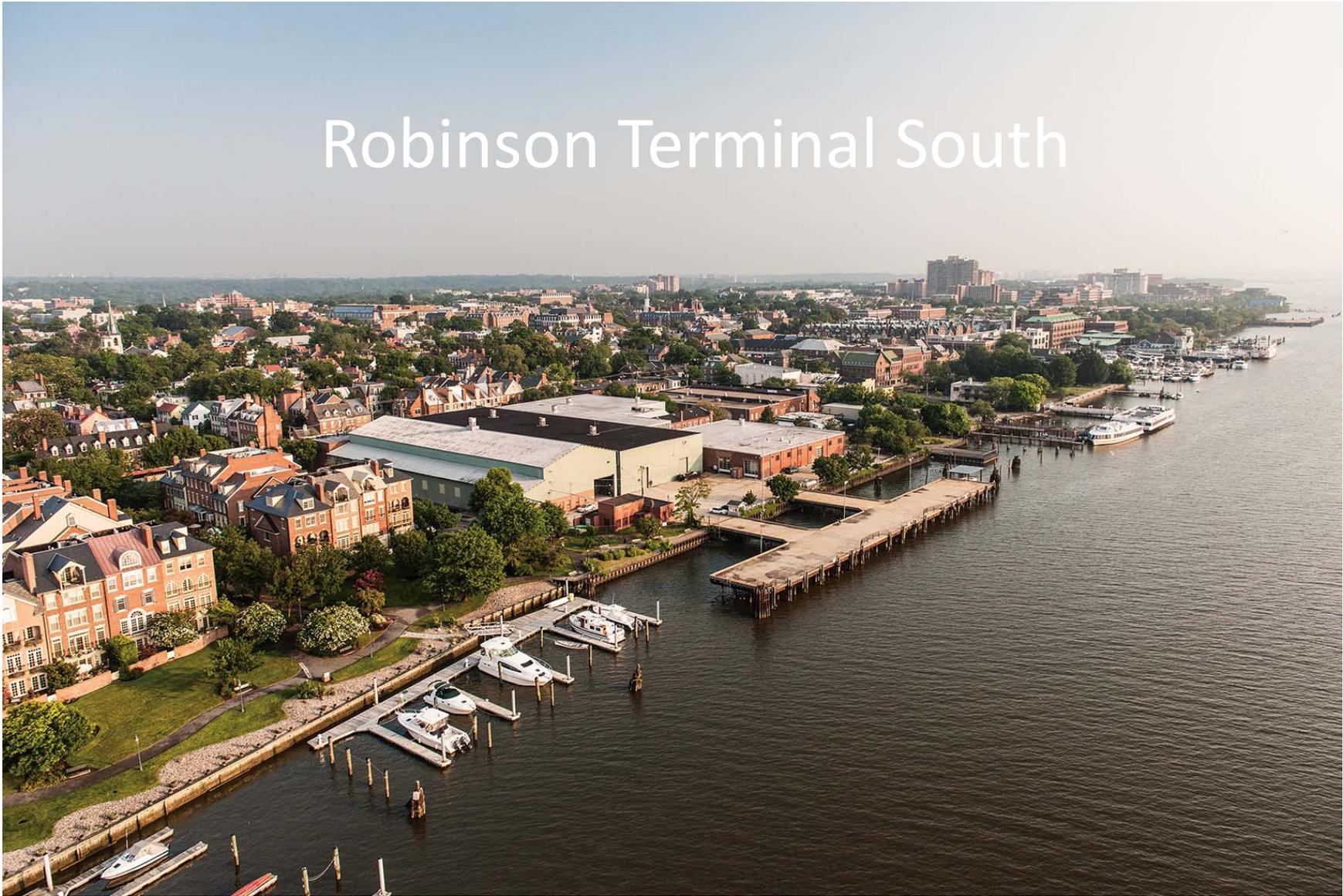


# Robinson Terminal South



ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA | WATERFRONT COMMISSION



MPPF LLC  
45 East 17th Street  
