500 & 501 Union
Alexandria, Virginia

Waterfront Commission Meeting
07.15.2014

ROONEY PROPERTIES
7600 LEESBURG PIKE, SUITE 150W
FALLS CHURCH, VA 22043

ROONEY PROPERTIES

CITY INTERESTS, LLC
2900 K STREET NW, SUITE 401
WASHINGTON, DC 20007

CITYINTERESTS

HICKOK COLE ARCHITECTS
1023 31ST STREET, NW
WASHINGTON, DC 20007

Hickok Cole ARCHITECTS

WRT
1700 MARKET STREET, SUITE 2800
PHILADELPHIA, PA 19103

WRT

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COMMISSION MEETING

Date
July 15, 2014

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CITY ROWING FACILITY

ROBINSON TERMINAL NORTH EAST PAVILION

TORPEDO PLAZA AND CITY MARINA

ROBINSON TERMINAL SOUTH REDEVELOPMENT

ALEXANDRIA WATERFRONT SMALL AREA PLAN | EXISTING AND PROPOSED PUBLIC SPACE

Project
500 Union
Alexandria, Virginia

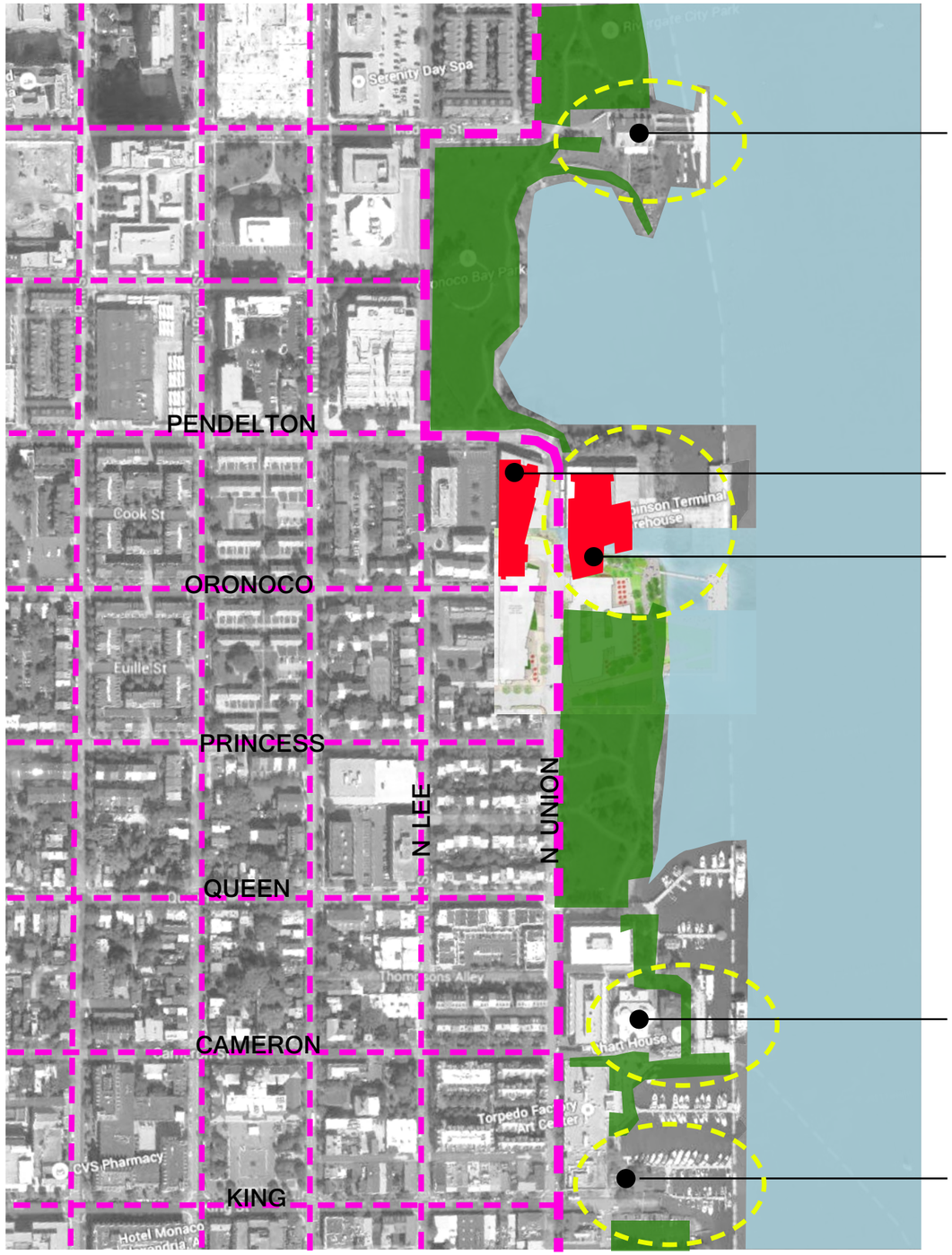
Phase:
OLD TOWN WATERFRONT COMMISSION MEETING

