



500 & 501 UNION

ALEXANDRIA, VA

URBAN DESIGN ADVISORY COMMITTEE
SEPTEMBER 09, 2015 Submission

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

DEVELOPMENT TEAM

Developer: CityInterests LLC
Rooney Properties

Architect: Hickok Cole Architects

Landscape Architect: Wallace Roberts & Todd, LLC

Land Use Counsel: McGuireWoods

Civil Engineer: Bohler Engineering

Marine Engineer: Moffat & Nichol

Traffic & Parking: Gorove Slade Associates
Colonial Parking

Acoustical Engineer: Cerami & Associates

Archaeological: Wetland Studies & Solutions, Inc.

NARRATIVE

THE SITE IS CURRENTLY DEVELOPED WITH WAREHOUSE BUILDINGS, PARKING AND LOADING AREAS AND A PIER. THE SITE IS CURRENTLY ZONED W-1/ WATERFRONT MIXED USE ZONE. THE PROPERTY IS SUBJECT TO THE WATERFRONT AREA PLAN AND A DEED OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE BENEFIT OF THE CITY OF ALEXANDRIA AND THE UNITED STATES OF AMERICA. THE APPLICANT INTENDS TO DEMOLISH THE EXISTING STRUCTURES ON BOTH TRACTS. ON THE WEST BUILDING, THE APPLICANT PROPOSES A MIXED-USE BUILDING WITH UNDERGROUND PARKING, FIRST FLOOR ACTIVE USES, A HOTEL IN THE CENTER OF THE BUILDING WITH PRIVATE RESIDENCED ON BOTH SIDES OF THE HOTEL. ON THE EAST BUILDING, THE APPLICATION PROPOSES A MIXED-USED BUILDING WITH UNDERGROUND PARKING, FIRST FLOOR ACTIVE USES AND RESIDENTS AND RESIDENTS UNITS ABOVE.

PERSPECTIVE SITE AERIAL



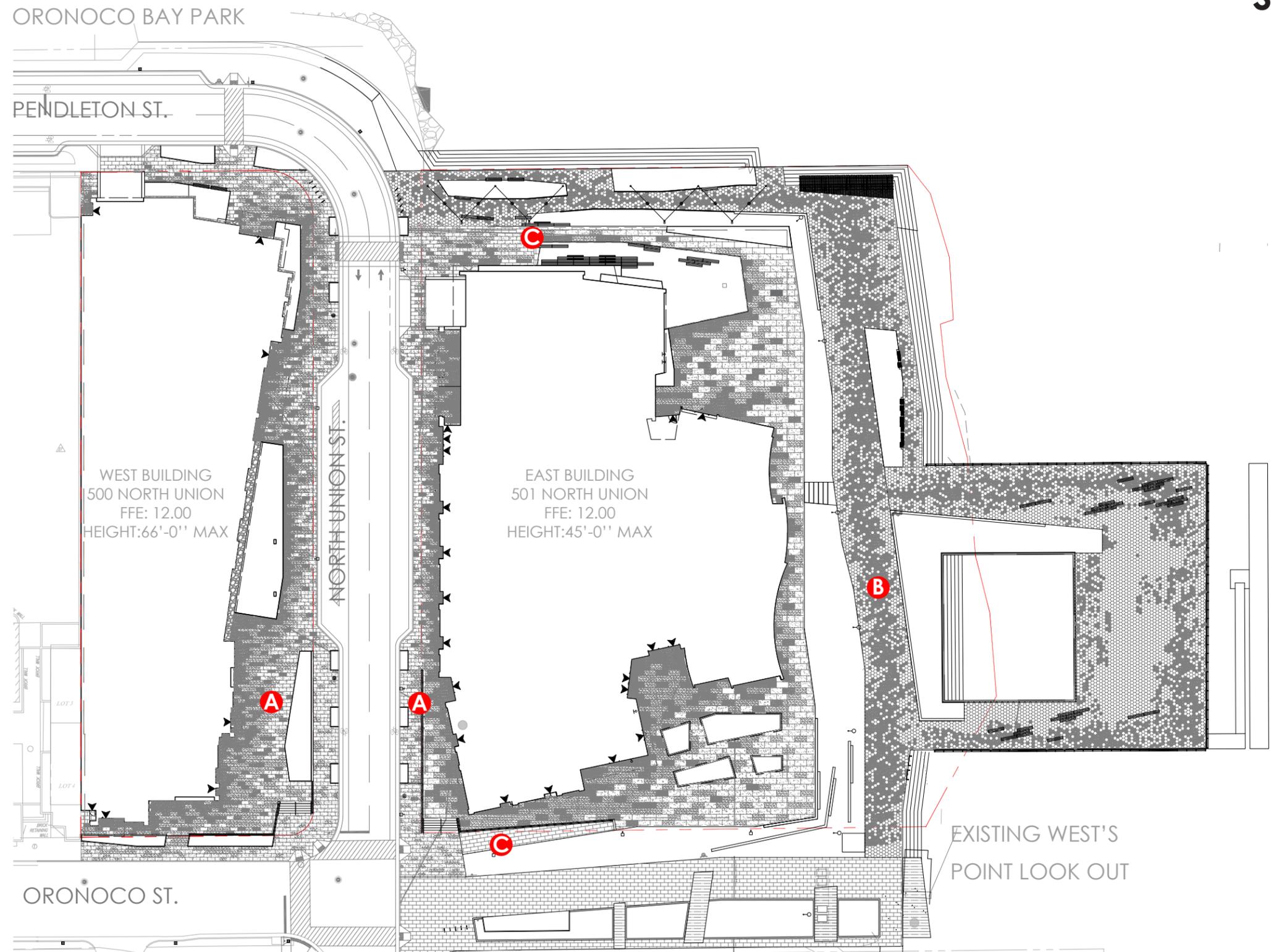
Project:
500/ 501 Union
Alexandria, Virginia

