

STAGE II CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

LOCATION OF SITE

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314



LOCATION MAP

SCALE: NTS
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ZONING SUMMARY

SITE AREA = 3.32 AC (144,628 SF)	
TOTAL OF WEST PARCEL 43,521 SF	
PARCEL A	42,650 SF
PARCEL B-1	4,873 SF
PARCEL B-2	4,844 SF
PARCEL C	9,690 SF
PARCEL D	39,050 SF
TOTAL OF EAST PARCEL 101,107 SF	
SITE IS ZONED W-1 (WATERFRONT MIXED USE ZONE)	
TOTAL LIMITS OF DISTURBANCE: 5.37 AC (234,100 SF)	
F.A.R. (FLOOR AREA RATIO) WEST PARCEL:	
REQUIRED	MAX FAR: 3.0
FAR AREA ALLOWED: 130,563 SF	
PROPOSED	
RETAIL FLOOR AREA:	7,913 SF
RESIDENTIAL FLOOR AREA:	86,014 SF
PARKING/LOADING AREA:	34,029 SF
TOTAL FAR AREA PROPOSED: 127,956 SF (2.94 FAR)	
EAST PARCEL:	
REQUIRED	MAX FAR: 1.5
FAR AREA ALLOWED: 14,535 SF	
PROPOSED	
TOTAL FAR AREA PROPOSED: 3,627 SF (0.37 FAR)	
PARCEL D:	
REQUIRED	MAX FAR: 2.4
FAR AREA ALLOWED: 93,720 SF	
PROPOSED	
TOTAL FAR AREA PROPOSED: 93,188 SF (2.39 FAR)	

* NOTE: SQUARE FOOTAGES ARE APPROXIMATE AND SUBJECT TO CHANGE

	WEST BUILDING	EAST BUILDING
NUMBER OF DWELLING UNITS	38	35
UNITS PER ACRE	38	17.5
BUILDING HEIGHT (FT)	82.2	55.7
GROSS FLOOR AREA (SF)	135,291	101,414
NET FLOOR AREA (SF)	127,956	93,188
LOT FRONTAGE (FT)	316	352

PROJECT NARRATIVE

THE EXISTING CONDITIONS OF THE SITE INCLUDE AN EXISTING 2-STORY WAREHOUSE, ASSOCIATED LOADING AREA, PIER (CURRENTLY UNDER CONSTRUCTION FOR AN ALEXRENEW PROJECT), AND SECTION OF N UNION STREET.

PROPOSED IMPROVEMENTS INCLUDE AN 73-UNIT RESIDENTIAL PROJECT DIVIDED BETWEEN THE WESTERN AND EASTERN PORTIONS OF THE PROPERTY AS WELL AS ONE ACRE OF PUBLIC OPEN SPACE ALONGS THE EASTERN WATERFRONT SIDE. THE SITE IS CURRENTLY ZONED W-1 (WATERFRONT MIXED USE ZONE). PROJECT IS SUBJECT TO THE SETTLEMENT AGREEMENT WITH THE UNITED STATES OF AMERICA, THE CITY OF ALEXANDRIA WATERFRONT PLAN, AND THE CITY OF ALEXANDRIA ZONING ORDINANCE.

THIS PROJECT WILL MEET THE REQUIREMENTS OF THE CITY OF ALEXANDRIA 2019 GREEN BUILDING POLICY.

SPECIAL USE PERMITS, SITE PLAN AND MODIFICATIONS BEING REQUESTED WITH THIS PROJECT INCLUDE:

- DEVELOPMENT SPECIAL USE PERMIT FOR THE PROPOSED MIXED-USE DEVELOPMENT, WITH AN SUP FOR INCREASED DENSITY OUTLINED IN THE WATERFRONT PLAN PER SECTION 5-504(D) OF THE ZONING ORDINANCE.
- SUP FOR AN INCREASE IN HEIGHT ABOVE 30 FEET FOR THE EAST PARCEL IN THE POTOMAC RIVER VICINITY HEIGHT DISTRICT PER SECTION 6-404 OF THE ZONING ORDINANCE.
- SUP FOR A MODIFICATION TO THE ZONING ORDINANCE PARKING REQUIREMENTS TO PERMIT PARKING SPACES ABOVE THE MAXIMUM PERMITTED PER 8-100(A)(8).
- SUP FOR MORE THAN 3 PENTHOUSES PER 6-403(B)(3).
- SUP FOR AN INCREASE IN PENTHOUSE SIZE OVER 15' PER 6-403(B)(3).
- SUP FOR A RESTAURANT VALET AT ORONOCO STREET PLAZA THROUGH ADMINISTRATIVE REQUEST PER 5-502.1(E).
- SUP FOR TANDEM PARKING PER 8-100(A)(4).
- MODIFICATION FOR SIDE AND REAR YARD SETBACKS FOR EACH BUILDING PER SECTION 5-506 OF THE ZONING ORDINANCE.
- MODIFICATION FOR SIZE/DIMENSIONS OF LOADING BERTH PER 8-200(B) AT THE EAST BUILDING.

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PLAN REFERENCES AND CONTACTS

REFERENCES

- TOPOGRAPHIC SURVEY:
ENTITLED: "ROBINSON TERMINAL WAREHOUSE CORPORATION: 500 & 501 N. UNION STREET, SCHOOL DISTRICT A ELECTION DISTRICT, CITY OF ALEXANDRIA, VIRGINIA"
PREPARED BY: BOHLER ENGINEERING
DATED: 02/09/2015

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- ARCHITECTURAL PLAN:
PDF ENTITLED: "24-0510 RTN CONCEPT I ARCHITECTURAL PDF"
DATE PROVIDED: 05/10/2024
PREPARED BY: MORRIS ADJMI ARCHITECTS
SUBMISSION PDF
DATE RECEIVED: 11/03/2023
PREPARED BY: MA

- ADJACENT LANDSCAPE PLAN:
PDF ENTITLED: "2024-05-09 RTN CONCEPT II - LD SUBMISSION PDF"
PREPARED BY: LAND DESIGN, INC
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1	11/09/2023	CONCEPT I SUBMISSION	RF
2	05/10/2024	CONCEPT II SUBMISSION	EB

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PROJECT:

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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-01

REVISION 2 - 05/10/2024

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE

LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT OF CURVATURE
BL	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TBV	TO BE VACATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET					
LIMIT OF WORK		LIMIT OF DISTURBANCE			
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE	EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
---	ONSITE PROPERTY LINE / R.O.W. LINE	---	⊥	HYDRANT	⊥
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---	⊙	SANITARY MANHOLE	⊙
---	EASEMENT LINE	---	⊙	STORM MANHOLE	⊙
---	SETBACK LINE	---	⊙	WATER METER	⊙
			⊙	WATER VALVE	⊙
			⊙	GAS VALVE	⊙
			⊙	GAS METER	⊙
			⊙	TYPICAL END SECTION	⊙
			⊙	HEADWALL OR ENDWALL	⊙
			⊙	GRATE INLET	⊙
			⊙	CURB INLET	⊙
			⊙	CLEAN OUT	⊙
			⊙	ELECTRIC MANHOLE	⊙
			⊙	TELEPHONE MANHOLE	⊙
			⊙	ELECTRIC BOX	⊙
			⊙	ELECTRIC PEDESTAL	⊙
			⊙	MONITORING WELL	⊙
			⊙	TEST PIT	⊙
			⊙	BENCHMARK	⊙
			⊙	BORING	⊙

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 LANDSCAPE ARCHITECTURE
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1	11/09/2023	CONCEPT I SUBMISSION	RF	SL
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SHEET TITLE:

LEGEND

SHEET NUMBER:

C-02

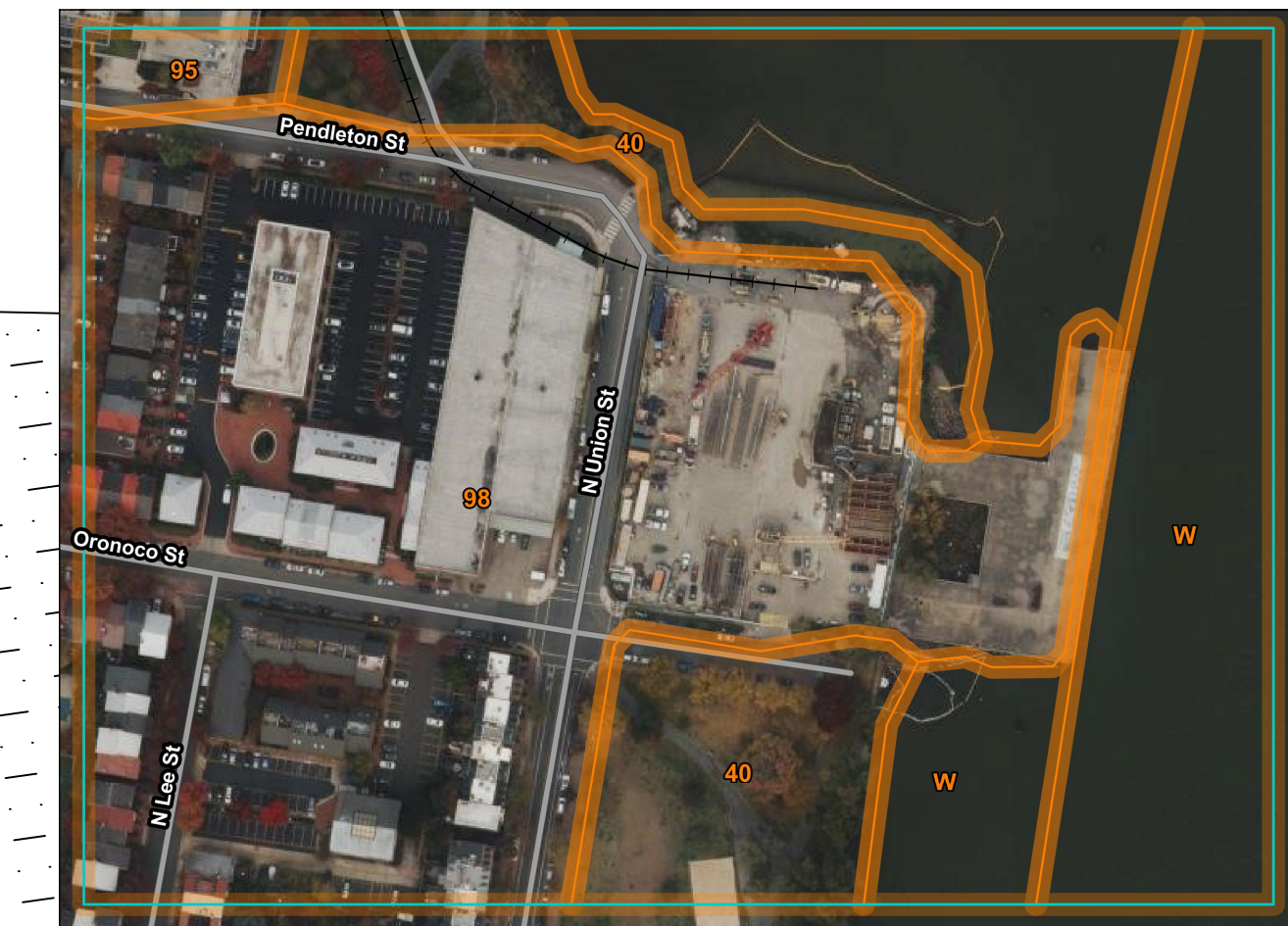
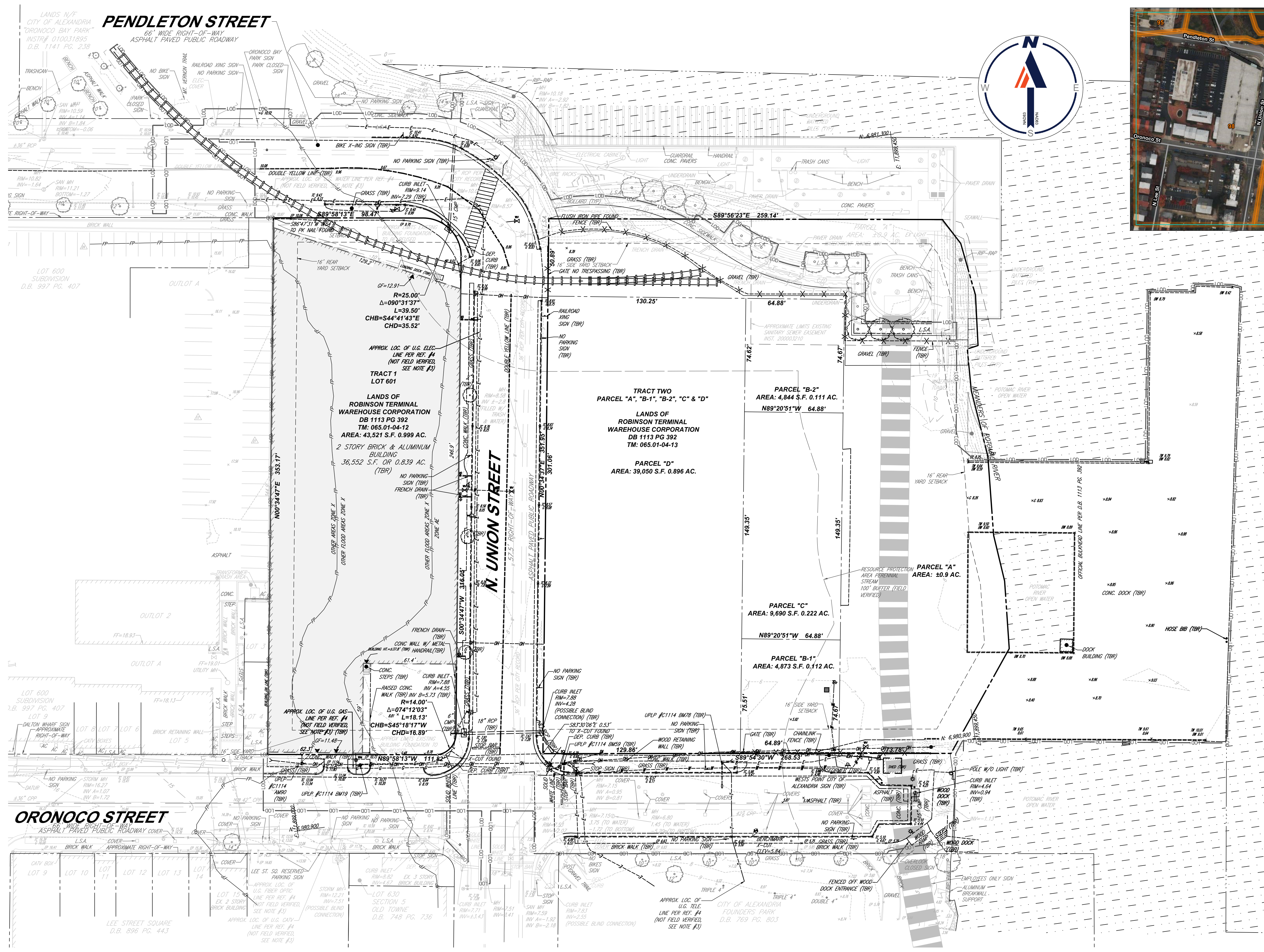
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May 10, 2024
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 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT. WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CODES. THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.



SOILS MAP
SCALE: NOT TO SCALE
CITATION: NRCS USDA

SOILS INFORMATION
13.0% 40 - GRIST MILL SANDY LOAM, 0 TO 25 PERCENT SLOPES
FROST-FREE PERIOD: 185-212 DAYS, 0-25 PERCENT SLOPES, RUNOFF CLASS: VERY HIGH
1.7% 95 - URBAN LAND
FROST-FREE PERIOD: 175-200 DAYS
54.3% 98 - URBAN LAND-GRIST MILL
FROST-FREE PERIOD: 185-212 DAYS, 0-25 PERCENT SLOPES, RUNOFF CLASS: VERY HIGH
31.0% W - WATER

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FOR
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500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

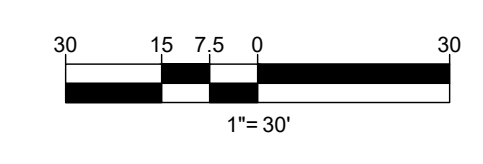
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SHEET TITLE:
EXISTING CONDITIONS PLAN
SHEET NUMBER:
C-03

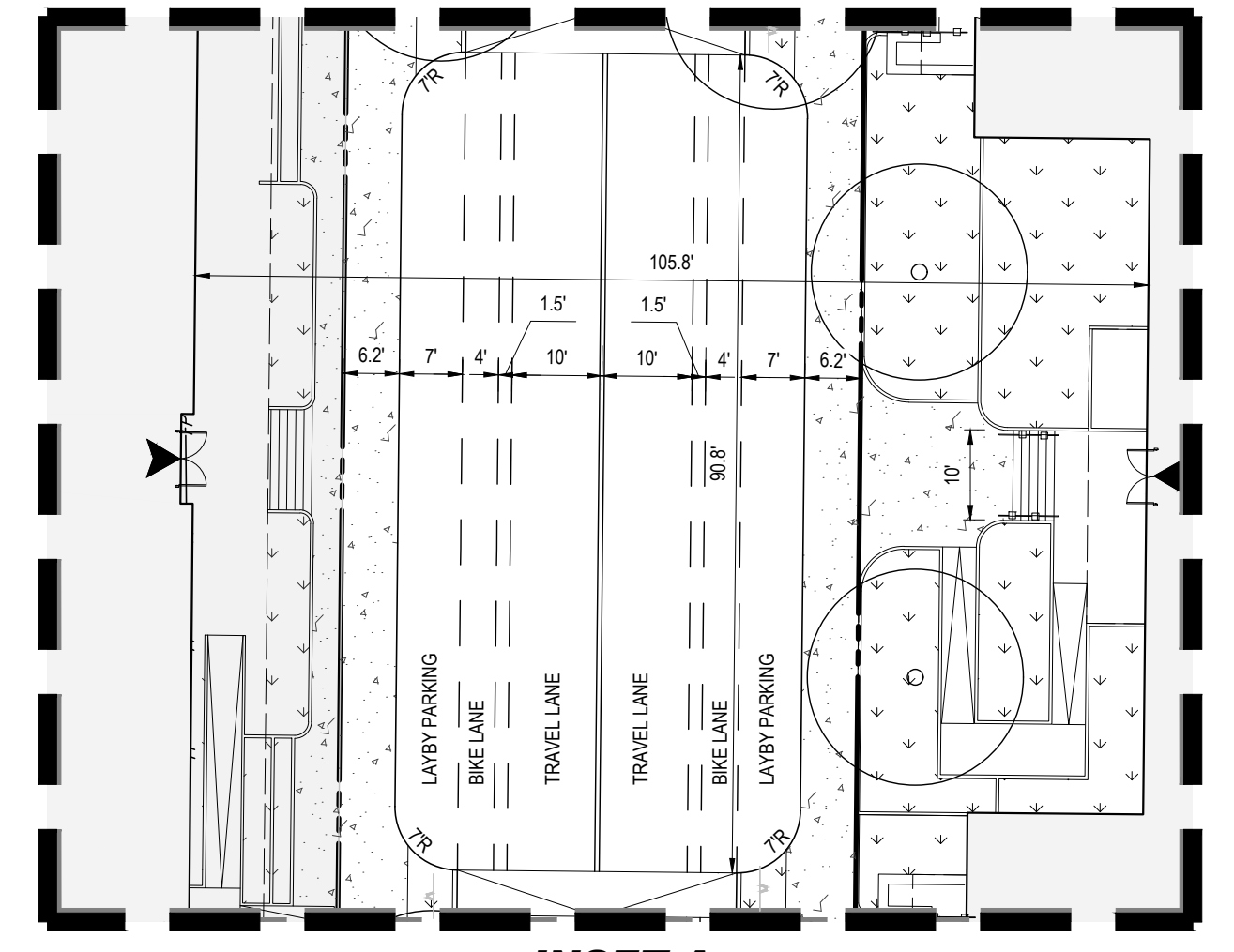
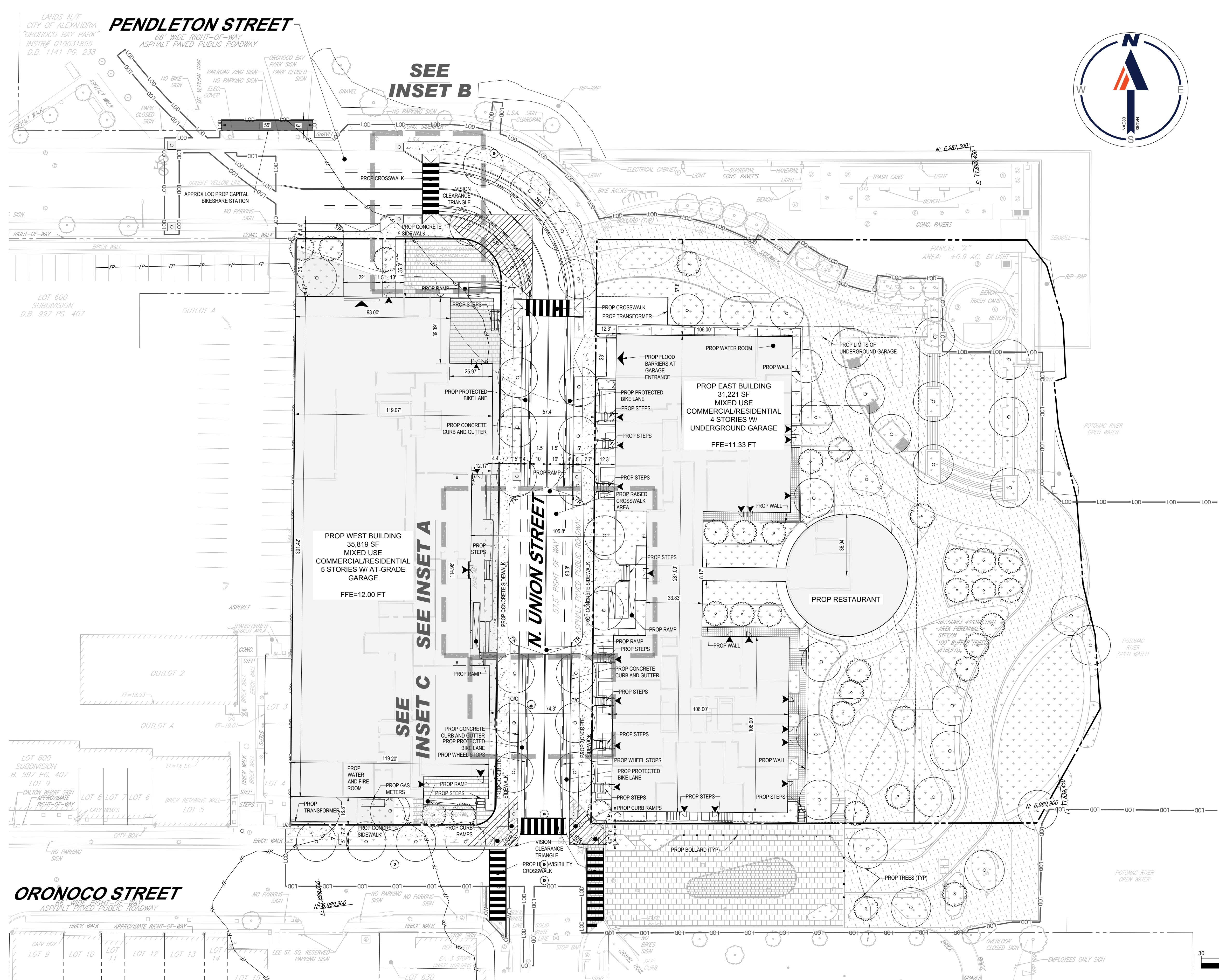
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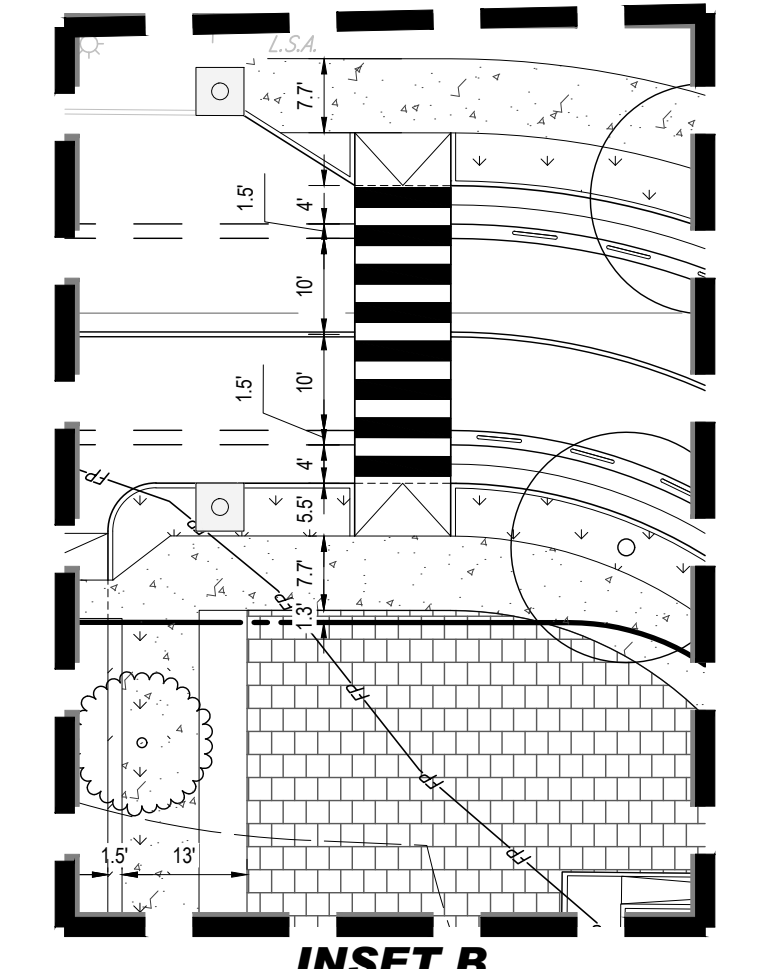


DEMOLITION NARRATIVE
THE EXISTING SITE CONSISTS OF WAREHOUSE BUILDINGS, PARKING AND LOADING AREAS, STAGING FOR THE ALEXANDRIA RIVERRENEW PROJECT, AND A PIER. THE SITE IS CURRENTLY ZONED W-1 (WATERFRONT MIXED-USE) PER THE CITY OF ALEXANDRIA 2023 ZONING MAP. THE ASSOCIATED SITE FEATURES WITH TRACTS ONE AND TWO WILL BE DEMOLISHED AS PART OF THIS DEVELOPMENT.
THE SITE IS LOCATED WITHIN FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
GEOTECHNICAL AND ENVIRONMENTAL STUDIES WILL BE SUBMITTED WITH THE SITE PLAN. AT THIS TIME, THERE ARE KNOWN CONTAMINANTS AND HAZARDOUS MATERIALS ON-SITE. REMEDIATION PER ALL APPLICABLE REGULATIONS WILL BE PERFORMED DURING SITE CONSTRUCTION.

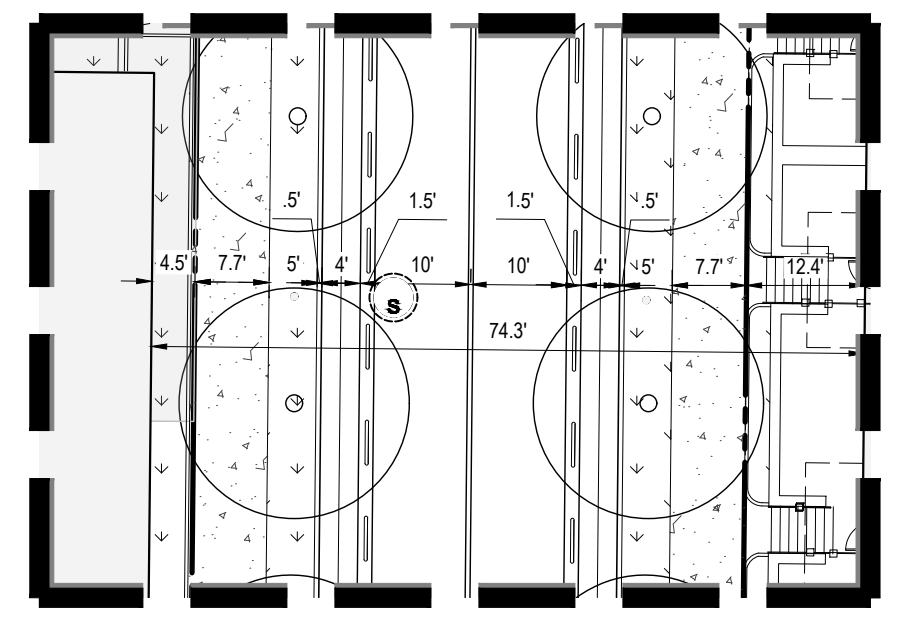
LEGEND
— LOD — PROP LIMITS OF DISTURBANCE



INSET A
SCALE: 1" = 20'



INSET B
SCALE: 1" = 20'



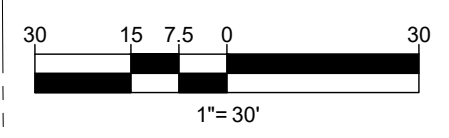
INSET C
SCALE: 1" = 20'

SITE PLAN NARRATIVE

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF ONE (1) FIVE-STORY MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING WITH AN UNDERGROUND PARKING GARAGE AND ONE (1) FOUR-STORY MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING.

LEGEND

- LOD — PROP LIMITS OF DISTURBANCE
- [Pattern] PROP HARDSCAPE (SEE LANDSCAPE PLANS FOR DETAIL)
- [Pattern] PROP HARDSCAPE (SEE LANDSCAPE PLANS FOR DETAIL)
- [Pattern] PROP HARDSCAPE (SEE LANDSCAPE PLANS FOR DETAIL)
- [Pattern] PROP PLANTING AREA (SEE LANDSCAPE PLANS FOR DETAIL)
- [Symbol] PROP BUILDING ENTRANCE



Robinson Terminal North
Loading Calculations (5/8/2024)

		Required	Provided
East Building	Residential (Not Required)	Not Required	None
	Restaurant (1 space per 20,000 sf)	1	
West Building	Residential (Not Required)	Not Required	2
	Restaurant (1 space per 20,000 sf)	1	

Trip Generation Summary by Land Use
(With Mode Split Reductions)

Land Use	ITE Land Use Code	Quantity	AM Peak Hour			PM Peak Hour			Daily Total
			In	Out	Total	In	Out	Total	
Residential (Mid Rise)	221	73 du	3 veh/hr	13 veh/hr	16 veh/hr	10 veh/hr	7 veh/hr	17 veh/hr	199 veh
Retail	822	14 ksf	3 veh/hr	2 veh/hr	5 veh/hr	7 veh/hr	6 veh/hr	13 veh/hr	257 veh
Existing Warehouse (Removed)	150	37 ksf	-5 veh/hr	-1 veh/hr	-6 veh/hr	-2 veh/hr	-5 veh/hr	-7 veh/hr	-59 veh
Net New Trips			1 veh/hr	14 veh/hr	15 veh/hr	15 veh/hr	8 veh/hr	23 veh/hr	397 veh

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PROJECT: **STAGE II CONCEPT PLAN**

FOR **ROBINSON TERMINAL NORTH**

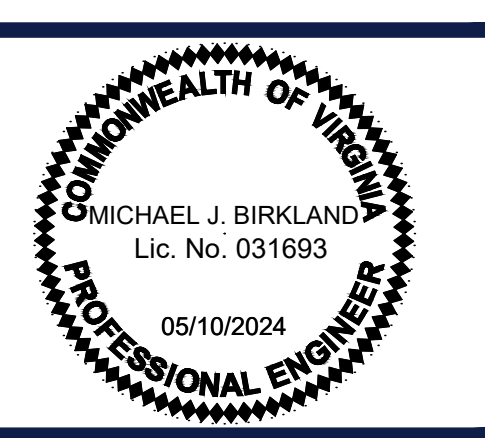
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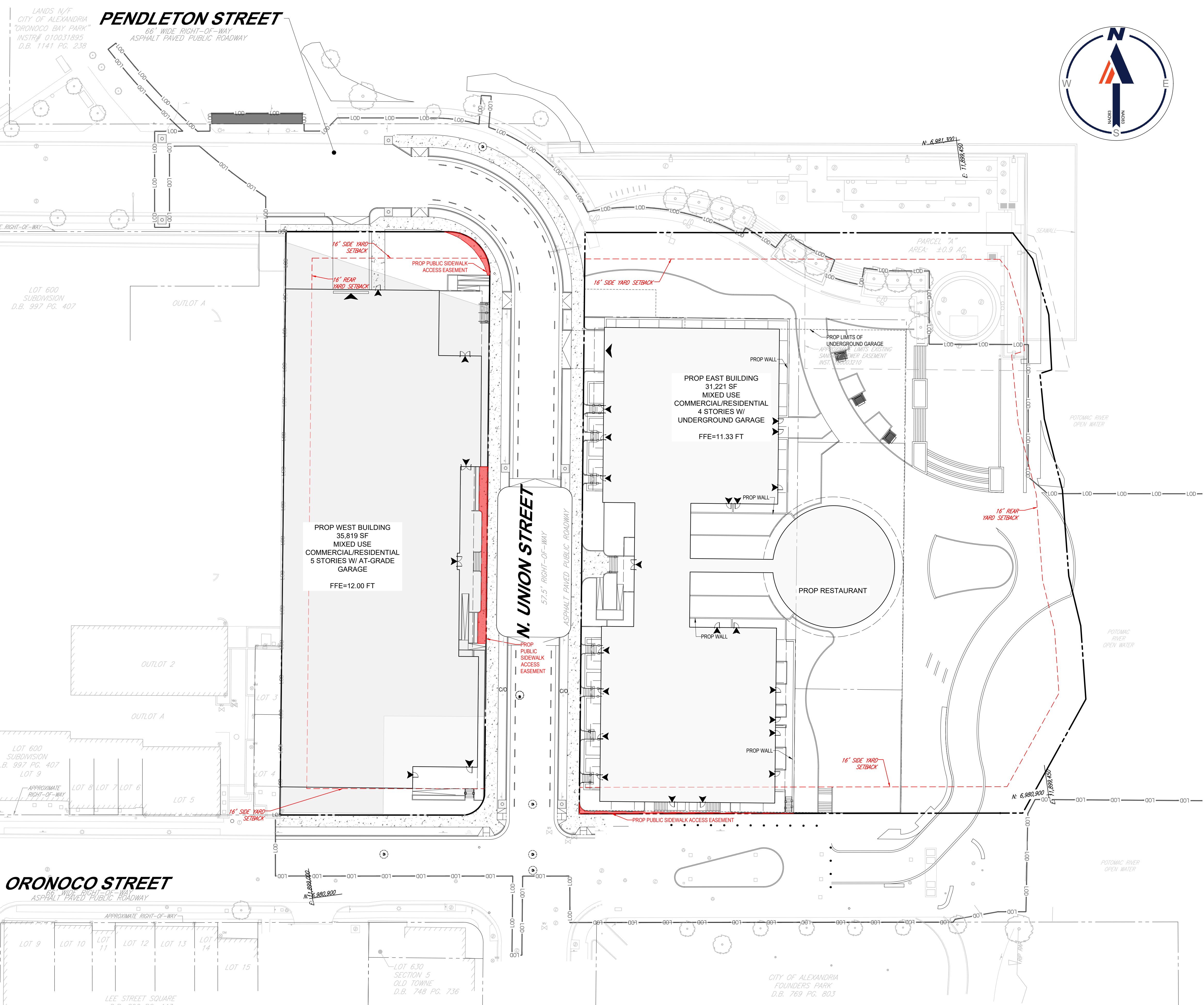
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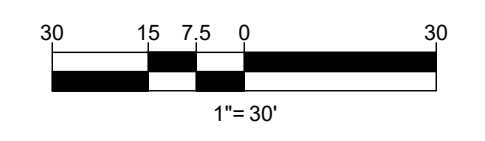
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LEGEND

	PROPERTY LINE
	16' REAR AND SIDE YARD SETBACKS (W-1 ZONE DOES NOT REQUIRE A FRONT YARD SETBACK)
	PROPOSED PUBLIC SIDEWALK ACCESS EASEMENTS



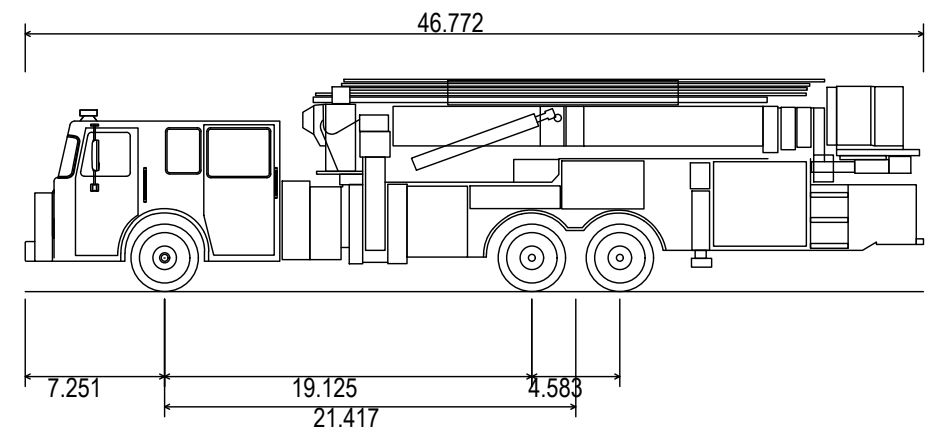
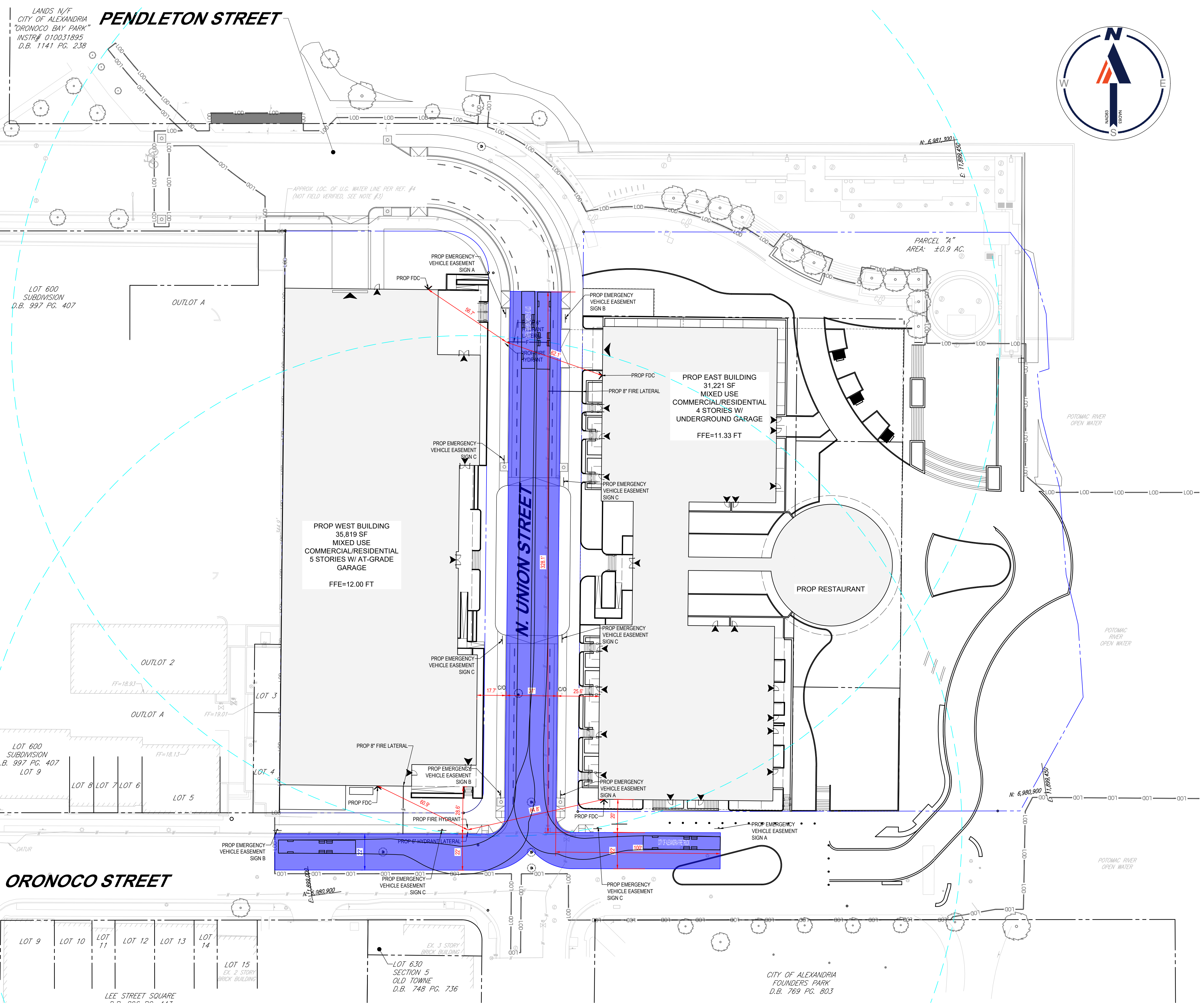
May 10, 2024
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811
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SHEET TITLE
EASEMENTS AND SETBACKS PLAN

SHEET NUMBER
C-05

REVISION 2 - 05/10/2024



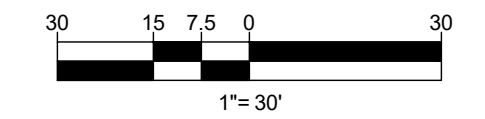
CITY OF ALEXANDRIA FIRE TRUCK
 Overall Length 46.772ft
 Overall Width 8.000ft
 Overall Body Height 11.055ft
 Min Body Ground Clearance 1.269ft
 Track Width 8.000ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 36.500ft

EMERGENCY VEHICLE ACCESS PLAN NOTES

- A LADDER TRUCK WILL HAVE ACCESS TO AT LEAST 48% OF THE BUILDING PERIMETER BY PUBLIC ROADS OR RECORDED EMERGENCY VEHICLE EASEMENTS.
- A KNOX BOX RAPID ENTRY KEY ACCESS SYSTEM SHALL BE INSTALLED TO FACILITATE BUILDING ENTRY BY FIRE DEPARTMENT PERSONNEL DURING AN EMERGENCY.