SITE ANALYSIS

Date
July 15, 2014

A-3

Hickok Cole ARCHITECTS



SITE ANALYSIS | OF THE GRID... OF THE WATER

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Alexandria, Virginia

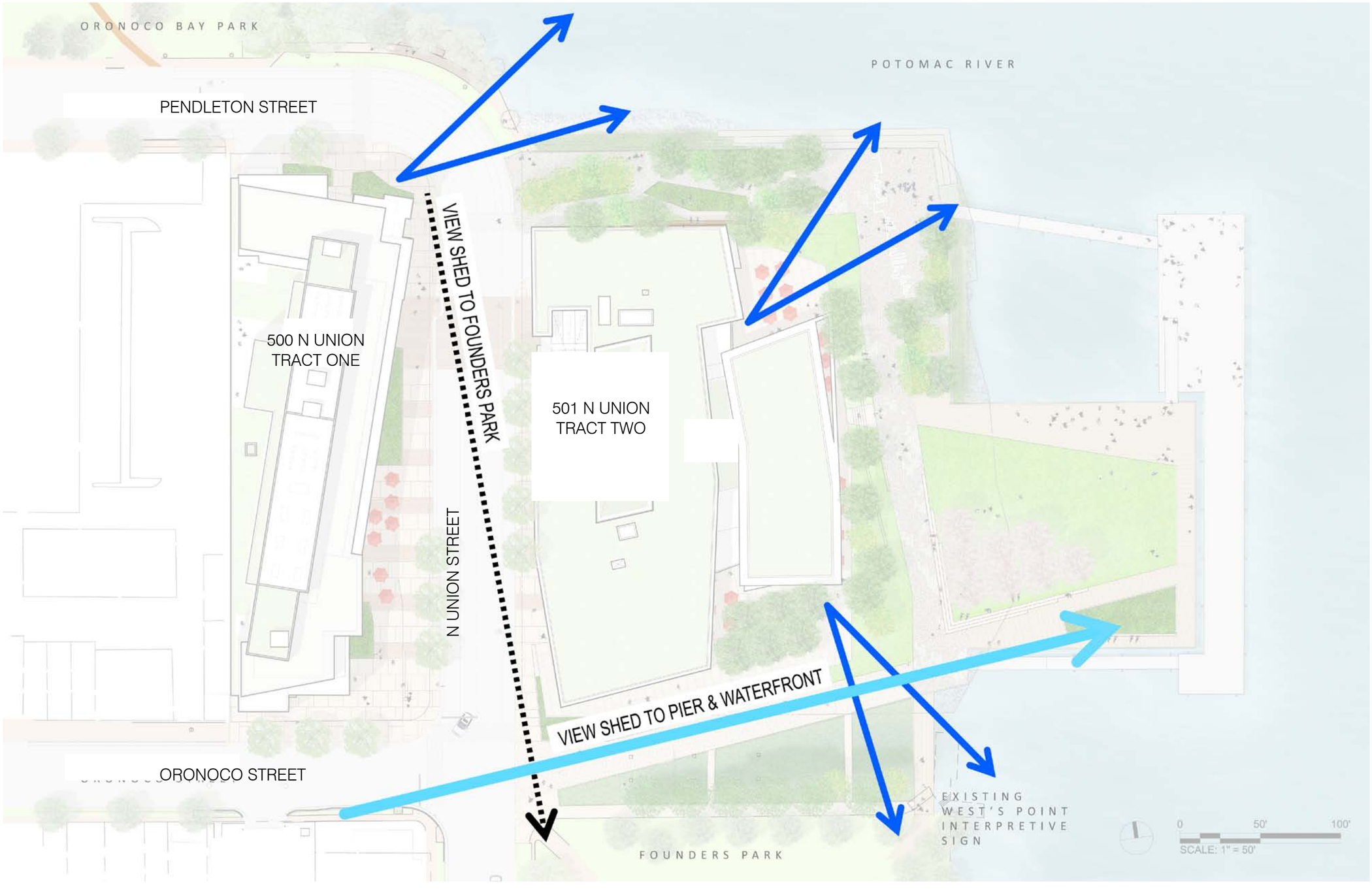
Phase:
OLD TOWN WATERFRONT
COMMISSION MEETING

SITE ANALYSIS

Date
July 15, 2014

A-4

Hickok Cole ARCHITECTS



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Alexandria, Virginia

Phase:
OLD TOWN WATERFRONT
COMMISSION MEETING

SITE ANALYSIS - VIEWS

Date
July 15, 2014

A-5

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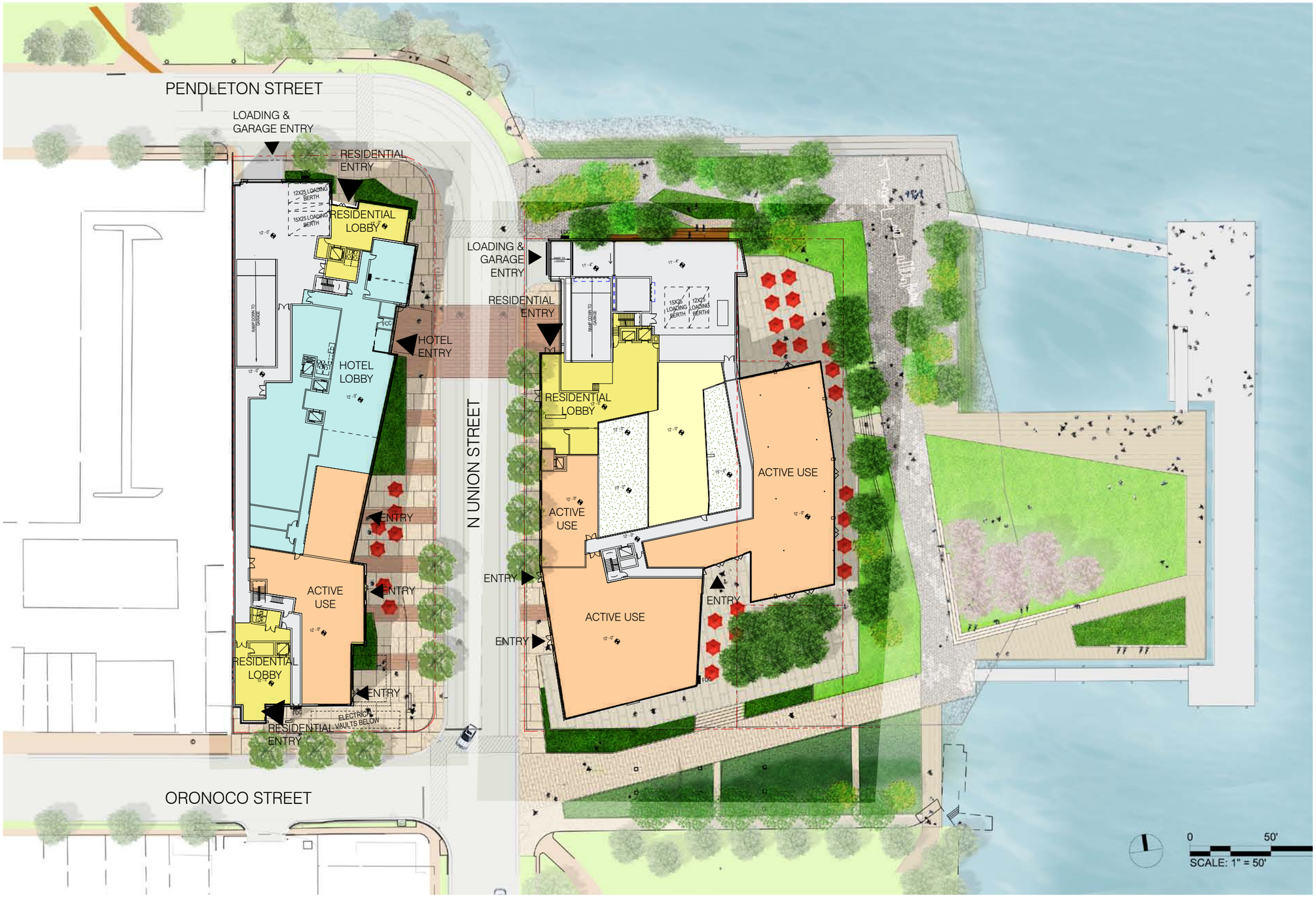

