoped the applicant would play up the visual effect of a cantilevered glass wing on the north end and visually minimize the support columns as much as possible. He liked the box bay windows and the rhythm that created on the street but asked the applicant to define the window lintels more to imply structural support. Regarding the materials, he found either color palette to be suitable, but preferred a more textured brick given the large scale of the buildings and preferred a pink tone over green. His preferred pavilion design was the Option 10 shown at the hearing, with option 6 being a distant 2<sup>nd</sup>.

Ms. Roberts expressed comfort with the current design of the west building and liked the additional wall articulation. On the east building, she liked the use of slate and said that she would like to see more of it. She found the rhythm of the east building coherent and appreciated the relationship between the east and west buildings. She was concerned about the way the glass and brick walls came together and asked for a more clear joint line there. She agreed with all of the comments already made by the Board members, except that she did not find the present east elevation needed to be changed and thought it should be kept simple to offset the pavilion. Regarding the pavilion, she preferred Option 8, but stated that she may grow to appreciate the revised pavilion Option 10 with additional study.

Ms. Miller stated that the applicant was headed in a good design direction and that she leaned towards a textured brick with color variety on the west building. She preferred the color tone of the smooth gray brick, but would like it to be more textured. She thought the east elevation of the east building should continue to be a calm backdrop to the pavilion. She preferred pavilion Option 8 because it looked like a single, unified building design where the elevation drawing of Option 10 looked like three separate buildings.

Mr. Carlin suggested that the brick texture between the two buildings need not match. He would prefer that the east building become a background to the pavilion. He preferred Option 8 due to the movement within it and although he liked the sail concept of the new proposal, he found three pieces visually distracting. He asked what the height difference would be on both options. The applicant responded it would be between 4-5 feet.

Mr. Neale found that the pavilion design was beginning to succeed, particularly Option 8. He suggested the applicant heighten the peaks of the sail forms, perhaps using them as a screen for rooftop mechanical equipment in order to exceed the basic height limit. He felt the pavilion stood by itself and should be treated differently than the rest of the buildings. He also asked that a historic reference be introduced to the design. He said that the penthouse floor was too continuous and would like to see a sight line from the sidewalk because the design would be most successful if you don't see anything that bands the building all together, such as a continuous roofline. Regarding the color selection, he said it should be harmonious but as broad a palette as possible to avoid a monolithic look, particularly on the east building. He found the proposed brick sample to be too hard-edged and contemporary. Lastly, he stated for the record that he did not like the west building and would prefer to see a design that filled out the street grid and that was two stories shorter.

Chairman Fitzgerald said that he was very pleased with the direction of the design and found the bay windows to be a beautiful reflection of the oriels within the historic district. He preferred a reddish brick for both buildings and thought the grey looked too much like concrete. He thanked the applicant for delivering on the Board's request to design something special for the pavilion. He found the revised pavilion design Option 10 "stunning" and expressed preference for it.

\*\*\*\*\*

**(End of Minutes)**

# **500 & 501 UNION**

ALEXANDRIA, VA

BOARD OF ARCHITECTURAL REVIEW SUBMISSION  
FEBRUARY 4, 2015

**ROONEY**  
**PROPERTIES**

4075 WILSON BOULEVARD, SUITE 650  
ARLINGTON, VA 22203



**CITYINTERESTS**

2900 K STREET NW, SUITE 401  
WASHINGTON, DC 20007



1023 31ST STREET, NW  
WASHINGTON, DC 20007



1700 MARKET STREET, SUITE 2800  
PHILADELPHIA, PA 19103

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OVERVIEW



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OVERVIEW

**Project:**  
500/ 501 Union  
Alexandria, Virginia

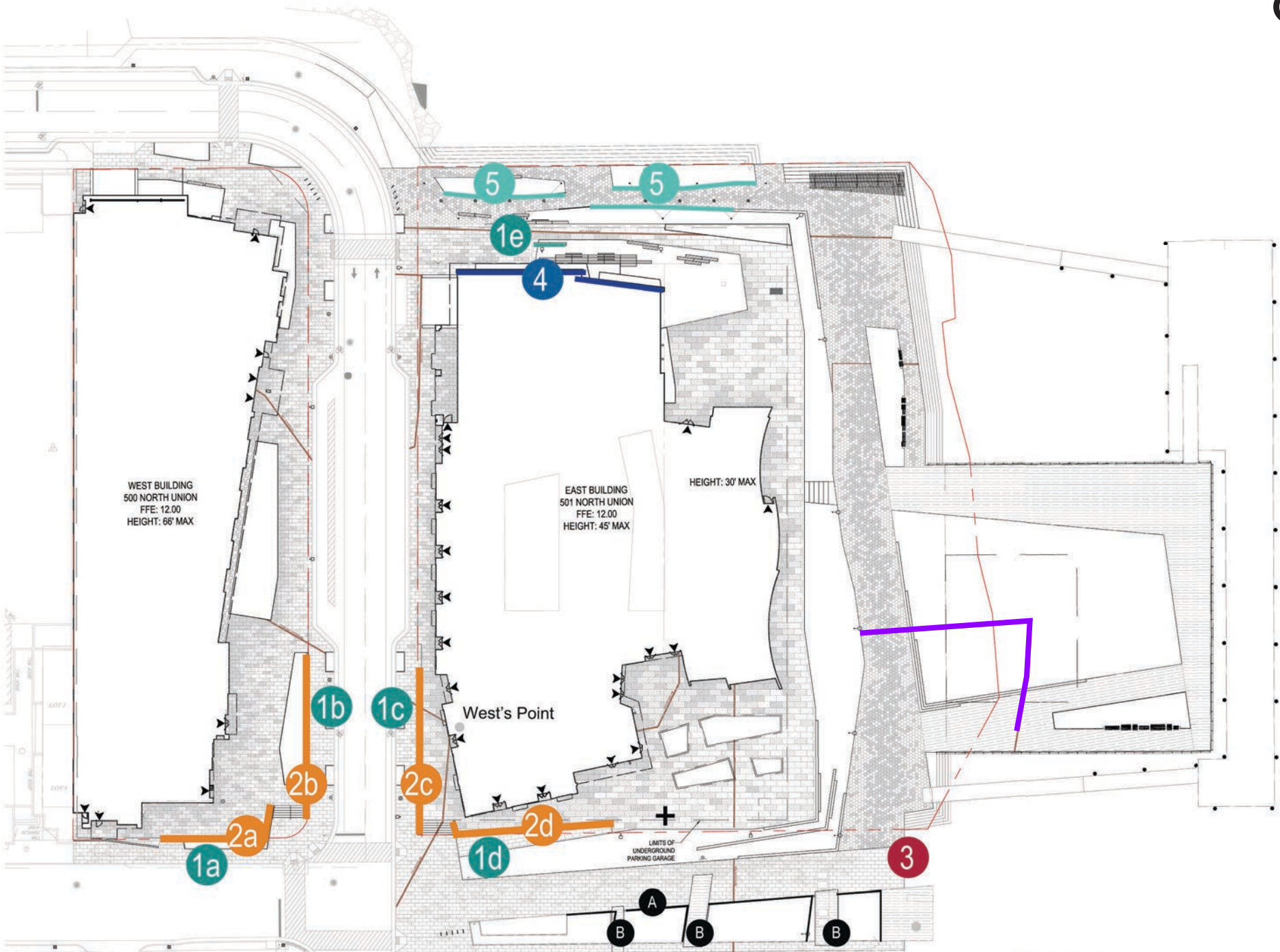
**Date:**  
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A1





OVERVIEW INTERPRETIVE PLAN



Wharf-inspired Wood Docks & Wood Cribbing between Planting Areas



Wayside Panel Sample



HISTORIC INTERPRETIVE DESIGN

- Four Primary Themes :**  
Environmental  
Commerce  
Transportation  
Military
- Supporting Themes :**  
Female Ownership  
George Washington Survey
- 1** Interpretive inscriptions  
Text fragments that reflect the character and history of West's Point life; set into edges of walls, planters and / or rail tie-inspired wooden blocks

**2** 'Rolling Road' Rail elements  
Metal railing showing the abstracted hogshead barrels being rolled to ships (by enslaved movement of African Americans)

**3** Wayside Panels incorporated into railings  
Five (5) panels set into railings that tell the emergence of West's Point and its role in the history of Virginia and the fledgling United States of America

**4** North Garden Wall  
Text fragments engraved into wood and stone bands that reflect rail-to-shipping commerce /or rail history

**5** Railroad Track Planter Edge  
Reuse sections of railroad track that once existed on site as planter edge

**A** Wharf-inspired Wood Cribbing  
Low wooden walls along pathway that evoke the bulkheading that once existed on site

**B** Wharf-inspired Wooden Docks  
Wooden paving (at grade) in representation of historic wharf boardwalk that once existed on site

**Historic Shoreline Banding**  
The trace of historic shoreline from 1749, 1845 and 1877 are marked throughout the site.

Tour Markers\* (NIC)  
Markers set into the pavement or walls keyed to a brochure or an audio cell phone tour \* locations not shown

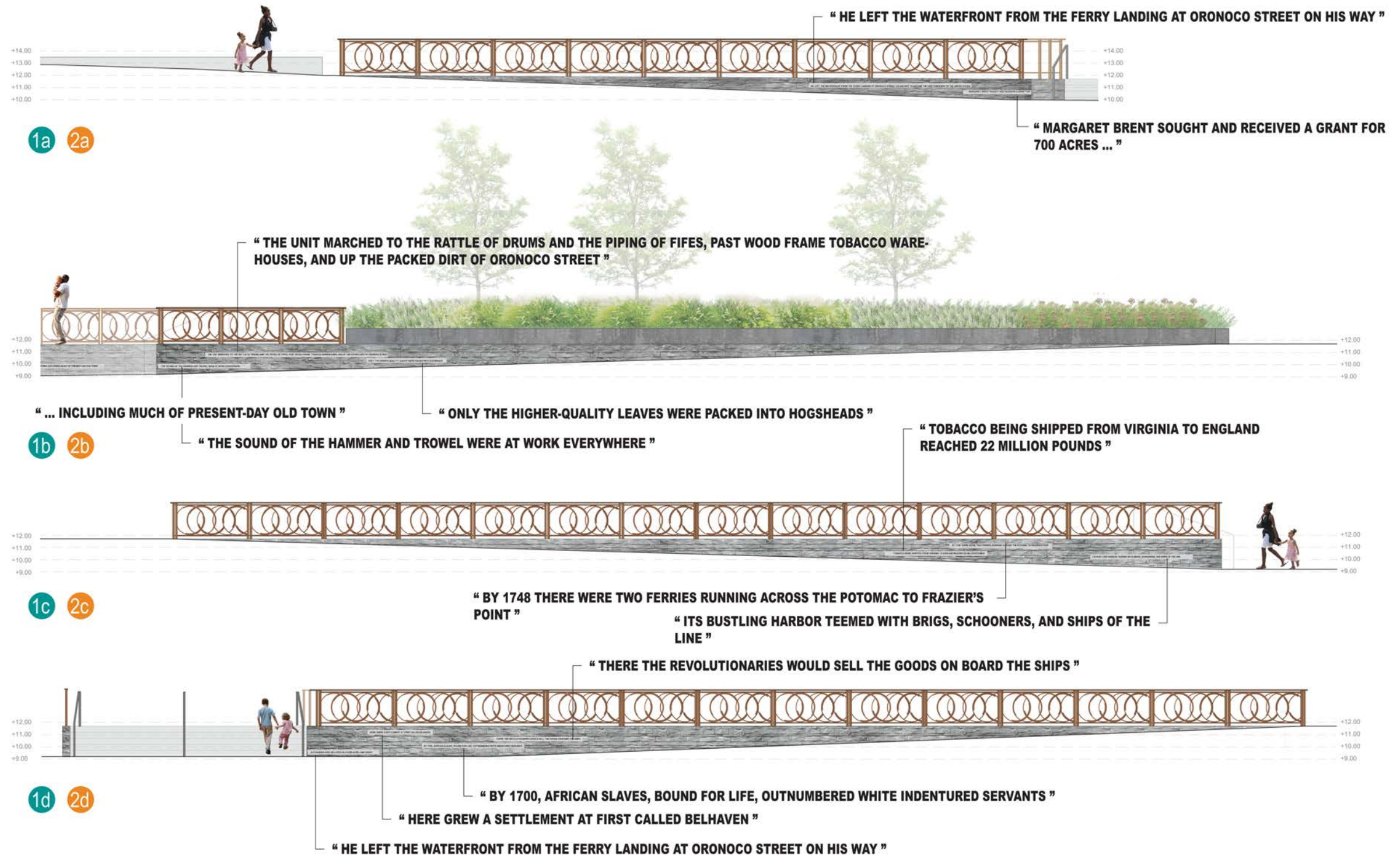
PUBLIC ART

- NOTE:  
PROJECT WILL MAKE A CONTRIBUTION IN LIEU  
OF COMMISSIONING PUBLIC ART FOR INCLUSION  
IN THE PROJECT.
- +** Potential Public Art Installation (NIC)  
Sculptural interpretation of a hogshead barrels/tobacco trade