LEGEND

- PROPERTY LINE
- 22' MINIMUM WIDE EMERGENCY VEHICLE ACCESS
- 300' FIRE HYDRANT RADIUS



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PROJECT No.: DCA230074.00
 DRAWN BY: EB
 CHECKED BY: SL
 DATE: 05/10/2024
 CAD ID: SITE-0

PROJECT:
STAGE II CONCEPT PLAN

FOR
ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

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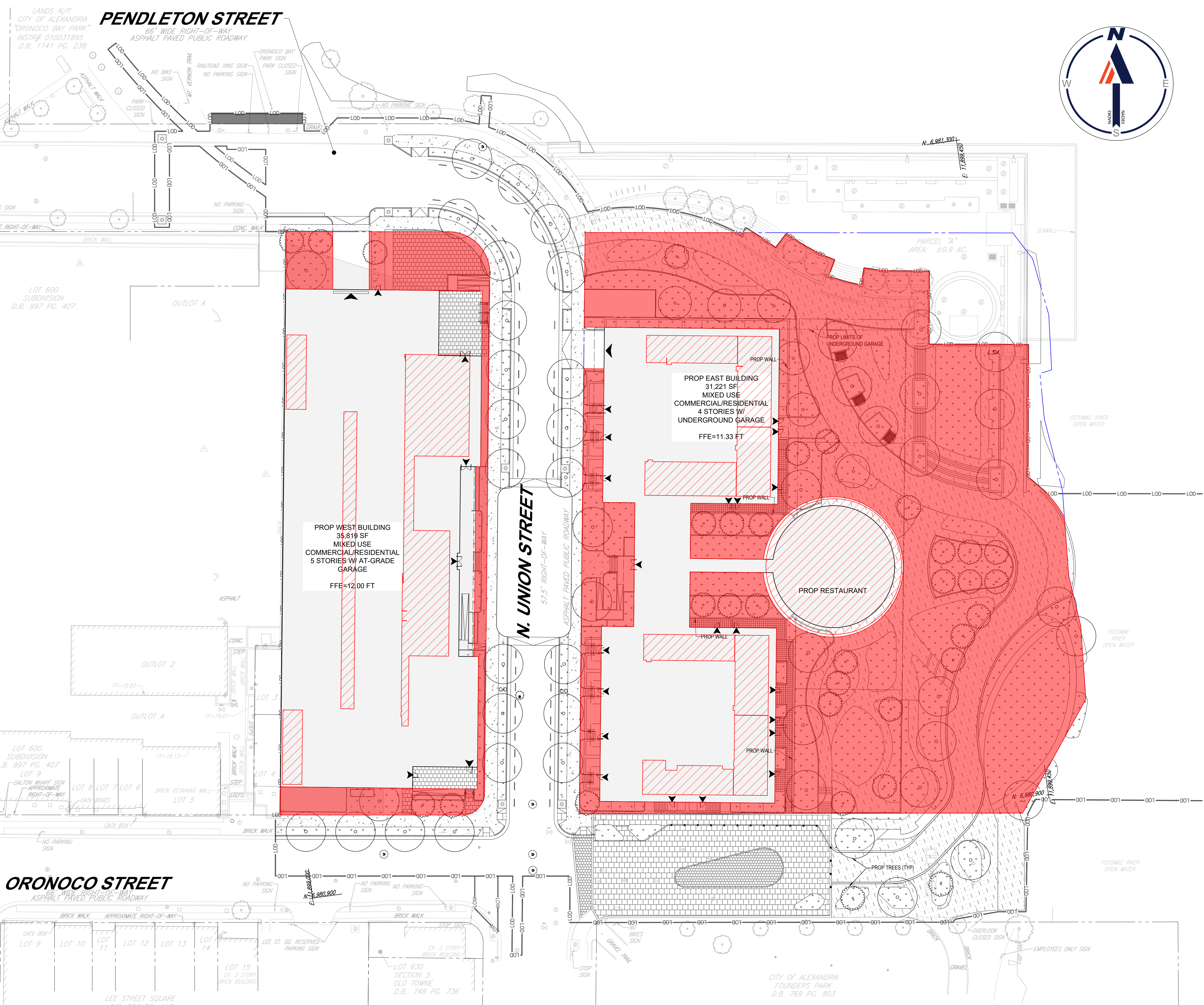
SHEET TITLE:
EMERGENCY VEHICLE ACCESS PLAN

SHEET NUMBER:
C-06

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SHEET TITLE:
OPEN SPACE PLAN

SHEET NUMBER:
C-07

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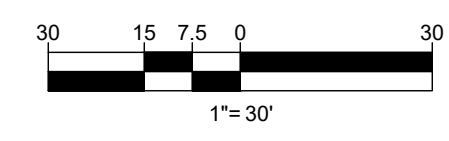
OPEN SPACE PLAN SUMMARY

IN THE W-1 ZONE, THE OPEN SPACE REQUIREMENT IS 300 SF AT-GRADE OPEN SPACE PER UNIT. THIS PROJECT PROPOSES 73 TOTAL UNITS, THEREFORE THE REQUIREMENT IS:
73 TOTAL UNITS * 300 SF AT-GRADE OPEN SPACE/UNIT = 21,900 SF AT-GRADE OPEN SPACE

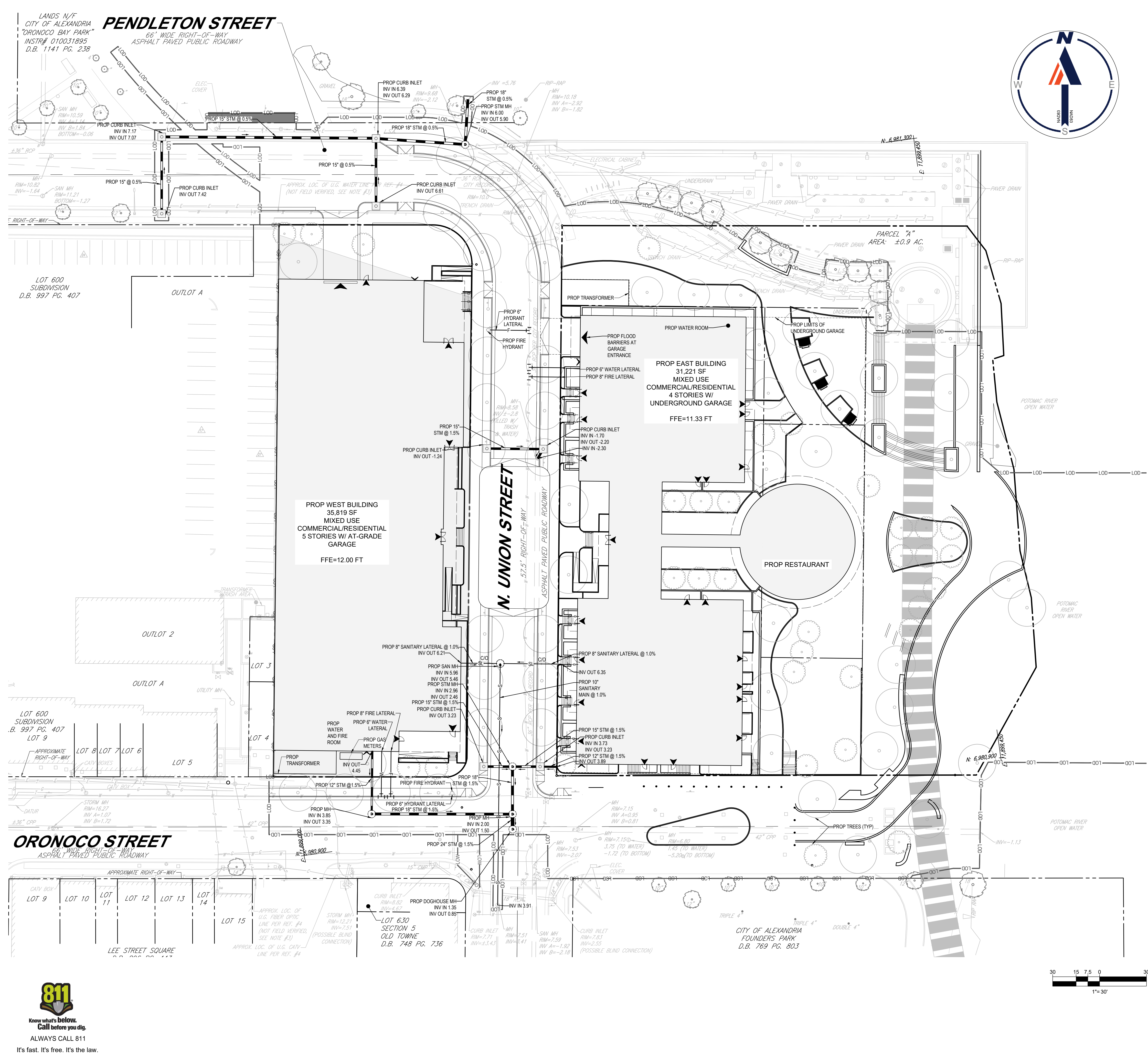
OPEN SPACE PLAN SUMMARY	
GROUND LEVEL (SF)	69,425
ROOFTOP (SF)	20,643
TOTAL (SF)	90,068

LEGEND

	PROPERTY LINE
	OPEN SPACE AT GROUND LEVEL
	OPEN SPACE ON ROOFTOP



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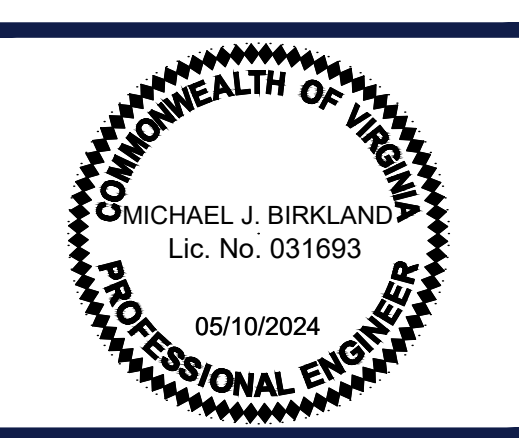
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SHEET TITLE:

CONCEPTUAL UTILITY PLAN

SHEET NUMBER:

C-08

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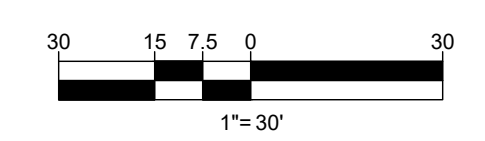
UTILITY PLAN NARRATIVE

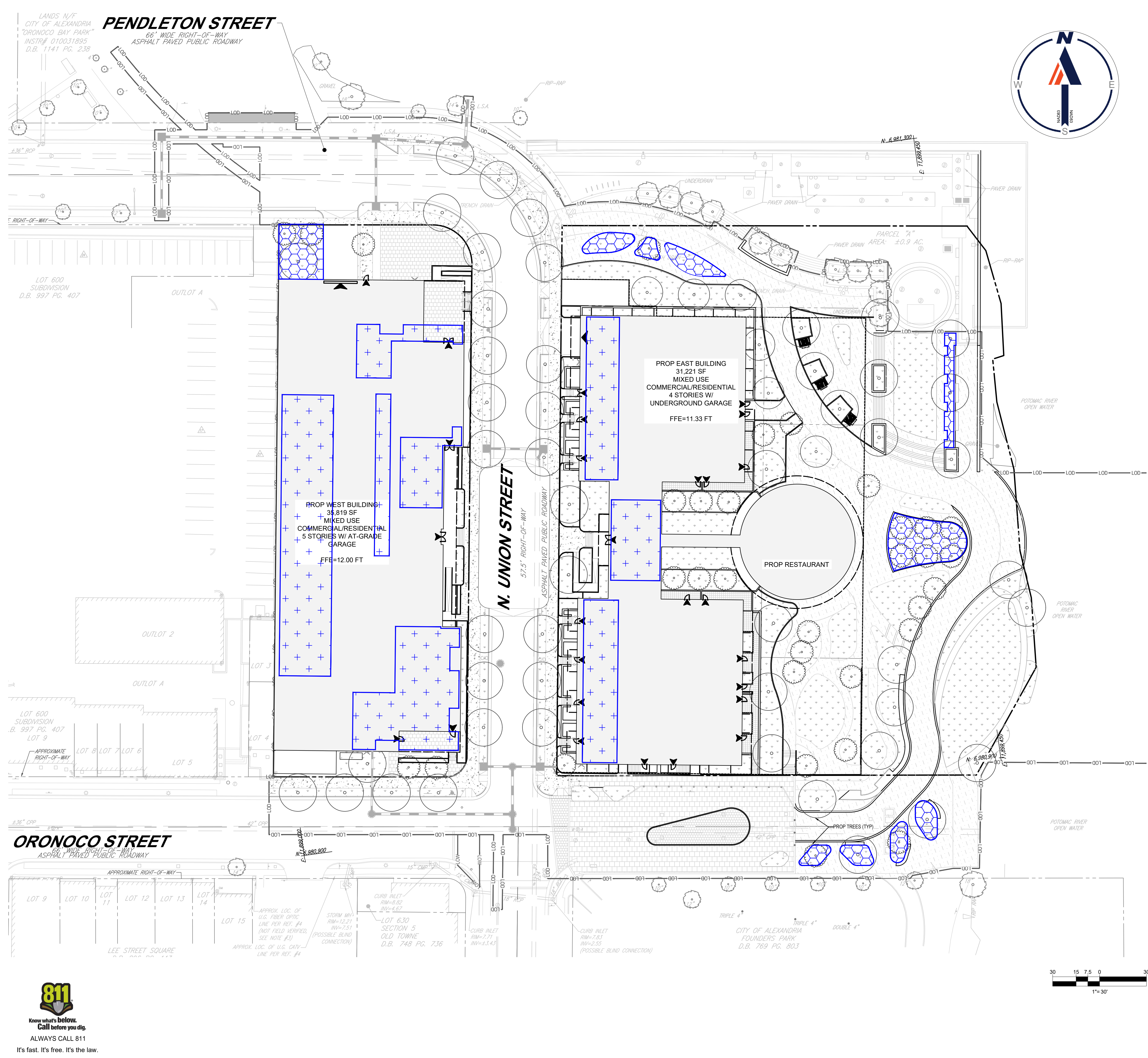
THIS PROJECT WILL HAVE A COMBINED PEAK SANITARY SEWER FLOW OF 25,100 GPD. A SANITARY SEWER OUTFALL ANALYSIS WILL BE PROVIDED PER MEMO TO INDUSTRY 2006-0014.

THE PROJECT IS LOCATED IN THE COMBINED SEWER AREA AND WILL COMPLY WITH THE CSS MANAGEMENT POLICY AS DETAILED IN MEMO TO INDUSTRY 23-02.

LEGEND

— LOD — PROP LIMITS OF DISTURBANCE





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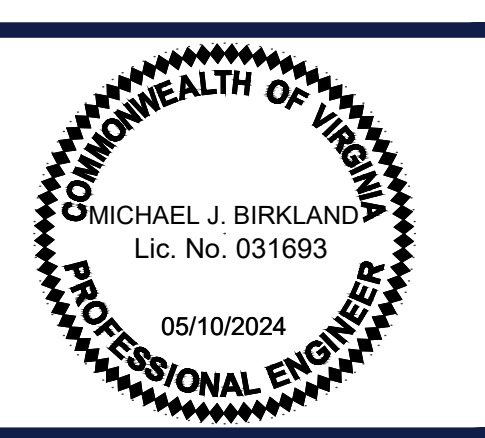
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SHEET TITLE
CONCEPTUAL STORMWATER MANAGEMENT PLAN

SHEET NUMBER
C-09

REVISION 2 - 05/10/2024

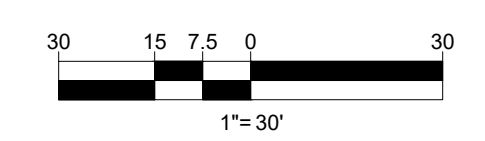
STORMWATER MANAGEMENT PLAN NARRATIVE

THIS PROJECT WILL MEET THE 2019 CITY OF ALEXANDRIA GREEN BUILDING POLICY, STATE PHOSPHORUS STORMWATER QUALITY AND QUANTITY REQUIREMENTS, AND THE ALEXANDRIA WATER QUALITY VOLUME DEFAULT AS SPECIFIED IN THE ENVIRONMENTAL MANAGEMENT ORDINANCE THROUGH THE IMPLEMENTATION OF BMPs INCLUDING GREEN ROOF, BIORETENTION, AND TREE PLANTINGS.

A WATER QUALITY IMPACT ASSESSMENT WILL BE PERFORMED PER THE REQUIREMENTS OF ZONING ORDINANCE ARTICLE 13-117.

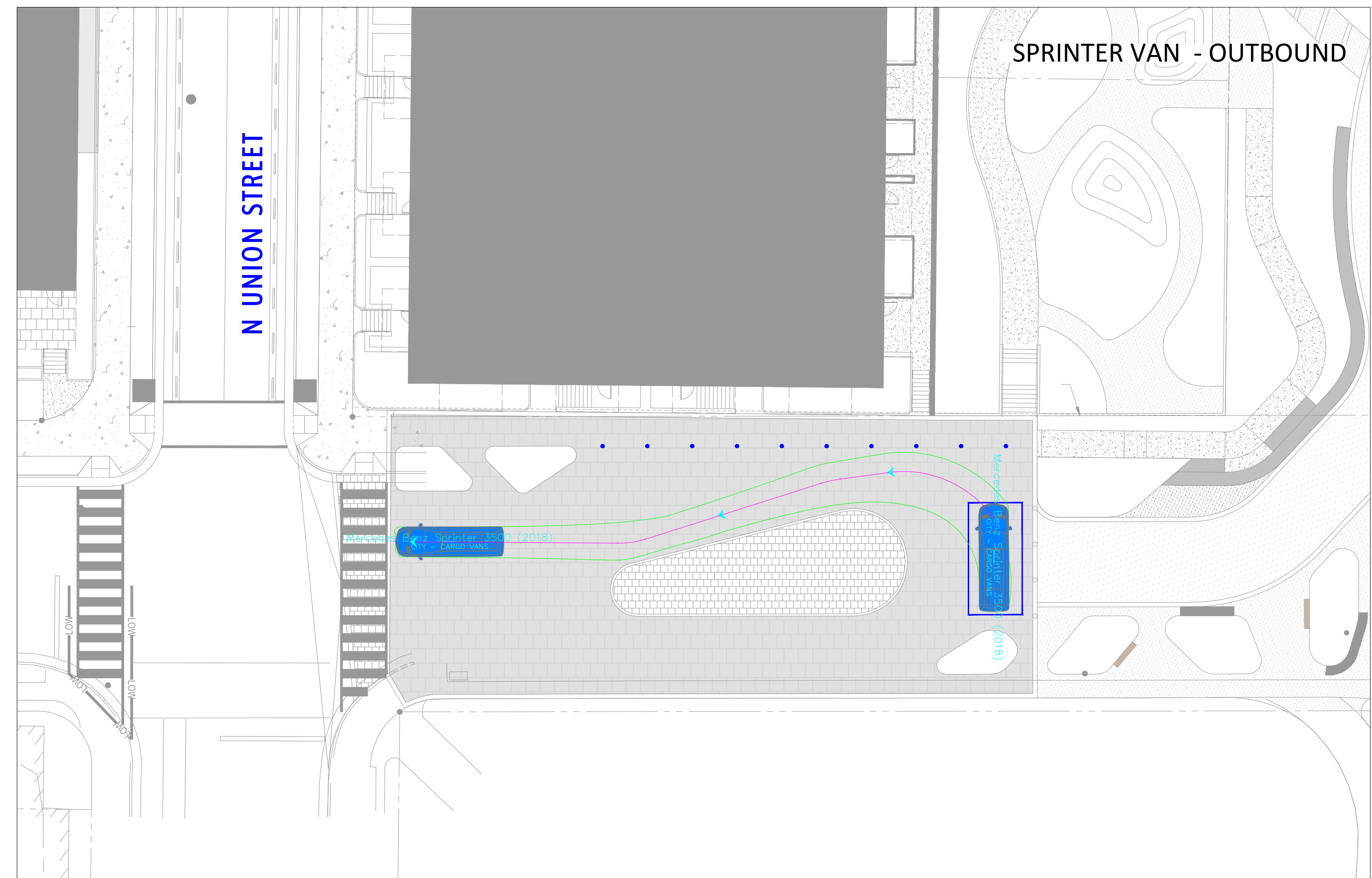
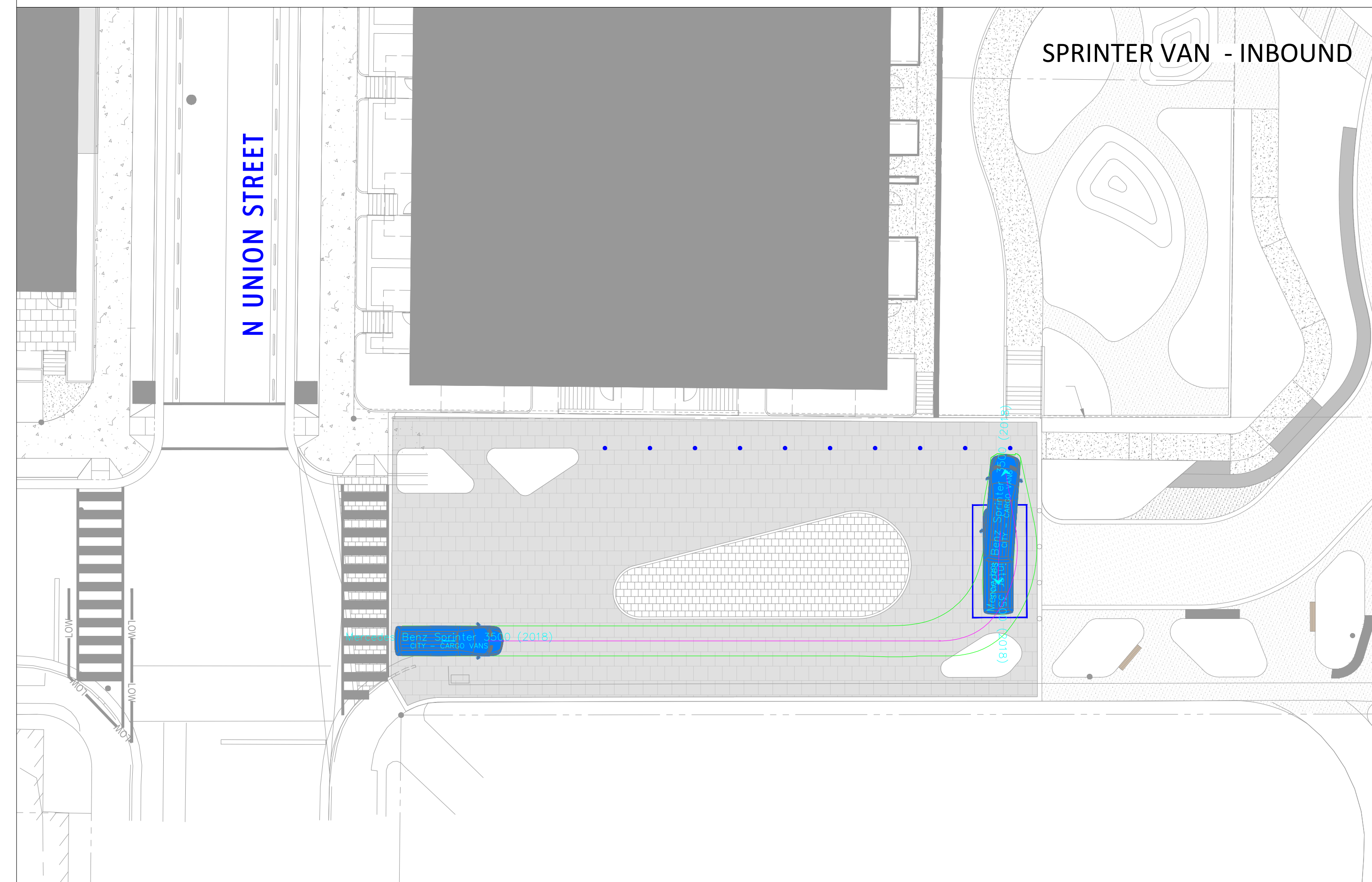
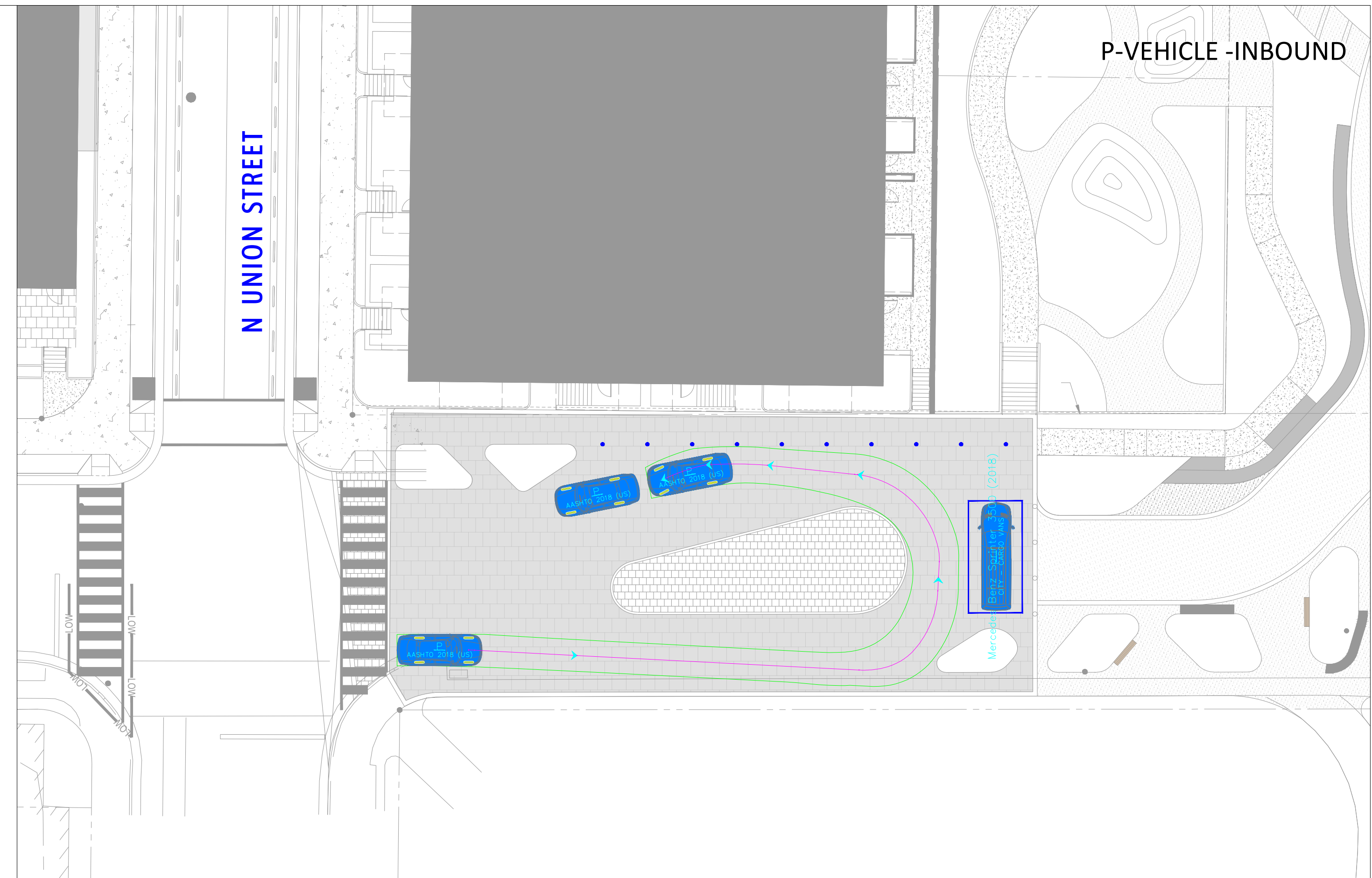
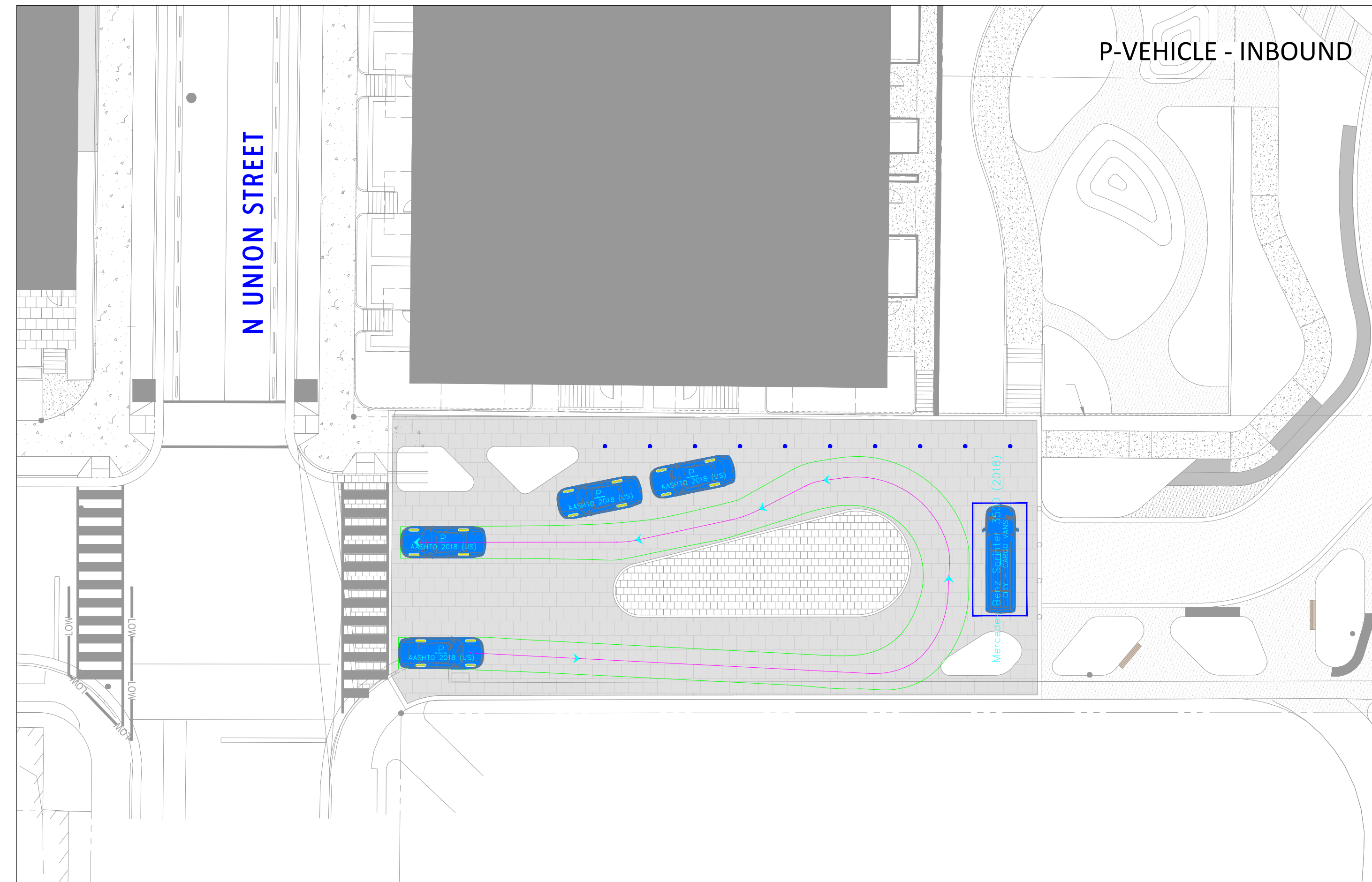
LEGEND

- PROP LIMITS OF DISTURBANCE
- POTENTIAL LOCATIONS OF GREEN ROOF
- POTENTIAL LOCATIONS OF BIORETENTION
- PROP HARDSCAPE (SEE LANDSCAPE PLANS FOR DETAIL)
- PROP HARDSCAPE (SEE LANDSCAPE PLANS FOR DETAIL)
- PROP HARDSCAPE (SEE LANDSCAPE PLANS FOR DETAIL)
- PROP PLANTING AREA (SEE LANDSCAPE PLANS FOR DETAIL)



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 EB





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STAGE II CONCEPT PLAN

FOR

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TERMINAL NORTH**

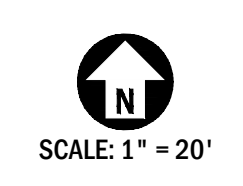
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C-10

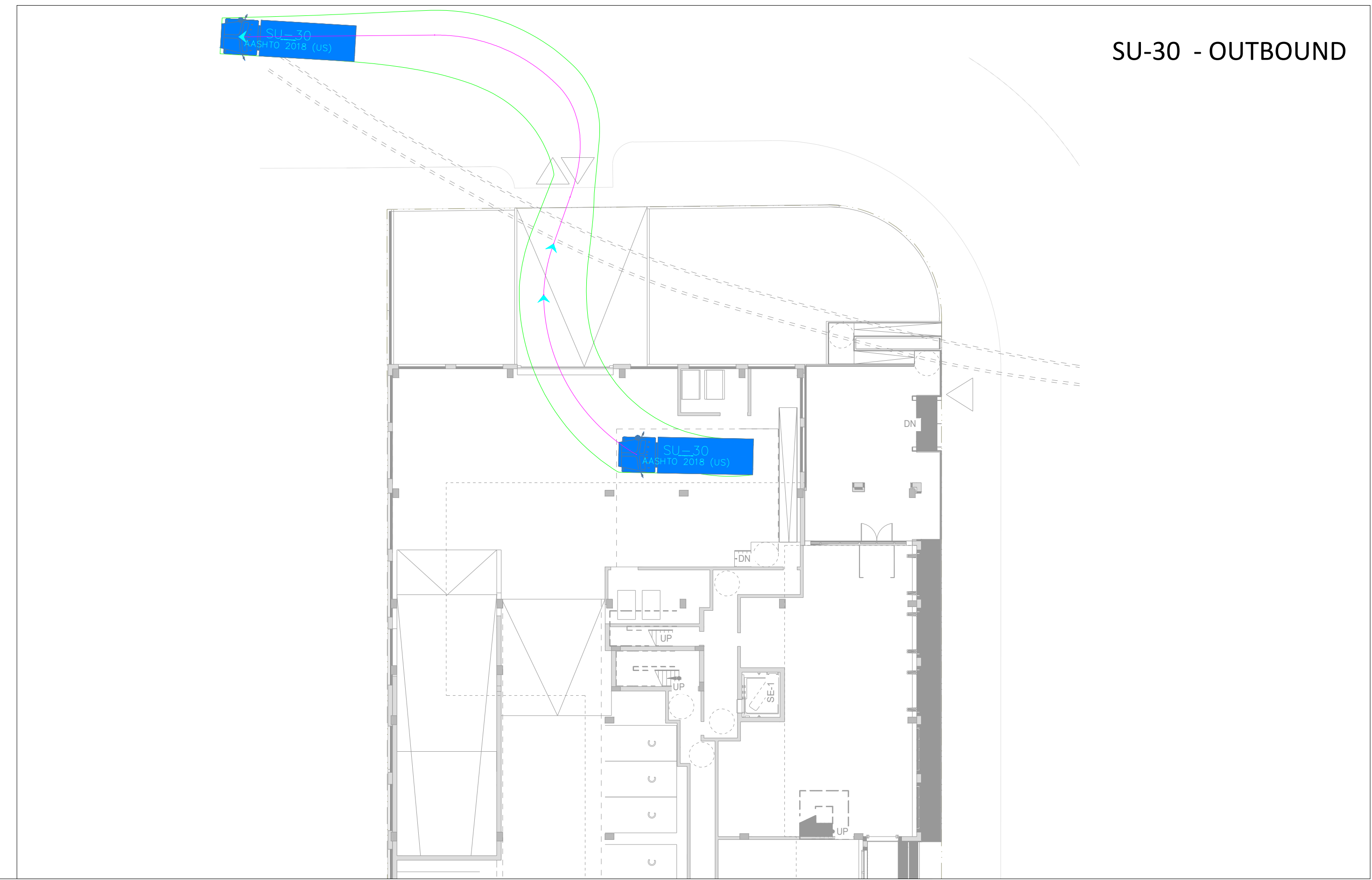
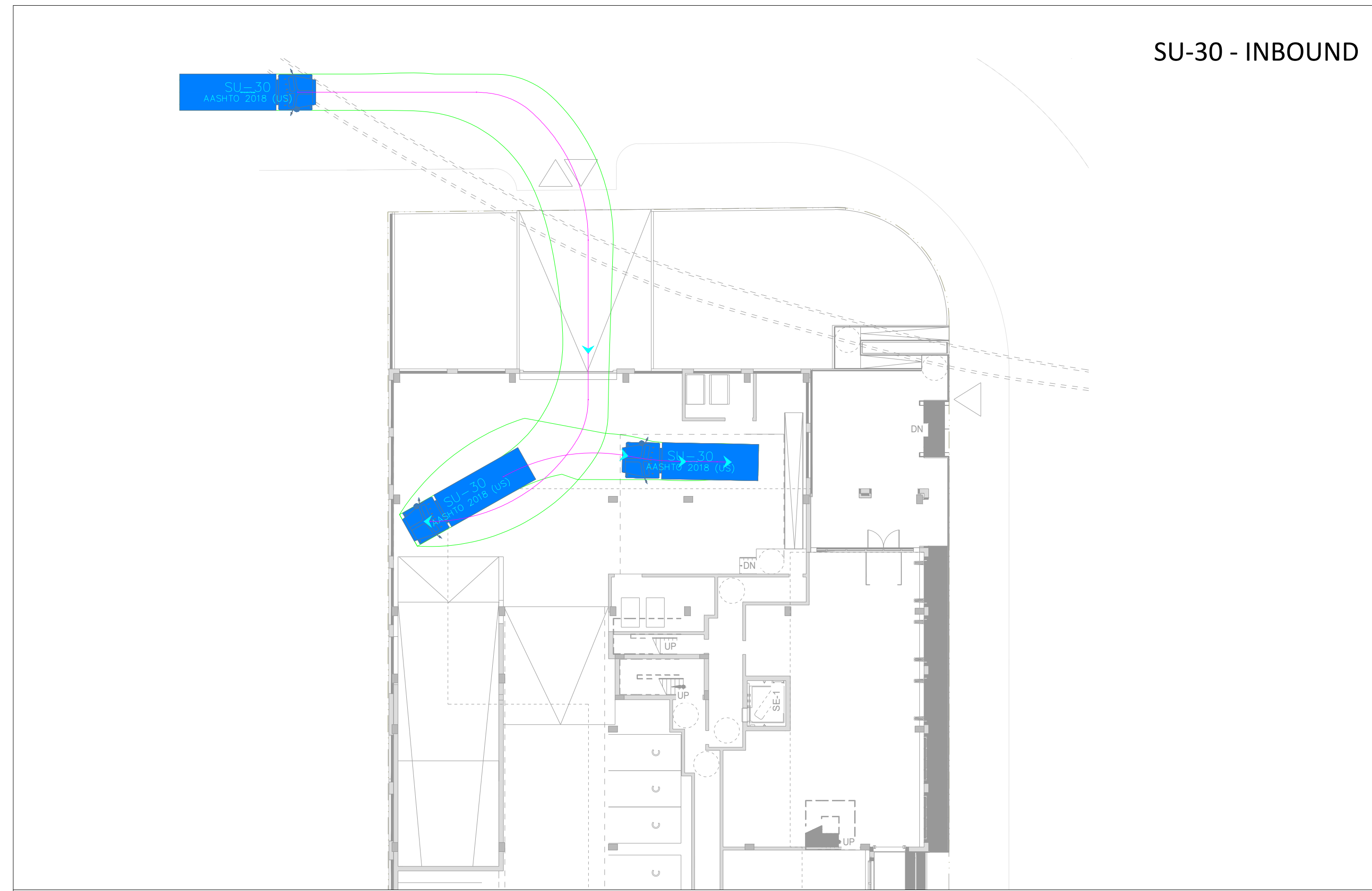
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Vehicle	Width	Track	Lock to Lock Time	Steering Angle	Height	Total Length
P	7.00	6.00	6.0	31.6	4.3	18.0
Mercedes Benz Sprinter 3500 (2018)	6.64	6.40	6.0	35.0		

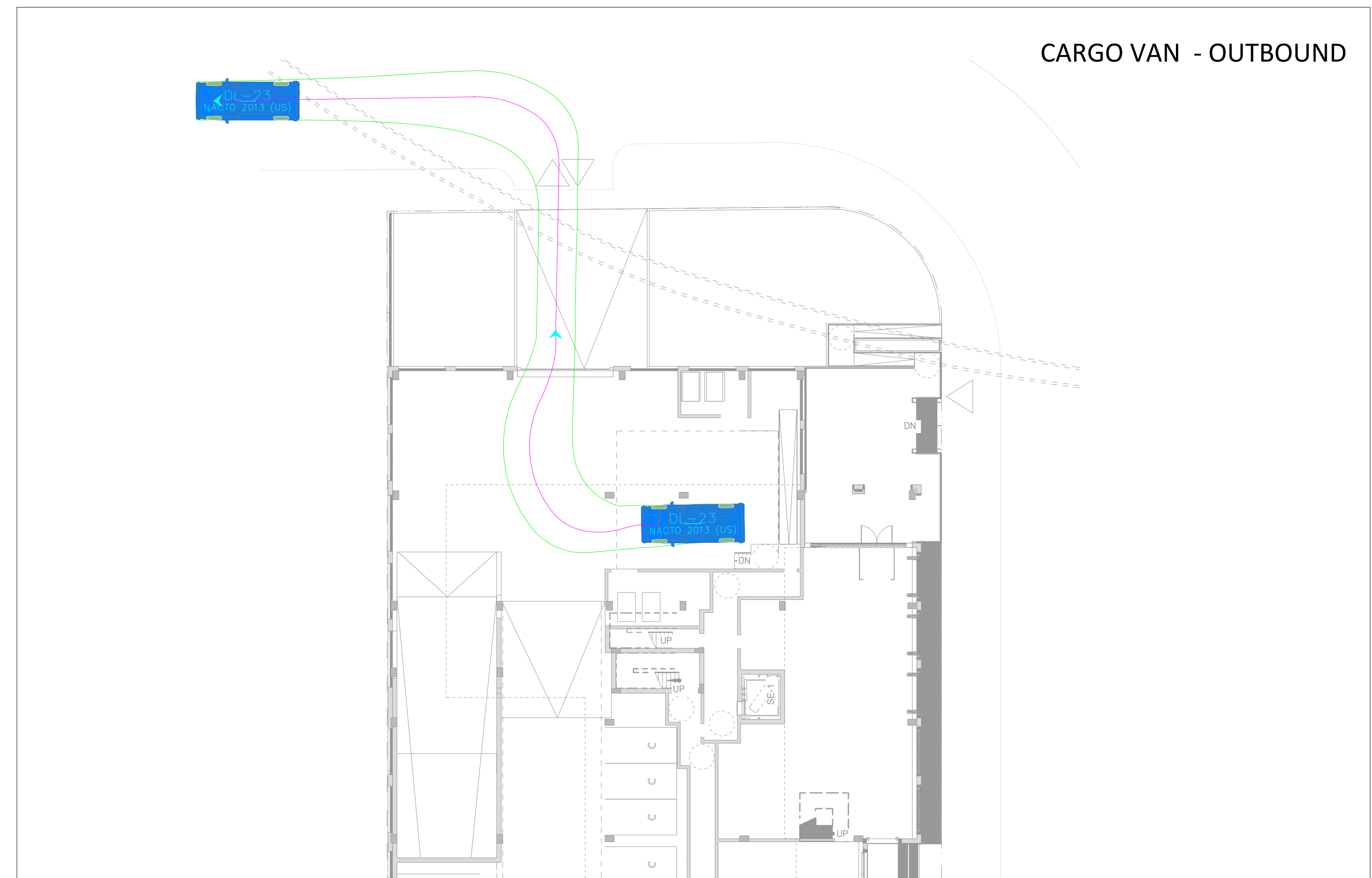
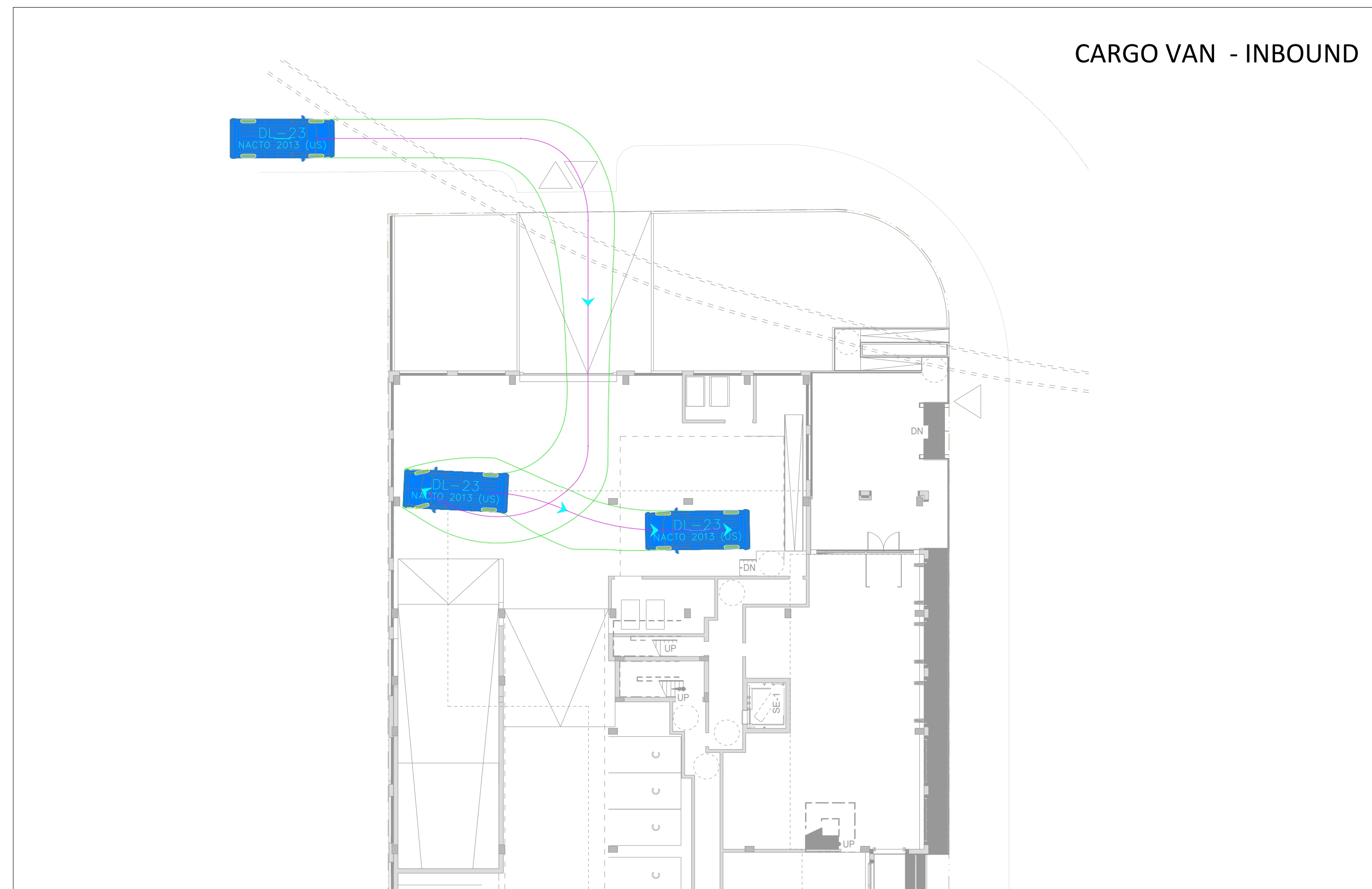
SU-30 - INBOUND

