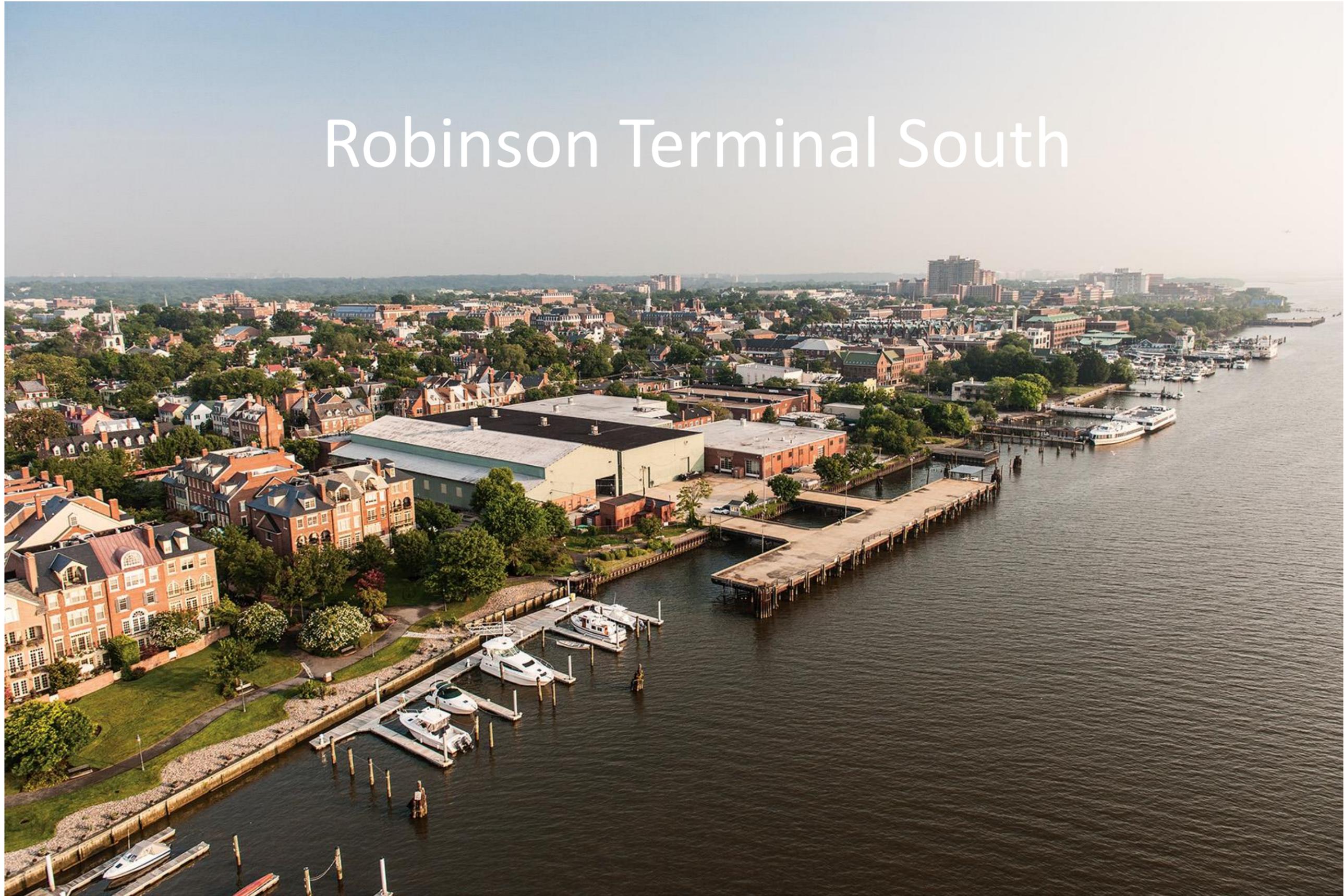


# Robinson Terminal South



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# Development Team

Developer:	EYA
Equity Partner:	JBG
Architect:	Shalom Baranes Associates
Landscape Architect:	M. Paul Freidberg Partners
Land Use Counsel:	McGuireWoods
Civil Engineer:	Bohler
Marine Engineer:	Moffat & Nichol
Traffic & Parking:	Wells and Associates
Acoustical Engineer:	Polysonics
Archeological:	Wetlands Studies & Solutions
Historian:	History Matters