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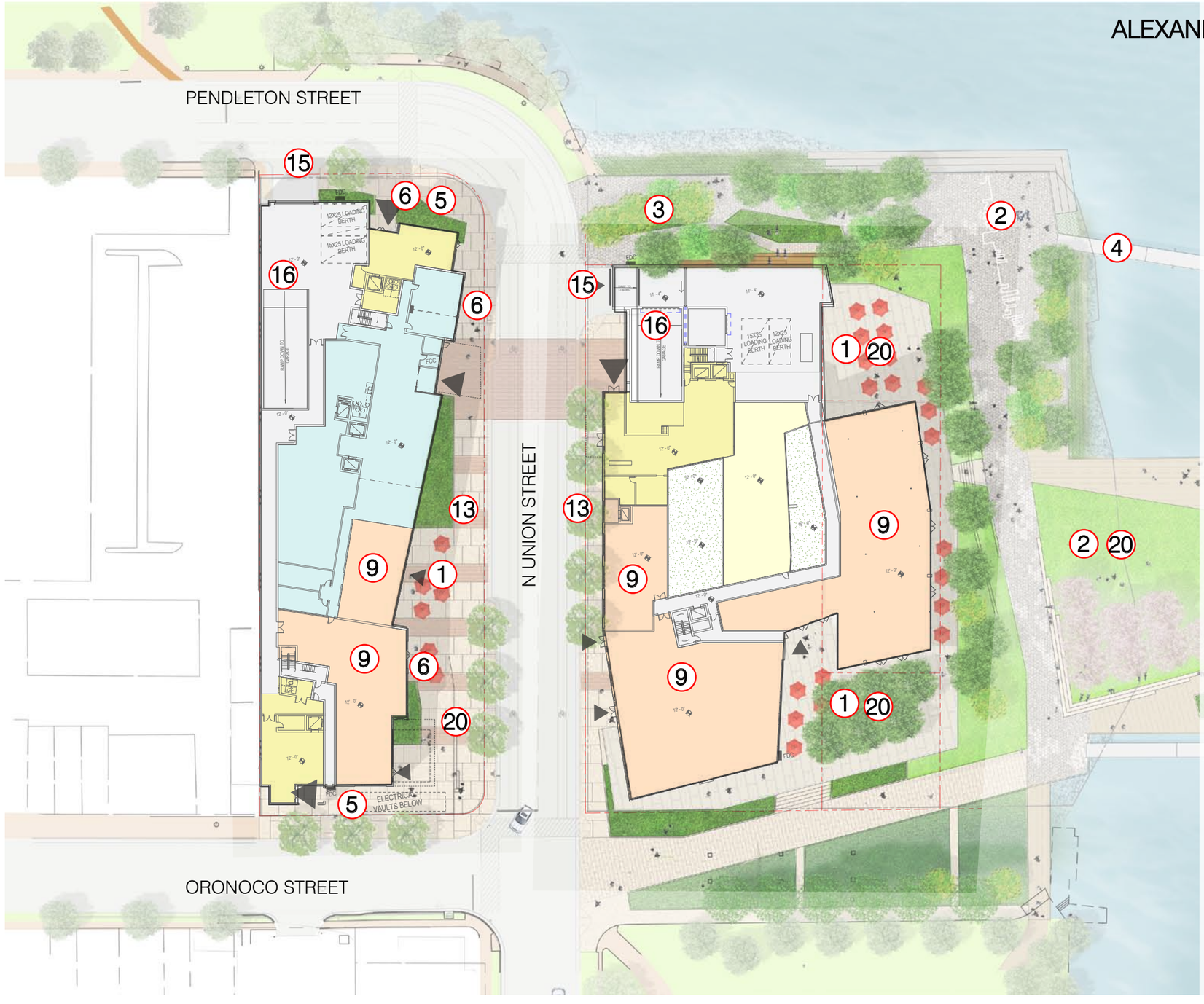
Phase:
OLD TOWN WATERFRONT COMMISSION MEETING

GROUND FLOOR PLAN

Date
July 15, 2014

A-6

Hickok Cole ARCHITECTS



ALEXANDRIA WATERFRONT SMALL AREA PLAN

DEVELOPMENT GOALS

1. INVITES PUBLIC, ENCOURAGES ACTIVITY
2. PUBLIC AMENITIES, ACCESS TO WATER'S EDGE
3. IMPROVED ACCESS CREATING EAST-WEST ALLEYS
4. IMPROVED PEDESTRIAN CONNECTIONS AND EXPAND PUBLIC PIER - HISTORIC WESTS POINT
5. PUBLIC SPACE DESIGN AND INTERPRETIVE FEATURES
6. MAINTAIN BUILDING SCALE COMPATIBLE TO EXISTING FABRIC
7. MAXIMIZE WATER VIEWS
8. INCLUDE NEW PLEASURE BOAT MARINA ENCOURAGED

DEVELOPMENT GUIDELINES

9. ACTIVE GROUND FLOOR
10. VIBRANT COMMERCIAL USES
11. RESIDENTIAL SET BACK FROM WATER
12. RESIDENTIAL USE NOT PRIMARY
13. ENHANCED STREETSCAPE: PROVIDING 15' AND 12' SIDEWALKS
14. MODERN DESIGN COMPATIBLE WITH NEIGHBORHOOD HISTORIC INTERPRETATION
15. CURB CUTS MINIMIZED
16. PARKING BELOW GRADE
17. NATIVE PLANTING
18. BIOREMEDIATION
19. ON AND OFF SITE PUBLIC AMENITIES SHALL BE PROVIDED - BIOREMEDIATION
20. IMPROVED AMENITIES:
    - PUBLIC ART
    - OPEN SPACES
    - PUBLIC PIER
21. MEETING ALLOWABLE FAR

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DEVELOPMENT GOALS / GUIDELINES