OVERVIEW



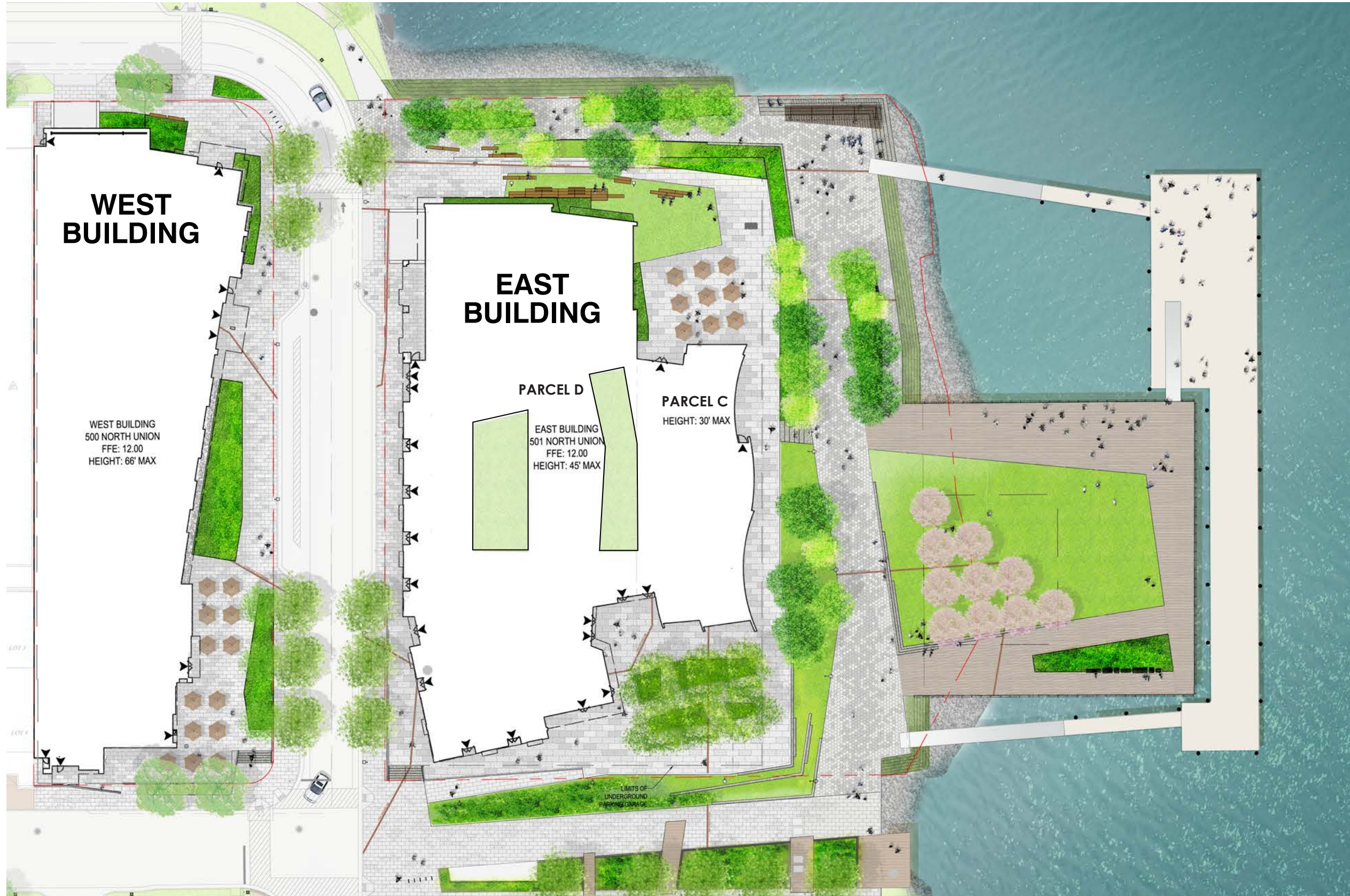
# OVERVIEW INTERPRETIVE INSCRIPTIONS



OVERVIEW



# OVERVIEW SITE PLAN



**OVERVIEW**

**Project:**  
500/ 501 Union  
Alexandria, Virginia

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**A4**



ARCHITECTURE



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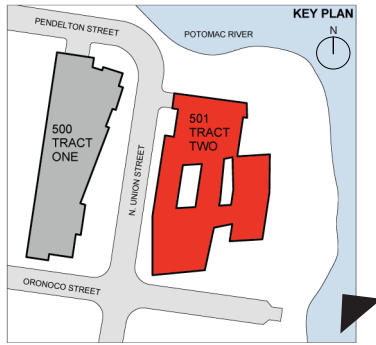
ARCHITECTURE

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# OVERVIEW PERSPECTIVE FROM WATER

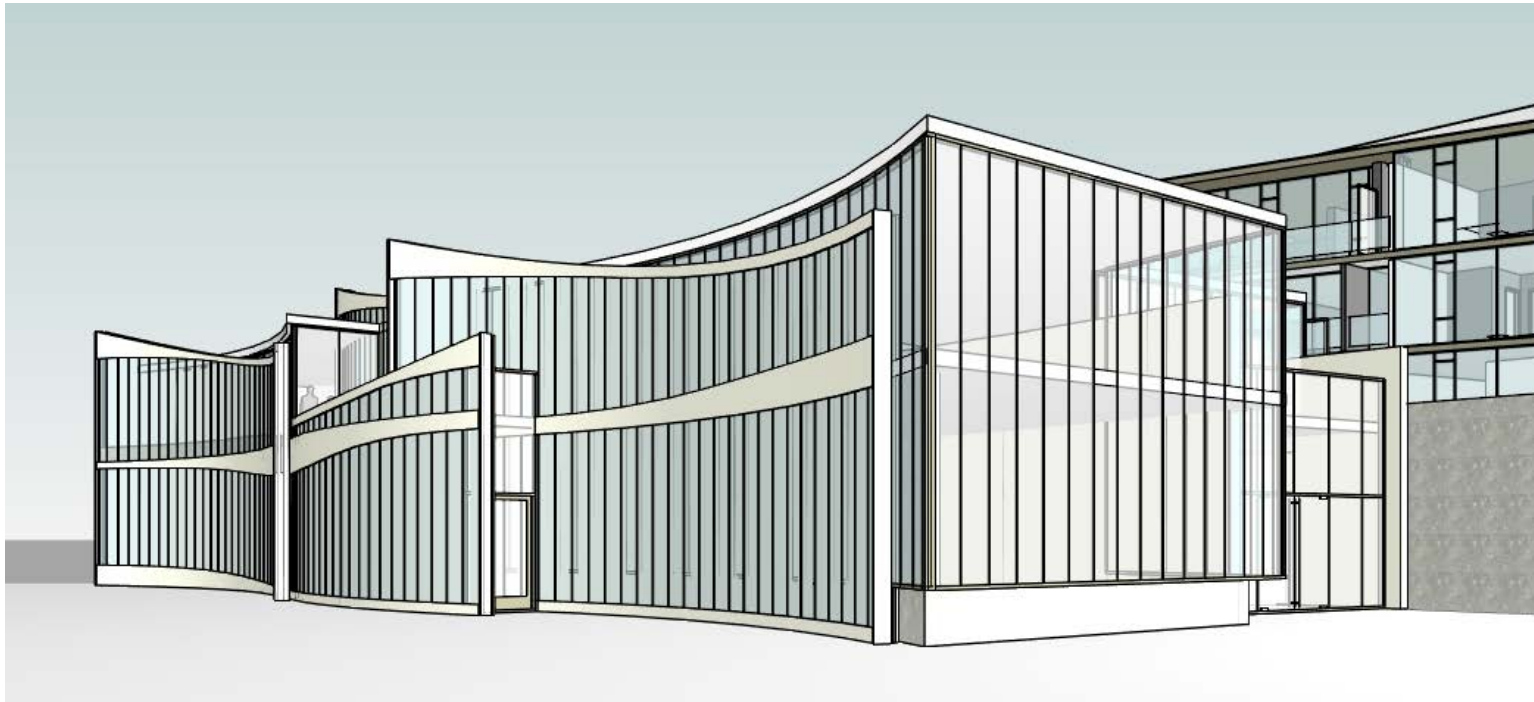


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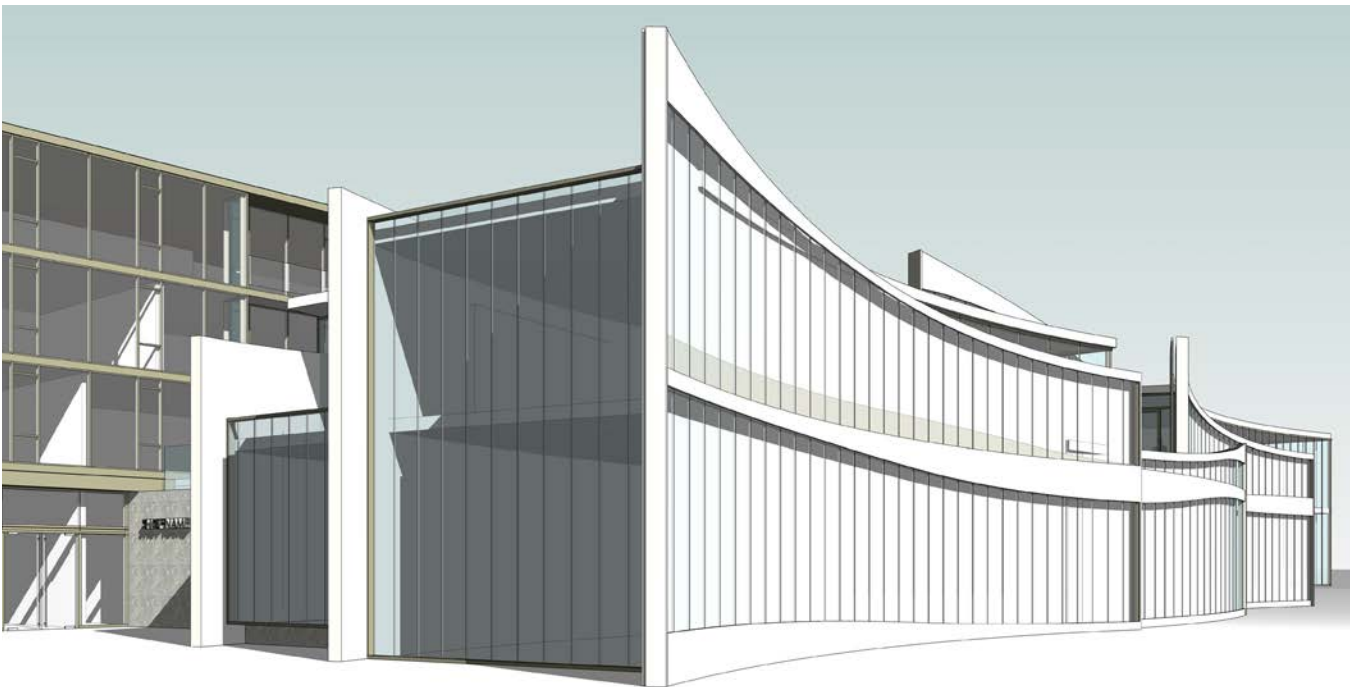
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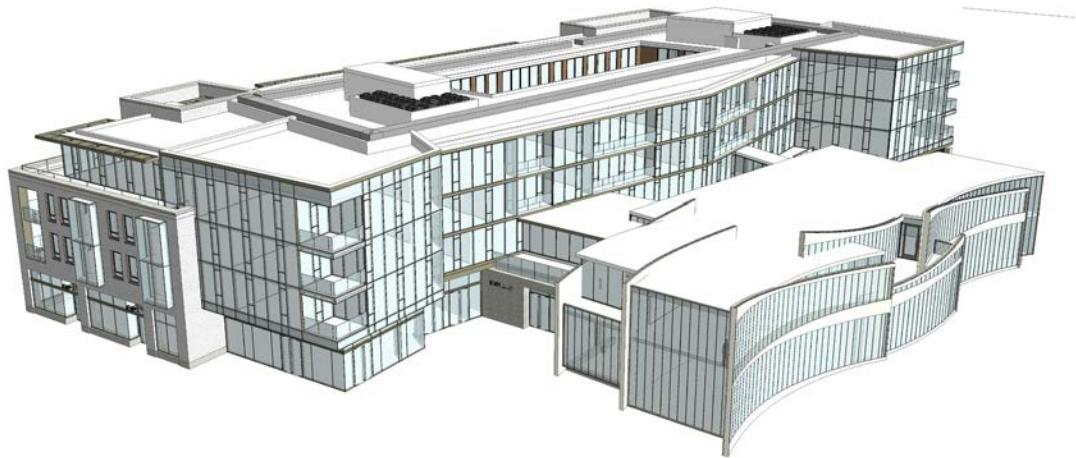
EAST BUILDING PAVILION PERSPECTIVES