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AERIAL

# Land Area



	Waterfront Plan	Actual/Proposed
Site Area (acres)	3.85	3.08
Development (sqft)	380,529	280,000 ±
FAR	2.32	2.1 ±
Units	115	92

- \* Parcels being acquired by EYA
- \* Parcels already transferred to City
- \* Riparian rights acquired by EYA

## Public Priorities Identified in Plan

- Provide Active Public Uses Along the Waterfront
- Raise Site Elevation / Floodplain
- Extend Strand South and West to Union St
- Improve Pier
- Redevelop 2 Duke Street
- Contribute \$9 / SqFt to Offsite Proffers to Fund the Waterfront Plan

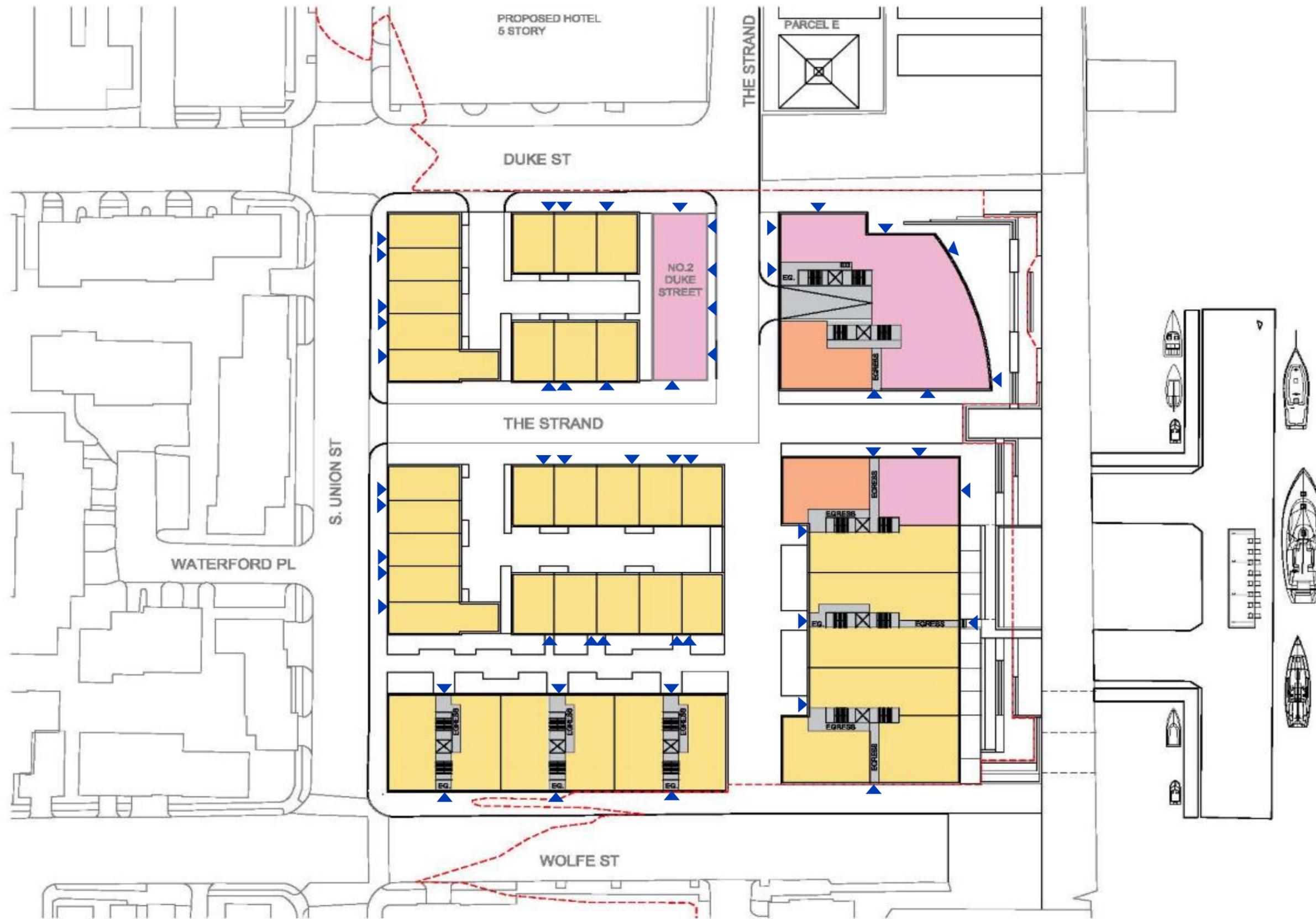
# Concept Plan Considerations

- Overall Density
- Types of Uses and Locations of Uses
- 50' Height Limit
- North / South Location of the Strand
- Preservation of 2 Duke St
- Location of Promenade
- Raise the Site and Remap the Floodplain