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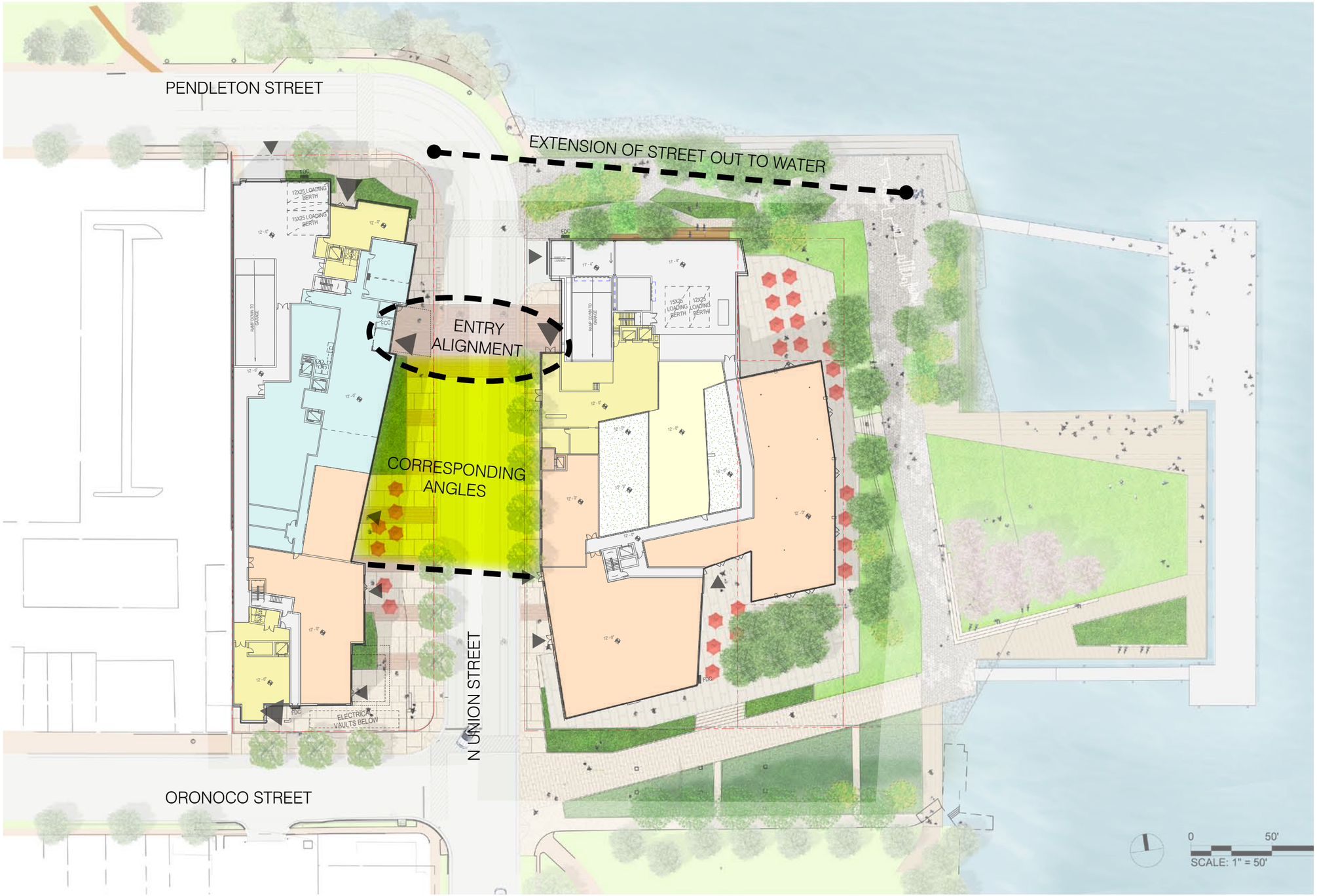
Hickok Cole ARCHITECTS



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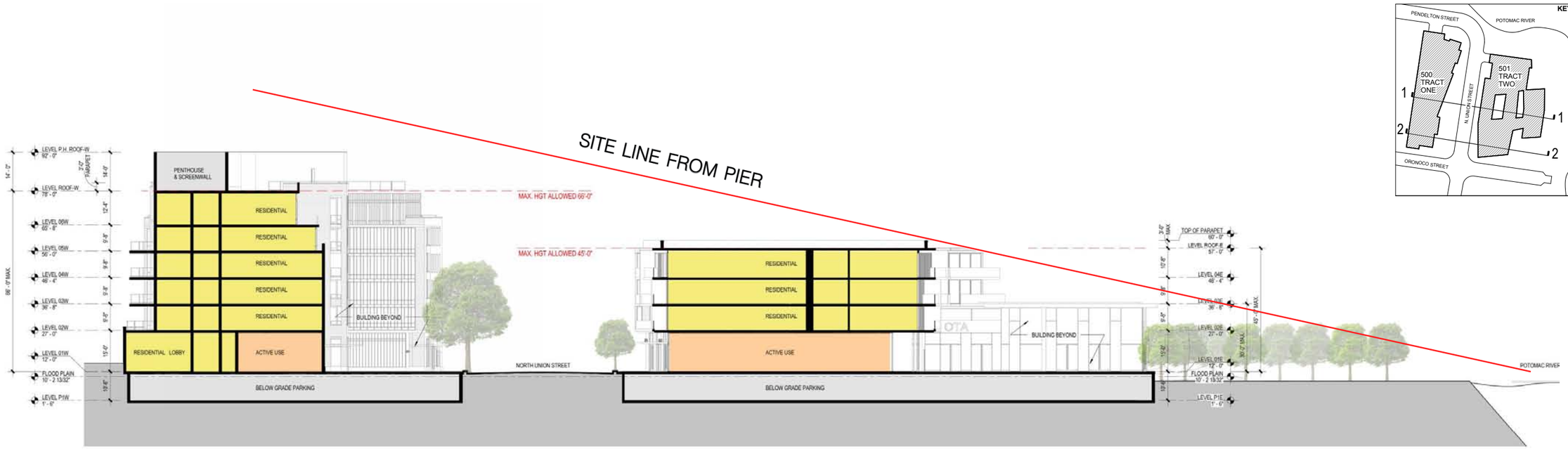
GROUND FLOOR PLAN ANALYSIS

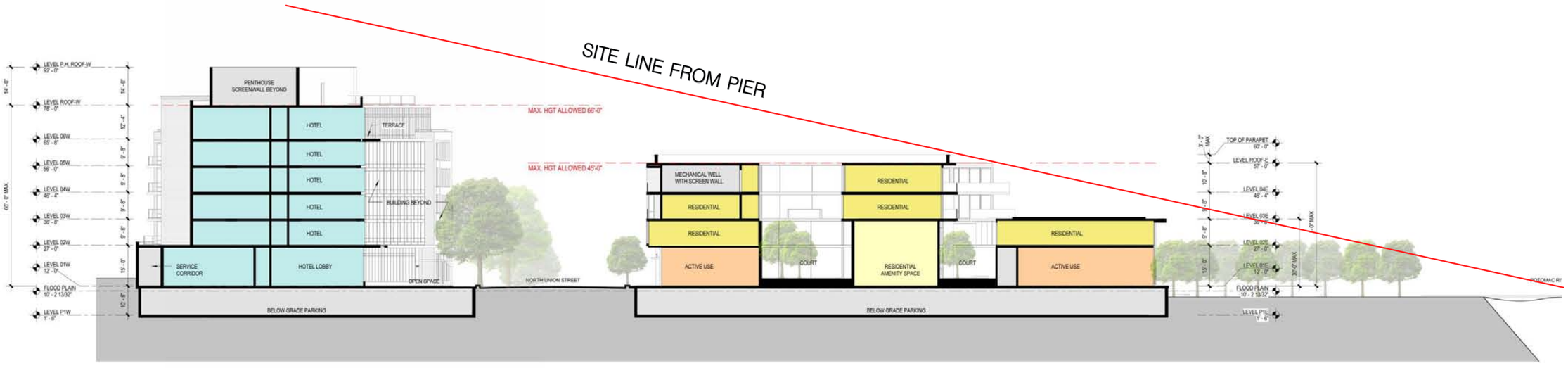
Date
July 15, 2014

A-8

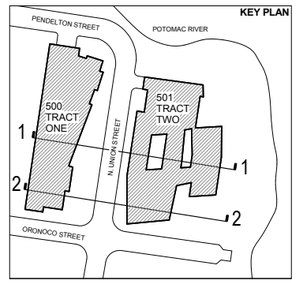
Hickok Cole ARCHITECTS



2 500 & 501 BUILDING- TRANSVERSE SECTION
1" = 20'-0"



1 500 & 501 BUILDING- SECTION THRU COURT
1" = 20'-0"



