

ALEXANDRIA WATERFRONT COMMISSION

Tuesday, May 19, 2015

City Hall Sister Cities Conference Room

301 King Street

7:30 a.m.

AGENDA

1. Welcome and Introductions
2. Approval of Minutes from April 21, 2015
3. Windmill Hill Park Shoreline Rehabilitation Recommendation
4. Commission Liaison Reports
 - a. Ad Hoc Monitoring Group on Waterfront Construction
 - b. Old Town Area Parking Study Work Group
5. Marina Subcommittee
6. Agency Reports
 - a. 500 & 501 N. Union (RTN) Goals & Guidelines Response Letter
 - b. FY 2016 Budget Update
 - c. Waterfront Implementation Schedule – Public Projects (DRAFT)
 - d. Oronoco Street Outfall Update
 - e. City's Combined Sewer System Planning
 - f. Fire Boat Lift Proposal
7. Reports from Commissioners
8. Announcements / Public Comments

UPCOMING EVENTS

- **Planning Commission – 500 & 501 N. Union (RTN)**
June 4, 7 p.m., City Hall, Council Chambers, 301 King St.
- **Waterfront Commission Waterfront Walk**
June 6, 9 a.m., Tide Lock Park, 1 Canal Center Plaza
- **L'Hermione Tall Ship**
June 10-12, City Marina, 0 Cameron St.
- **Marina Subcommittee**
June 11, 5 p.m., Room 2000, City Hall, 301 King St.
- **City Council Public Hearing - 500 & 501 N. Union (RTN)**
June 13, 7 p.m., City Hall, Council Chambers, 301 King St.
- **Waterfront Commission Meeting – SW Waterfront Boat Tour**
June 16, 7:15 a.m., City Marina, 0 Cameron St.

Waterfront Activities, Events & Meetings: www.alexandriava.gov/Waterfront

May 14, 2015

VIA EMAIL TO jack.browand@alexandriava.gov

Charlotte Hall, Chair
Waterfront Commission
301 King Street
Alexandria, VA 22314

RE: Robinson Terminal North

Dear Ms. Hall:

On behalf of my client, Alexandria North Terminal, LLC, the Developer of Robinson Terminal North, I am submitting this follow up to our recent meetings to address the unresolved Goals and Guidelines per the Waterfront Commission's Interim letter of November 18, 2014.

Development Goals

1. In the Interim Letter, the Commission expressed concern over the nature of the first floor space in the pavilion portion of the eastern building. As was discussed in the last meeting with the Commission, this first floor space will be active space as required by the Plan. This active space will be leased to rent paying tenants that could be either restaurant, retail, museum, gallery space or any combination of these uses. The applicant has retained a leading leasing consultant to market this space to potential tenants. As expected, the prominent location of the project has generated significant market interest.
2. Met per Interim Letter.
3. Substantially met per Interim Letter. As part of the negotiations with City staff related to overall developer contributions, and City budget constraints, the Applicant, at staff's request has revised the pier design to reduce the long term maintenance obligations and create a balanced set of developer contributions across the entire site. The revised pier design still provides the ability to access the pier for views up and down the Potomac River and a floating dock enabling smaller pleasure craft to tie up to the pier. The Applicant will dedicate the pier and open space from the promenade outward to the City of Alexandria while maintaining the pier and open space for five years. The revised pier concept design is attached.

4. The Applicant does not propose “moving” West’s Point from its current location at the foot of Oronoco Street. The Applicant, at staff’s request and endorsement, has pursued an interpretive plan for the site that calls for the entirety of the new site to channel the historic West’s Point. Please see Waterfront Commission Meeting Presentation dated February 19, 2015 and presentation titled West’s Point dated December 2, 2014 for further context.
5. The Applicant’s proposal fits within the development envelopes established by the Plan and the Settlement Agreement.
6. Met per Interim Letter.

Development Guidelines

1. See response to Goal 1 for active uses.
2. The project is a mixed-use development with approximately half of the development area allocated to commercial uses such as the hotel, restaurant and retail space with remaining half allocated to residential uses.
3. Met per Interim Letter.
4. Met per Interim Letter.
5. Applicant has agreed to conform its landscaping details to the Olin plan.
6. The Applicant has completed an extensive historical interpretation plan and has reviewed it with the City Archeologist. The plan proposes to incorporate three primary components into the Interpretive Panels that identify various themes and highlight the history of the site. These themes include: Commerce, Military, Transportation, Nature, and Female Ownership of Site.