SU-30 - OUTBOUND



CARGO VAN - INBOUND

CARGO VAN - OUTBOUND



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STAGE II CONCEPT PLAN

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ROBINSON TERMINAL NORTH

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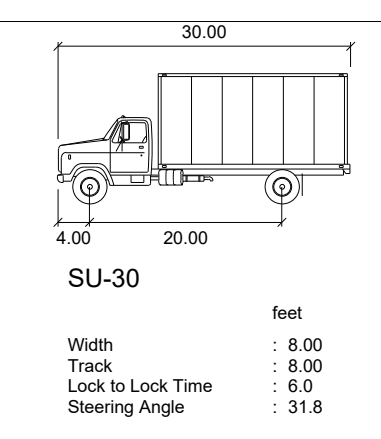
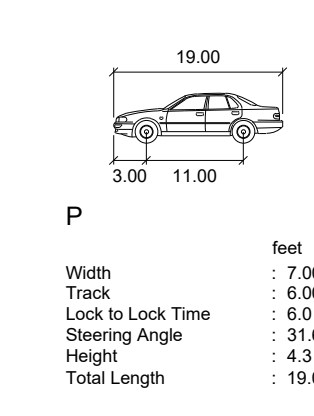
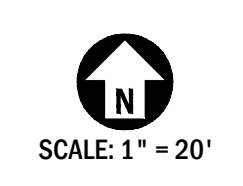
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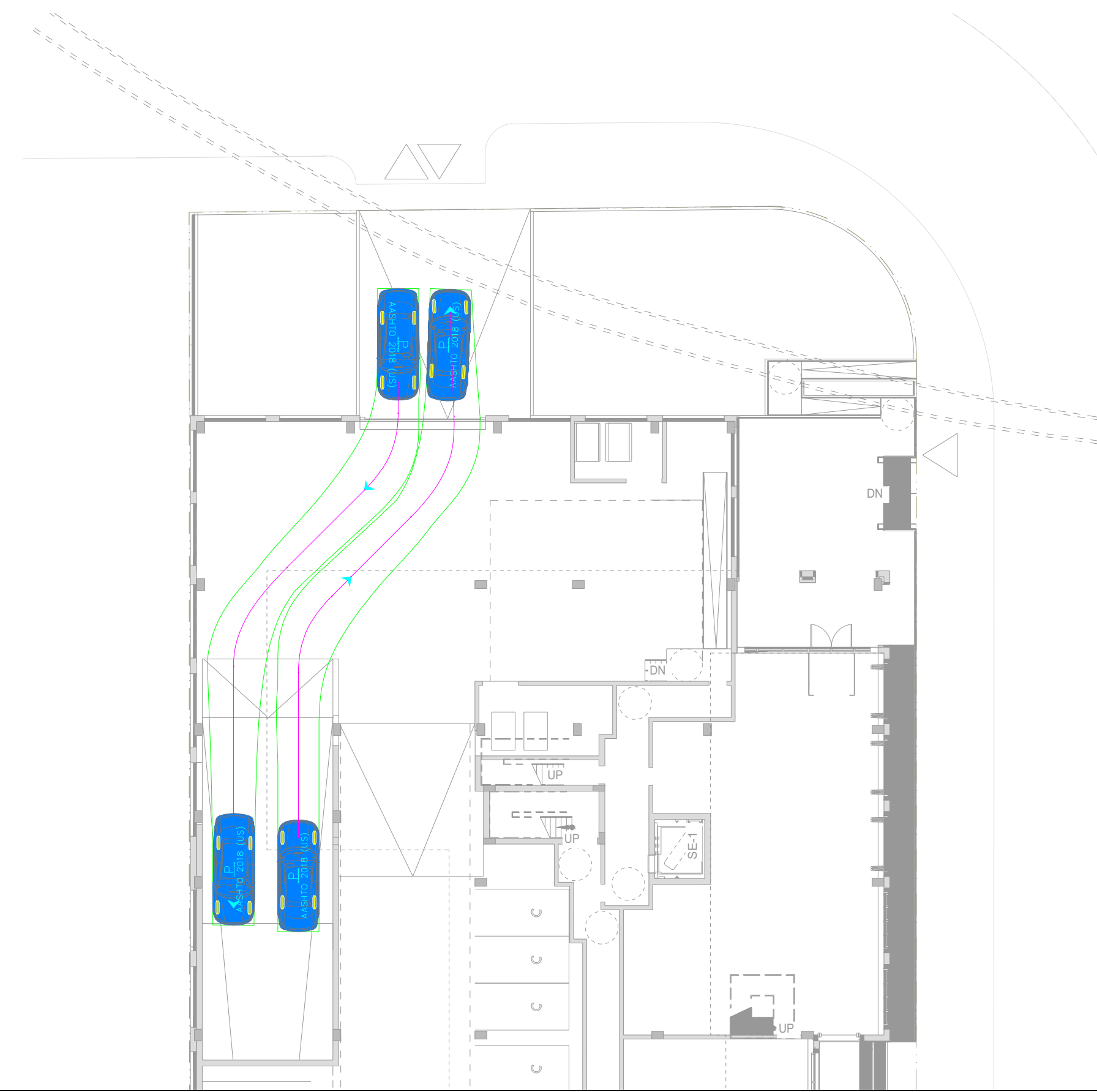
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C-11

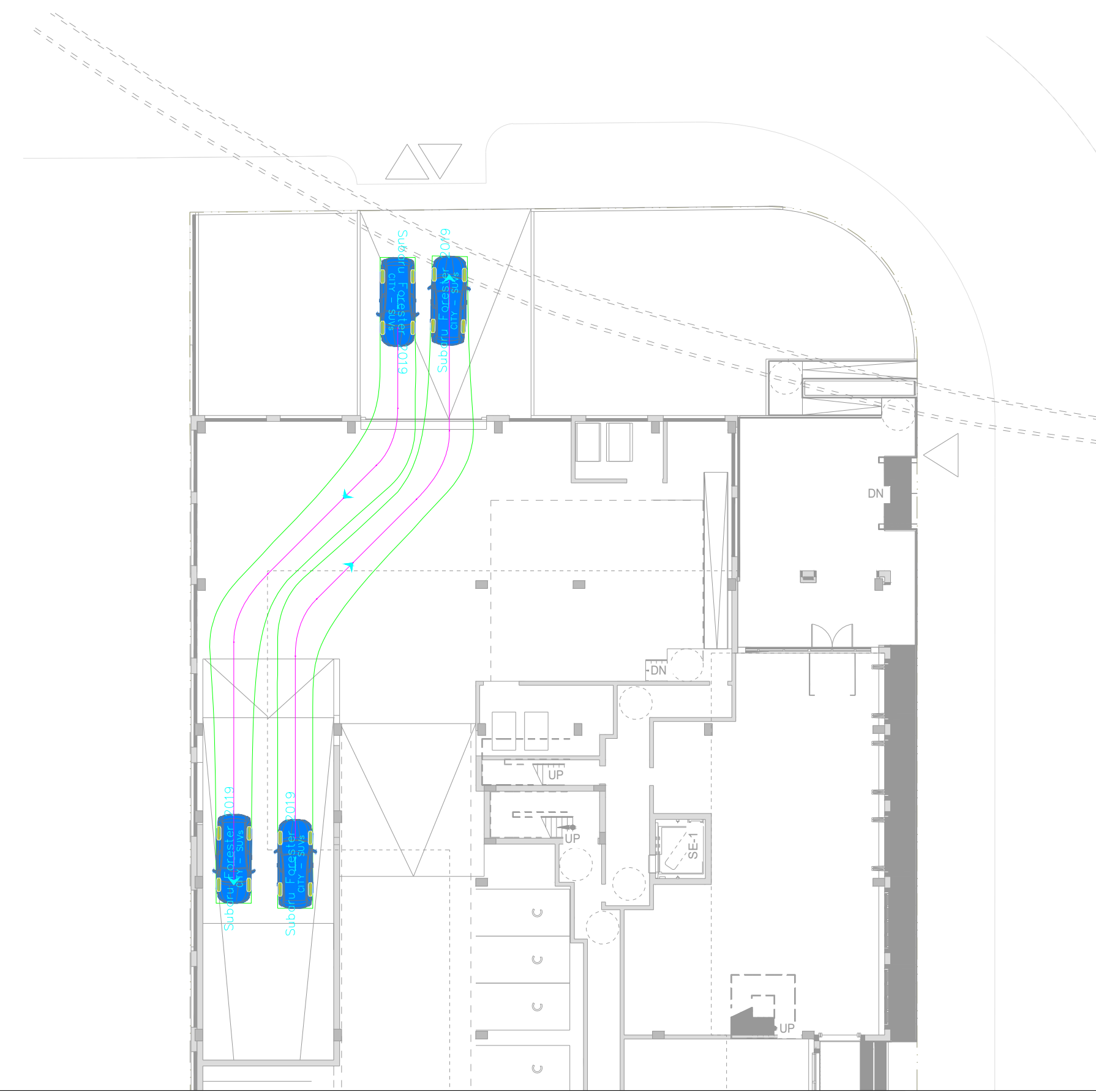
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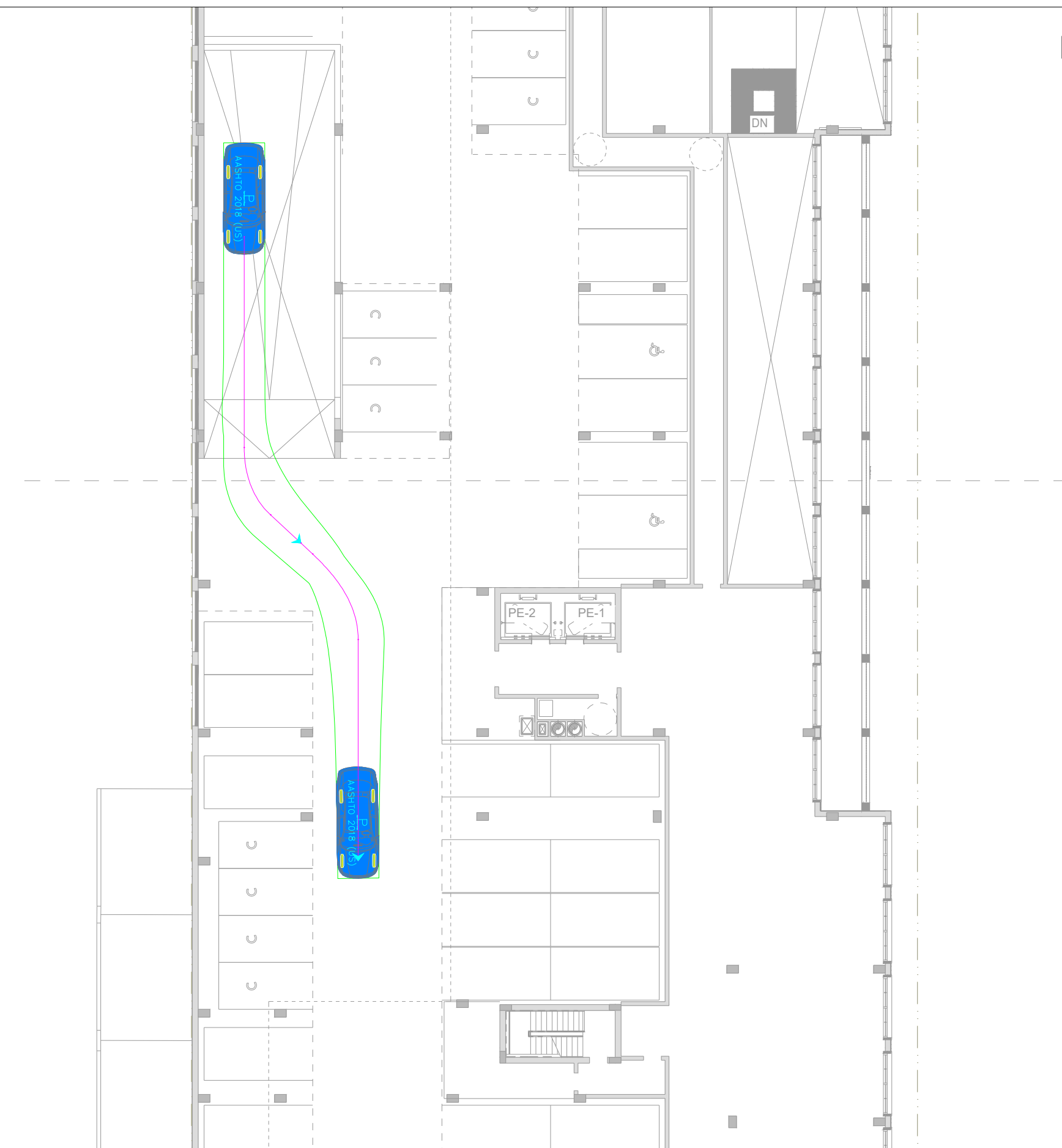
P-VEHICLE LEVEL 1 RAMP ACCESS



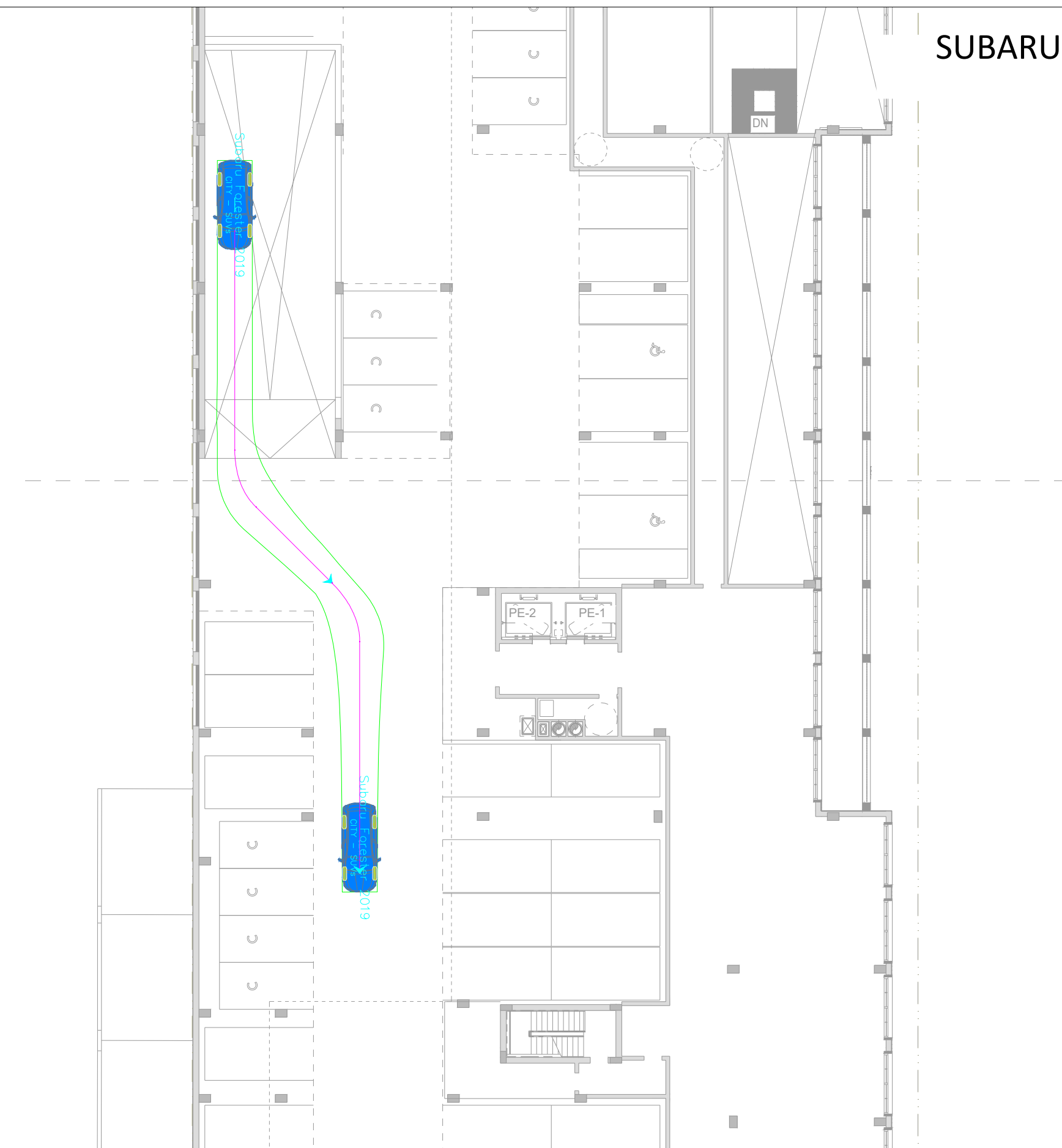
SUBARU FORESTER LEVEL 1 RAMP ACCESS



P-VEHICLE LEVEL 2 RAMP INBOUND



SUBARU FORESTER LEVEL 2 RAMP INBOUND



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STAGE II CONCEPT PLAN

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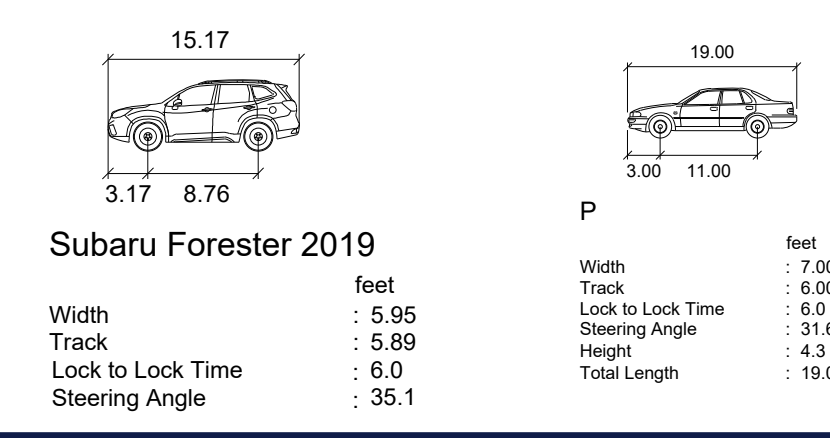
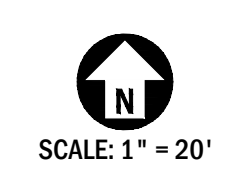
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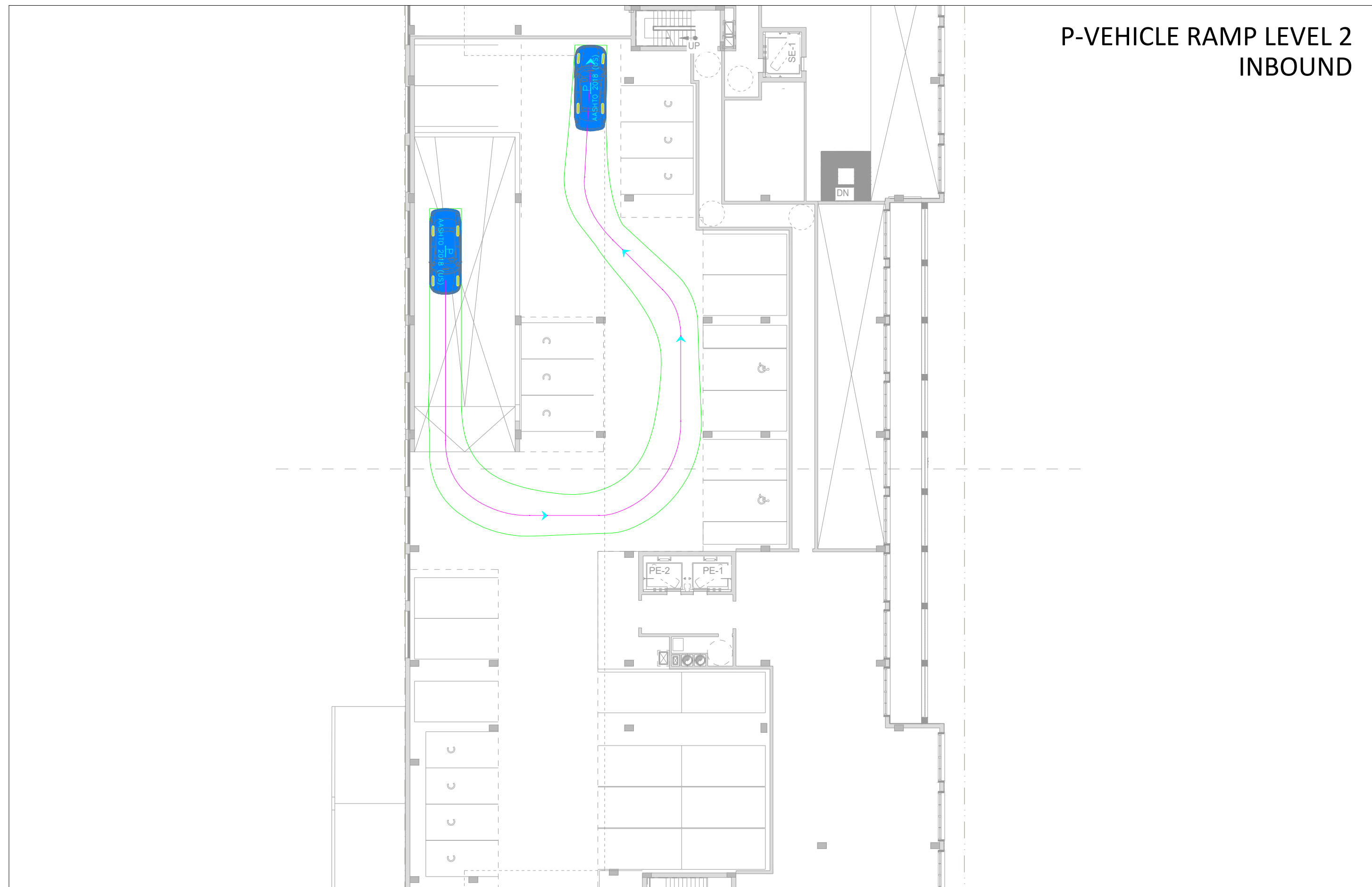
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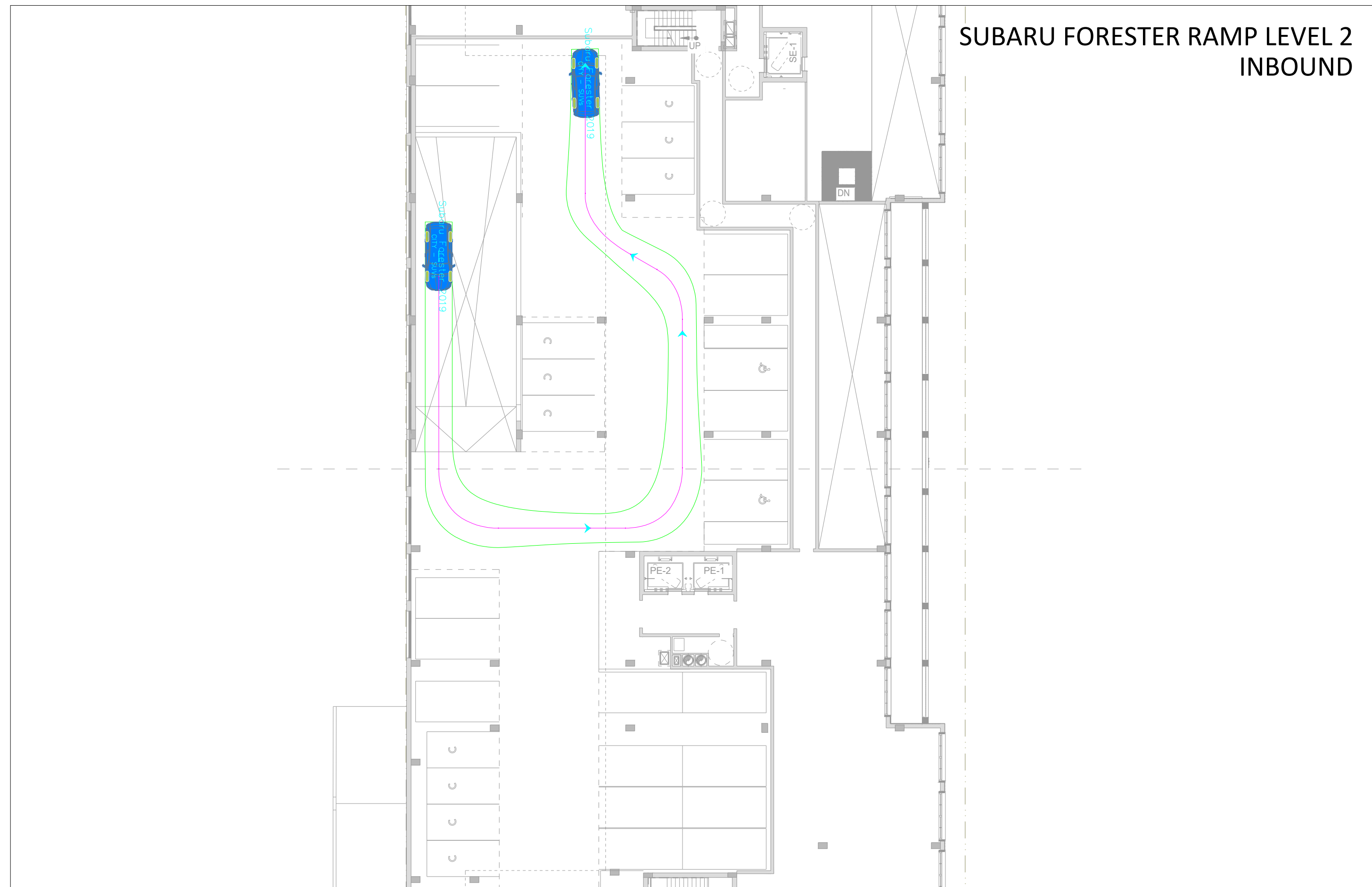
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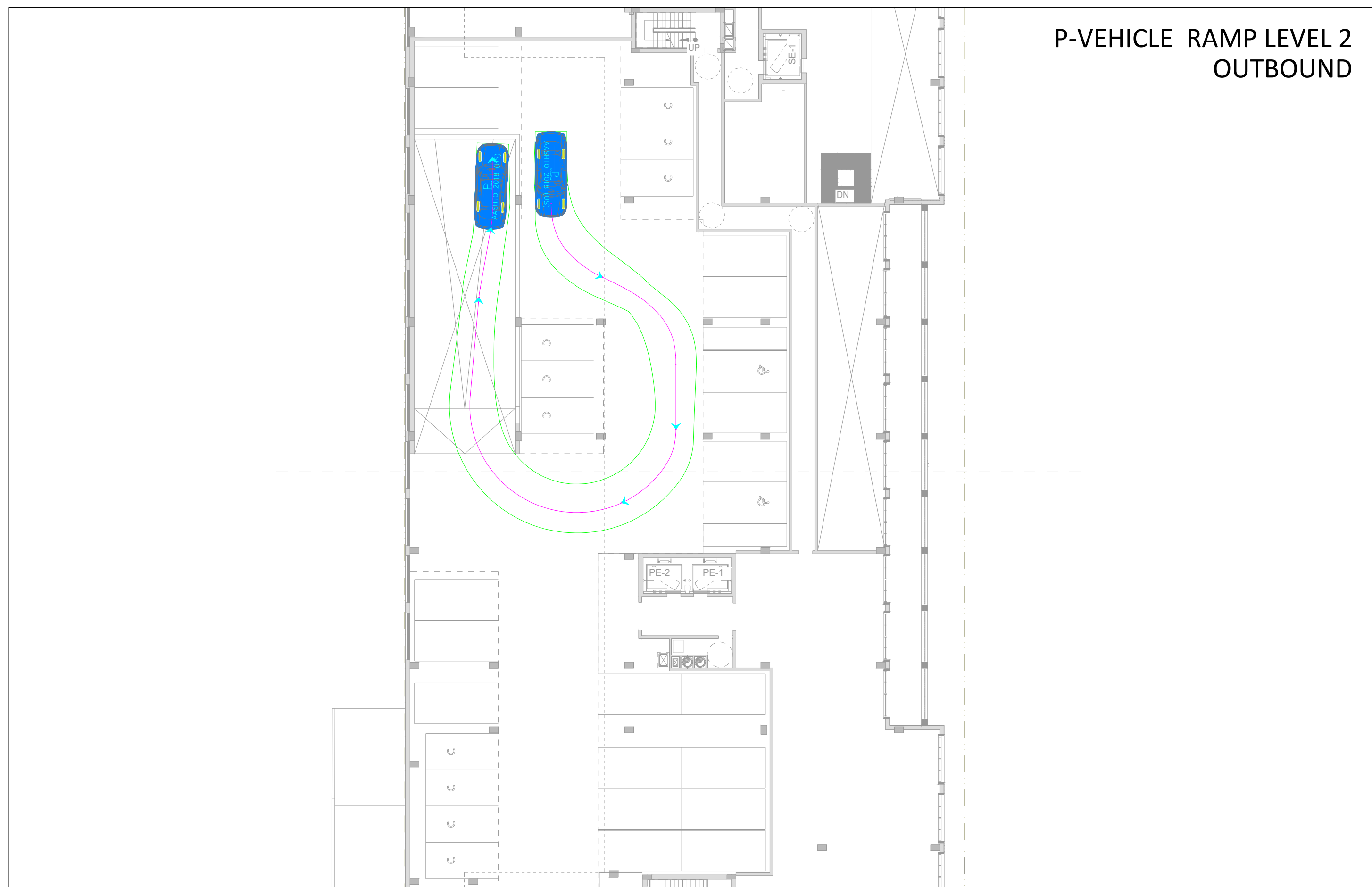




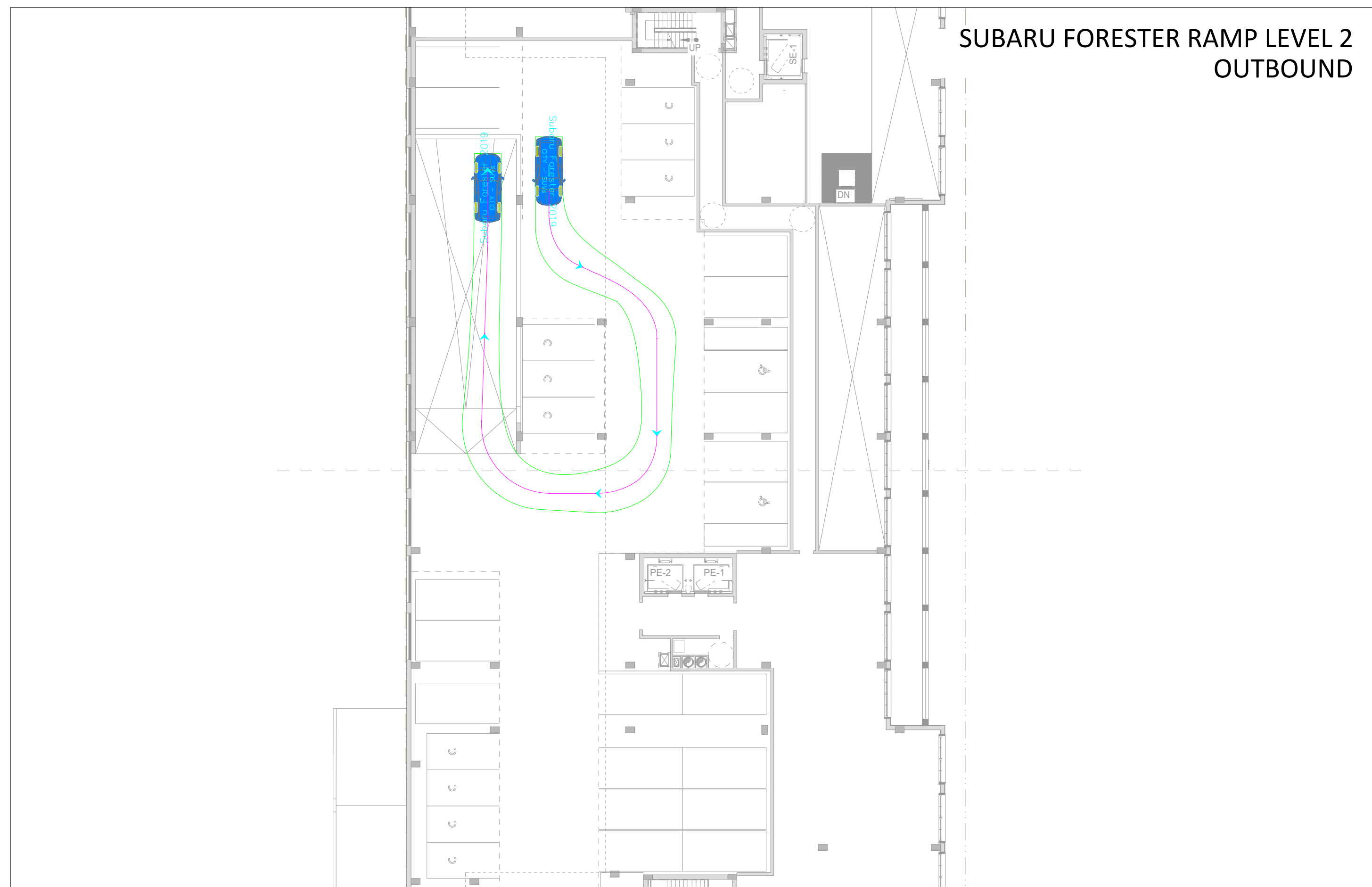
P-VEHICLE RAMP LEVEL 2
INBOUND



SUBARU FORESTER RAMP LEVEL 2
INBOUND



P-VEHICLE RAMP LEVEL 2
OUTBOUND



SUBARU FORESTER RAMP LEVEL 2
OUTBOUND

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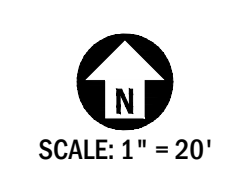
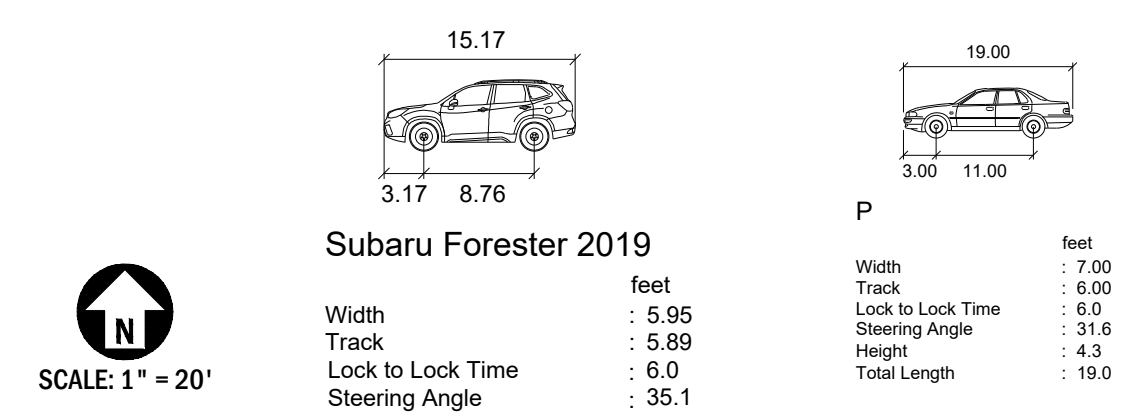
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SHEET TITLE:

SHEET NUMBER:

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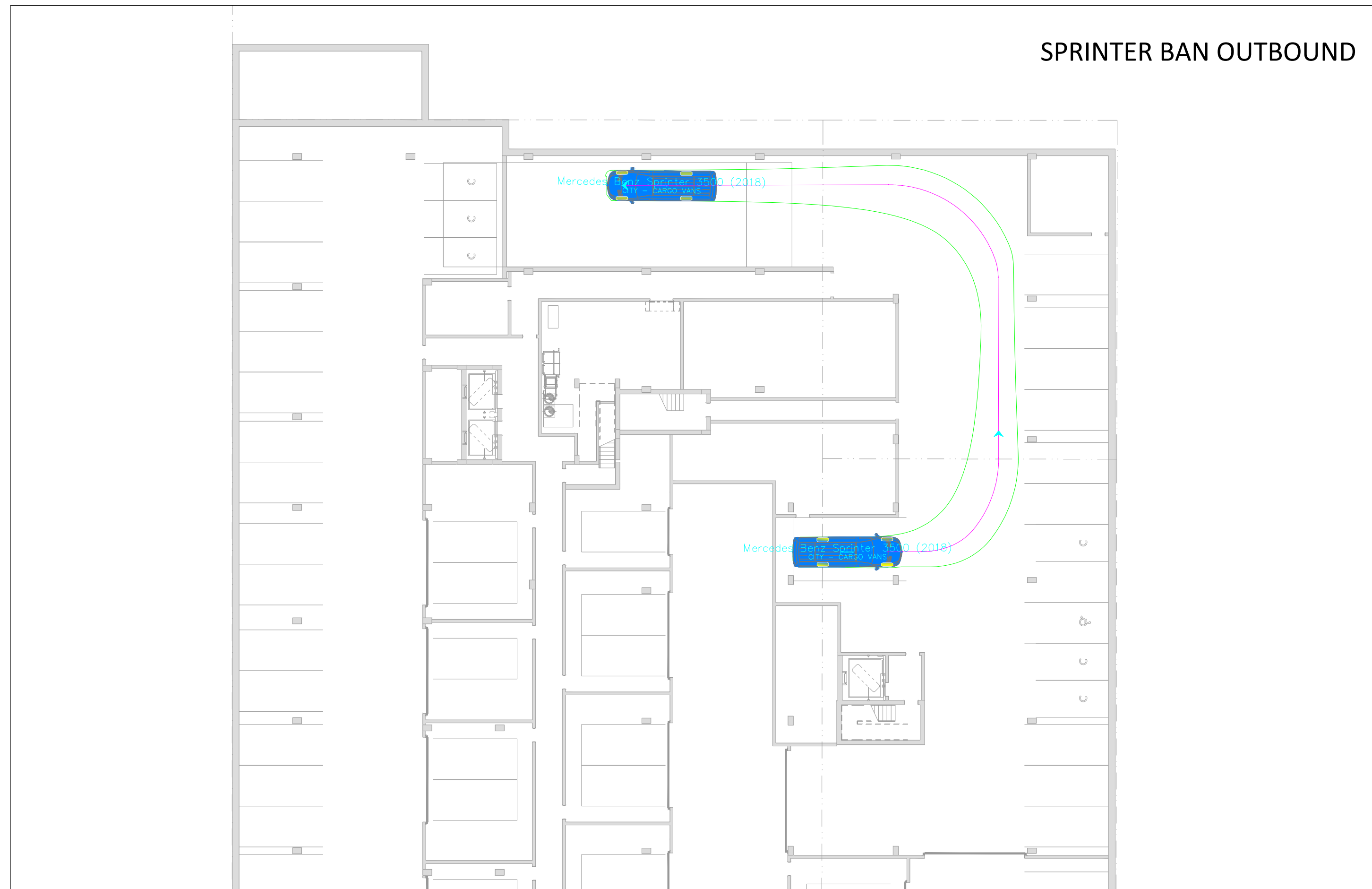
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SPRINTER VAN INBOUND



SPRINTER VAN OUTBOUND



INTENTIONALLY LEFT BLANK

INTENTIONALLY LEFT BLANK

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CITY OF ALEXANDRIA, VA 22314

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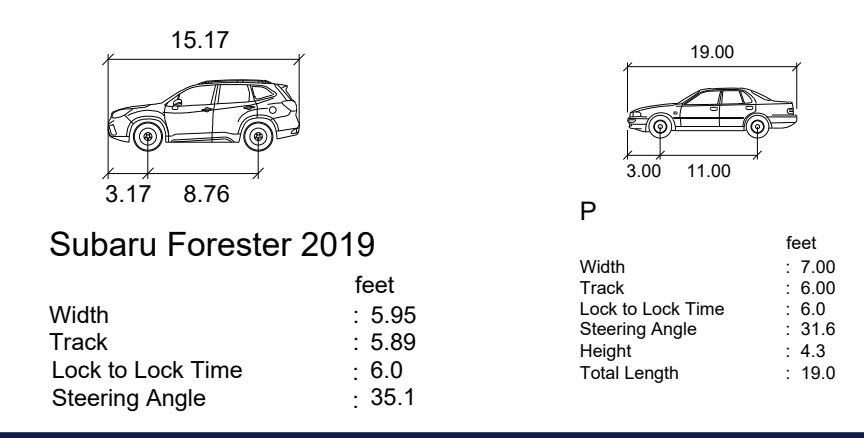
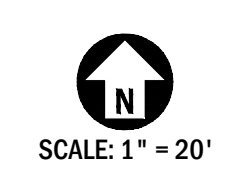
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

SHEET TITLE:

SHEET NUMBER:

C-14

REVISION 2 - 05/10/2024



REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		

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PROJECT No.: DCA230074.00
DRAWN BY:
DATE: 05/10/2024
CAD ID:

PROJECT:

STAGE II CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

BOHLER DC
1331 PENNSYLVANIA AVE., NW,
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WASHINGTON, DC 20004
Phone: (202) 524-5700

SHEET TITLE:

SHEET NUMBER:

C-15

REVISION 2 - 05/10/2024

P-VEHICLE PARKING
INBOUND



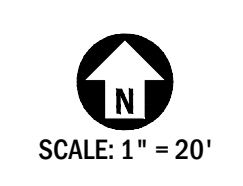
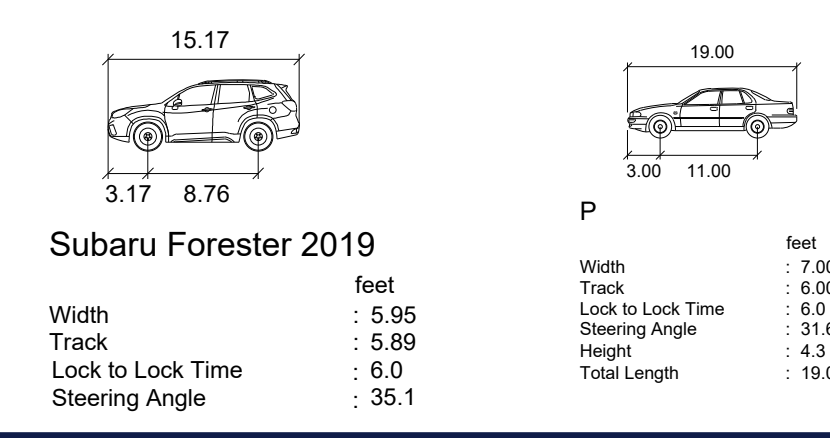
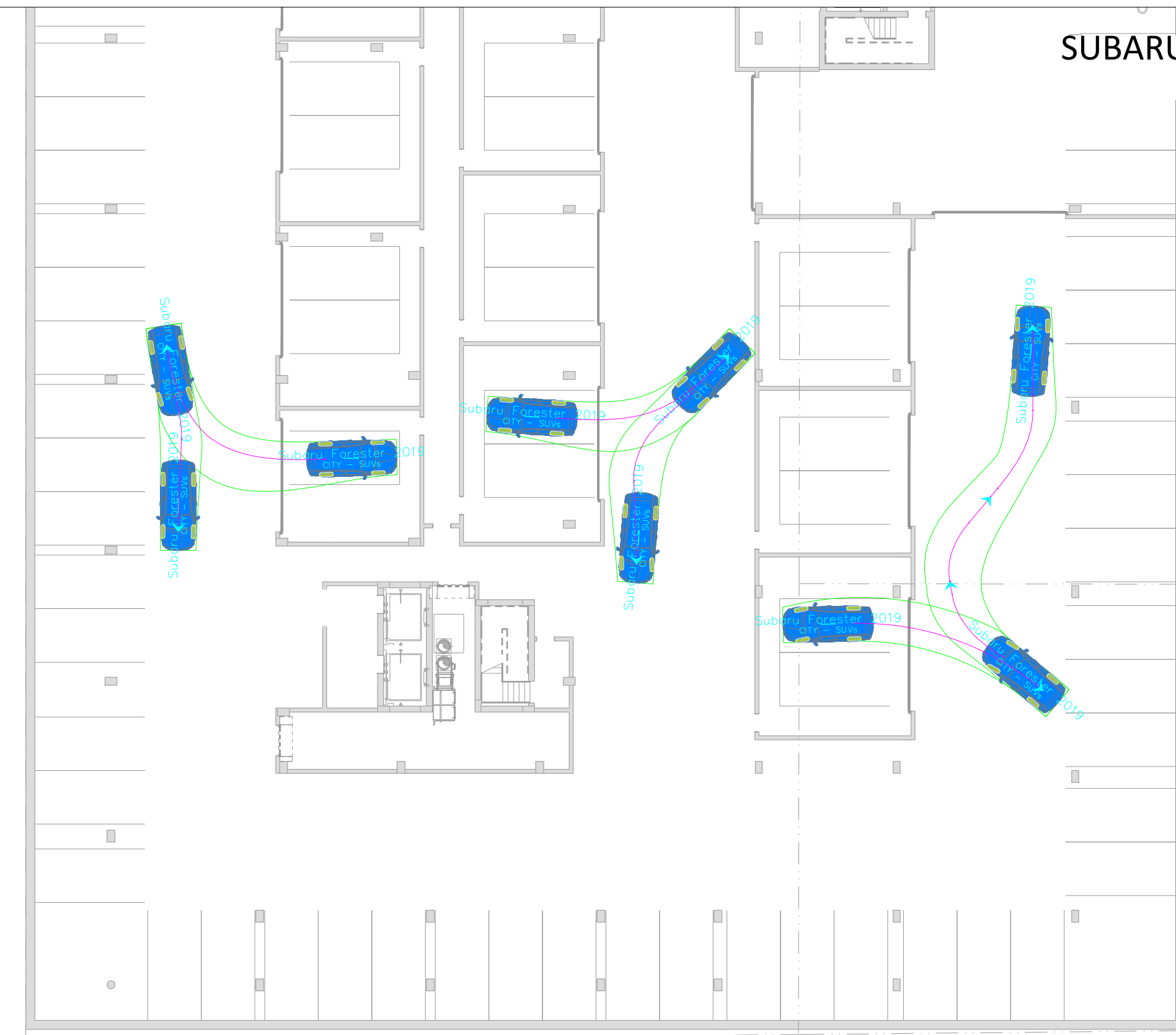
SUBARU FORESTER PARKING
INBOUND