New York, NY 10011  
Tel: 212.697.1888

HISTORY matters



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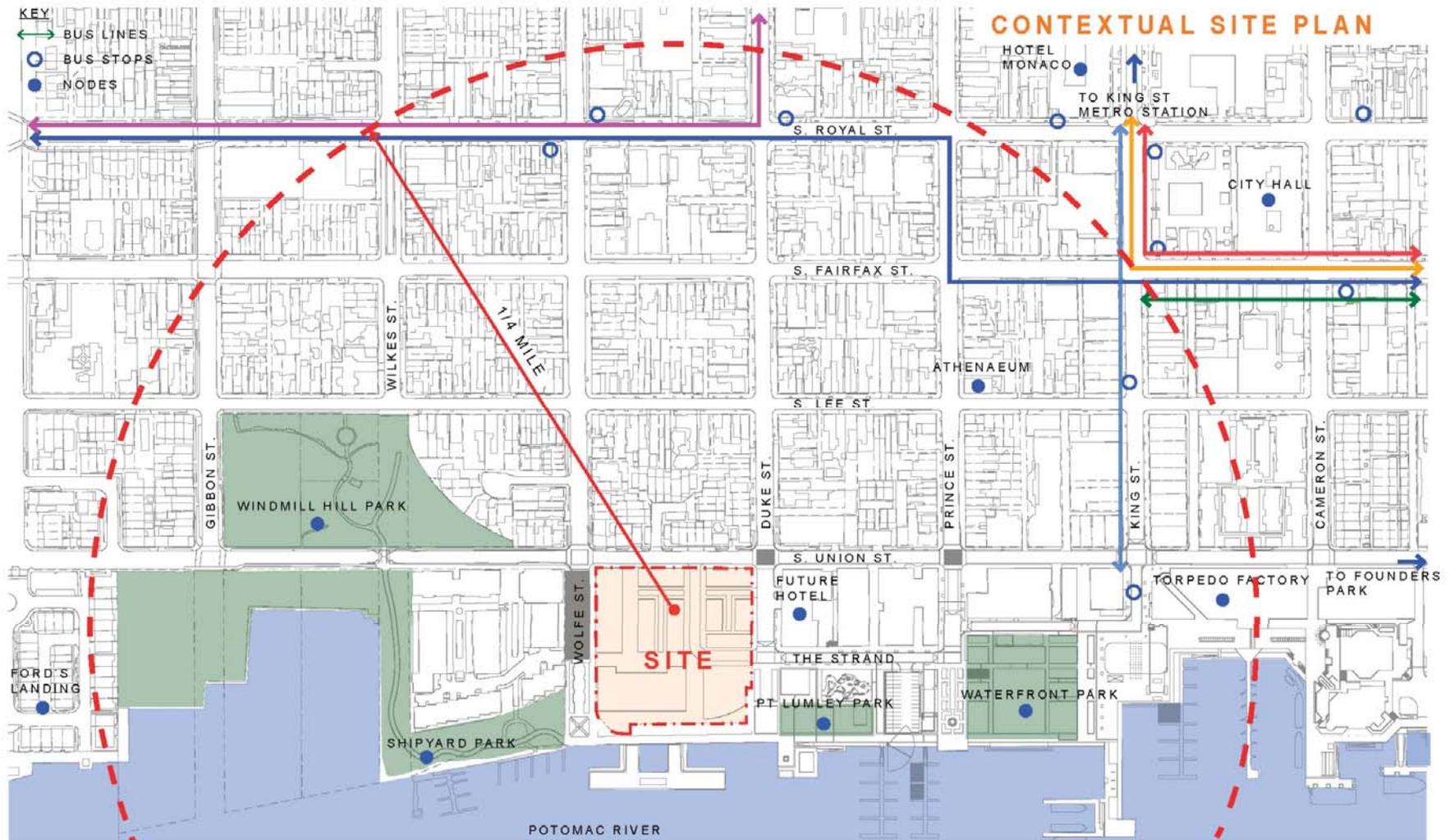
## DEVELOPMENT TEAM