Phase:
URBAN DESIGN ADVISORY COMMITTEE

Date:
SEPTEMBER 09, 2015

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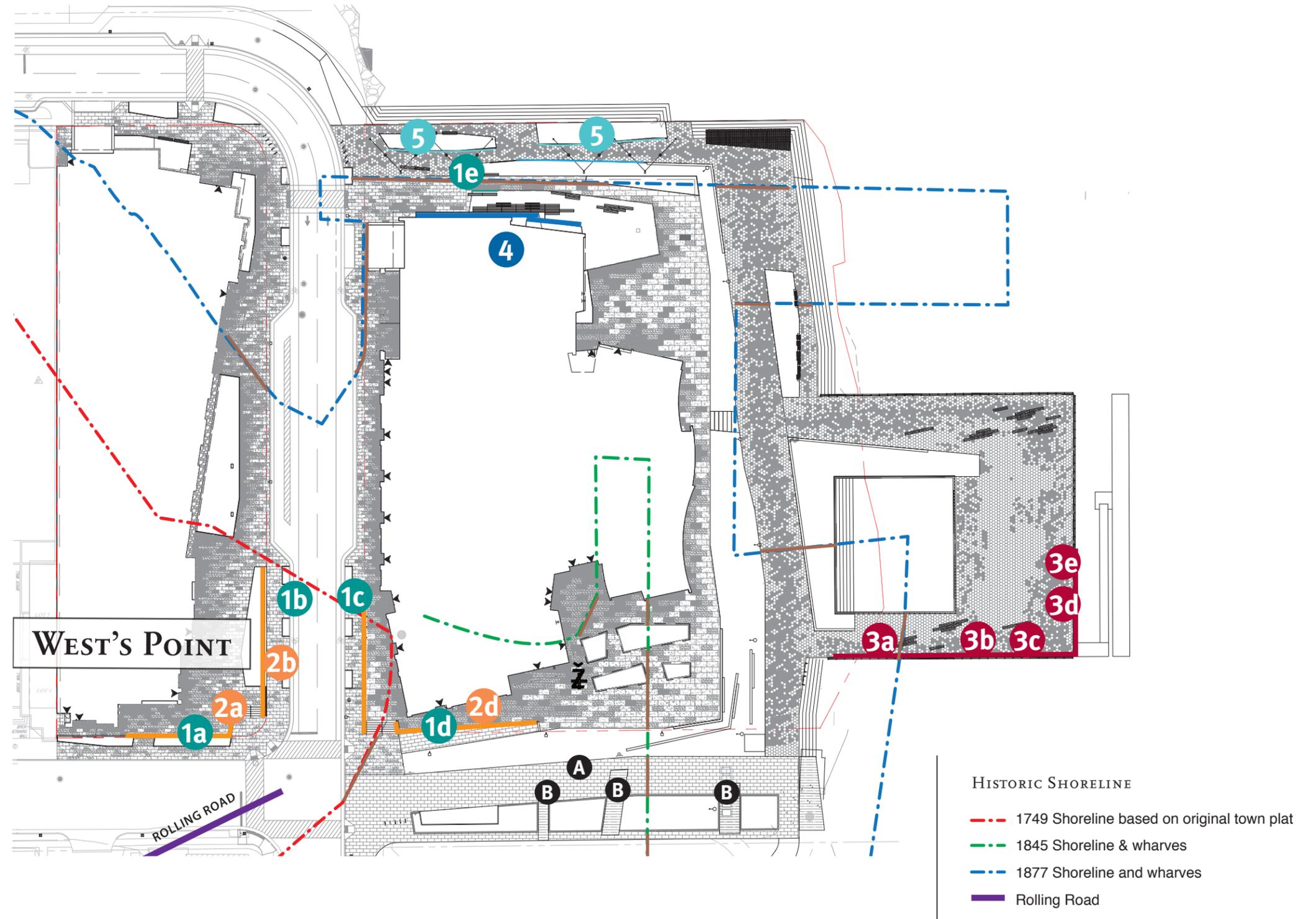
- A** SOUTH ENTRY PLAZAS
- B** PROMENADE & PIER
- C** GARDENS

WAYSIDE PANELS & ENVIRONMENTAL ENHANCEMENT LOCATIONS

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.