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



SOUTHEAST AERIAL



EAST PERSPECTIVE

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B3





EAST BUILDING PAVILION PERSPECTIVES



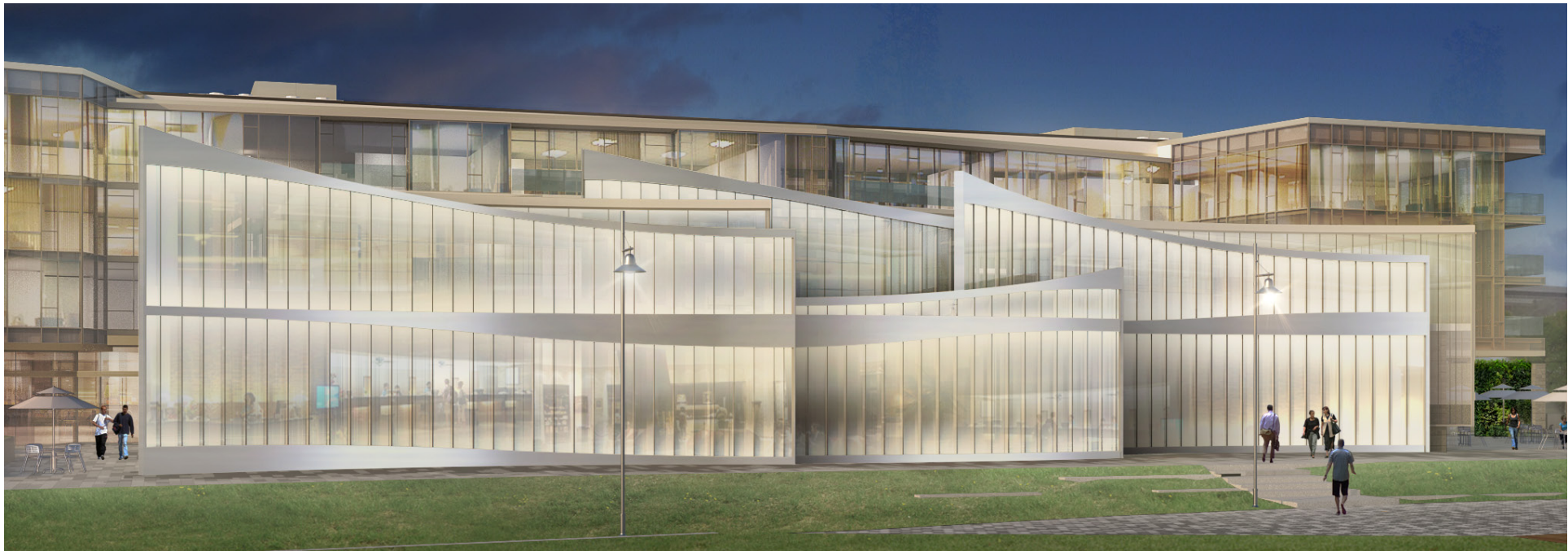
NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



SOUTHEAST AERIAL



EAST PERSPECTIVE

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B4





PAVILION MATERIAL VIGNETTES

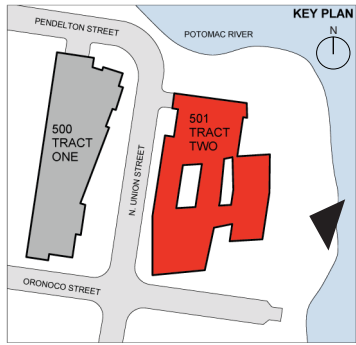


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# EAST BUILDING EAST PERSPECTIVE



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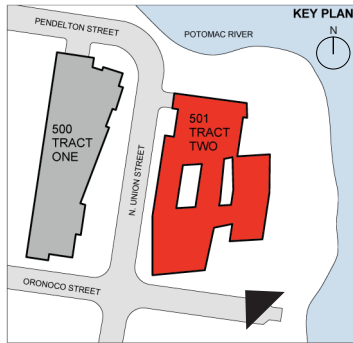
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**Date:**  
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**B6**







# EAST BUILDING SOUTHEAST PERSPECTIVE



ARCHITECTURE

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Alexandria, Virginia

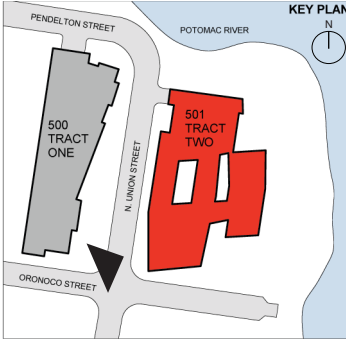
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**B7**





EAST BUILDING SOUTHWEST AERIAL



ARCHITECTURE

**Project:**  
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Alexandria, Virginia

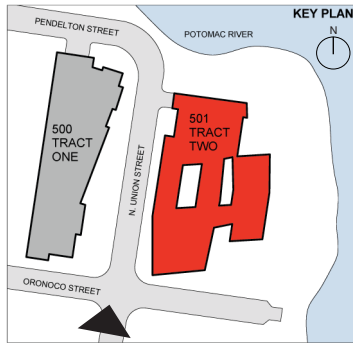
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B8





# EAST & WEST BUILDING SOUTH PERSPECTIVE



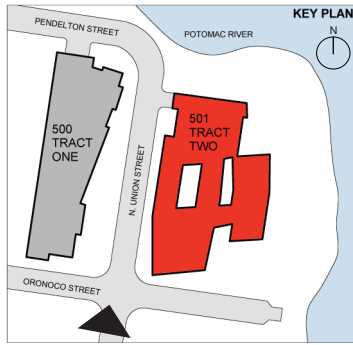
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# EAST & WEST BUILDING SOUTH PERSPECTIVE

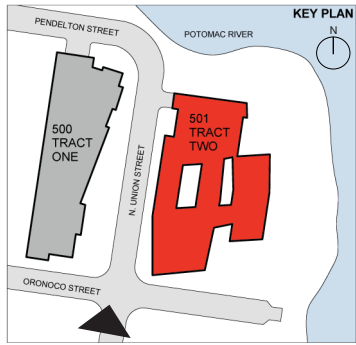


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# EAST BUILDING SOUTHWEST PERSPECTIVE



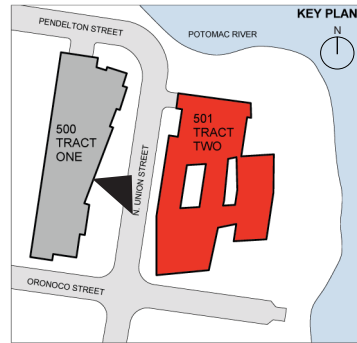
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FEBRUARY 4, 2015



# EAST BUILDING RESIDENTIAL ENTRY PERSPECTIVE



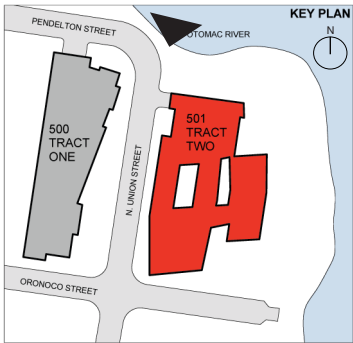
ARCHITECTURE

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EAST & WEST BUILDING NORTH PERSPECTIVE



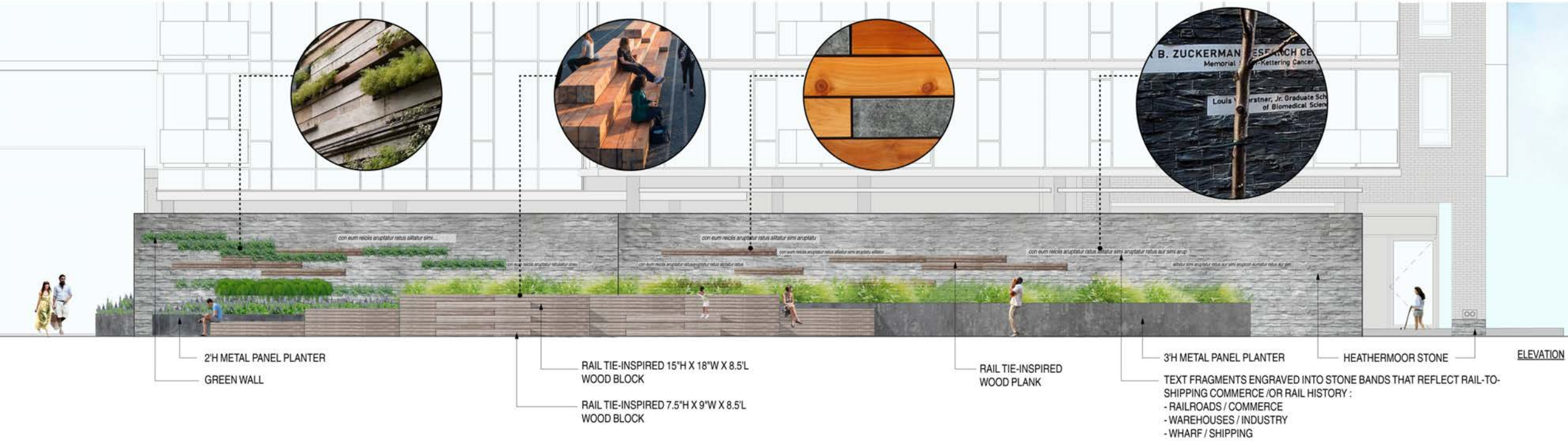
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EAST BUILDING NORTH WALL HISTORY MURAL



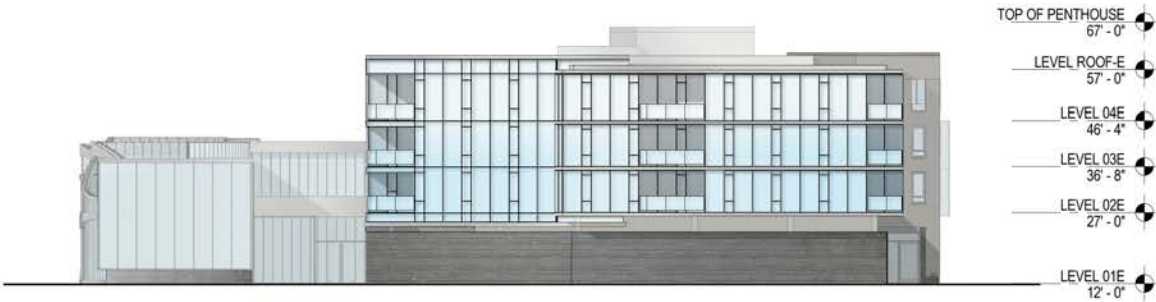
WOOD PLANKS IN STONE WALL WITH HISTORIC INSCRIPTION BANDS

ARCHITECTURE

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500/ 501 Union  
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EAST BUILDING ELEVATIONS



NORTH ELEVATION

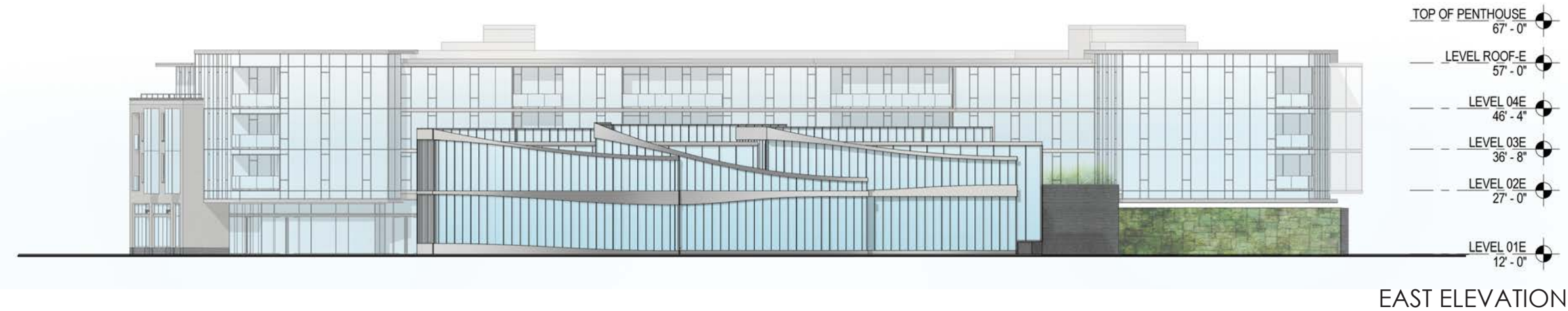
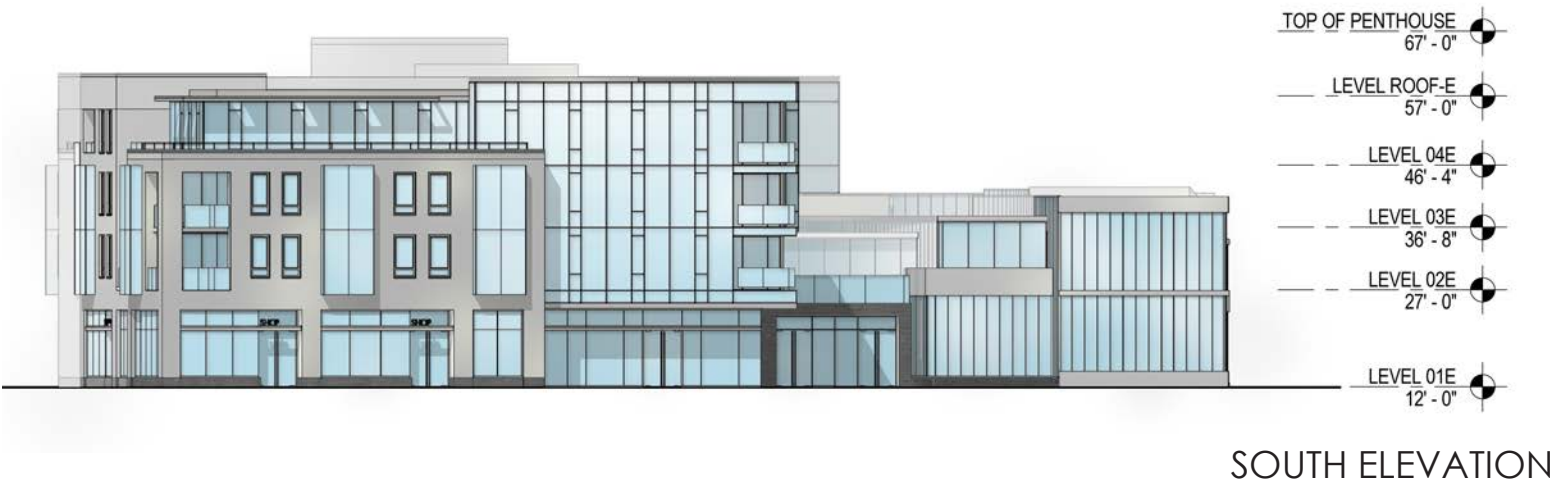


