

# Robinson Terminal North Rooney Properties

*BAR Concept Hearing*  
*02.21.24*

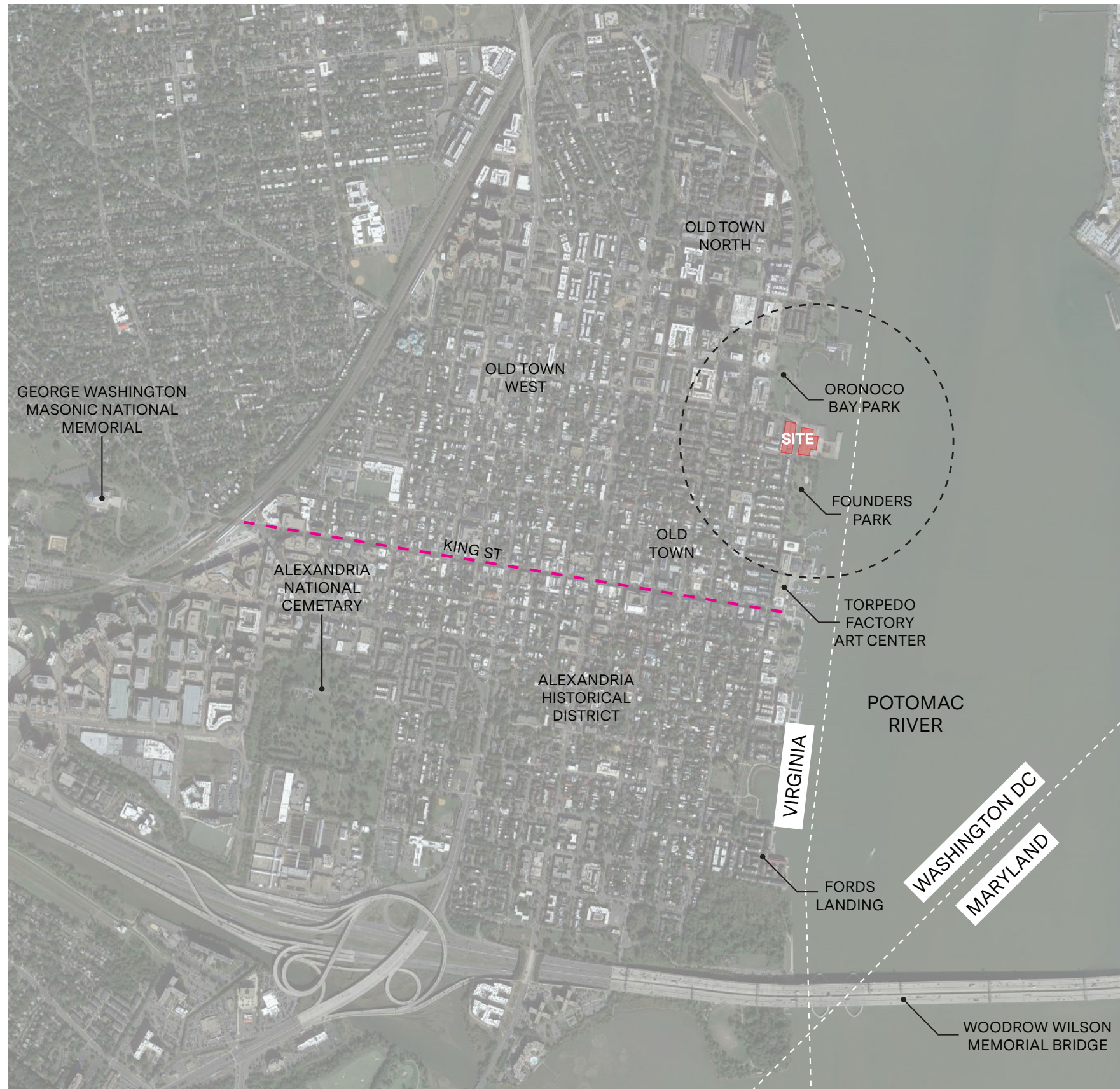
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# Overview