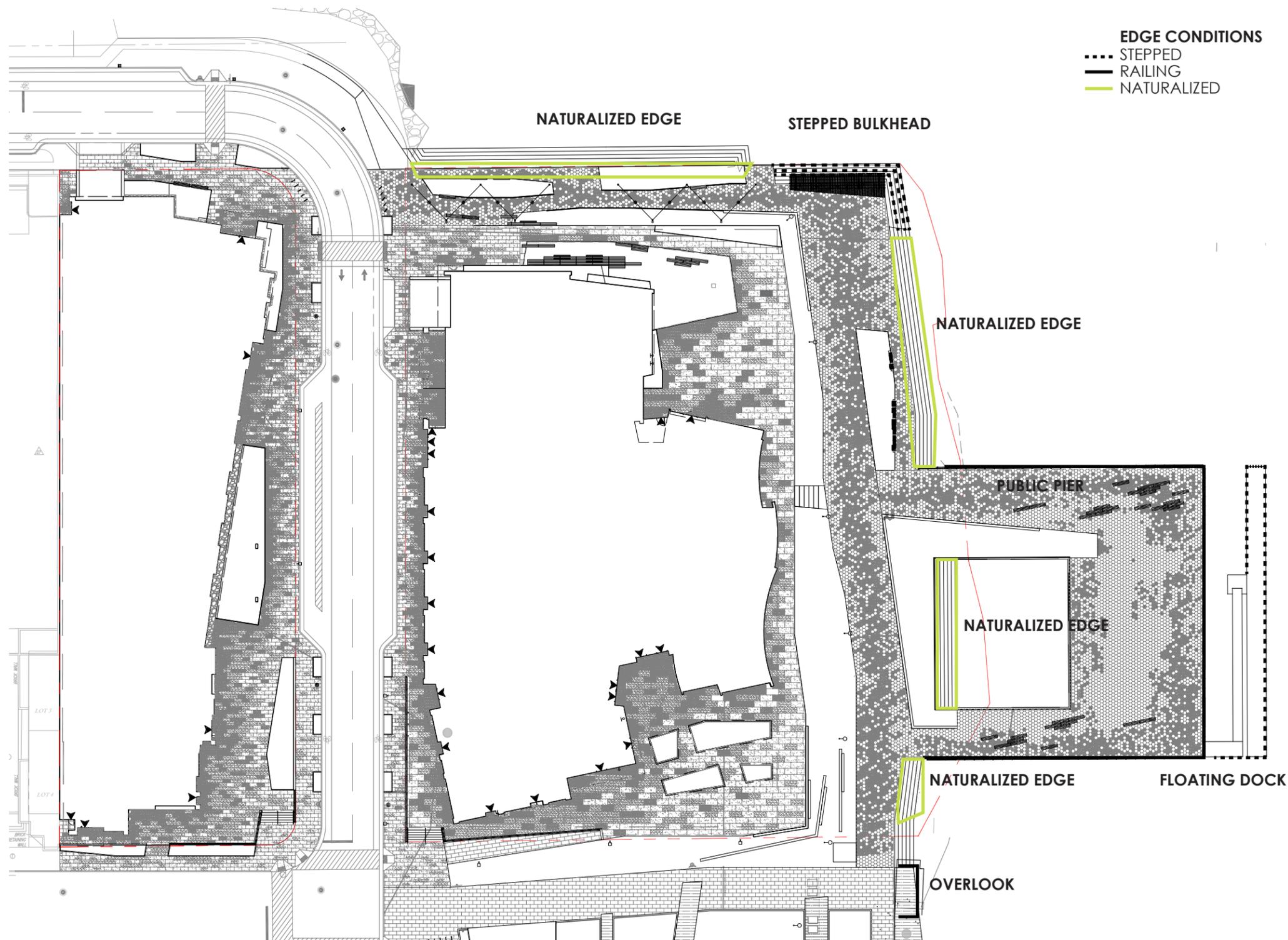


LANDSCAPE LAYOUT PLAN

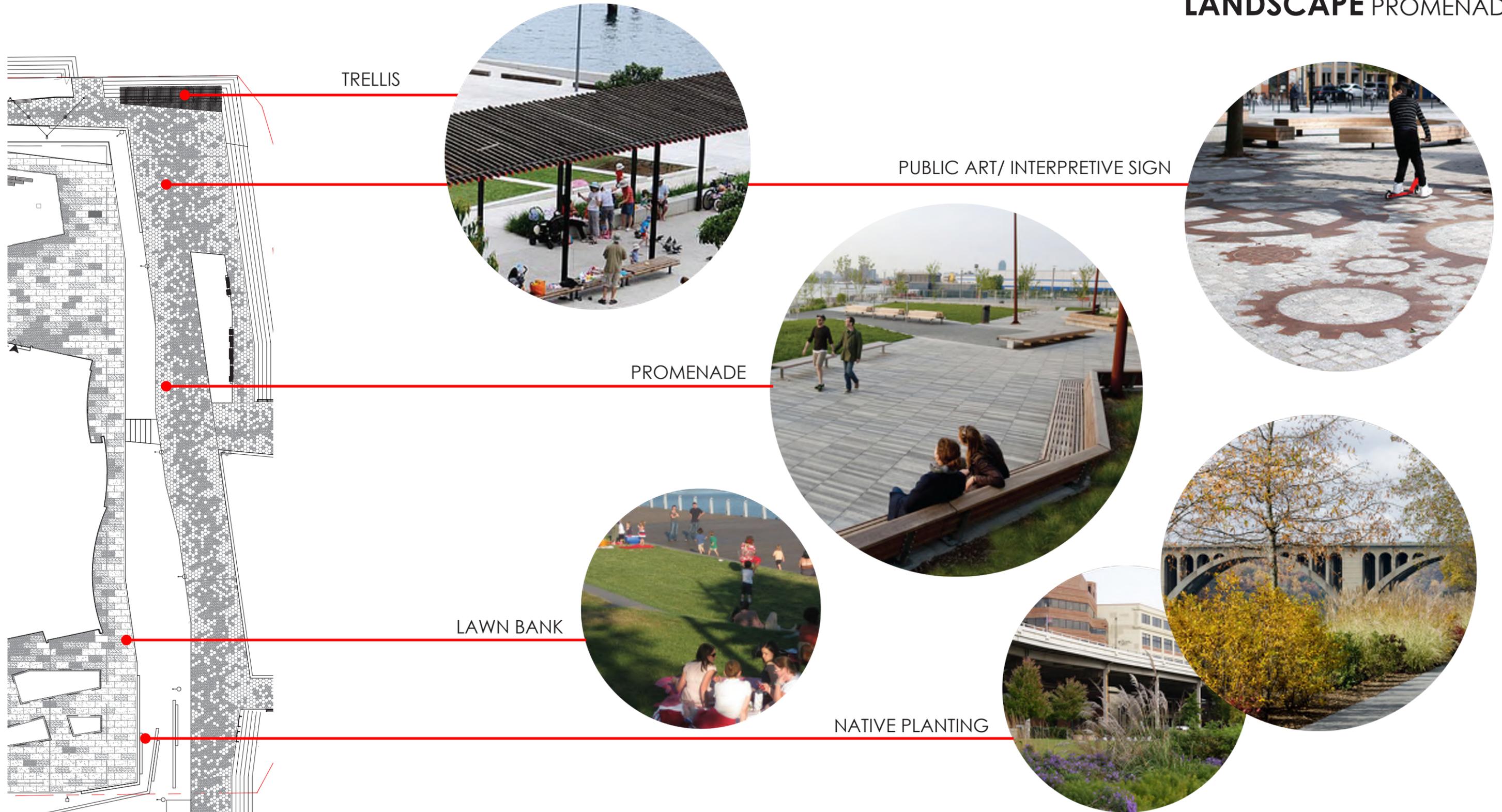