WEST ELEVATION

ARCHITECTURE



EAST BUILDING ELEVATIONS



ARCHITECTURE

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500/ 501 Union  
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Date:  
FEBRUARY 4, 2015

# EAST BUILDING BRICK ARTICULATION



- SLATE CAP/ METAL COPING
- BRICK VERTICAL RUNNING BOND
- METAL CANOPY
- SLATE CAP/ METAL COPING
- BRICK SOLDIER COURSE
- METAL FRAME AT OPENINGS
- METAL FRAME AT WINDOWS
- GLASS RAILING
- METAL SLAB EDGE COVER
- BRICK RUNNING BOND

ARCHITECTURE

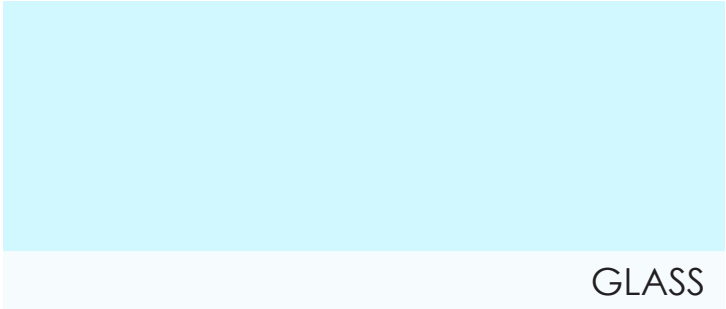
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EAST & WEST BUILDING MATERIAL PALETTES

EAST BUILDING



WEST BUILDING



ARCHITECTURE



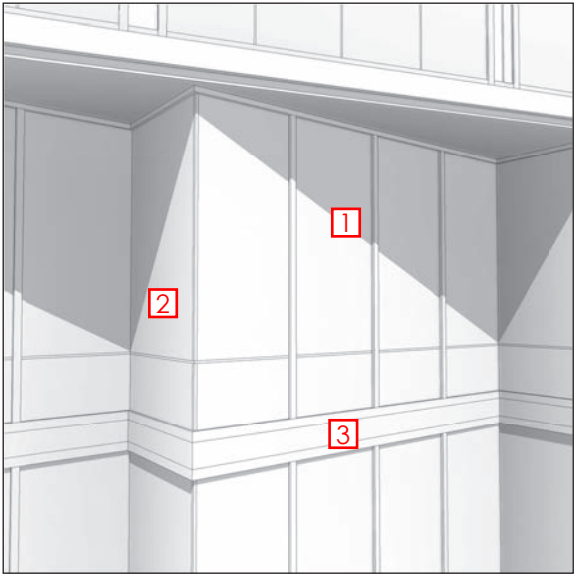
# EAST & WEST BUILDING MATERIAL VIGNETTES





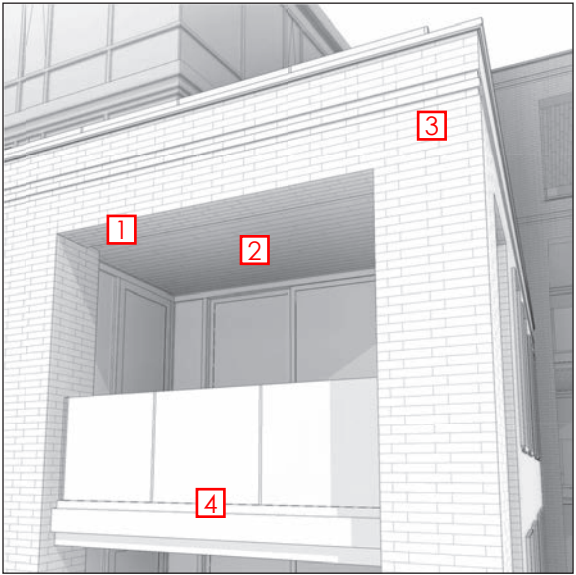
# EAST & WEST BUILDING DETAILS

## WEST BUILDING



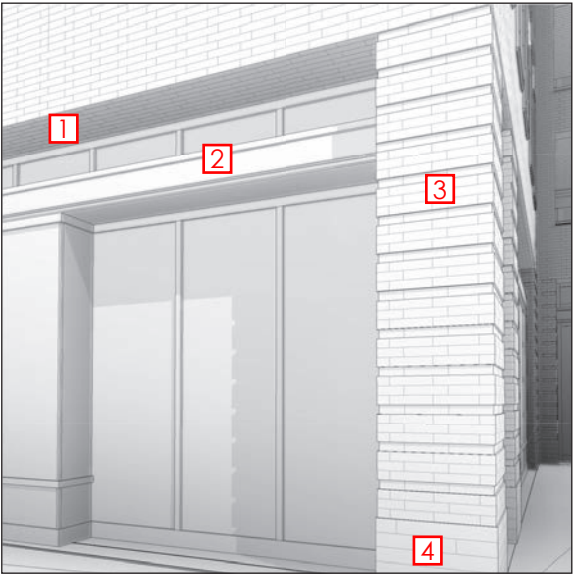
**W1** HOTEL - EAST ELEVATION

1. "SAWTOOTH" WINDOW WALL WITH FLOOR-TO-CEILING GLASS
2. INTERIOR VIEWS TO OLD TOWN
3. CUSTOM METAL SLAB EDGE COVER



**W2** TYPICAL INSET BALCONY AT MASONRY

1. BRICK MASONRY RETURNS AT HEADER
2. WOOD CEILING
3. NORMAN BRICK WITH RECESSED COURSES; CAREFULLY COURSED
4. GLASS RAIL AND CUSTOM METAL SLAB EDGE COVER



**W3** TYPICAL RETAIL AND MASONRY BASE

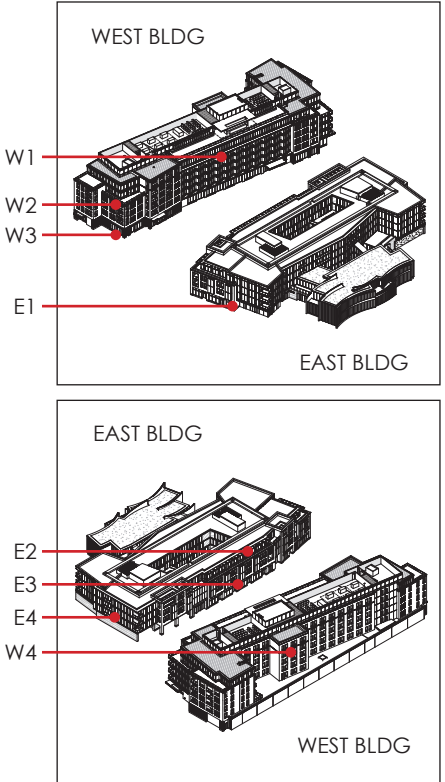
1. BRICK MASONRY RETURNS AT HEADER
2. CUSTOM METAL RETAIL BAND
3. NORMAN BRICK WITH RECESSED COURSES EVERY 4<sup>TH</sup> ROW TO DEFINE BASE
4. STONE BASE WITH CHISELED TEXTURE



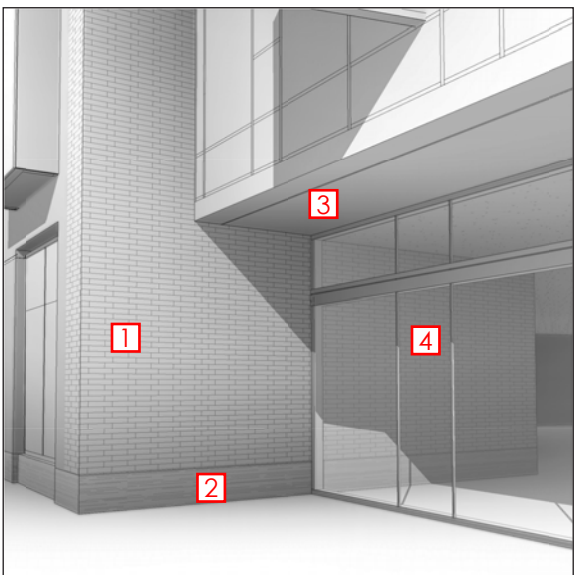
**W4** HOTEL - WEST ELEVATION

1. BRICK WITH SUBTLE RANGE OF COLOR
2. BRICK ACCENT @ RECESSED PANEL
3. NORMAN BRICK WITH RECESSED COURSES AT UPPER COURSES

## KEY

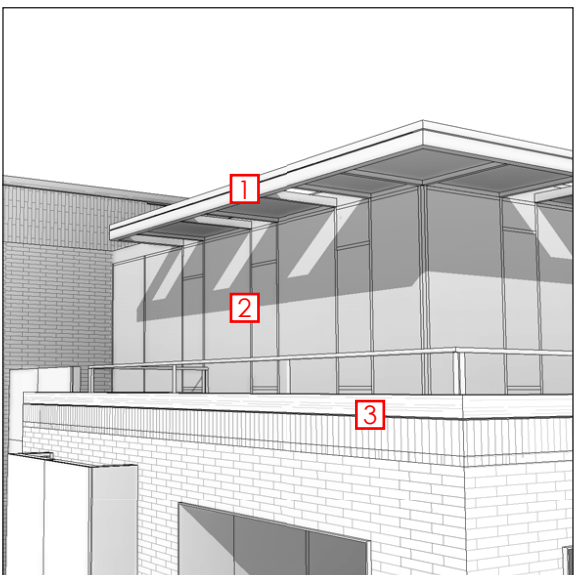


## EAST BUILDING



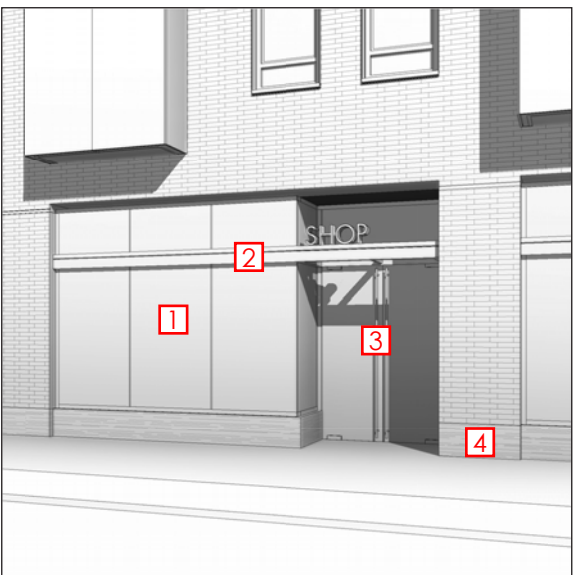
**E1** Z. MASONRY & GLAZING INTERSECTION

1. NORMAN BRICK WALLS
2. STONE BASE WITH CHISELED TEXTURE
3. CUSTOM METAL SOFFIT
4. MASONRY WALL CONTINUES BEYOND; LENGTH VARIES



**E2** TYPICAL CANOPY AT 4TH LEVEL

1. FOUR-FOOT DEEP CUSTOM METAL SUNSHADE WITH OPENINGS
2. FLOOR-TO-CEILING GLASS
3. BRICK SOLDIER COURSE, STONE AND GLASS RAIL AT COPING



**E3** TYPICAL RETAIL AND MASONRY BASE

1. BUTT-GLAZED RETAIL STOREFRONT
2. CUSTOM METAL RETAIL BAND
3. RECESSED DOORS AT RETAIL ENTRY
4. STONE BASE WITH CHISELED TEXTURE



**E4** TYPICAL WINDOW WALL AT RESIDENCES

1. INSET BALCONY WITH GLASS RAIL
2. FLOOR-TO-CEILING GLASS WITH PALE BLUE TINT
3. VARIED PATTERN WITH OPERABLE AWNING WINDOWS
4. CUSTOM METAL SLAB EDGE COVER

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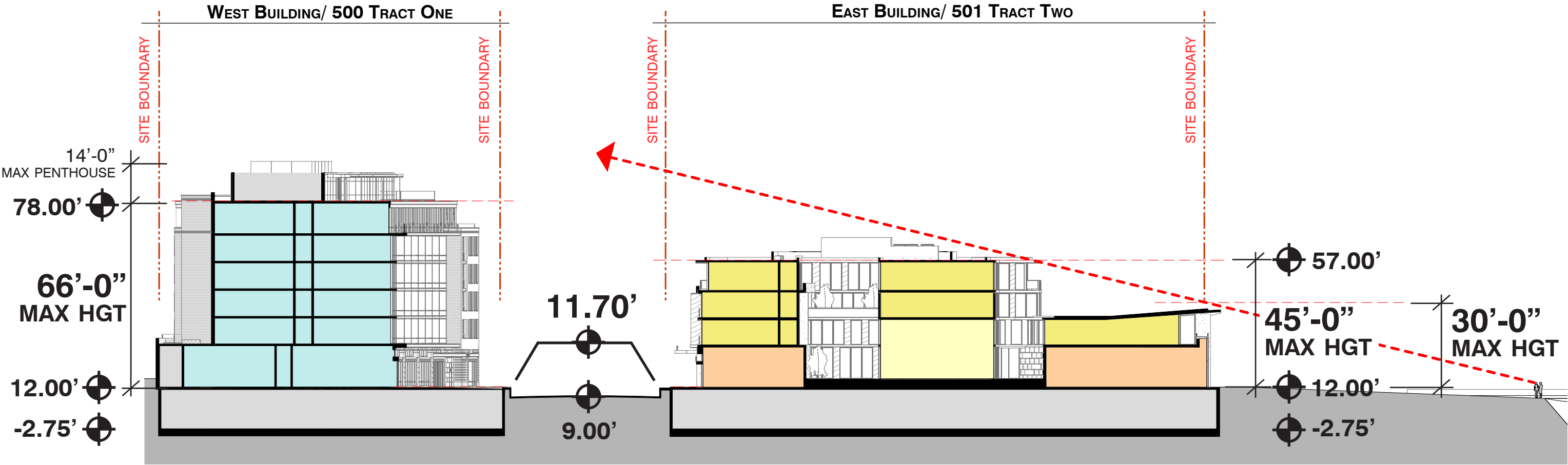
APPENDIX



