

# Robinson Terminal North

DSUP# 2014-0007

TMP# 2014-0117

SUP#2015-0039

SUP#2015-0041

SUP#2015-0052

City Council

October 17, 2015



# Site Context



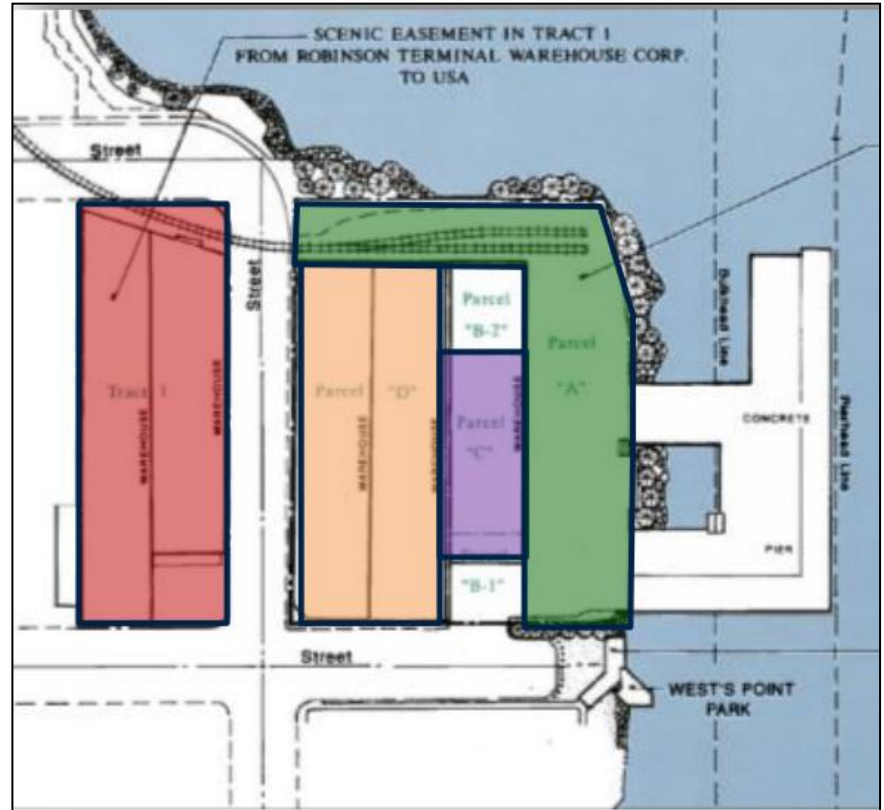
View of Existing Site



# Site Context



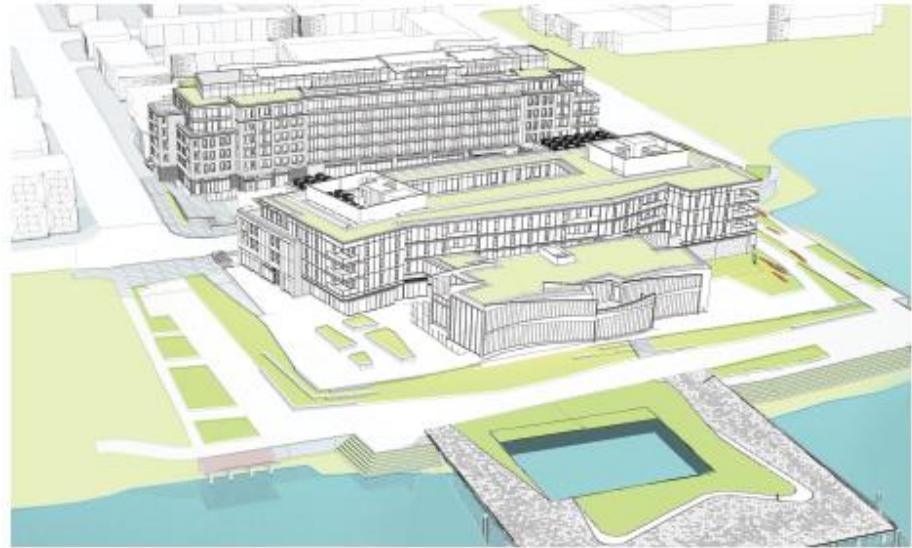
*Aerial View of Existing Site*



*Tract Map*

# Project Description

- 66 multifamily residential units
- 25,000 sq. ft. of commercial
- 132-room hotel
- One level of below- grade parking under each building
- Open space amenities, including plazas, a pedestrian promenade and an improved pier.





# Requested Approvals

- DSUP with Site Plan and Modifications Including:
  - Increase in FAR;
  - Increase in Height from 30 to 50 feet;
  - Parking Reduction; and
  - Valet Parking.
- Special Use Permit for Boat Docking Facility
- Special Use Permit for Restaurant
- Special Use Permit for Hotel Use
- Special Use Permit for Transportation Management Plan
- Modifications to Side Yards Setback



# Primary Discussion Topics

- Compliance with the Waterfront Plan
- General Mass Scale and Architectural Character
- Parking
- Open Space, including Ownership of the Existing Pier
- Compliance with the Floodplain Ordinance
- Construction Management, including Barging



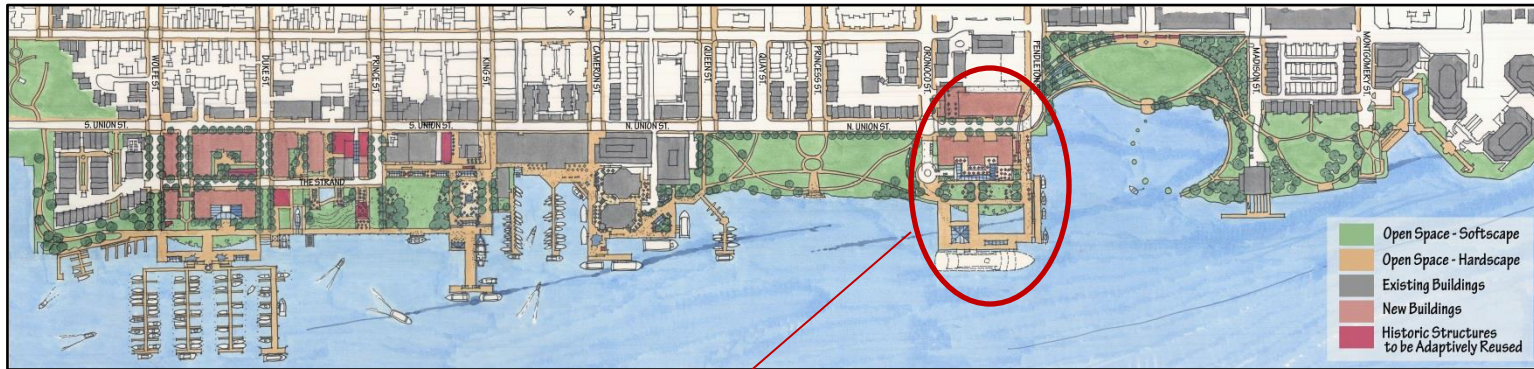
# Waterfront Plan



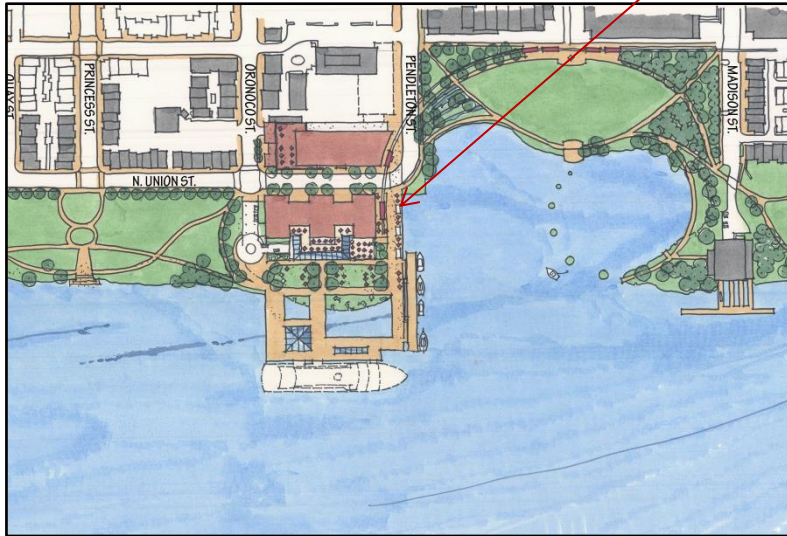
*Identified Waterfront Plan redevelopment locations and new site for the Old Dominion Boat Club*



# PLANNING & ZONING



## Waterfront Plan Illustrative Map



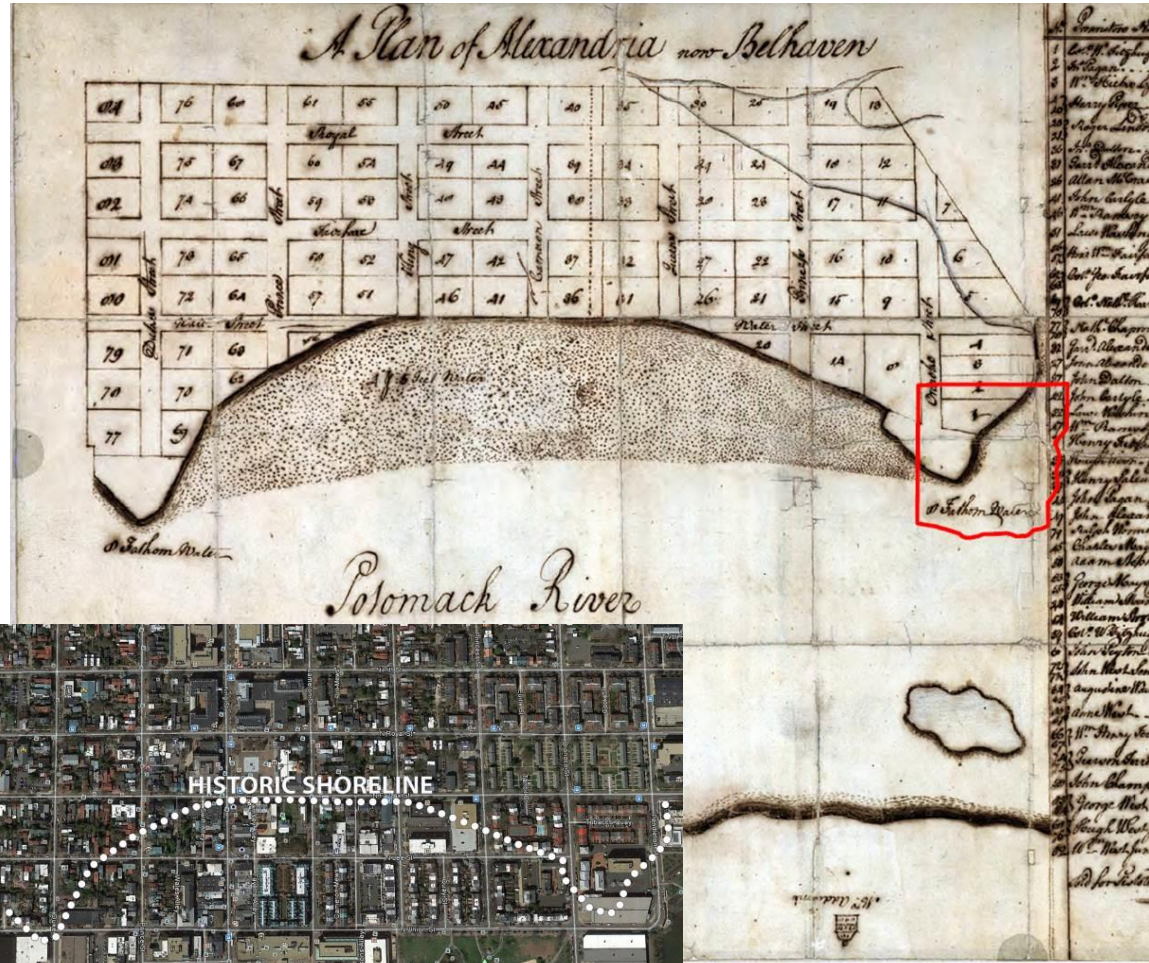
*Robinson Terminal North detail*



*Robinson Terminal North detail in illustrative Waterfront model*



# Waterfront Plan



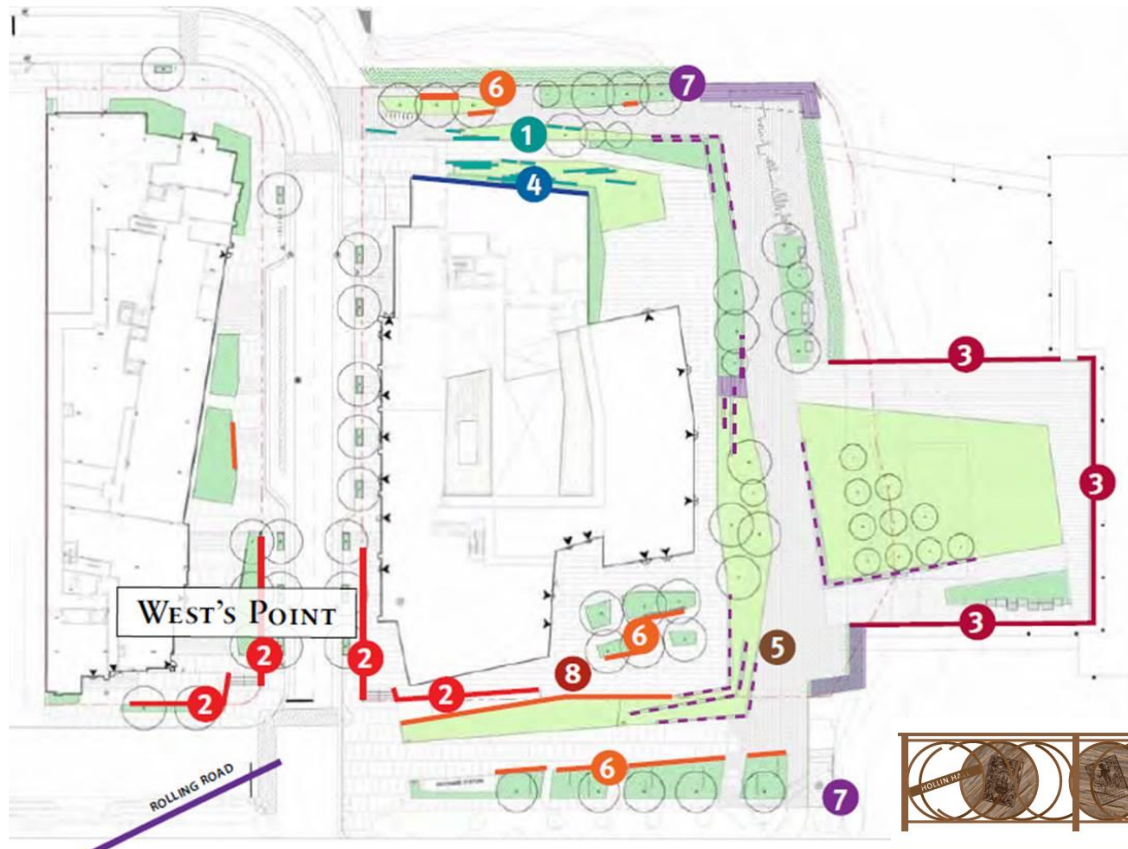
1749 shoreline superimposed with 1845 shoreline, on existing site



1749 shoreline map of Alexandria, with site highlighted



# Waterfront Plan

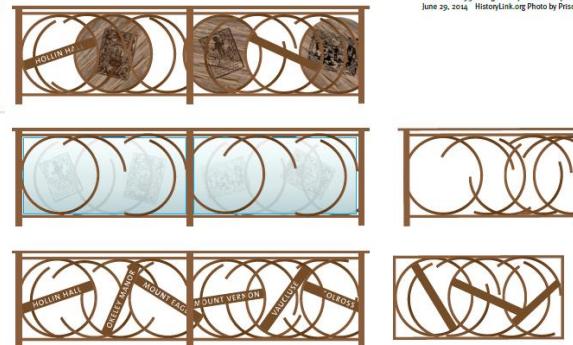


## HISTORIC SHORELINE

- 1749 Shoreline based on original town plat
- 1845 Shoreline & wharves
- 1877 Shoreline and wharves
- Rolling Road



Gears from 1931 bridge incorporated into pedestrian railing. South Park Bridge, South Park, Seattle, June 29, 2014. HistoryLink.org Photo by Priscilla Long





# Architectural Character



*The Oronoco Condominiums*



*Canal Center*

*The Oronoco*



*Adjacent townhomes*



# Architectural Character



*Looking North*



*Looking South*

# West Building





# East Building



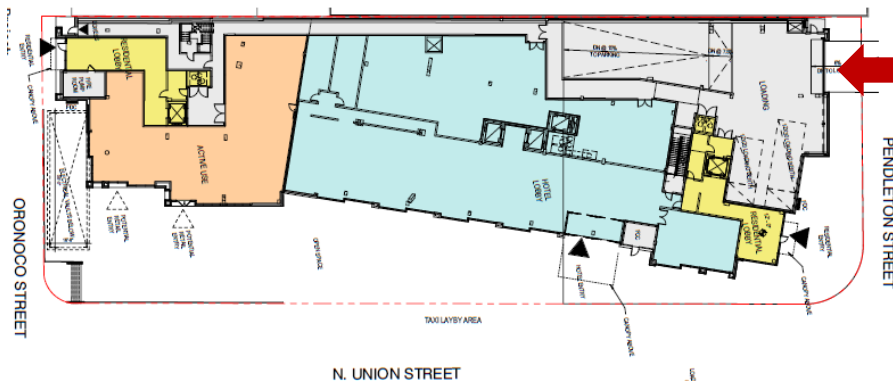
# Pavilion



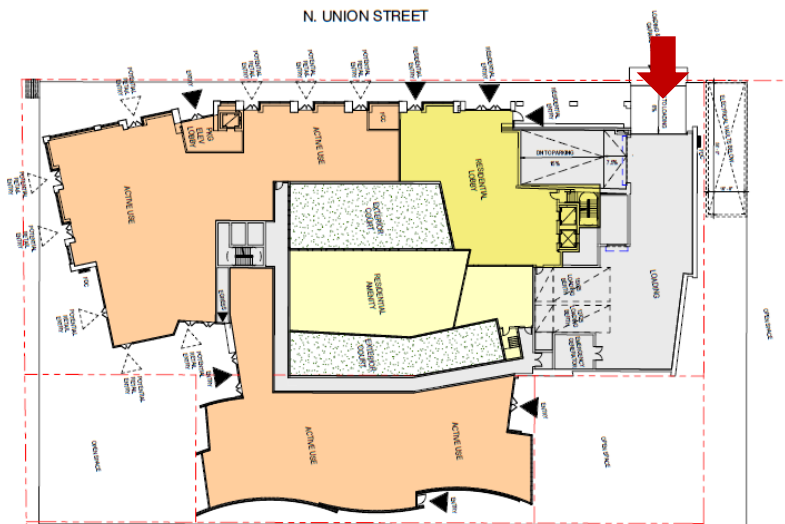


# Parking

Use	Required	Provided
Hotel	93 spaces (.70)	66 spaces (.50)**
Multi-Family Units	93 spaces	116 spaces*
Restaurant Hotel Non-Hotel	18 spaces (1/8 ratio) 90 spaces(1/4 ratio)	18 spaces 60 spaces(1/6 ratio)**
<b>Total</b>	<b>294 spaces</b>	<b>260 spaces</b>
<i>* Using new multifamily parking regulations</i> <i>** Parking reduction requested</i>		