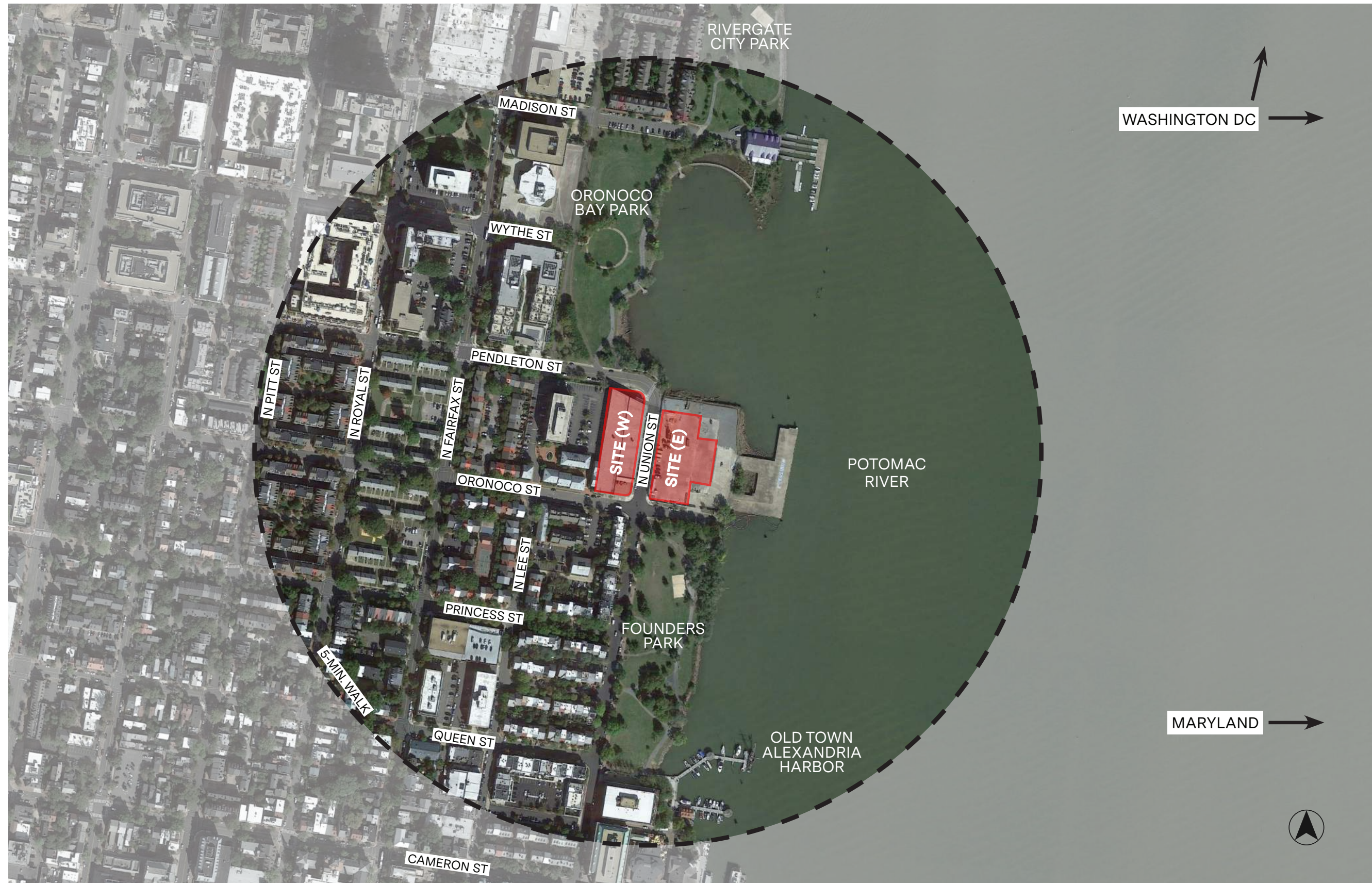


# Site Location



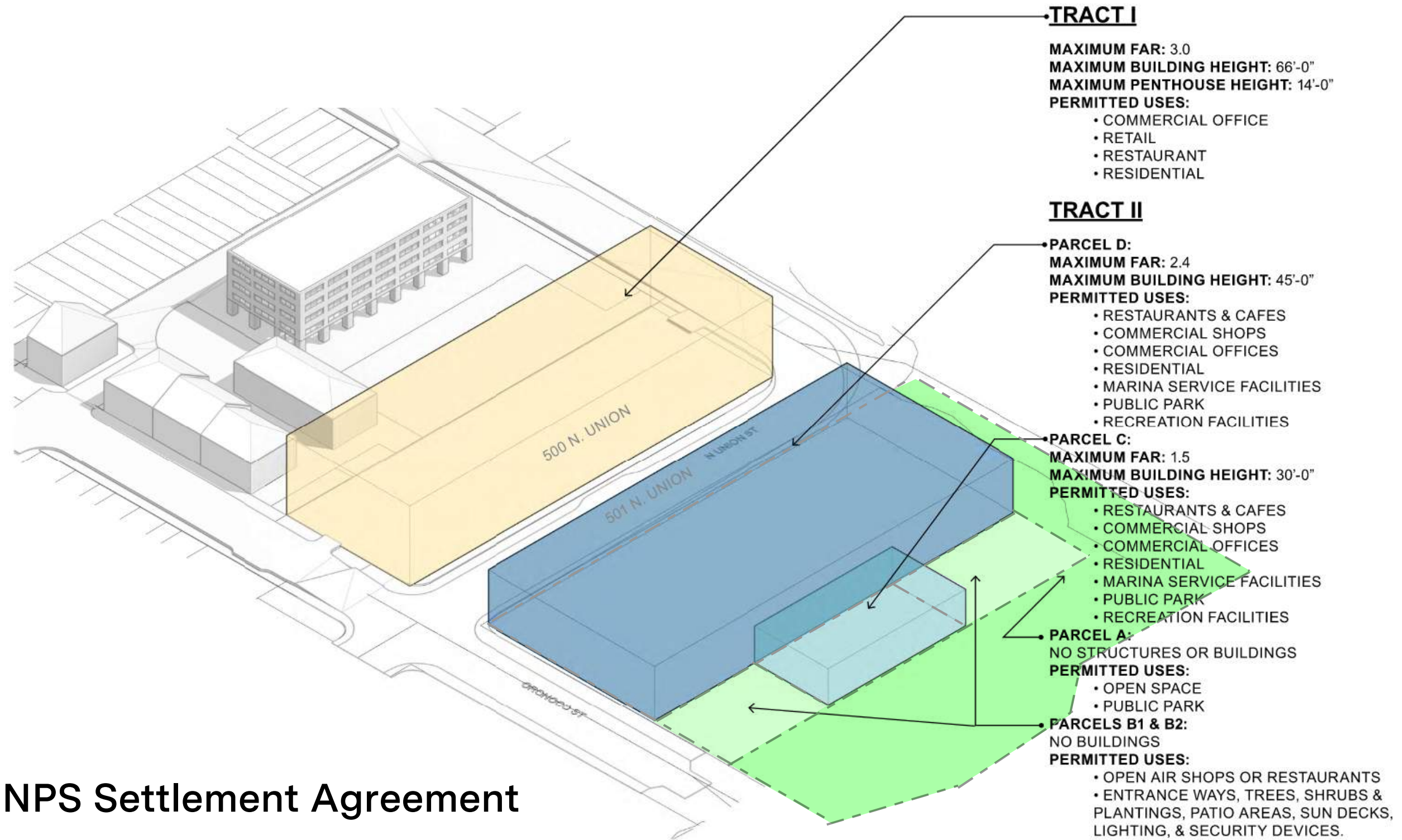


# Site Location - 1/4 mile radius





# Site Information



## NPS Settlement Agreement

# Development Approval Process

*1. 1983 NPS Settlement Agreement*

*2. 2012 Waterfront Small Area Plan*

*3. 2015 Prior DSUP Approval*

*4. 2024 New DSUP Request*

- a. NPS
- b. W-1 Zoning District
- c. UDAC
- d. BAR
- e. Waterfront Commission

*5. Development Review Process*

- a. Concept 1: Submitted Nov. 2023
- b. Concept 2: March 2024
- c. DSUP: Fall 2024
- d. Public Hearings: Dec. 2024 – Jan 2025



# MA | Morris Adjmi Architects

*We create iconic buildings that stand out by fitting in - contemporary architecture and environments inspired by art, history and context*