Section

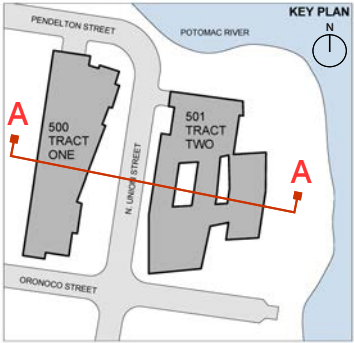
SITE SECTION	C1
FLOOR PLANS	C2- C8
EXISTING PLAT	C9
PROPOSED PLAT	C10
PAVING PLAN	C11
PAVING MATERIAL PALETTE	C12

EAST & WEST BUILDING SITE SECTION



SITE SECTION A-A 0' 25' 40' 80'

- RESIDENTIAL
- AMENITY
- HOTEL
- ACTIVE USE
- BACK OF HOUSE  
(PARKING/ LOADING/  
EGRESS CORRIDORS  
& STAIRS)



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C1





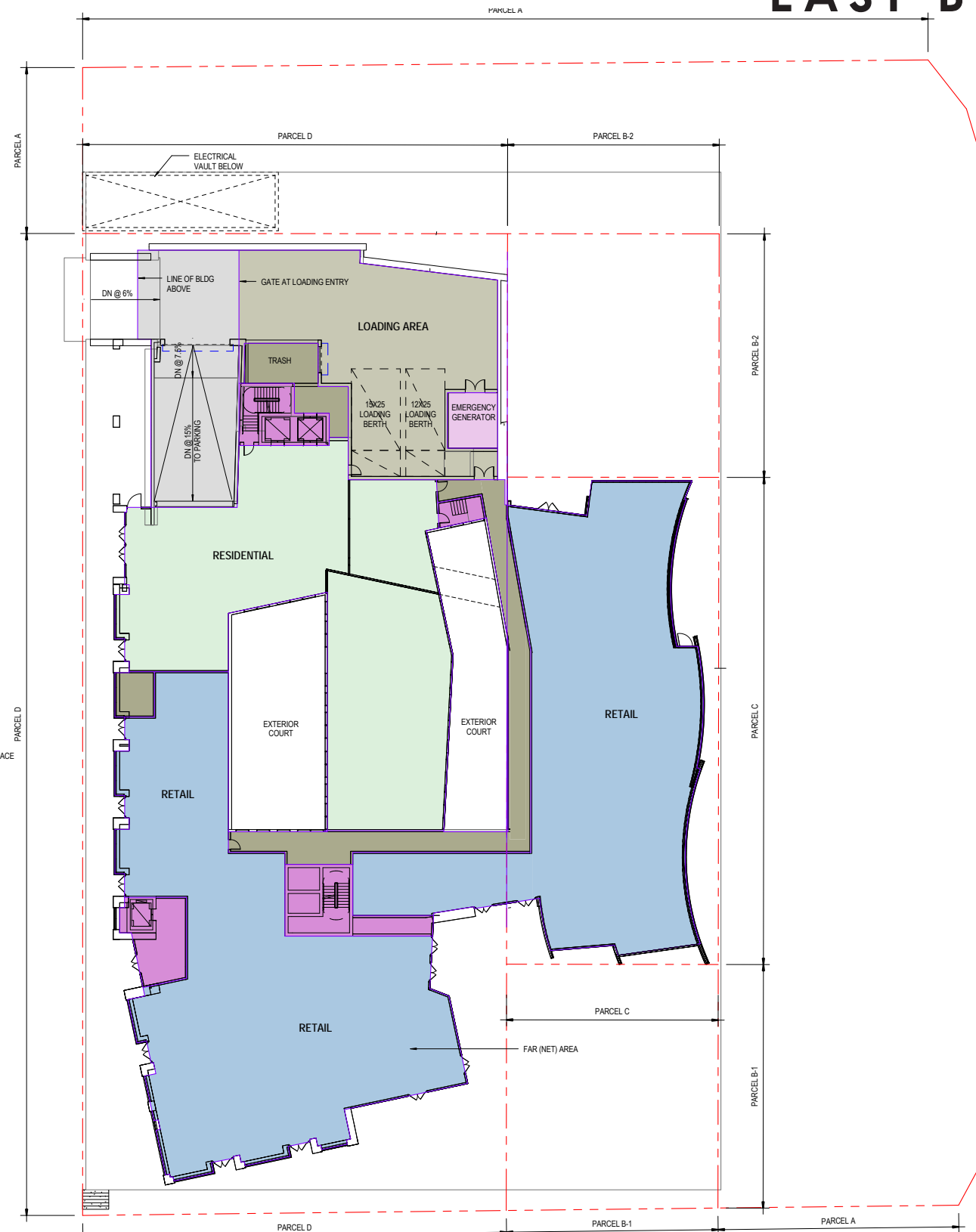
501 BUILDING- LEVEL P1

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# EAST BUILDING FLOOR PLANS

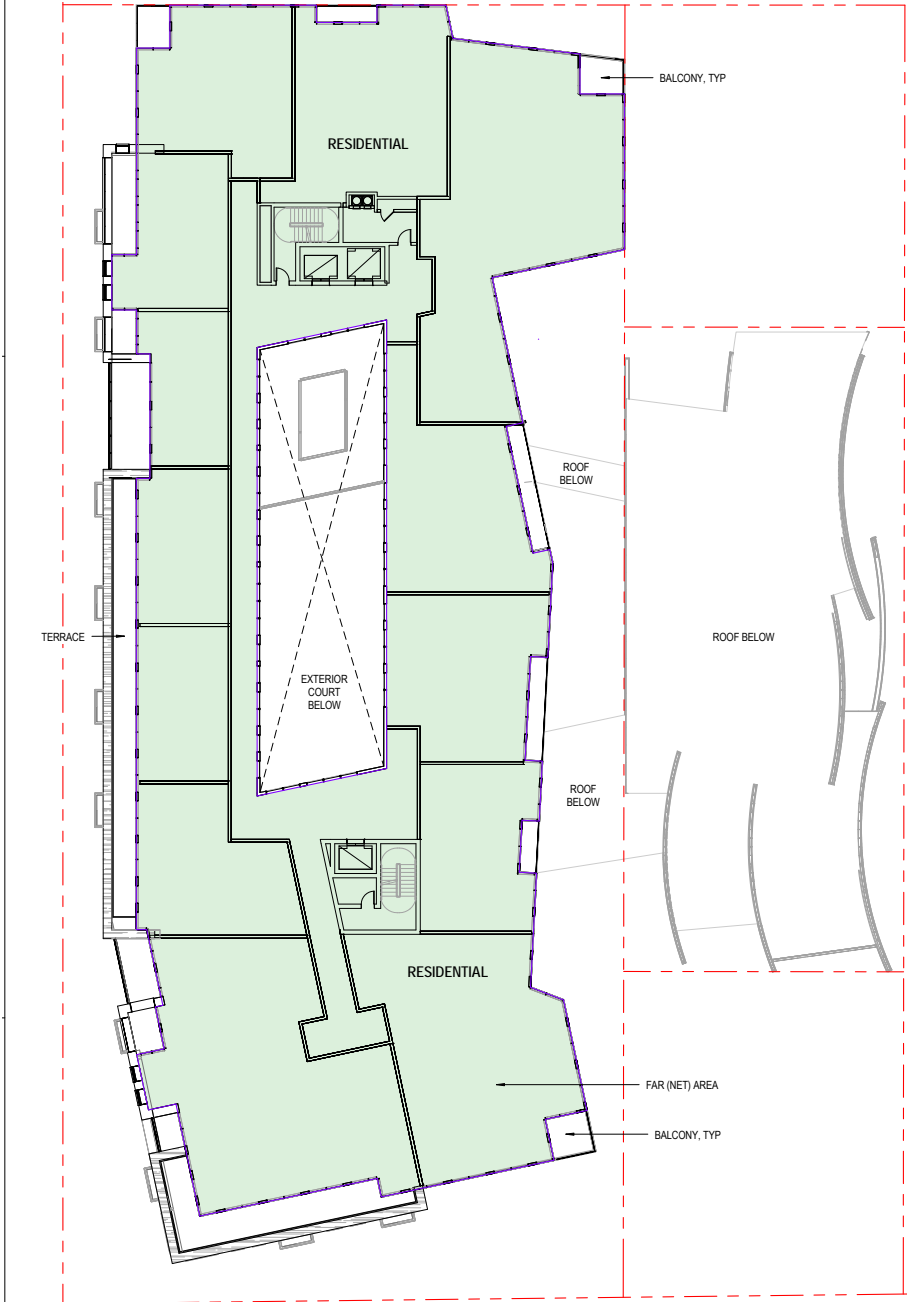


501 BUILDING- LEVEL 02

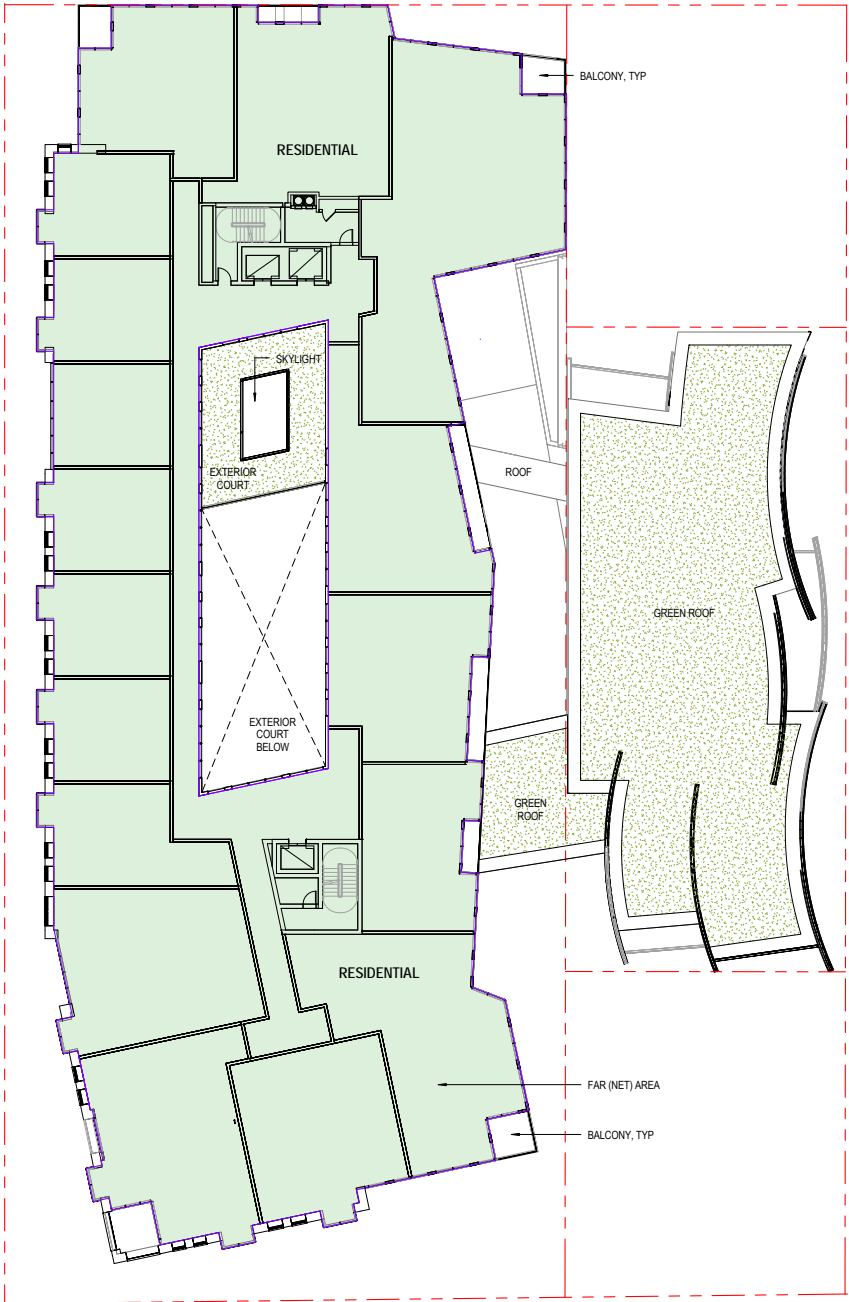


501 BUILDING- LEVEL 01

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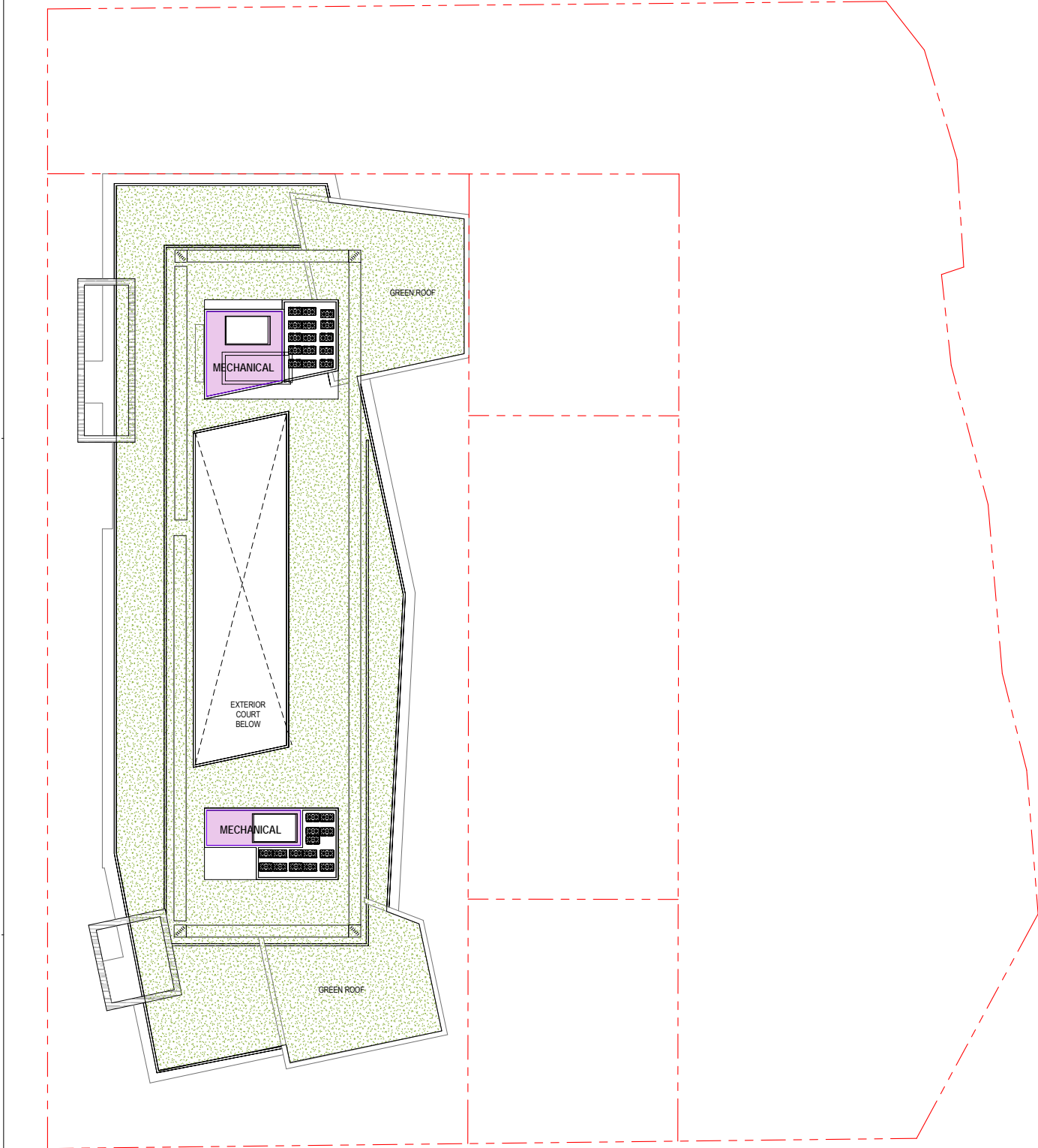
501 BUILDING- LEVEL 04



501 BUILDING- LEVEL 03

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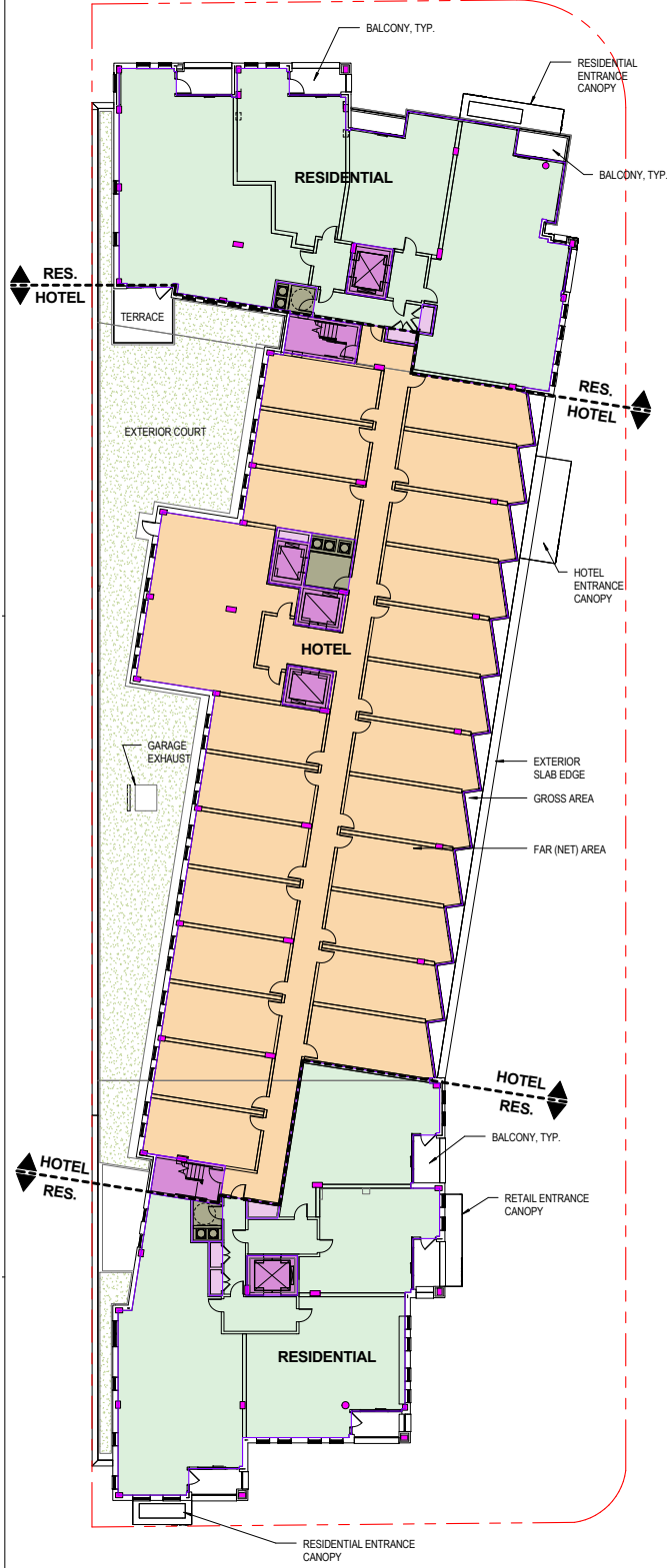