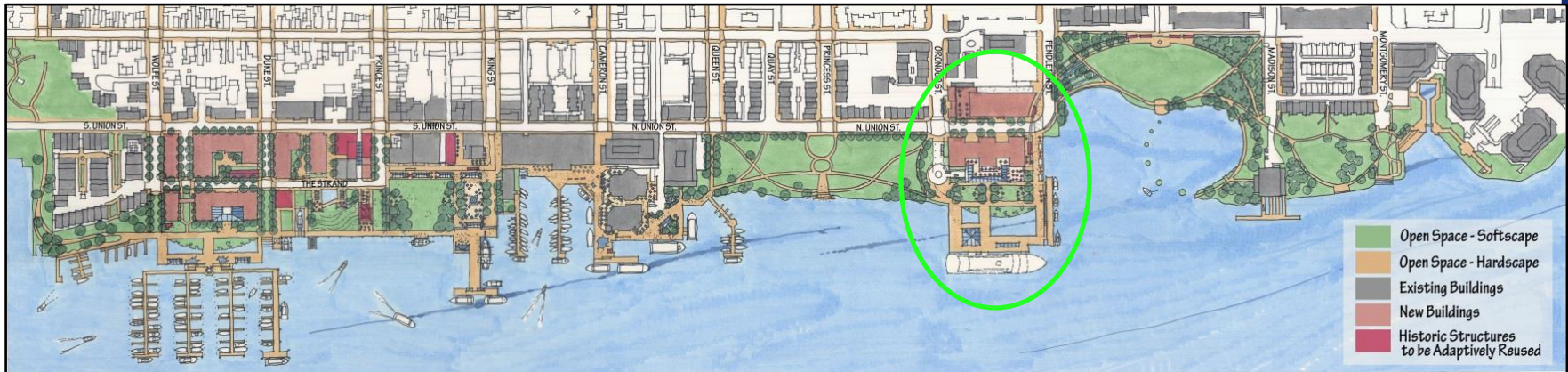
West building ground level plan



East building ground level plan



# Open Space

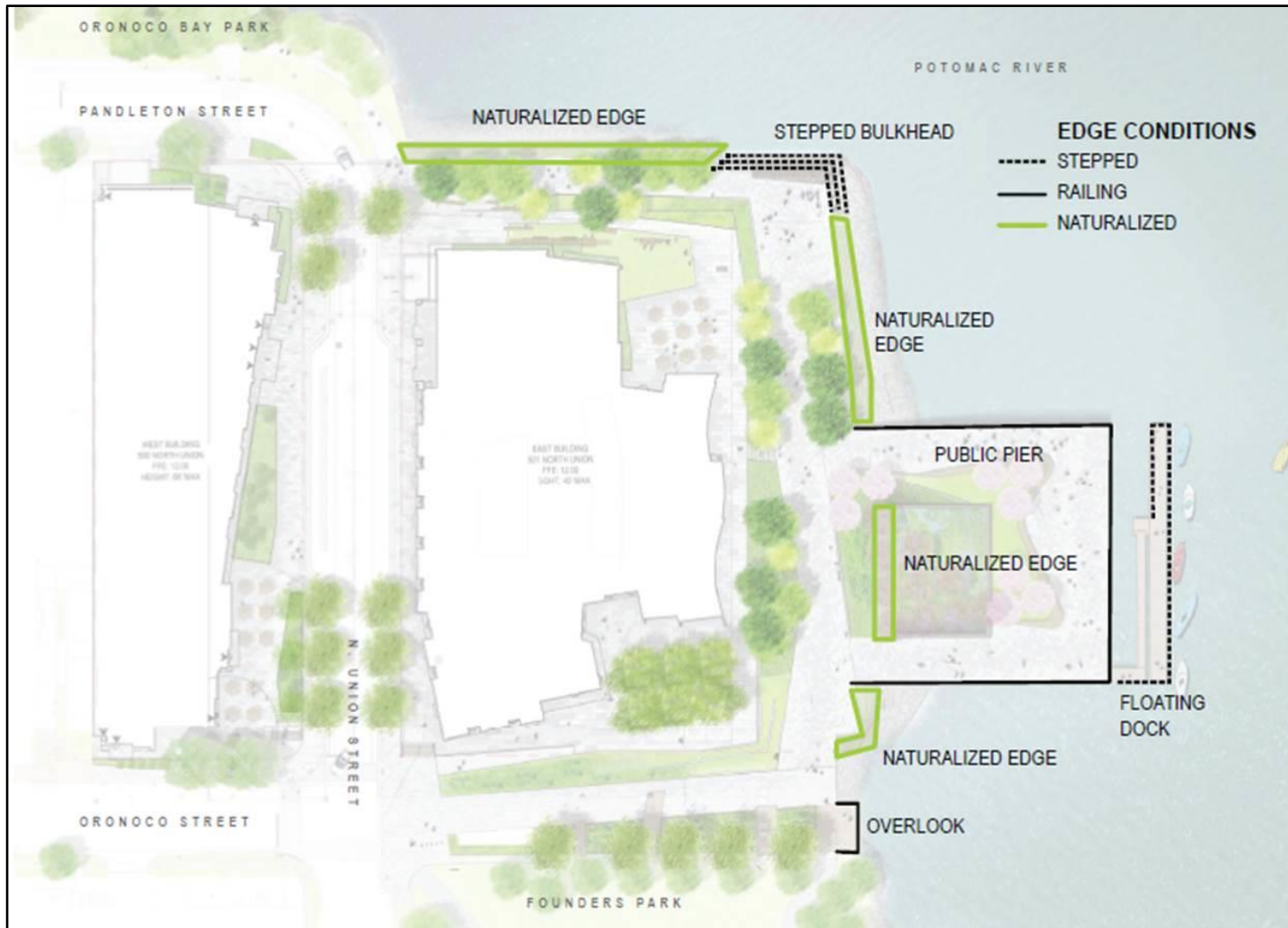


Existing Site



Proposed Site Plan

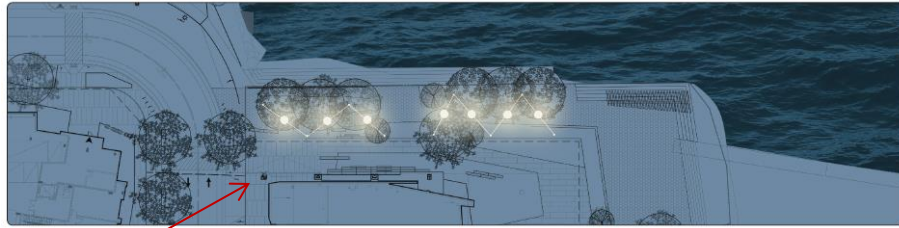
# Open Space



*Proposed Open Space Plan*



# Open Space

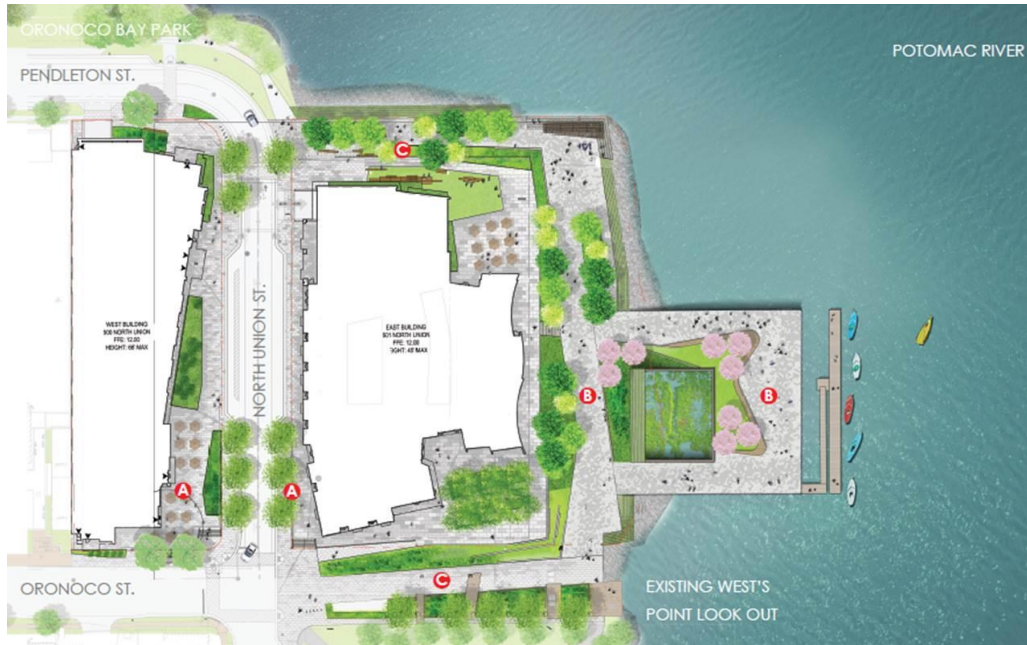


*Proposed Open Space Plan*

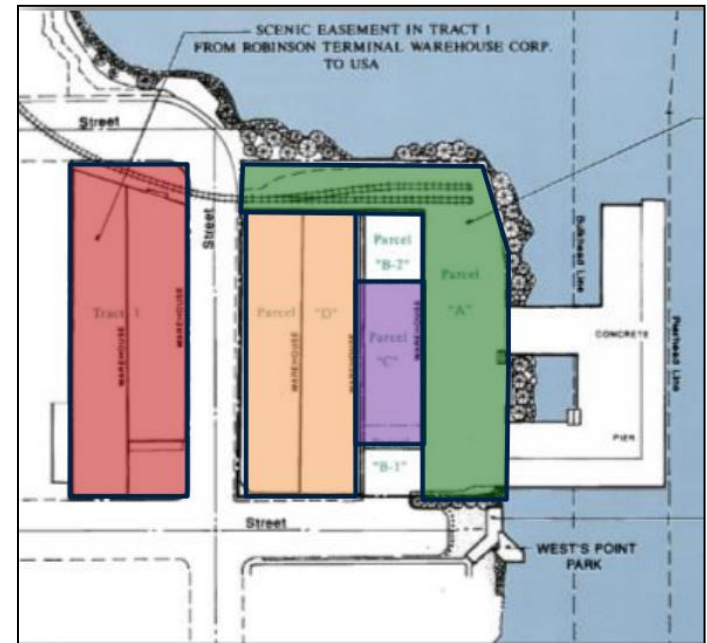




# Ownership of Open Space

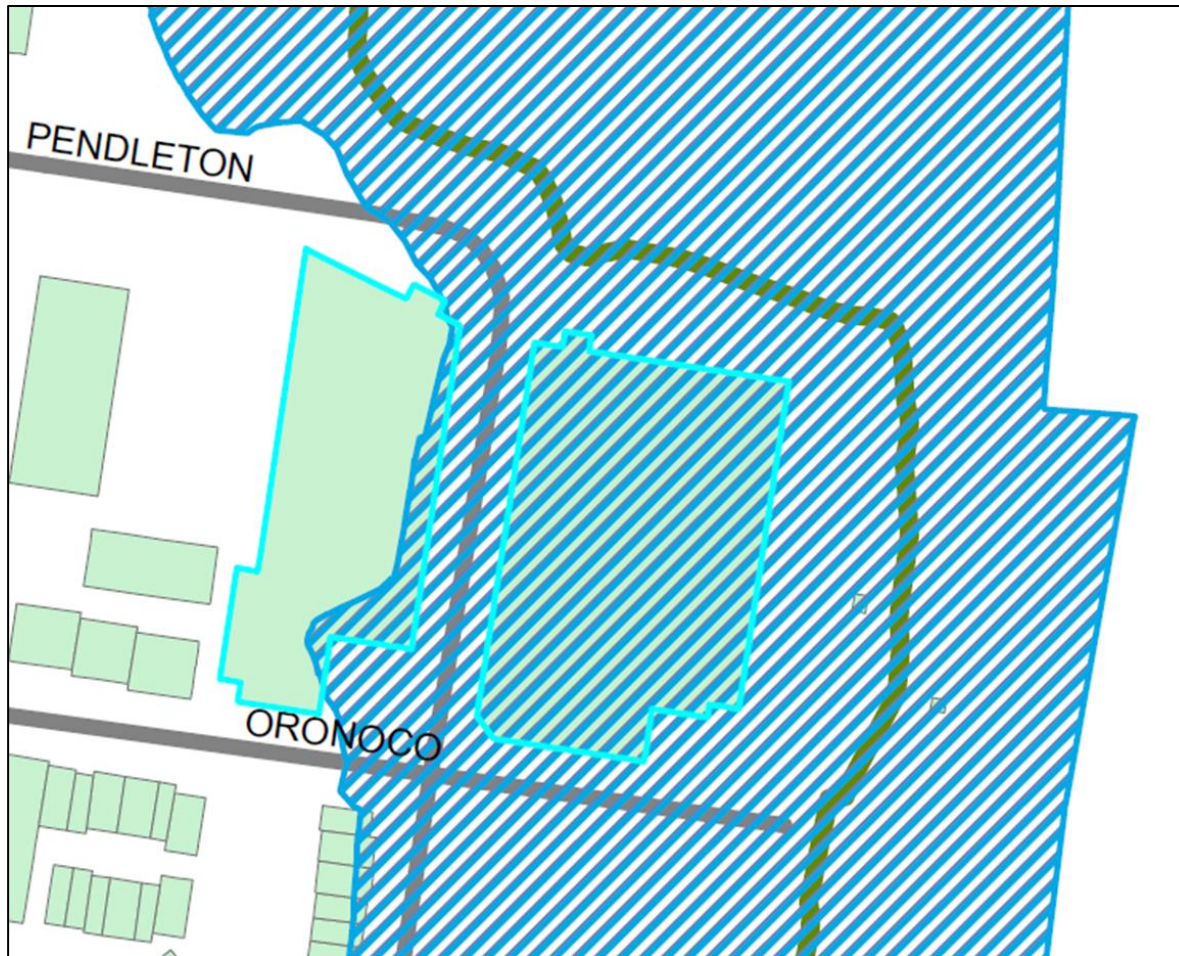


*Proposed Pier Improvements*



*Settlement Agreement Tracts*

# Floodplain Mitigation



*Limits of 100-year Floodplain on Existing Site*



# Construction Management



# Community Outreach

- Old and Historic Alexandria District Board of Architectural Review
- Waterfront Commission
- The Old Town North Urban Design Advisory Committee (UDAC)
- Adjacent residents, including The Oronoco Waterfront Residences, and the existing townhouse owners





# Community Benefits

- Redevelopment of one of the three sites anticipated in the Waterfront Plan, including a new hotel
- Improved access to the Potomac River with:
  - Dedication of a rehabilitated and improved pier;
  - Dedication of new floating dock;
  - Publicly accessible open space; and
  - Construction of bulkhead and dedication of promenade and pier.
- Extensive historical plan for the site
- Compliance with the Public Art and Green Building Policies, including significant green roofs
- Contributions for affordable housing and long-term operation and maintenance of the Waterfront Plan area



# Conclusion

Staff recommends approval, subject to compliance with all codes, ordinances and staff recommendations, and the October 7, 2015 staff memo.









# 500 & 501 UNION

ALEXANDRIA, VA

PROJECT OVERVIEW  
FALL 2015 PRESENTATION

**ROONEY**  
PROPERTIES

4075 WILSON BOULEVARD, SUITE 650  
ARLINGTON, VA 22203

  
CITYINTERESTS

2900 K STREET NW, SUITE 401  
WASHINGTON, DC 20007

Hickok Cole  
  
ARCHITECTS

1023 31ST STREET, NW  
WASHINGTON, DC 20007

  
WRT

1700 MARKET STREET, SUITE 2800  
PHILADELPHIA, PA 19103

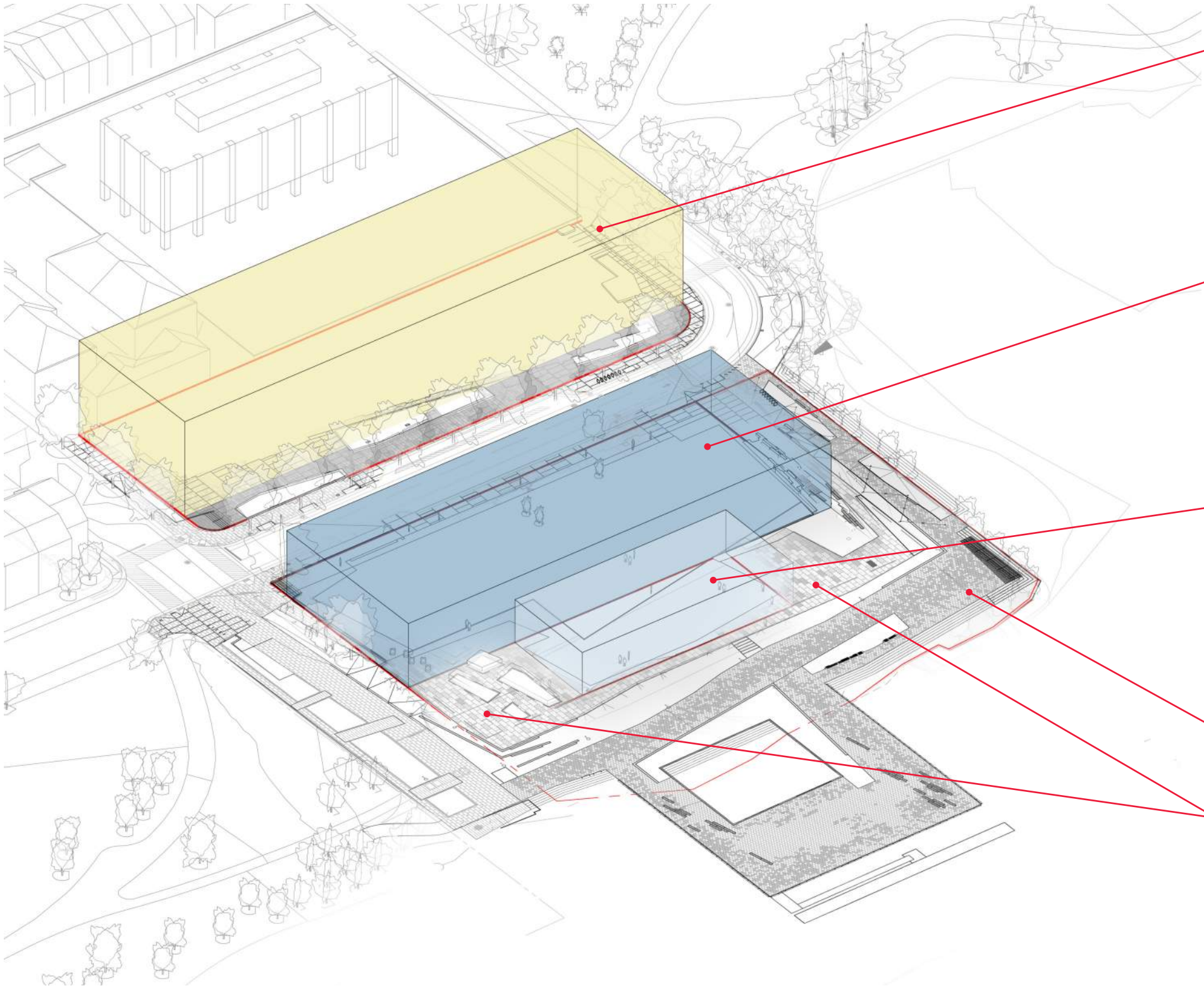


# SITE EXISTING CONDITIONS





# SITE CONSTRAINTS MASSING



## TRACT I

MAXIMUM FAR 3.0  
MAXIMUM BUILDING HEIGHT 66'-0"  
MAXIMUM PENTHOUSE HEIGHT 14'-0"  
PERMITTED USES: COMMERCIAL, OFFICE,  
RETAIL, RESTAURANTS, & RESIDENTIAL

## TRACT II

**PARCEL D:**  
MAXIMUM FAR 2.4  
MAXIMUM BUILDING HEIGHT 45'-0"  
PERMITTED USES: RESTAURANTS & CAFES,  
COMMERCIAL SHOPS, OFFICES,  
RESIDENTIAL USES, MARINA SERVICE  
FACILITIES, MUSEUMS, OUTDOOR  
MARKETS, PUBLIC PARK & RECREATION  
FACILITIES

**PARCEL C:**  
MAXIMUM FAR 1.5  
MAXIMUM BUILDING HEIGHT 30'-0"  
PERMITTED USES: RESTAURANTS & CAFES,  
COMMERCIAL SHOPS, OFFICES,  
RESIDENTIAL USES, MARINA SERVICE  
FACILITIES, MUSEUMS, OUTDOOR  
MARKETS, PUBLIC PARK & RECREATION  
FACILITIES