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SITE SECTIONS

Date
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Hickok Cole ARCHITECTS

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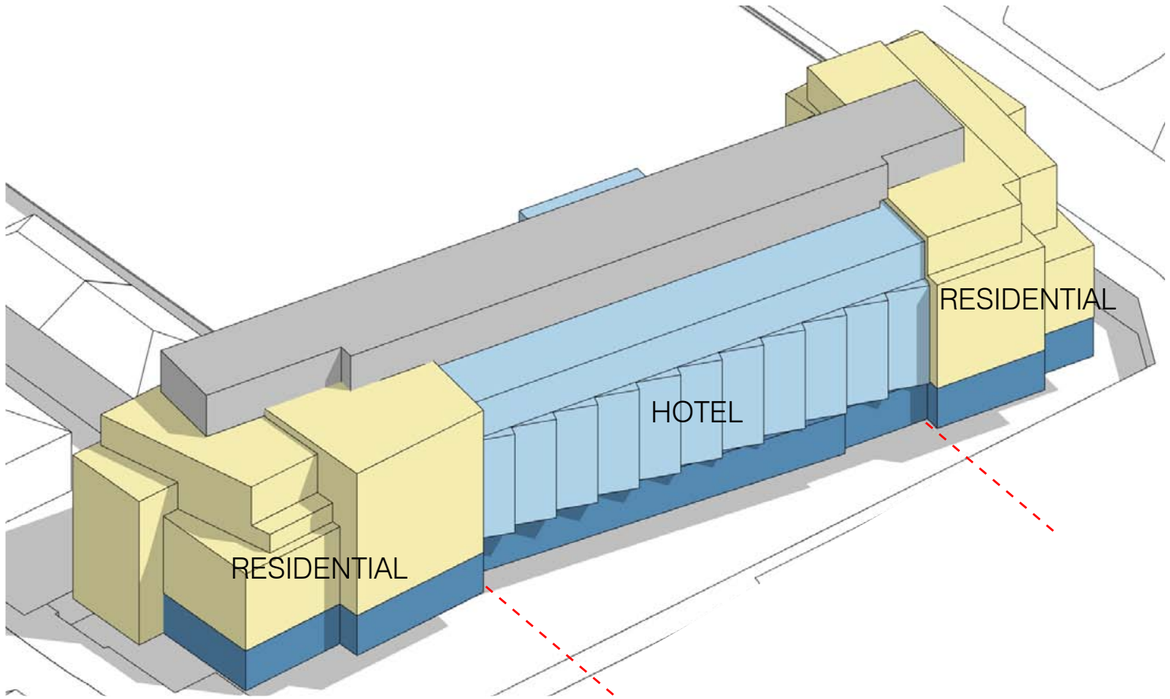
WEST



WEST BUILDING MASSING DIAGRAM

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MASSING DIAGRAM / PRECEDENT IMAGES

Date
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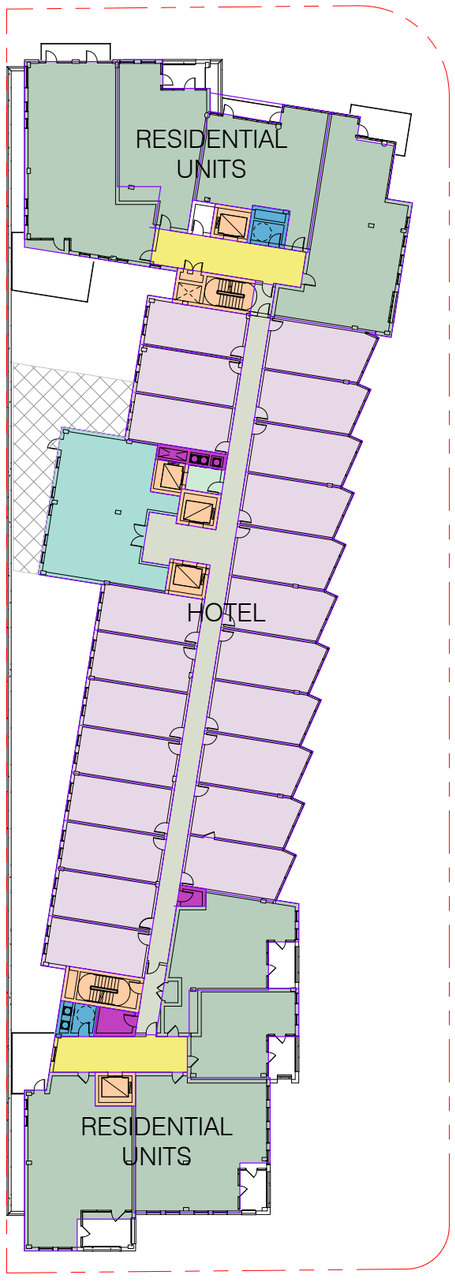
A-11

Hickok Cole ARCHITECTS

PENDLETON

GROUND FLOOR PLAN

PENDLETON



THIRD FLOOR PLAN

RENTABLE AREA

- CORRIDOR
- HOTEL B.O.H.
- HOTEL COMMON
- HOTEL ROOM AREA
- RES B.O.H.
- RES COMMON
- RES UNIT AREA
- VERTICAL TRANS/ PENETRATION
- VERTICAL TRANS/ SHAFT

LEGEND

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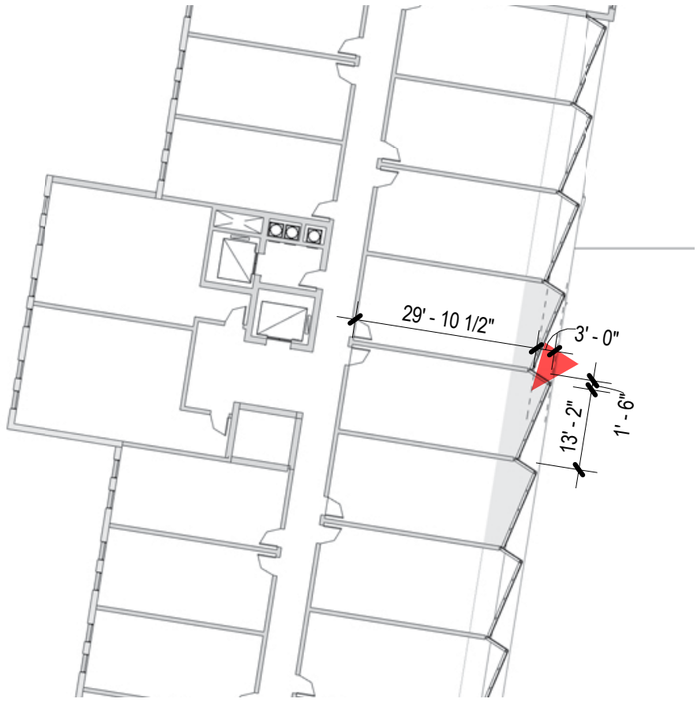
FLOOR PLANS