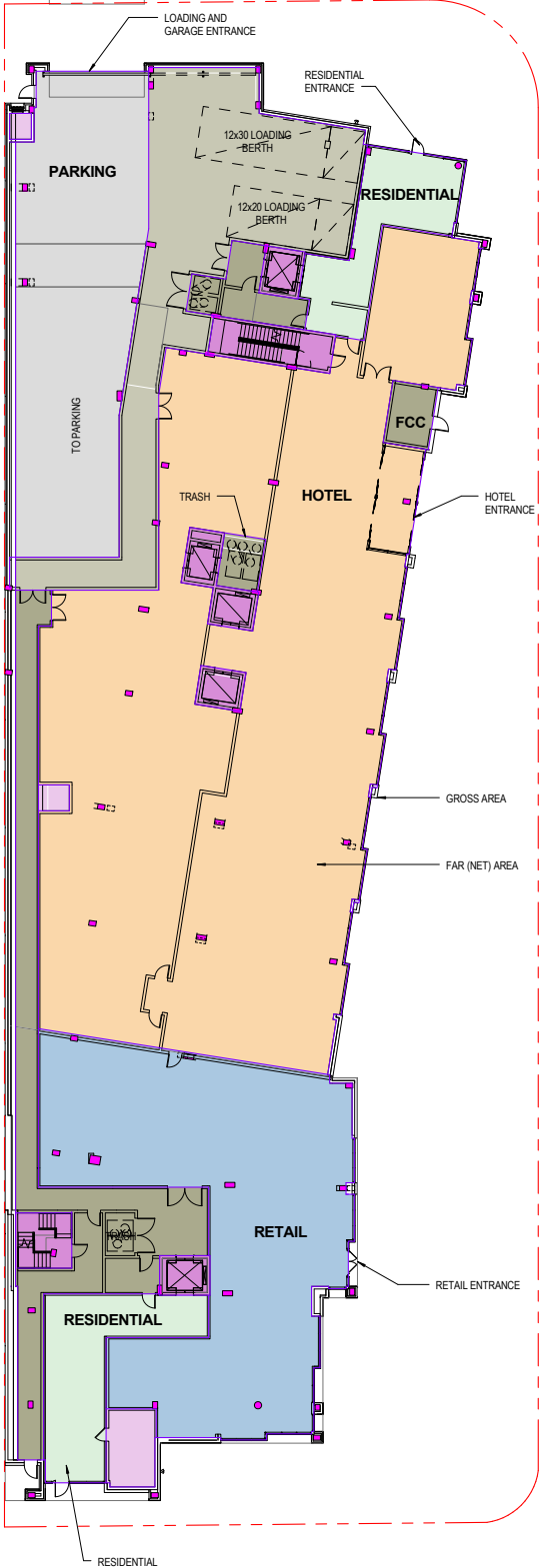
501 BUILDING- ROOF

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WEST BUILDING FLOOR PLANS



500 BUILDING- LEVEL 02



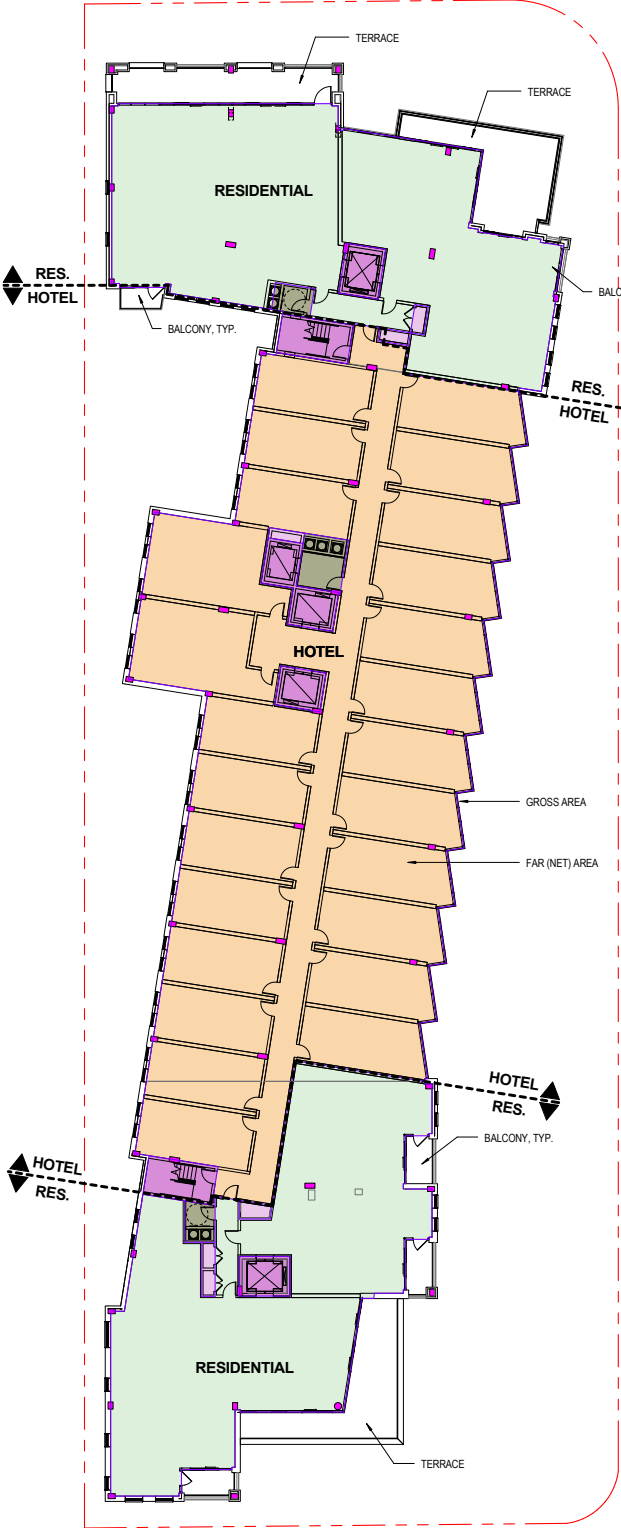
500 BUILDING- LEVEL 01



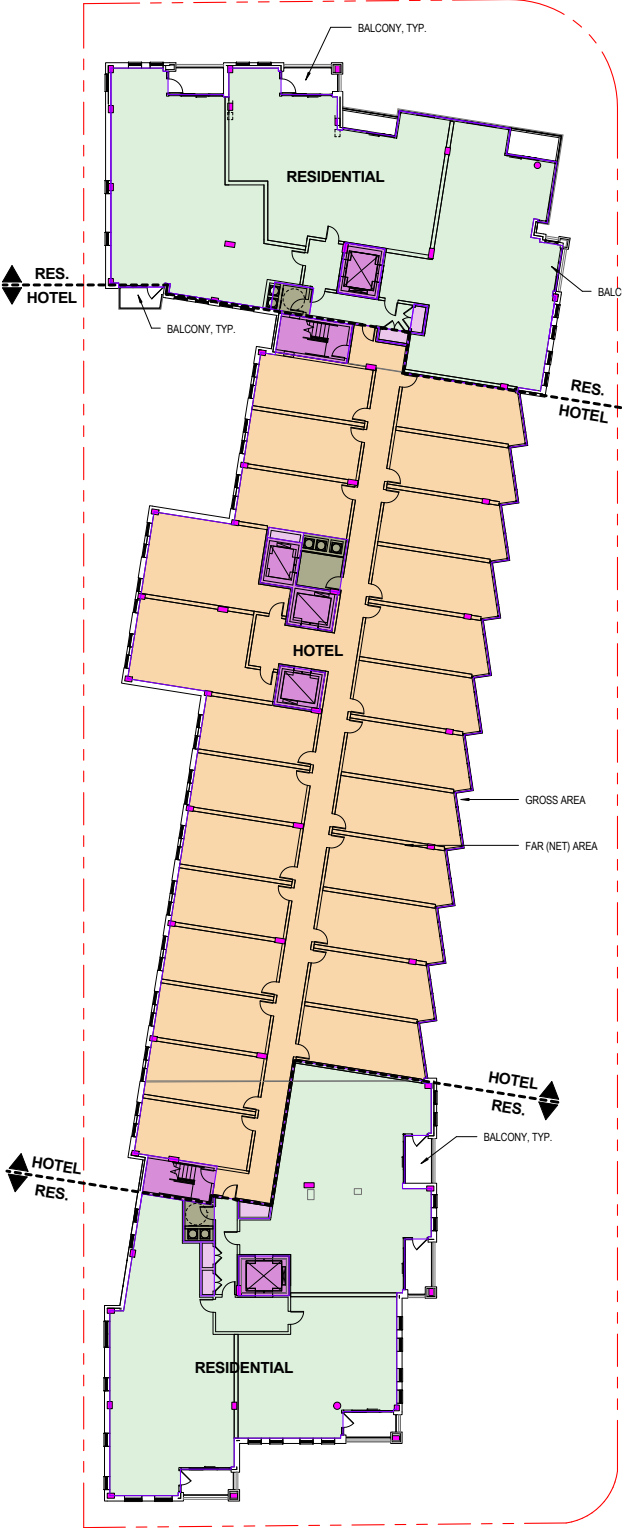
500 BUILDING- LEVEL P1

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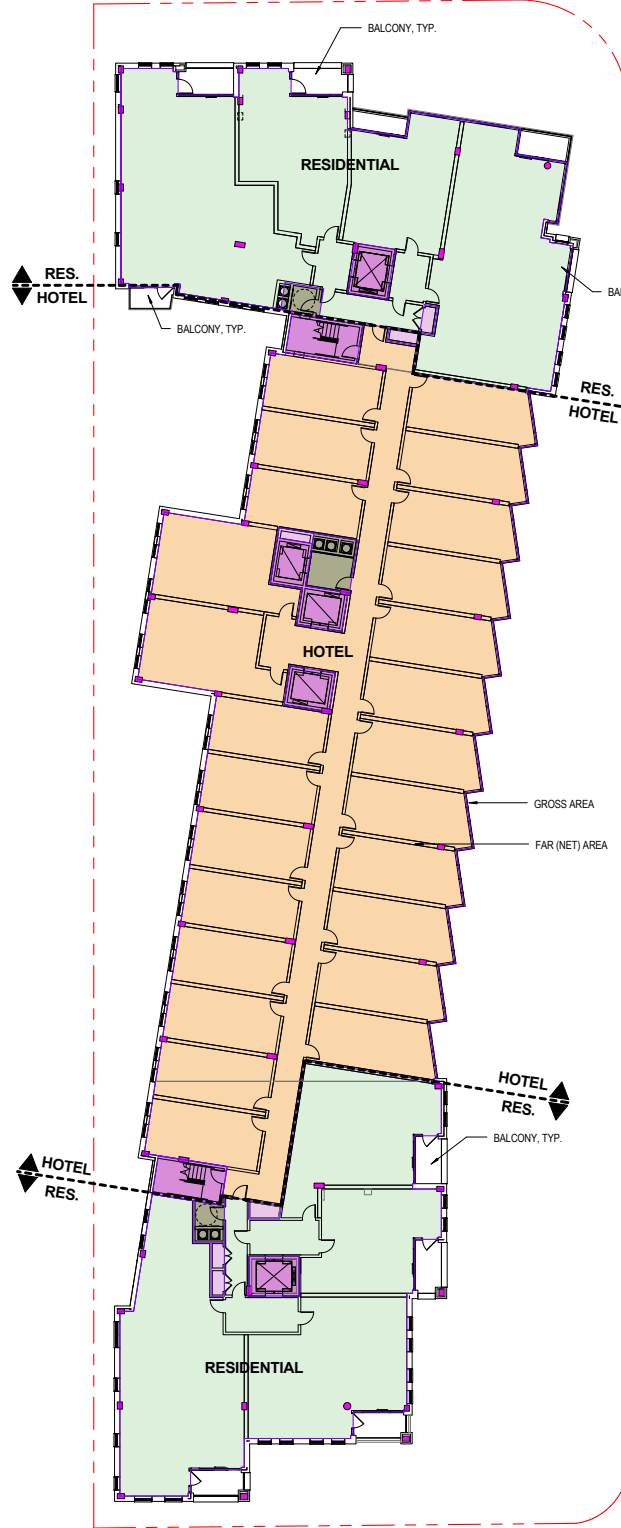