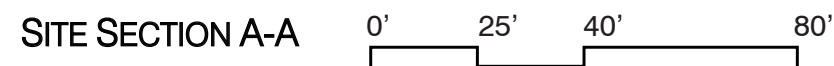
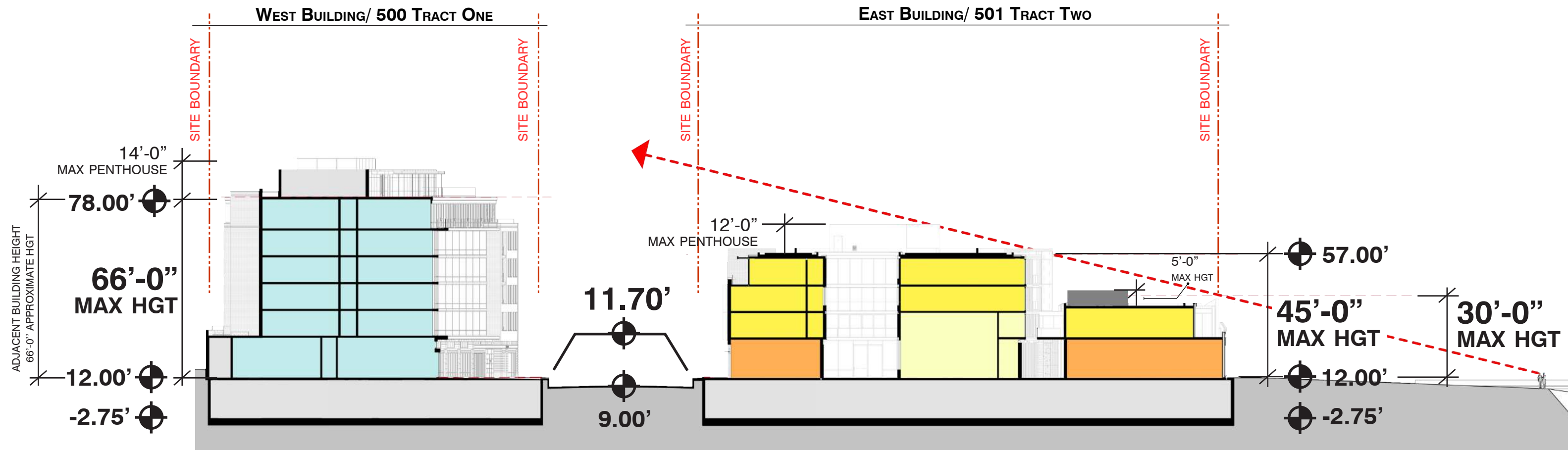
**PARCEL A:**  
NO STRUCTURES OR BUILDINGS  
PERMITTED USES: OPEN SPACE, PUBLIC PARK

**PARCELS B1 & B2:**  
NO BUILDINGS  
PERMITTED USES: OPEN AIR SHOPS OR  
RESTAURANTS, ENTRANCE WAYS,  
TREES, SHRUBS & PLANTINGS, PATIO  
AREAS, SUN DECKS, LIGHTING, &  
SECURITY DEVICES

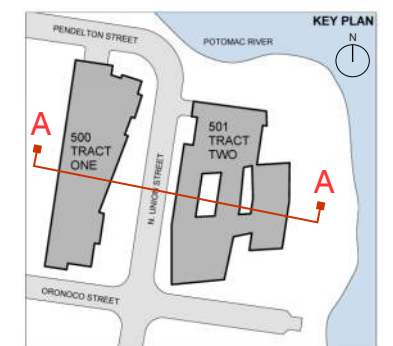
500 & 501 NORTH UNION



## SITE SECTION



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



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

## Phase: PROJECT OVERVIEW

**Date:**  
FALL 2015



# PERSPECTIVE SITE AERIAL



**500 & 501 NORTH UNION**

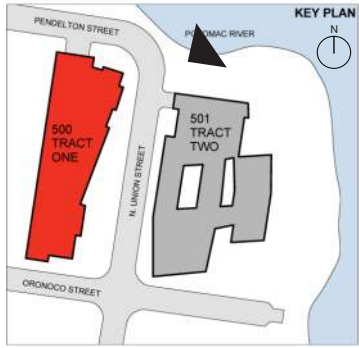
**Project:**  
500/ 501 Union  
Alexandria, Virginia

**Phase:**  
PROJECT OVERVIEW

**Date:**  
FALL 2015







# NORTHEAST PERSPECTIVE WEST BUILDING

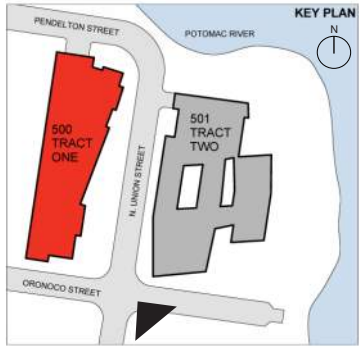


**Project:**  
500/ 501 Union  
Alexandria, Virginia

**Phase:**  
PROJECT OVERVIEW

**Date:**  
FALL 2015





# SOUTHEAST PERSPECTIVE WEST BUILDING



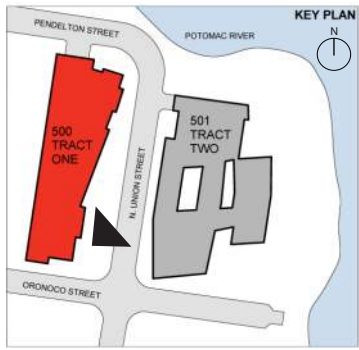
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Alexandria, Virginia

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PROJECT OVERVIEW

**Date:**  
FALL 2015



# PEDESTRIAN EXPERIENCE PERSPECTIVE WEST BUILDING



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

**Phase:**  
PROJECT OVERVIEW

**Date:**  
FALL 2015









EAST BUILDING PAVILION PERSPECTIVES



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



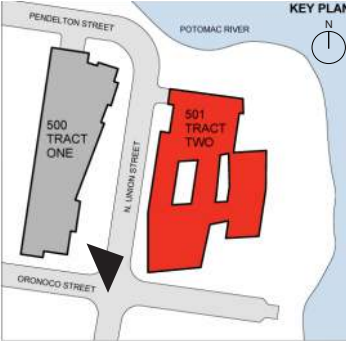
SOUTHEAST AERIAL



EAST PERSPECTIVE



EAST BUILDING SOUTHWEST AERIAL



Project:  
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Alexandria, Virginia

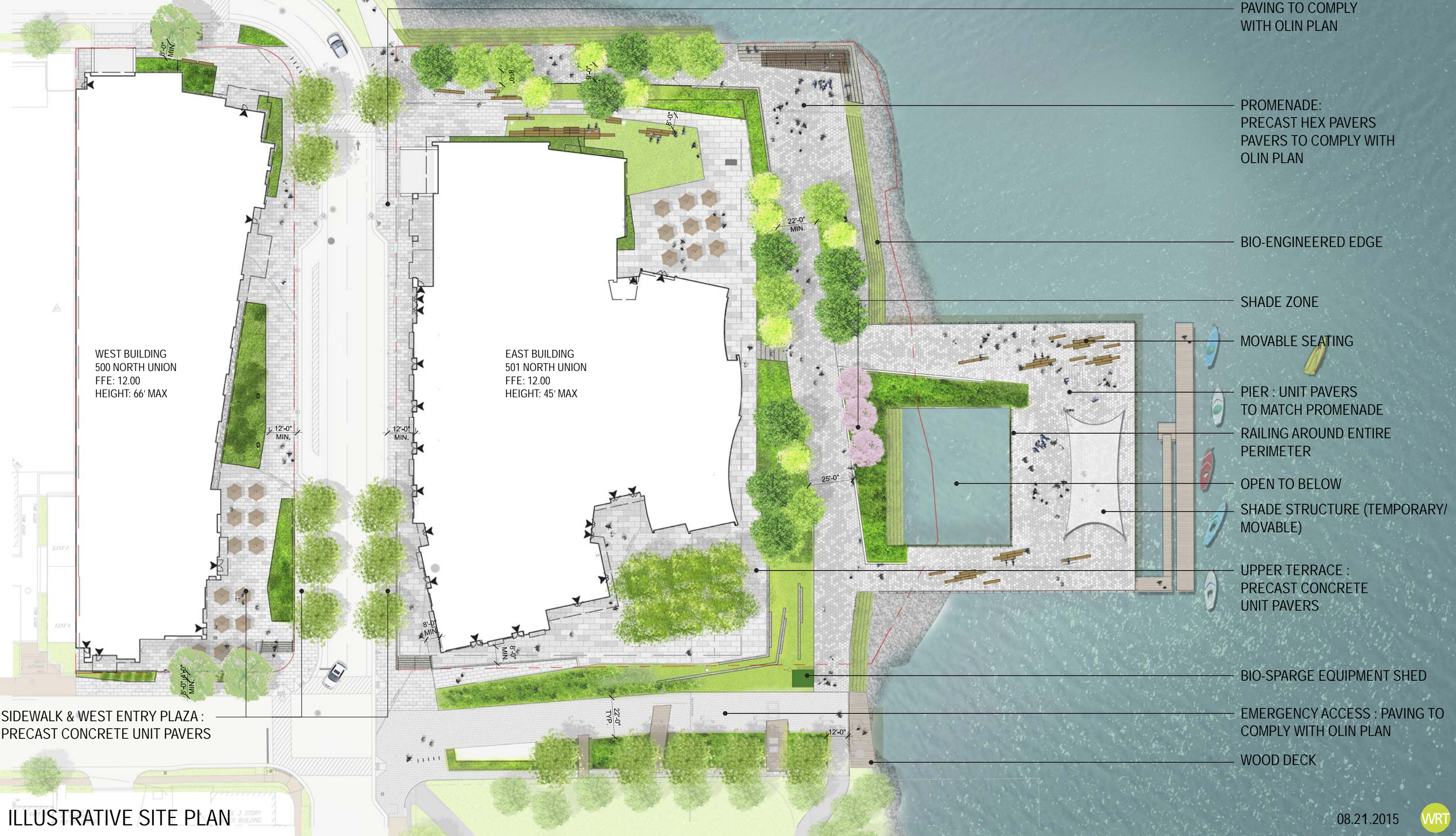
Phase:  
PROJECT OVERVIEW

Date:  
FALL 2015





ALL PAVING/PAVERS TO COMPLY WITH CITY STANDARDS AND/OR OLIN PLAN AS APPROPRIATE





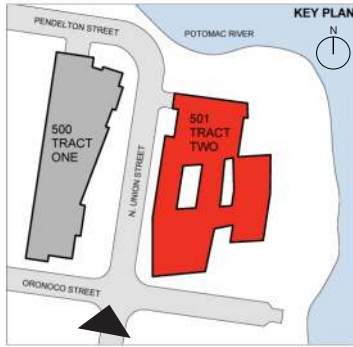




APPENDIX



# EAST & WEST BUILDING SOUTH PERSPECTIVE



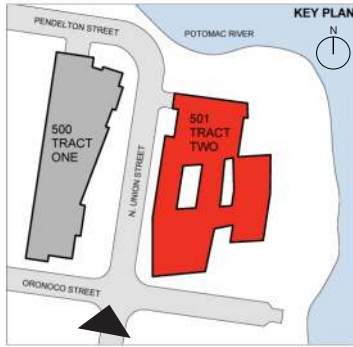
**Project:**  
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# EAST & WEST BUILDING SOUTH PERSPECTIVE

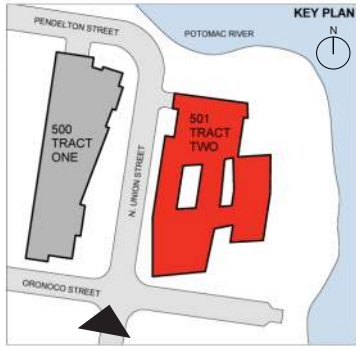


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**Date:**  
FALL 2015





# EAST BUILDING SOUTHWEST PERSPECTIVE



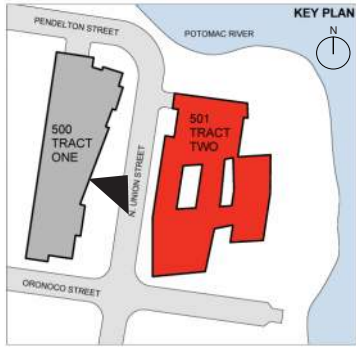
**Project:**  
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Alexandria, Virginia

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PROJECT OVERVIEW

**Date:**  
FALL 2015



# EAST BUILDING RESIDENTIAL ENTRY PERSPECTIVE



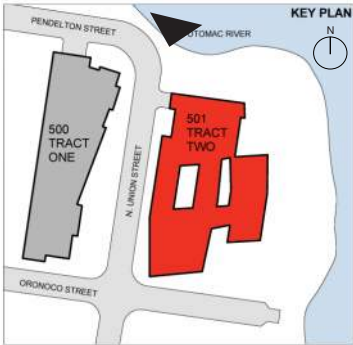
**Project:**  
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Alexandria, Virginia

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PROJECT OVERVIEW

**Date:**  
FALL 2015



EAST & WEST BUILDING NORTH PERSPECTIVE



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

**Phase:**  
PROJECT OVERVIEW

**Date:**  
FALL 2015





# PERSPECTIVE NORTH UNION LOOKING NORTHEAST

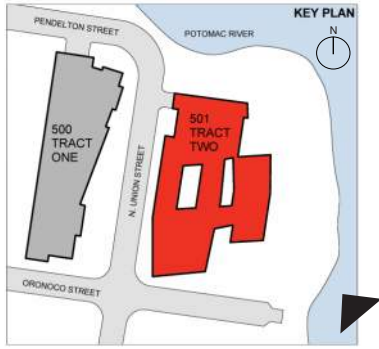


**Project:**  
500/ 501 Union  
Alexandria, Virginia

**Phase:**  
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**Date:**  
FALL 2015





# OVERVIEW PERSPECTIVE FROM WATER

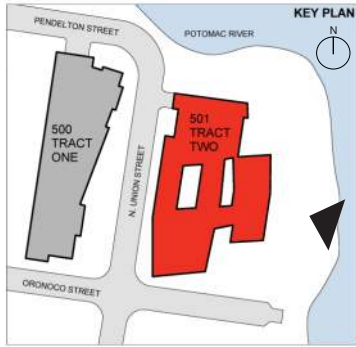


**Project:**  
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Alexandria, Virginia

**Phase:**  
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**Date:**  
FALL 2015





# EAST BUILDING EAST PERSPECTIVE



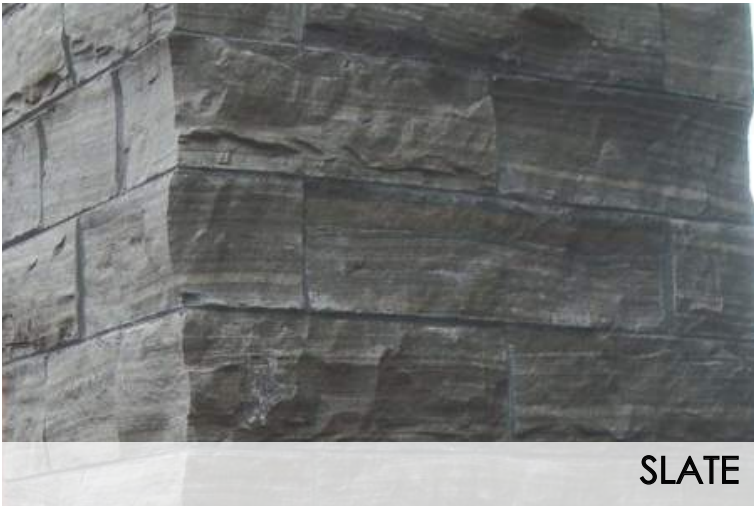
**Project:**  
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Alexandria, Virginia

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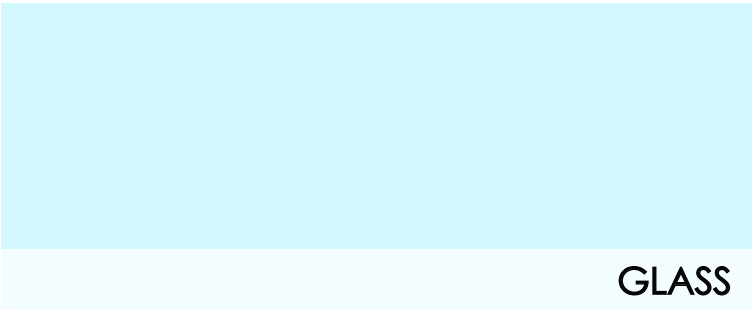
**Date:**  
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WEST BUILDING

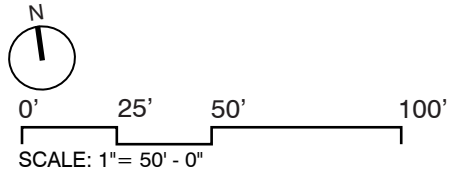
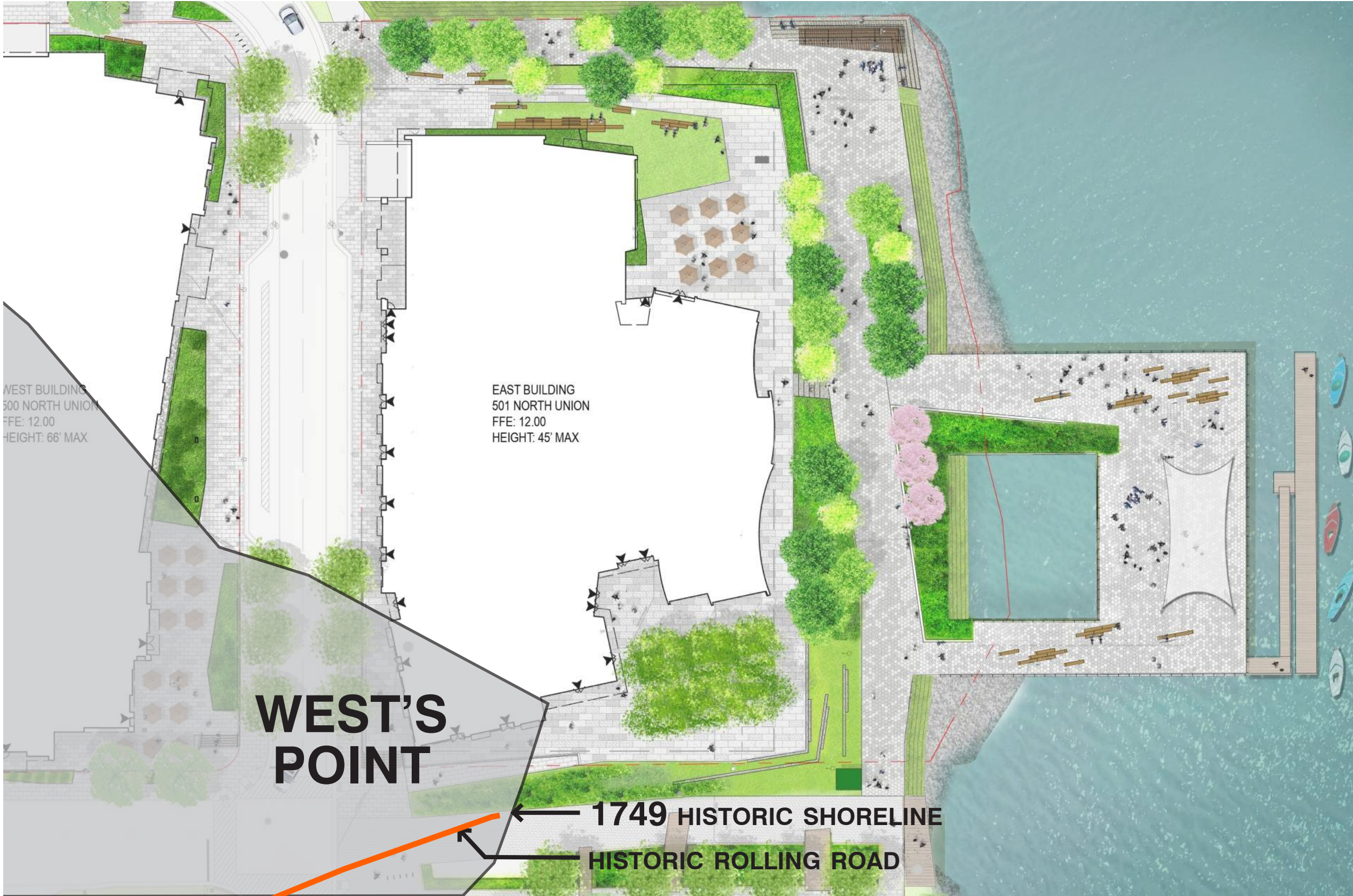