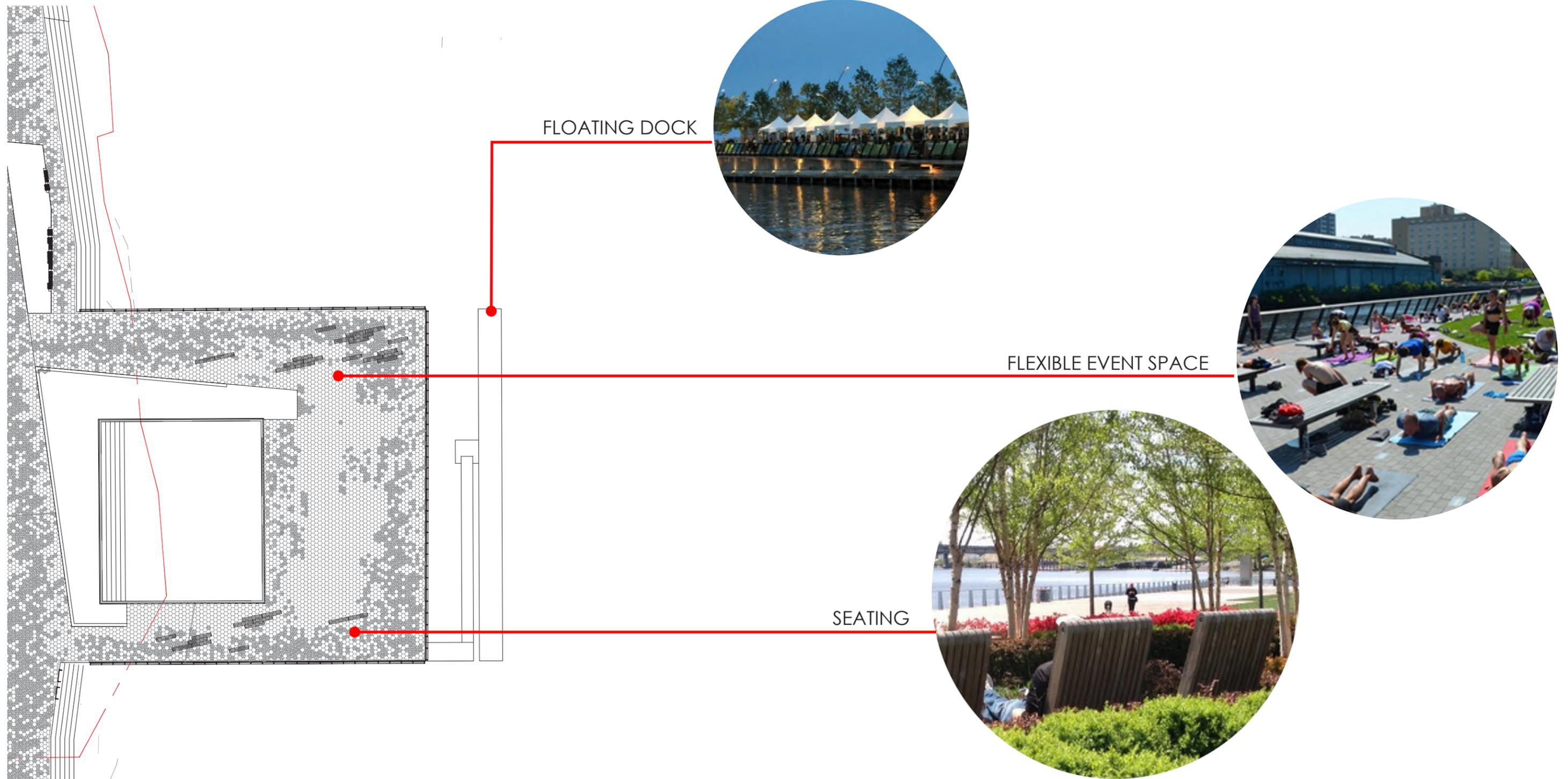
APPENDIX

LANDSCAPE EDGE CONDITIONS

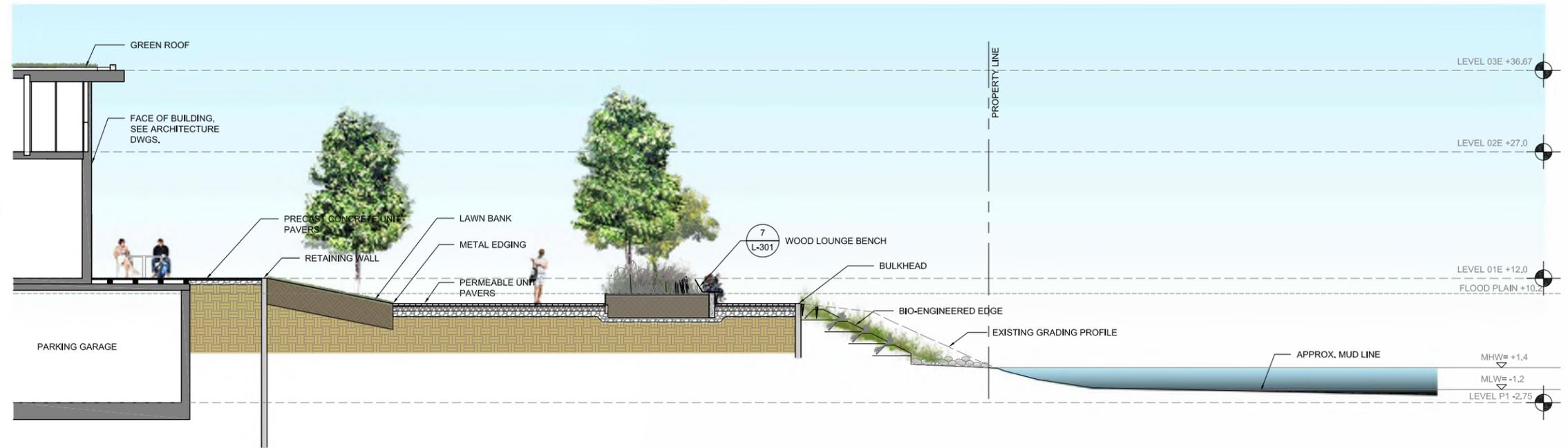