WEST BUILDING FLOOR PLANS



500 BUILDING- LEVEL 05

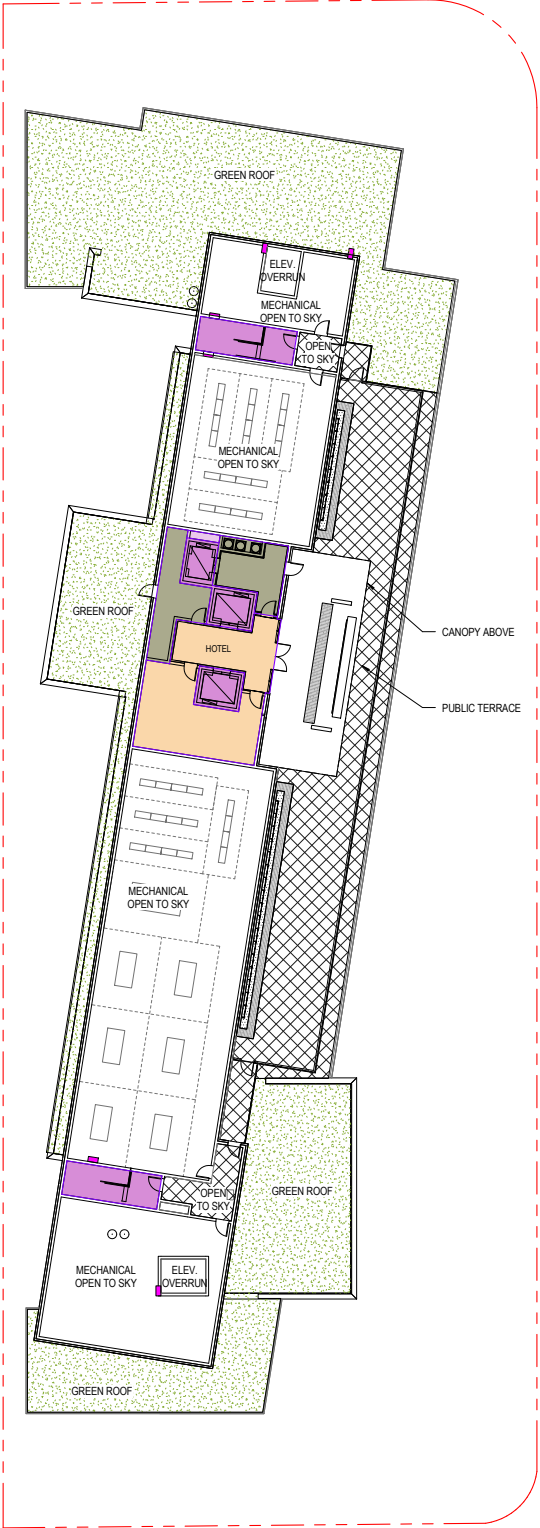


500 BUILDING- LEVEL 04

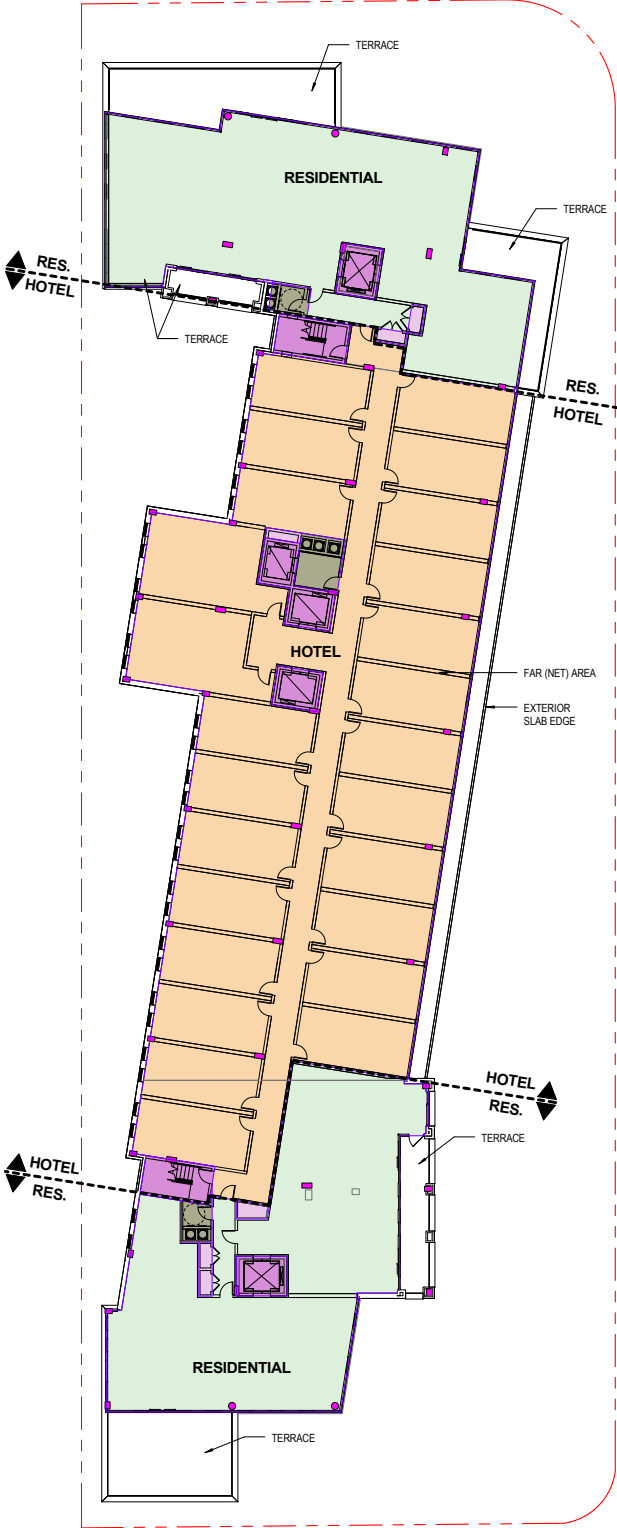


500 BUILDING- LEVEL 03

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500 BUILDING- ROOF

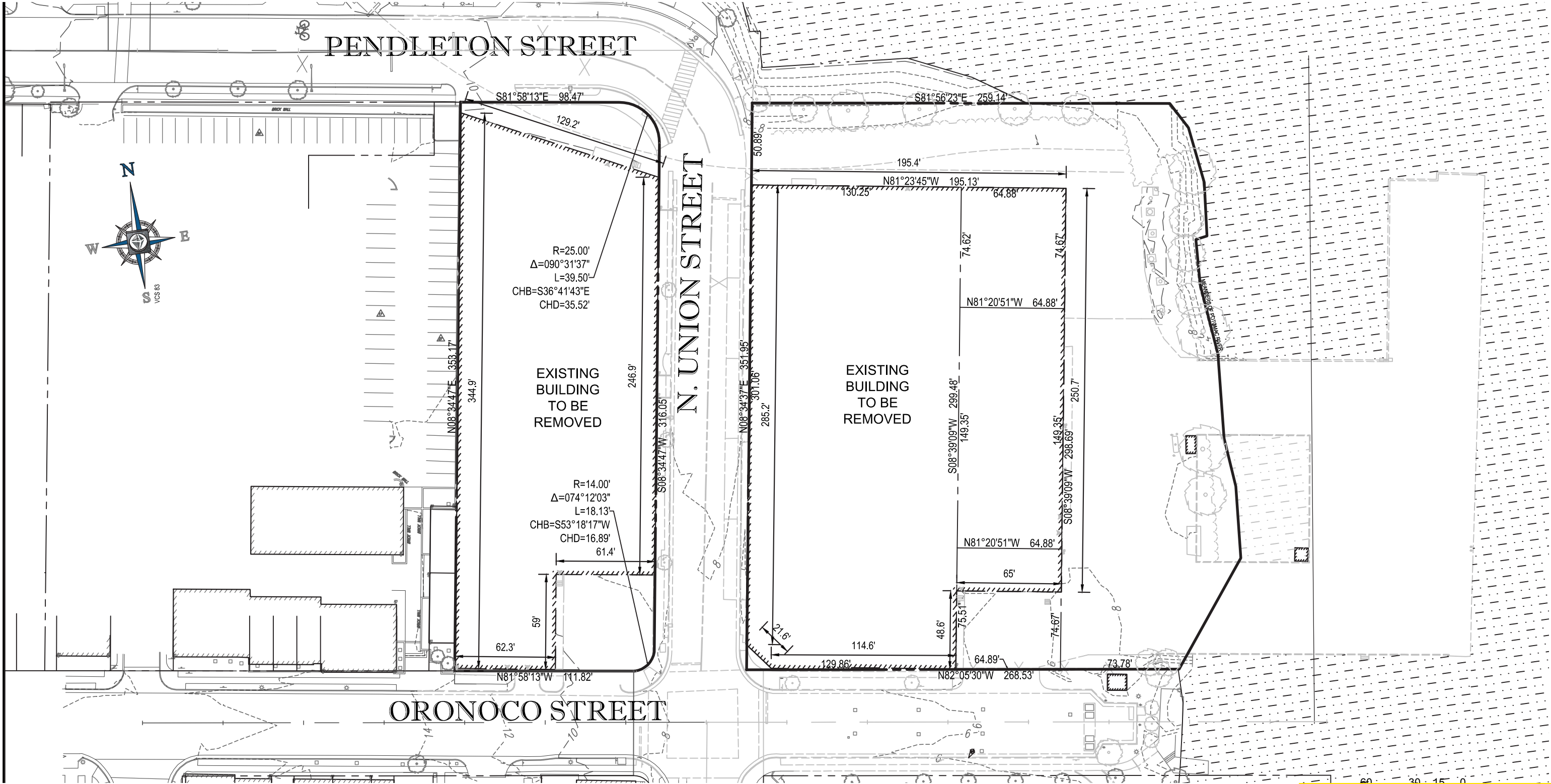


500 BUILDING- LEVEL 06

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EAST & WEST BUILDING EXISTING PLAT