EAST BUILDING





WEST'S POINT LOCATION



500 & 501 NORTH UNION

Project:  
500/ 501 Union  
Alexandria, Virginia

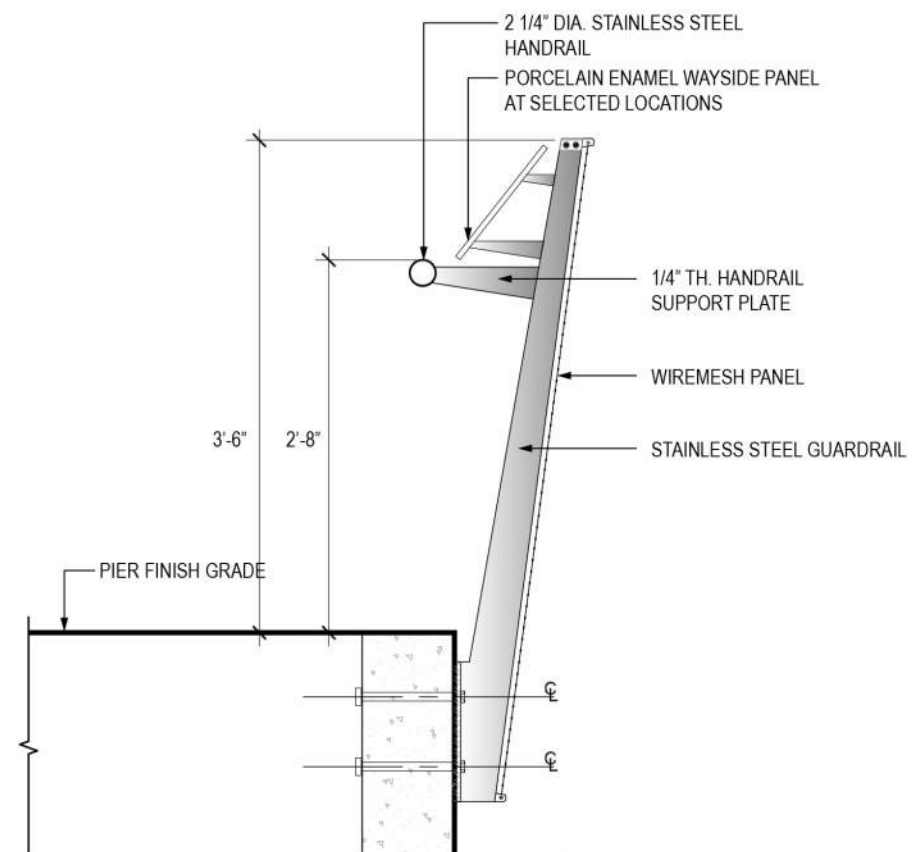
Phase:  
PROJECT OVERVIEW

Date:  
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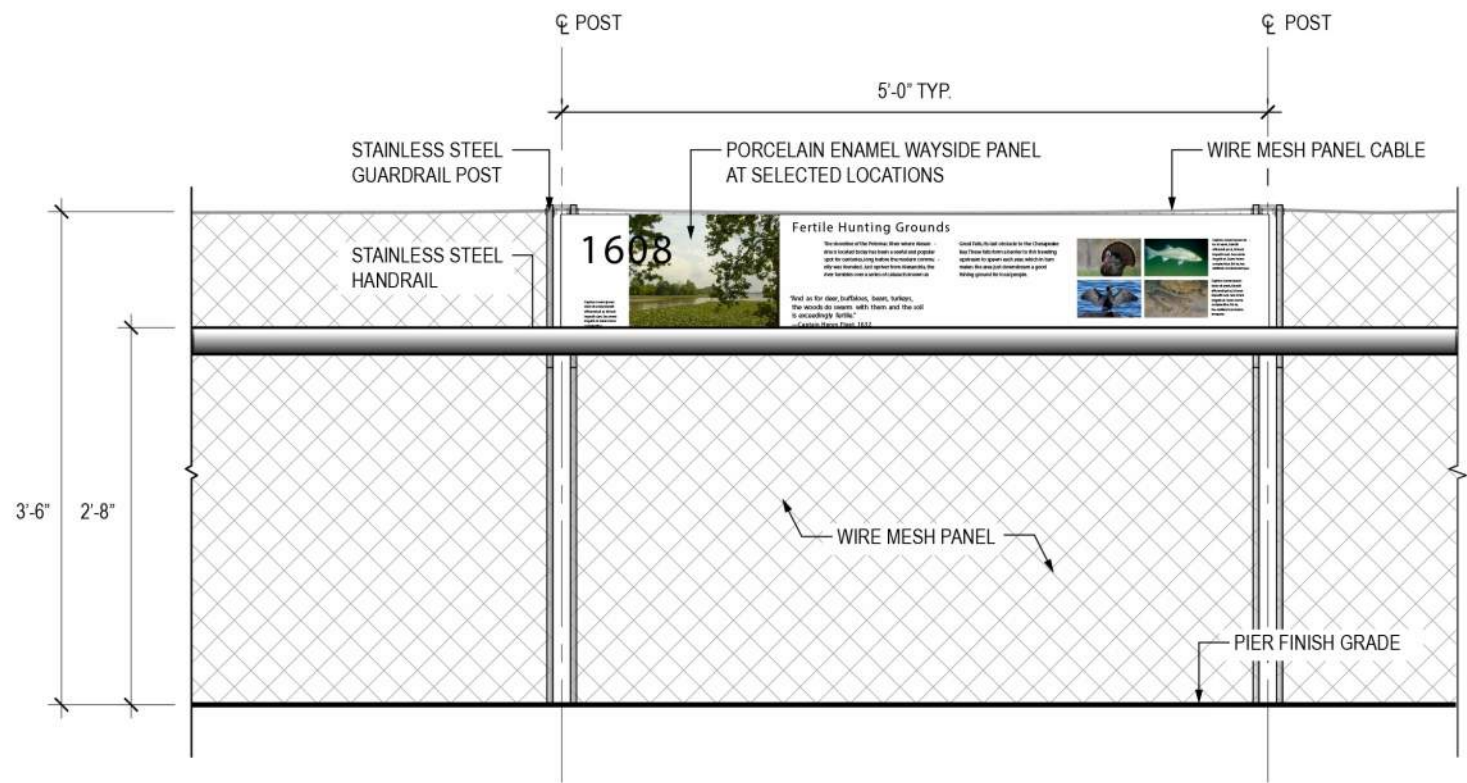




# WAYSIDE PANELS IMPLEMENTATION



SECTION



## WAYSIDE PANEL EXAMPLES

1608

Captain Loren's poem  
about the area, Mandell  
efficiency, and the  
importance of the  
area to the home  
community.

**Fertile Hunting Grounds**

The shoreline of the Potomac River where Alexandria is located today has been a useful and popular spot for centuries, long before the modern community was founded. Just upstream from Alexandria, the river tumbles over a series of cataracts known as Great Falls, its last obstacle to the Chesapeake Bay. These falls form a barrier to fish traveling upstream to spawn each year, which in turn makes the area just downstream a good fishing ground for local people.

"And as for deer, buffaloes, bears, turkeys, the woods do swarm with them and the soil is exceedingly fertile."  
—Captain Henry Fleet, 1632

Captain Loren's poem  
about the area, Mandell  
efficiency, and the  
importance of the  
area to the home  
community. See Loren's  
conclusion to the poem.

Environmental

1650

Captain Loren's poem  
about the area, Mandell  
efficiency, and the  
importance of the  
area to the home  
community.

**The Rolling Road**

The need to export tobacco across the Atlantic Ocean caused settlement to be concentrated along Tidewater rivers during the 1600's and 1700's. Every plantation in Tidewater developed a wharf to ship tobacco directly to England—hauling 1,000-pound hogsheds of tobacco along muddy roads—Rolling Roads—from tobacco barns just to a wharf was hard enough.

The tobacco that the first English settlers encountered in Virginia—the Virginia Indians' *Nicotiana rustica*—tasted dark and bitter to the English palate; it was John Rolfe who in 1612 obtained Spanish seeds, or *Nicotiana tabacum*, from the Orinoco River valley—seeds that, when planted in the relatively rich bottomland of the James River, produced a milder, yet still dark leaf that soon became the European standard.

Captain Loren's poem  
about the area, Mandell  
efficiency, and the  
importance of the  
area to the home  
community. See Loren's  
conclusion to the poem.

Large plantations and small farms produced a surplus of that one staple crop. People do not eat tobacco, and the supply easily exceeded local demand for smoking/tobacco, so Virginia had to ship tobacco to customers.

Commerce

WIREMESH PANEL



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

**Phase:**  
PROJECT OVERVIEW

**Date:**  
FALL 2015



1608

Caption: Lorem ipsum dolor sit amet, blandit efficiendi pri ei, id inani impedit cum. Sea omnis singulis at. Sumo home complectitur.

### FERTILE HUNTING GROUNDS

The shoreline of the Potomac River where Alexandria is located today has been a useful and popular spot for centuries, long before the modern community was founded. Just upriver from Alexandria, the river tumbles over a series of cataracts known as

Great Falls, its last obstacle to the Chesapeake Bay. These falls form a barrier to fish traveling upstream to spawn each year, which in turn makes the area just downstream a good fishing ground for local people.

*“And as for deer, buffaloes, bears, turkeys, the woods do swarm with them and the soil is exceedingly fertile.”*

—CAPTAIN HENRY FLEET, 1632

Caption: Lorem ipsum dolor sit amet, blandit efficiendi pri ei, id inani impedit cum. Sea omnis singulis at. Sumo home complectitur. Est te, has eleifend conclusionemque.

Caption: Lorem ipsum dolor sit amet, blandit efficiendi pri ei, id inani impedit cum. Sea omnis singulis at. Sumo home complectitur. Est te, has eleifend conclusion

Environmental

1746

Caption: Lorem ipsum dolor sit amet, blandit efficiendi pri ei, id inani impedit cum. Sea omnis singulis at. Sumo home complectitur.

### ALEXANDRIA EMERGES FROM WEST’S POINT

West’s Point is the earliest continuously occupied site on the Potomac and predates the city of Alexandria. It was from this settlement, at the foot of a rolling road, with a clutch of buildings and a ferry, that Alexandria emerged and became one of the first cities of the new world.

The town developed as a result of the Tobacco Inspection Act of 1730. The first tobacco warehouse was built by Simon Pearson around 1731. In 1732 this be-

came a public warehouse by act of the General Assembly, which substituted it for a warehouse that was supposed to be built 1 1/2 miles to the south on Hunting Creek, a location that turned out to be “very inconvenient.” It was officially called the Hunting Creek Warehouse. Pearson sold the land on the point and the warehouse to Hugh West sometime between 1735 and

#### THE TOBACCO INSPECTION ACT

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Caption: Lorem ipsum dolor sit amet, blandit efficiendi pri ei, id inani impedit cum. Sea omnis singulis at. Sumo home com-

Commerce

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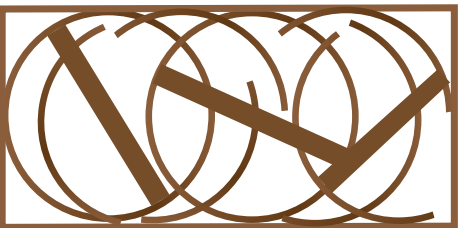
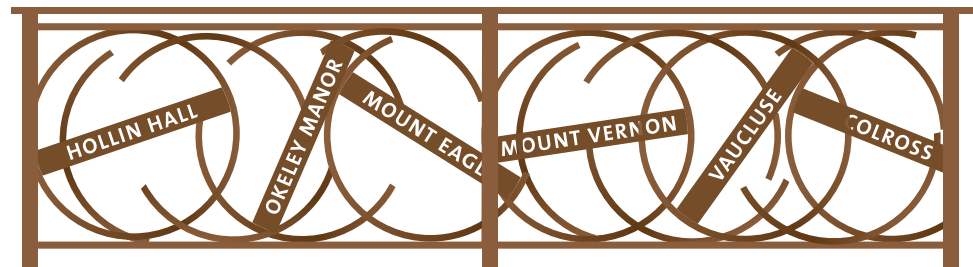
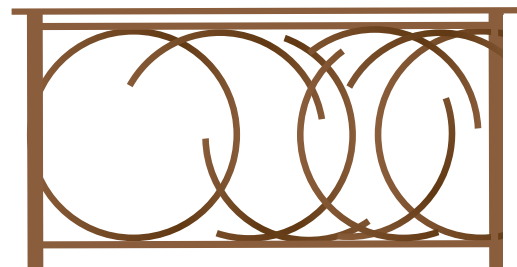
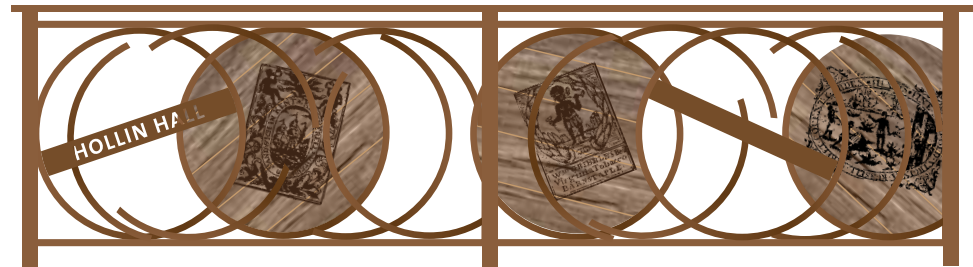
Hickok Cole  
ARCHITECTS



ENVIRONMENTAL ENHANCEMENTS RAIL ELEMENTS



Gears from 1931 bridge incorporated into pedestrian railing, South Park Bridge, South Park, Seattle, June 29, 2014 HistoryLink.org Photo by Priscilla Long



A tobacco hogshead was used in British and American colonial times to transport and store tobacco. It was a very large wooden barrel. A standardized hogshead measured 48 inches (1,219 mm) long and 30 inches (762 mm) in diameter at the head (at least 550 L or 121 imp gal or 145 US gal, depending on the width in the middle). Fully packed with tobacco, it weighed about 1,000 pounds (454 kg).



OVERVIEW INTERPRETATIVE PLAN

Interpretive Options

WEST’S POINT

- 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

**Rail elements**  
Metal railing showing the abstracted movement of hogshead barrels being rolled to ships (by enslaved African Americans)
- 3

**Wayside panels incorporated into railings**  
Five interpretive 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 the City of Alexandria Interpretive Master Plan “Origins”
- 5

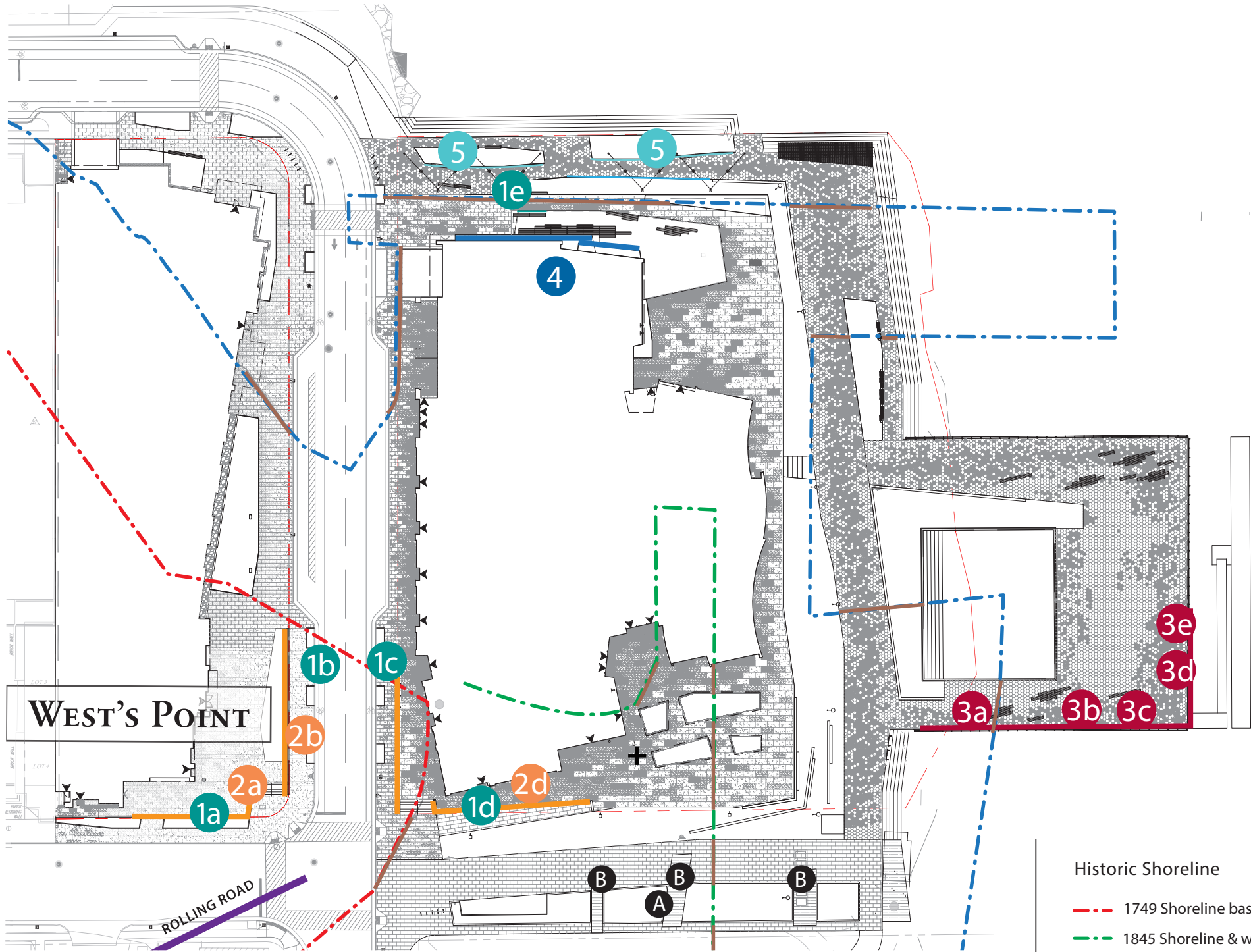
**Railroad track planter edge**  
Reuse sections of railroad track that once existed on site as planter edge
- A

**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 form 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.



- Historic Shoreline
- 1749 Shoreline based on original town plat
  - 1845 Shoreline & wharves
  - 1877 Shoreline and wharves
  - Rolling Road