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

# EXISTING AERIAL PHOTOGRAPH



# CONTEXTUAL SITE PLAN



## ROBINSON TERMINAL SOUTH TIMELINE

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

\*Ongoing process

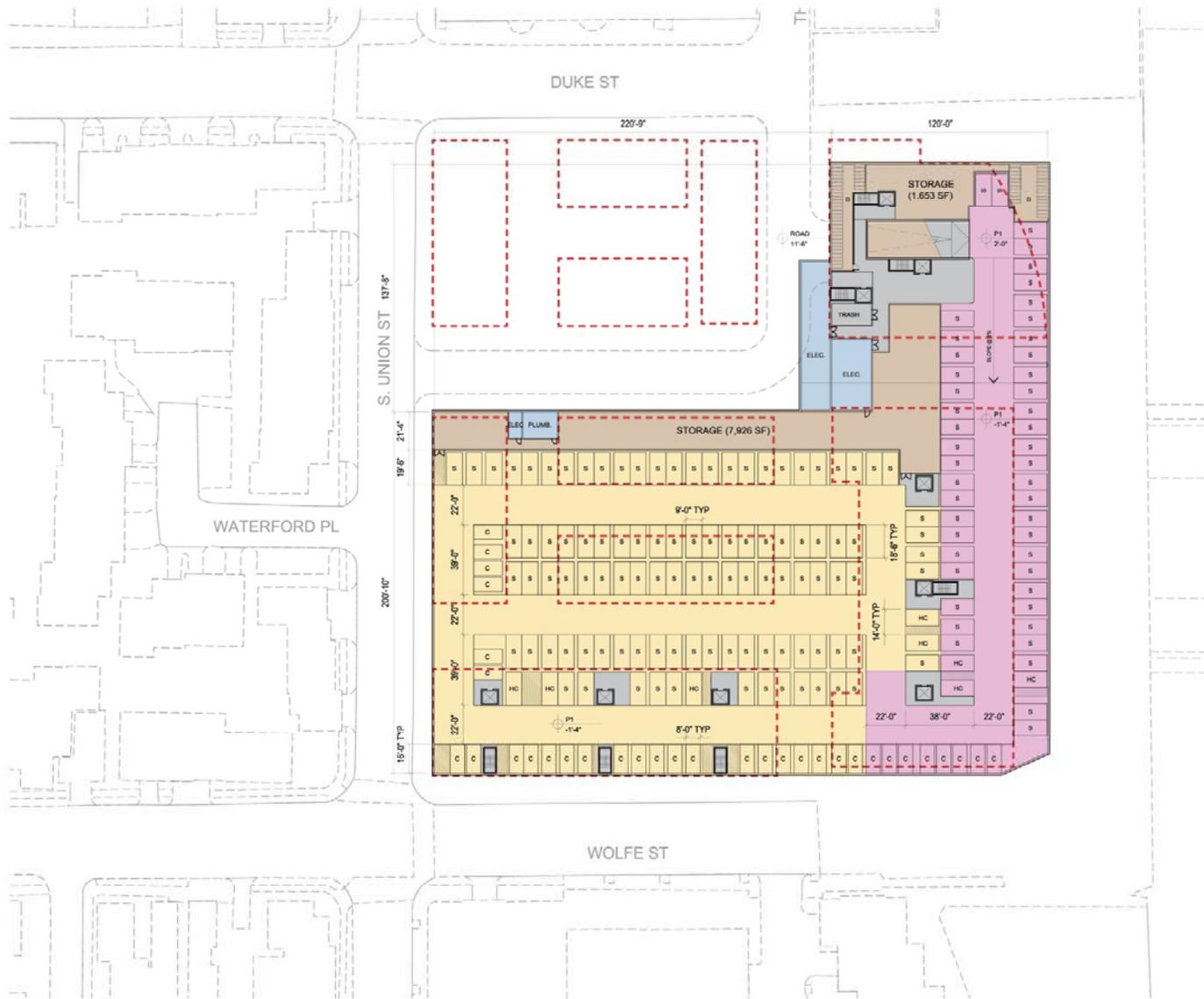
## WATERFRONT SMALL AREA PLAN



## EYA PROPOSED PLAN

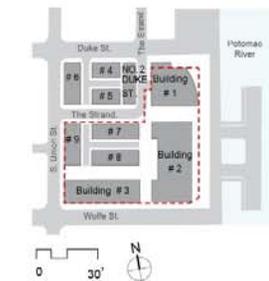


# PARKING GARAGE



- LEGEND**
- COMMERCIAL PARKING
  - RESIDENTIAL PARKING
  - CORE
  - MEP
  - STORAGE
  - BUILDINGS ABOVE
- S = STANDARD SPACE (SELF PARK)  
 C = COMPACT SPACE  
 HC = HANDICAPPED ACCESSIBLE SPACE