LANDSCAPE PROMENADE

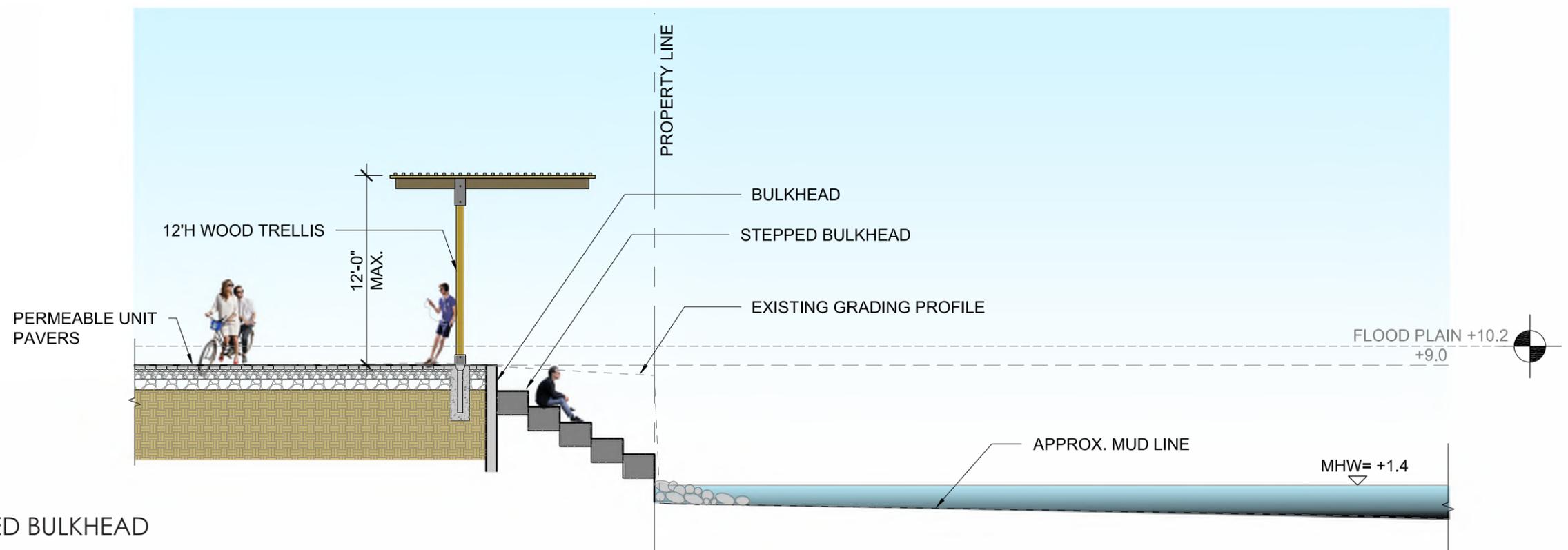




STREET SCAPE SECTIONS

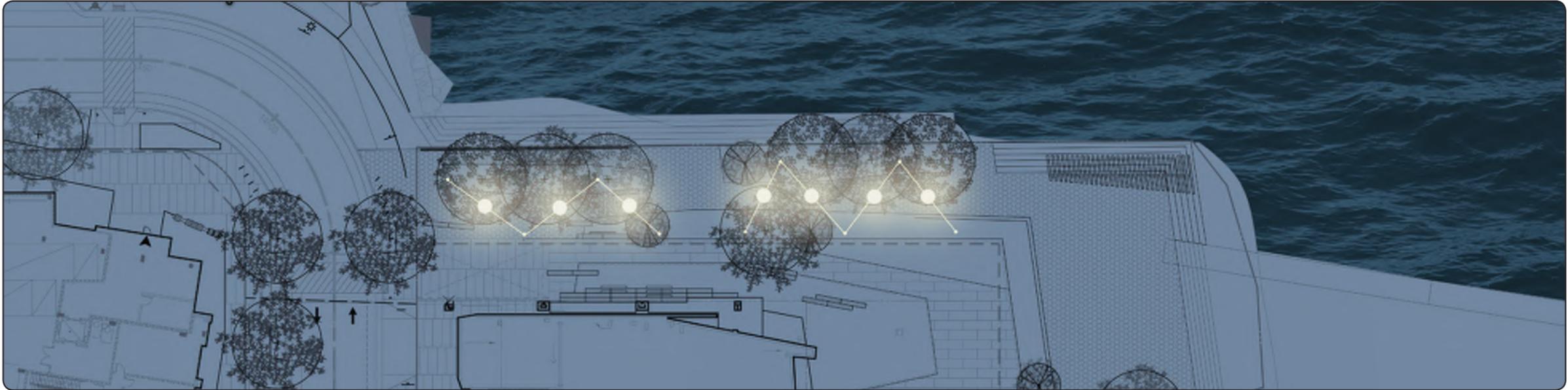


