

# ROBINSON TERMINAL NORTH DEVELOPMENT *OVERVIEW & PROCESS*



**WATERFRONT COMMISSION** February 20, 2024

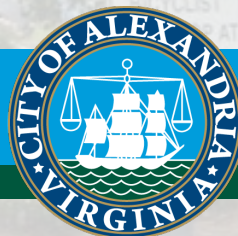




# PROJECT STATUS

- Rooney Properties has teamed up with Morris Adjimi Architects for new concept for the site
- Submitted Concept 1 to the City in November, City Comments Provided in December
- Applicant preparing next concept submission and presentations in February to Waterfront Commission, BAR and Old Town North Urban Design Advisory Committee (UDAC)

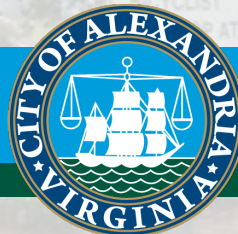
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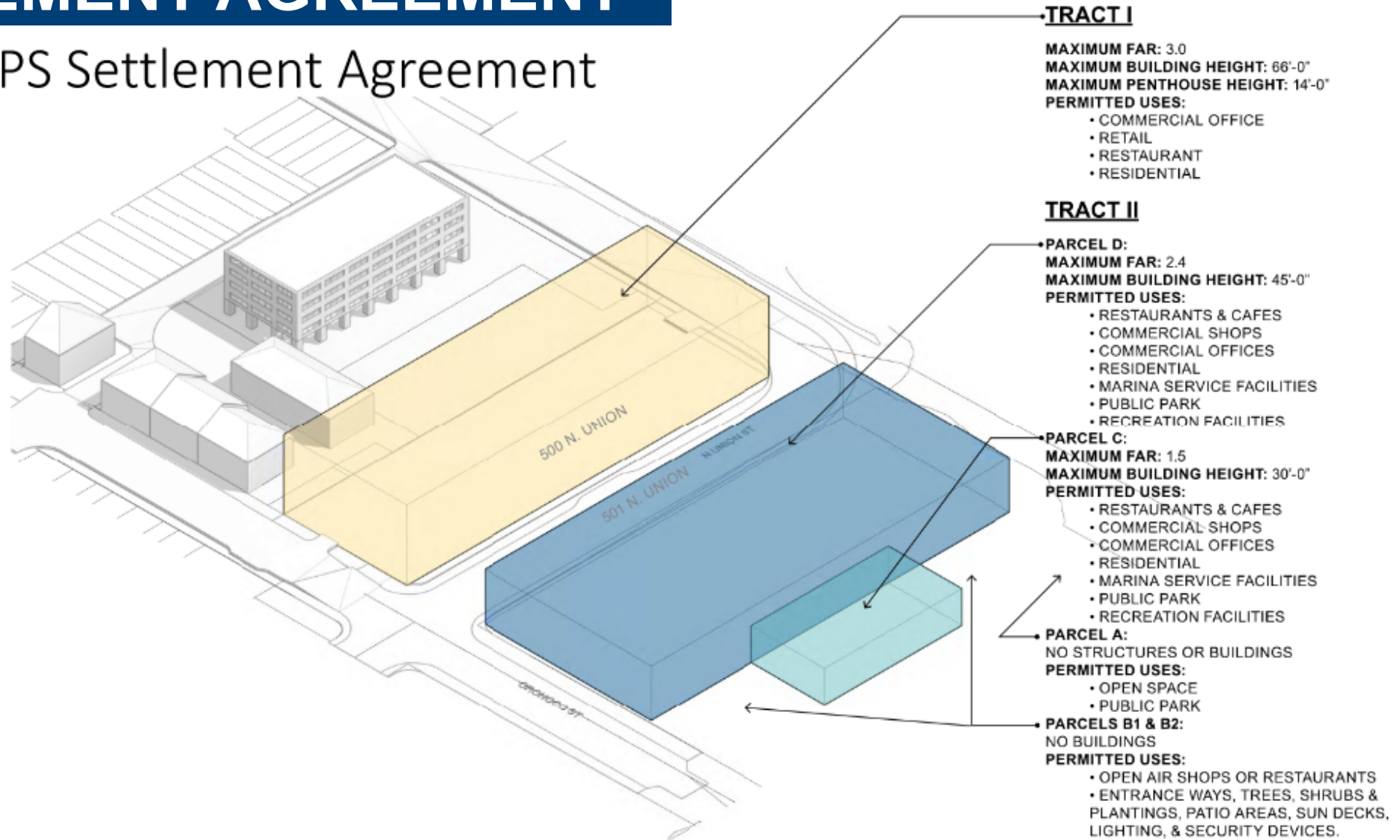
# CONCEPT 1 PLAN