# Comparison of EYA Concept Submission and Draft Plan



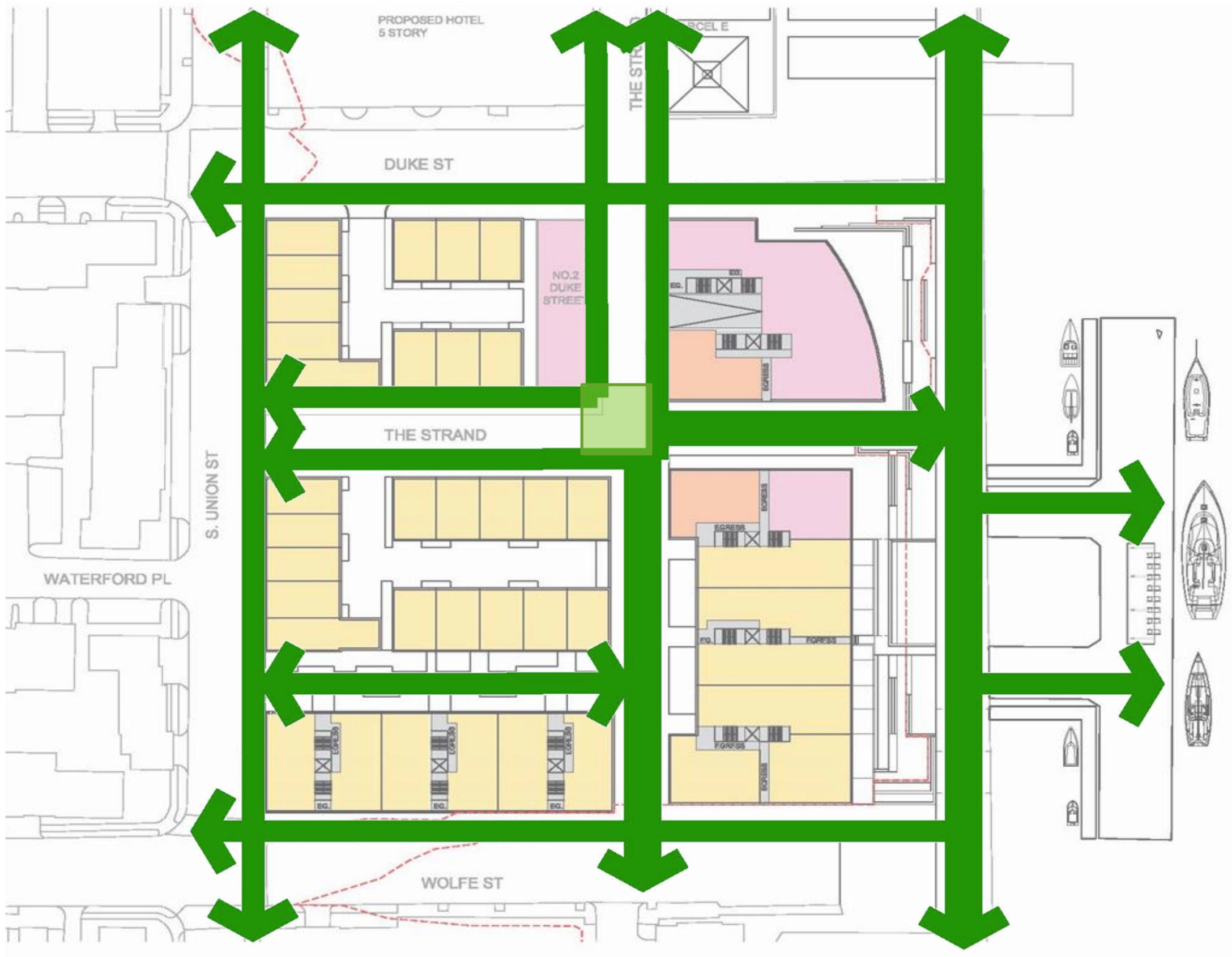
# CONCEPT PLAN GROUND FLOOR USES AND BUILDING ENTRIES



## LEGEND

- ▶ Building Entries

# PEDESTRIAN CONNECTIVITY AND MASSING



## LEGEND

 Pedestrian Circulation

### Connectivity

- Fluid Pedestrian Connection to town, through the Strand the Promenade and Pier
- Pedestrianized Streets as Programmable Open Space