EAST-WEST SECTION_PROMENADE



NORTH-SOUTH SECTION_STEPPED BULKHEAD

LANDSCAPE LIGHTING NORTH GARDEN



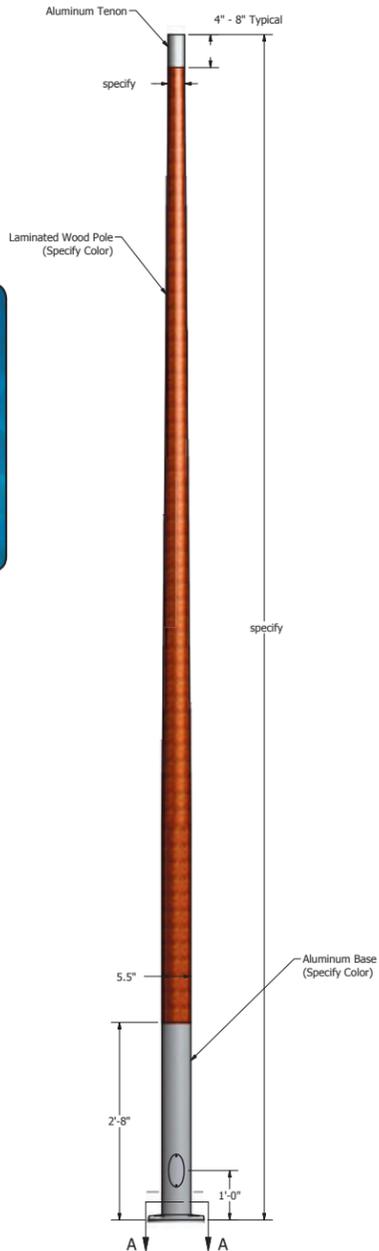
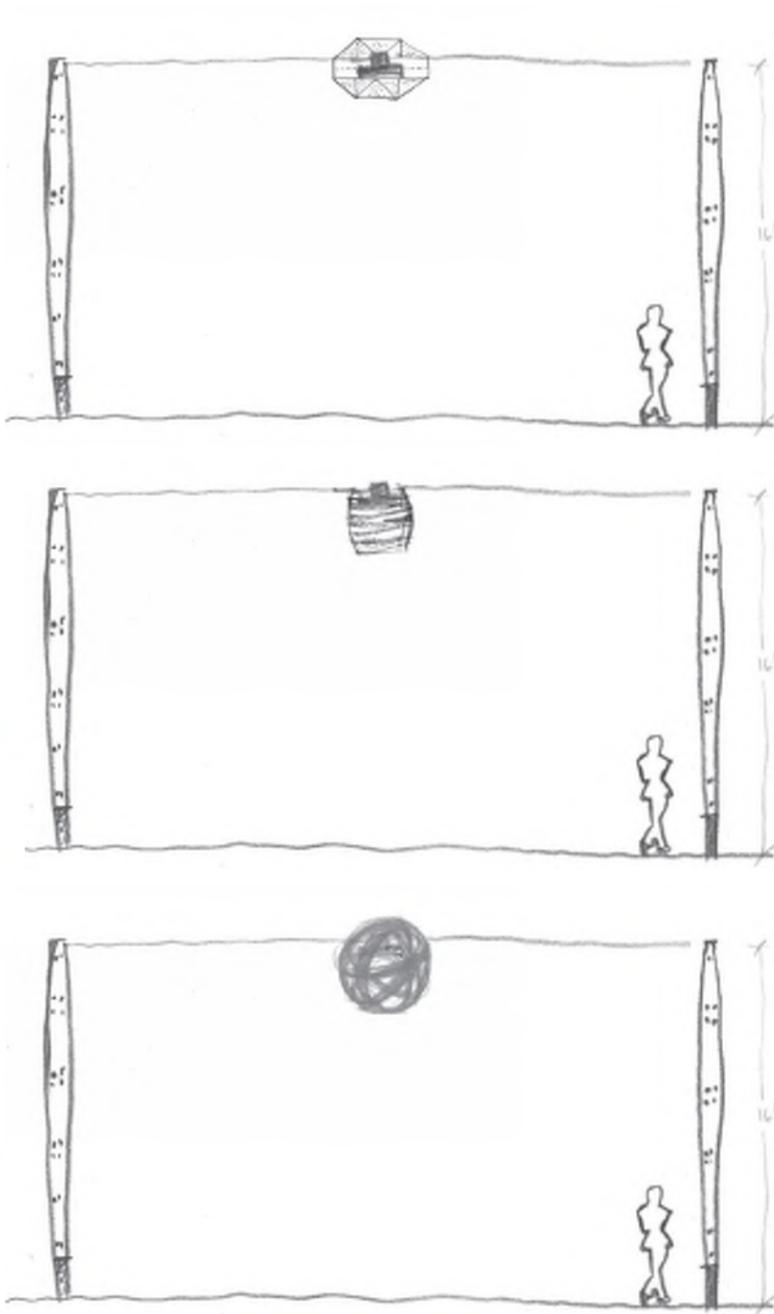
North Promenade Concept