KEY PLAN



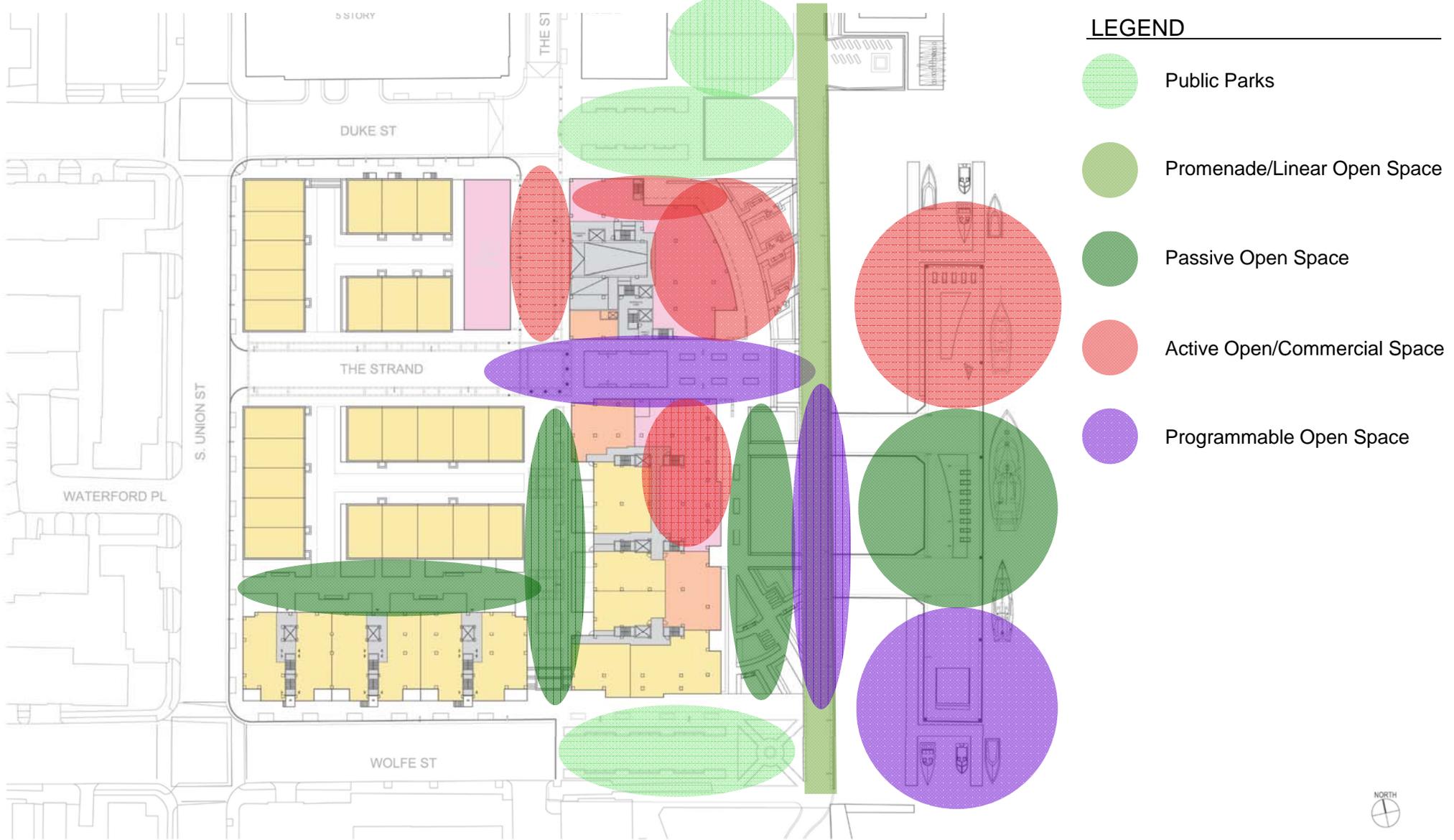
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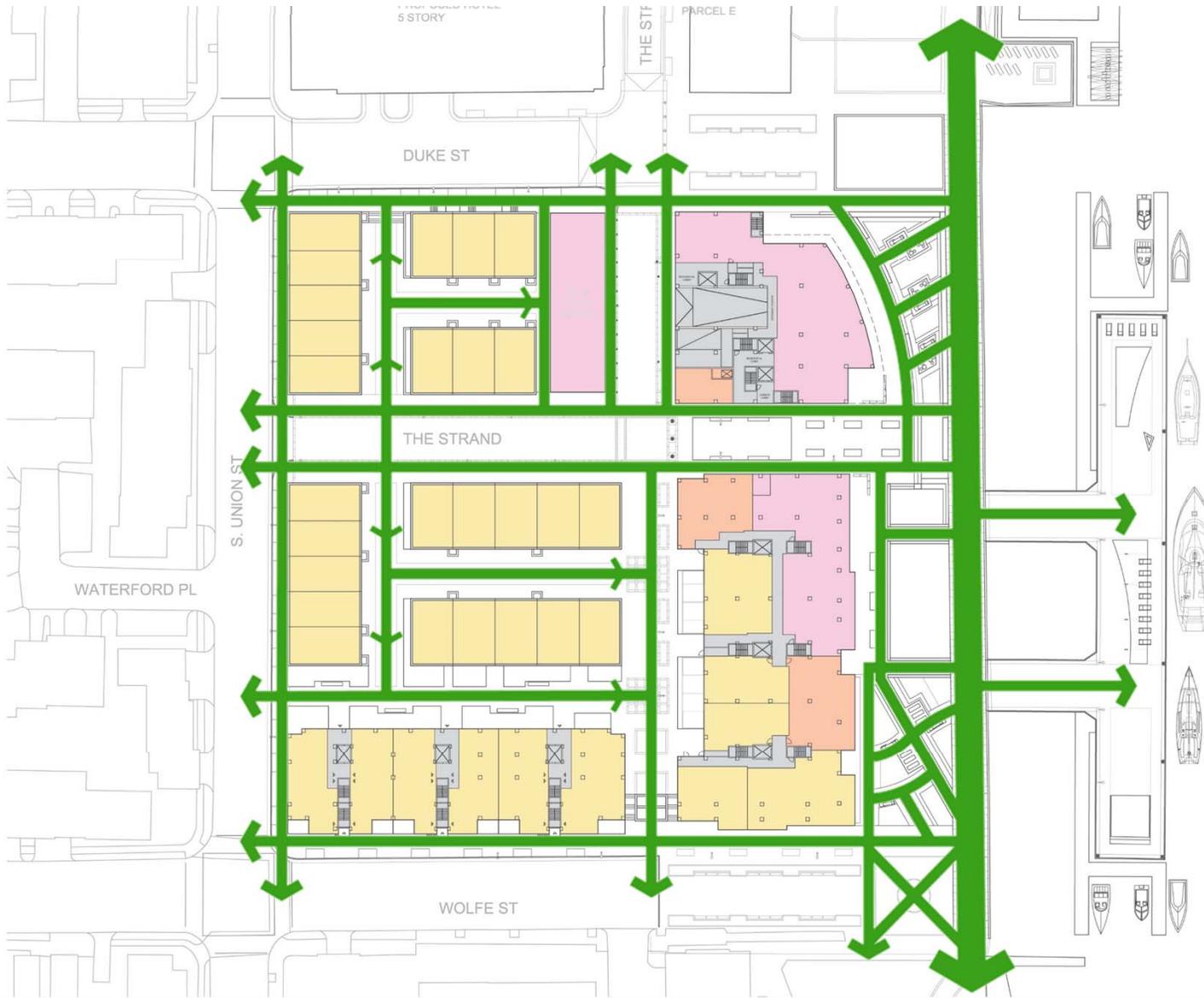
# DIVERSITY OF PUBLIC OPEN SPACE