P-VEHICLE PARKING
OUTBOUND



SUBARU FORESTER PARKING
OUTBOUND



SCALE: 1" = 20'





BUILDING 500 - WEST PARCEL AREA CALCULATIONS

WEST PARCEL SITE INFORMATION

43,521 SF LOT AREA
 130,563 SF MAX FLR @ 3.0 FAR
 38 RESIDENTIAL UNIT COUNT
 38 DWELLING UNITS / ACRE

TOTALS			RESIDENTIAL					COMMERCIAL		PARKING			BLDG. HEIGHT		APARTMENT UNIT COUNT																																						
FLOOR #	TOTAL ** GROSS	TOTAL ** NET	RESI. (NET)	RESI. GROSS	CIRC./BOH*	LOBBY/AMENITY	BALCONY*	RETAIL	RETAIL (C)	PARKING /LOADING	CARS	SLAB ELEV.	HGT. TO NEXT	TOTAL	1BR	2BR	3BR																																				
FLR	127,956		54,607		17,420	8,358	5,629		7,913																																												
FAR	2.94						1.85		0.18																																												
*INCLUDED IN FAR																																																					
<table border="0" style="width: 100%;"> <tr> <td>TOTAL</td> <td>135,291</td> <td>127,956</td> <td>54,607</td> <td>62,016</td> <td>17,420</td> <td>8,358</td> <td>5,629</td> <td>7,913</td> <td>34,029</td> <td>69</td> <td></td> <td></td> <td></td> <td>38</td> <td>11</td> <td>21</td> <td>6</td> </tr> <tr> <td>TOT. BY USE</td> <td></td> <td></td> <td></td> <td>86,014</td> <td></td> <td></td> <td></td> <td>7,913</td> <td>34,029</td> <td></td> <td></td> <td></td> <td></td> <td>100%</td> <td>28.9%</td> <td>55.3%</td> <td>15.8%</td> </tr> </table>																		TOTAL	135,291	127,956	54,607	62,016	17,420	8,358	5,629	7,913	34,029	69				38	11	21	6	TOT. BY USE				86,014				7,913	34,029					100%	28.9%	55.3%	15.8%
TOTAL	135,291	127,956	54,607	62,016	17,420	8,358	5,629	7,913	34,029	69				38	11	21	6																																				
TOT. BY USE				86,014				7,913	34,029					100%	28.9%	55.3%	15.8%																																				

** REFER TO ZONING DIAGRAMS

BUILDING 501 - EAST PARCEL AREA CALCULATIONS

EAST PARCEL SITE INFORMATION

9,690 SF LOT AREA PARCEL C
 39,050 SF LOT AREA PARCEL D
 93,720 SF PARCEL D MAX FLR @ 2.4 FAR
 14,535 SF PARCEL C MAX FLR @ 1.5 FAR
 35 RESIDENTIAL UNIT COUNT
 17.5 DWELLING UNITS / ACRE

TOTALS			RESIDENTIAL					COMMERCIAL		PARKING			BLDG. HEIGHT		APARTMENT UNIT COUNT																																									
D: FLR	TOTAL ** GROSS	TOTAL ** NET "D"	RESI. (NET)	RESI. GROSS	CIRC./BOH	LOBBY/AMENITY	BALCONY*	RETAIL (D)	RETAIL (C)	PARKING /LOADING	CARS	SLAB ELEV.	HGT. TO NEXT	TOTAL	MSNT	1BR	2BR	3BR																																						
D: FLR	93,188		68,554	90,606	15,391	6,661	2,32		559	3,627																																														
D: FAR	2.39							0.01	0.09																																															
C: FLR	3,627																																																							
C: FAR	0.37																																																							
*NOT INCLUDED IN FAR																																																								
<table border="0" style="width: 100%;"> <tr> <td>TOTAL</td> <td>101,414</td> <td>93,188</td> <td>68,554</td> <td>90,606</td> <td>15,391</td> <td>6,661</td> <td>0</td> <td>559</td> <td>3,627</td> <td>50,491</td> <td>93</td> <td></td> <td></td> <td>35</td> <td>15</td> <td>1</td> <td>9</td> <td>10</td> </tr> <tr> <td>TOT. BY USE</td> <td></td> <td></td> <td></td> <td>90,606</td> <td></td> <td></td> <td></td> <td>559</td> <td>3,627</td> <td>50,491</td> <td></td> <td></td> <td></td> <td>100%</td> <td>42.9%</td> <td>2.9%</td> <td>25.7%</td> <td>28.6%</td> </tr> </table>																			TOTAL	101,414	93,188	68,554	90,606	15,391	6,661	0	559	3,627	50,491	93			35	15	1	9	10	TOT. BY USE				90,606				559	3,627	50,491				100%	42.9%	2.9%	25.7%	28.6%
TOTAL	101,414	93,188	68,554	90,606	15,391	6,661	0	559	3,627	50,491	93			35	15	1	9	10																																						
TOT. BY USE				90,606				559	3,627	50,491				100%	42.9%	2.9%	25.7%	28.6%																																						

** REFER TO ZONING DIAGRAMS

NOTE: GSF PER THE FEDERAL SETTLEMENT AGREEMENT EXCLUDES THE EXTERIOR WALL



REVISIONS

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PROJECT No.: DCA230074.00
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PROJECT:

STAGE II CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

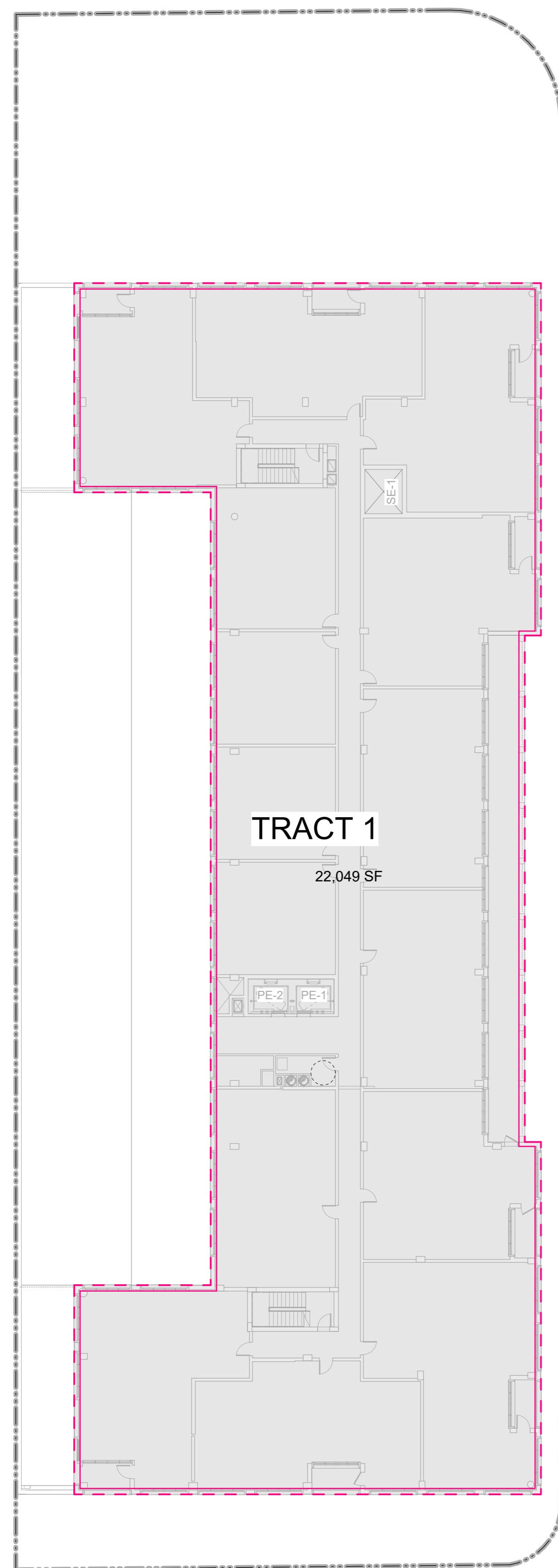


PROJECT MASSING & AREAS

SHEET NUMBER:
A-01

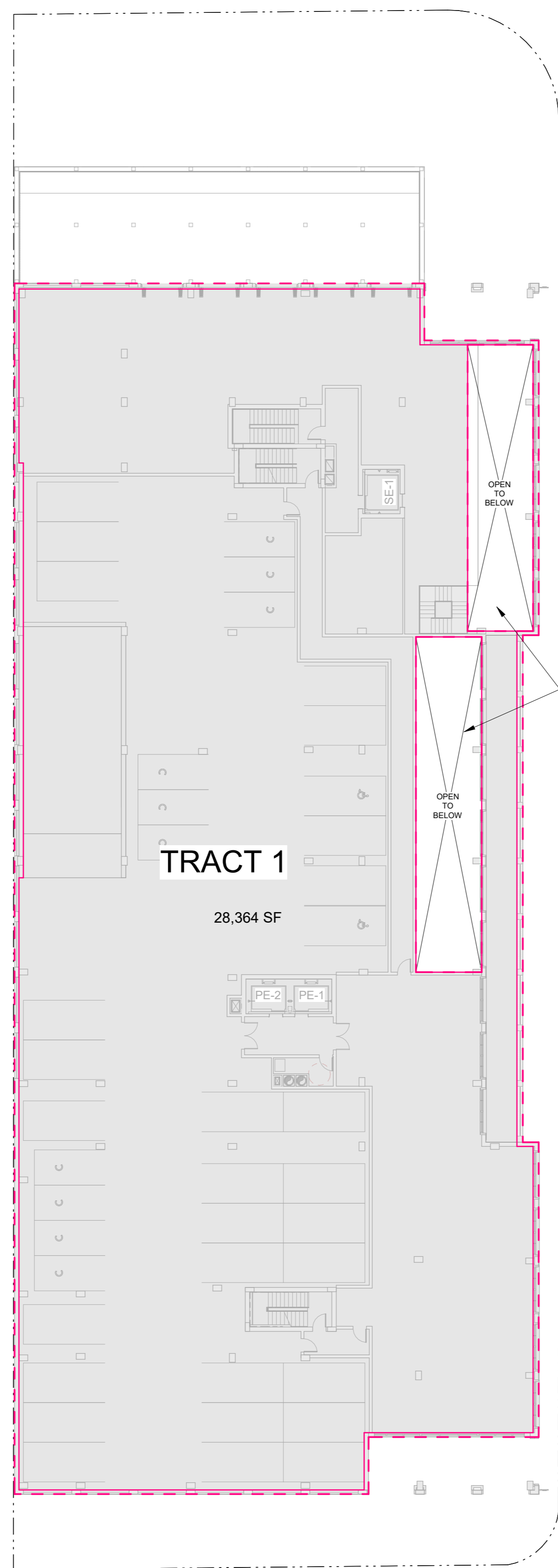
REVISION 2 - 05/10/2024





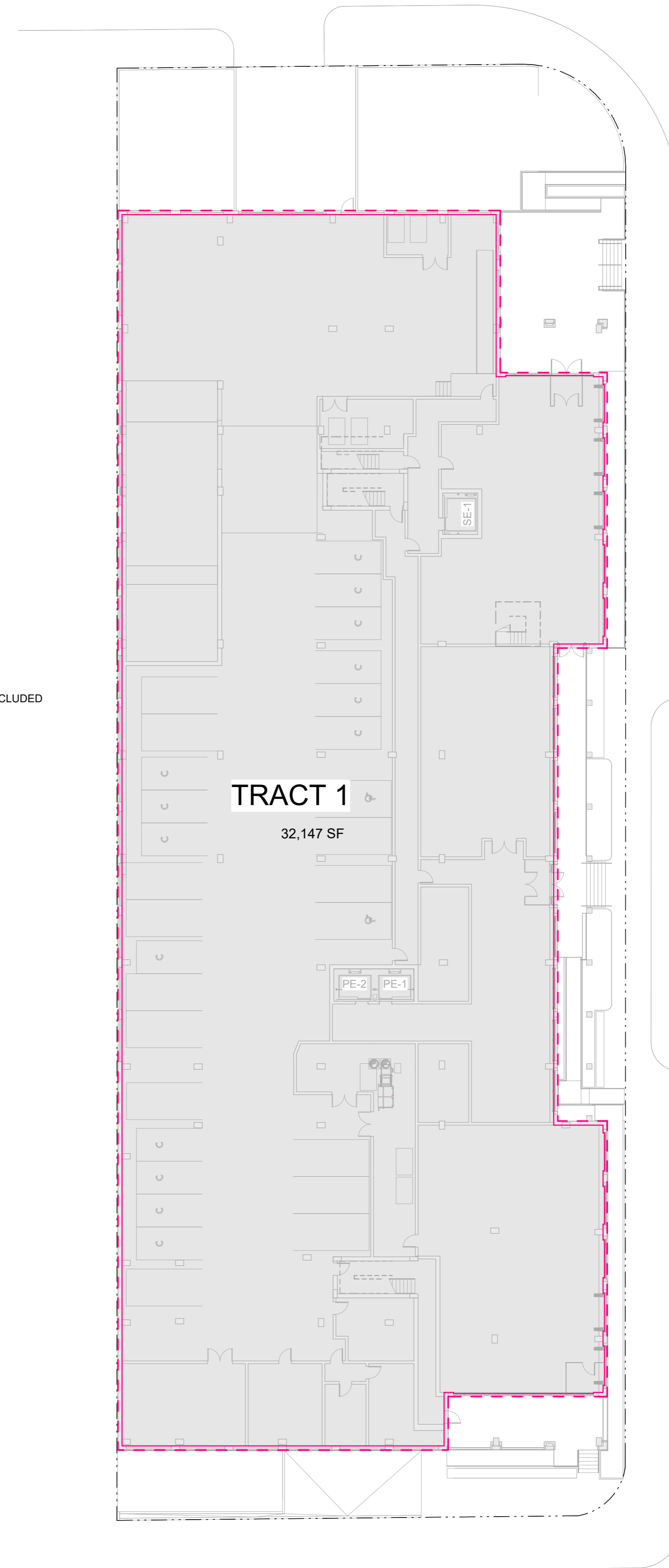
3 BUILDING 500 - THIRD FLOOR
1" = 20'-0"

GROSS 500 - LEVEL 3		(FAR) NET 500 - LEVEL 3				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 3 (W)	23,148 SF	LEVEL 3 (W)	22,049 SF	TRACT 1	43,521 SF	0.506639



2 BUILDING 500 - SECOND FLOOR
1" = 20'-0"

GROSS 500 - LEVEL 2		(FAR) NET 500 - LEVEL 2				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 2 (W)	31,443 SF	LEVEL 2 (W)	28,364 SF	TRACT 1	43,521 SF	0.651723



1 BUILDING 500 - GROUND FLOOR
1" = 20'-0"

GROSS 500 - LEVEL 1		(FAR) NET 500 - LEVEL 1				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 1	32,843 SF	LEVEL 1	32,147 SF	TRACT 1	43,521 SF	0.738657

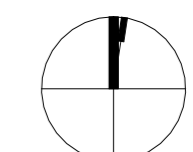
MEASUREMENT METHODS

- GROSS AREA:
 - MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS
- FAR (NET) AREA:
 - MEASURED TO THE INTERIOR FACE OF THE EXTERIOR WALL
 - MECHANICAL WELLS OPEN TO THE SKY ARE NOT INCLUDED

LEGEND

- FAR (NET) AREA
- FAR (NET) AREA
- GROSS AREA
- PROPERTY LINE

SCALE: 1" = 20'-0"



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CAD I.D.:

PROJECT:
STAGE II CONCEPT PLAN

FOR
ROBINSON TERMINAL NORTH

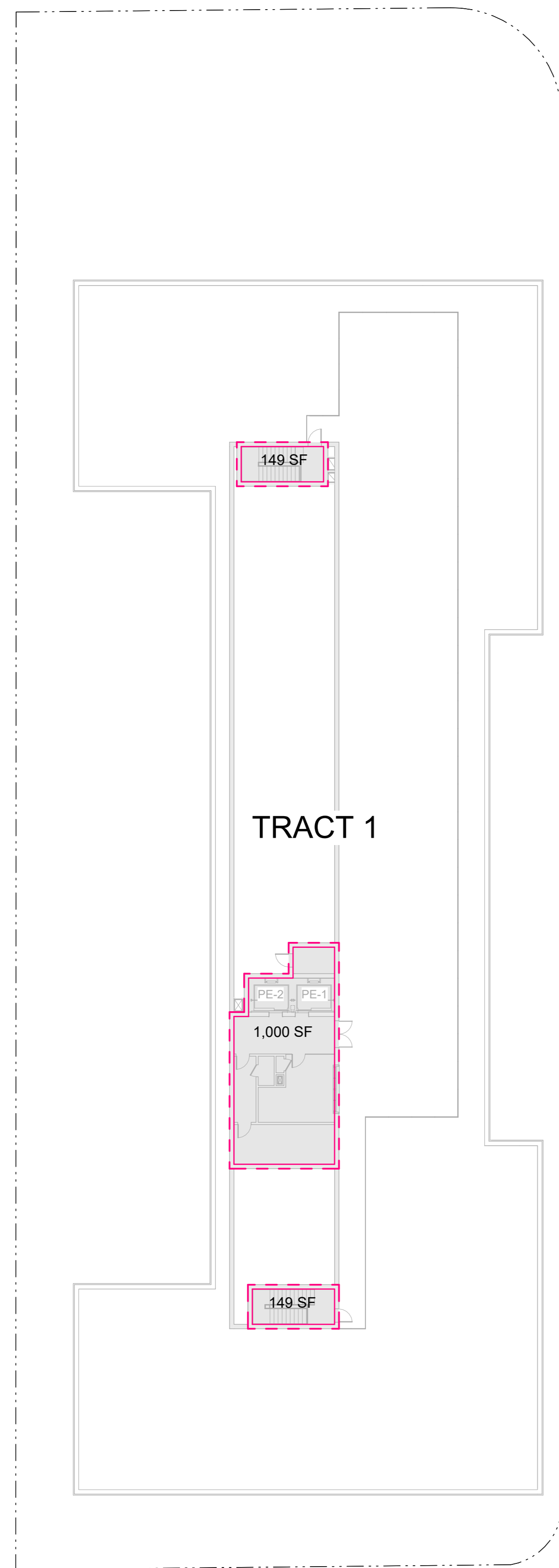
500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

BOHLER DC
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

SHEET TITLE:
BUILDING 500, TRACK 1 - ZONING AREA

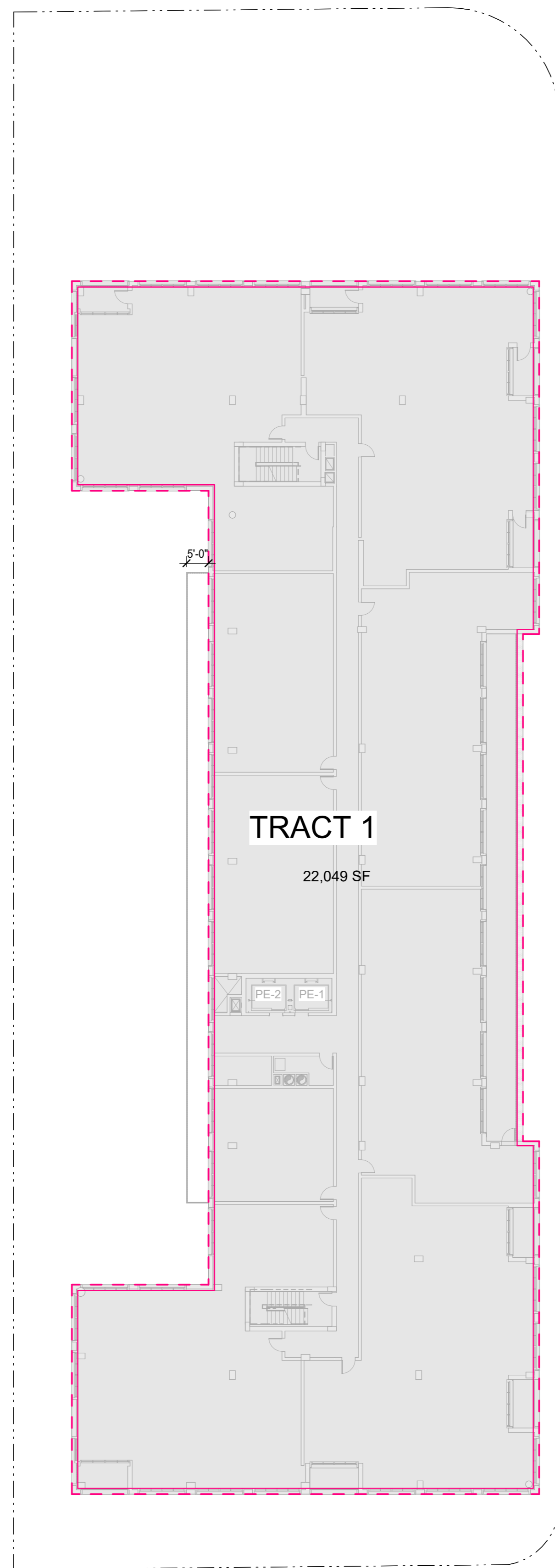
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A-02.1

REVISION 2 - 05/10/2024



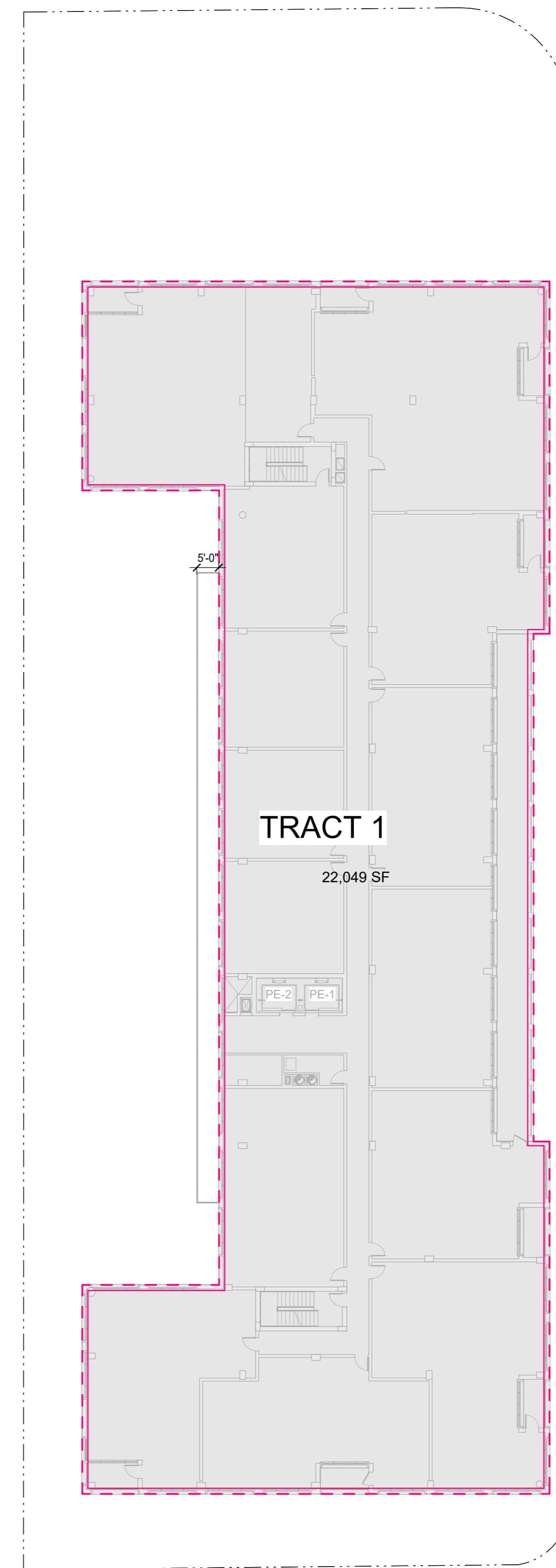
3 BUILDING 500 - ROOF
1" = 20'-0"

GROSS 500 - ROOF		(FAR) NET 500 - ROOF				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
ROOF (W)	1,561 SF	ROOF (W)	1,298 SF	TRACT 1	43,521 SF	0.029835



2 BUILDING 500 - FIFTH FLOOR
1" = 20'-0"

GROSS 500 - LEVEL 5		(FAR) NET 500 - LEVEL 5				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 5 (W)	23,148 SF	LEVEL 5 (W)	22,049 SF	TRACT 1	43,521 SF	0.506639



1 BUILDING 500 - FOURTH FLOOR
1" = 20'-0"

GROSS 500 - LEVEL 4		(FAR) NET 500 - LEVEL 4				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 4 (W)	23,148 SF	LEVEL 4 (W)	22,049 SF	TRACT 1	43,521 SF	0.506639

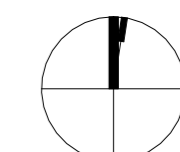
MEASUREMENT METHODS

- GROSS AREA:
 - MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS
- FAR (NET) AREA:
 - MEASURED TO THE INTERIOR FACE OF THE EXTERIOR WALL
 - MECHANICAL WELLS OPEN TO THE SKY ARE NOT INCLUDED

LEGEND

- FAR (NET) AREA
- FAR (NET) AREA
- GROSS AREA
- PROPERTY LINE

SCALE: 1" = 20'-0"



REVISIONS

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STAGE II CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314



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STAGE II CONCEPT PLAN

FOR

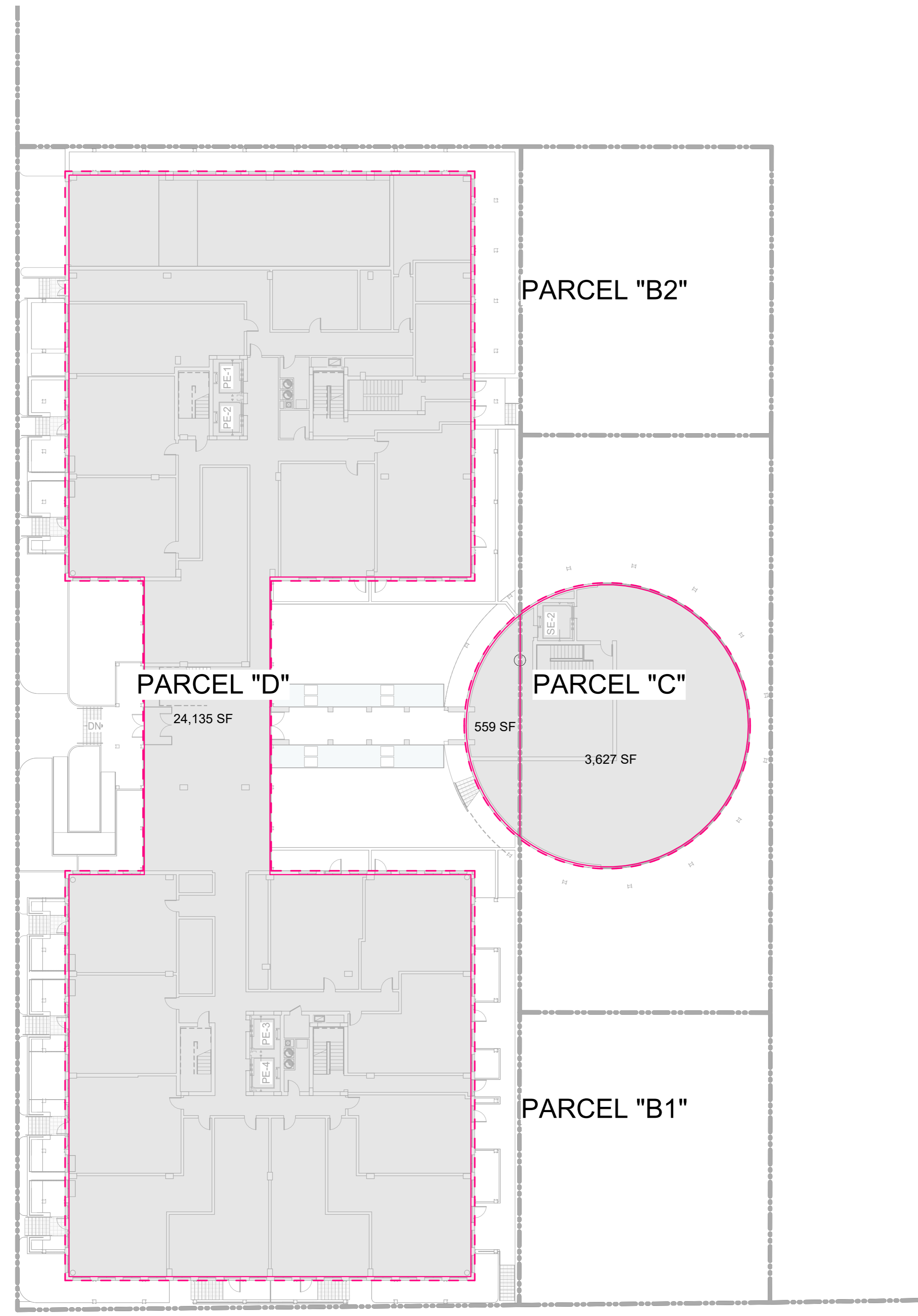
ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

SHEET TITLE:
**BUILDING 501,
 TRACK 2 -
 ZONING AREA**

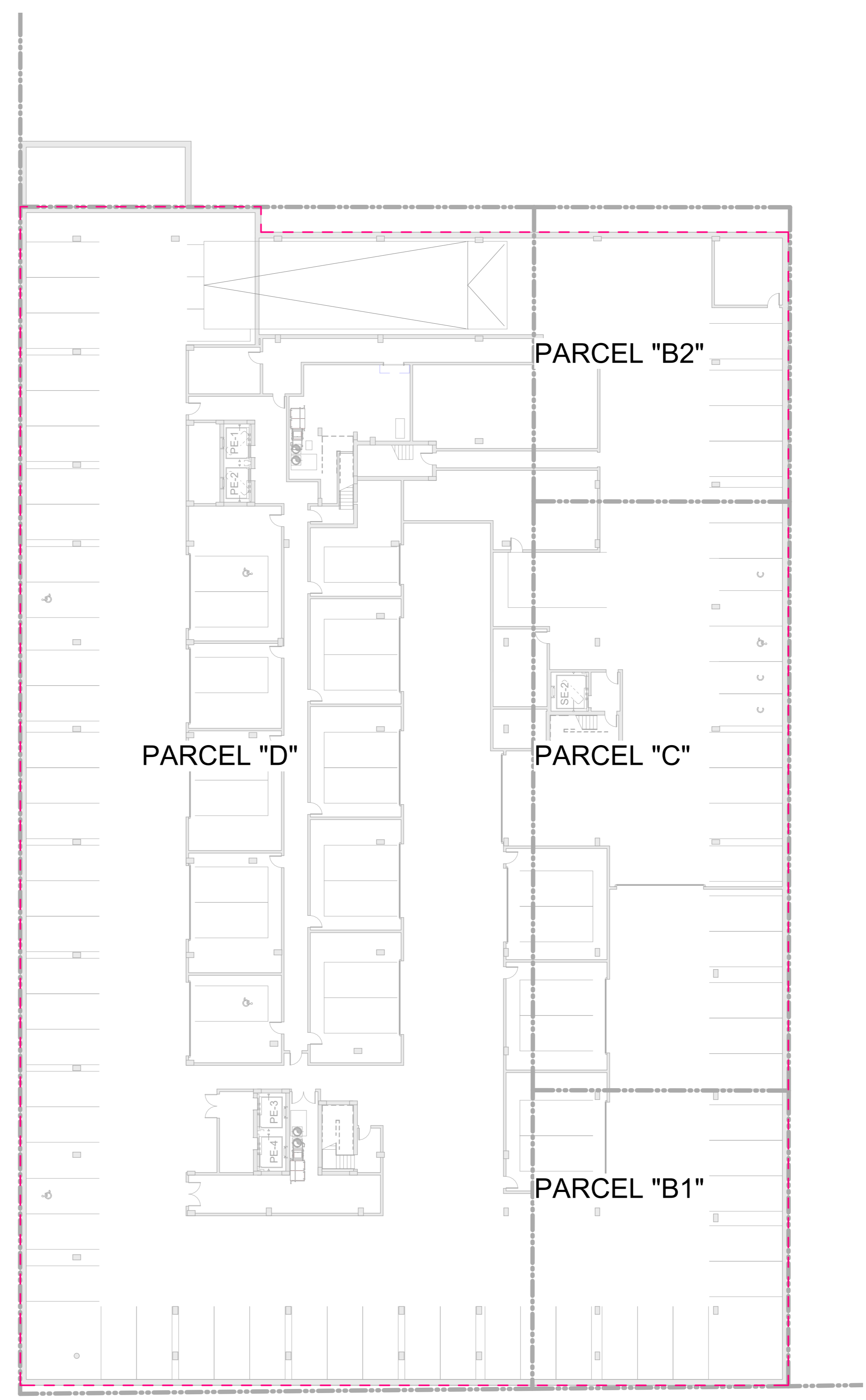
SHEET NUMBER:
A-02.3

REVISION 2 - 05/10/2024



2 BUILDING 501 - GROUND FLOOR
 1" = 20'-0"

GROSS 501 - LEVEL 1		(FAR) NET 501 - LEVEL 1				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 1 (E)	29,260 SF	LEVEL 1 (E)	3,627 SF	PARCEL C	9,690 SF	0.374277
		LEVEL 1 (E)	24,693 SF	PARCEL D	39,055 SF	0.632266



1 BUILDING 501 - CELLAR
 1" = 20'-0"

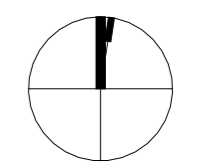
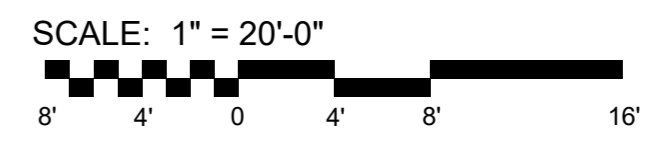
GROSS 501 - CELLAR	
LEVEL	AREA
CELLAR	57,331 SF

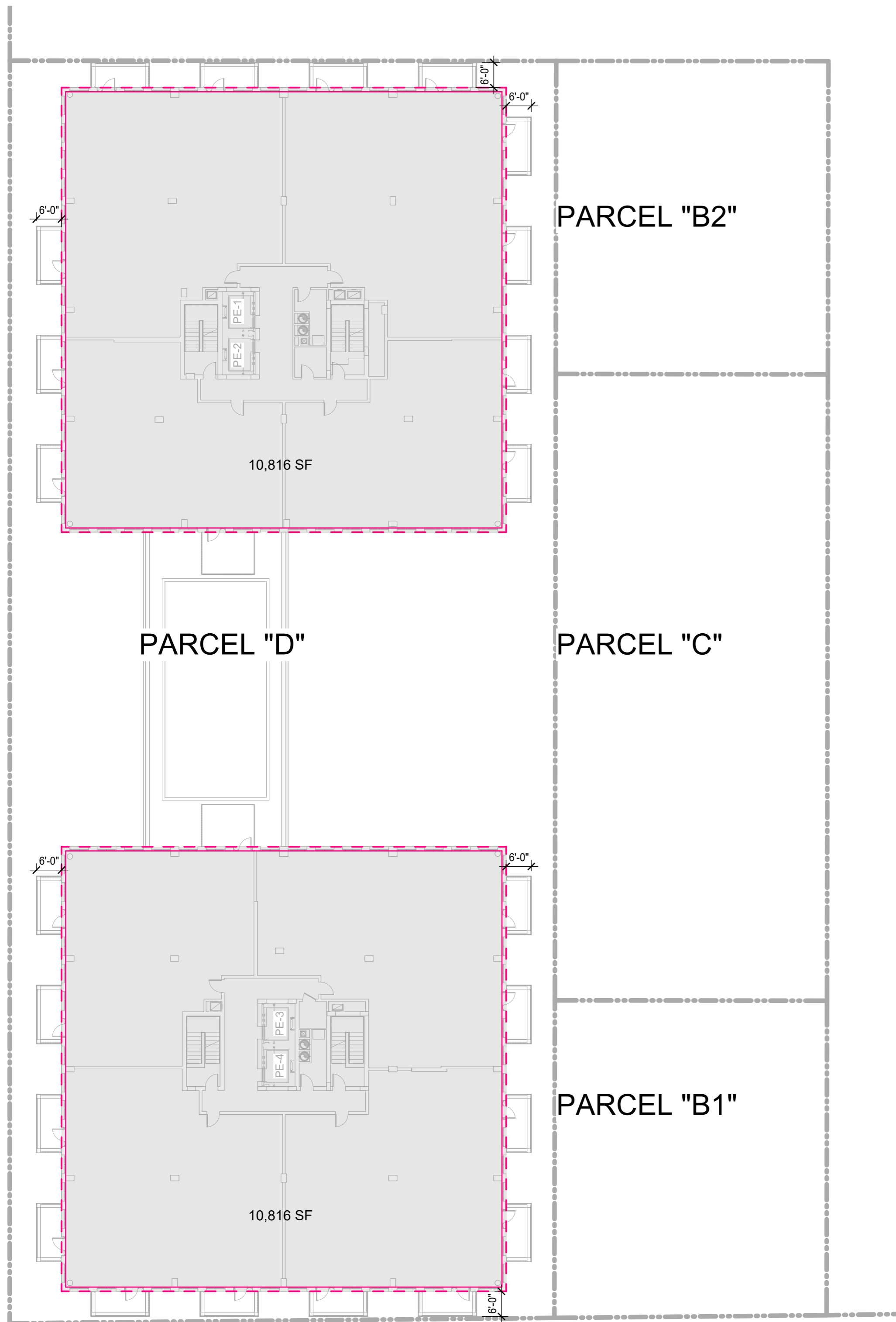
MEASUREMENT METHODS

- GROSS AREA:
- MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS
- FAR (NET) AREA:
- MEASURED TO THE INTERIOR FACE OF THE EXTERIOR WALL
- MECHANICAL WELLS OPEN TO THE SKY ARE NOT INCLUDED

LEGEND

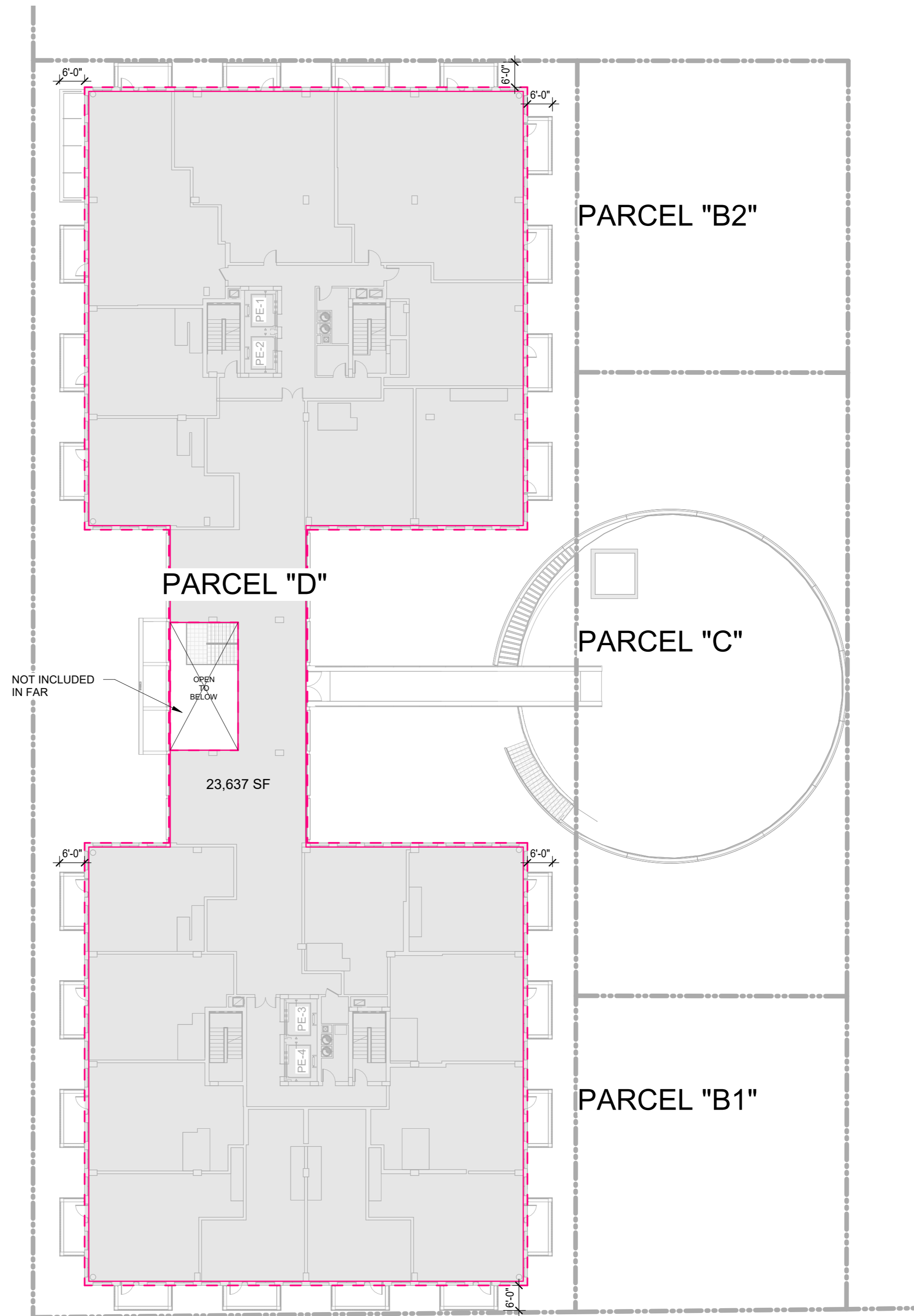
- FAR (NET) AREA
- FAR (NET) AREA
- GROSS AREA
- PROPERTY LINE





2 BUILDING 501 - THIRD FLOOR
1" = 20'-0"

GROSS 501 - LEVEL 3		(FAR) NET 501 - LEVEL 3				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 3 (E)	22,472 SF	LEVEL 3 (E)	21,632 SF	PARCEL D	39,055 SF	0.553886



1 BUILDING 501 - SECOND FLOOR
1" = 20'-0"

GROSS 501 - LEVEL 2		(FAR) NET 501 - LEVEL 2				
LEVEL	AREA	LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 2 (E)	24,960 SF	LEVEL 2 (E)	23,637 SF	PARCEL D	39,055 SF	0.605228

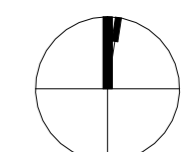
MEASUREMENT METHODS

- GROSS AREA:
 - MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS
- FAR (NET) AREA:
 - MEASURED TO THE INTERIOR FACE OF THE EXTERIOR WALL
 - MECHANICAL WELLS OPEN TO THE SKY ARE NOT INCLUDED

LEGEND

- FAR (NET) AREA
- FAR (NET) AREA
- GROSS AREA
- PROPERTY LINE

SCALE: 1" = 20'-0"



BOHLER DC

SITE CIVIL AND CONSULTING ENGINEERING
SURVEYING
PROCUREMENT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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STAGE II CONCEPT PLAN

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BOHLER DC

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Phone: (202) 524-5700

SHEET TITLE:

**BUILDING 501,
TRACK 2 -
ZONING AREA**

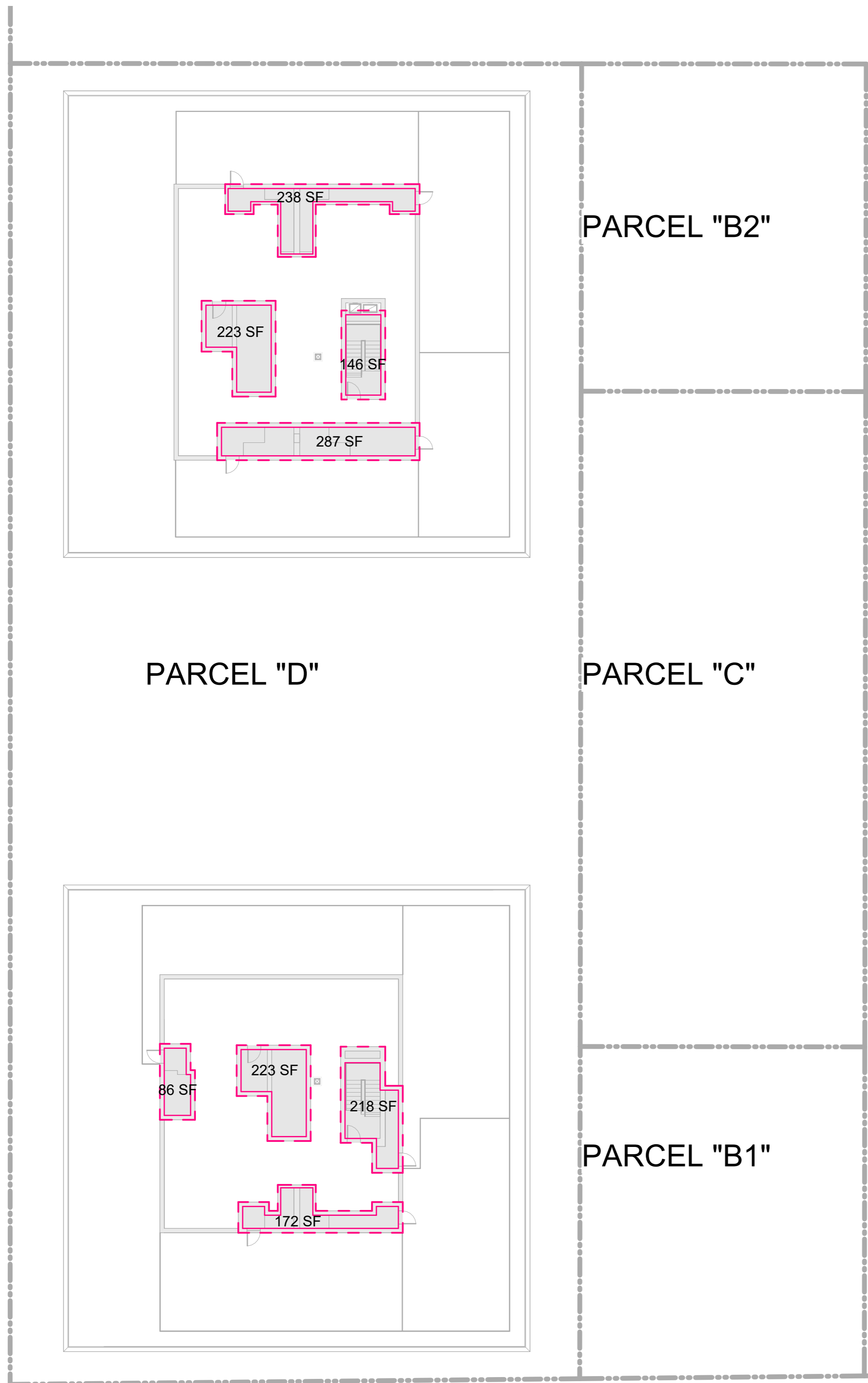
SHEET NUMBER:

A-02.4

REVISION 2 - 05/10/2024



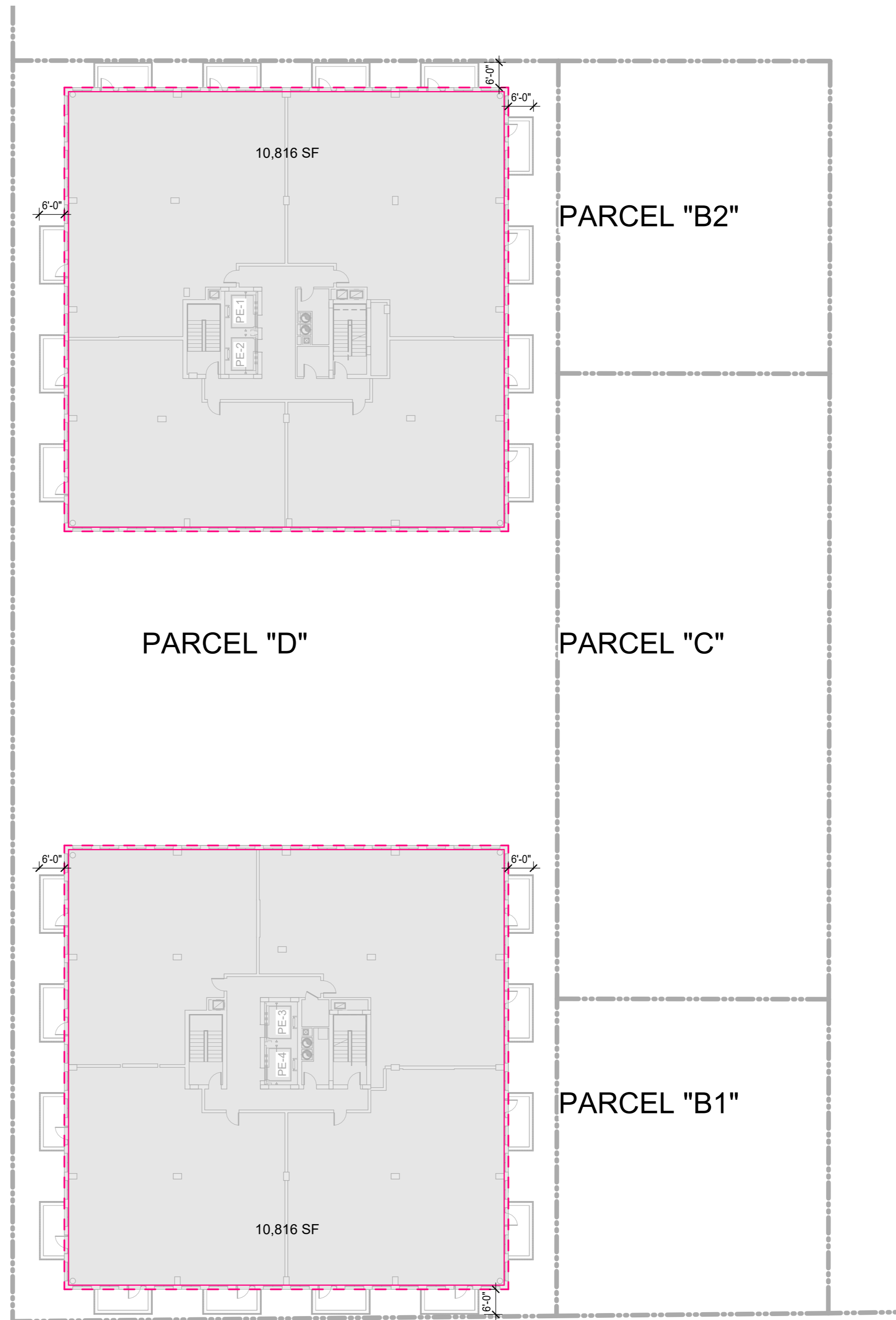
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2 BUILDING 501 - ROOF
1" = 20'-0"

GROSS 501 - ROOF	
LEVEL	AREA
ROOF (E)	2,250 SF

(FAR) NET 501 - ROOF				
LEVEL	AREA	PARCEL	LOT	FAR
ROOF (E)	1,594 SF	PARCEL D	39,055 SF	0.040818



1 BUILDING 501 - FOURTH FLOOR
1" = 20'-0"

GROSS 501 - LEVEL 4	
LEVEL	AREA
LEVEL 4 (E)	22,472 SF

(FAR) NET 501 - LEVEL 4				
LEVEL	AREA	PARCEL	LOT	FAR
LEVEL 4 (E)	21,632 SF	PARCEL D	39,055 SF	0.553886

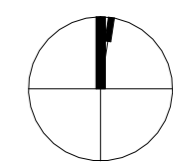
MEASUREMENT METHODS

- GROSS AREA:
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 - MEASURED TO THE INTERIOR FACE OF THE EXTERIOR WALL
 - MECHANICAL WELLS OPEN TO THE SKY ARE NOT INCLUDED

LEGEND

- FAR (NET) AREA
- FAR (NET) AREA
- GROSS AREA
- PROPERTY LINE

SCALE: 1" = 20'-0"



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500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

SHEET TITLE:
**BUILDING 501,
TRACK 2 -
ZONING AREA**

SHEET NUMBER:
A-02.5

REVISION 2 - 05/10/2024





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SITE CIVIL AND CONSULTING ENGINEERING
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 DATE: 05/10/2024
 CAD I.D.:

PROJECT:

STAGE II CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

BOHLER DC

1331 PENNSYLVANIA AVE., NW,
 STE. 1250 NORTH
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 Phone: (202) 524-5700

SHEET TITLE:

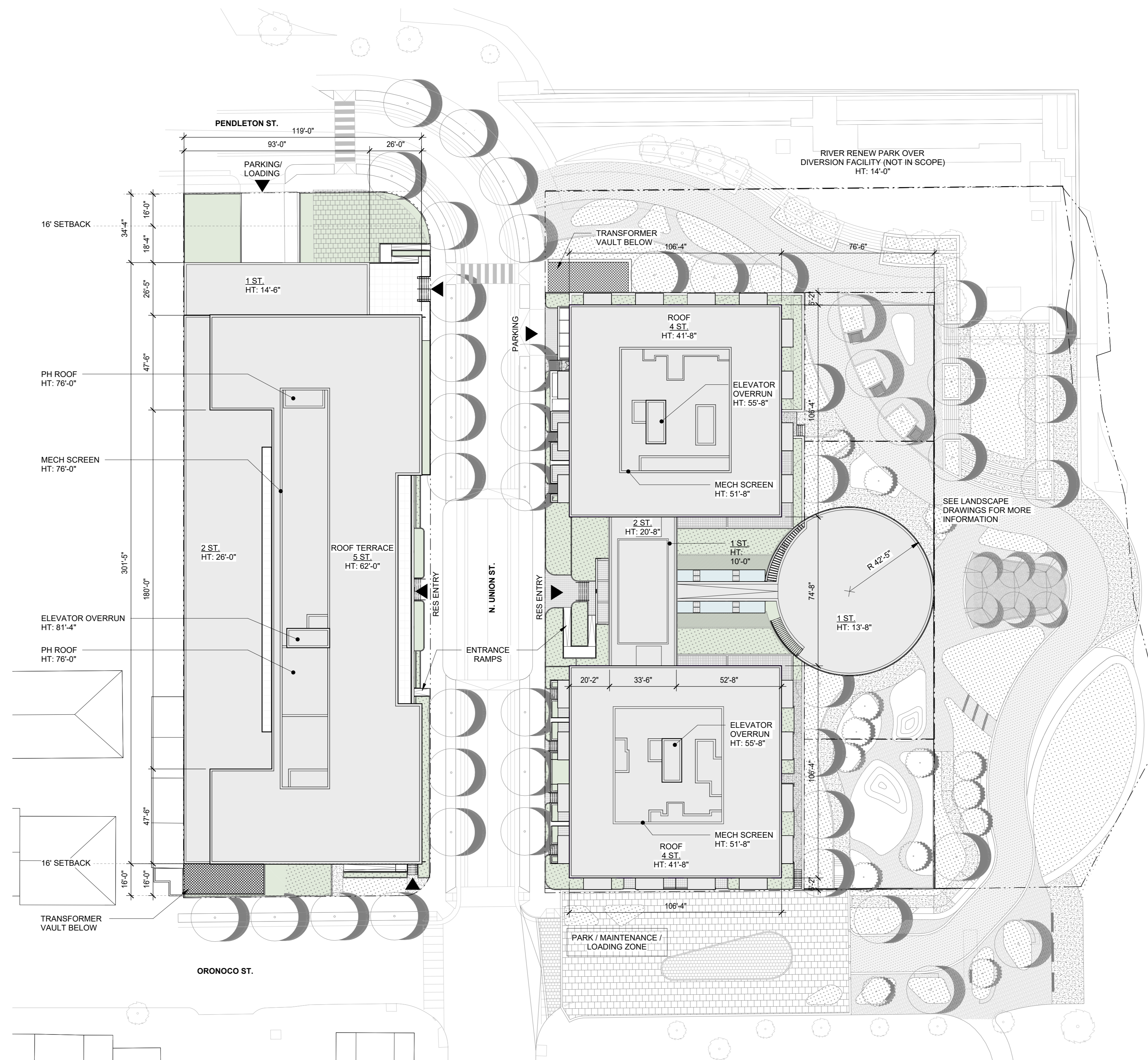
CONTEXT SITE PLAN

SHEET NUMBER:

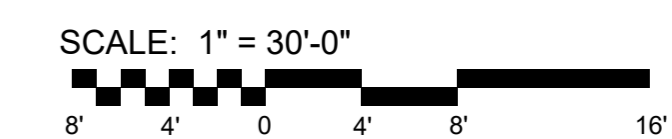
A-03.1

REVISION 2 - 05/10/2024





1 PLAN - SITE
1" = 30'-0"



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STAGE II CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

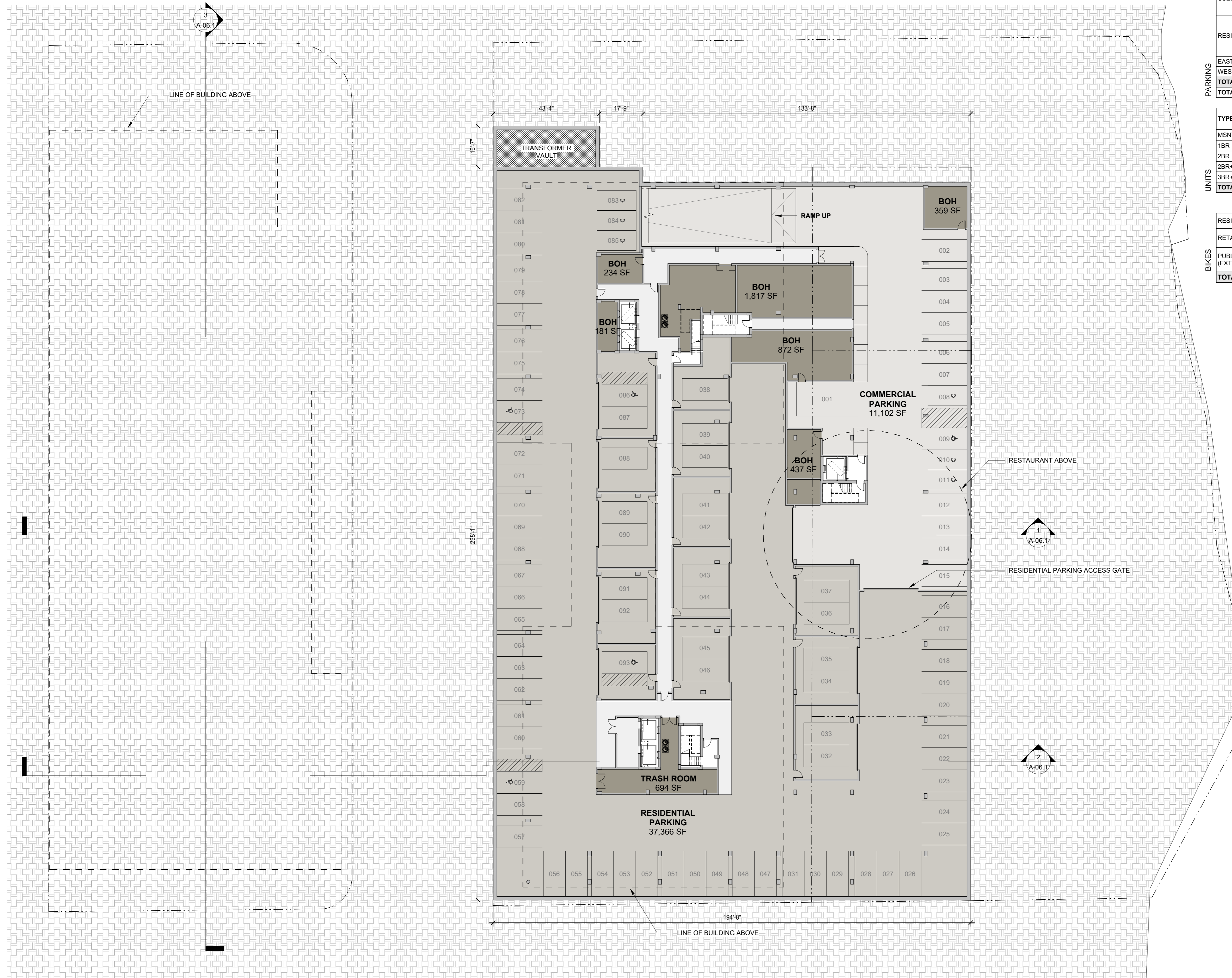
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SHEET TITLE:
PLAN - SITE

SHEET NUMBER:
A-03.2

REVISION 2 - 05/10/2024



BUILDING 501 - EAST PARCEL PARKING SUMMARY

USER		REQ'D	PROVIDED
RESIDENTIAL	COMPACT	-	3
	GARAGE	-	23
	TOTAL AS-OF-RIGHT	69	79
EAST RESTAURANT (1 spot / 1000 sf)	TOTAL AS-OF-RIGHT	4	4
WEST RESTAURANT (1 spot / 1000 sf)	TOTAL AS-OF-RIGHT	10	10
TOTAL REQUIRED PARKING		73	
TOTAL PARKING PROVIDED			93

TYPE	UNITS	REQ'D STALLS
MSNT	15	30
1BR	1	1
2BR	1	2
2BR+	8	16
3BR+	10	20
TOTAL	35	69

	LONG TERM	SHORT TERM	
	3 PER 10 UNITS	1 PER 50 UNITS	
RESI	1 PER 25,000 SF	2 PER 10,000 SF (FIRST 50,000 SF)	1
RETAIL	NONE	15% OF REQUIRED PARKING	0
PUBLIC (EXT.)			
TOTAL			13

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SHEET TITLE:
PLAN - CELLAR

SHEET NUMBER:
A-04.0

REVISION 2 - 05/10/2024

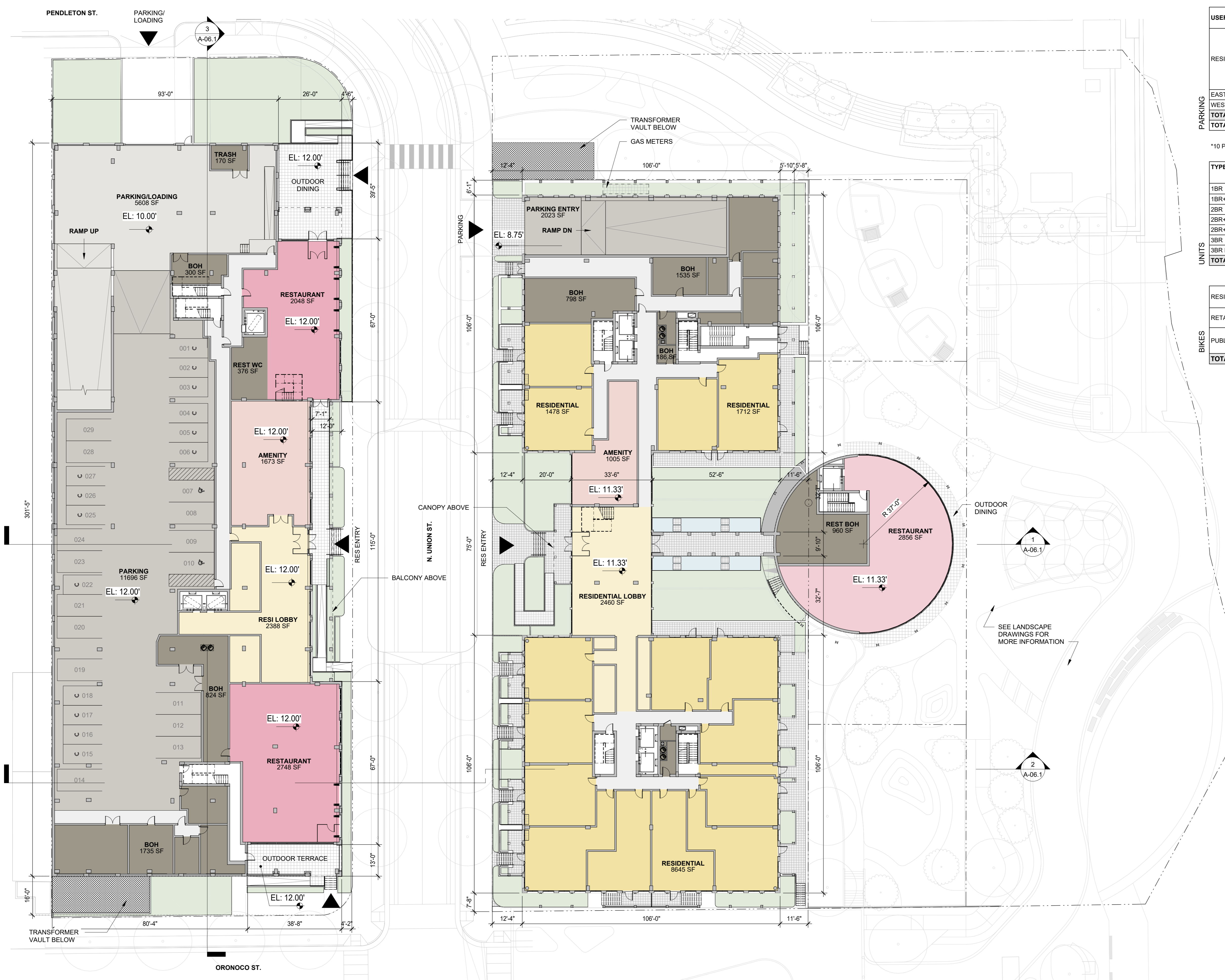
811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

1 PLAN - CELLAR
 1" = 20'-0"

SCALE: 1" = 20'-0"

AREA LEGEND

[Light Gray Box]	CIRCULATION
[Medium Gray Box]	PARKING/BOH 1
[Dark Gray Box]	PARKING/BOH 2
[Lightest Gray Box]	PARKING/BOH 3



BUILDING 500 - WEST PARCEL PARKING SUMMARY

USER	REQ'D	PROVIDED
RESIDENTIAL	REGULAR	41
	COMPACT	24
	ACCESSIBLE	4
	TOTAL AS-OF-RIGHT	69
	TOTAL	7
EAST RESTAURANT (1 spot / 1000 sf)	4	0
WEST RESTAURANT (1 spot / 1000 sf)	10	0
TOTAL REQUIRED PARKING	75	0
TOTAL PARKING PROVIDED	69	0

*10 PARKING SPACES PROVIDED IN THE EAST BUILDING.

TYPE	UNITS	REQ'D STALLS
1BR	7	7
1BR+	4	4
2BR	16	32
2BR+	3	6
2BR+P	2	4
3BR	1	2
3BR P	5	10
TOTAL	38	65

	LONG TERM	SHORT TERM	
RESI	3 PER 10 UNITS	1 PER 50 UNITS	13
RETAIL	1 PER 25,000 SF	2 PER 10,000 SF (FIRST 50,000 SF)	1
PUBLIC (EXT.)	NONE	15% OF REQUIRED PARKING	0
TOTAL			14

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 500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

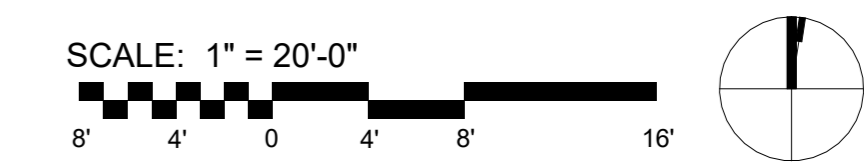
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SHEET TITLE:
PLAN - GROUND FLOOR
 SHEET NUMBER:
A-04.1
 REVISION 2 - 05/10/2024

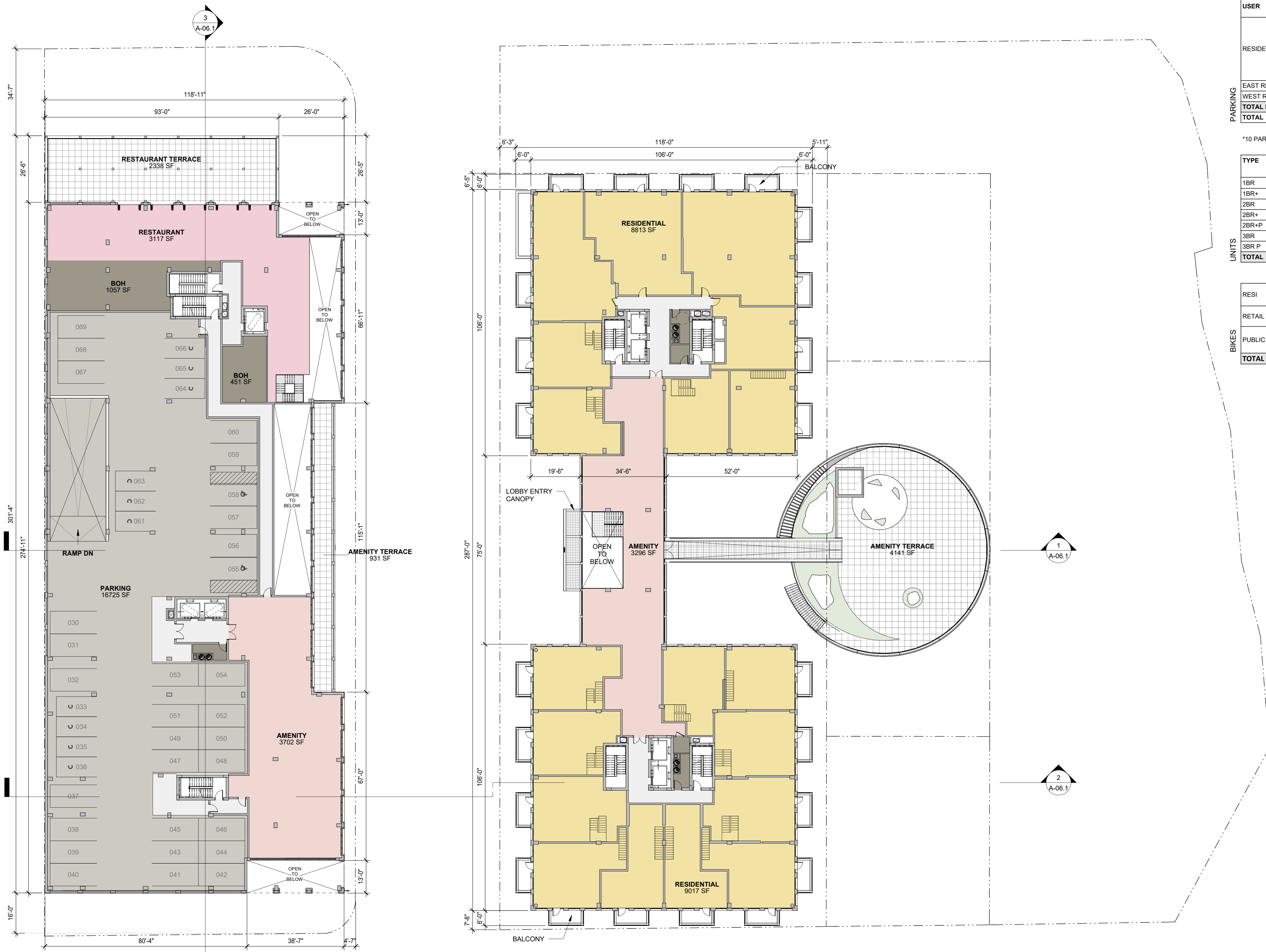
AREA LEGEND

[Yellow Box]	RESIDENTIAL 1
[Light Yellow Box]	RESIDENTIAL 2
[Pink Box]	AMENITIES 1
[Light Pink Box]	RETAIL 1
[Light Blue Box]	CIRCULATION
[Light Green Box]	PARKING/BOH 1
[Dark Green Box]	PARKING/BOH 2



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1 PLAN - GROUND FLOOR
 1" = 20'-0"



BUILDING 500 - WEST PARCEL PARKING SUMMARY

USER	REGULAR	REQ'D	PROVIDED
RESIDENTIAL	REGULAR	-	41
	COMPACT	-	24
	ACCESSIBLE	-	4
	TOTAL AS-OF-RIGHT	65	69
	TANDEM	-	7
EAST RESTAURANT (1 spot / 1000 sf)	TOTAL AS-OF-RIGHT	4	0
WEST RESTAURANT (1 spot / 1000 sf)	TOTAL AS-OF-RIGHT	10	0
TOTAL REQUIRED PARKING		75	
TOTAL PARKING PROVIDED			69

*10 PARKING SPACES PROVIDED IN THE EAST BUILDING.

TYPE	UNITS	REQ'D STALLS
1BR	7	7
1BR+	4	4
2BR	16	32
2BR+	3	6
2BR+P	2	4
3BR	1	2
3BR P	5	10
TOTAL	38	65

	LONG TERM	SHORT TERM	
RESI	3 PER 10 UNITS	1 PER 50 UNITS	13
RETAIL	1 PER 25,000 SF	2 PER 10,000 SF (FIRST 50,000 SF)	1
PUBLIC (EXT.)	NONE	15% OF REQUIRED PARKING	0
TOTAL			14

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STAGE II CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
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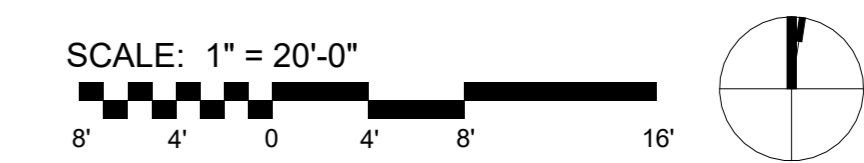
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SHEET TITLE:
PLAN - SECOND FLOOR
 SHEET NUMBER:
A-04.2

REVISION 2 - 05/10/2024

AREA LEGEND

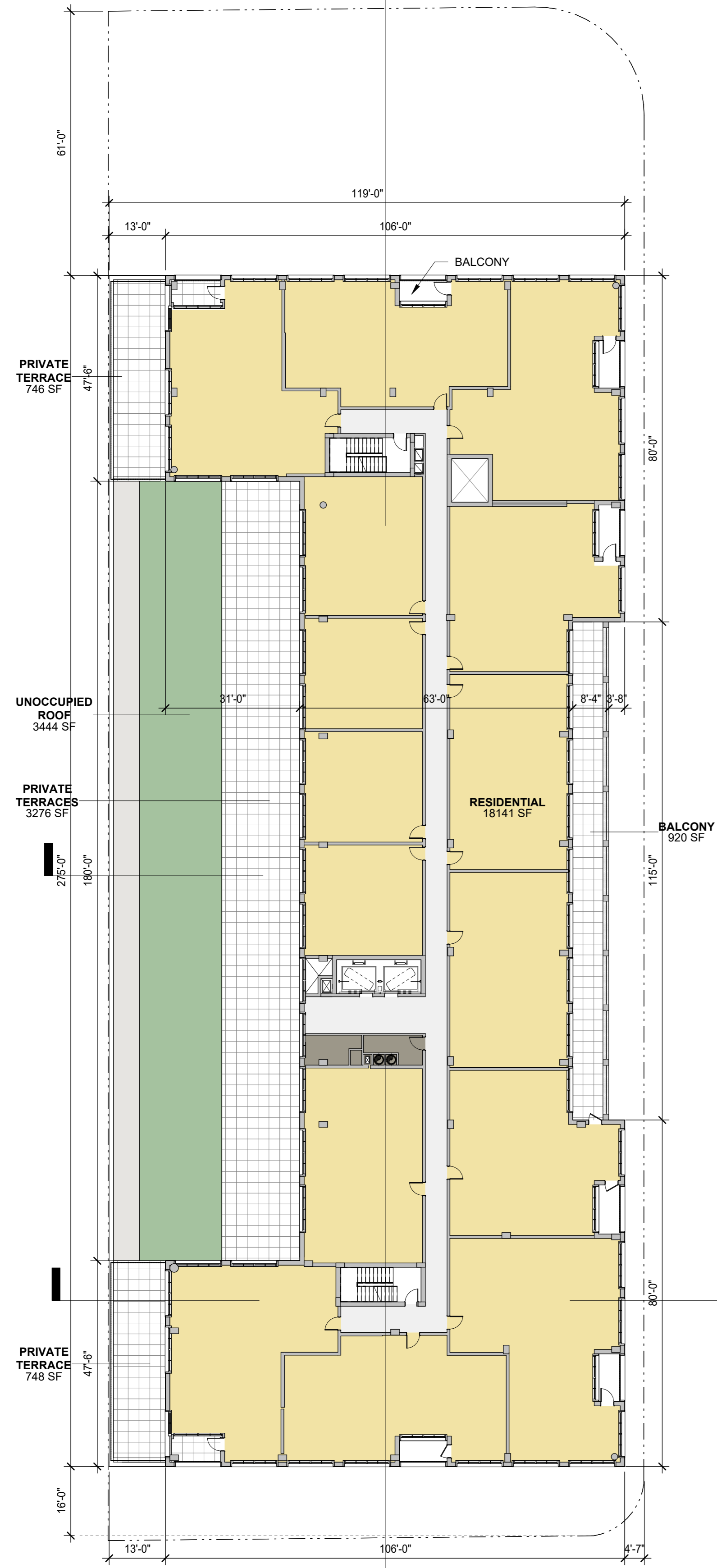
 RESIDENTIAL 2
 AMENITIES 1
 CIRCULATION
 PARKING/BOH 2
 TERRACE



1 PLAN - SECOND FLOOR
 1" = 20'-0"



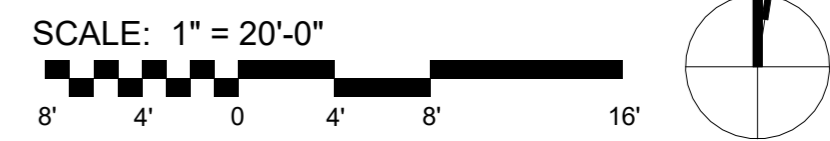
3
A-06.1



AREA LEGEND

[Yellow Box]	RESIDENTIAL 2
[Grey Box]	CIRCULATION
[Dark Grey Box]	PARKING/BOH 2
[Light Grey Box]	PARKING/BOH 3
[Green Box]	LANDSCAPE 2

1 PLAN - THIRD FLOOR
1" = 20'-0"



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FOR

ROBINSON TERMINAL NORTH

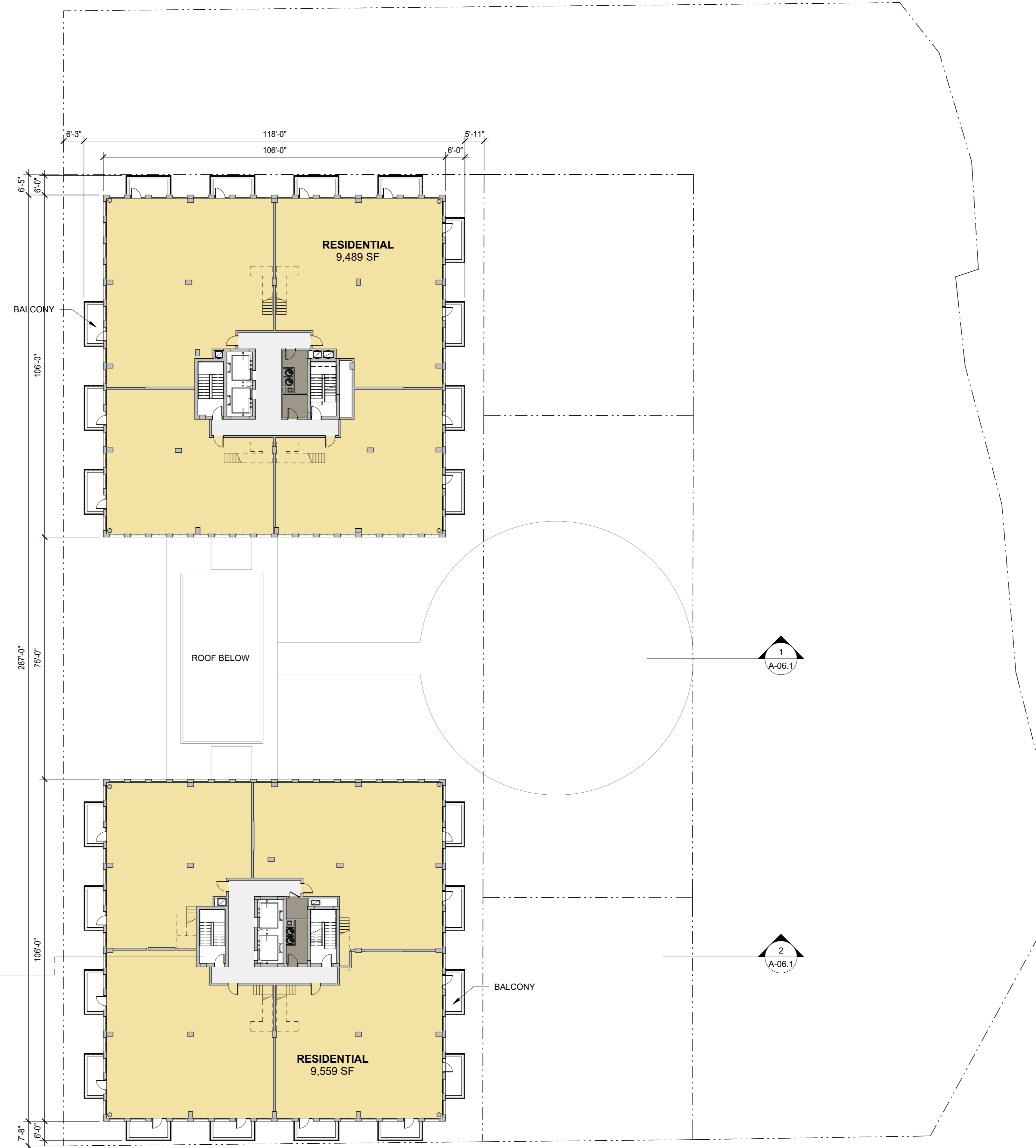
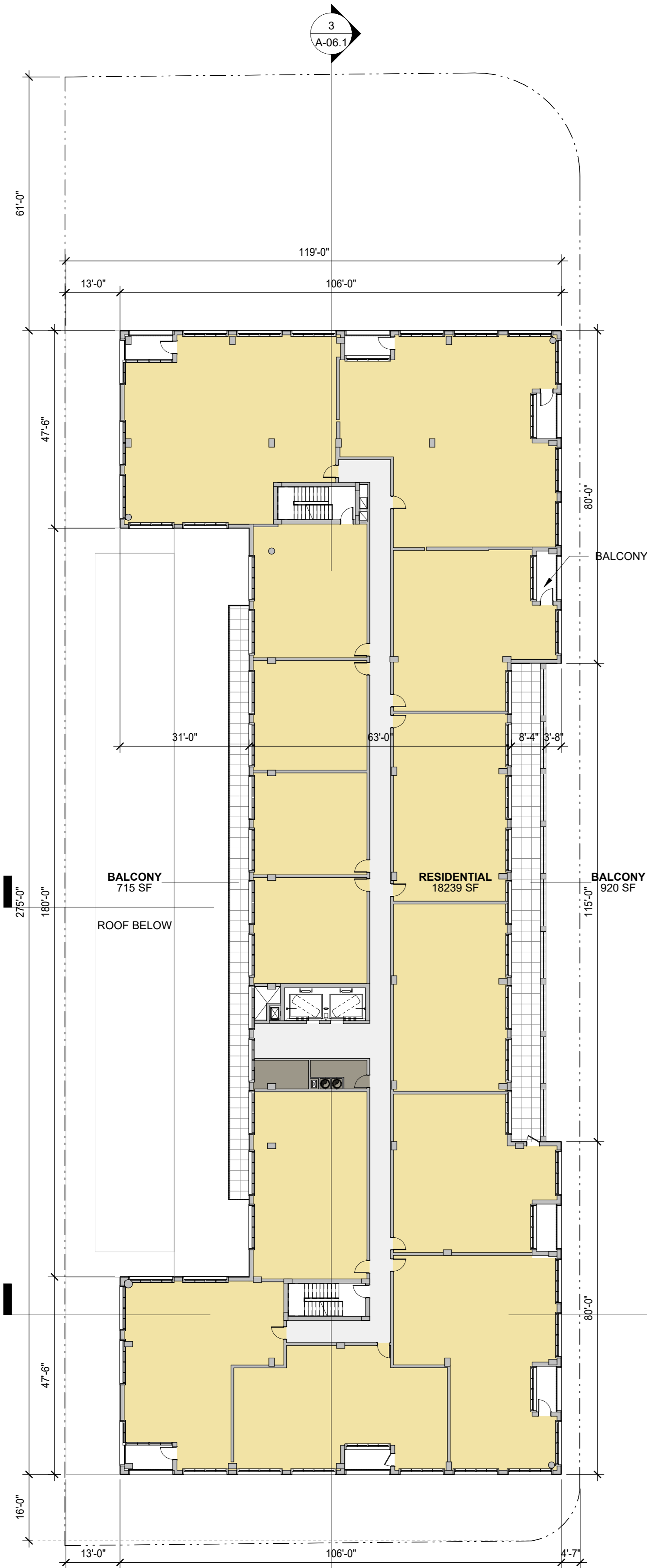
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SHEET TITLE:
PLAN - THIRD FLOOR

SHEET NUMBER:
A-04.3

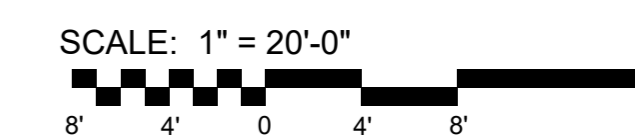
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AREA LEGEND

RESIDENTIAL 2
CIRCULATION
PARKING/BOH 2

1 PLAN - FOURTH FLOOR
1" = 20'-0"



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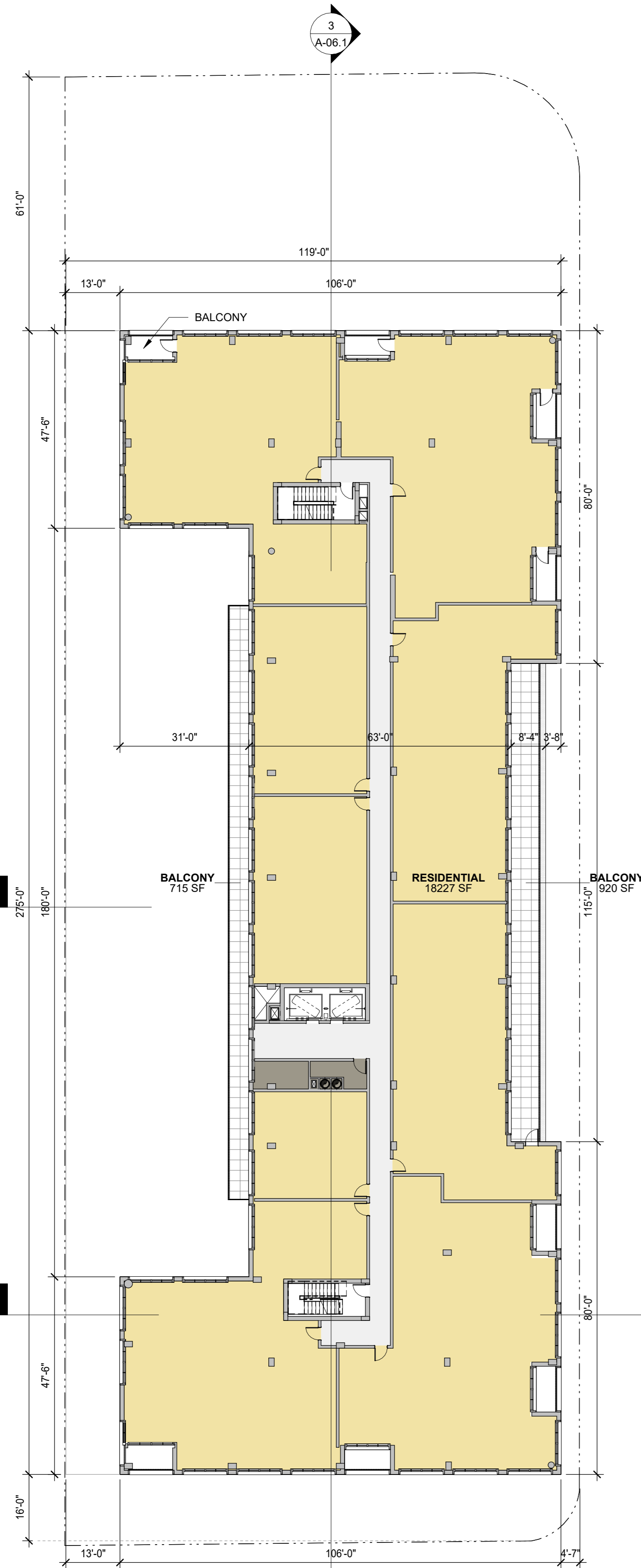
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SHEET TITLE:
PLAN - FOURTH FLOOR