Front & York, Dumbo, Brooklyn



Wythe Hotel, Williamsburg, Brooklyn



The Huron, Greerpoint, Brooklyn



The Wharf Parcel 10, DC



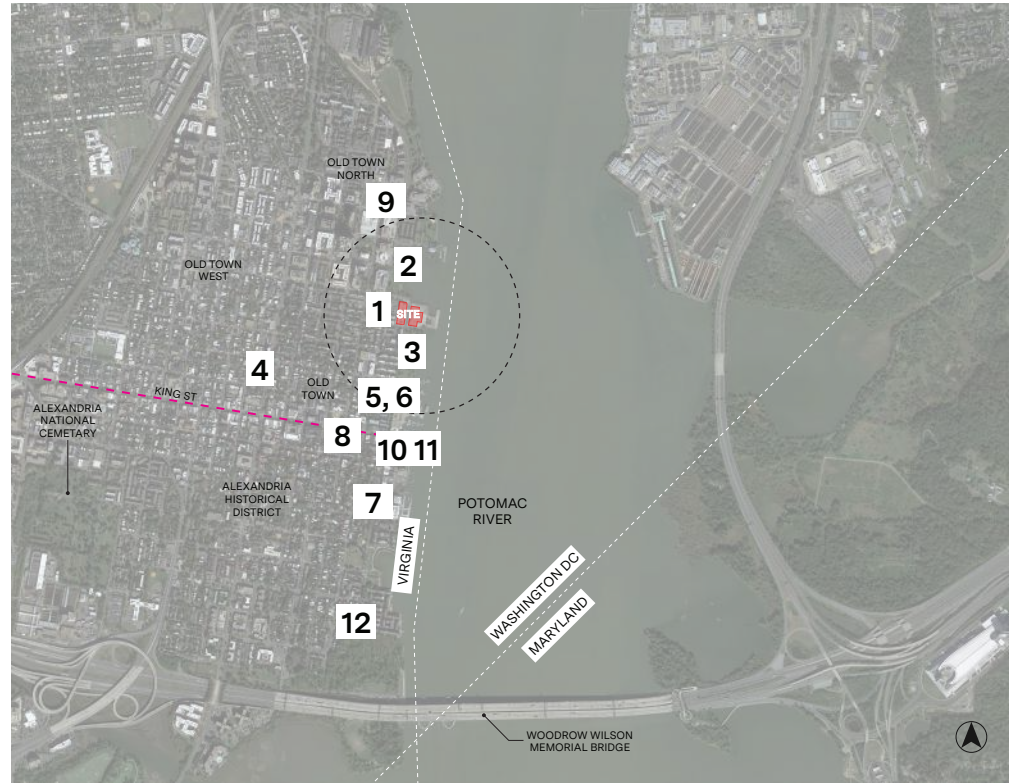
Port Covington, Baltimore, MD



Four Seasons Hotel & Residences, Charleston, SC



# Context



1. ROBINSON TERMINAL & ORONOCO ST



2. ORONOCO BAY PARK