# DIVERSITY OF PUBLIC OPEN SPACES

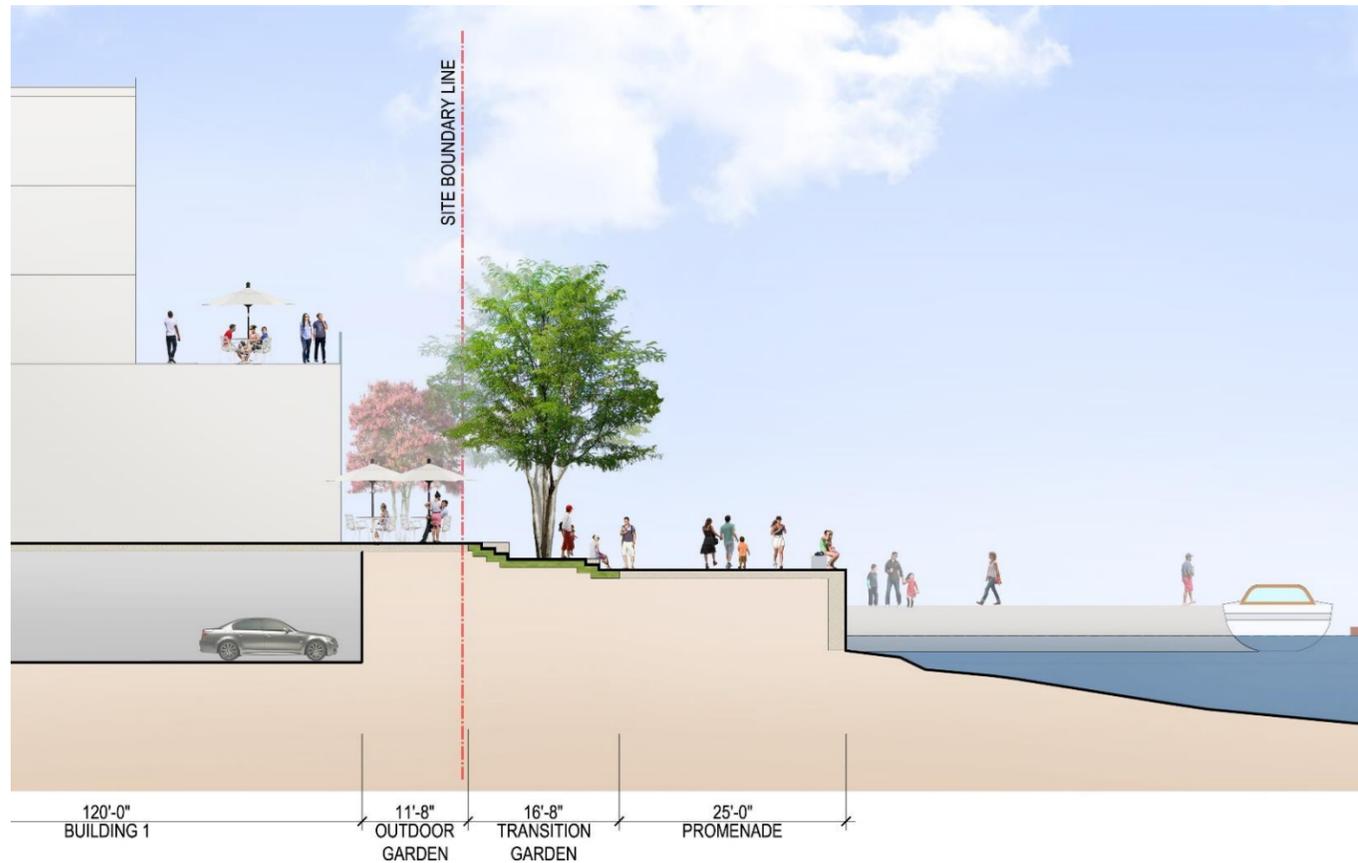


## LEGEND

- Promenade/Linear Open Space
- Passive Open Space
- Active Open/Commercial Space
- Programmable Open Space