- Applicant proposal:
  - 89 (approx.) multifamily units over both blocks
  - Two retail/restaurant spaces at the ground-floor of the west building
  - One restaurant space fronting the waterfront in the east building
  - Pier to be removed due to its condition
  - Integrating open space with RiverRenew Plaza



# SETTLEMENT AGREEMENT

## NPS Settlement Agreement



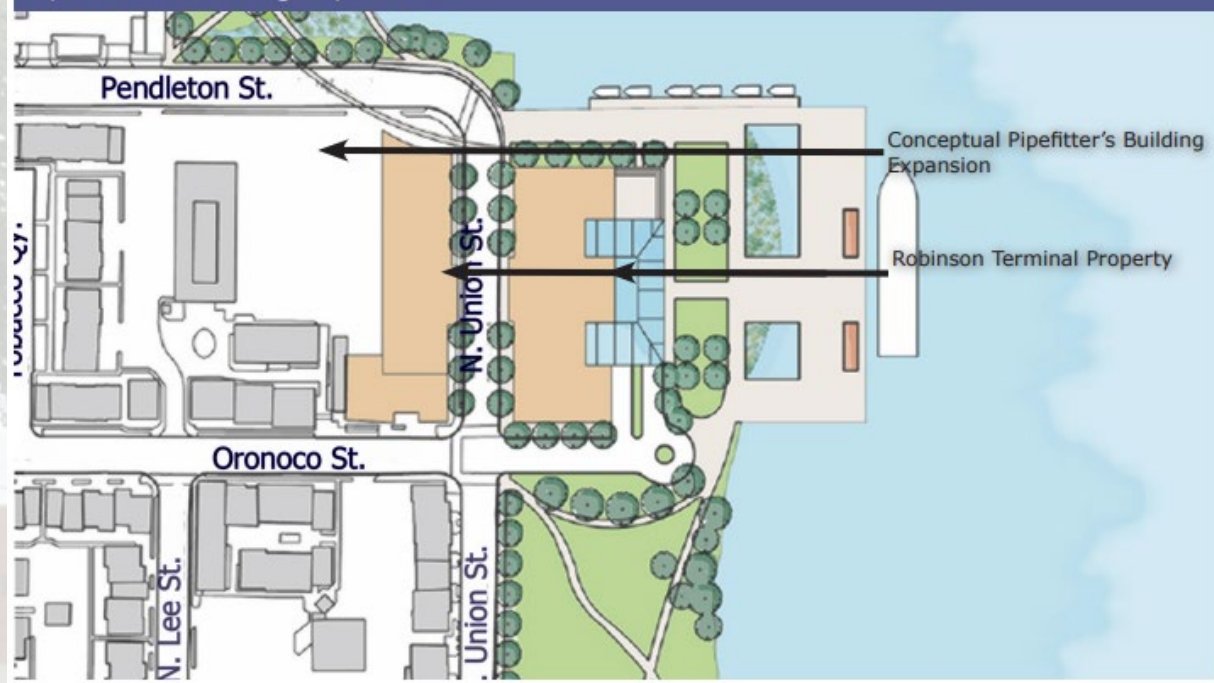
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# WATERFRONT PLAN – RTN SPECIFIC

Figure 13: Illustrative Plan for Robinson Terminal North showing Conceptual Pipefitter's Building Expansion