3. FOUNDERS PARK



4. OLD TOWN ALEXANDRIA HOMES



5. SOUTH UNION ST



6. UNION ST PUBLIC HOUSE



7. ROBINSON TERMINAL SOUTH



8. KING ST



9. OLD TOWN NORTH NEW DEVELOPMENT



10. TORPEDO FACTORY



11. TORPEDO FACTORY ART CENTER



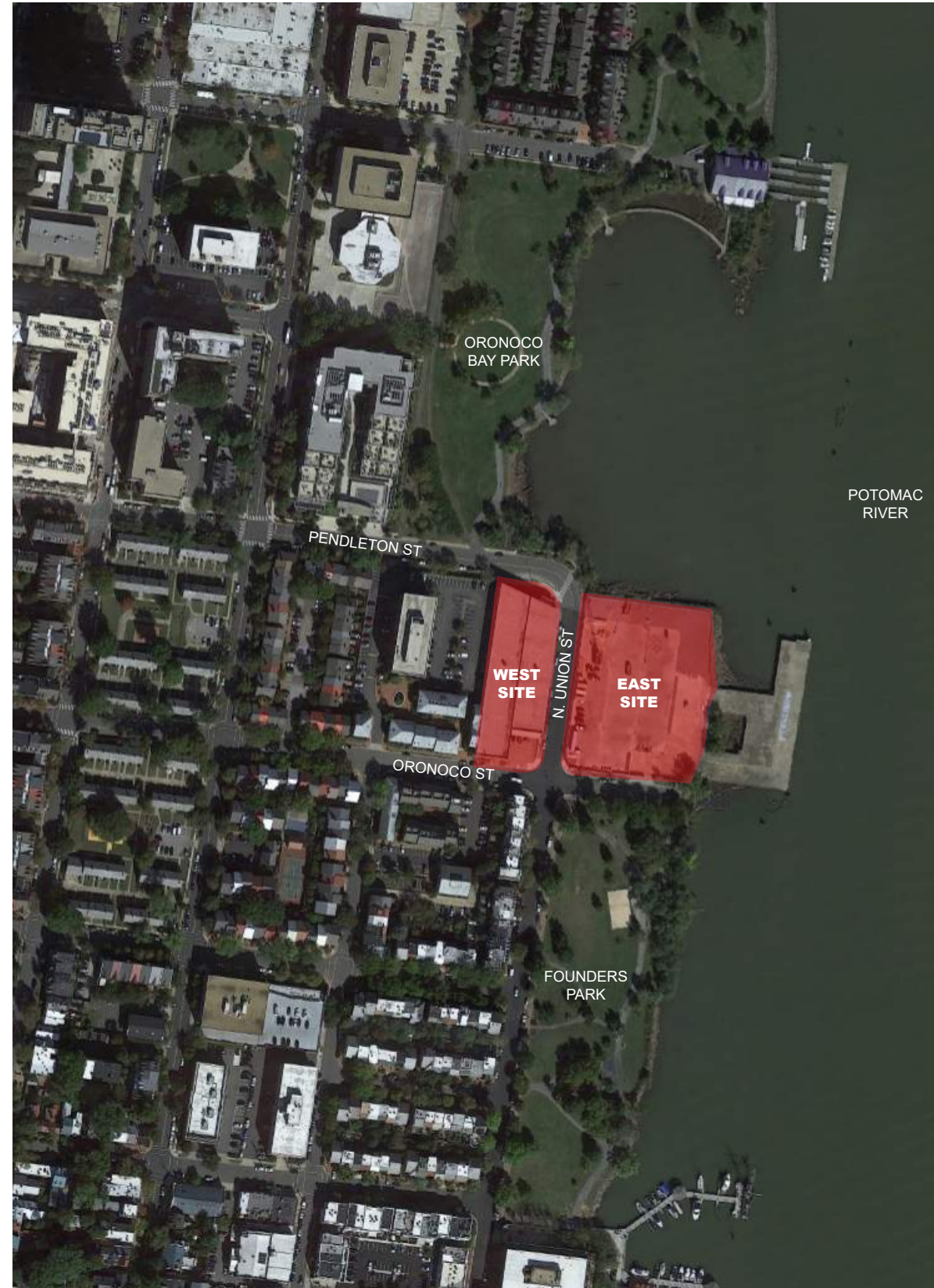
12. DEMOLISHED FORD FACTORY



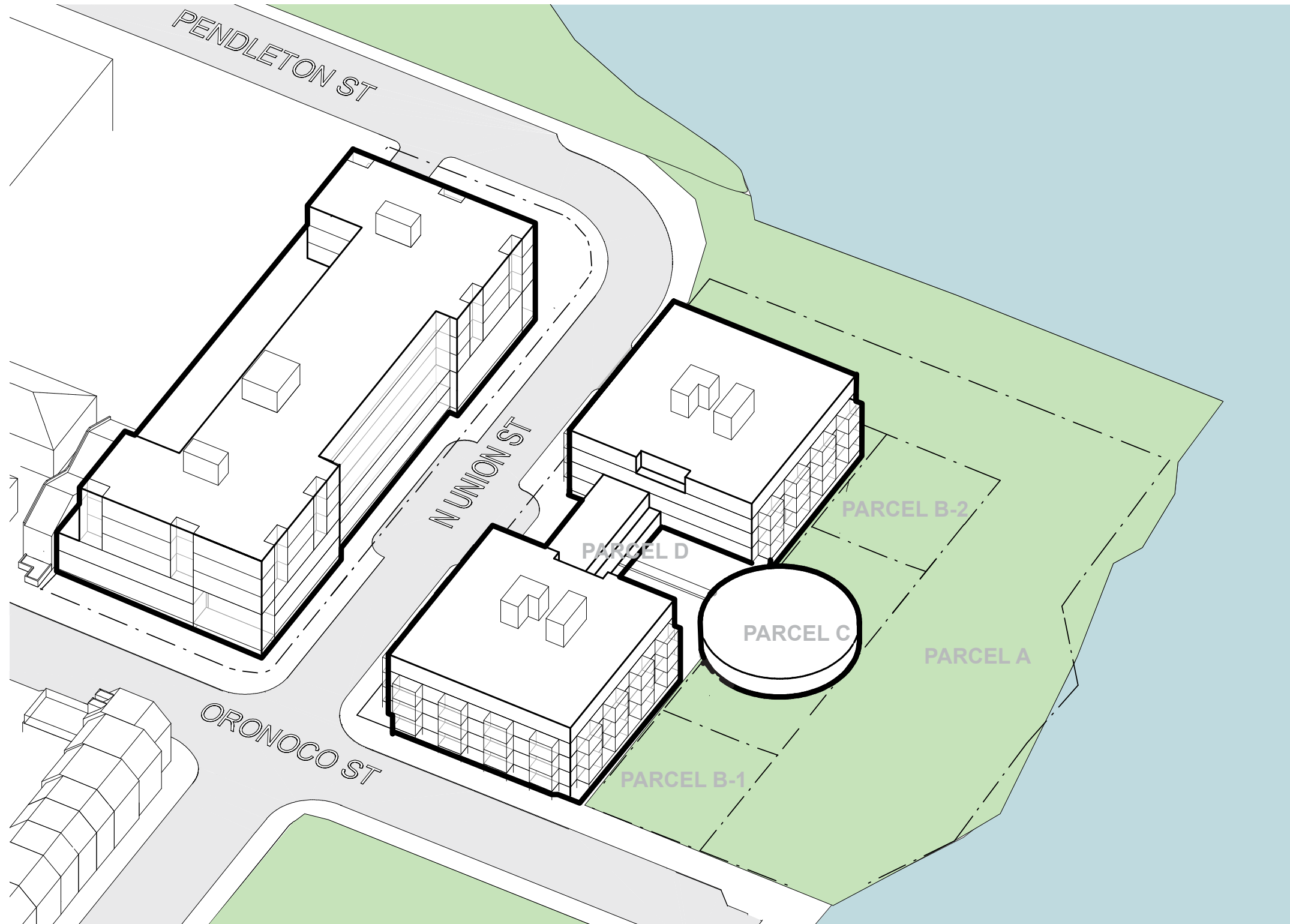