Date
July 15, 2014

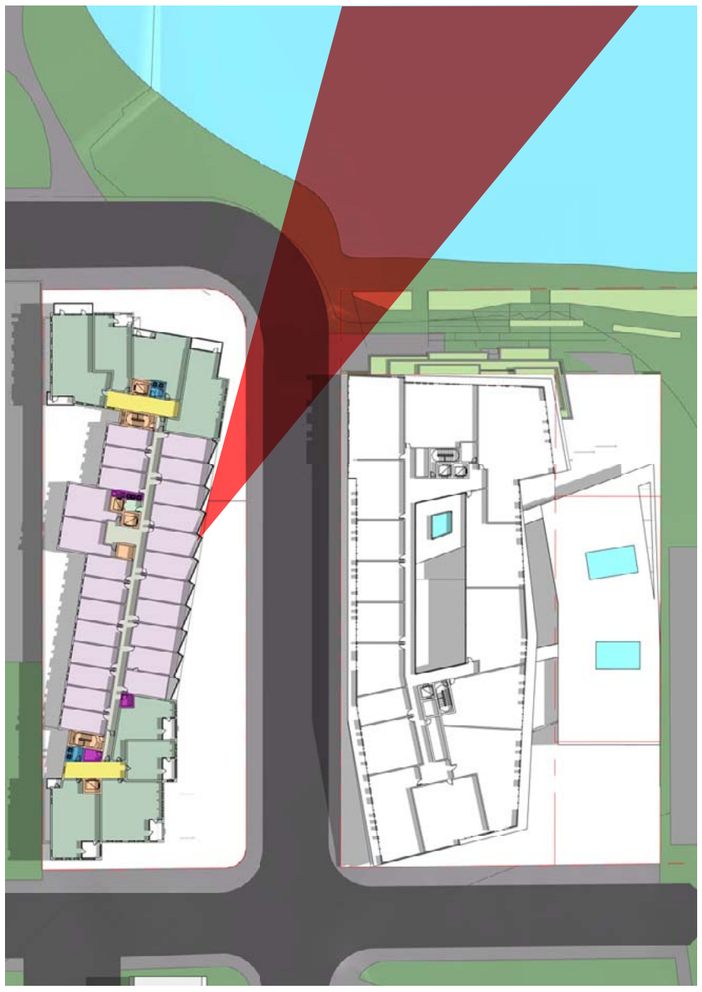
A-12

Hickok Cole ARCHITECTS

THIRD FLOOR - LOOKING NORTH EAST



ENLARGED PLAN - TYPICAL FACET



SITE PLAN

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OLD TOWN WATERFRONT
COMMISSION MEETING

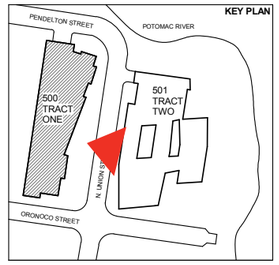
ENLARGED FLOOR PLANS

Date
July 15, 2014

A-13

Hickok Cole
ARCHITECTS

EAST ELEVATION



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EAST ELEVATION

Date
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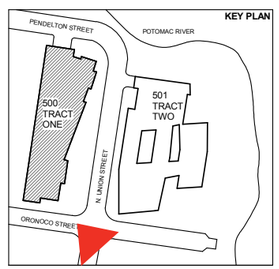
A-14

Hickok Cole ARCHITECTS

PERSPECTIVE FROM SOUTH



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COMMISSION MEETING

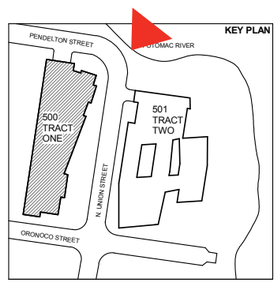
PERSPECTIVES

Date
July 15, 2014

A-15

Hickok Cole
ARCHITECTS

PERSPECTIVE FROM NORTH



Project
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COMMISSION MEETING

PERSPECTIVES

Date
July 15, 2014

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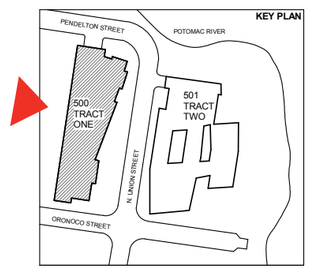
Hickok Cole
ARCHITECTS

WEST ELEVATION



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COMMISSION MEETING

WEST ELEVATION

Date
July 15, 2014

A-17

Hickok Cole
ARCHITECTS

501 Union
EAST

Project
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Alexandria, Virginia