SHEET NUMBER:
A-04.4

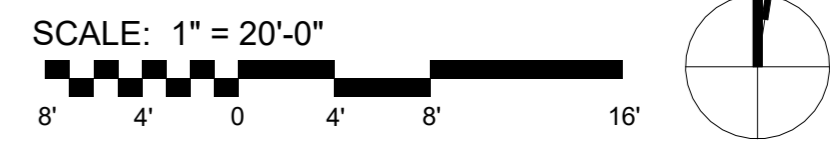
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1 PLAN - FIFTH FLOOR
1" = 20'-0"

AREA LEGEND

RESIDENTIAL 2
PARKING/BOH 2
PARKING/BOH 3
TERRACE
LANDSCAPE 2



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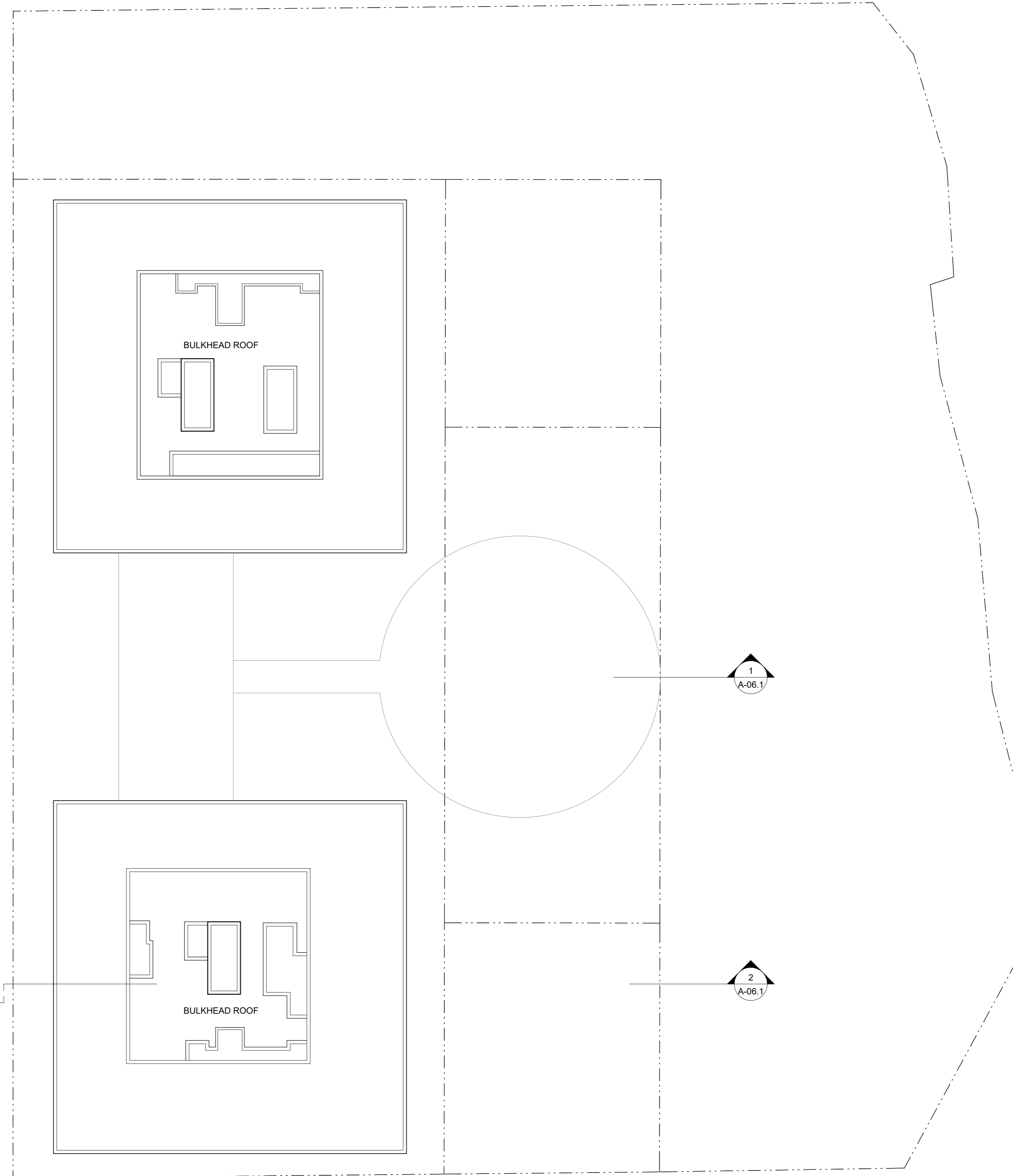
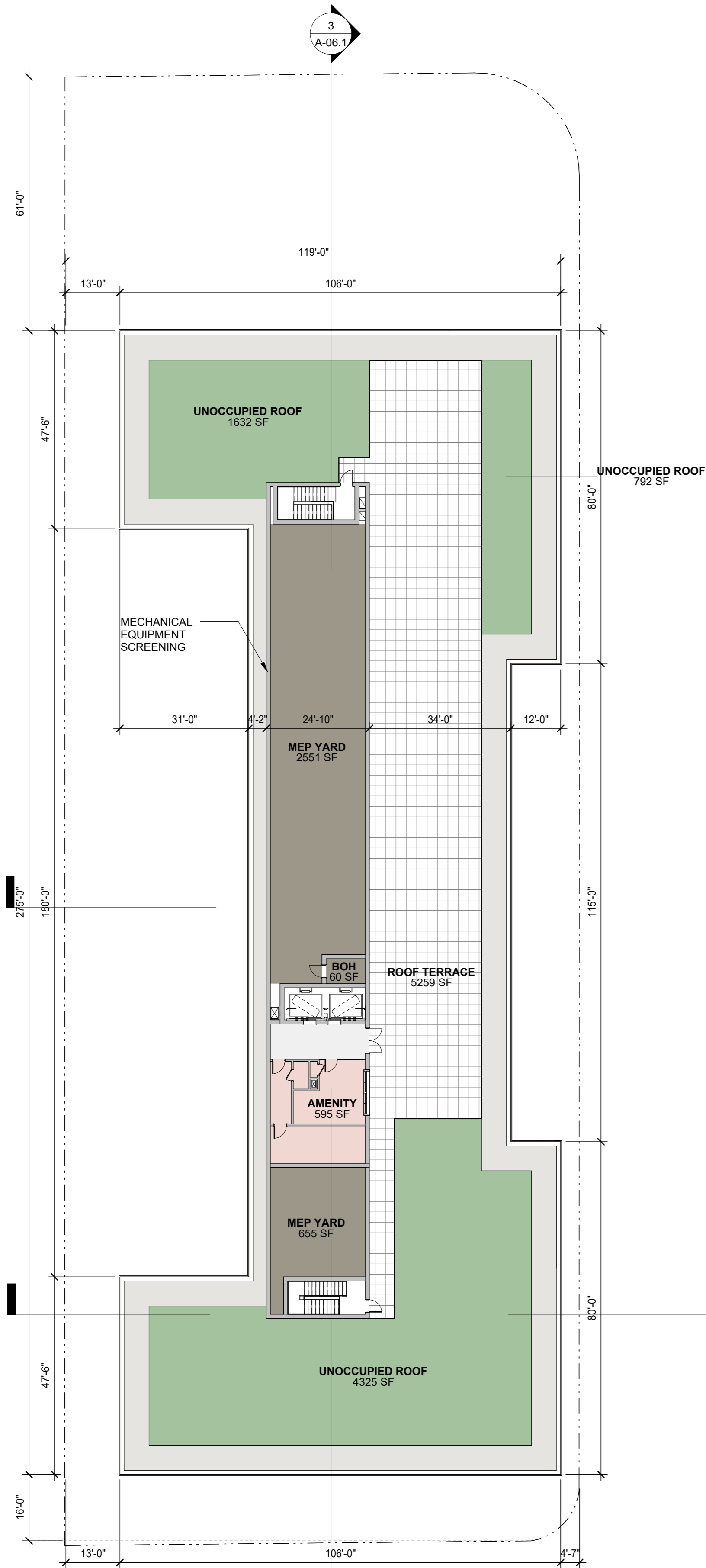
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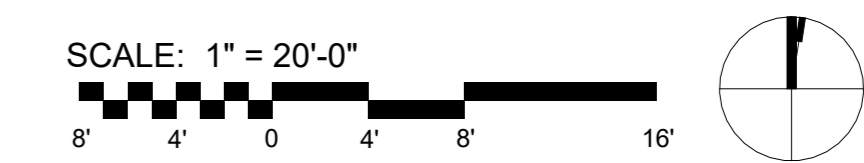
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SHEET TITLE:
PLAN - FIFTH FLOOR & ROOF
SHEET NUMBER:
A-04.5
REVISION 2 - 05/10/2024



AREA LEGEND

[Green Box]	TERRACE
[Pink Box]	AMENITIES 1
[Brown Box]	PARKING/BOH 2
[Grey Box]	CIRCULATION



1 PLAN - ROOF
1" = 20'-0"



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SHEET TITLE:
PLAN - ROOF

SHEET NUMBER:
A-04.6

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4 BUILDING 500, ELEVATION - NORTH
1" = 20'-0"



3 BUILDING 500, ELEVATION - SOUTH
1" = 20'-0"



2 BUILDING 500, ELEVATION - WEST
1" = 20'-0"



1 BUILDING 500, ELEVATION - EAST
1" = 20'-0"

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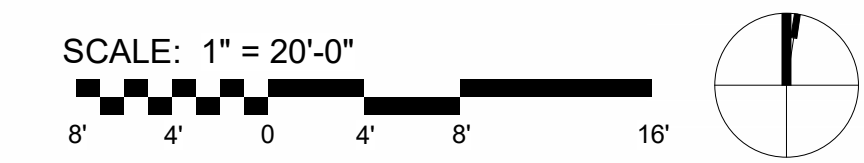
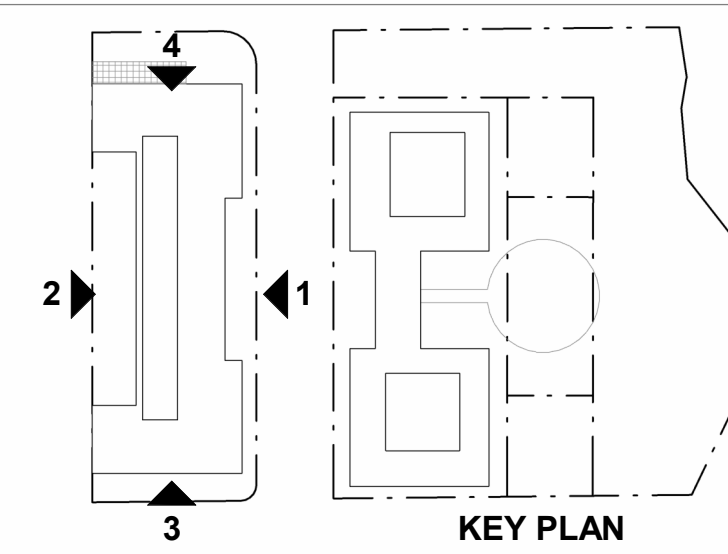
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SHEET TITLE:
BUILDING 500, TRACK 1 - ELEVATIONS
SHEET NUMBER:
A-05.1
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SHEET NOTES

EXTERIOR MATERIALS LEGEND

XBR-01 BRICK	XMT-04 ALUMINUM FOLDING WALL SYSTEM	XGL-01 CLEAR/LOW IRON, THERMALLY BROKEN GLASS
XBR-02 GLAZED BRICK / TILE	XMT-05 ALUMINUM WINDOW	XRS-01 PICKET RAILING SYSTEM
XCO-01 CONCRETE	XMT-06 STANDING SEAM METAL PANEL	XRS-02 WEBNET RAILING SYSTEM
XMT-01 METAL PANEL	XMT-07 DECORATIVE METAL SCREEN	XRS-03 TERRACE DIVIDER
XMT-02 SCREENED LOUVER	XST-01 CAST STONE	XPV-01 CONCRETE PAVERS
XMT-03 ALUMINUM STOREFRONT STOREFRONT SYSTEM WITH CUSTOM SNAP CAP	XST-02 STONE WATER TABLE	

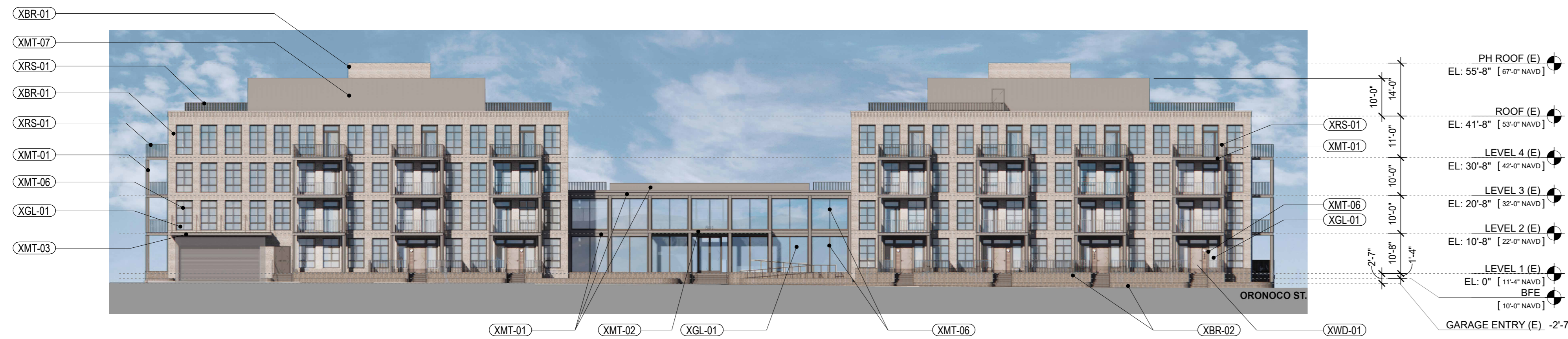




4 BUILDING 501, ELEVATION - SOUTH
1" = 20'-0"



3 BUILDING 501, ELEVATION - NORTH
1" = 20'-0"



2 BUILDING 501, ELEVATION - WEST
1" = 20'-0"

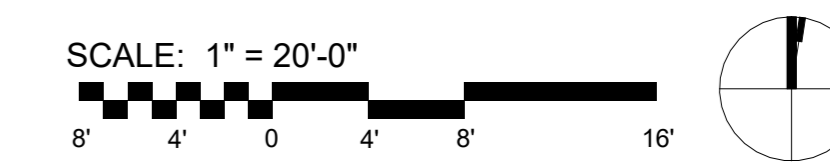
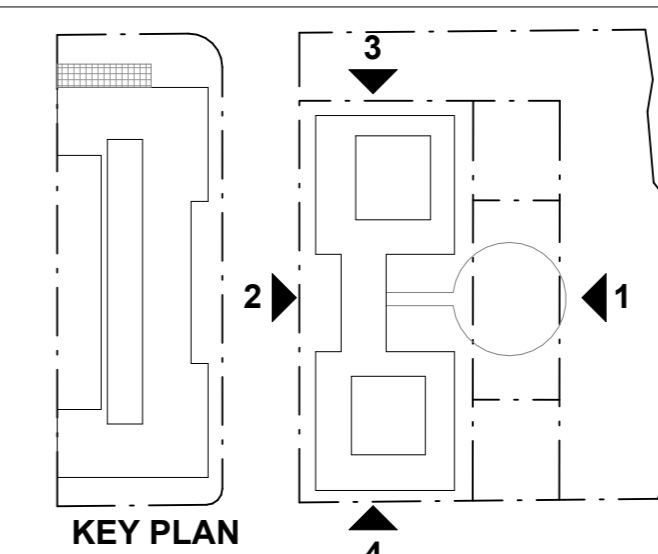


1 BUILDING 501, ELEVATION - EAST
1" = 20'-0"

SHEET NOTES

EXTERIOR MATERIALS LEGEND

XBR-01	BRICK	XMT-05	ALUMINUM STOREFRONT SYSTEM WITH CUSTOM SNAP CAP	XRS-01	PICKET RAILING SYSTEM
XBR-02	WEATHERED BRICK	XMT-06	ALUMINUM WINDOW	XRS-02	WEBNET RAILING SYSTEM
XMT-01	METAL EXTRUSION	XMT-07	STANDING SEAM METAL PANEL	XRS-03	TERRACE DIVIDER
XMT-02	LOBBY CANOPY	XST-01	CAST STONE	XPV-01	CONCRETE PAVERS
XMT-03	GARAGE CANOPY	XST-02	STONE WATER TABLE	XWD-01	WOOD
XMT-04	ALUMINUM STORM RESISTANT LOUVER	XGL-01	CLEAR/LOW IRON, THERMALLY BROKEN GLASS		



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PROJECT No.: DCA230074.00
DRAWN BY:
DATE: 05/10/2024
CAD I.D.:

PROJECT:

STAGE II CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

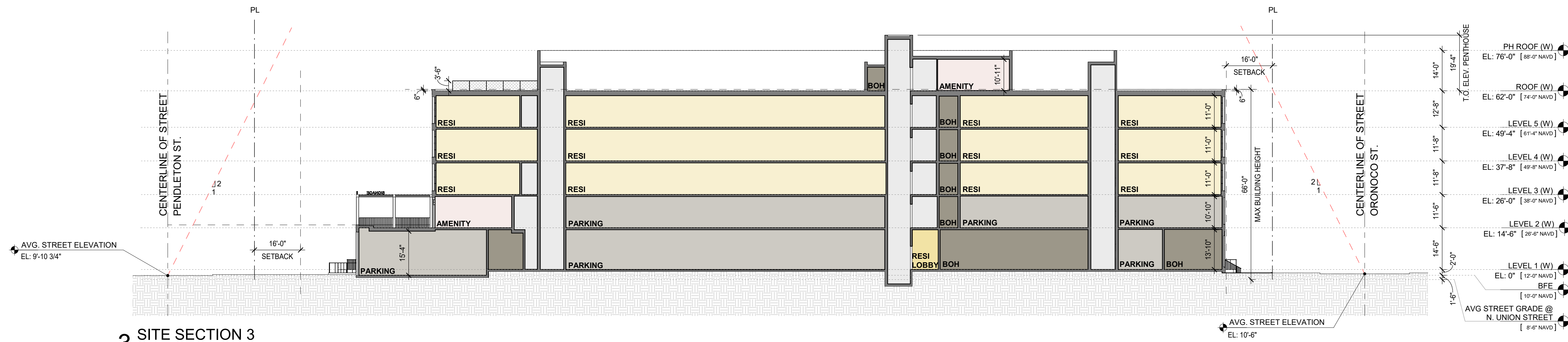
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SHEET TITLE:
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TRACK 2 -
ELEVATIONS**

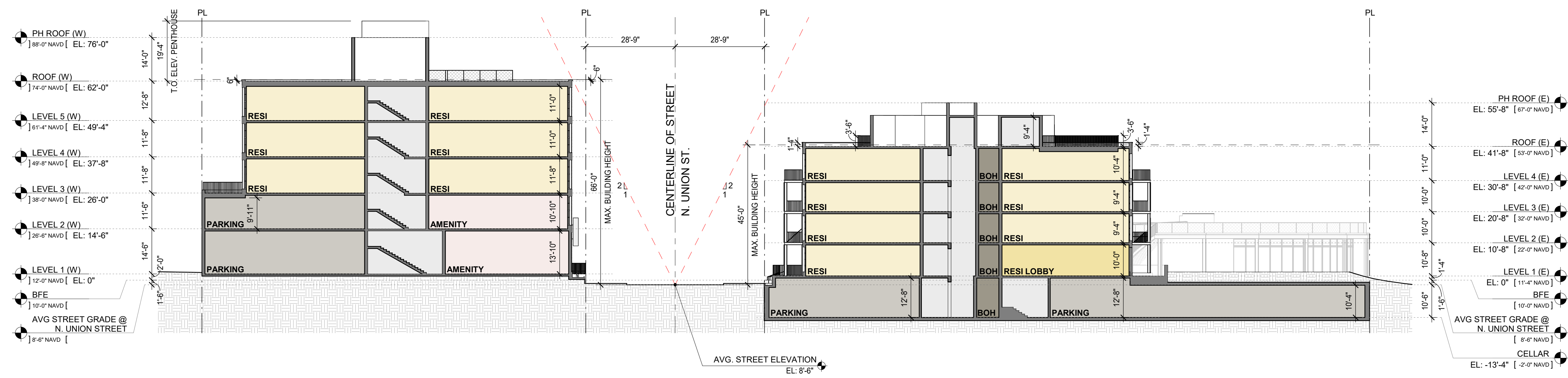
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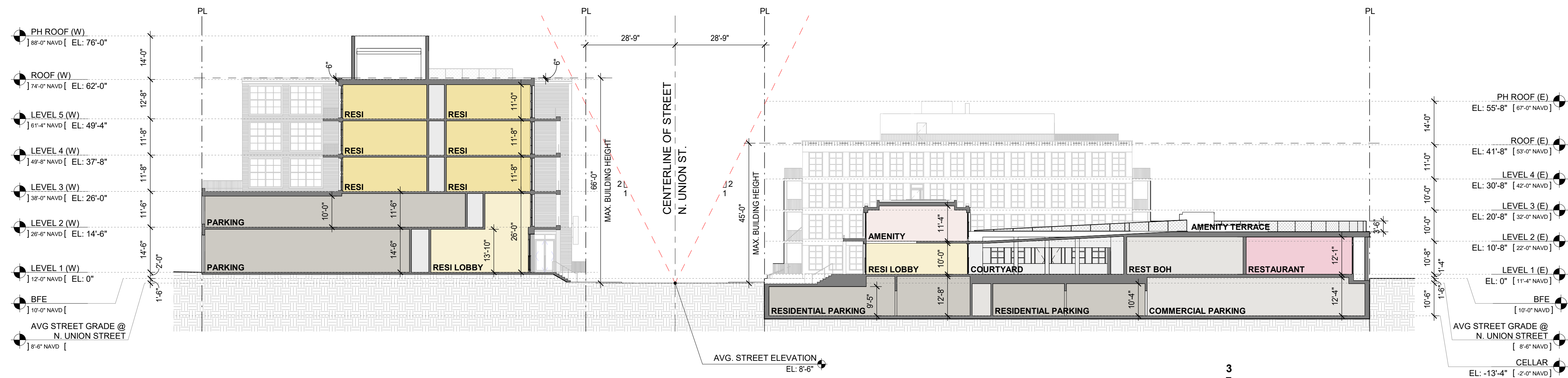




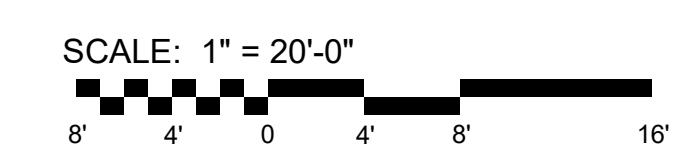
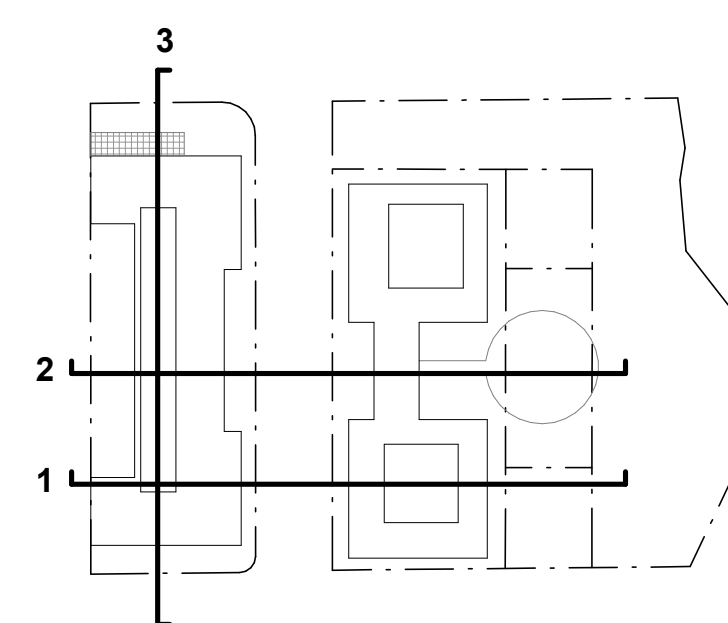
3 SITE SECTION 3
1" = 20'-0"



2 SITE SECTION 2
1" = 20'-0"



1 SITE SECTION 1
1" = 20'-0"



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PROJECT No.: DCA230074.00
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 CHECKED BY: 05/10/2024
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PROJECT:
STAGE II CONCEPT PLAN
 FOR
ROBINSON TERMINAL NORTH
 500/501 NORTH UNION STREET
 CITY OF ALEXANDRIA, VA 22314

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SHEET TITLE:
BUILDINGS 500 & 501 SECTIONS
 SHEET NUMBER:
A-06.1
 REVISION 2 - 05/10/2024



A) STANDARD LANDSCAPE PLAN NOTES FOR ALL PLANS REQUIRING APPROVAL:

THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL PROJECTS THAT REQUIRE APPROVAL BY THE CITY AS OUTLINED IN CHAPTER 3 OF THE CITY'S 2019 LANDSCAPE GUIDELINES:

1) THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.

2) THE CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.

3) THE CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

4) ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.

5) INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.

6) IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA, GAITHERSBURG, MARYLAND.

7) SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.

8) MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGNS(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

B) STANDARD LANDSCAPE PLAN NOTES FOR DEVELOPMENT SITE PLANS:

IN ADDITION TO THE NOTES PROVIDED ABOVE, THE FOLLOWING NOTES SHALL BE PROVIDED ON LANDSCAPE PLAN SUBMISSIONS FOR ALL DSP/OSUP PROJECTS:

1) THE APPROVED METHOD(S) OF PROTECTION MUST BE IN PLACE FOR ALL VEGETATION TO BE PRESERVED ON-SITE AND ADJACENT TO THE PROJECT SITE PURSUANT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND DETAILS PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBANCE. THE APPLICANT SHALL NOTIFY THE PLANNING & ZONING (PAZ) PROJECT MANAGER ONCE THE TREE PROTECTION METHODS ARE IN PLACE. NO DEMOLITION, CONSTRUCTION, OR LAND DISTURBANCE MAY OCCUR UNTIL AN INSPECTION IS PERFORMED BY THE CITY AND WRITTEN CONFIRMATION IS PROVIDED BY THE CITY WHICH VERIFIES CORRECT INSTALLATION OF THE TREE PROTECTION MEASURES.

2) THE APPLICANT MUST CONTACT THE PAZ PROJECT MANAGER PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATION TO SCHEDULE A PRE-INSTALLATION MEETING. THE MEETING SHOULD BE HELD BETWEEN THE APPLICANT'S GENERAL CONTRACTOR, LANDSCAPE CONTRACTOR, LANDSCAPE ARCHITECT, THE PAZ PROJECT MANAGER AND THE CITY ARBORIST (AS APPLICABLE) TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES DURING AND AFTER INSTALLATION.

3) THE FOLLOWING INFORMATION SHALL BE PROVIDED TO THE PAZ PROJECT MANAGER AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE LANDSCAPE PRE-INSTALLATION MEETING: 1) A LETTER THAT CERTIFIES THAT THE PROJECT LANDSCAPE ARCHITECT PERFORMED PRE-SELECTION TAGGING FOR ALL TREES PROPOSED WITHIN THE PUBLIC RIGHT OF WAY AND ON PUBLIC LAND PRIOR TO INSTALLATION. THIS LETTER MUST BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT, AND 2) A COPY OF THE SOIL BULK DENSITY TEST REPORT VERIFYING THAT MAXIMUM COMPRESSION RATES ARE MET.

4) ALL CONSTRUCTION WASTE SHALL BE REMOVED PRIOR TO PLANTING.

5) AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, THE CITY CODE OF ORDINANCES, AND ALL APPLICABLE PLAN PREPARATION CHECKLISTS. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATIONS(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

6) AREAS OF BARE SOIL WILL NOT BE ACCEPTED. MULCHED AREAS AND PLANTING AREAS SHALL BE NEED FREE UPON ACCEPTANCE OF THE PROJECT BY THE CITY.

A STANDARD LANDSCAPE PLAN NOTES
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.

Source: City of Alexandria Approved by: COA	STANDARD LANDSCAPE PLAN NOTES
DATE: 01/01/19	LD 016

ABBREVIATIONS

A	AD ADJ AFG ALT ALUM APPROX ARCH	AREA DRAIN ADJACENT ABOVE FINISHED GRADE ALTERNATE ALUMINUM APPROXIMATE ARCHITECT(URAL)	L	L LT LP	LENGTH LIGHT LOW POINT
B	BC BLDG BLKG BOC BOT BR BS BW	BOTTOM OF CURB BUILDING BLOCKING BACK OF CURB BOTTOM BOTTOM OF RAMP BOTTOM OF STAIR BOTTOM OF WALL	M	MAS MATL MAX MECH MED MFR MIN MISC MTL	MASONRY MATERIAL MAXIMUM MECHANICAL MEDIUM MANUFACTURER MINIMUM MISCELLANEOUS METAL
C	CEM CIP CJ CMU CO COL CONT CONC CU FT	CEMENT CAST IN PLACE CONTROL JOINT CONCRETE MASONRY UNIT CLEANOUT COLUMN CONTINUOUS CONCRETE CUBIC FEET	N	N NIC NO NOM NTS	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
D	DD DE DI DIA DIAG DIM DN DS DWG(S)	DECK DRAIN DRAINAGE EASEMENT DRAIN INLET DIAMETER DIAGONAL DIMENSION DOWN DOWN SPOUT DRAWING(S)	O	OC OD OPNG OPP	ON CENTER OUTSIDE DIAMETER OPENING OPPOSITE
E	EA EJ EL ELEC EOP EQ EQUIP ESMT EW EXP EXIST EXT	EAST EACH EXPANSION JOINT ELEVATION ELECTRIC(AL) EDGE OF PAVEMENT EQUAL EQUIPMENT EASEMENT EACH WAY EXPANSION EXISTING EXTERIOR	P	PB PERF PNL PNT PSI PT POB POC PROP	PLANT BED PERFORATED PANEL PAINT(ED) POUNDS/SQUARE INCH PRESSURE TREATED POINT OF BEGINNING POINT OF CURVATURE PROPOSED
F	FAB FDC FG FH FIN FOC FT FTG	FABRIC FIRE DEPT. CONNECTION FINISHED GRADE FIRE HYDRANT FINISH FACE OF CURB FOOT, FEET FOOTING	Q	QTY	QUANTITY
G	GA GAL GALV GC GV	GAUGE GALLON GALVANIZED GENERAL CONTRACTOR GATE VALVE	R	RAD REINF REQD REV R.O.W	RADIUS REINFORC(E), (ING) REQUIRED REVISION RIGHT OF WAY
H	HDW HDWD HORZ HP HT	HARDWARE HARDWOOD HORIZONTAL HIGH POINT HEIGHT	S	S SB SCHD SD SF SIM SQ SSMH STL SSTL STD SUSP SW SYM	SOUTH SETBACK SCHEDULE(E), (ED) STORM DRAIN SQUARE FOOT, FEET SIMILAR SQUARE SANITARY SEWER MANHOLE STEEL STAINLESS STEEL STANDARD SUSPENDED SIDEWALK SYMBOL
I	ID INCL INSUL INT INV	INSIDE DIAMETER INCLUDE INSULATION INTERIOR INVERT	T	TBD TC THK TR TS TW TYP	TO BE DETERMINED TOP OF CURB THICK(NESS) TOP OF RAMP TOP OF STAIR TOP OF WALL TYPICAL
J	JB JT	JUNCTION BOX JOINT	U	UE U.N.O	UTILITY EASEMENT UNLESS NOTED OTHERWISE
K	KO	KNOCK OUT	V	VERT VIF	VERTICAL VERIFY IN FIELD
L	L LT LP	LENGTH LIGHT LOW POINT	W	W W/ W/O WD WL WM WT WWM	WEST, WIDE, WIDTH WITH WITHOUT WOOD WATER LINE WATER METER WEIGHT WELDED WIRE MESH

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

SYMBOLS

DRAWING TITLE

SECTION REFERENCE

ELEVATION OR VIEW REFERENCE

DETAIL REFERENCE

ENLARGEMENT REFERENCE

DETAIL KEYNOTE INDICATOR

NORTH ARROW

GRAPHIC SCALE

REVISION

SPOT ELEVATION

1" = 1'-0" SCALE

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STAGE II CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

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COMMONWEALTH OF VIRGINIA

Matthew V. Clark

MATTHEW V. CLARK
Lic. No. 952
5/9/2024

LANDSCAPE ARCHITECT

SHEET TITLE:

GENERAL NOTES + ABBREVIATIONS

SHEET NUMBER:

L001

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811

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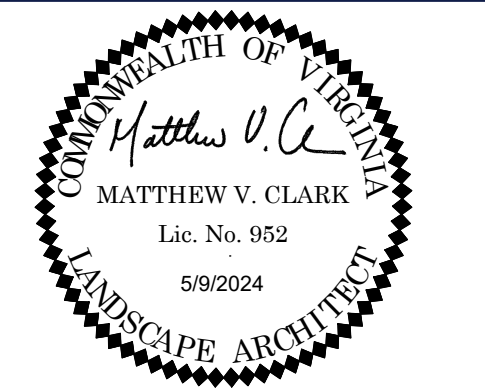
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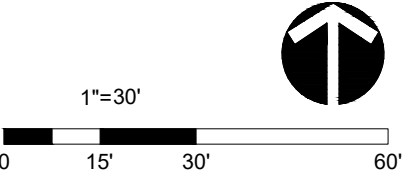
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SHEET TITLE:
ILLUSTRATIVE CONCEPT PLAN

SHEET NUMBER:
L101

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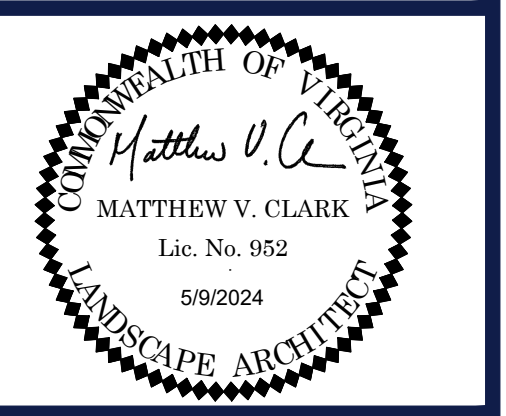
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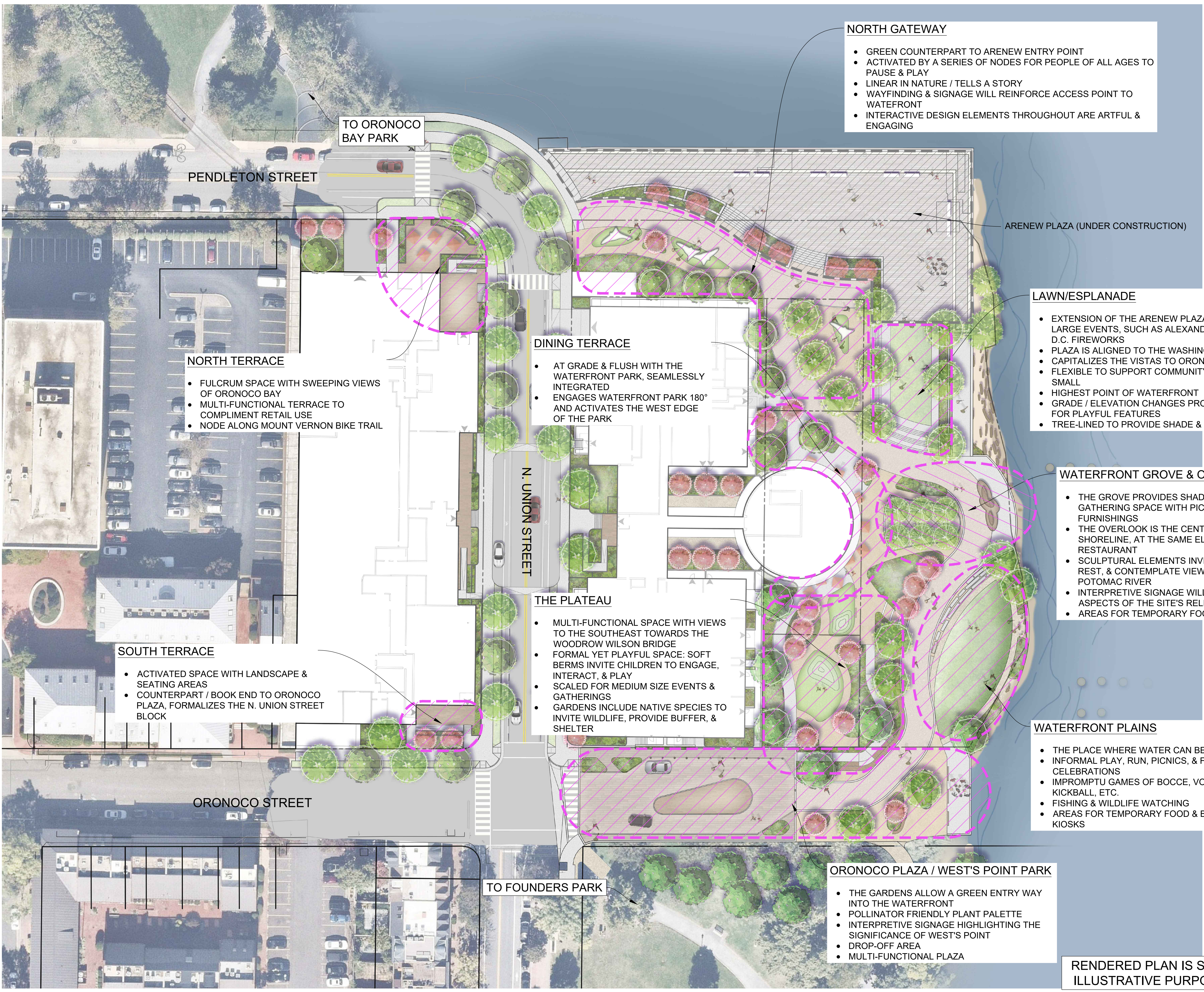
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SHEET TITLE:
SITE PROGRAMMING

SHEET NUMBER:
L102

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NORTH GATEWAY

- GREEN COUNTERPART TO ARENEW ENTRY POINT
- ACTIVATED BY A SERIES OF NODES FOR PEOPLE OF ALL AGES TO PAUSE & PLAY
- LINEAR IN NATURE / TELLS A STORY
- WAYFINDING & SIGNAGE WILL REINFORCE ACCESS POINT TO WATERFRONT
- INTERACTIVE DESIGN ELEMENTS THROUGHOUT ARE ARTFUL & ENGAGING

TO ORONOCO BAY PARK

NORTH TERRACE

- FULCRUM SPACE WITH SWEEPING VIEWS OF ORONOCO BAY
- MULTI-FUNCTIONAL TERRACE TO COMPLIMENT RETAIL USE
- NODE ALONG MOUNT VERNON BIKE TRAIL

DINING TERRACE

- AT GRADE & FLUSH WITH THE WATERFRONT PARK, SEAMLESSLY INTEGRATED
- ENGAGES WATERFRONT PARK 180° AND ACTIVATES THE WEST EDGE OF THE PARK

THE PLATEAU

- MULTI-FUNCTIONAL SPACE WITH VIEWS TO THE SOUTHEAST TOWARDS THE WOODROW WILSON BRIDGE
- FORMAL YET PLAYFUL SPACE: SOFT BERMS INVITE CHILDREN TO ENGAGE, INTERACT, & PLAY
- SCALED FOR MEDIUM SIZE EVENTS & GATHERINGS
- GARDENS INCLUDE NATIVE SPECIES TO INVITE WILDLIFE, PROVIDE BUFFER, & SHELTER

SOUTH TERRACE

- ACTIVATED SPACE WITH LANDSCAPE & SEATING AREAS
- COUNTERPART / BOOK END TO ORONOCO PLAZA, FORMALIZES THE N. UNION STREET BLOCK

LAWN/ESPLANADE

- EXTENSION OF THE ARENEW PLAZA TO ACCOMMODATE LARGE EVENTS, SUCH AS ALEXANDRIA OR WASHINGTON D.C. FIREWORKS
- PLAZA IS ALIGNED TO THE WASHINGTON MONUMENT
- CAPITALIZES THE VISTAS TO ORONOCO BAY & BEYOND
- FLEXIBLE TO SUPPORT COMMUNITY EVENTS, LARGE & SMALL
- HIGHEST POINT OF WATERFRONT
- GRADE / ELEVATION CHANGES PROVIDE OPPORTUNITY FOR PLAYFUL FEATURES
- TREE-LINED TO PROVIDE SHADE & COVER

WATERFRONT GROVE & OVERLOOK

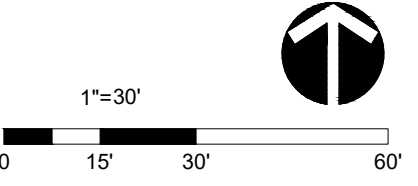
- THE GROVE PROVIDES SHADE & AN INVITING GATHERING SPACE WITH PICNIC TABLES & OTHER FURNISHINGS
- THE OVERLOOK IS THE CENTERPIECE OF THE SHORELINE, AT THE SAME ELEVATION AS THE RESTAURANT
- SCULPTURAL ELEMENTS INVITE PEOPLE TO PAUSE, REST, & CONTEMPLATE VIEWS ACROSS THE POTOMAC RIVER
- INTERPRETIVE SIGNAGE WILL BRING IMPORTANT ASPECTS OF THE SITE'S RELEVANCE TO THE PUBLIC
- AREAS FOR TEMPORARY FOOD & BEVERAGE KIOSKS

WATERFRONT PLAINS

- THE PLACE WHERE WATER CAN BE REACHED
- INFORMAL PLAY, RUN, PICNICS, & FAMILY CELEBRATIONS
- IMPROMPTU GAMES OF BOCCIE, VOLLEYBALL, KICKBALL, ETC.
- FISHING & WILDLIFE WATCHING
- AREAS FOR TEMPORARY FOOD & BEVERAGE KIOSKS

ORONOCO PLAZA / WEST'S POINT PARK

- THE GARDENS ALLOW A GREEN ENTRY WAY INTO THE WATERFRONT
- POLLINATOR FRIENDLY PLANT PALETTE
- INTERPRETIVE SIGNAGE HIGHLIGHTING THE SIGNIFICANCE OF WEST'S POINT
- DROP-OFF AREA
- MULTI-FUNCTIONAL PLAZA



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REFERENCE NOTES SCHEDULE

SYMBOL	CUSTOM DESCRIPTION
(C-101)	INTERACTIVE SCULPTURE
(C-102)	INTERPRETIVE SIGNAGE
SYMBOL	PAVING & CURBS DESCRIPTION
(P-101)	CONCRETE PAVING
(P-102)	SPECIALTY PAVING (PEDESTRIAN) - TYPE 1
(P-103)	SPECIALTY PAVING (PEDESTRIAN) - TYPE 2
(P-104)	SPECIALTY PAVING (PEDESTRIAN) - TYPE 3
(P-105)	SPECIALTY PAVING (PEDESTRIAN) - TYPE 4
(P-106)	SPECIALTY PAVING (VEHICULAR) - TYPE 1
(P-107)	SPECIALTY PAVING (VEHICULAR) - TYPE 2
(P-108)	SPECIALTY PAVING (VEHICULAR) - TYPE 3
(P-109)	ARTIFICIAL TURF
SYMBOL	FURNISHINGS DESCRIPTION
(SF-101)	BENCH - TYPE 1
(SF-102)	BENCH - TYPE 2
(SF-103)	BENCH - TYPE 3
(SF-104)	BENCH - TYPE 4
(SF-105)	BENCH - TYPE 5
SYMBOL	WALLS & STAIRS DESCRIPTION
(W-101)	SITE WALL
(W-102)	MASONRY BLOCK SEATING
(W-103)	STAIRS - TYPE 1
(W-104)	STAIRS - TYPE 2
(W-105)	STAIRS - TYPE 3