Wharf-inspired Wood Docks & Wood Cribbing between Planting Areas



Wayside Panel Sample



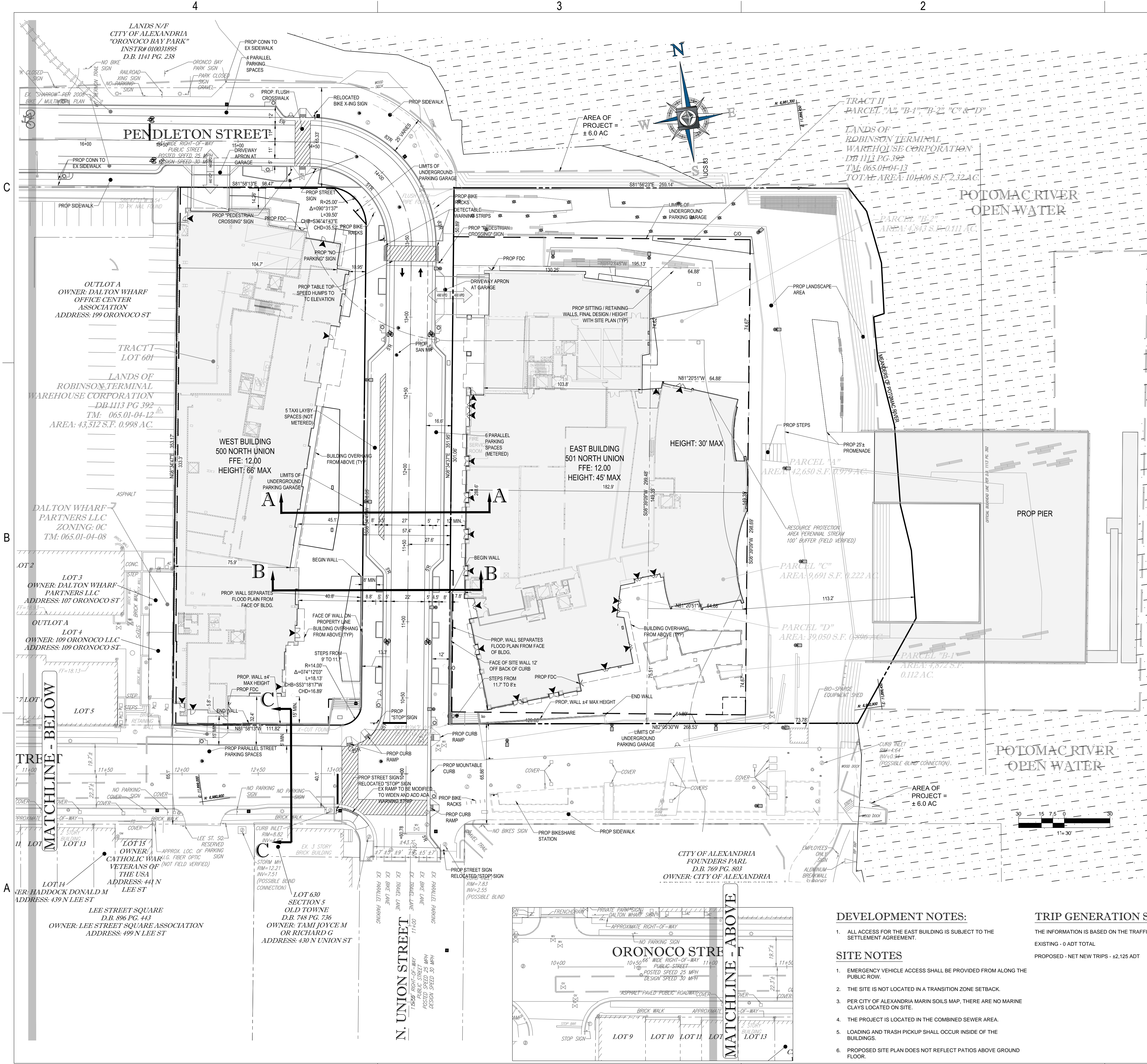
Project:  
500/ 501 Union  
Alexandria, Virginia

Phase:  
PROJECT OVERVIEW

Date:  
FALL 2015







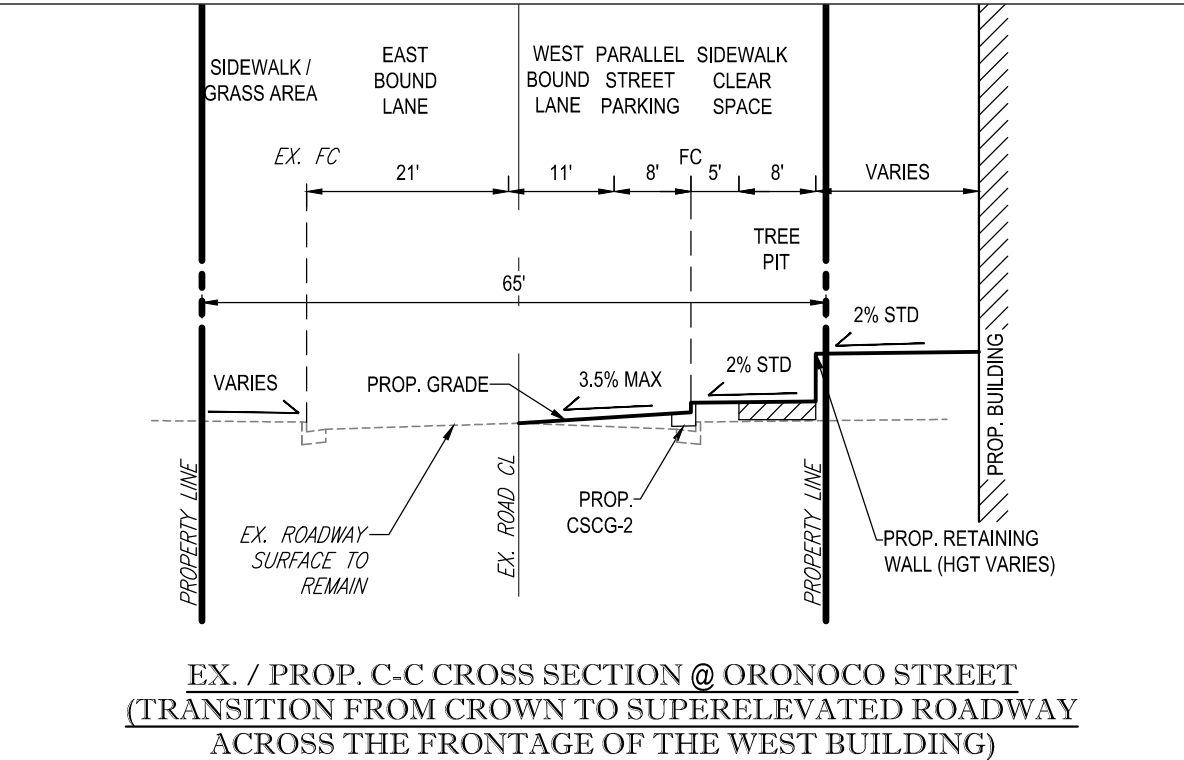
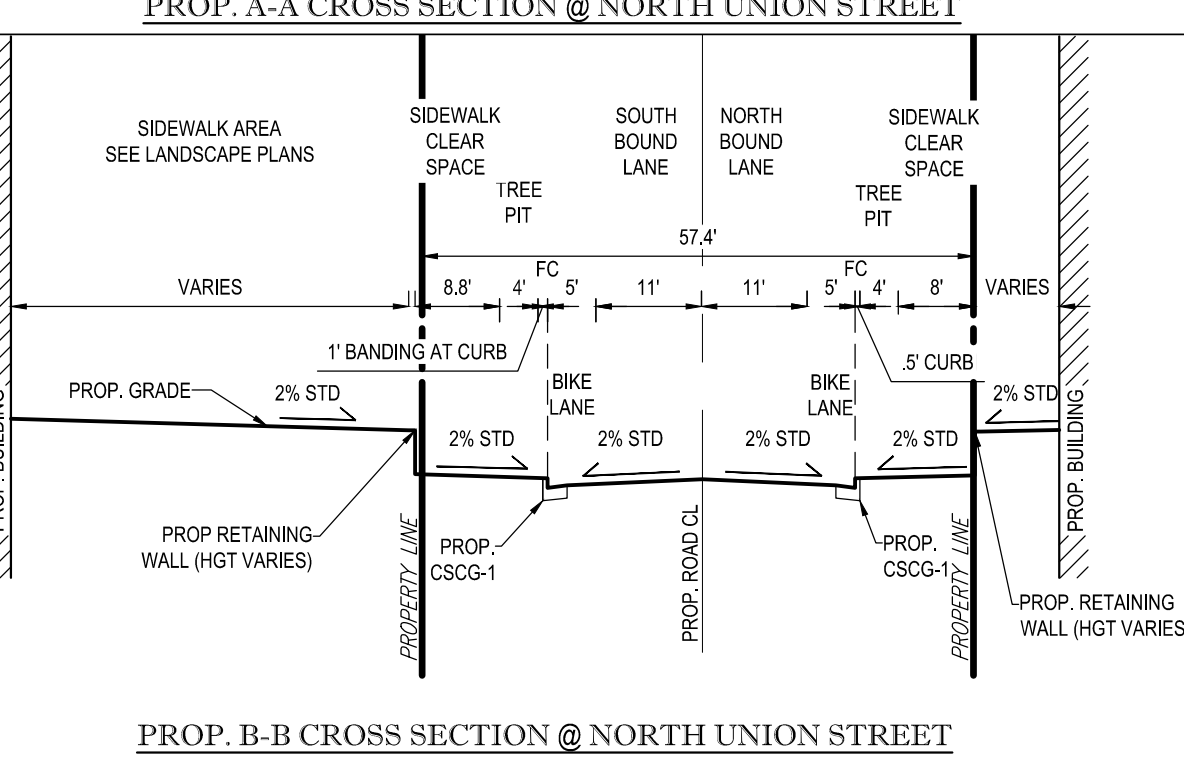
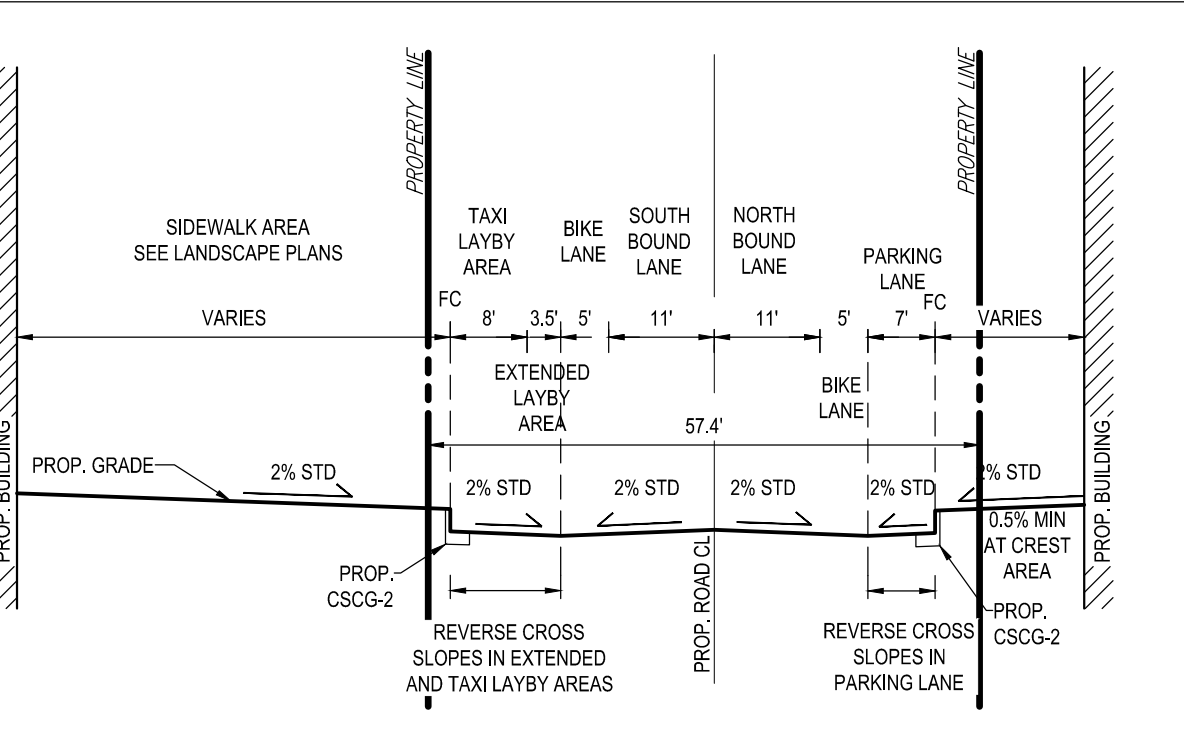
ARCHAEOLOGY NOTES

- 1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 838-4399.
- 2. CALL ALEXANDRIA ARCHAEOLOGY (703/838-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
- 3. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703/838-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- 4. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

ON STREET PARKING AND VALET

EXISTING	PROPOSED	LAY-BY
±20 SPACES (TO BE REMOVED)	15 SPACES *	5 SPACES

\* PUBLIC ON STREET PARALLEL PARKING SHALL BE METERED.



DEVELOPMENT NOTES:

- 1. ALL ACCESS FOR THE EAST BUILDING IS SUBJECT TO THE SETTLEMENT AGREEMENT.

SITE NOTES

- 1. EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED FROM ALONG THE PUBLIC ROW.
- 2. THE SITE IS NOT LOCATED IN A TRANSITION ZONE SETBACK.
- 3. PER CITY OF ALEXANDRIA MARIN SOILS MAP, THERE ARE NO MARINE CLAYS LOCATED ON SITE.
- 4. THE PROJECT IS LOCATED IN THE COMBINED SEWER AREA.
- 5. LOADING AND TRASH PICKUP SHALL OCCUR INSIDE OF THE BUILDINGS.
- 6. PROPOSED SITE PLAN DOES NOT REFLECT PATIOS ABOVE GROUND FLOOR.

TRIP GENERATION STATISTICS

THE INFORMATION IS BASED ON THE TRAFFIC SCOPING FORM INCLUDED WITH THIS PACKAGE.  
EXISTING - 0 ADT TOTAL  
PROPOSED - NET NEW TRIPS - ±1,125 ADT

APPROVED  
SPECIAL USE PERMIT NO. #2014-0007  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES  
DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
DATE RECORDED \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_ DEED BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

1023 31st Street, NW  
Washington, DC 20007

P 202.667.9776  
F 202.667.2260  
www.hickokcole.com

CONSULTANT

**BOHLER**  
2236 DAVIS DRIVE, SUITE 250  
STERLING, VIRGINIA 20164  
Phone: (703) 709-9500  
Fax: (703) 709-9501  
www.BohlerEngineering.com

4/16/15  
2/20/15  
3/13/15  
4/06/15  
4/23/15  
8/21/15

REVIEW PER CITY COMMENTS  
REVIEW PER OWNER AND CITY COMMENTS  
REVIEW REVISED SANITARY SEWER ANALYSIS  
REVIEW PER OPEN SPACE UPDATES  
ALTERNATE PIER DESIGN

500/501 NORTH UNION STREET  
ALEXANDRIA, VA  
DEVELOPMENT SPECIAL  
USE PERMIT  
ALEXANDRIA NORTH TERMINAL LLC

DRAWING TITLE  
PROPOSED SITE PLAN  
STAMP

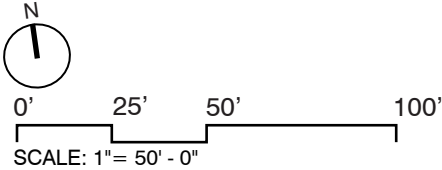
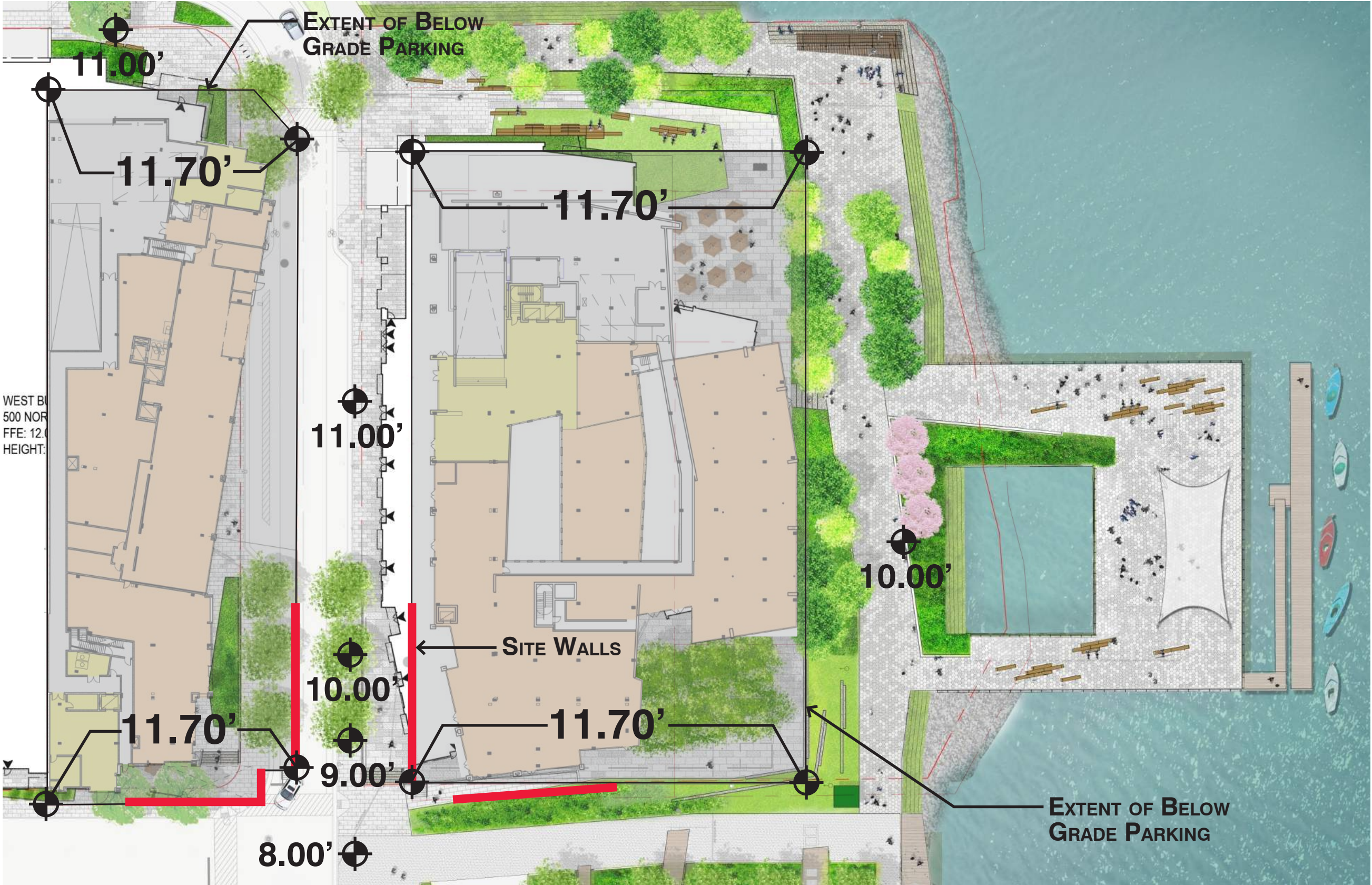
PROJECT NO.  
BE S132112  
DRAWN BY:  
IS  
SCALE:  
AS NOTED  
DATE:  
10/31/2014  
DWG. NO.