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# CONNECTIVITY



## LEGEND

**PEDESTRIAN CIRCULATION**

### CONNECTIVITY

- Fluid Pedestrian Connection to town, through the strand the promenade and pier
- Predestrianized streets as programmable open space
- Uninterrupted Pedestrian Circulation from the upper active level to the promenade and pier
- Circulation thru active and passive open space



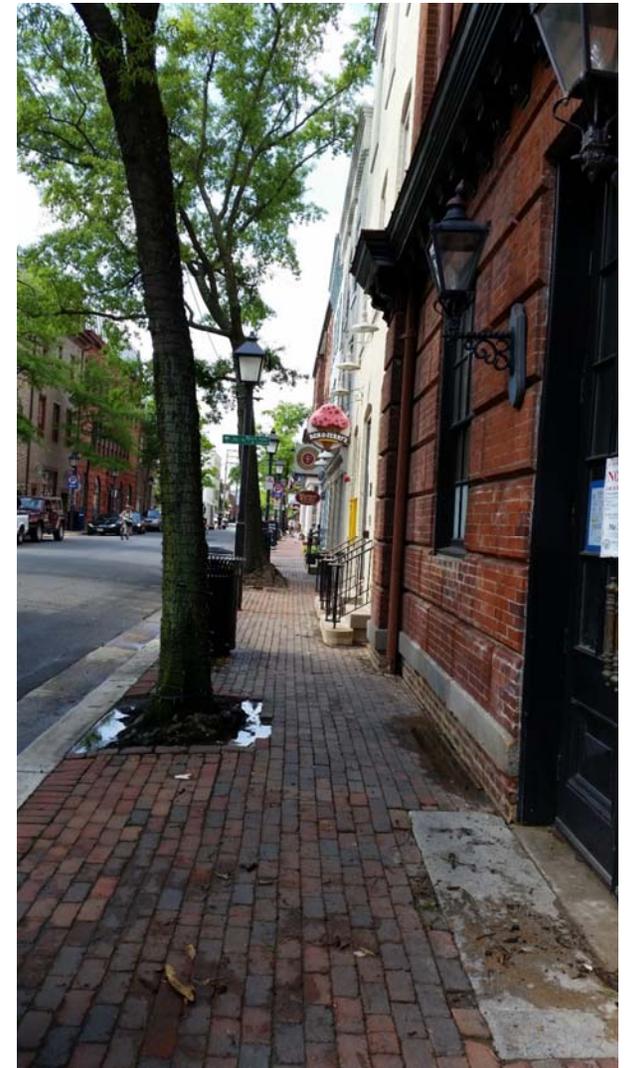
**SOUTH UNION EXISTING CONDITIONS- 4' SIDEWALKS**



**SOUTH UNION & WOLF**



**UNION LOOKING NORTH: 4' SIDEWALK**



**UNION LOOKING SOUTH: 4' SIDEWALK**

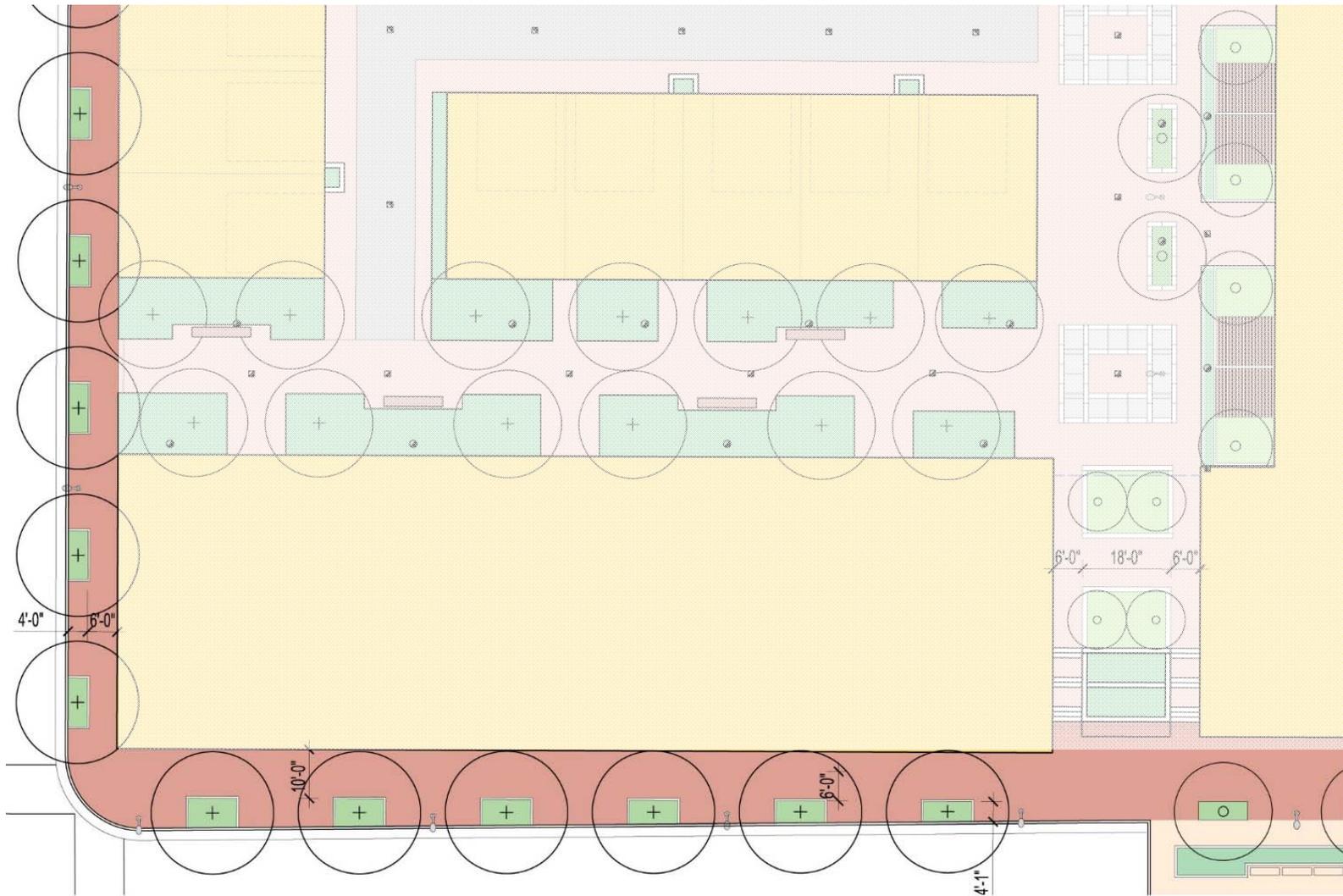


**SOUTH UNION & DUKE**

ROBINSON TERMINAL SOUTH-ALEXANDRIA, VA | CITY STAFF MEETING



**SIDEWALK IMPROVEMENTS UNION/WOLFE- MINIMUM 6FT UNOBSTRUCTED SIDEWALK 4' TREE PLANTING**



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# ACCESS DIAGRAM



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# SITE PLAN



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# WATERFRONT OPEN SPACE



**LEGEND:**

- 1 Garden Rooms
  - 2 Café
  - 3 Upper Plaza
  - 4 Birch Alle & Shade Gardens
  - 5 Water Feature
  - 6 Stepped Lawn
  - 7 Sloped Lawn
- PIER:**
- 8 Shade structure
  - 9 Light tower
  - 10 Chaise lounges
  - 11 Sloped lawn
  - 12 Viewing bench
  - 13 Wood deck
  - 14 Outdoor café
  - 15 Transient boat floating docks