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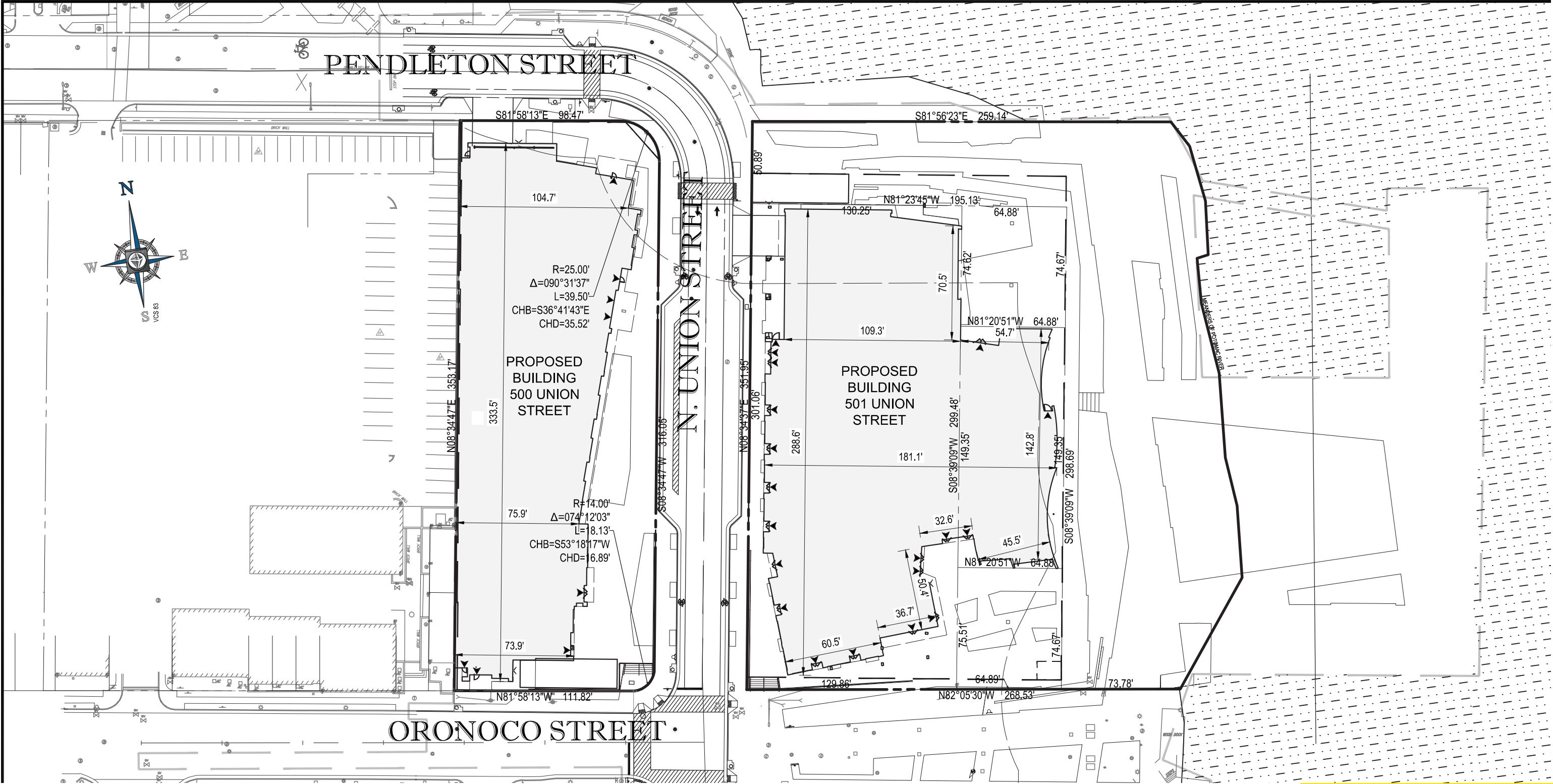
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EAST & WEST BUILDING PROPOSED PLAT



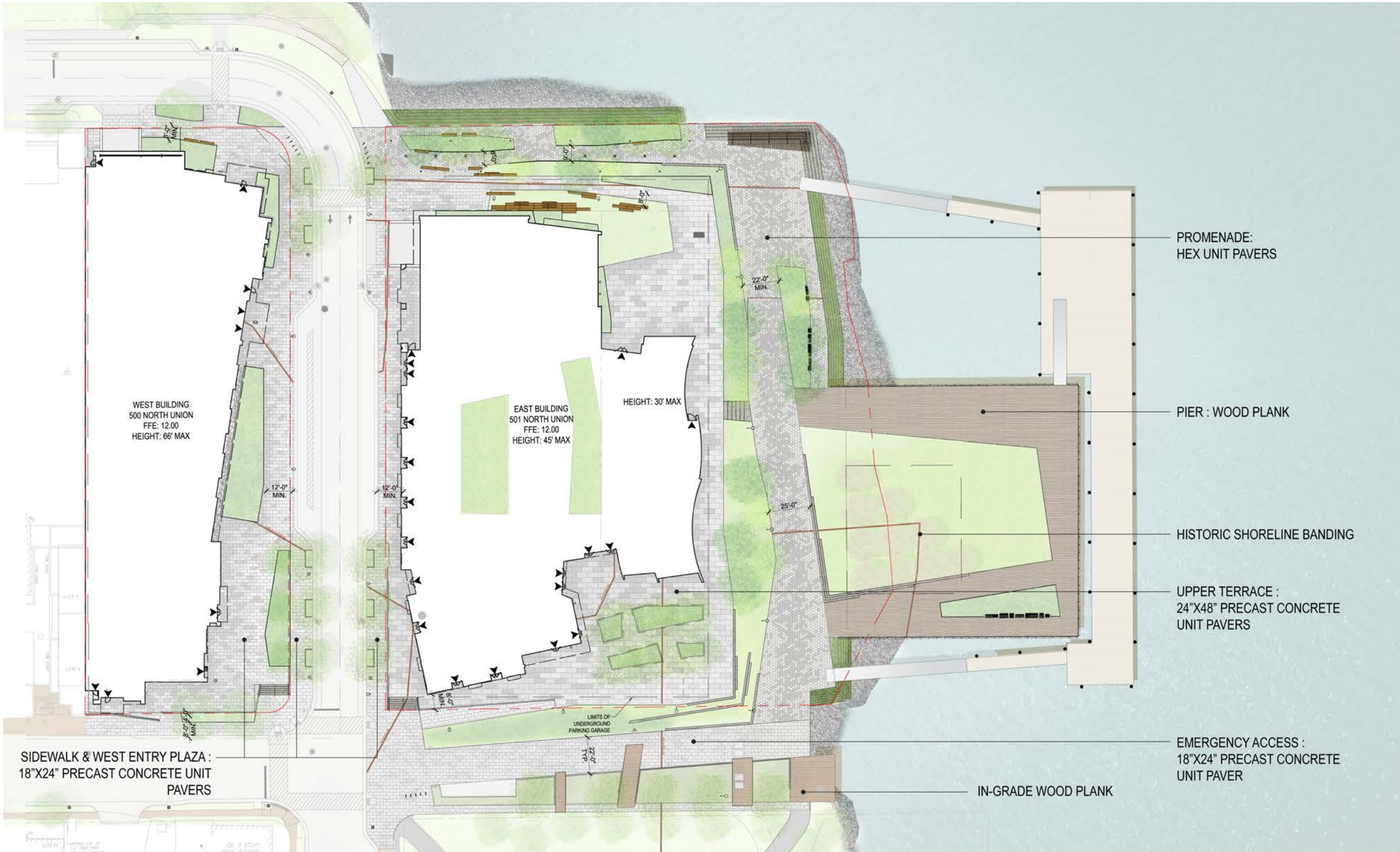
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# LANDSCAPE PAVING PLAN



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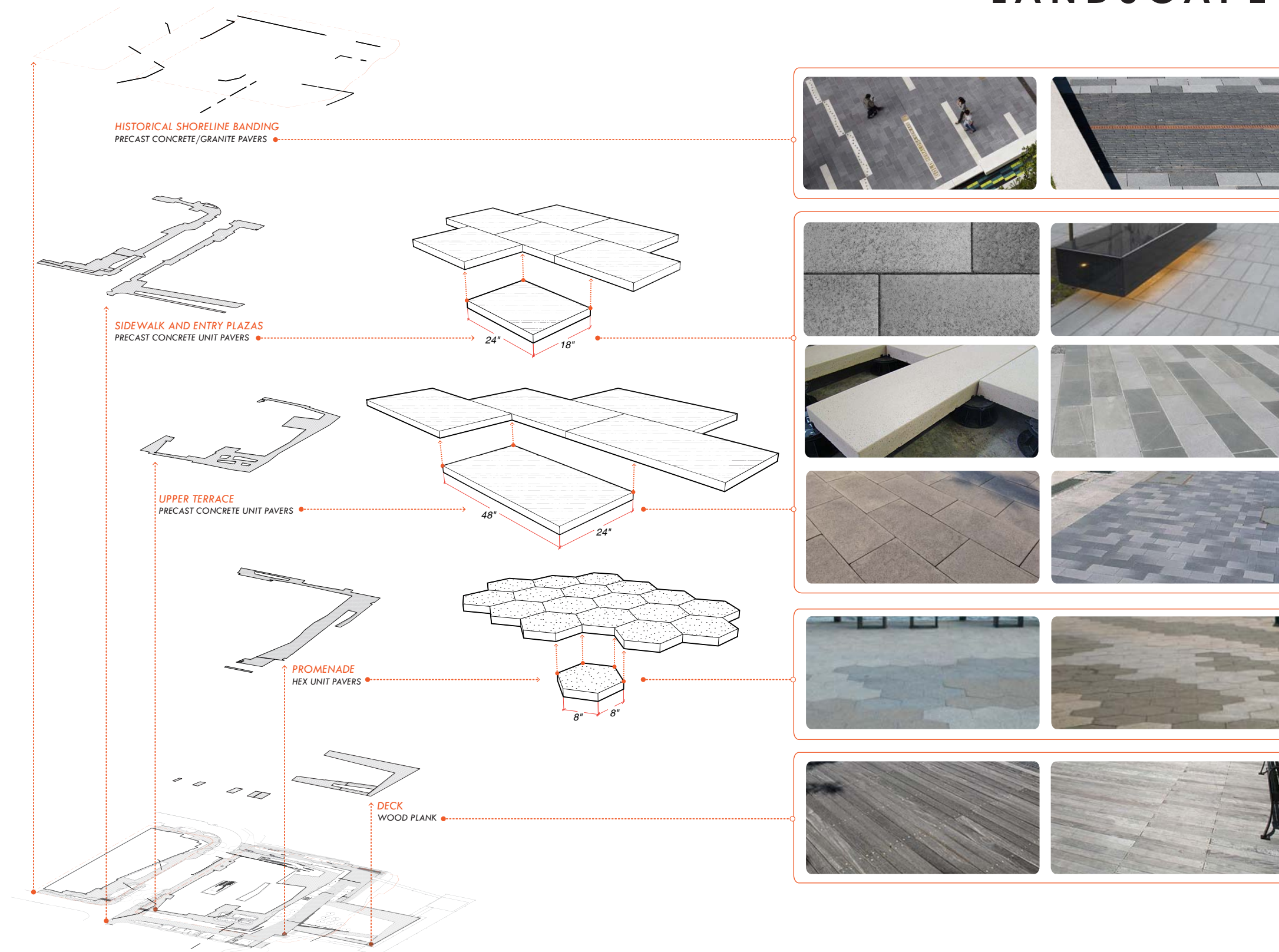
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Hickok Cole  
ARCHITECTS



# LANDSCAPE PAVING MATERIAL PALETTE



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