Phase:
OLD TOWN WATERFRONT
COMMISSION MEETING

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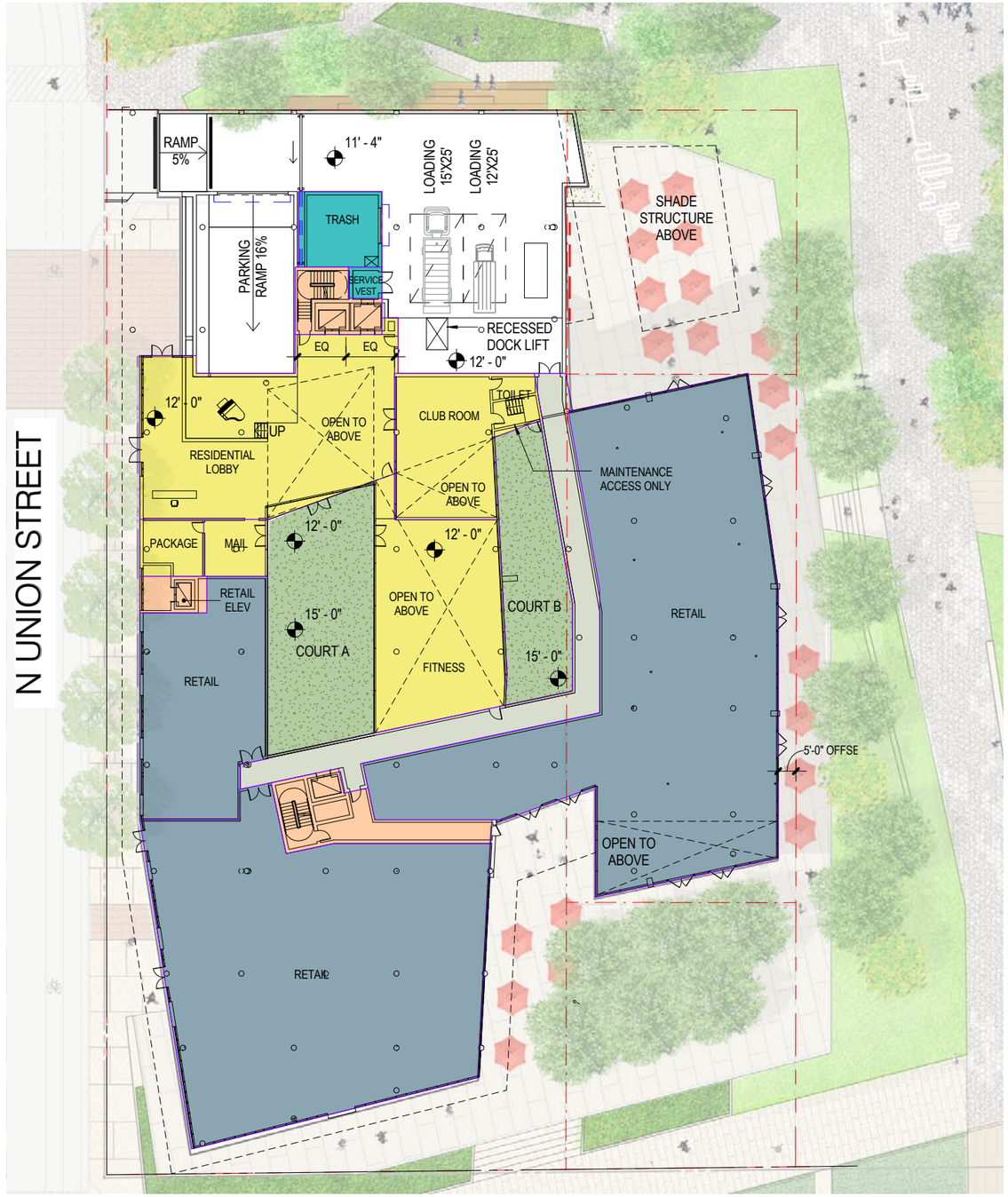
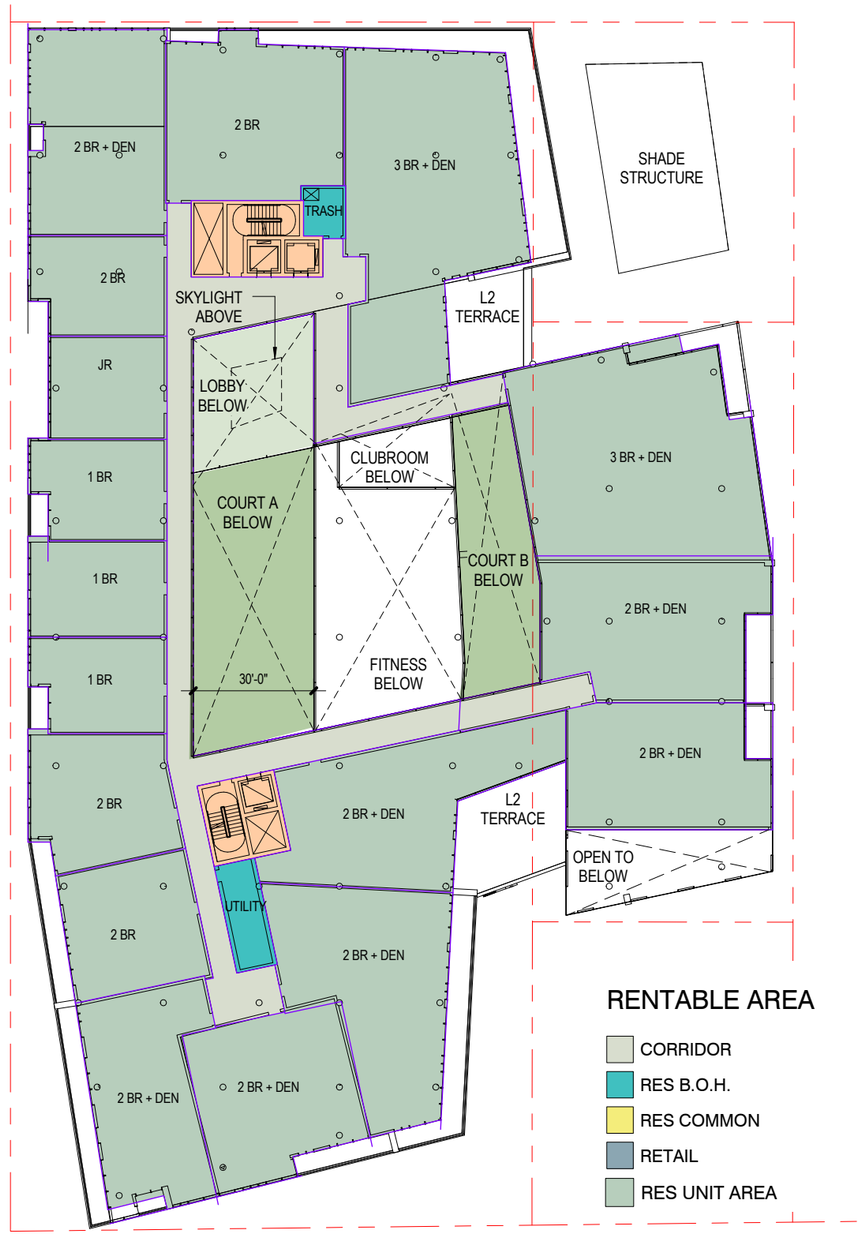
July 15, 2014

Hickok Cole
ARCHITECTS



GROUND FLOOR PLAN



THIRD FLOOR PLAN

LEGEND

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OLD TOWN WATERFRONT COMMISSION MEETING

FLOOR PLANS

Date
July 15, 2014

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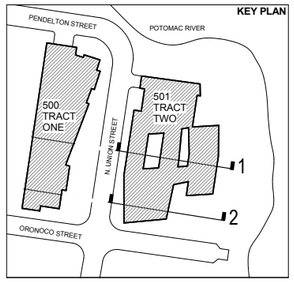
Hickok Cole ARCHITECTS