C-3.0



SITE PLAN

TOP OF GROUND  
FLOOR SLAB  
MINIMUM = **11.70'**



Project:  
500/ 501 Union  
Alexandria, Virginia

Phase:  
PROJECT OVERVIEW

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FALL 2015



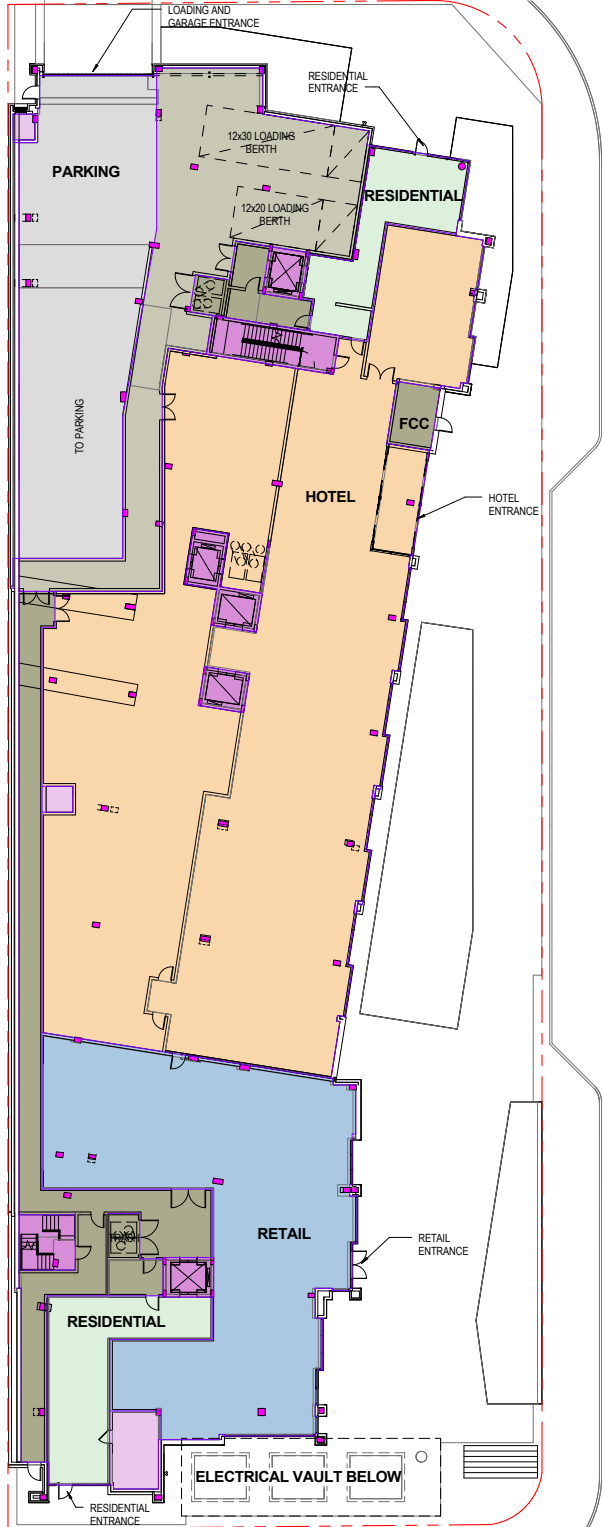


# WEST BUILDING FLOOR PLANS



**A4** 500 BUILDING- LEVEL 02 AREA CALCULATIONS  
1" = 20'-0"

GROSS SF - LEVEL 02		(FAR) NET - LEVEL 02		
NAME	AREA	NAME	AREA	FAR
HOTEL	12736 SF	HOTEL	12289 SF	0.282428
MECHANICAL	129 SF	MECHANICAL	129 SF	0.002964
RESIDENTIAL	9321 SF	RESIDENTIAL	8834 SF	0.203028
SERVICE	260 SF	SERVICE	255 SF	0.00587
VERTICAL TRANSPORTATION SHAFTS	811 SF	VERTICAL TRANSPORTATION SHAFTS	792 SF	0.018208
	23257 SF		22299 SF	0.512479



**A3** 500 BUILDING- LEVEL 01 AREA CALCULATIONS  
1" = 20'-0"

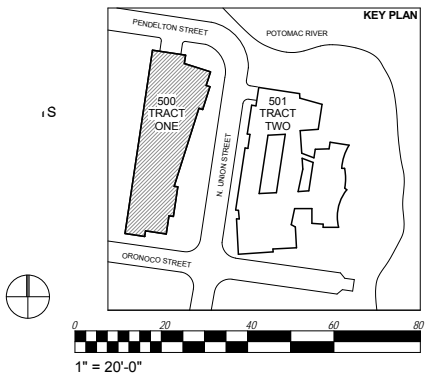
GROSS SF - LEVEL 01		(FAR) NET - LEVEL 01		
NAME	AREA	NAME	AREA	FAR
HOTEL	11793 SF	HOTEL	11636 SF	0.267421
LOADING	2797 SF	MECHANICAL	279 SF	0.006416
MECHANICAL	362 SF	RESIDENTIAL	1530 SF	0.035163
PARKING	3317 SF	RETAIL	4272 SF	0.098177
RESIDENTIAL	1656 SF	SERVICE	2273 SF	0.052237
RETAIL	4421 SF	VERTICAL TRANSPORTATION SHAFTS	946 SF	0.021752
SERVICE	2813 SF		20936 SF	0.481155
VERTICAL TRANSPORTATION SHAFTS	1002 SF			
	28160 SF			



**A2** 500 BUILDING- LEVEL P1 AREA CALCULATIONS  
1" = 20'-0"

GROSS SF - LEVEL P1		BELOW GRADE LEVELS NOT INCLUDED IN FAR CALCULATION		
NAME	AREA	NAME	AREA	FAR
BIKE ROOM	544 SF			
BOH	1523 SF			
HOTEL	100 SF			
MECHANICAL	3838 SF			
PARKING	33780 SF			
RESIDENTIAL	235 SF			
VERTICAL TRANSPORTATION SHAFTS	939 SF			
	40940 SF			

- BUILDING AREA BY USE**
- SERVICE
  - LOADING
  - VERTICAL TRANSPORTATION SHAFTS
  - MECHANICAL
  - PARKING
  - RESIDENTIAL
  - RETAIL
  - HOTEL



## MEASUREMENT METHODS

- GROSS SQUARE FOOTAGE
  - GROSS SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS.
- FAR (NET) AREA
  - PER THE NPS SETTLEMENT AGREEMENT, FAR IS MEASURED AS FOLLOWS:
    - TO THE INTERIOR FACE OF THE EXTERIOR WALL.
    - LOWER FLOOR ONLY OF A TWO STORY SPACE COUNTS TOWARDS FAR.
    - UNCONDITIONED SPACE IS NOT INCLUDED IN FAR. LOADING BERTHS, PARKING RAMP, AND COVERED DRIVEWAYS ARE UNCONDITIONED AND CONSIDERED OUTSIDE OF EXTERIOR WALL.
    - COVERED OUTDOOR SPACE IS NOT INCLUDED IN FAR.
    - BALCONIES ARE NOT INCLUDED IN FAR.
    - MECHANICAL WELLS OPEN TO THE SKY ABOVE ARE NOT INCLUDED IN FAR.

## LEGEND

PROPERTY LINE

## BUILDING DATA

- TYPES OF CONSTRUCTION**
- BUILDING ELEMENTS (TABLE 601): TYPE 1B
  - USE AND OCCUPANCY
    - LEVEL P1: S-2 LOW HAZARD STORAGE USE, PARKING (311.3), ACCESSORY OCCUPANCIES (508.2)
    - LEVEL 01W: A-2 RESTAURANT, A-3 ASSEMBLY USE - HOTEL AND RESIDENTIAL LOBBY, MAILROOM, B BUSINESS - HOTEL MEETING ROOMS, M
    - MERCANTILE USE - (308.1) RETAIL
    - LEVELS 02W-06W: R-2 RESIDENTIAL USE - APARTMENT HOUSES (310.1) AND HOTEL
    - LEVEL ROOF-W: A-3 ASSEMBLY USE - RECREATION, ROOF TERRACE

### (FAR) NET - TOTALS LEVELS 01-ROOF

LEVEL	AREA	FAR
LEVEL 01W	20936 SF	0.481155
LEVEL 02W	22299 SF	0.512479
LEVEL 03W	22299 SF	0.512479
LEVEL 04W	22299 SF	0.512479
LEVEL 05W	21446 SF	0.492876
LEVEL 06W	19762 SF	0.454174
LEVEL ROOF-W	1640 SF	0.037691
Grand total	130681 SF	3.033324
MAX ALLOWED:	130,681 SF	

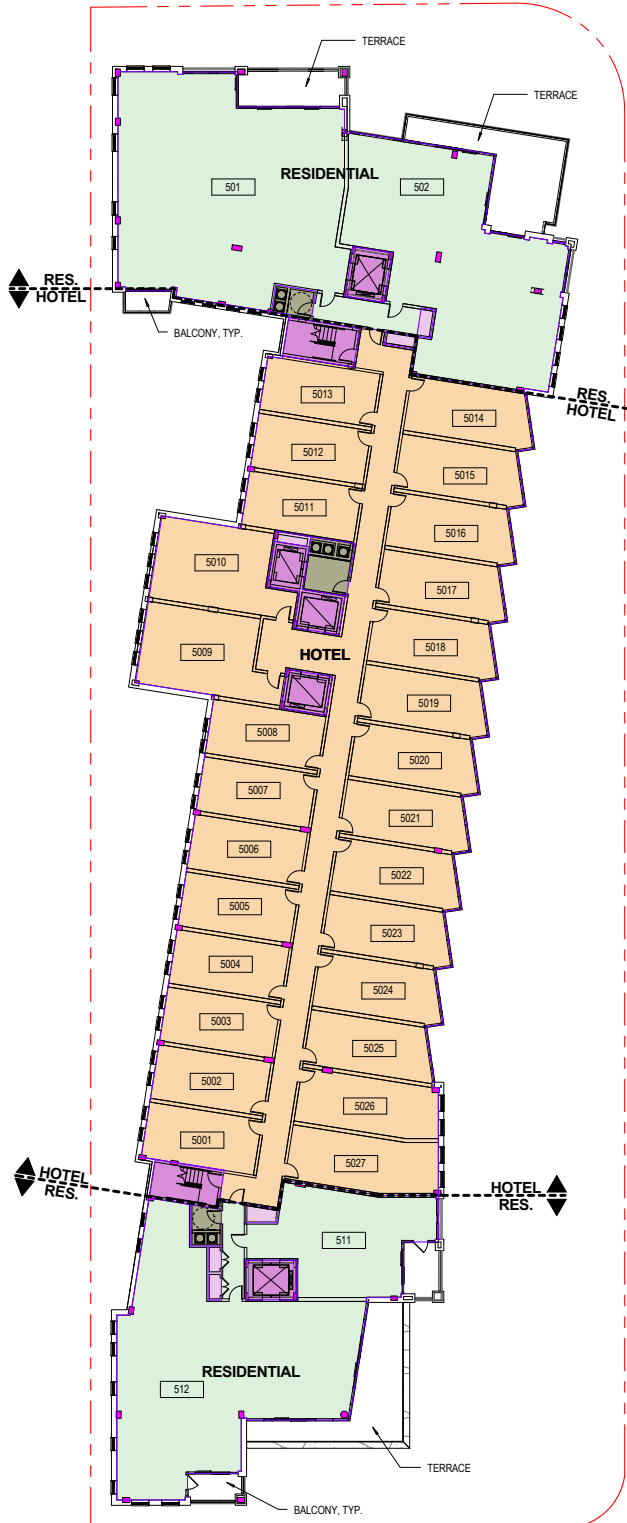
**Project:**  
500/ 501 Union  
Alexandria, Virginia

**Phase:**  
PROJECT OVERVIEW

**Date:**  
FALL 2015

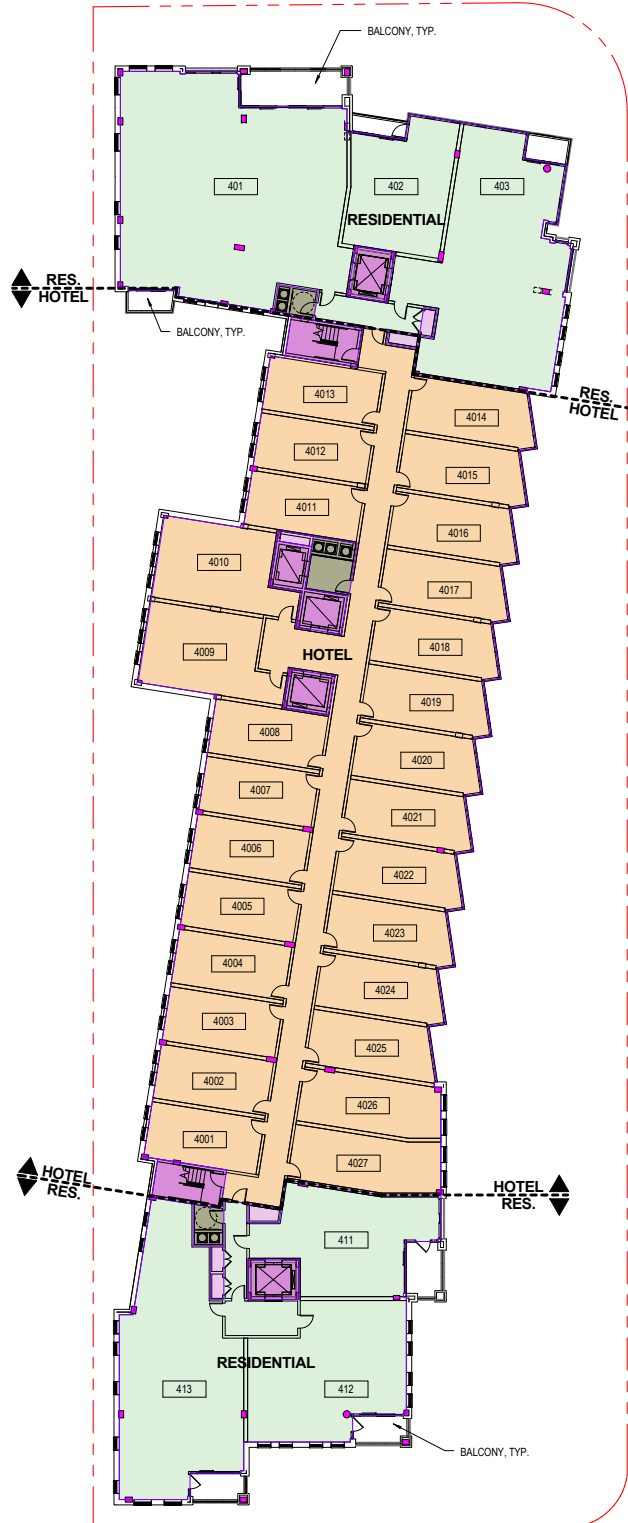


# WEST BUILDING FLOOR PLANS



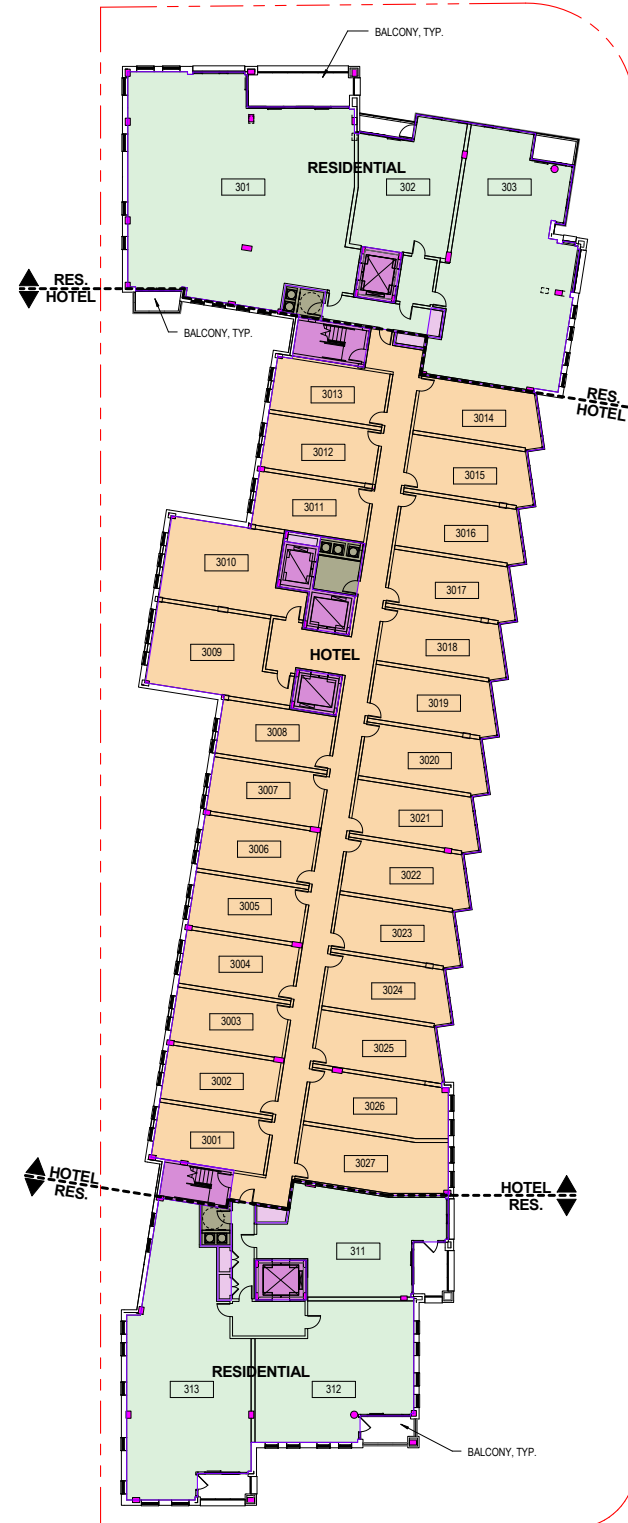
**A4 500 BUILDING - LEVEL 05 AREA CALCULATIONS**  
1" = 20'-0"

GROSS SF- LEVEL 05		(FAR) NET - LEVEL 05		
NAME	AREA	NAME	AREA	FAR
HOTEL	12736 SF	HOTEL	12289 SF	0.282428
MECHANICAL	129 SF	MECHANICAL	129 SF	0.002964
RESIDENTIAL	8421 SF	RESIDENTIAL	7980 SF	0.183405
SERVICE	260 SF	SERVICE	255 SF	0.00587
VERTICAL TRANSPORTATION SHAFTS	811 SF	VERTICAL TRANSPORTATION SHAFTS	792 SF	0.018208
	22358 SF		21446 SF	0.492876



**A3 500 BUILDING - LEVEL 04 AREA CALCULATIONS**  
1" = 20'-0"

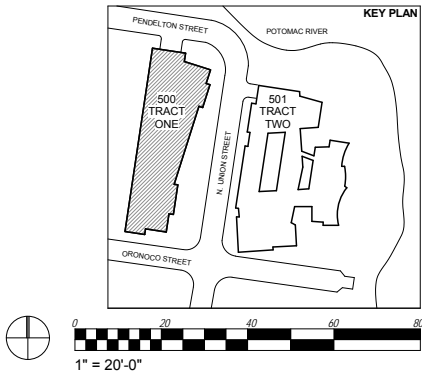
GROSS SF- LEVEL 04		(FAR) NET - LEVEL 04		
NAME	AREA	NAME	AREA	FAR
HOTEL	12736 SF	HOTEL	12289 SF	0.282428
MECHANICAL	129 SF	MECHANICAL	129 SF	0.002964
RESIDENTIAL	9321 SF	RESIDENTIAL	8834 SF	0.203028
SERVICE	260 SF	SERVICE	255 SF	0.00587
VERTICAL TRANSPORTATION SHAFTS	811 SF	VERTICAL TRANSPORTATION SHAFTS	792 SF	0.018208
	23257 SF		22299 SF	0.512479



**A2 500 BUILDING- LEVEL 03 AREA CALCULATIONS**  
1" = 20'-0"

GROSS SF- LEVEL 03		(FAR) NET - LEVEL 03		
NAME	AREA	NAME	AREA	FAR
HOTEL	12736 SF	HOTEL	12289 SF	0.2824
MECHANICAL	129 SF	MECHANICAL	129 SF	0.0029
RESIDENTIAL	9321 SF	RESIDENTIAL	8834 SF	0.2030
SERVICE	260 SF	SERVICE	255 SF	0.0058
VERTICAL TRANSPORTATION SHAFTS	811 SF	VERTICAL TRANSPORTATION SHAFTS	792 SF	0.0182
	23257 SF		22299 SF	0.5124

- BUILDING AREA BY USE**
- SERVICE
  - VERTICAL TRANSPORTATION SHAFTS
  - MECHANICAL
  - RESIDENTIAL
  - HOTEL



## MEASUREMENT METHODS

- GROSS SQUARE FOOTAGE
  - GROSS SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS.
- FAR (NET) AREA
  - PER THE NPS SETTLEMENT AGREEMENT, FAR IS MEASURED AS FOLLOWS:
    - TO THE INTERIOR FACE OF THE EXTERIOR WALL.
    - LOWER FLOOR ONLY OF A TWO STORY SPACE COUNTS TOWARDS FAR.
    - UNCONDITIONED SPACE IS NOT INCLUDED IN FAR. LOADING BERTHS, PARKING RAMP, AND COVERED DRIVEWAYS ARE UNCONDITIONED AND CONSIDERED OUTSIDE OF EXTERIOR WALL.
    - COVERED OUTDOOR SPACE IS NOT INCLUDED IN FAR.
    - BALCONIES ARE NOT INCLUDED IN FAR.
    - MECHANICAL WELLS OPEN TO THE SKY ABOVE ARE NOT INCLUDED IN FAR.