LEGEND

(Symbol)	SEEDED LAWN
(Symbol)	PLANT BED



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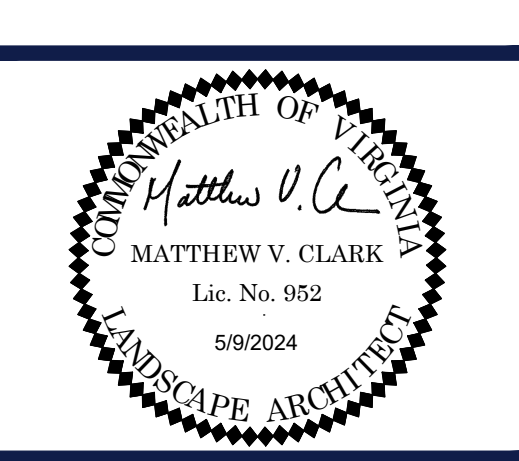
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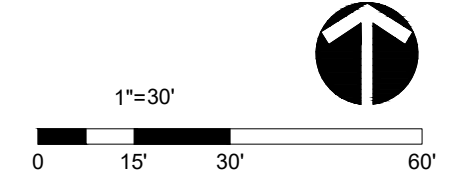
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MATERIALS PLAN

SHEET NUMBER:

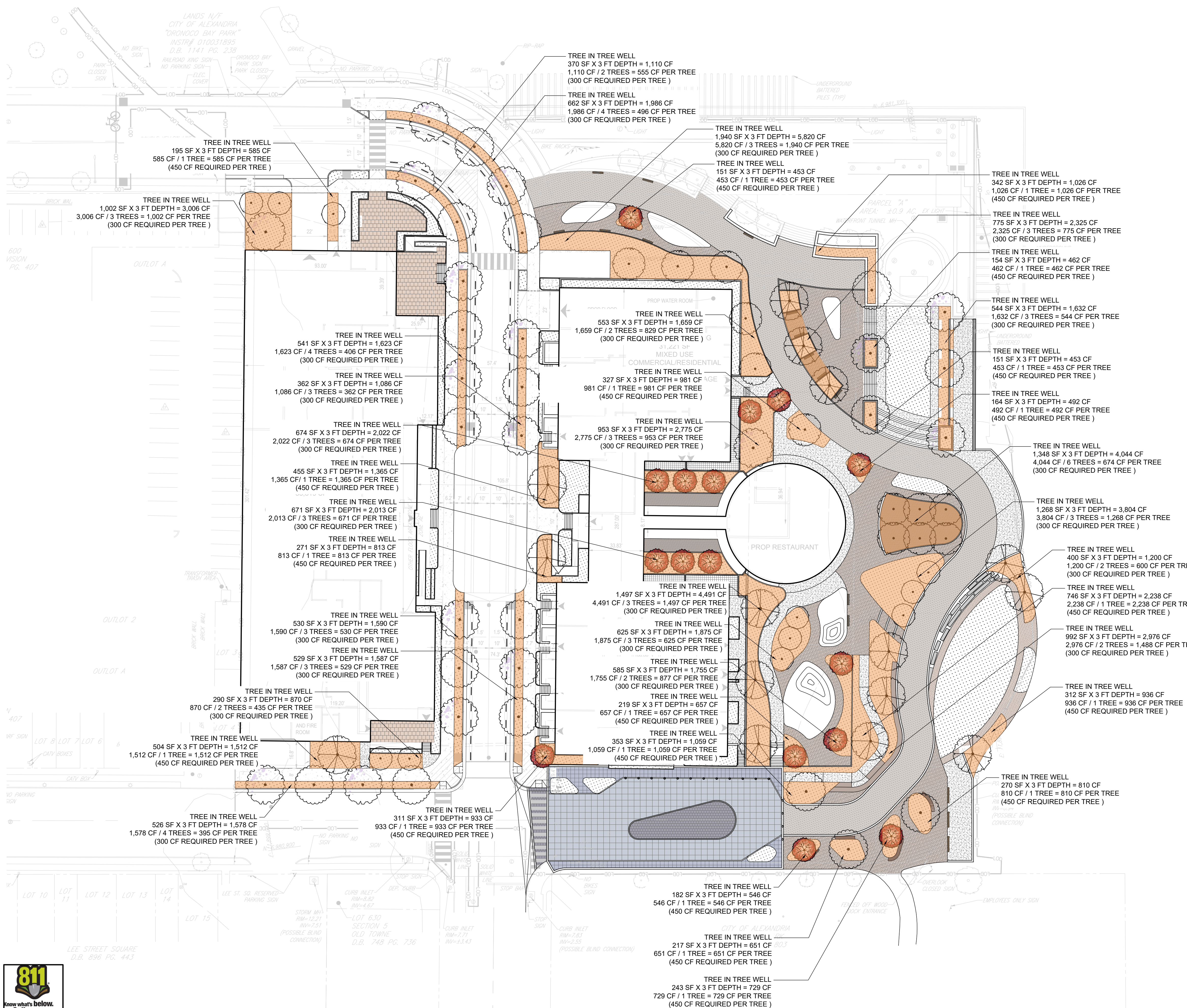
L103

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STREETSCAPE SOIL VOLUME

EXTENTS OF UNCOMPACTED SOIL VOLUME



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CHECKED BY:
DATE: 05/10/2024
CAD ID:

PROJECT:

STAGE II CONCEPT PLAN

FOR

ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
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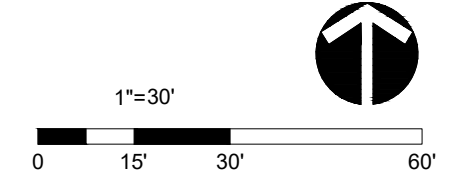
SHEET TITLE:

SOIL VOLUME PLAN

SHEET NUMBER:

L301














REVISION 2 - 05/10/2024



PLANT LEGEND

SYMBOL CODE BOTANICAL / COMMON NAME




DECIDUOUS TREES

-  ACRU ACER RUBRUM / RED MAPLE
-  ACSU ACER SACCHARUM / SUGAR MAPLE
-  CABE CARPINUS BETULUS / EUROPEAN HORNBEAM
-  GLIN GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST
-  GLSK GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST
-  GYKE GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE
-  LIST LIQUIDAMBAR STYRACIFLUA / SWEET GUM
-  LITU LIRIODENDRON TULIPIFERA / TULIP POPLAR
-  NYSY NYSSA SYLVATICA / TUPELO
-  QUPA QUERCUS PALUSTRIS / PIN OAK
-  QUSH QUERCUS SHUMARDII / SHUMARD OAK
-  TIAM TILIA AMERICANA / AMERICAN BASSWOOD
-  ULRU ULMUS RUBRA / SLIPPERY ELM

ORNAMENTAL TREES

-  ACCA AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY
-  CECA CERCIS CANADENSIS / EASTERN REDBUD
-  CHVR CHIONANTHUS VIRGINICUS / WHITE FRINGETREE
-  COFL CORNUS FLORIDA / FLOWERING DOGWOOD
-  MAGR MAGNOLIA GRANDIFLORA 'LITTLE GEM' / SOUTHERN MAGNOLIA
-  PRPE PRUNUS PENNSYLVANICA / PIN CHERRY
-  PRSA PRUNUS SARGENTII / SARGENT CHERRY

GROUND COVERS

-  LAWN LAWN
-  GRPO NATIVE GRASS AND POLLINATOR MIX
-  SHPE NATIVE SHRUB AND PERENNIAL MIX



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1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		

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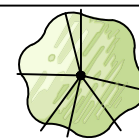

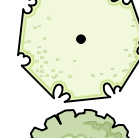
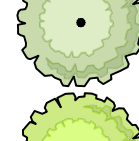
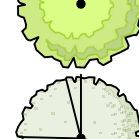
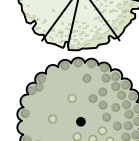
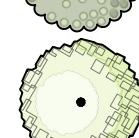

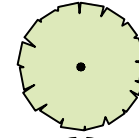
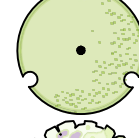
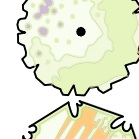
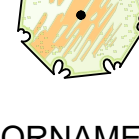
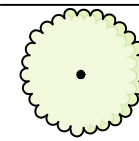


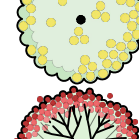

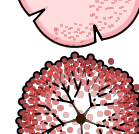
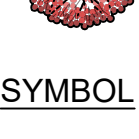
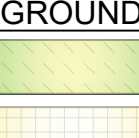
SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
L401

REVISION 2 - 05/10/2024



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.	REMARKS
	ACRU	6	ACER RUBRUM / RED MAPLE	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE; CCA: 1250 SF; LOCALLY NATIVE. EASTERN U.S. REGIONALLY NATIVE, OVAL CANOPY, SINGLE LEADER
	ACSU	5	ACER SACCHARUM / SUGAR MAPLE	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE; CCA: -1250 SF; ; EASTERN U.S. REGIONALLY NATIVE. ; OVAL CANOPY, SINGLE LEADER
	CABE	5	CARPINUS BETULUS / EUROPEAN HORNBEAM	B & B	1.5" - 1.75"	10' - 12'	FULL TO PART SHADE; CCA: 250 SF; SINGLE LEADER; ROUNDED CANOPY
	GLIN	5	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE; CCA: 750 SF; LOCAL, REGIONAL, EASTERN U.S NATIVE; SYMMETRICAL, SINGLE LEADER
	GLSK	5	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE; CCA: 750 SF; LOCAL, REGIONAL, EASTERN U.S NATIVE; SYMMETRICAL, SINGLE LEADER
	GYKE	3	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	B & B	2"-3"	12'-14'	FULL SUN; CCA: 1250 SF; REGIONAL, EASTERN U.S NATIVE; HORIZONTAL, IRREGULAR CROWN, SINGLE LEADER
	LIST	5	LIQUIDAMBAR STYRACIFLUA / SWEET GUM	B & B	2"-3"	12'-14'	FULL SUN; CCA: 1250 SF; EASTERN U.S. LOCAL, REGIONAL NATIVE; HORIZONTAL, IRREGULAR CROWN, SINGLE LEADER
	LITU	5	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2"-3"	12'-14'	FULL SUN; CCA: 1250 SF; EASTERN U.S. LOCAL, REGIONAL NATIVE; ; ROUNDED, PYRAMIDAL CROWN; SINGLE LEADER
	NYSY	3	NYSSA SYLVATICA / TUPELO	B & B	2"-3"	12'-14'	LOCAL, REGIONAL, EASTERN US NATIVE. FULL SUN TO PART SHADE ; CCA: 750 SF; PYRAMIDAL CROWN; SINGLE LEADER
	QUPA	5	QUERCUS PALUSTRIS / PIN OAK	B & B	2"-3"	14' - 16'	FULL SUN ; CCA: 1250 SF; LOCAL, REGIONAL , EASTERN U.S; NATIVE ; ROUNDED CROWN; SINGLE LEADER
	QUSH	5	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2"-3"	12'-14'	FULL SUN ; CCA: 1250 SF; REGIONAL , EASTERN U.S; NATIVE ; PYRAMIDAL CROWN; SINGLE LEADER
	TIAM	4	TILIA AMERICANA / AMERICAN BASSWOOD	B & B	2"-3"	12'-14'	FULL SUN TO PART SHADE; CCA: 1250 SF; LOCAL, REGIONAL, EASTERN U.S NATIVE; SYMMETRICAL, SINGLE LEADER
	ULRU	5	ULMUS RUBRA / SLIPPERY ELM	B & B	2"-3"	12' - 14'	CCA: 1250 SF; REGIONAL, EASTERN U.S NATIVE; DROUGHT TOLERANT
ORNAMENTAL TREES							
	ACCA	4	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE; CCA: 500 SF; NATIVE; MULTISTEM, FULL BRANCHING
	CECA	3	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5"-1.75"	6' - 10'	FULL SUN; CCA: 500 SF; NATIVE; MULTISTEM, SINGLE LEADER
	CHVR	3	CHIONANTHUS VIRGINICUS / WHITE FRINGETREE	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE; CCA: 500 SF; NATIVE; MULTISTEM, FULL BRANCHING
	COFL	3	CORNUS FLORIDA / FLOWERING DOGWOOD	B & B	1.5" - 1.75"	6' - 10'	FULL SUN TO PART SHADE; CCA: 250 SF; NATIVE; MULTISTEM, FULL BRANCHING
	MAGR	3	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / SOUTHERN MAGNOLIA	B & B	1.5" - 1.75"	6' - 10'	FULL SUN ; CCA: 500 SF; EASTREN U.S NATIVE; MULTISTEM
	PRPE	6	PRUNUS PENNSYLVANICA / PIN CHERRY	B & B	1.5"-1.75"	6' - 10'	FULL SUN TO PART SHADE; CCA:500SF; SYMMETRICAL, SINGLE LEADER
	PRSA	5	PRUNUS SARGENTII / SARGENT CHERRY	B & B	1.5" - 1.75"	6' - 10'	FULL SUN TO PART SHADE; CCA 550SF; SYMMETRICAL, SINGLE LEADER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
	LAWN	15,201 SF	LAWN	SOD				
	GRPO	4,746 SF	NATIVE GRASS AND POLLINATOR MIX	-				
	SHPE	19,551 SF	NATIVE SHRUB AND PERENNIAL MIX	-				70% EVERGREEN, 30% DECIDUOUS



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500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

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COMMONWEALTH OF VIRGINIA
Matthew V. Clark
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5/9/2024
LANDSCAPE ARCHITECT

SHEET TITLE:
PLANTING SCHEDULE
SHEET NUMBER:
L402
REVISION 2 - 05/10/2024

TREES CCA BREAKDOWN												
PLAN INFORMATION		BOTANIC/Common Name				SIZE		NOTES	CROWN COVER ALLOWANCE (CCA)		NATIVE PLANTS PROVIDED	
PLAN KEY	QUANTITY	GENUS	SPECIES	VAR./CULTIVAR/HYBRID	COMMON NAME	CALIPER	HEIGHT		CCA PER TREE (SF)	TOTAL CROWN COVER (SF)	LOCAL/REGIONAL (#)	EASTERN U.S. (#)
DECID TREES												
ACSA	6	ACER	RUBRUM		RED MAPLE	2"-3"	12'-14'	B&B	1250	5000	X	X
ACSU	5	ACER	SACCHARUM		SUGAR MAPLE	2"-3"	12'-14'	B&B	1250	6250	X	X
CABE	5	CARPINUS	CARPINUS BETULUS / EUROPEAN HORNBEAM		AMERICAN HORNBEAM	1.5" - 1.75"	10'-12'	B&B	250	1250		
GLIN	5	GLEDITSIA	GLEDITSIA TRIACANTHOS INERMIS		THORNLESS HONEY LOCUST	2"-3"	12'-14'	B&B	750	3750	X	X
GLSK	5	GLEDITSIA	GLEDITSIA TRIACANTHOS INERMIS	'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2"-3"	12'-14'	B&B	750	1500	X	X
GYKE	3	GYMNOCLADUS	GYMNOCLADUS DIOIUS		KENTUCKY COFFEE TREE	2"-3"	12'-14'	B&B	1250	0	X	X
LIST	5	LIQUIDAMBAR	LIQUIDAMBAR STYRACIFLUA	'ROTUNDILOBA'	AMERICAN SWEETGUM	2"-3"	12'-14'	B&B	1250	2500	X	X
LITU	5	LIRIODENDRON	TULIPIFERA		TULIP POPLAR	2"-3"	12'-14'	B&B	1250	3750	X	X
NYSY	3	NYSSA	SYLVATICA		TUPELO	2"-3"	12'-14'	B&B	750	0	X	X
QUPA	5	QUERCUS	PALUSTRIS		PIN OAK	2"-3"	12'-14'	B&B	1250	1250	X	X
QUSH	5	QUERCUS	SHUMARDII		SHUMARDII OAK	2"-3"	12'-14'	B&B	1250	0	X	X
TIAM	4	TILIA	AMERICANA		AMERICAN BASSWOOD	2"-3"	12'-14'	B&B	1250	5000	X	X
ULRU	5	ULMUS	RUBRA		SLIPPERY ELM	2"-3"	12'-14'	B&B	1250	1250	X	X
ORN TREES												
ACCA	4	AMELANCHIER	CANADENSIS		CANADIAN SERVICEBERRY	1.5" - 1.75"	6' - 10'	B&B	500	2000	X	X
CECA	3	CERCIS	CANADENSIS		EASTERN REDBUD	1.5"-1.75"	6' - 10'	B&B	500	1500	X	X
CHVR	3	CHIONANTHUS	VIRGINICUS		WHITE FRINGETREE	1.5" - 1.75"	6' - 10'	B&B	500	1500	X	X
COFL	3	CORNUS	FLORIDA		FLOWERING DOGWOOD	1.5" - 1.75"	6' - 10'	B&B	250	750	X	X
MAGR	3	MAGNOLIA	GRANDIFLORA	'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	1.5" - 1.75"	6' - 10'	B&B	500	500		X
PRPE	6	PRUNUS	PENNSYLVANICA		PIN CHERRY	1.5" - 1.75"	6' - 10'	B&B	500	3000	X	X
PRSA	5	PRUNUS	SARGENTII		JAPANESE TREE LILAC	1.5" - 1.75"	6' - 10'	B&B	500	2500		
TOTAL TREES:	88											

BIODIVERSITY: MAX 8 OF ANY TREE

TOTAL TREE CCA: **43250**

CCA:

CROWN COVER TABULATIONS: TOTAL SITE	
TOTAL SITE AREA (SF)	144,628
25% CROWN COVER REQUIRED (SF)	36,157
EXISTING CROWN COVER (SF)	SEE CIVIL SURVEY
REMOVED CROWN COVER (SF)	N/A
PRESERVED CROWN COVER (SF)	
Crown Cover from Preserved Trees	0
PROPOSED CROWN COVER (SF)	
Crown Cover from Proposed Trees	43,250
TOTAL CROWN COVER PROVIDED (%)	29.9%
TOTAL CROWN COVER PROVIDED (SF)	43,250

URBAN RIGHT-OF-WAY TREES	
PLAN INFORMATION	
PLAN KEY	QUANTITY
DECID ROW	
ACSU	2
GYKE	3
LIST	3
LITU	2
NYSY	3
QUPA	4
QUSH	5
SAAL	
TIAM	
ULRU	4
ORN ROW	
MAGR	2
TOTAL:	28
URBAN ROW NATIVES	28

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SHEET TITLE:
PLANTING TABULATIONS + NOTES

SHEET NUMBER:
L403

REVISION 2 - 05/10/2024



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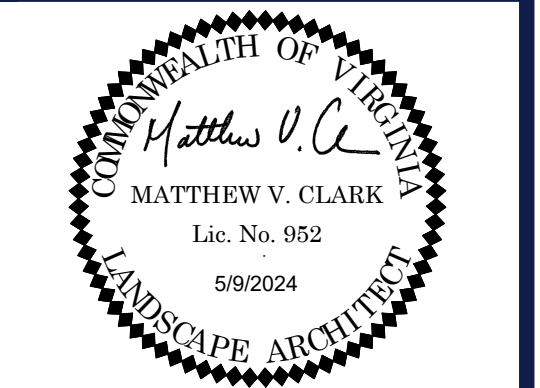
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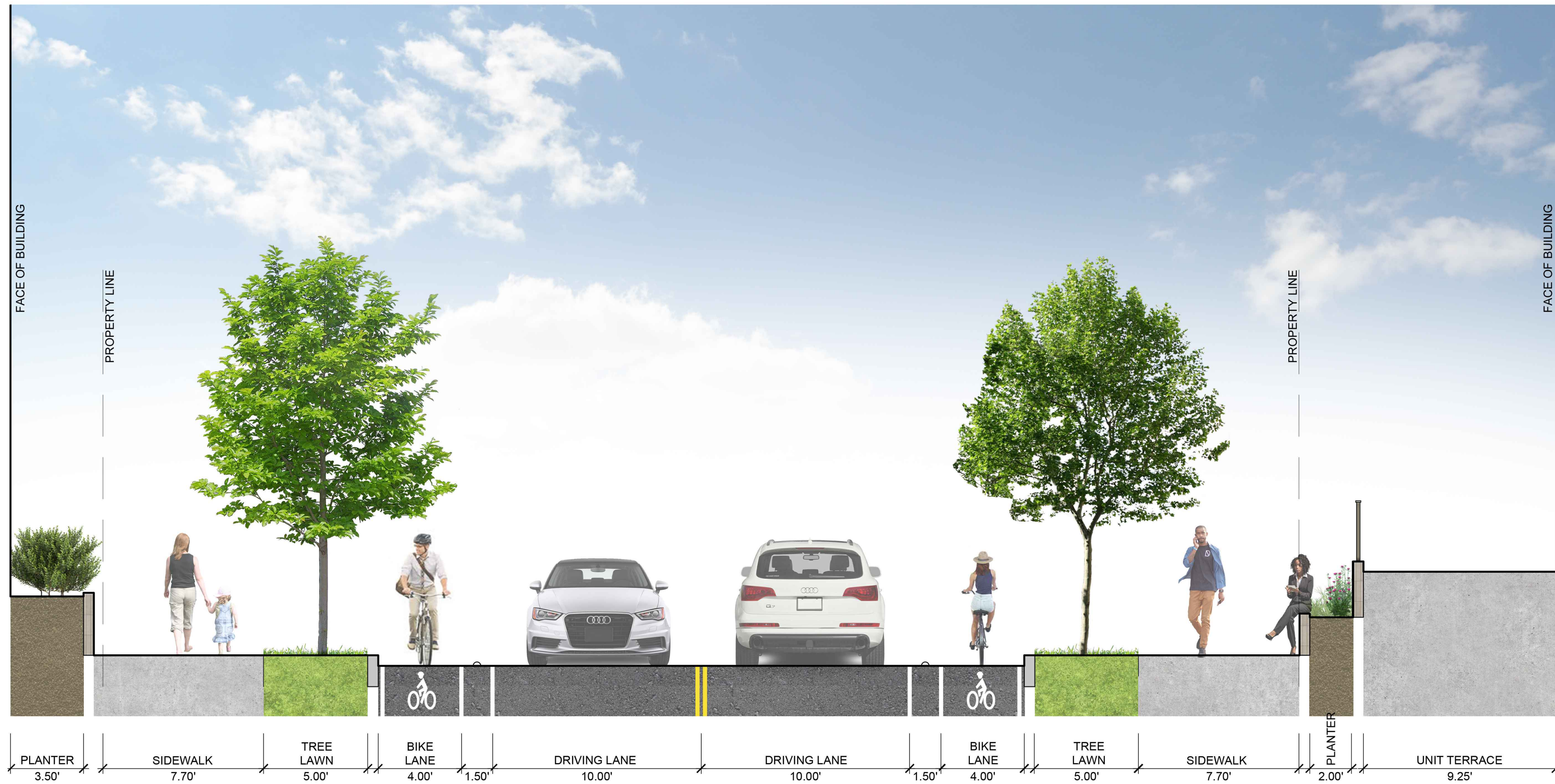
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SHEET TITLE:
STREETSCAPE SECTIONS

SHEET NUMBER:
L501

REVISION 2 - 05/10/2024



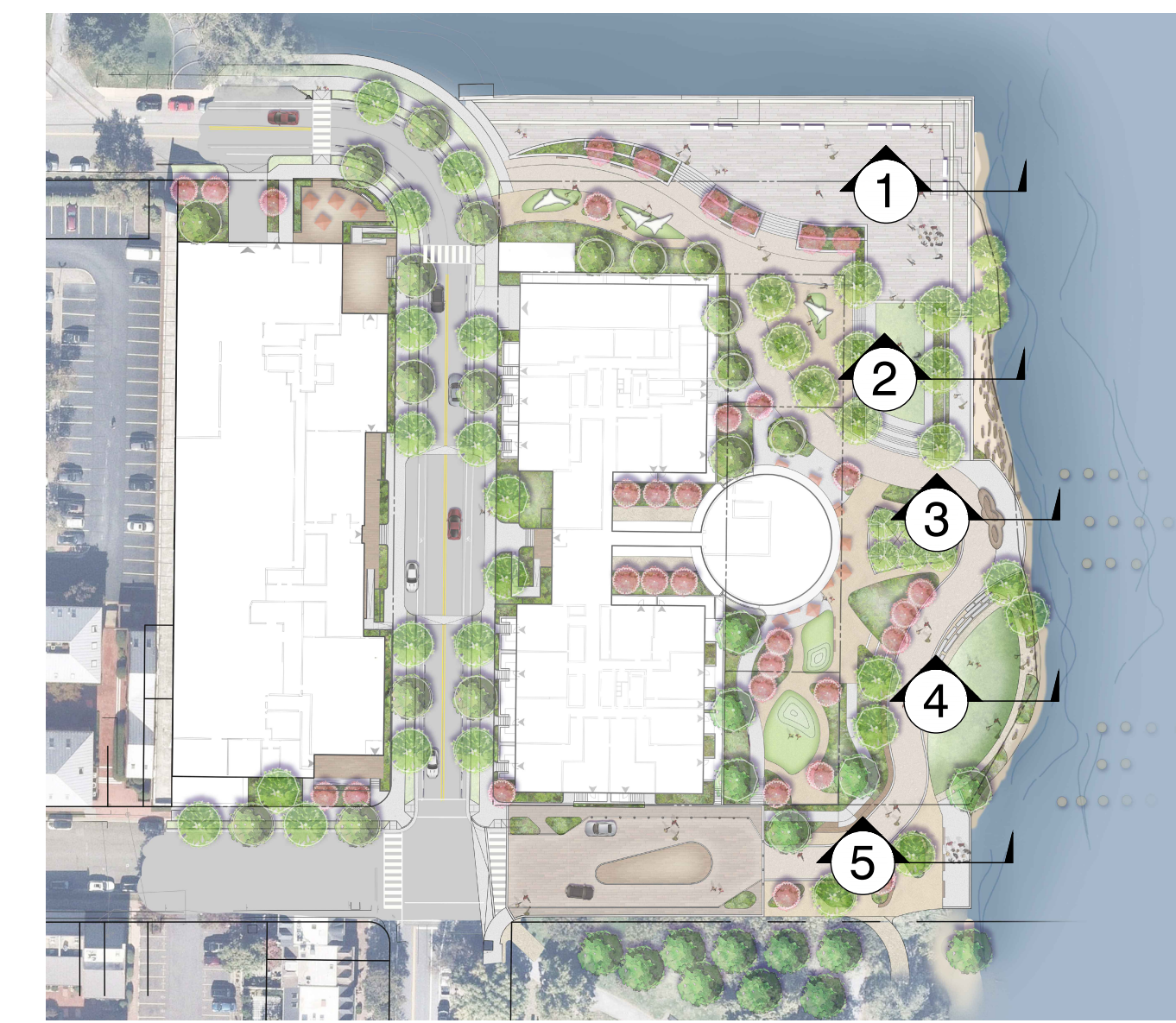
1 N. UNION STREET TYPICAL SECTION
L501 SECTION

1/4" = 1'-0"

May 09, 2024
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KEY PLAN

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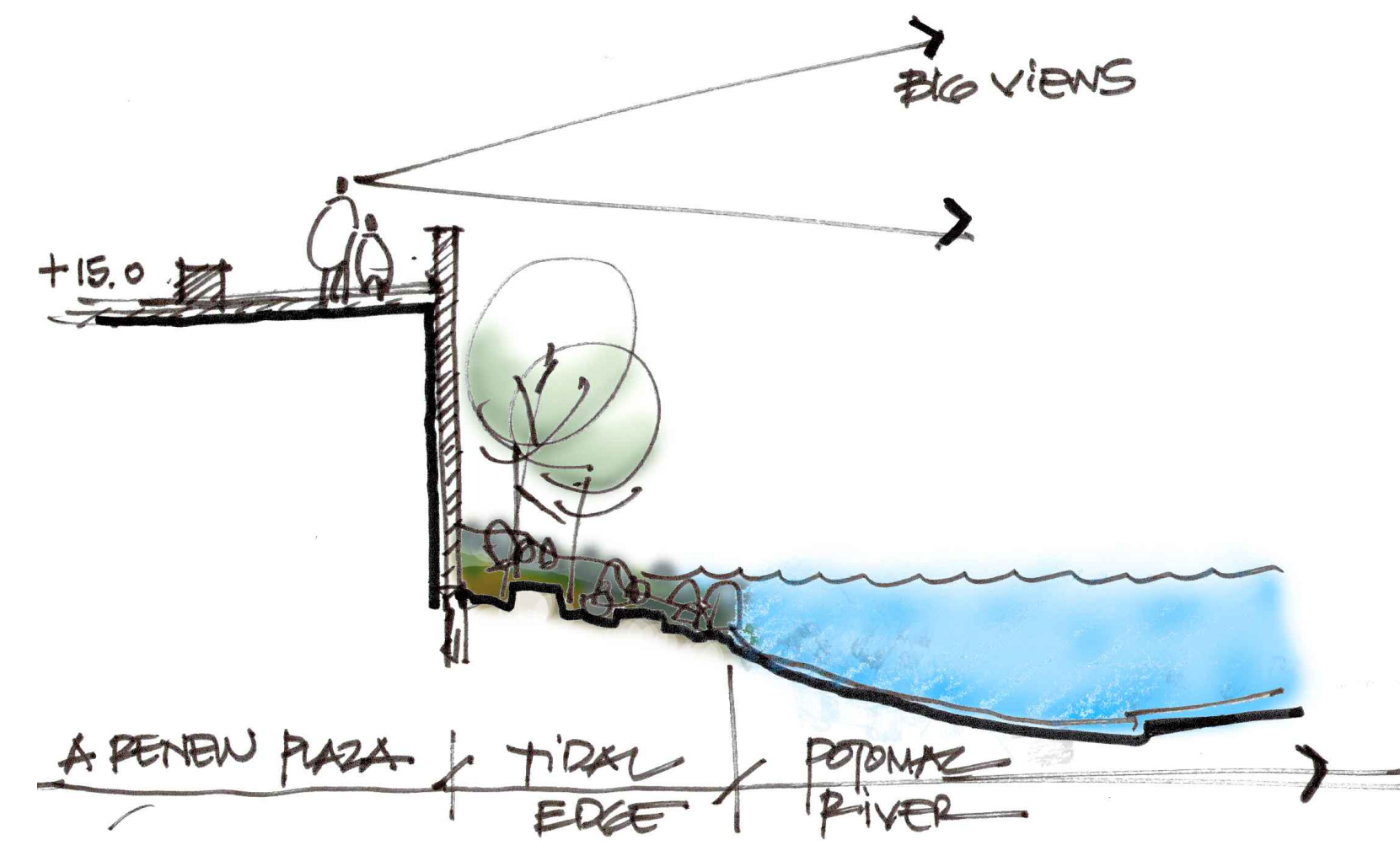
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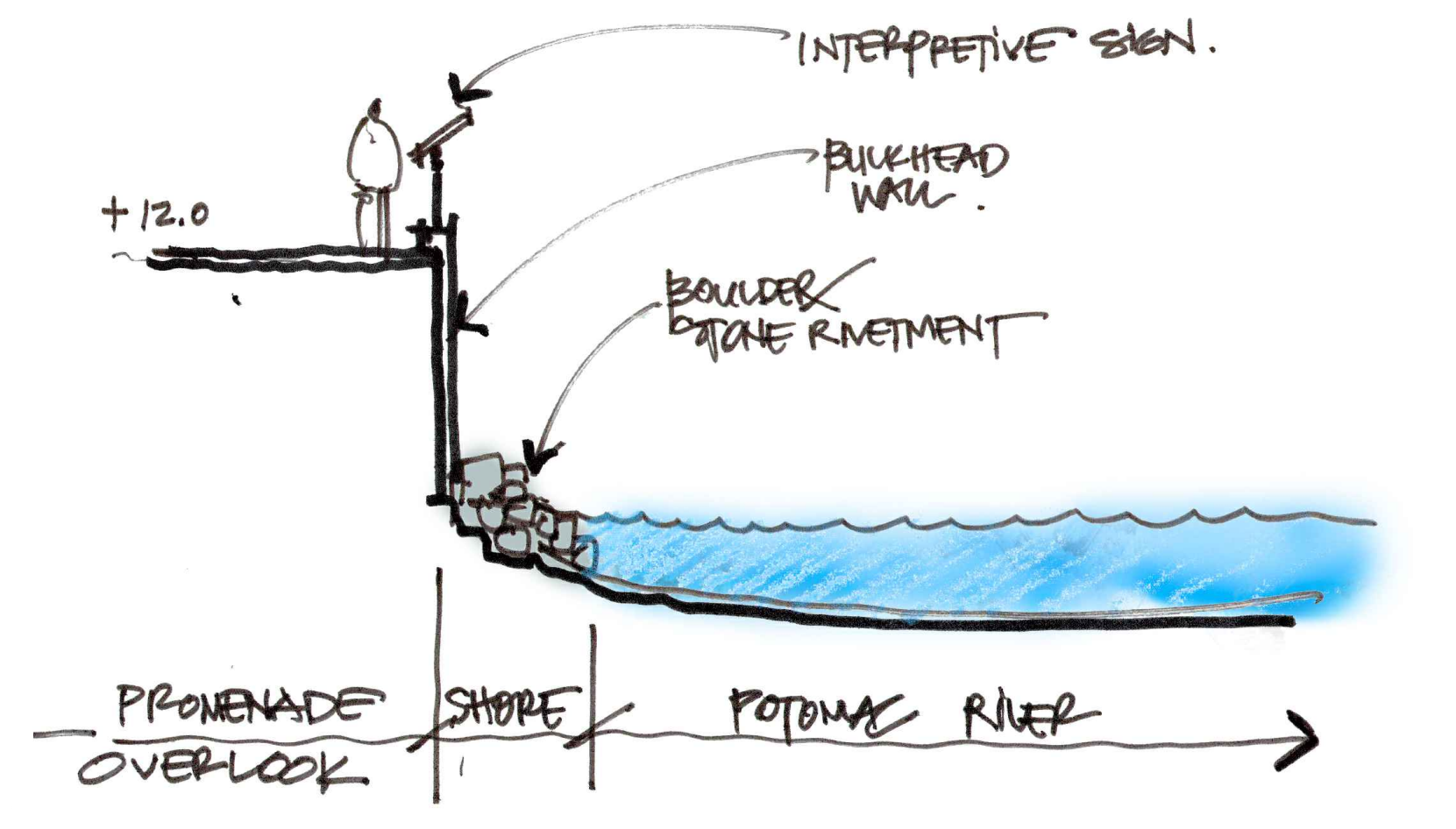
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SITE SECTIONS

SHEET NUMBER:
L502

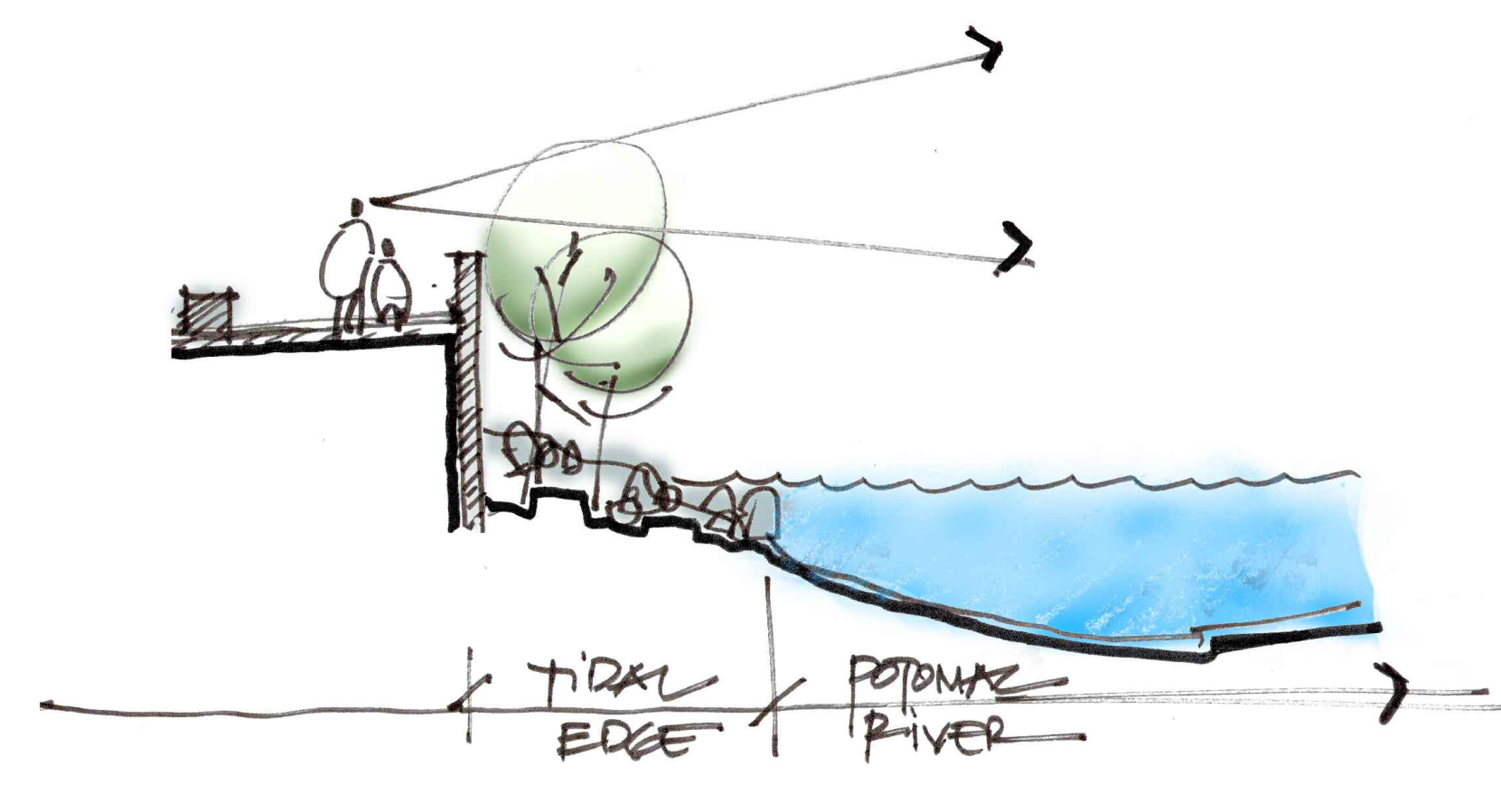
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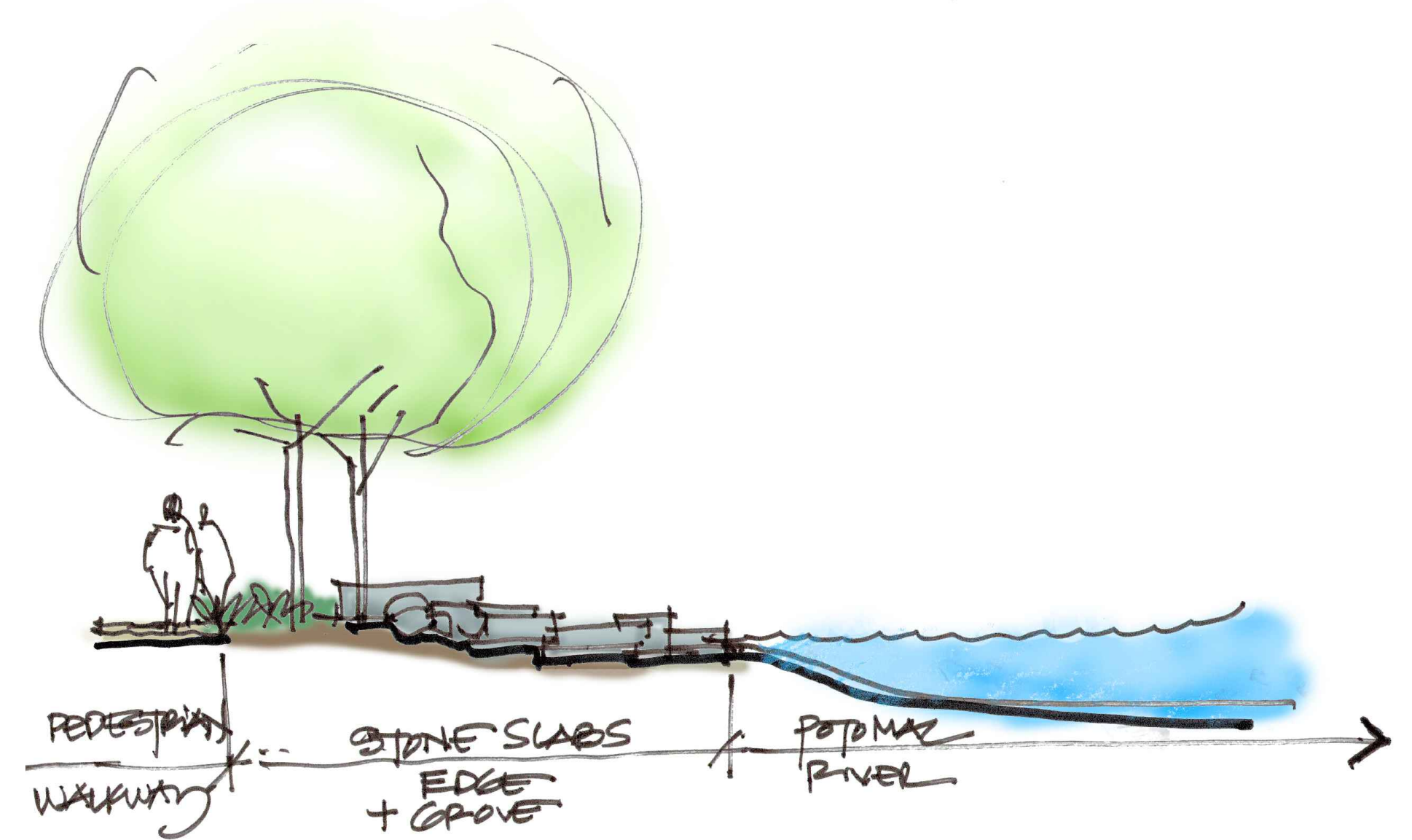
1 ARENEW PLAZA
L502 SECTION NTS



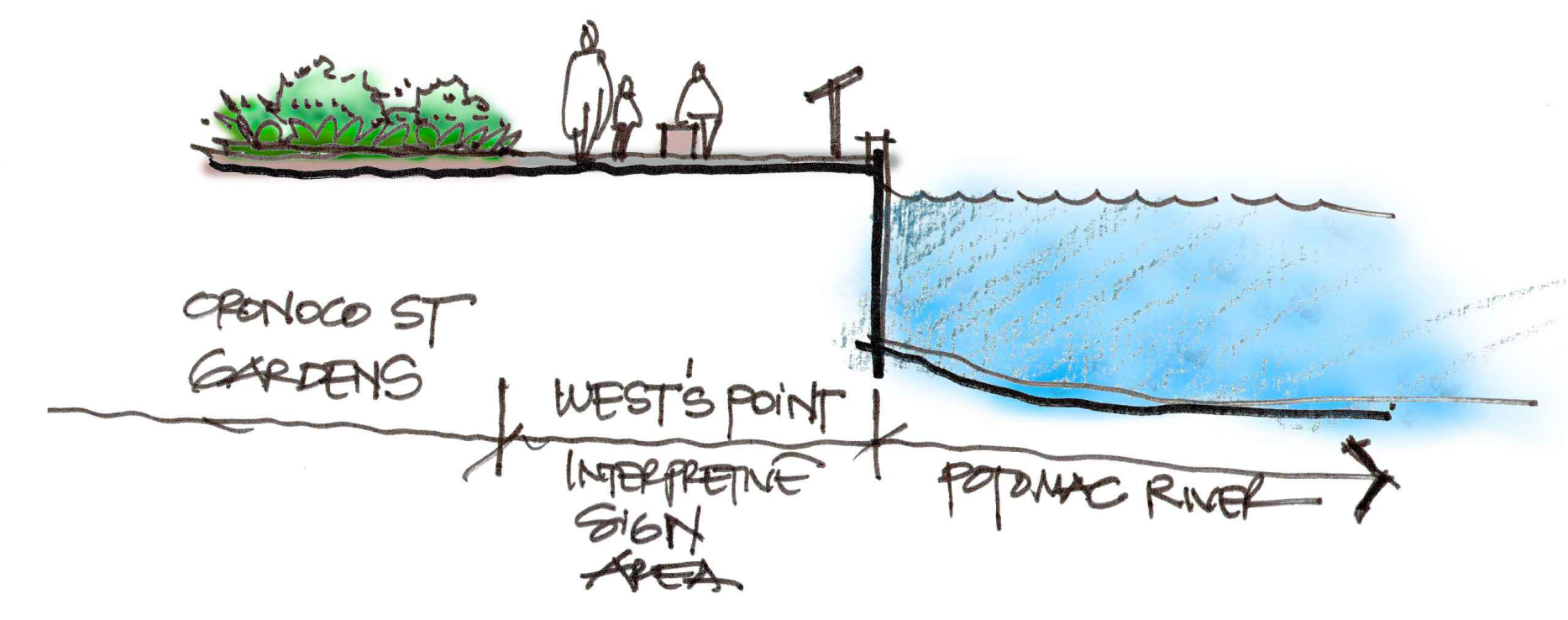
3 RIVER OVERLOOK
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2 ARENEW PLAZA RAMP
L502 SECTION NTS