The landscaping elements also evoke history of site including wharf-inspired wooden ‘docks’ that connect Founders Park with the site, Site Rails that incorporate images of the Rolling Road/Hogshead Barrels and Railroad Tie-inspired benches that provide seating throughout the North Garden area. Please see Waterfront Commission Meeting Presentation dated February 19, 2015 and presentation titled West’s Point dated December 2, 2014 for further context.

7. The design of the East Building and Pavilion have been completely restudied since the Interim Letter was issued. The design now calls for a more regular and substantial inclusion of masonry at the West and South elevations (those that front the Old and Historic District and/or the City Grid). On the East and North elevations (those that front water), glass is employed at a much higher rate. Further, the East elevation of the East Building is designed to act as a subtle, but elegant foil or backdrop that frames a much

May 14, 2015

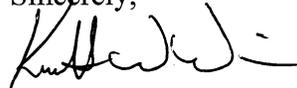
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more active and sculptural pavilion. This BAR recommended approval of this design. Please see Waterfront Commission Meeting Presentation dated February 19, 2015 for further context.

8. Met per Interim Letter.
9. Met per Interim Letter. Applicant will be using valet parking and parking lifts for the western garage.
10. Met per Interim Letter.
11. Met per Interim Letter.
12. Met per Interim Letter.
13. Met per Interim Letter.
14. Met per Interim Letter. Per staff's request, the Applicant will be providing a cash payment to the City for public art that meets the Public Art Policy's recommendation of \$0.30 per foot.
15. Met per Interim Letter.

Please let me know if you have any questions regarding the project's compliance with the Goals and Guidelines.