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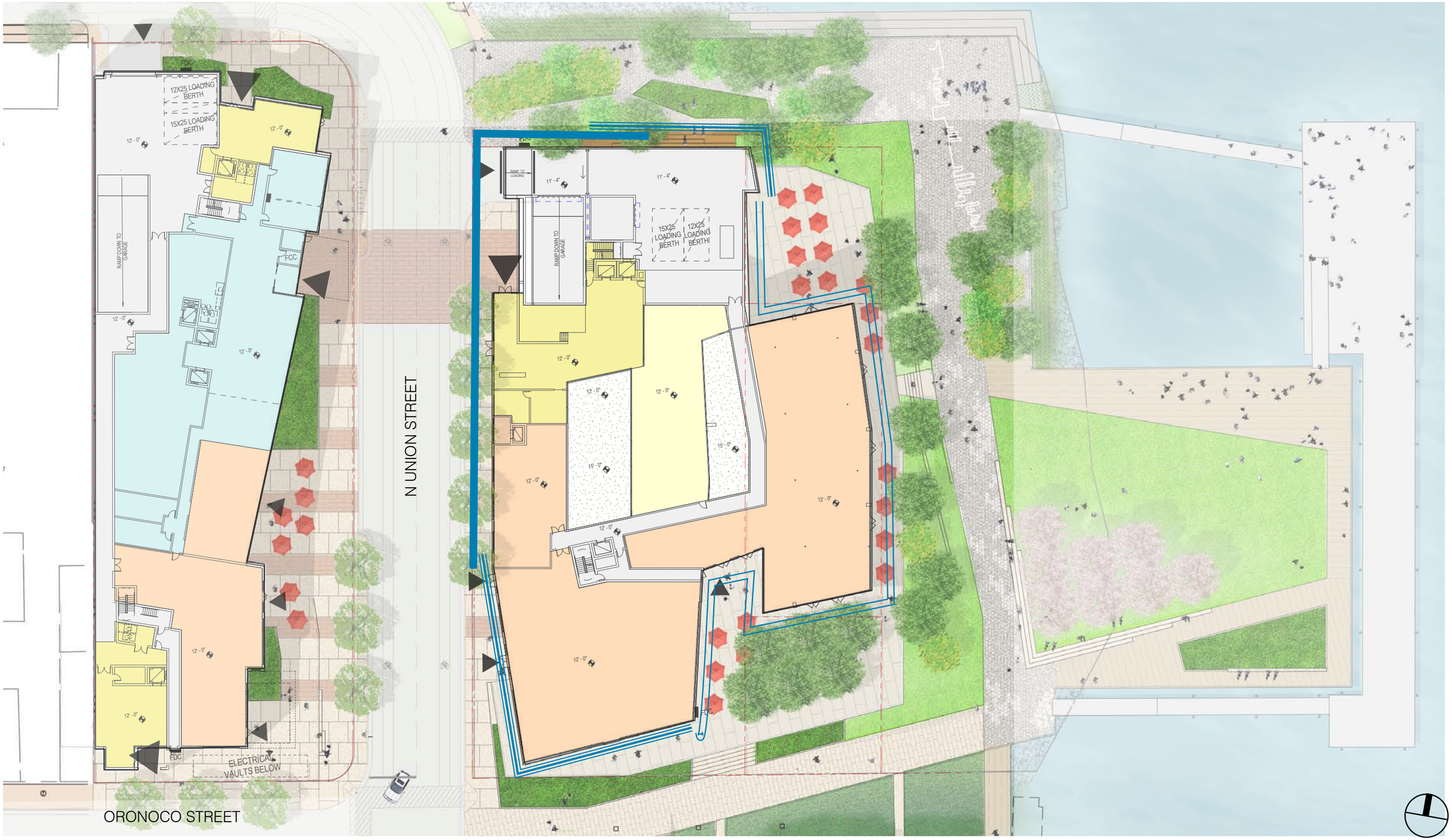
OLD TOWN WATERFRONT COMMISSION MEETING

DIAGRAM

Date
July 15, 2014

A-20

Hickok Cole ARCHITECTS



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OLD TOWN WATERFRONT COMMISSION MEETING

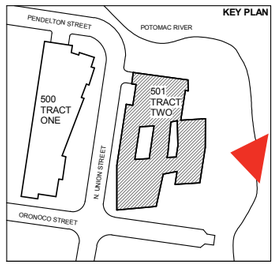
PLAN DIAGRAM

Date
July 15, 2014

A-21

Hickok Cole ARCHITECTS

EAST ELEVATION WITH BUTTERFLY ROOF



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OLD TOWN WATERFRONT
COMMISSION MEETING

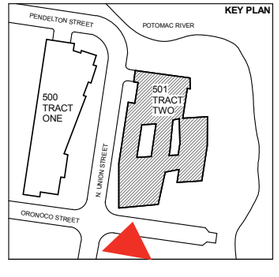
EAST ELEVATION
PAVILION VIEW FROM PIER

Date
July 15, 2014

A-22

Hickok Cole
ARCHITECTS

SOUTH ELEVATION WITH BUTTERFLY ROOF



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OLD TOWN WATERFRONT
COMMISSION MEETING

SOUTH ELEVATION

Date
July 15, 2014

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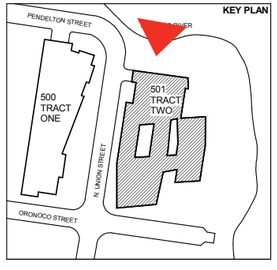
ARCHITECTS

NORTH ELEVATION



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OLD TOWN WATERFRONT
COMMISSION MEETING

NORTH ELEVATION

Date
July 15, 2014

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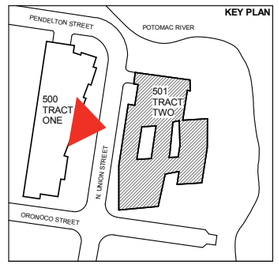
ARCHITECTS

WEST ELEVATION



Project
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Phase:
OLD TOWN WATERFRONT
COMMISSION MEETING

EAST ELEVATION

Date
July 15, 2014

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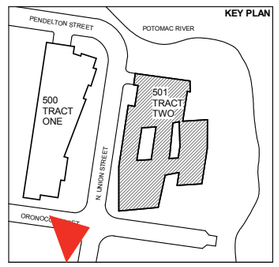
Hickok Cole
ARCHITECTS

SOUTHWEST PERSPECTIVE



Project
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Phase:
OLD TOWN WATERFRONT
COMMISSION MEETING

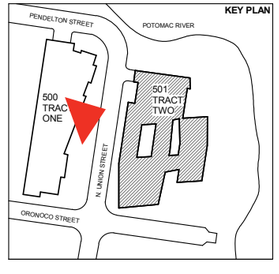
PERSPECTIVE

Date
July 15, 2014

A-26

Hickok Cole
ARCHITECTS

WEST PERSPECTIVE AT RESIDENTIAL ENTRY



Project
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COMMISSION MEETING

PERSPECTIVE

Date
July 15, 2014

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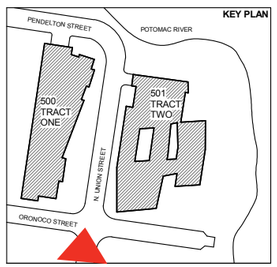
Hickok Cole
ARCHITECTS

N. UNION - PERSPECTIVE LOOKING NORTH



Project
500 Union
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Phase:
OLD TOWN WATERFRONT
COMMISSION MEETING

PERSPECTIVE

Date
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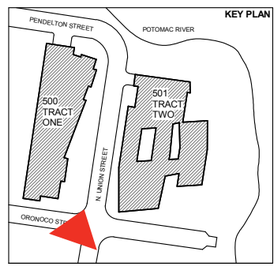
Hickok Cole
ARCHITECTS

N. UNION - PERSPECTIVE LOOKING NORTH EAST



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COMMISSION MEETING

PERSPECTIVE

Date
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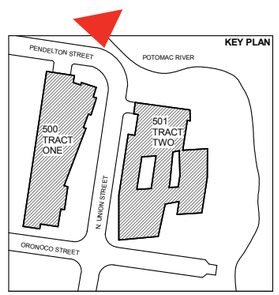
Hickok Cole
ARCHITECTS

VIEW FROM ORONOCO BAY PARK - LOOKING SOUTH



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COMMISSION MEETING

PERSPECTIVE

Date
July 15, 2014

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Hickok Cole
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