# Building Massing



# Site



# Proposed Project Massing



MASSING AXON



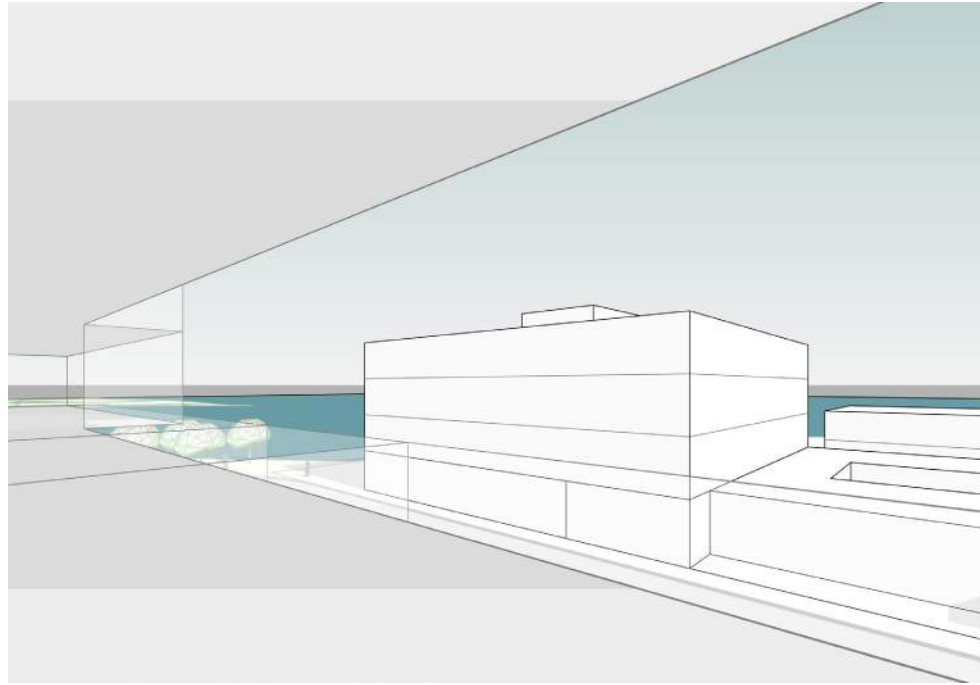


# Proposed Project

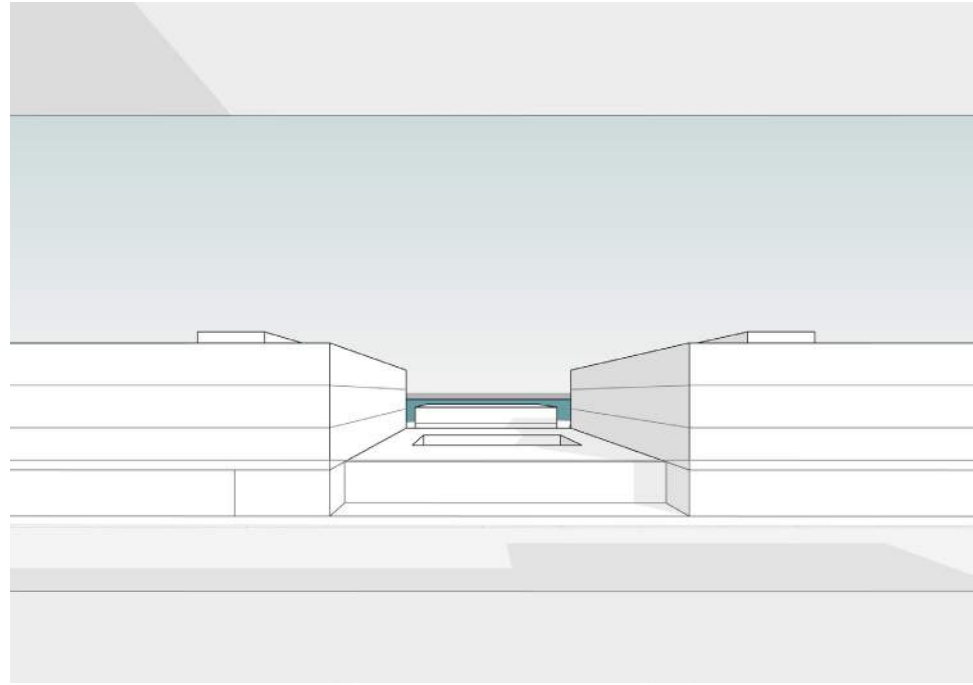




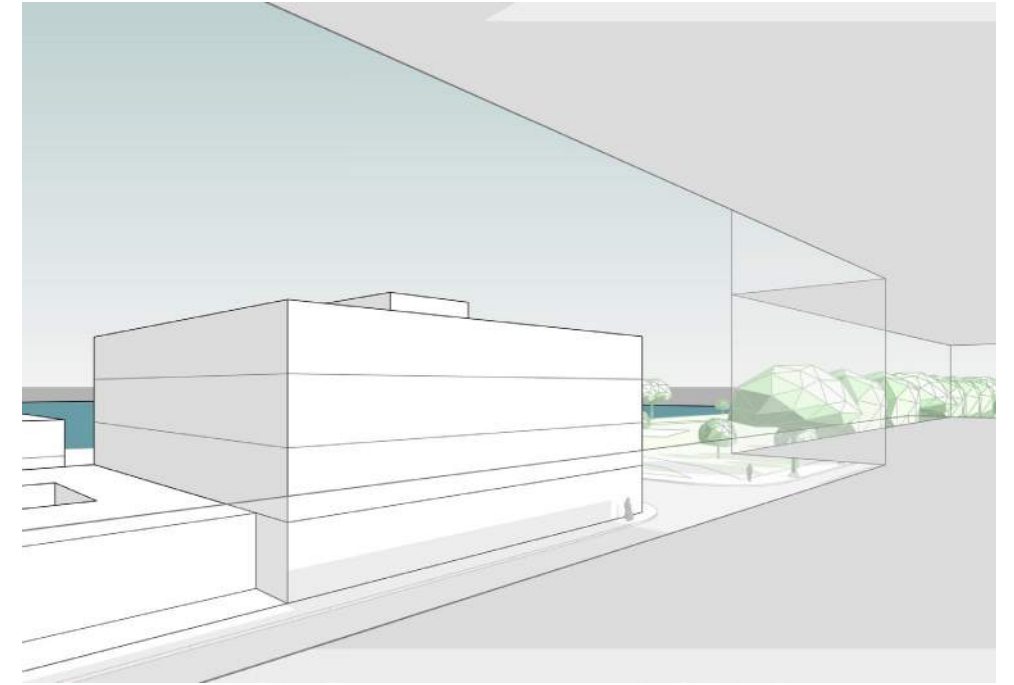
# West Building Views



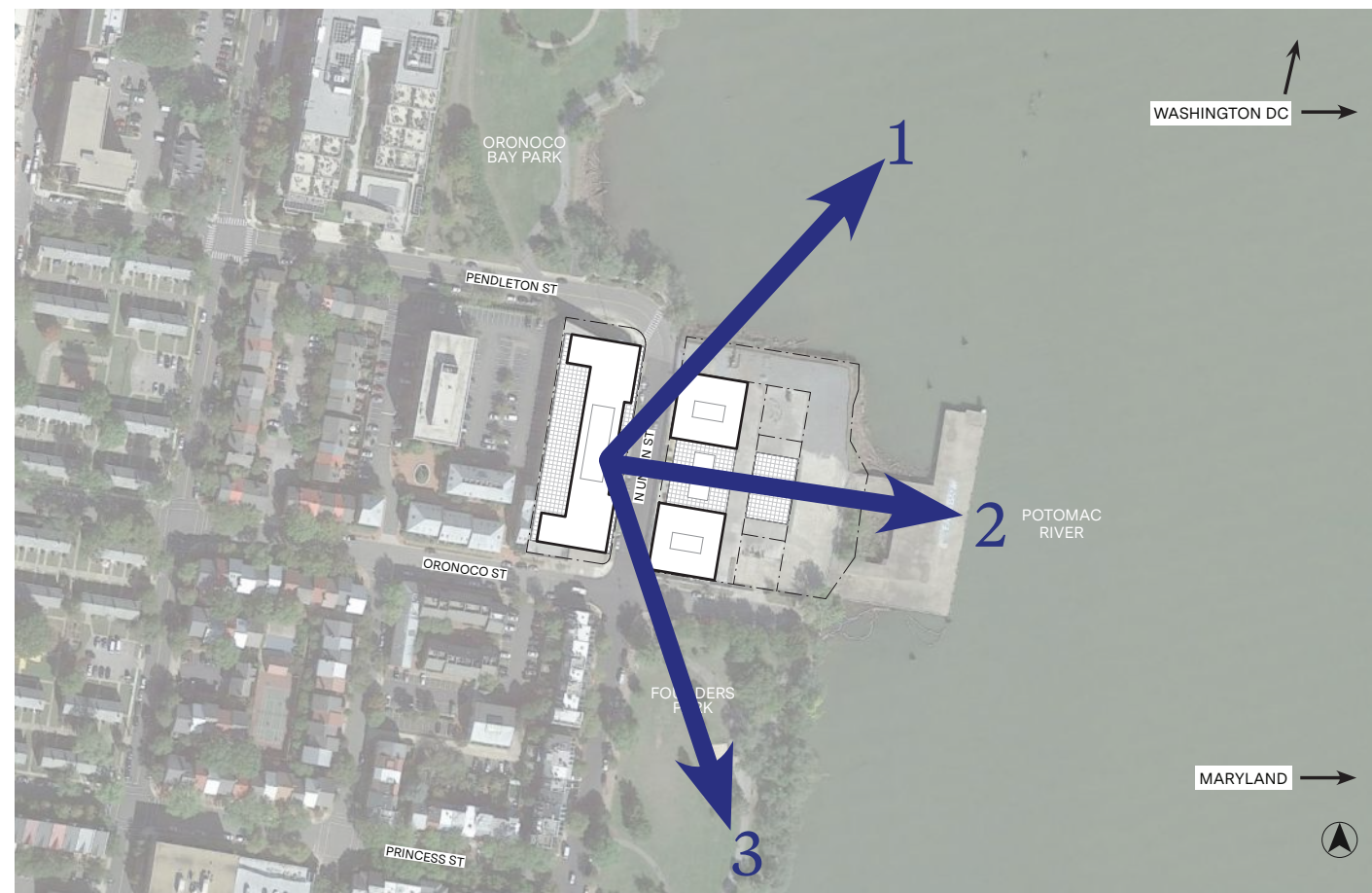
1. VIEW NORTHEAST (AT LEVEL 3)