Sincerely,

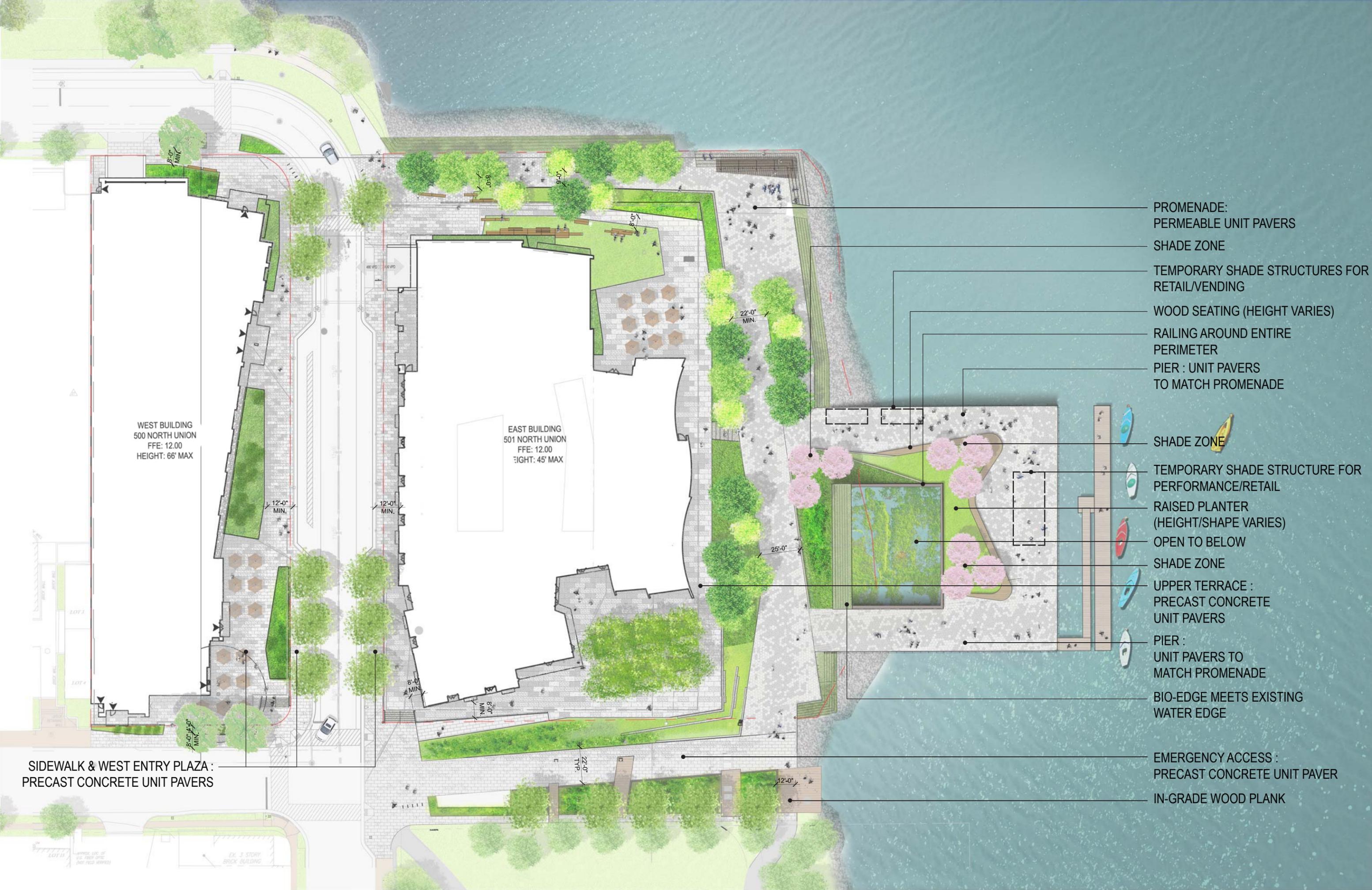


Kenneth W. Wire

Enclosures

cc: Yuri Blazer, CityInterests
Karl Moritz, Director, Planning and Zoning

66856607_1



WEST BUILDING
500 NORTH UNION
FFE: 12.00
HEIGHT: 66' MAX

EAST BUILDING
501 NORTH UNION
FFE: 12.00
HEIGHT: 45' MAX

SIDEWALK & WEST ENTRY PLAZA :
PRECAST CONCRETE UNIT PAVERS

- PROMENADE:
PERMEABLE UNIT PAVERS
- SHADE ZONE
- TEMPORARY SHADE STRUCTURES FOR
RETAIL/VENDING
- WOOD SEATING (HEIGHT VARIES)
- RAILING AROUND ENTIRE
PERIMETER
- PIER : UNIT PAVERS
TO MATCH PROMENADE
- SHADE ZONE
- TEMPORARY SHADE STRUCTURE FOR
PERFORMANCE/RETAIL
- RAISED PLANTER
(HEIGHT/SHAPE VARIES)
- OPEN TO BELOW
- SHADE ZONE
- UPPER TERRACE :
PRECAST CONCRETE
UNIT PAVERS
- PIER :
UNIT PAVERS TO
MATCH PROMENADE
- BIO-EDGE MEETS EXISTING
WATER EDGE
- EMERGENCY ACCESS :
PRECAST CONCRETE UNIT PAVER
- IN-GRADE WOOD PLANK