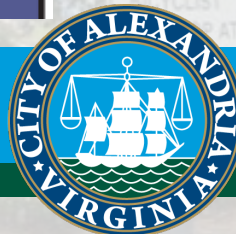


<https://media.alexandriava.gov/content/planning/SAPs/WaterfrontPlanCurrent.pdf>

## DEVELOPMENT GOALS:

1. Employ a land use mix and design which invites the public and encourages activity within the proposed development and in the adjacent public spaces.
2. Provide extensive public amenities and free access to and along the water's edge.
3. Improve access by extending Pendleton Street as a pedestrian connection to an improved public pier.
4. Pay homage to historic West's Point through public space design and interpretive features
5. Maintain a building scale compatible with existing fabric to the south and west.
6. Maximize water views from buildings, streets and rooftop open spaces.

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# WATERFRONT PLAN – RTN SPECIFIC

103 / 415

– 110% +



## Robinson Terminal North

### DEVELOPMENT GUIDELINES:

1. Active uses should be part of any development and should constitute the predominant ground floor uses. Active ground floor uses shall be generally located as depicted in the Public Space and Active Frontages Diagram (Figure 31), and shall consist of uses that are open and welcoming to the public during normal business hours, such as lobbies, restaurants, retail, civic or cultural uses.
2. The preferred use on the site is mixed use, emphasizing arts, history and culture (including a museum) and including vibrant commercial uses (such as hotel).
3. Residential use and design should be compatible with a high level of public activity and located away from the water.
4. Residential use should not be the primary use of the site. The location, design and specific type of residential use proposed must coexist well with the other planned uses on the site and planned public activity in the public spaces adjacent to the residential development. Ground floor residential units are not permitted.
5. The streetscape and pedestrian experience along North Union Street should be enhanced; in addition to undergrounding utilities, providing street trees and appropriate light fixtures, Union Street should present an obvious continuation of pedestrian access between open space areas to the north and south and be improved with, at minimum, wide sidewalks, landscaping and special street paving.
6. Historic interpretation, consistent with the recommendations of the History Plan, should inform every aspect of the design of the redevelopment and adjacent public spaces, with particular attention given to the West's Point site which is the area which extends from the water west up Oronoco Street to Union Street, and represents the origins of Alexandria.
7. Encourage modern design inspired by historic precedent (such as 18th century Alexandria warehouse architecture) while maintaining compatibility with nearby residential neighborhoods and ensuring compliance with the Potomac River Vicinity Height District regulations. Reflect historic east-west orientation of buildings, alleys and wharves.

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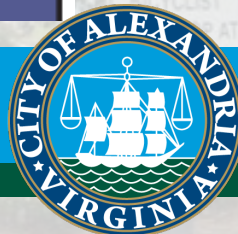
# WATERFRONT PLAN – RTN SPECIFIC

## ROBINSON T

### DEVELOPMENT GUIDELINES CONTINUED:

8. Redevelopment proposals shall require review on an advisory basis by the Old and Historic District Board of Architectural Review prior to being considered by the Planning Commission and City Council prior to approval.
9. Parking for new buildings should be accommodated on site and below grade. Although the Plan anticipates low parking ratios, the applied ratio must be consistent with industry norms for similar hotels.
10. The bulk and scale of the buildings should be stepped down from Union Street toward the water.
11. Curb cuts should not be located on any building and/or block frontages facing the water or North Union Street, and should be minimized if facing open space along Oronoco Street.
12. Shoreline treatment at Robinson Terminal North should include native plantings and naturalization where possible.
13. Redevelopment should be compatible with any biosparging technology, or other bioremediation, being employed by the City in treatment of the Oronoco Outfall-Alexandria Town Gas site located at the eastern end of Oronoco Street.