North Promenade Precedent - Queens Park

LANDSCAPE LIGHTING NORTH GARDEN

Catenary system:
Wooden poles,
standard fixture and
custom shroud



LANDSCAPE NORTH GARDEN



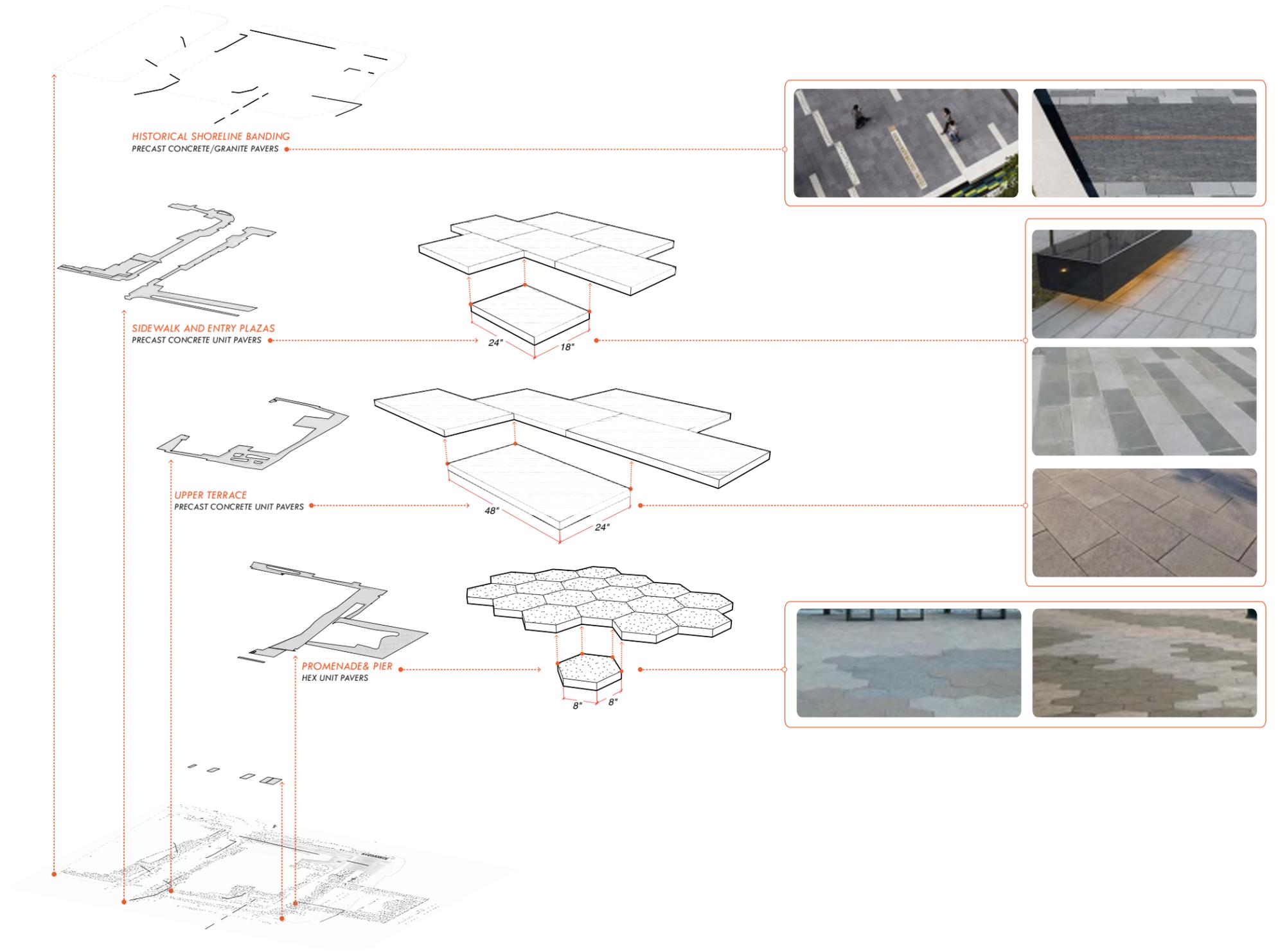
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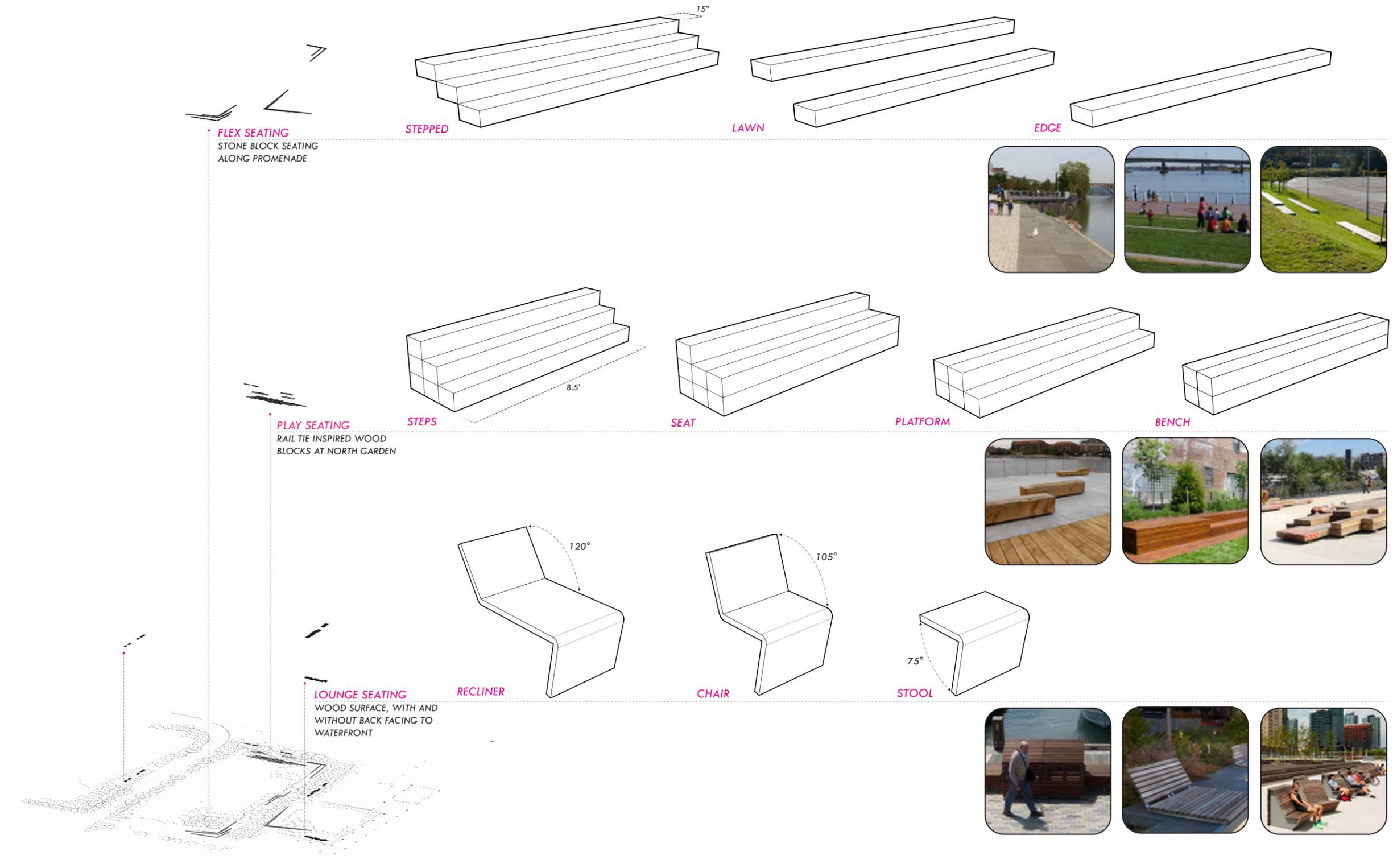
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PAVING PALETTE



SEATING PALETTE



PLANTING PALETTE SEASONAL INTEREST