2. VIEW EAST (AT LEVEL 3)

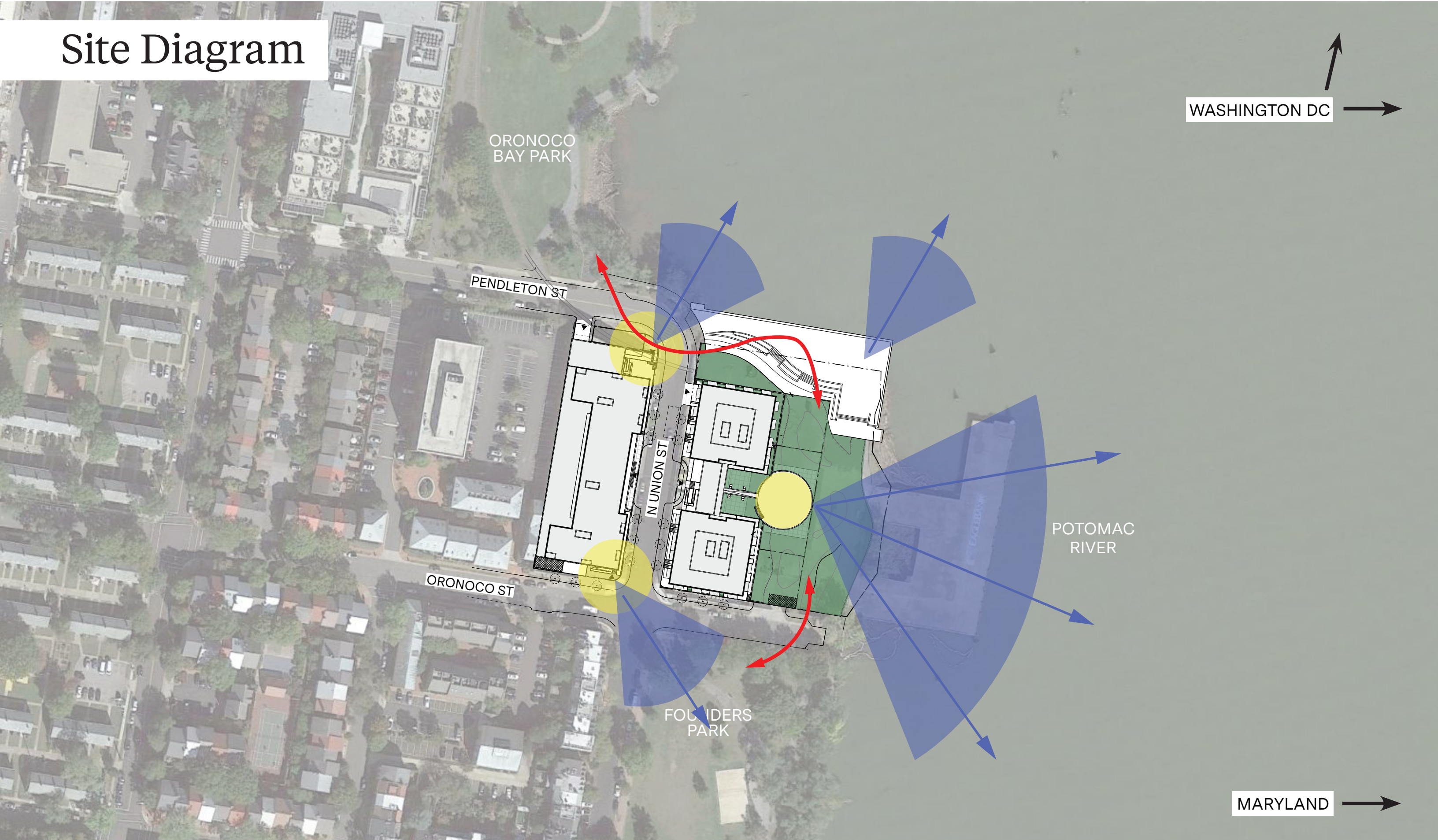


3. VIEW SOUTHEAST (AT LEVEL 3)





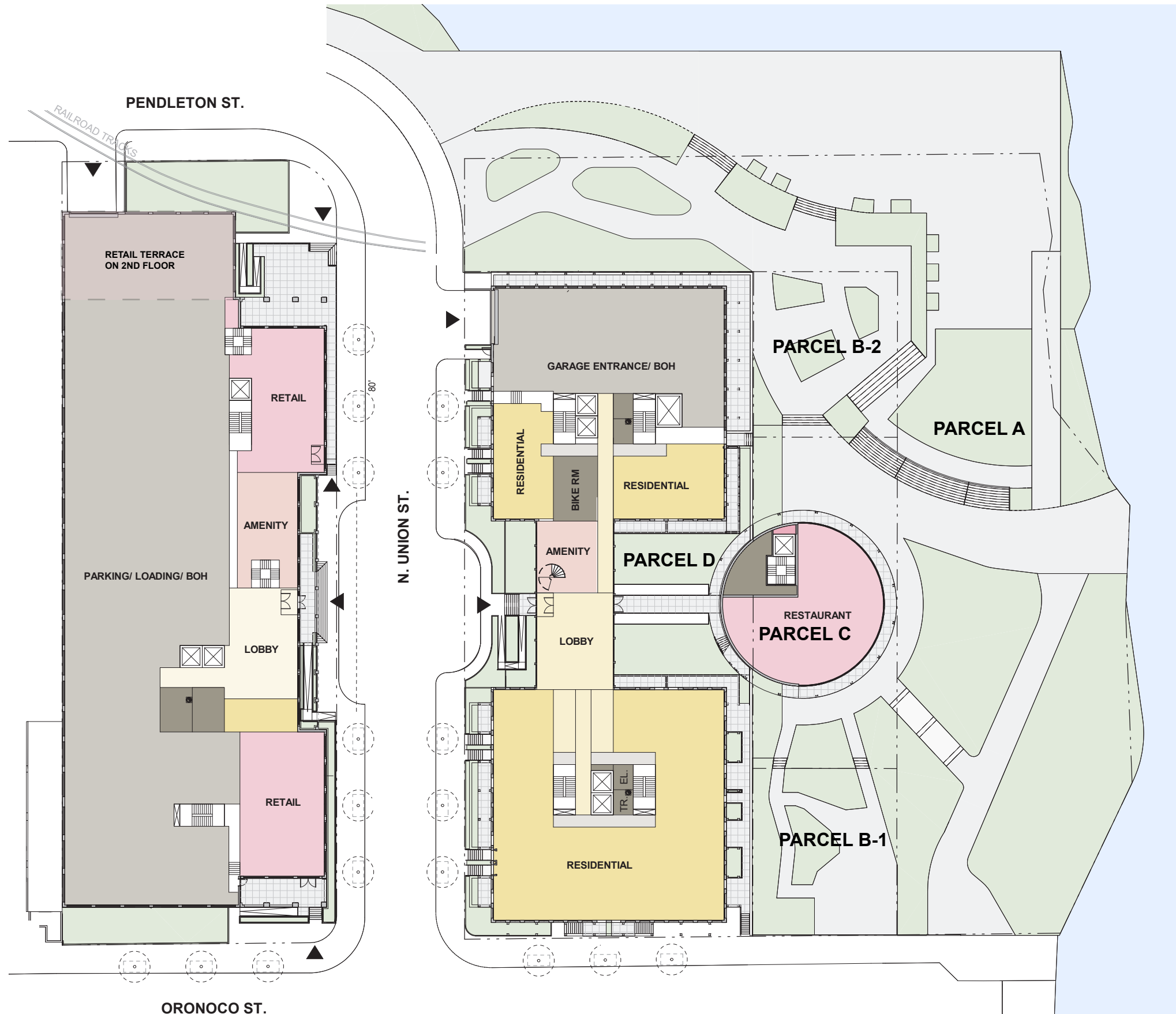
# Site Diagram



# Building Planning



# Ground Floor Plan



## Project Facts

3.4 Acre Site, 3 Parcels  
 88 Total Units  
 13,435 SF Retail/Restaurant  
 206 Parking Spaces

## West Parcel

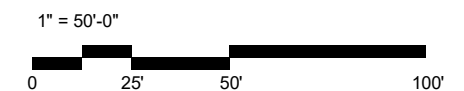
1 Acre Site  
 39 Units  
 9,092 SF Retail  
 85 Parking Spaces  
 62' Height

## East Parcel

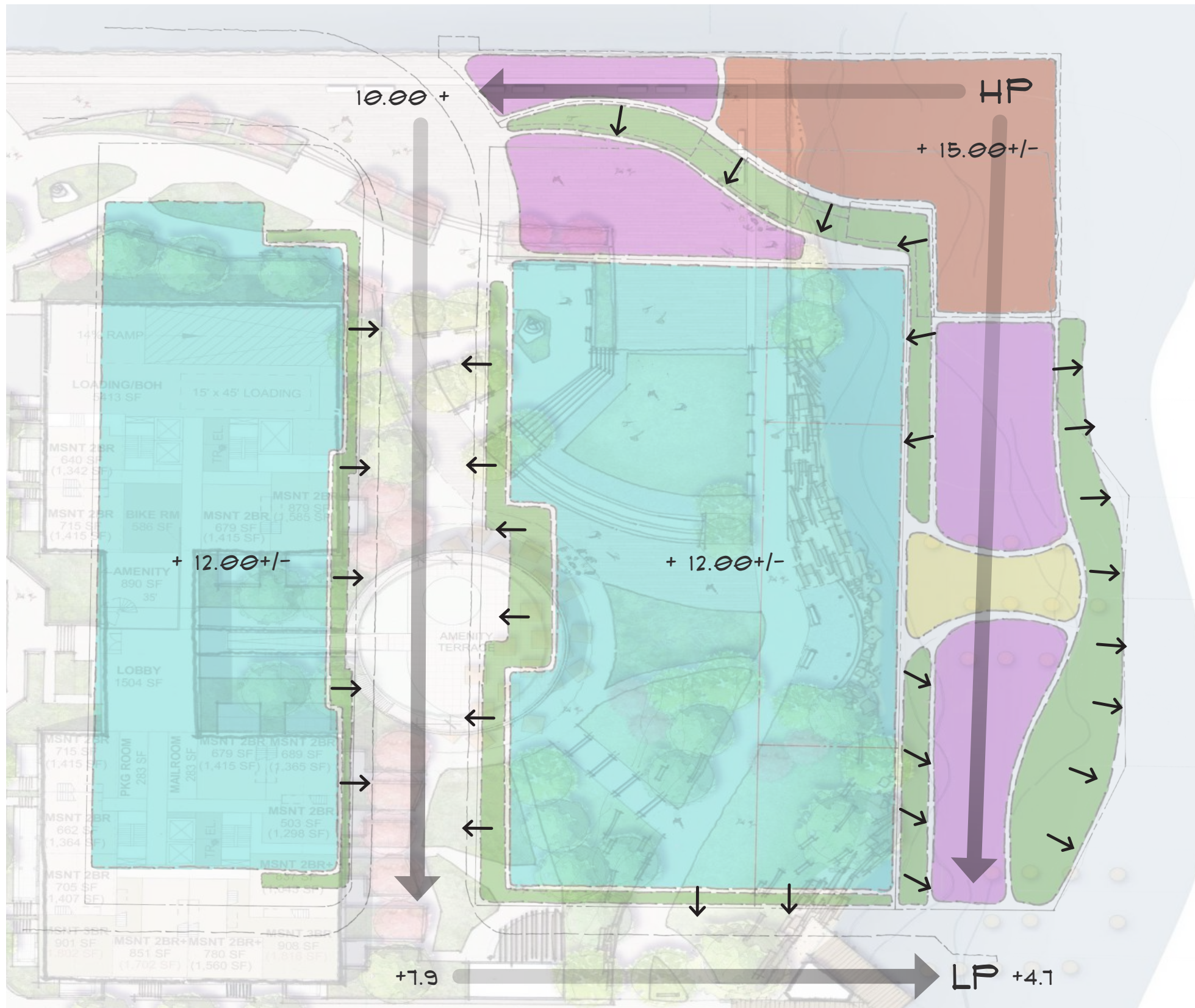
1.2 Acre Site (Parcels C & D)  
 49 Units  
 4,343 SF Retail/Restaurant  
 121 Parking Spaces (includes tandem)  
 41' Height

## Open Space

1.2 Acre Site (Parcels A & B)  
 Public Access to Water  
 Landscape Amenities







# Site Considerations and Topography



**NOTES:**

BFE - BASE FLOOD ELEVATION: 10.2'

FPE - FLOOD PROTECTION ELEVATION: 11.2'

-  BUILDING FFE
-  FLAT AREA
-  GRADE TRANSITION (PEDESTRIAN ACCESS)
-  GRADE TRANSITION (LANDSCAPE AREA)
-  ARENEW PLAZA