14. As part of redevelopment, on and off site public amenities shall be provided by the developer of the site. The specific amenities to be provided will be determined during the development review process. Desirable public amenities include:
  - Public art as a prominent feature of the public realm, both on public and private property. The recommendations of the Art Plan should be incorporated, to the greatest extent possible, in the design for the redeveloped warehouses, pier, and public spaces.
  - Open spaces with public access easements and/or dedications, provided as generally reflected in the Proposed Public Space and Active Frontages (Figure 31). The Plan encourages new open space to be provided on an improved pier, consistent with the federal settlement agreement. Riverside open space widths of less than 100 feet are acceptable only if it is found that an alternative site design better meets the objectives of this Plan.
  - Retention of the Robinson Terminal pier, repaired and expanded to be used as a public space and incorporated into the public space/pedestrian concept for the Plan as a whole. The Plan encourages retaining the pier's ability to accommodate larger ships visiting Alexandria. Use of the pier should be active and welcoming to the general public, and should advance the goal of the uninterrupted public pedestrian walkway along the water's edge. Examples of potential uses include water features, river watching, bocce, horseshoes, shuffleboard, plant and sculpture gardens, or outdoor cafes. Any structure erected on the pier should be temporary in nature, such as a tensile structure, fabric awning, or prefabricated, demountable, glass pavilion. The responsibility for the design, construction, maintenance and programming of the pier and public space will be determined in the future; the Plan recommends close coordination between the City and the developer on all of these issues.
  - Environmental amenities, above and beyond the minimum required.
15. The maximum FAR and floor area allowed is included on the chart at page 105.

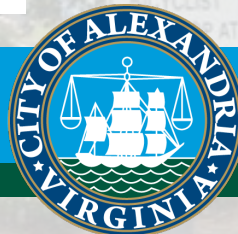


# WATERFRONT PLAN – PLAN GOALS CHECKLIST

## Waterfront Small Area Plan Goals

	Goal	Compatibility		Notes
		Yes	No	
1	<b>Authentic: Create a unique Waterfront Identity that is grounded in the City's History</b>			
	· Celebrate and honor the broad history and culture of the Alexandria Waterfront from prehistory to now.			
	· Respect the scale and character of Old Town.			
	· Protect identified historic resources, archaeological resources, and cultural resources, including buildings and sites.			
	· Adaptively reuse identified historic buildings.			
2	<b>Connected: Increase and improve access to the public spaces of the Waterfront. Pedestrian connectivity along the Waterfront should be continuous</b>			
	· Create continuous pedestrian access along the entire Waterfront.			
	· Provide continuous north-south bicycle access.			
	· Enhance visual cues and sight lines for pedestrians, bicycles, and vehicles on all grid streets and alleys and increase accessibility for pedestrians, bicycles and, as appropriate, vehicles.			
	· Create connections to the Waterfront from Metro stations.			
	· Increase the capacity for access to Alexandria by boat.			
	· Encourage tourism, commuting, and leisure travel by boat between Alexandria and other regional waterfront destinations.			
3	<b>Inclusive: The Waterfront is, and should continue to be, a citywide resource to be enjoyed by all Alexandrians.</b>			
	· Ensure public access to the entire Waterfront.			
	· Provide a variety of activities for people of all ages and cultures.			
	· Link the Waterfront to Alexandria neighborhoods.			
4	<b>Dynamic: Maintain a living, active Waterfront that is a destination that attracts all Alexandrians and visitors and should be integral to the visitor experience in Alexandria.</b>			
	· Expand services and activities for visitors.			
	· Increase the use, frequency, and effectiveness of public spaces for gatherings and events.			

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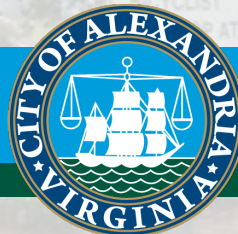




# REVIEW PROCESS

- Waterfront Commission, BAR and UDAC will be reviewing the project at public meetings
- BAR will review in advisory role, per the Waterfront Plan (site not located in Old & Historic Alexandria District)
- UDAC will review project based on Old Town North Urban Design Standards & Guidelines
- Planning Commission and City Council review projected no earlier than late 2024

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# CONSIDERATIONS

- Ground-floor treatment, including visual/physical connections to sidewalk
- Orientation of residential use and delineation of private and public realms
- Maximization of views to the water and openness of the development
- Activation of open space and connection to water's edge, RiverRenew Plaza and neighborhood
- Creation of Oronoco Street End Garden, including integration into open space network
- Curbside management, roadway and streetscape design
- Historic interpretation

