

ALEXANDRIA WATERFRONT PLAN

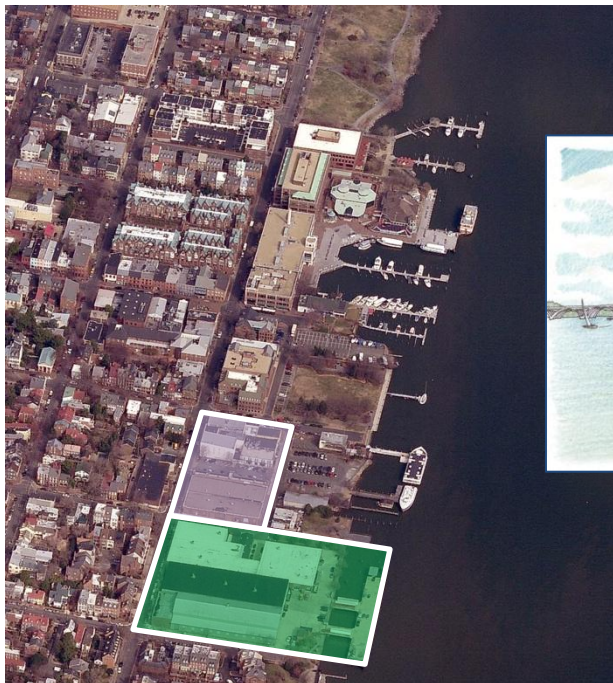
Redevelopment Sites



Robinson Terminal North



The drawing is a view of a redeveloped Robinson Terminal North (circled) as viewed from the Oronoco Bay Park boardwalk. Redevelopment will create a new public space along the water, connecting Founders Park to Oronoco Bay Park...and open the existing 1-acre pier to the public use.



Cummings/Turner block

Robinson Terminal South



A redeveloped Robinson Terminal South, as seen across a new public park where there is a parking lot today. In the foreground is a restored "Beachcomber" building. In this area, the plan emphasizes Old Town character, historic preservation, and new open spaces.



Redevelopment Facts

- **Sites:** Three redevelopment sites: the two Robinson Terminals and the Cummings/Turner block.
- **Amount of development:** Current zoning allows about 640,000 square feet of development. Proposal would allow about 800,000 square feet, an increase of about 160,000 square feet. Existing development in the Waterfront area is 8 million square feet
- **Density:** Robinson Terminal South would be permitted to develop at about the same density as the Lorien Hotel or the Chatham Square townhouses; the permitted density at Robinson Terminal North would be 27% lower than that. The Cummings/Turner block: about the same as the adjacent Strand office building (100 block of South Union Street).
- **Height:** With one exception, building height limits would not change (the limit is 50 feet or less). Exception: west side of Robinson North, where the zoning height limit (55 feet) does not agree with the height district limit (66 feet). Plan recommends 66 feet, consistent with nearby buildings.
- **Uses:** Currently allowed: residential, retail, office, culture, water-related activities. Proposed: boutique hotels are added as a permitted use. Boutique hotels are 150 rooms or less, no ballroom, and meeting space for 50 or less. Plan encourages active uses along waterfront and public spaces.
- **Parking:** new development would have to provide the parking that it needs on site and below grade.
- **Development guidelines:** Proposed plan adds new site-specific development guidelines for:
 - *Architecture and site design:* emphasizing history and compatibility with Old Town character
 - *Open space:* new development must provide new open space on site and contribute to improved public spaces along the waterfront. Robinson Terminals must turn existing piers into high quality public spaces.
 - *Historic preservation:* new development can't proceed without a plan to restore historic buildings.
 - *Historic interpretation:* new development must help implement the Waterfront History Plan.
 - *Public Art:* new development must contribute to the proposed "art walk."
- **Strict control of restaurants and hotels:** The Plan adds new detailed review standards for restaurants and hotels to ensure that all neighborhood impacts (parking, loading, noise, etc.) are addressed.
- **Legal:** In 1992, the City downzoned Robinson Terminal from densities permitted by a 1982 agreement between Robinson Terminal, the National Park Service, and the City. Robinson Terminal has sued the City, asserting that the 1982 density levels are vested; the City does not agree but the proposed Plan restores the 1982 densities. The suit is suspended pending outcome of the Waterfront Plan.

Site	Currently Allowed (sf)	FAR	Proposed (sf)	FAR	Change
Robinson Terminal North	195,296	1.38	238,816	1.69	43,520
Robinson Terminal South	327,393	2.0	380,529	2.32	53,136
Cummings – Turner Block	124,760	2.0	187,140	3.0	62,380
Totals	647,449		806,485		159,036