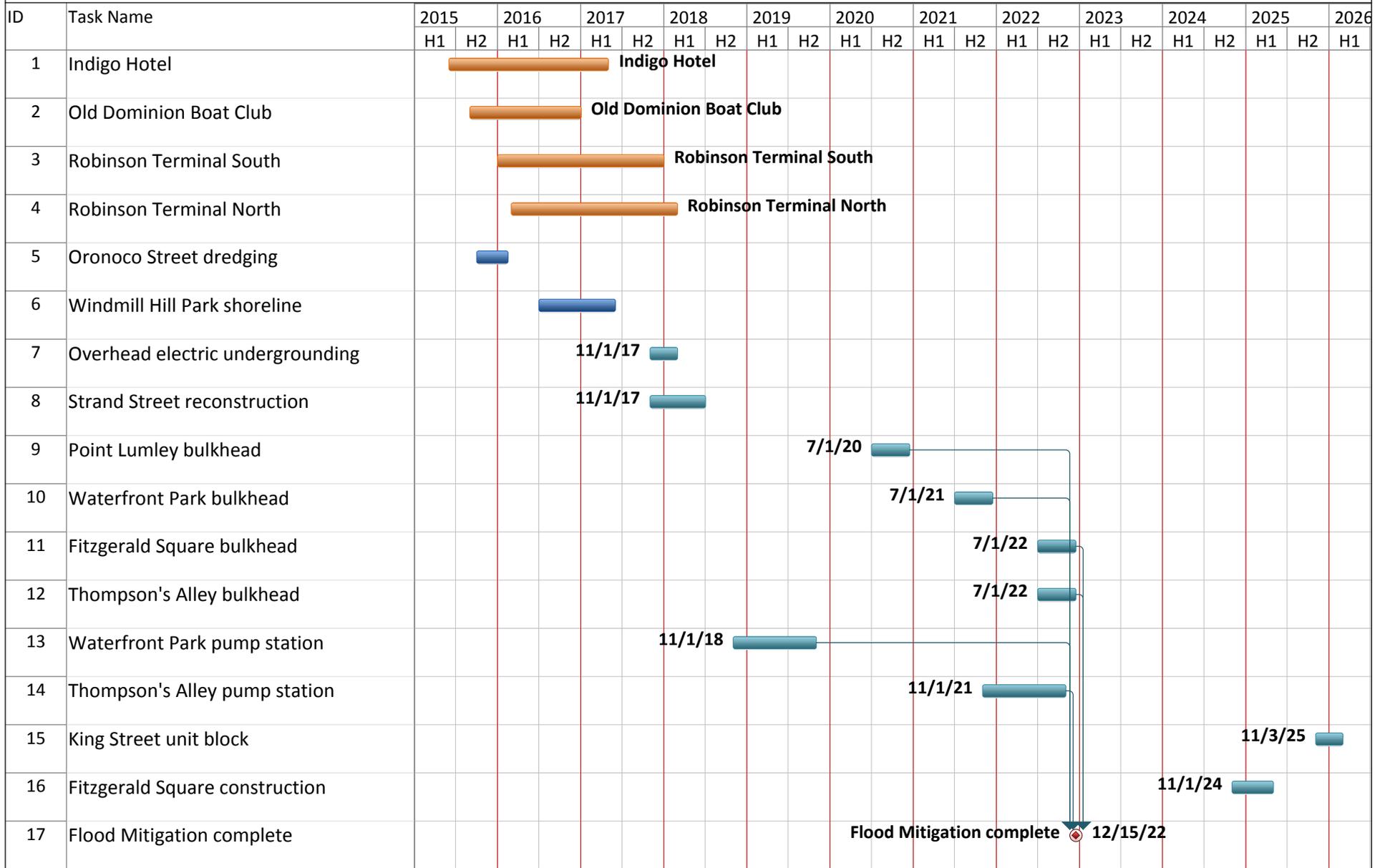
APPROX. LOC. OF
U.S. FERRY OFFICE
(NOT FIELD VERIFIED)

EX. 3 STORY
BRICK BUILDING

Waterfront Implementation

*** Estimated Construction Schedule ***

2016-2025 CIP Budget





City of Alexandria, Virginia

Department of Project Implementation

WATERFRONT PROJECT STATUS

Date	May 11, 2015
Project Name	Waterfront Plan Implementation
Description	Project status updates of public and private Waterfront area projects.

#	Project	Dept.	Status
<i>City Projects</i>			
1	Lower King Street Multi-Modal Feasibility Study	TES	Study is complete and posted online. www.alexandriava.gov/76226
2	Union Street Corridor Study	TES	King Street unit block pedestrian plaza construction on hold pending funding source for ongoing maintenance and operation.
3	Oronoco Street Outfall Remediation	TES	Phase 2 (dredging) final design is underway. Construction anticipated for Fall 2015.
4	Marina Wharf Strengthening	RPCA	Completed.
5	Windmill Hill Park Shoreline Rehabilitation	RPCA	Scheduled for City Council public hearing on 6/13/15.
6	Blackwall Hitch Public Restrooms	GS	Restaurant projected opening June 2015.
7	Waterfront Flood Mitigation	DPI	Flood mitigation RFP is being prepared and anticipated to be advertised Spring 2015.
<i>Private Development</i>			
8	Carr Hotel	PZ	Demolition of 210 Strand is anticipated to begin in June.
9	Old Dominion Boat Club Clubhouse	PZ	Final site plan and BAR certificate of appropriateness are pending.
10	Robinson Terminal South	PZ	DSUP was approved.
11	Robinson Terminal North	PZ	DSUP Planning Commission public hearing 06/04/15.
12	Blackwall Hitch Restaurant	PZ	Projected opening June 2015.