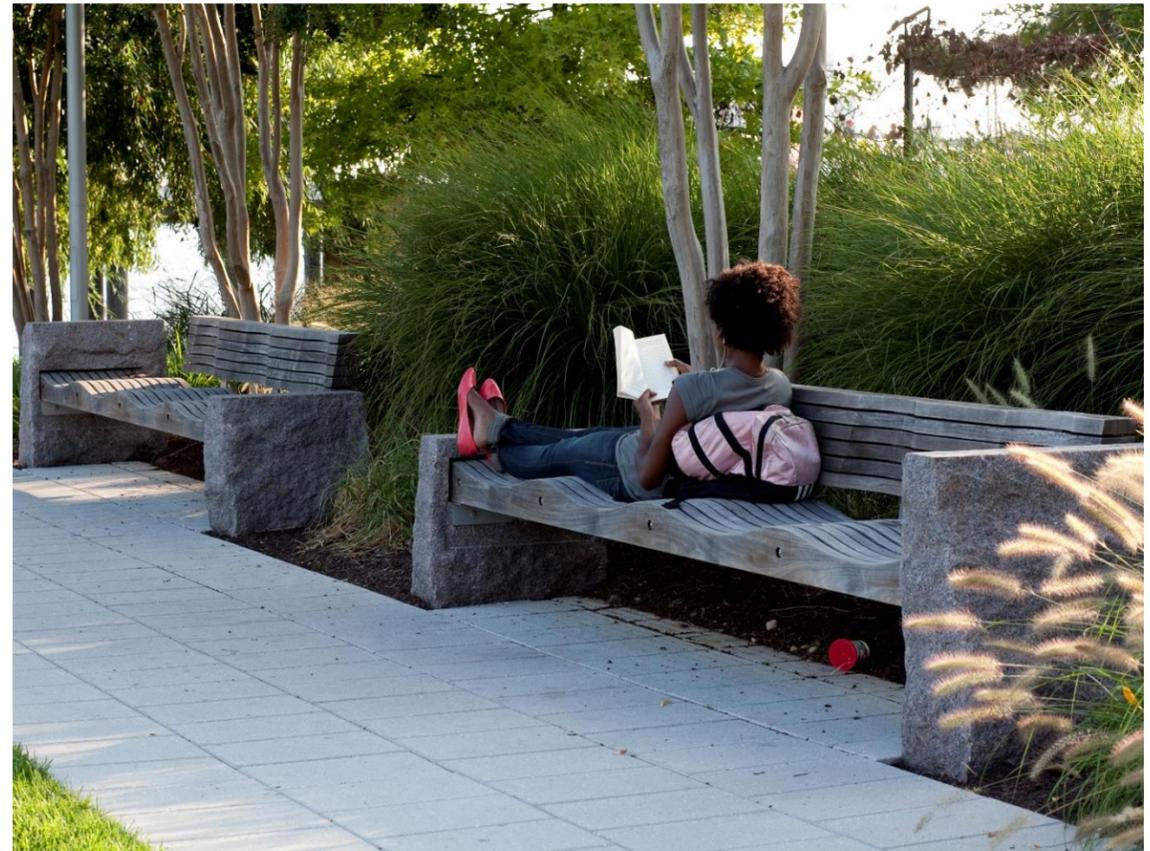
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# PROMENADE



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# PASSIVE OPEN SPACES



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# ACTIVE OPEN/COMMERCIAL SPACES



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# PROGRAMMABLE OPEN SPACES



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# EYA Concept Massing Plan



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# Robinson Terminal South Timeline

Waterfront Commission & Community Outreach*	Begin Spring 2014
Board of Architectural Review Work Sessions*	Begin April 2014
File DSUP Application	Summer/Fall 2014
Planning Commission Hearing	Fall /Winter 2014
City Council Hearing	Winter 2014/2015
Demolition/Archeology/Flood Plain Process	Begin Spring 2015
Construction	Begin Spring 2016
First Occupancy	Summer 2017

\*Ongoing process

# Concept Plan Riverfront Promenade Rendering



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