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## WATER FEATURE – PASSIVE



## VIEW FROM UPPER PLAZA TO THE WATER



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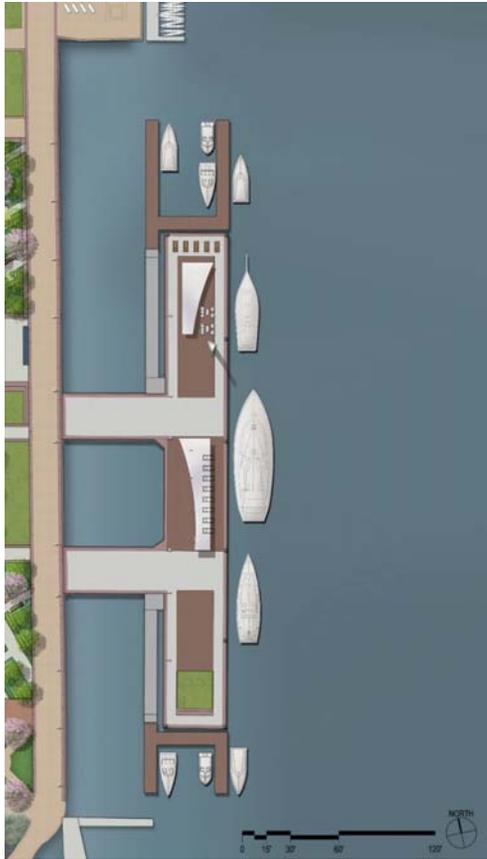
## WATERFRONT VIEW