## LEGEND

PROPERTY LINE

## BUILDING DATA

- TYPES OF CONSTRUCTION
- BUILDING ELEMENTS (TABLE 601): TYPE 1B
  - USE AND OCCUPANCY
  - LEVEL P1: S-2 LOW HAZARD STORAGE USE, PARKING (311.3), ACCESSORY
  - OCCUPANCIES (508.2)
  - LEVEL 01W: A-2 RESTAURANT, A-3 ASSEMBLY USE - HOTEL AND RESIDENTIAL LOBBY, MAILROOM, B BUSINESS - HOTEL MEETING ROOMS, M
  - MERCANTILE USE - (308.1) RETAIL
  - LEVELS 02W-06W: R-2 RESIDENTIAL USE - APARTMENT HOUSES (310.1) AND HOTEL
  - LEVEL ROOF-W: A-3 ASSEMBLY USE - RECREATION, ROOF TERRACE

### (FAR) NET - TOTALS LEVELS 01-ROOF

LEVEL	AREA	FAR
LEVEL 01W	20936 SF	0.481155
LEVEL 02W	22299 SF	0.512479
LEVEL 03W	22299 SF	0.512479
LEVEL 04W	22299 SF	0.512479
LEVEL 05W	21446 SF	0.492876
LEVEL 06W	19762 SF	0.454174
LEVEL ROOF-W	1640 SF	0.037691
Grand total	130681 SF	3.033324
MAX ALLOWED:	130,681 SF	

**500 & 501 NORTH UNION**

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

**Phase:**  
PROJECT OVERVIEW

**Date:**  
FALL 2015

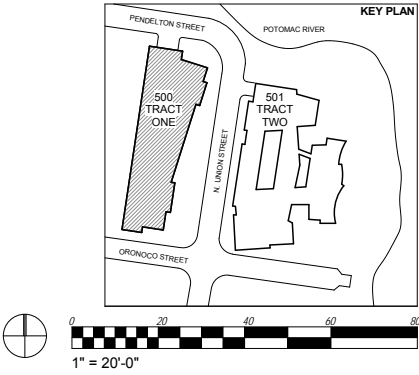




WEST BUILDING FLOOR PLANS



- BUILDING AREA BY USE
- SERVICE
  - VERTICAL TRANSPORTATION SHAFTS
  - MECHANICAL
  - RESIDENTIAL
  - HOTEL



MEASUREMENT METHODS

1. GROSS SQUARE FOOTAGE
- GROSS SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS.
2. FAR (NET) AREA
- PER THE NPS SETTLEMENT AGREEMENT, FAR IS MEASURED AS FOLLOWS:
- TO THE INTERIOR FACE OF THE EXTERIOR WALL.
  - LOWER FLOOR ONLY OF A TWO STORY SPACE COUNTS TOWARDS FAR.
  - UNCONDITIONED SPACE IS NOT INCLUDED IN FAR. LOADING BERTHS, PARKING RAMP, AND COVERED DRIVEWAYS ARE UNCONDITIONED AND CONSIDERED OUTSIDE OF EXTERIOR WALL.
  - COVERED OUTDOOR SPACE IS NOT INCLUDED IN FAR.
  - BALCONIES ARE NOT INCLUDED IN FAR.
  - MECHANICAL WELLS OPEN TO THE SKY ABOVE ARE NOT INCLUDED IN FAR.

LEGEND

PROPERTY LINE

BUILDING DATA

- TYPES OF CONSTRUCTION
- BUILDING ELEMENTS (TABLE 601): TYPE 1B
- USE AND OCCUPANCY
- LEVEL P1: S-2 LOW HAZARD STORAGE USE, PARKING (311.3), ACCESSORY OCCUPANCIES (508.2)
  - LEVEL 01W: A-2 RESTAURANT, A-3 ASSEMBLY USE - HOTEL AND RESIDENTIAL LOBBY, MAILROOM, B BUSINESS - HOTEL MEETING ROOMS, M
  - MERCANTILE USE - (308.1) RETAIL
  - LEVELS 02W-06W: R-2 RESIDENTIAL USE - APARTMENT HOUSES (310.1) AND HOTEL
  - LEVEL ROOF-W: A-3 ASSEMBLY USE - RECREATION, ROOF TERRACE

(FAR) NET - TOTALS LEVELS 01-ROOF

LEVEL	AREA	FAR
LEVEL 01W	20936 SF	0.481155
LEVEL 02W	22299 SF	0.512479
LEVEL 03W	22299 SF	0.512479
LEVEL 04W	22299 SF	0.512479
LEVEL 05W	21446 SF	0.492876
LEVEL 06W	19762 SF	0.454174
LEVEL ROOF-W	1640 SF	0.037691
Grand total	130681 SF	3.033324
MAX ALLOWED:	130,681 SF	

A3 500 BUILDING - ROOF AREA CALCULATIONS  
1" = 20'-0"

GROSS SF- LEVEL ROOF		(FAR) NET - ROOF		
NAME	AREA	NAME	AREA	FAR
HOTEL	660 SF	HOTEL	595 SF	0.013674
MECHANICAL	41 SF	MECHANICAL	14 SF	0.00033
SERVICE	524 SF	SERVICE	399 SF	0.009169
VERTICAL TRANSPORTATION SHAFTS	932 SF	VERTICAL TRANSPORTATION SHAFTS	632 SF	0.014516
	2157 SF		1640 SF	0.037691

A2 500 BUILDING - LEVEL 06 AREA CALCULATIONS  
1" = 20'-0"

GROSS SF- LEVEL 06		(FAR) NET - LEVEL 06		
NAME	AREA	NAME	AREA	FAR
HOTEL	11949 SF	HOTEL	11516 SF	0.2641
MECHANICAL	129 SF	MECHANICAL	129 SF	0.002
RESIDENTIAL	7283 SF	RESIDENTIAL	7069 SF	0.162
SERVICE	260 SF	SERVICE	255 SF	0.005
VERTICAL TRANSPORTATION SHAFTS	811 SF	VERTICAL TRANSPORTATION SHAFTS	792 SF	0.018
	20432 SF		19762 SF	0.454

Project:  
500/ 501 Union  
Alexandria, Virginia

Phase:  
PROJECT OVERVIEW

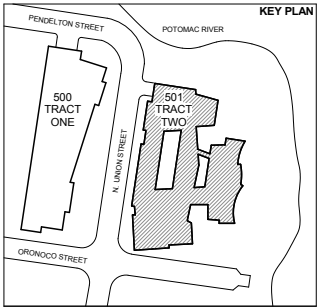
Date:  
FALL 2015

500 & 501 NORTH UNION





# EAST BUILDING FLOOR PLANS



## MEASUREMENT METHODS

1. GROSS SQUARE FOOTAGE
  - GROSS SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS.
2. FAR (NET) AREA
  - PER THE NPS SETTLEMENT AGREEMENT, FAR IS MEASURED AS FOLLOWS:
    - TO THE INTERIOR FACE OF THE EXTERIOR WALL.
    - LOWER FLOOR ONLY OF A TWO STORY SPACE COUNTS TOWARDS FAR.
    - UNCONDITIONED SPACE IS NOT INCLUDED IN FAR. LOADING BERTHS, PARKING RAMP, AND COVERED DRIVEWAYS ARE UNCONDITIONED AND CONSIDERED OUTSIDE OF EXTERIOR WALL.
    - COVERED OUTDOOR SPACE IS NOT INCLUDED IN FAR.
    - BALCONIES ARE NOT INCLUDED IN FAR.
    - MECHANICAL WELLS OPEN TO THE SKY ABOVE ARE NOT INCLUDED IN FAR.

## LEGEND

PROPERTY LINE

## BUILDING DATA

- TYPES OF CONSTRUCTION
- BUILDING ELEMENTS (TABLE 601): TYPE III
  - USE AND OCCUPANCY
    - LEVEL P1: S-2 LOW HAZARD STORAGE USE, PARKING (311.3), ACCESSORY OCCUPANCIES (508.2)
    - LEVEL 01E: A-2 RESTAURANT, A-3 ASSEMBLY USE - RESIDENTIAL LOBBY, LOUNGE, MAILROOM, FITNESS CENTER; M MERCANTILE USE - (309.1) RETAIL
    - LEVELS 02E-04E: R-2 RESIDENTIAL USE - APARTMENT HOUSES (310.1)

## A4 01 BUILDING - LEVEL P1 AREA CALCULATIONS

1" = 20'-0"

GROSS SF - LEVEL P1	
NAME	AREA
MECHANICAL	3483 SF
PARKING	53649 SF
RESIDENTIAL	1249 SF
RETAIL	125 SF
VERTICAL TRANSPORTATION SHAFTS	1017 SF
	59523 SF

BELOW GRADE LEVELS NOT INCLUDED IN FAR CALCULATION

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

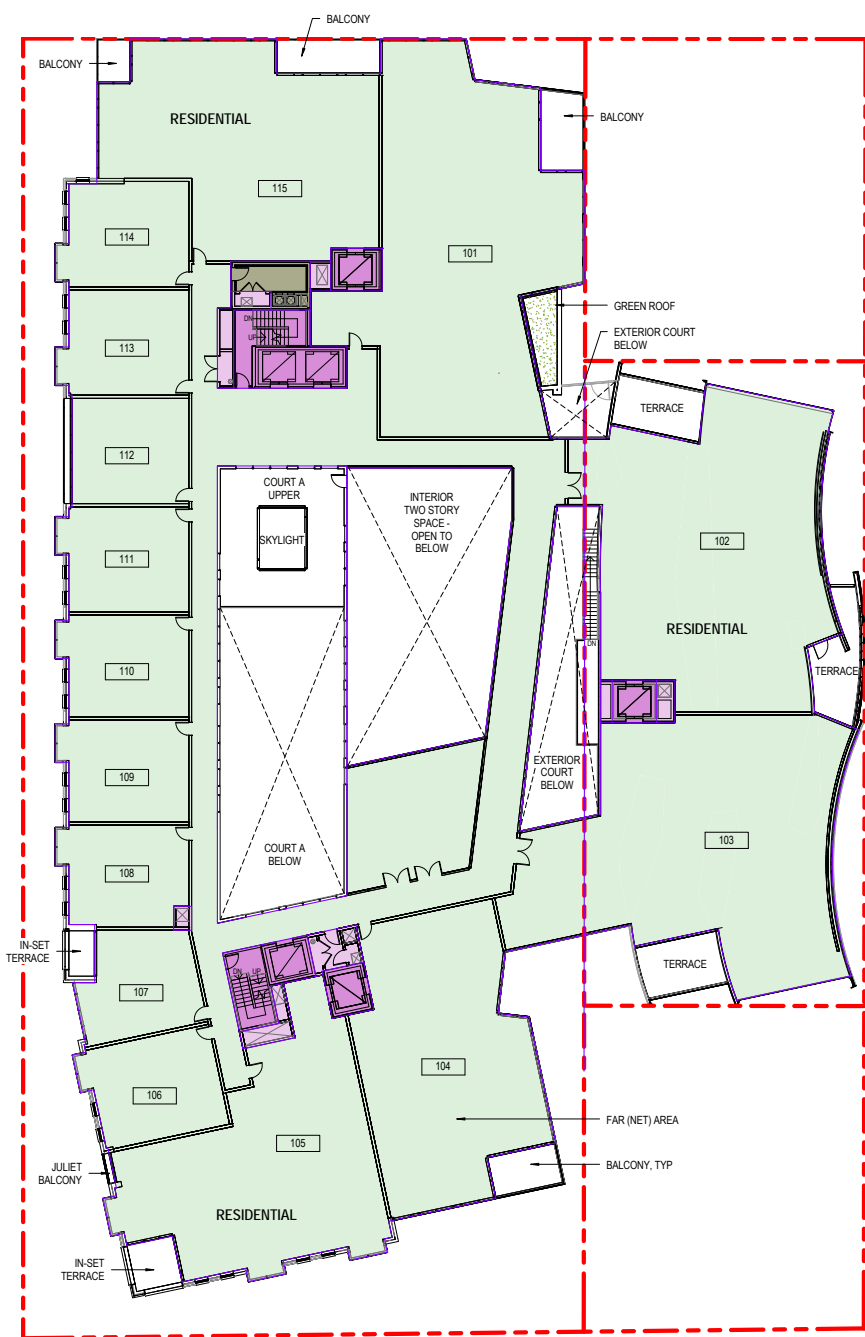
**Phase:**  
PROJECT OVERVIEW

**Date:**  
FALL 2015

500 & 501 NORTH UNION



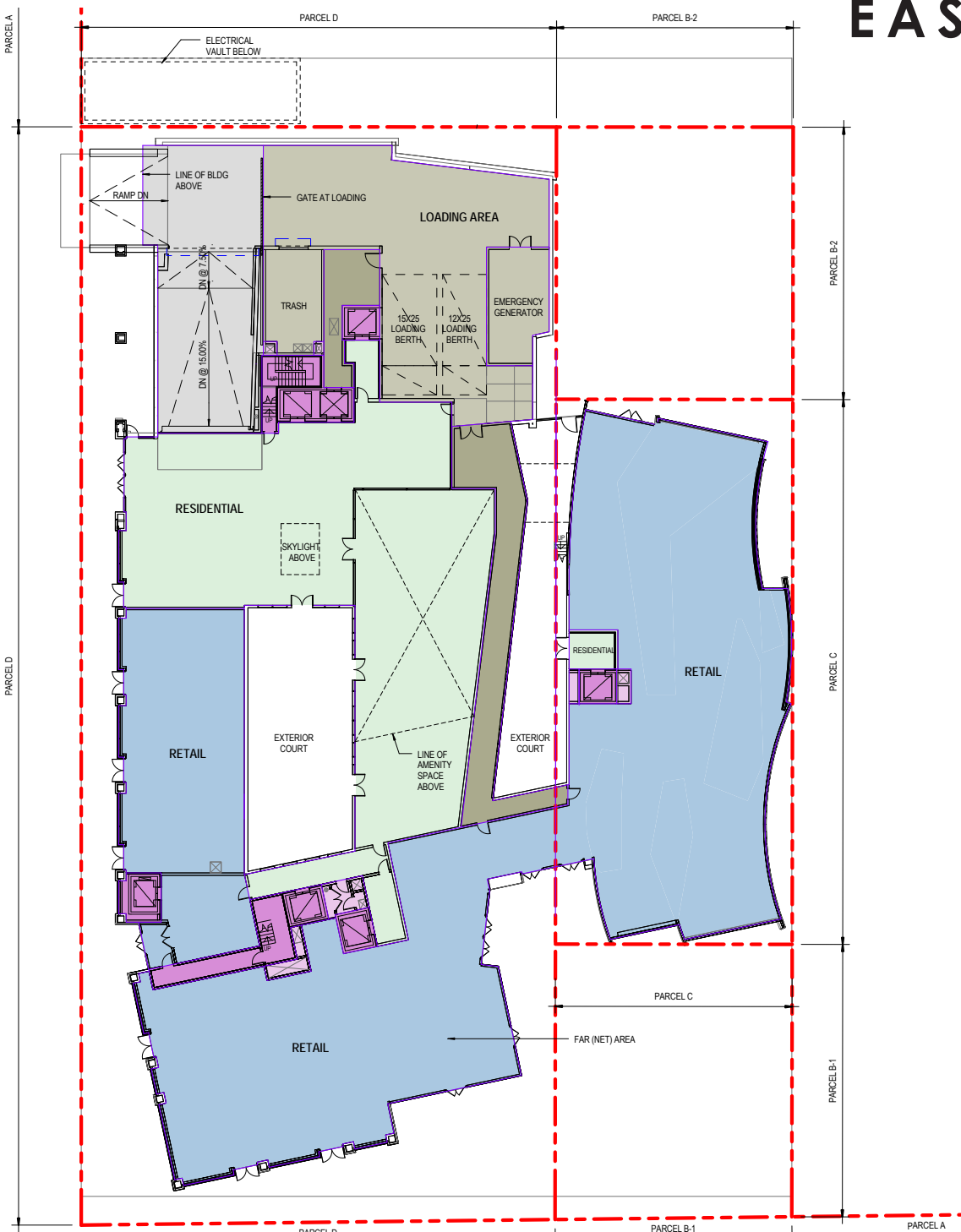
# EAST BUILDING FLOOR PLANS



A4 501 BUILDING - LEVEL 02 AREA CALCULATIONS  
1" = 20'-0"

GROSS SF - PARCEL C - LEVEL 2		(FAR) NET NPS - PARCEL C - LEVEL 2		
NAME	AREA	NAME	AREA	FAR C
MECHANICAL	73 SF	MECHANICAL	68 SF	0.007047
RESIDENTIAL	6839 SF	RESIDENTIAL	6770 SF	0.698046
VERTICAL TRANSPORTATION SHAFTS	102 SF	VERTICAL TRANSPORTATION SHAFTS	102 SF	0.010526
	7014 SF		6940 SF	0.716572

GROSS SF - PARCEL D - LEVEL 2		(FAR) NET NPS - PARCEL D - LEVEL 2		
NAME	AREA	NAME	AREA	FAR D
MECHANICAL	346 SF	MECHANICAL	346 SF	0.008863
RESIDENTIAL	25821 SF	RESIDENTIAL	23067 SF	0.590689
SERVICE	168 SF	SERVICE	168 SF	0.004304
VERTICAL TRANSPORTATION SHAFTS	908 SF	VERTICAL TRANSPORTATION SHAFTS	913 SF	0.023381
	27244 SF		24494 SF	0.627231



A3 501 BUILDING - LEVEL 01 AREA CALCULATIONS  
1" = 20'-0"

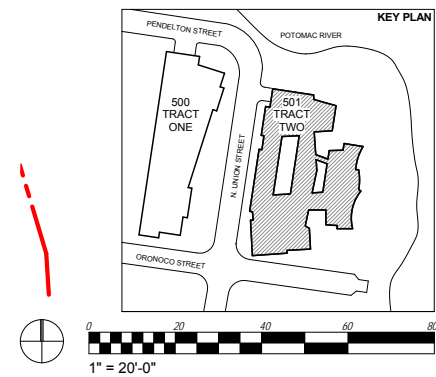
GROSS SF - PARCEL C - LEVEL 1		GROSS SF - PARCEL D - LEVEL 1	
NAME	AREA	NAME	AREA
MECHANICAL	70 SF	LOADING	4628 SF
RESIDENTIAL	150 SF	MECHANICAL	205 SF
RETAIL	7347 SF	PARKING	2505 SF
SERVICE	21 SF	RESIDENTIAL	7507 SF
VERTICAL TRANSPORTATION SHAFTS	98 SF	RETAIL	9068 SF
	7687 SF	SERVICE	1640 SF
		VERTICAL TRANSPORTATION SHAFTS	1237 SF
			26791 SF

(FAR) NET NPS - PARCEL C - LEVEL 1		
NAME	AREA	FAR C
MECHANICAL	64 SF	0.006589
RESIDENTIAL	143 SF	0.014762
RETAIL	7272 SF	0.750848
SERVICE	18 SF	0.0019
VERTICAL TRANSPORTATION SHAFTS	98 SF	0.01015
	7595 SF	0.784248

(FAR) NET NPS - PARCEL D - LEVEL 1		
NAME	AREA	FAR D
MECHANICAL	205 SF	0.00526
RESIDENTIAL	7591 SF	0.194398
RETAIL	8954 SF	0.229295
SERVICE	1514 SF	0.038779
VERTICAL TRANSPORTATION SHAFTS	1212 SF	0.031048
	19478 SF	0.49878

## BUILDING AREA BY USE

- SERVICE
- LOADING
- VERTICAL TRANSPORTATION SHAFTS
- MECHANICAL
- PARKING
- RESIDENTIAL
- RETAIL



## MEASUREMENT METHODS

- GROSS SQUARE FOOTAGE
  - GROSS SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS.
- FAR (NET) AREA
  - PER THE NPS SETTLEMENT AGREEMENT, FAR IS MEASURED AS FOLLOWS:
    - TO THE INTERIOR FACE OF THE EXTERIOR WALL.
    - LOWER FLOOR ONLY OF A TWO STORY SPACE COUNTS TOWARDS FAR.
    - UNCONDITIONED SPACE IS NOT INCLUDED IN FAR. LOADING BERTHS, PARKING RAMP, AND COVERED DRIVEWAYS ARE UNCONDITIONED AND CONSIDERED OUTSIDE OF EXTERIOR WALL.
    - COVERED OUTDOOR SPACE IS NOT INCLUDED IN FAR.
    - BALCONIES ARE NOT INCLUDED IN FAR.
    - MECHANICAL WELLS OPEN TO THE SKY ABOVE ARE NOT INCLUDED IN FAR.