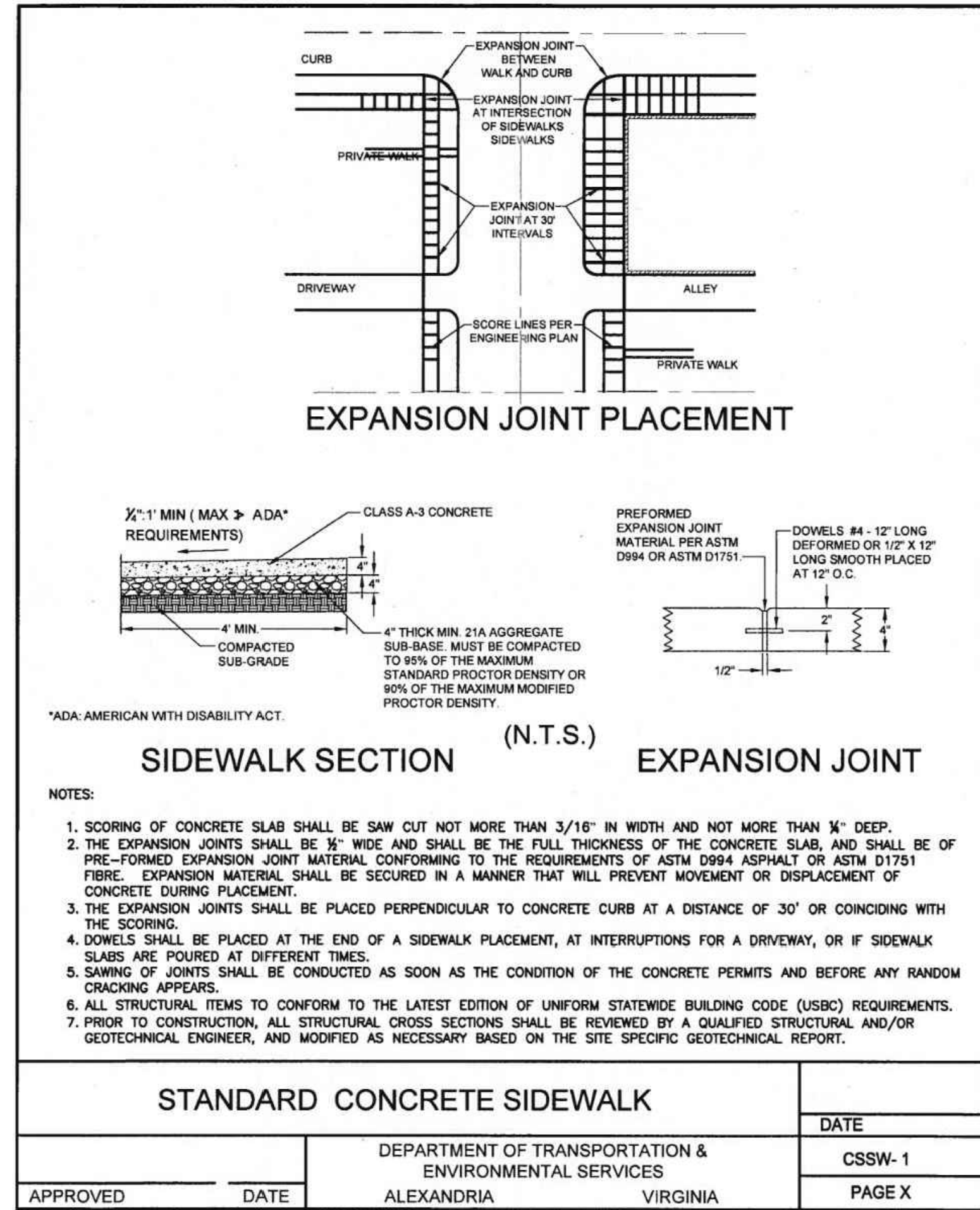
4 WATERFRONT LAWN AREA
L502 SECTION NTS



5 WEST'S POINT PARK
L502 SECTION NTS

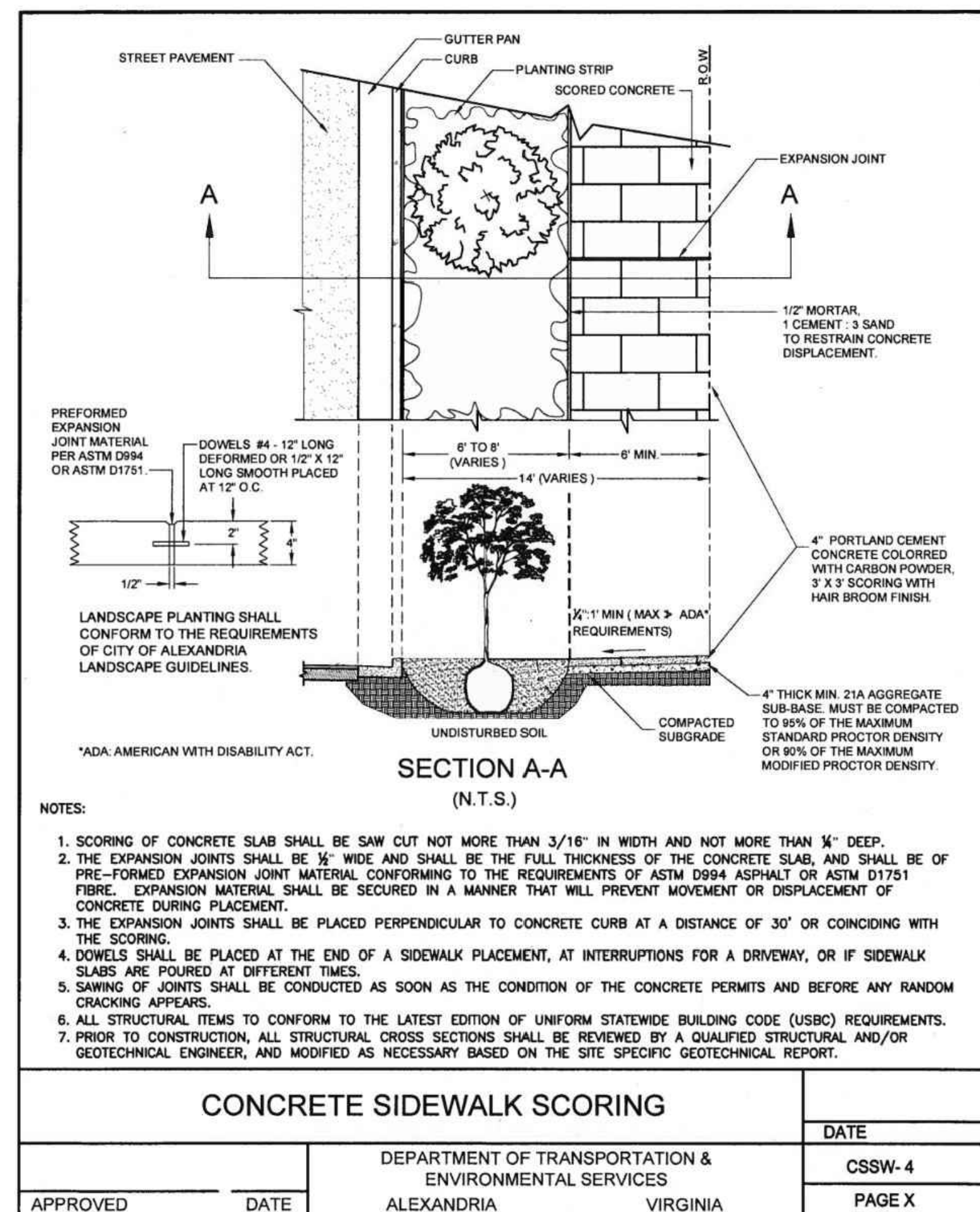
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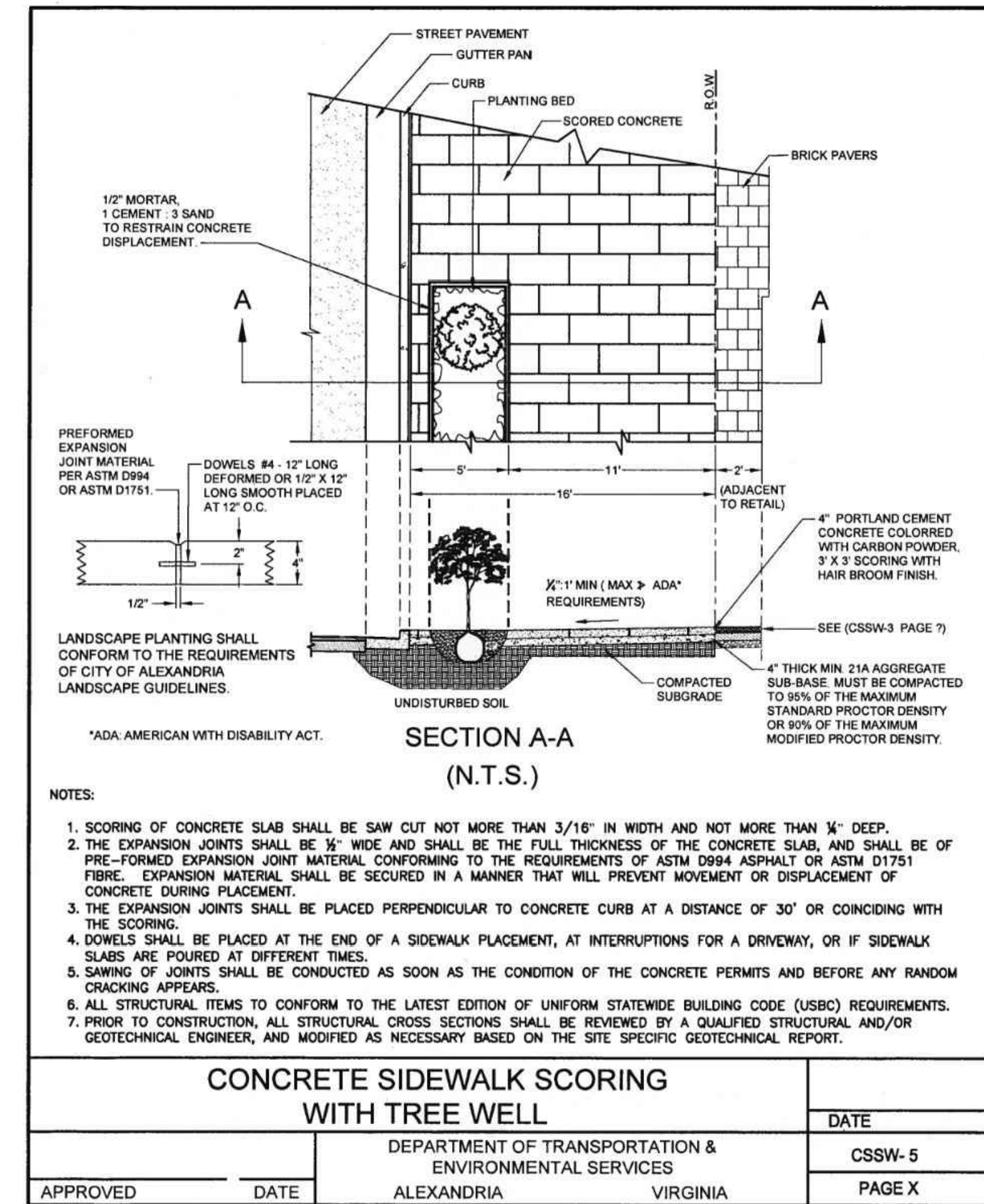
1 SECTION
L511

NTS



2 SECTION
L511

NTS



3 SECTION
L511

NTS

BOHLER DC

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004
Phone: (202) 524-5700

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	11/09/2023	CONCEPT I SUBMISSION		
2	05/10/2024	CONCEPT II SUBMISSION		

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PROJECT No.: DCA230074.00
DRAWN BY:
DATE: 05/10/2024
CAD ID:

PROJECT:
STAGE II CONCEPT PLAN
FOR
ROBINSON TERMINAL NORTH
500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

BOHLER DC

1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004
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SHEET TITLE:
DETAILS - HARDSCAPE

SHEET NUMBER:
L511

REVISION 2 - 05/10/2024

REVISIONS

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2	05/10/2024	CONCEPT II SUBMISSION		

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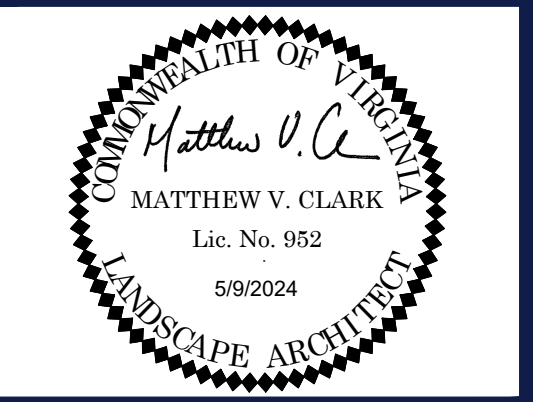
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DRAWN BY:
CHECKED BY: 05/10/2024
DATE:
CAD ID:

PROJECT:
STAGE II CONCEPT PLAN

FOR
ROBINSON TERMINAL NORTH

500/501 NORTH UNION STREET
CITY OF ALEXANDRIA, VA 22314

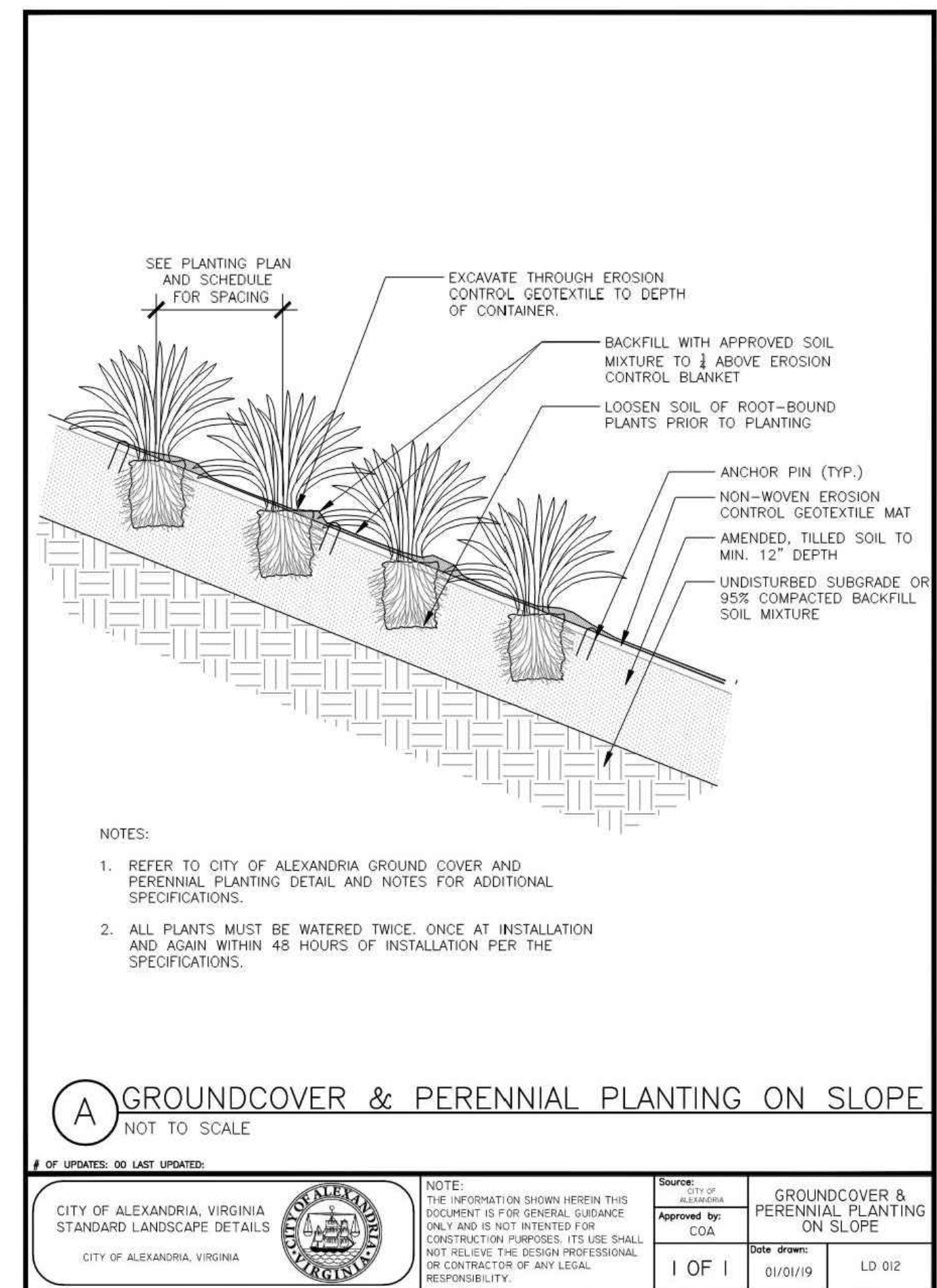
BOHLER DC
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700



SHEET TITLE:
DETAILS - PLANTING

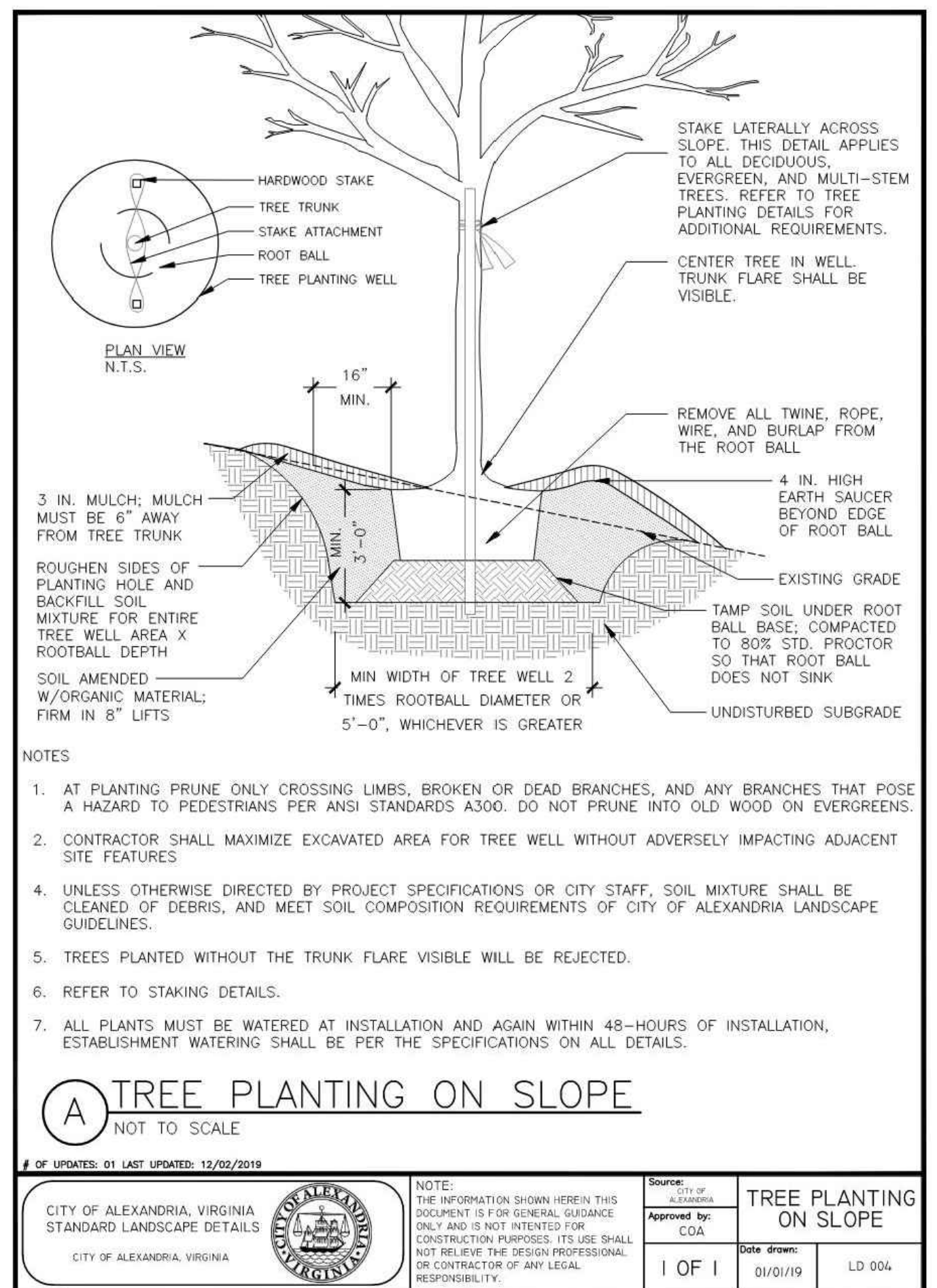
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L601

REVISION 2 - 05/10/2024



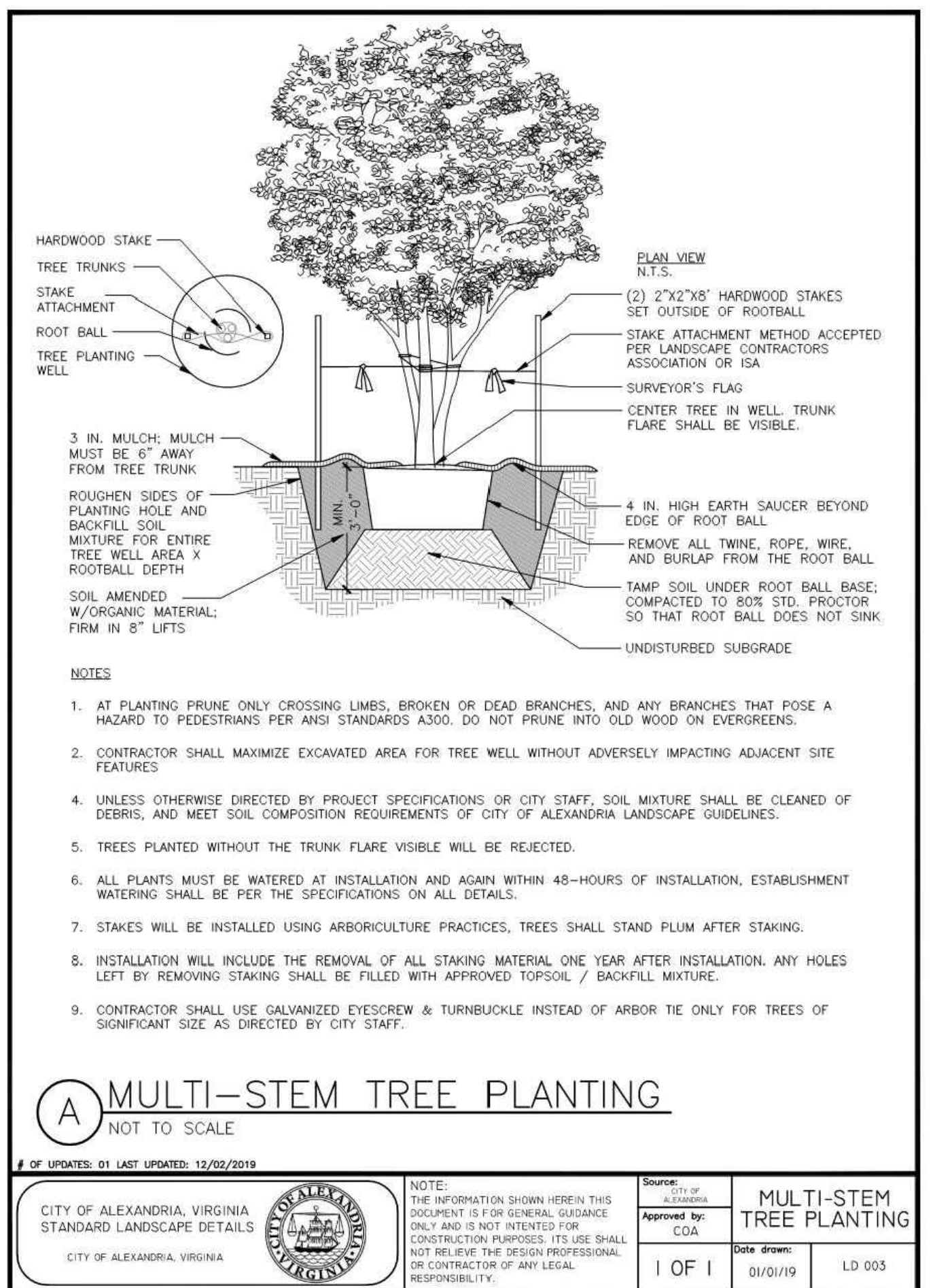
A GROUNDCOVER & PERENNIAL PLANTING ON SLOPE
NOT TO SCALE
OF UPDATES: 00 LAST UPDATED: 05/10/2024
CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA
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Approved by: COA
Date drawn: 01/01/19
LD 012

1 L601 SECTION NTS



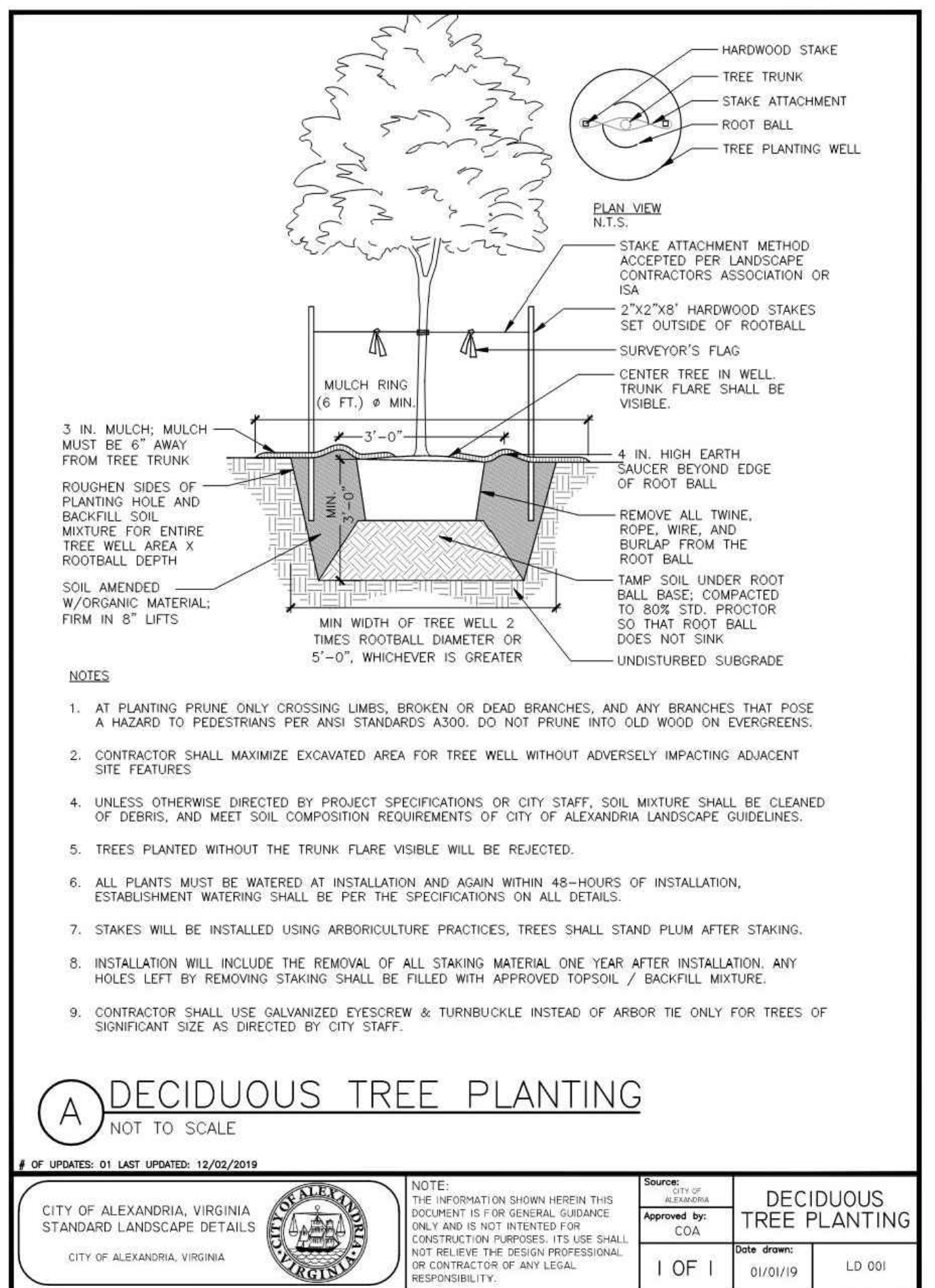
A TREE PLANTING ON SLOPE
NOT TO SCALE
OF UPDATES: 01 LAST UPDATED: 12/02/2019
CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA
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Date drawn: 01/01/19
LD 004

3 L601 SECTION NTS



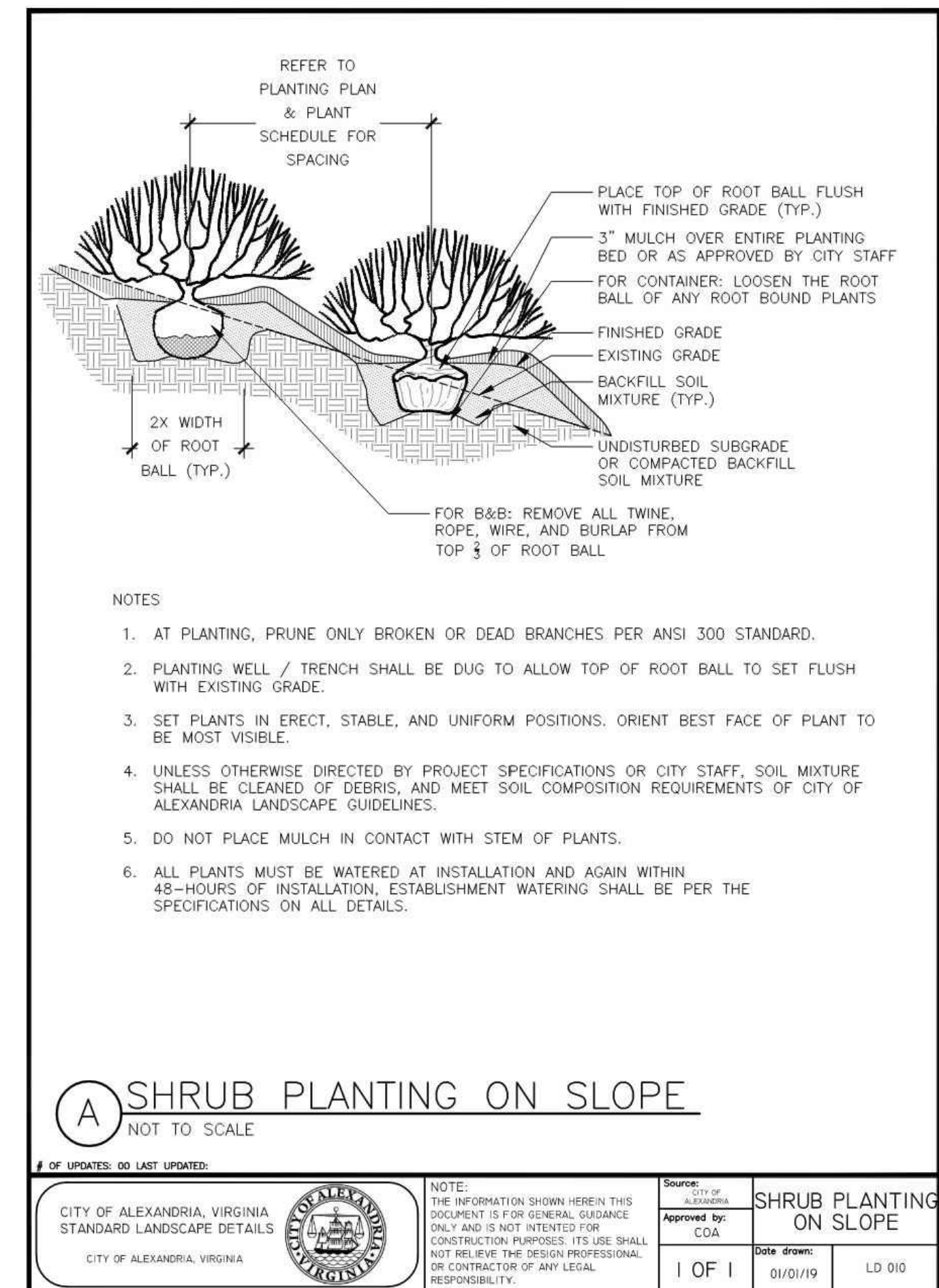
A MULTI-STEM TREE PLANTING
NOT TO SCALE
OF UPDATES: 01 LAST UPDATED: 12/02/2019
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Approved by: COA
Date drawn: 01/01/19
LD 003

2 L601 SECTION NTS



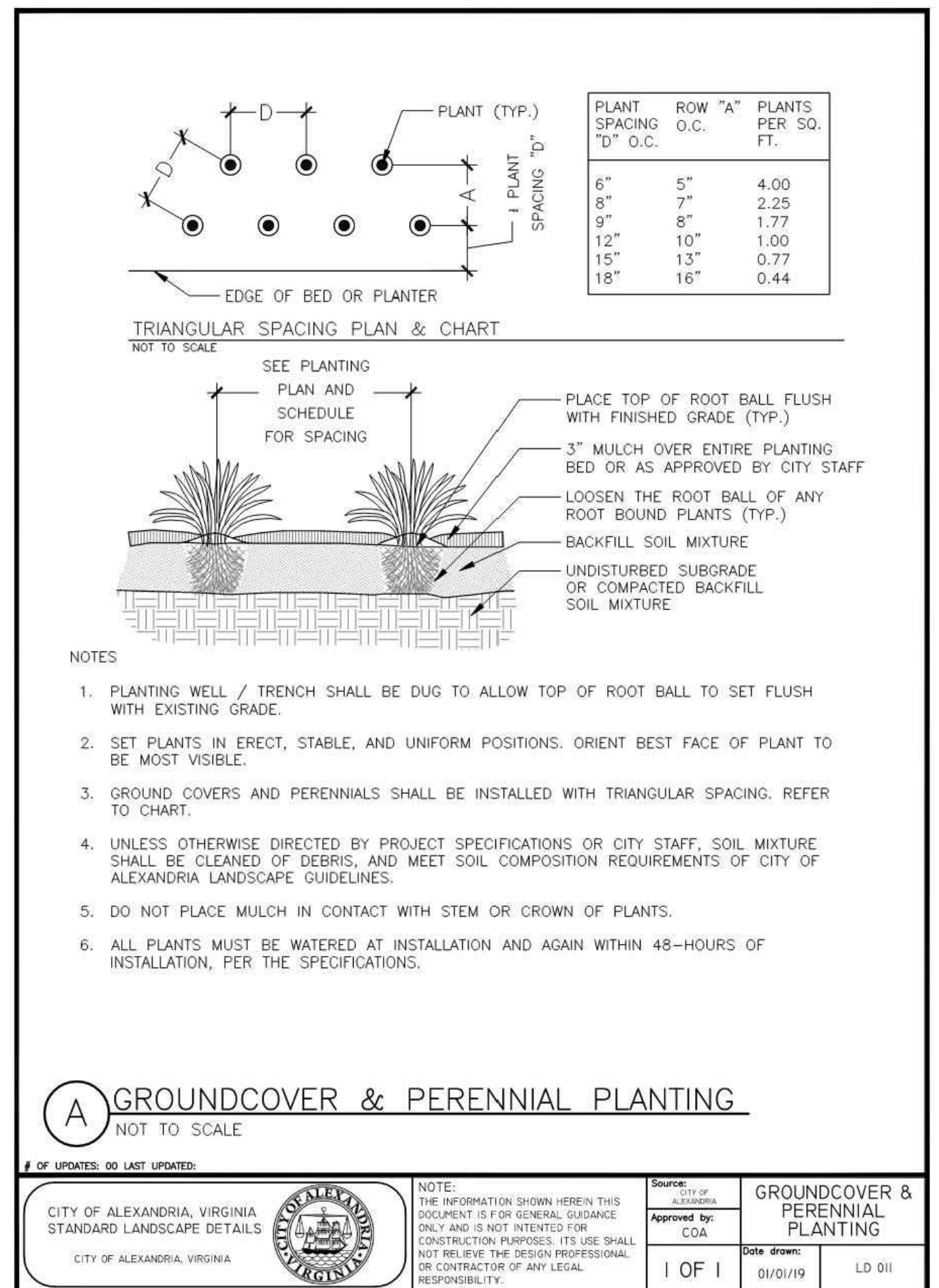
A DECIDUOUS TREE PLANTING
NOT TO SCALE
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LD 001

1 L601 SECTION NTS



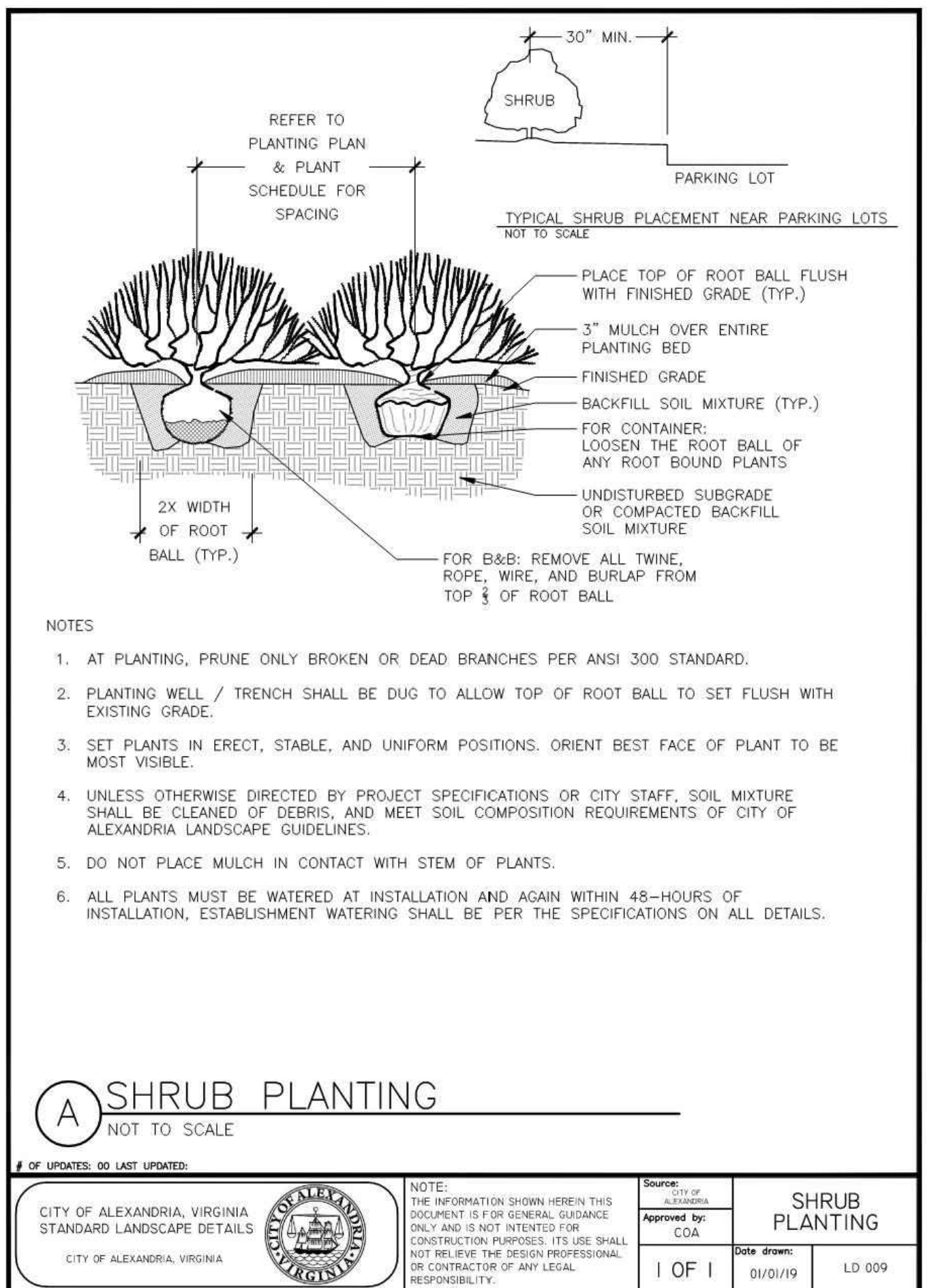
A SHRUB PLANTING ON SLOPE
NOT TO SCALE
OF UPDATES: 00 LAST UPDATED:
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8 L601 SECTION NTS



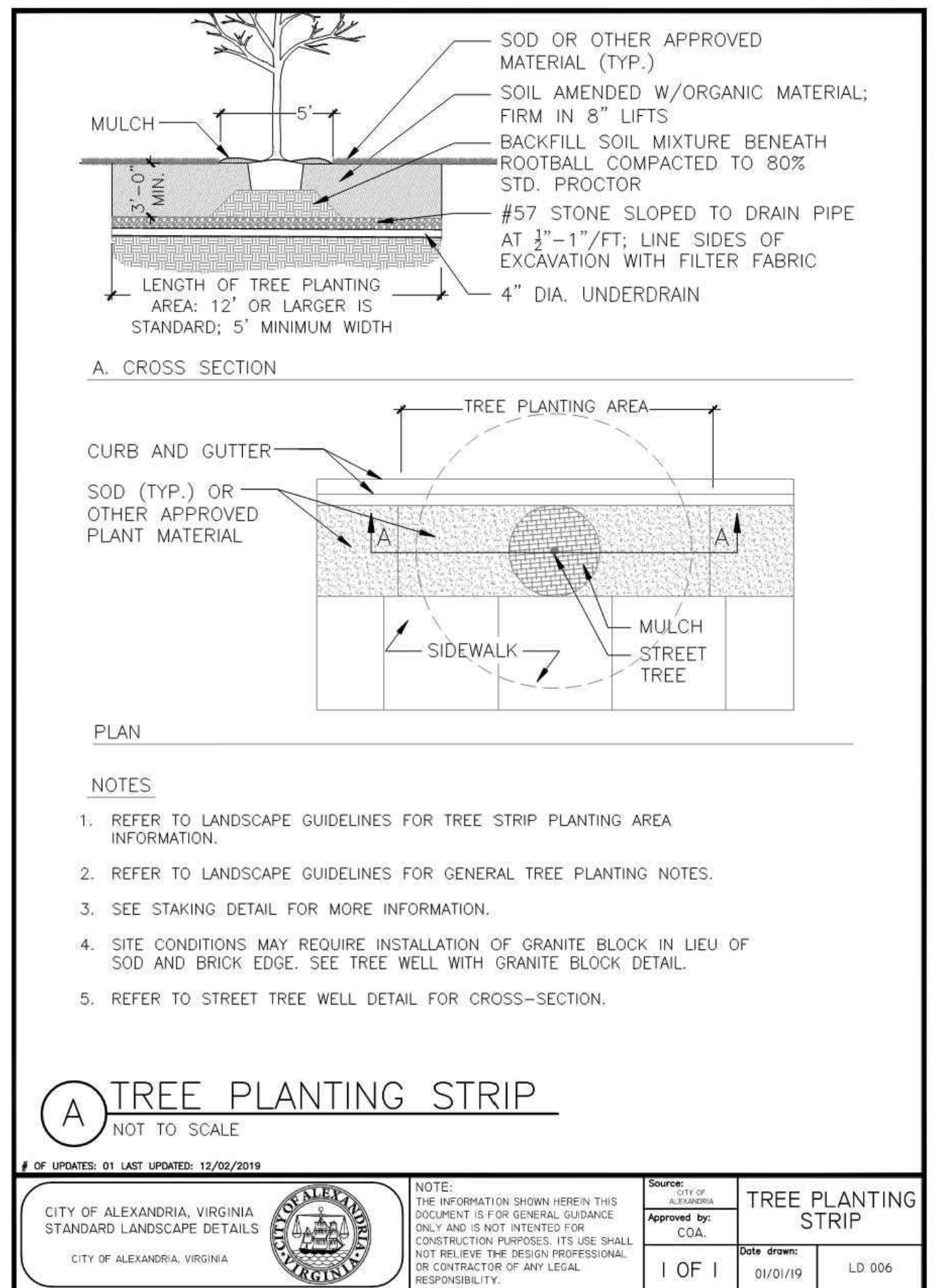
A GROUNDCOVER & PERENNIAL PLANTING
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LD 011

7 L601 SECTION NTS



A SHRUB PLANTING
NOT TO SCALE
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LD 009

6 L601 SECTION NTS



A TREE PLANTING STRIP
NOT TO SCALE
OF UPDATES: 01 LAST UPDATED: 12/02/2019
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LD 006

5 L601 SECTION NTS