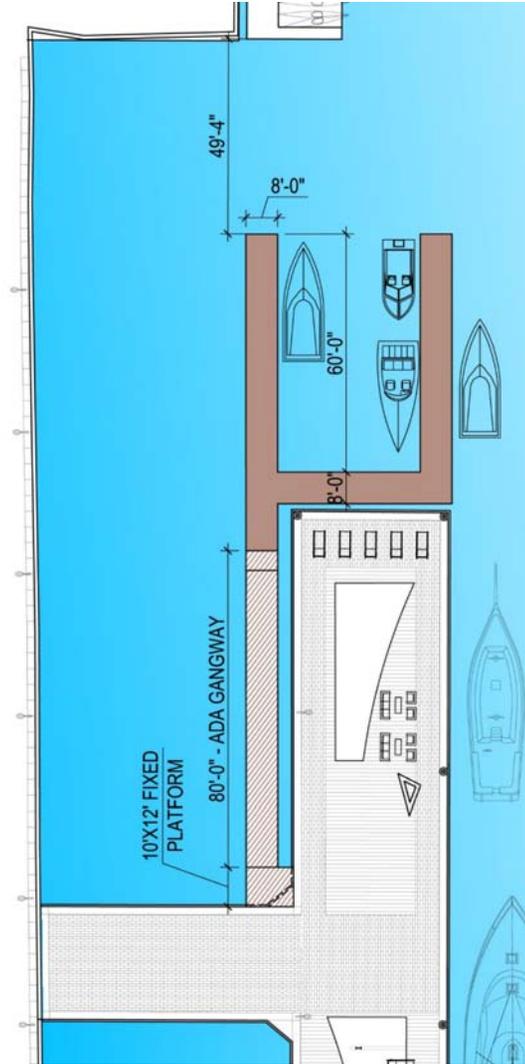
## PASSIVE WATER FEATURE- GARDEN ROOMS



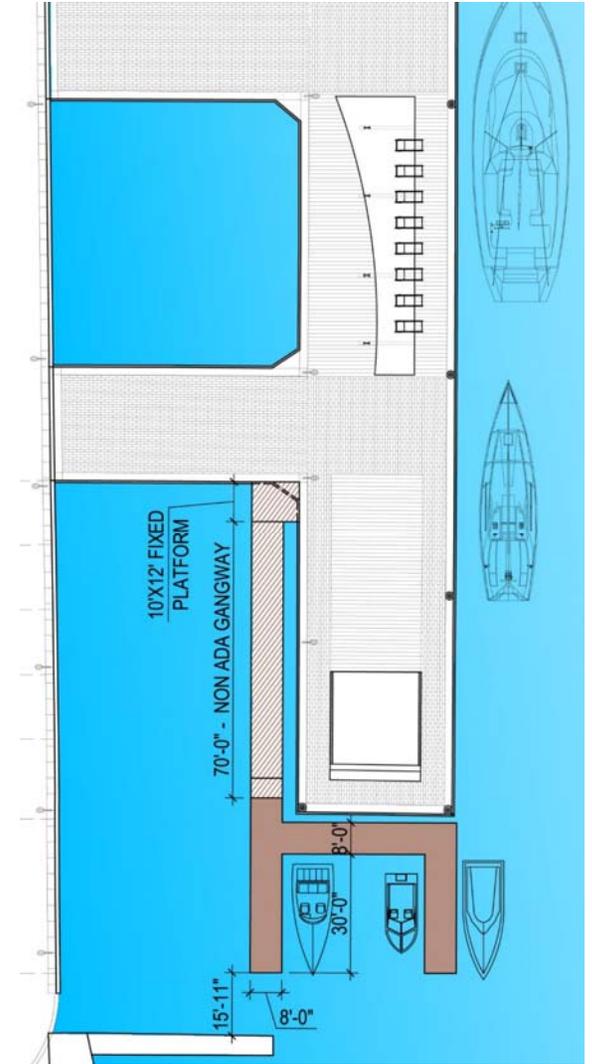
## TRANSIENT DOCK DEVELOPMENTS



## NORTH LAYOUT



## SOUTH LAYOUT



# OVERALL AERIAL



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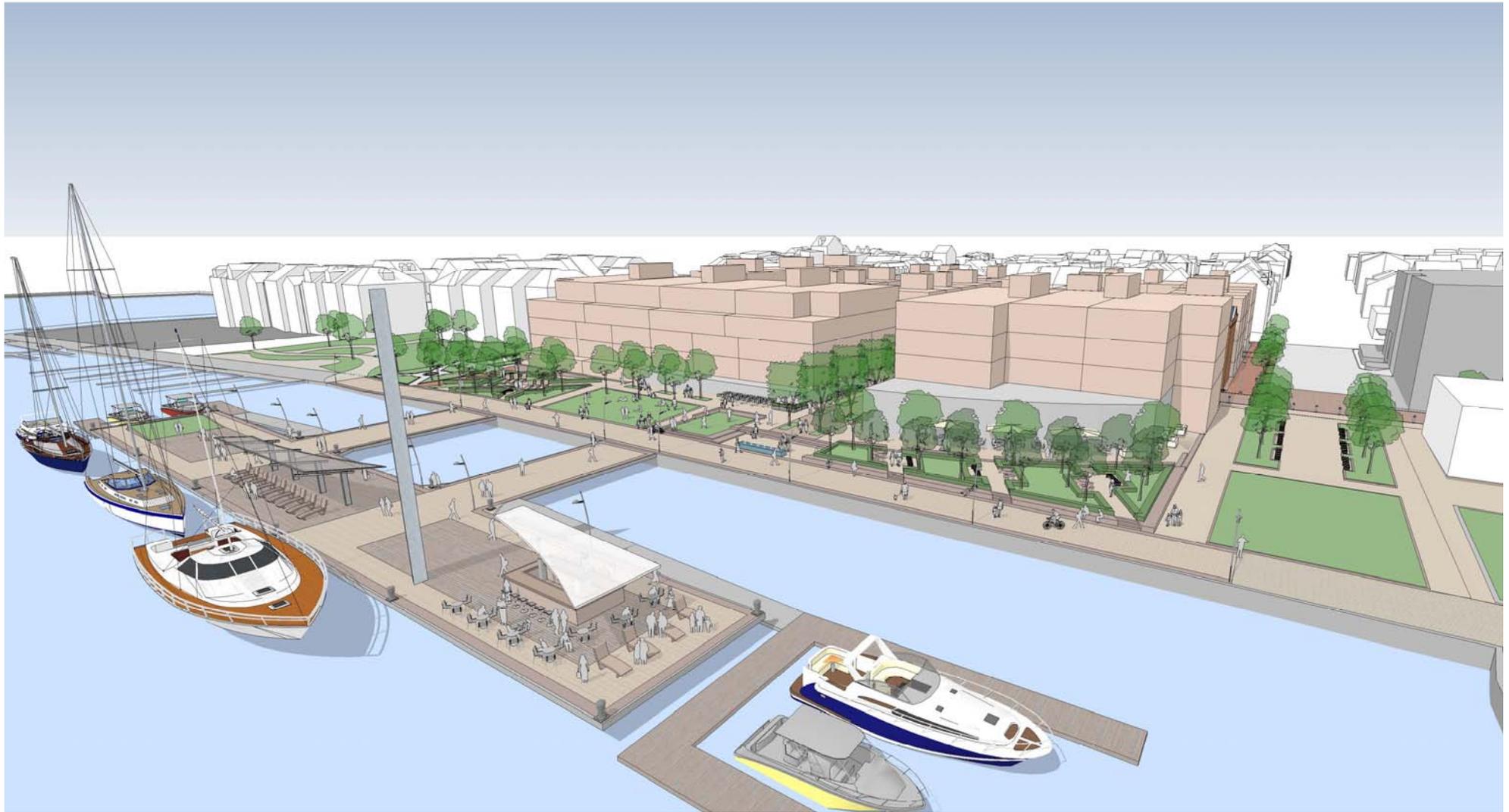
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# SOUTH AERIAL



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# NORTH AERIAL



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## WATER VIEW



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## WATERFRONT VIEW FROM NORTH GARDEN



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## RIVERFRONT PROMENADE RENDERING



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