## LEGEND

PROPERTY LINE

## BUILDING DATA

- TYPES OF CONSTRUCTION
- BUILDING ELEMENTS (TABLE 601): TYPE III
- USE AND OCCUPANCY
- LEVEL P1: S-2 LOW HAZARD STORAGE USE, PARKING (311.3), ACCESSORY
  - OCCUPANCIES (308.2)
  - LEVEL 01E: A-2 RESTAURANT, A-3 ASSEMBLY USE - RESIDENTIAL LOBBY, LOUNGE, MAILROOM, FITNESS CENTER, M MERCANTILE USE - (308.1)
  - RETAIL
  - LEVELS 02E-04E: R-2 RESIDENTIAL USE - APARTMENT HOUSES (310.1)

(FAR) NET NPS - PARCEL C - ALL LEVELS			
LEVEL	AREA	LOT - PARCEL C	FAR C
LEVEL 01E	7595 SF	9685 SF	0.784248
LEVEL 02E	6940 SF	9685 SF	0.716572
	14535 SF		1.500820

PARCEL C MAX AREA: 14,535 SF

(FAR) NET NPS - PARCEL D - ALL LEVELS			
LEVEL	AREA	LOT - PARCEL D	F
LEVEL 01E	19478 SF	39051 SF	0.
LEVEL 02E	24494 SF	39051 SF	0.6
LEVEL 03E	25900 SF	39051 SF	0.6
LEVEL 04E	23700 SF	39051 SF	0.6
LEVEL ROOF-E	149 SF	39051 SF	0.0
	93720 SF		2.3

PARCEL D MAX AREA: 93,720 SF

500 & 501 NORTH UNION

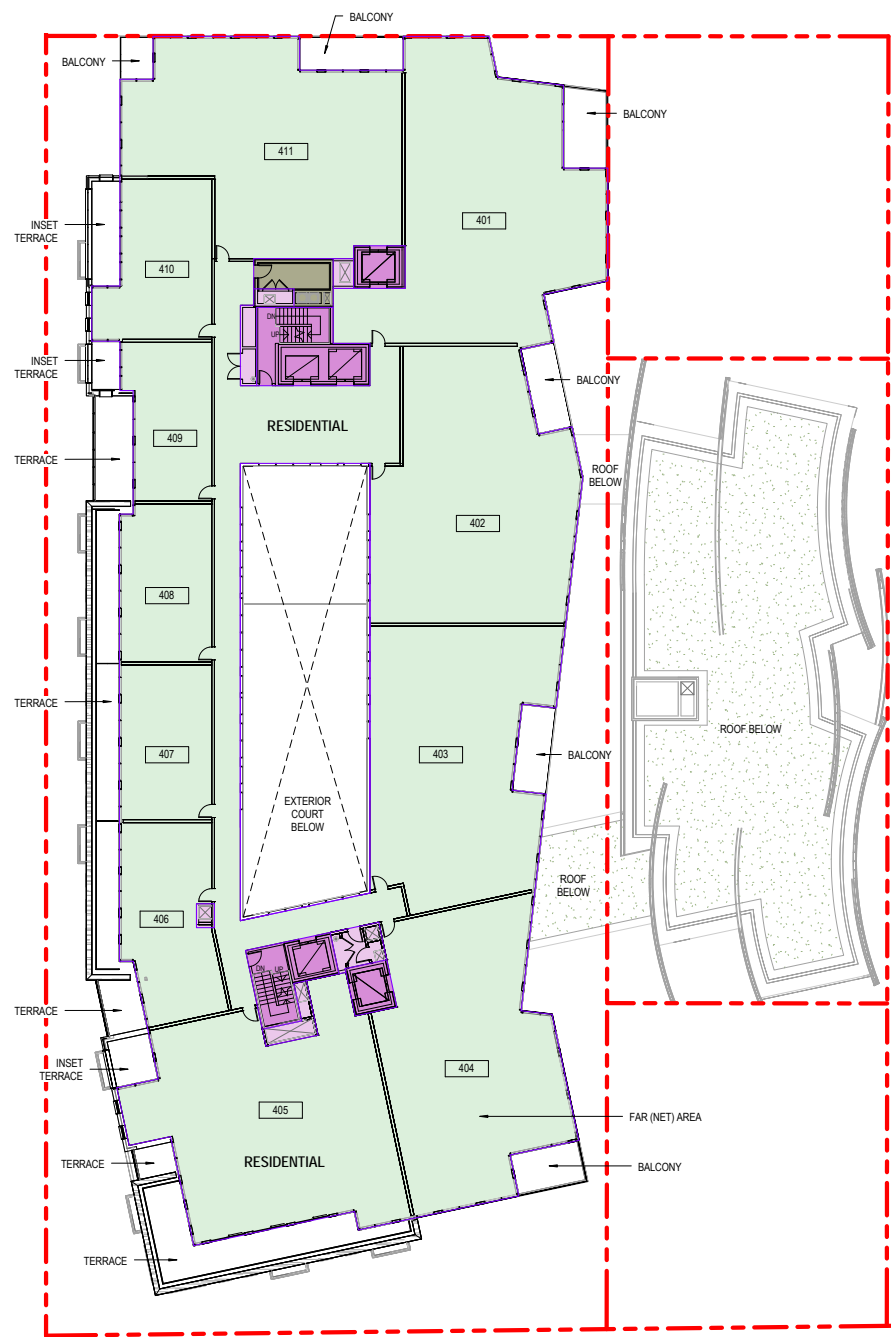
Project:  
500/ 501 Union  
Alexandria, Virginia

Phase:  
PROJECT OVERVIEW

Date:  
FALL 2015



# EAST BUILDING FLOOR PLANS



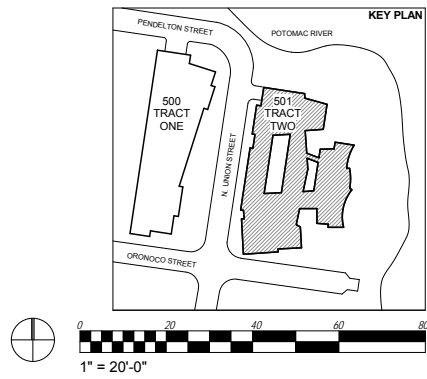
**A4** 501 BUILDING- LEVEL 04 AREA CALCULATIONS  
1" = 20'-0"

GROSS SF - LEVEL 4		(FAR) NET NPS - PARCEL D - LEVEL 4		
NAME	AREA	NAME	AREA	FAR D
MECHANICAL	346 SF	MECHANICAL	346 SF	0.008863
RESIDENTIAL	22567 SF	RESIDENTIAL	22273 SF	0.570345
SERVICE	168 SF	SERVICE	168 SF	0.004304
VERTICAL TRANSPORTATION SHAFTS	913 SF	VERTICAL TRANSPORTATION SHAFTS	913 SF	0.023381
	23995 SF		23700 SF	0.606893



**A3** 501 BUILDING- LEVEL 03 AREA CALCULATIONS  
1" = 20'-0"

GROSS SF - LEVEL 3		(FAR) NET NPS - PARCEL D - LEVEL 3		
NAME	AREA	NAME	AREA	FAR D
MECHANICAL	346 SF	MECHANICAL	346 SF	0.008863
RESIDENTIAL	24942 SF	RESIDENTIAL	24472 SF	0.626675
SERVICE	168 SF	SERVICE	168 SF	0.004304
VERTICAL TRANSPORTATION SHAFTS	913 SF	VERTICAL TRANSPORTATION SHAFTS	913 SF	0.023381
	26369 SF		25900 SF	0.663223



## MEASUREMENT METHODS

1. GROSS SQUARE FOOTAGE
  - GROSS SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS.
2. FAR (NET) AREA
  - PER THE NPS SETTLEMENT AGREEMENT, FAR IS MEASURED AS FOLLOWS:
  - TO THE INTERIOR FACE OF THE EXTERIOR WALL
  - LOWER FLOOR ONLY OF A TWO STORY SPACE COUNTS TOWARDS FAR.
  - UNCONDITIONED SPACE IS NOT INCLUDED IN FAR. LOADING BERTHS, PARKING RAMP, AND COVERED DRIVEWAYS ARE UNCONDITIONED AND CONSIDERED OUTSIDE OF EXTERIOR WALL.
  - COVERED OUTDOOR SPACE IS NOT INCLUDED IN FAR.
  - BALCONIES ARE NOT INCLUDED IN FAR.
  - MECHANICAL WELLS OPEN TO THE SKY ABOVE ARE NOT INCLUDED IN FAR.

## LEGEND

PROPERTY LINE

## BUILDING DATA

- TYPES OF CONSTRUCTION
- BUILDING ELEMENTS (TABLE 601): TYPE III-B
- USE AND OCCUPANCY
- LEVEL P1: S-2 LOW HAZARD STORAGE USE, PARKING (311.3), ACCESSORY OCCUPANCIES (508.2)
  - LEVEL 01E: A-2 RESTAURANT, A-3 ASSEMBLY USE - RESIDENTIAL LOBBY, LOUNGE, MAILROOM, FITNESS CENTER, M MERCANTILE USE - (309.1)
  - RETAIL
  - LEVELS 02E-04E: R-2 RESIDENTIAL USE - APARTMENT HOUSES (310.1)

500 & 501 NORTH UNION

Project:  
500/ 501 Union  
Alexandria, Virginia

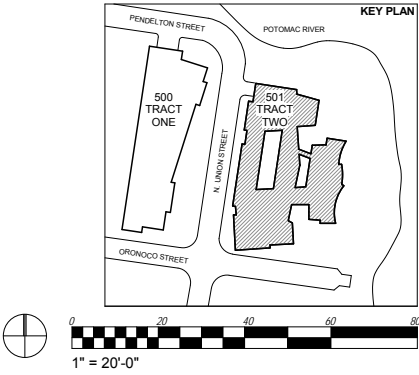
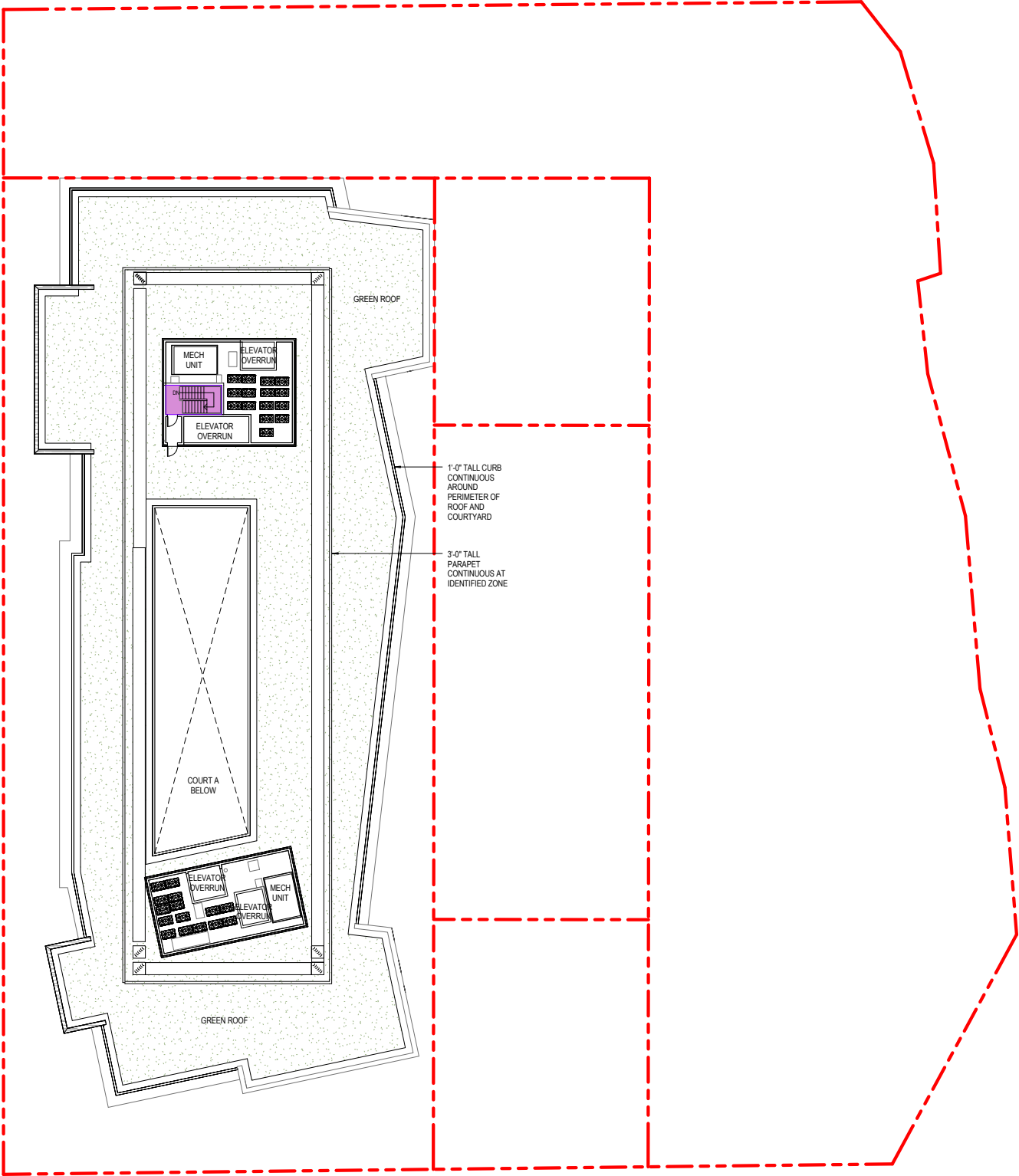
Phase:  
PROJECT OVERVIEW

Date:  
FALL 2015





EAST BUILDING FLOOR PLANS



MEASUREMENT METHODS

1. GROSS SQUARE FOOTAGE
- GROSS SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS.
2. FAR (NET) AREA
- PER THE NPS SETTLEMENT AGREEMENT, FAR IS MEASURED AS FOLLOWS:
- TO THE INTERIOR FACE OF THE EXTERIOR WALL.
  - LOWER FLOOR ONLY OF A TWO STORY SPACE COUNTS TOWARDS FAR.
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  - COVERED OUTDOOR SPACE IS NOT INCLUDED IN FAR.
  - BALCONIES ARE NOT INCLUDED IN FAR.
  - MECHANICAL WELLS OPEN TO THE SKY ABOVE ARE NOT INCLUDED IN FAR.

LEGEND

--- PROPERTY LINE

BUILDING DATA

- TYPES OF CONSTRUCTION
- BUILDING ELEMENTS (TABLE 601): TYPE IIB
  - USE AND OCCUPANCY
    - LEVEL P1: S-2 LOW HAZARD STORAGE USE, PARKING (311.3), ACCESSORY OCCUPANCIES (508.2)
    - LEVEL 01E: A-2 RESTAURANT, A-3 ASSEMBLY USE - RESIDENTIAL LOBBY, LOUNGE, MAILROOM, FITNESS CENTER, M MERCANTILE USE - (309.1)
    - RETAIL
    - LEVELS 02E-04E: R-2 RESIDENTIAL USE - APARTMENT HOUSES (310.1)

A4 501 BUILDING- ROOF AREA CALCULATIONS

GROSS SF - ROOF		(FAR) NET NPS - PARCEL D - ROOF		
NAME	AREA	NAME	AREA	FAR D
VERTICAL TRANSPORTATION SHAFTS	183 SF	VERTICAL TRANSPORTATION SHAFTS	149 SF	0.003819
	183 SF		149 SF	0.003819

500 & 501 NORTH UNION

Project:  
500/ 501 Union  
Alexandria, Virginia

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PROJECT OVERVIEW

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# WEST & EAST BUILDING PARKING PLAN



500 UNION PARKING SCHEDULE	
PARKING TYPE	COUNT

LEVEL P1W	
COMPACT	22
DOUBLE LIFT	6
HC	3
HC VAN	1
LOW-EMITTING & FUEL EFFICIENT	9
STANDARD	19
TRIPLE LIFT	67
LEVEL P1W: 127	127

\* NOTE: SELF PARKED AT RESIDENTIAL AND VALET PARKED AT VISITOR/HOTEL/RETAIL

501 UNION PARKING SCHEDULE - OPTION A	
PARKING TYPE	COUNT

LEVEL P1E	
COMPACT	18
HC	5
HC VAN	1
LOW-EMITTING & FUEL EFFICIENT	8
STANDARD	101
TANDEM	1
LEVEL P1E: 134	134

\* NOTE: SELF PARKED AT RESIDENTIAL AND VISITOR/RETAIL, TENANT ASSISTED PARKING AS REQUIRED  
\* NOTE: COUNT ABOVE INCLUDES TANDEM SPACE

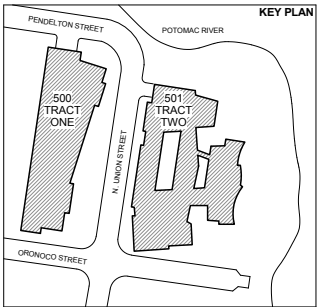
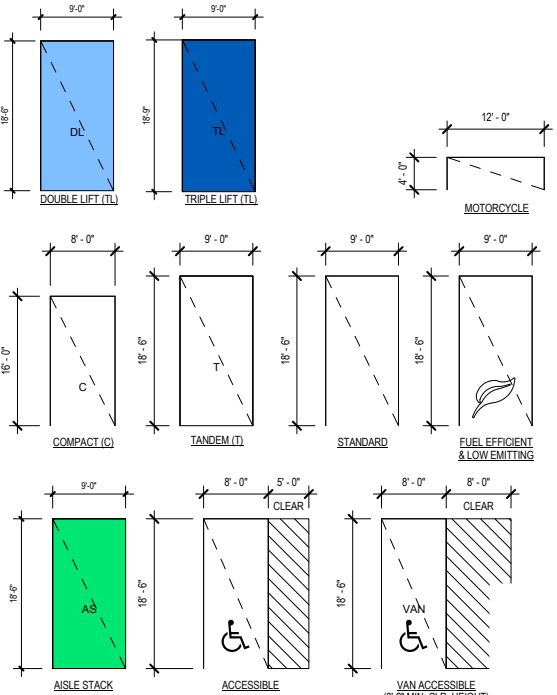
500 UNION BICYCLE SPACE SCHEDULE	
PARKING TYPE	COUNT

LEVEL P1W	
BIKE	9
LEVEL P1W: 9	9

501 UNION BICYCLE SPACE SCHEDULE - OPTION A	
PARKING TYPE	COUNT

LEVEL P1E	
BIKE	10
LEVEL P1E: 10	10

## PARKING TYPE LEGEND



0 20 40 60 80  
1" = 20'-0"

500 & 501 NORTH UNION

Project:  
500/ 501 Union  
Alexandria, Virginia

Phase:  
PROJECT OVERVIEW

Date:  
FALL 2015





## WEST BUILDING

### FAR (Tract I)

- 130,681 SF

### PROGRAM

- Up to 132 Hotel Rooms
- 25 Condominium Units
- 4,346 SF Retail

### PARKING

- Parking Demand Generated: 128 spaces
- Parking Ratios Employed:
  - Hotel - .5 spaces/key
  - Condominium - 2 spaces/unit
  - Retail (Restaurant) - .125 spaces/seat
- Parking Spaces Provided: 127 spaces below grade (additional spaces accommodated at East Building)

### OPEN SPACE

- 18,310 SF

## EAST BUILDING

### FAR (Tract II)

- Parcel D: 93,720 SF
- Parcel C: 14,535 SF

### PROGRAM

- Up to 41 Condominium Units
- 19,120 SF Retail
  - Parcel D: 11,556 SF
  - Parcel C: 7,564 SF

### PARKING

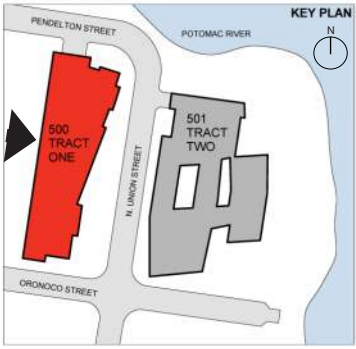
- Parking Demand Generated: 132 spaces
- Parking Ratios Employed:
  - Condominium - 2 spaces/unit
  - Retail (Restaurant) - .125 spaces/seat
- Parking Spaces Provided: 135 spaces below grade

### OPEN SPACE

- 66,127 SF

500 & 501 NORTH UNION





# WEST BUILDING WEST ELEVATION

METAL

BRICK

ADJACENT  
OFFICE BLDG



- LEVEL P.H. ROOF-W 88'-0"
- LEVEL ROOF-W 78'-0"
- LEVEL 06W 66'-5 5/16"
- LEVEL 05W 56'-8"
- LEVEL 04W 46'-10 11/16"
- LEVEL 03W 37'-1 5/16"
- LEVEL 02W 27'-4"
- LEVEL 01W 12'-0"

ADJACENT  
TOWNHOUSES