# Design Character

# Design Character

*Refined waterfront industrial, composed, textured brick & metal accents*



Demolished Ford Plant/ Waterfront Industrial History



Torpedo Factory



Torpedo Factory



Torpedo Factory



Alexandria Meets the Waterfront



Alexandria/ Composition and Rythm



# East Building

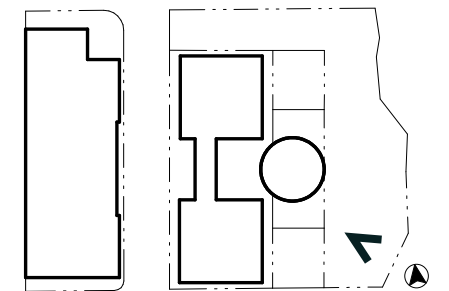


# Aerial View from South East



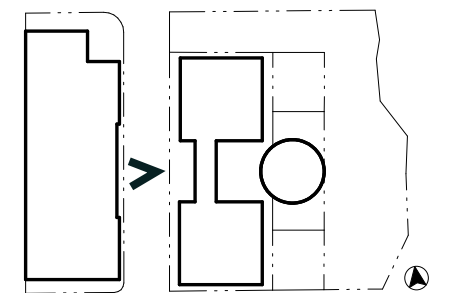


# View from the Waterfront



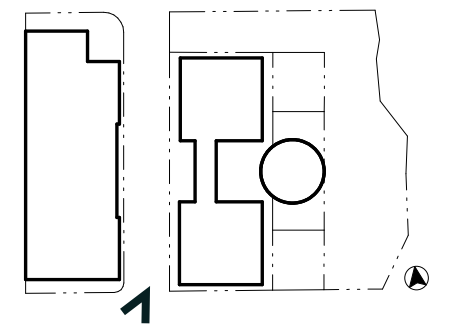


# N. Union St. Main Entry





# Oronoco St. & N. Union St. - View from SW





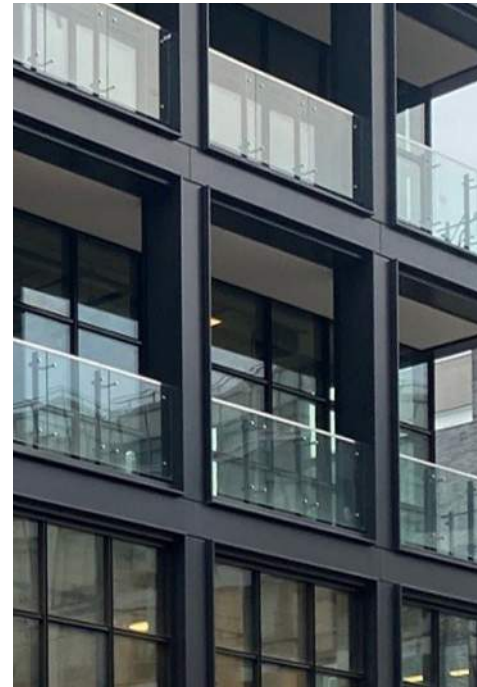
# East Building Palette



REFINED INDUSTRIAL



INTEGRATED LOGGIA



METAL CHANNEL FRAME



GRID WINDOWS



PUNCHED WINDOWS



PLANTED PAVILION



# West Building

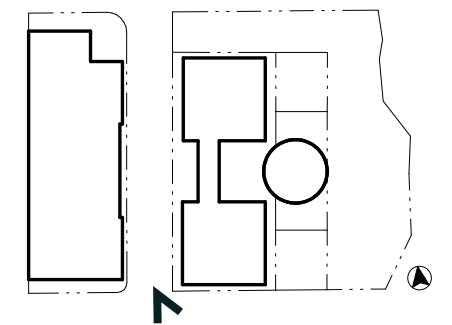


# Aerial View from South East



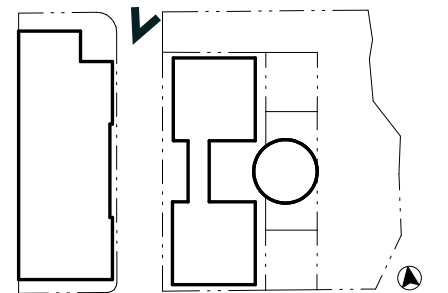


# Oronoco St. & N. Union St. - View from SE





# Pendleton St. & N. Union St. - View from NE





# West Building Palette



RIBBED BRICK



BRICK PATTERN



GLAZED BRICK/TILE



BRICK SCREEN



CAST STONE



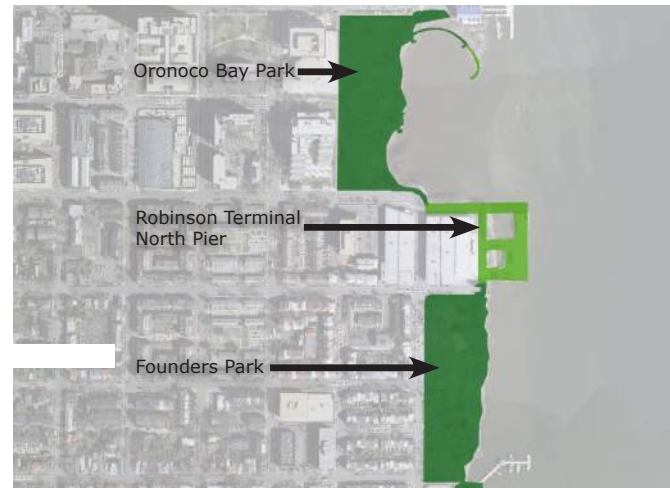
WARM GRAY METAL



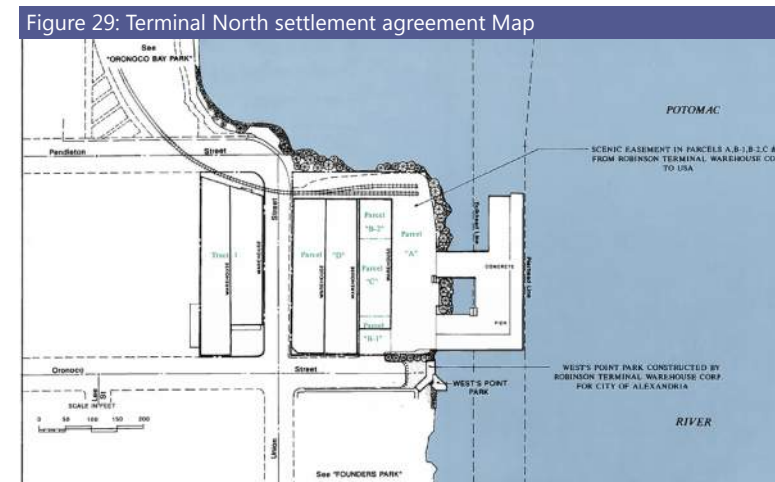
# Landscape



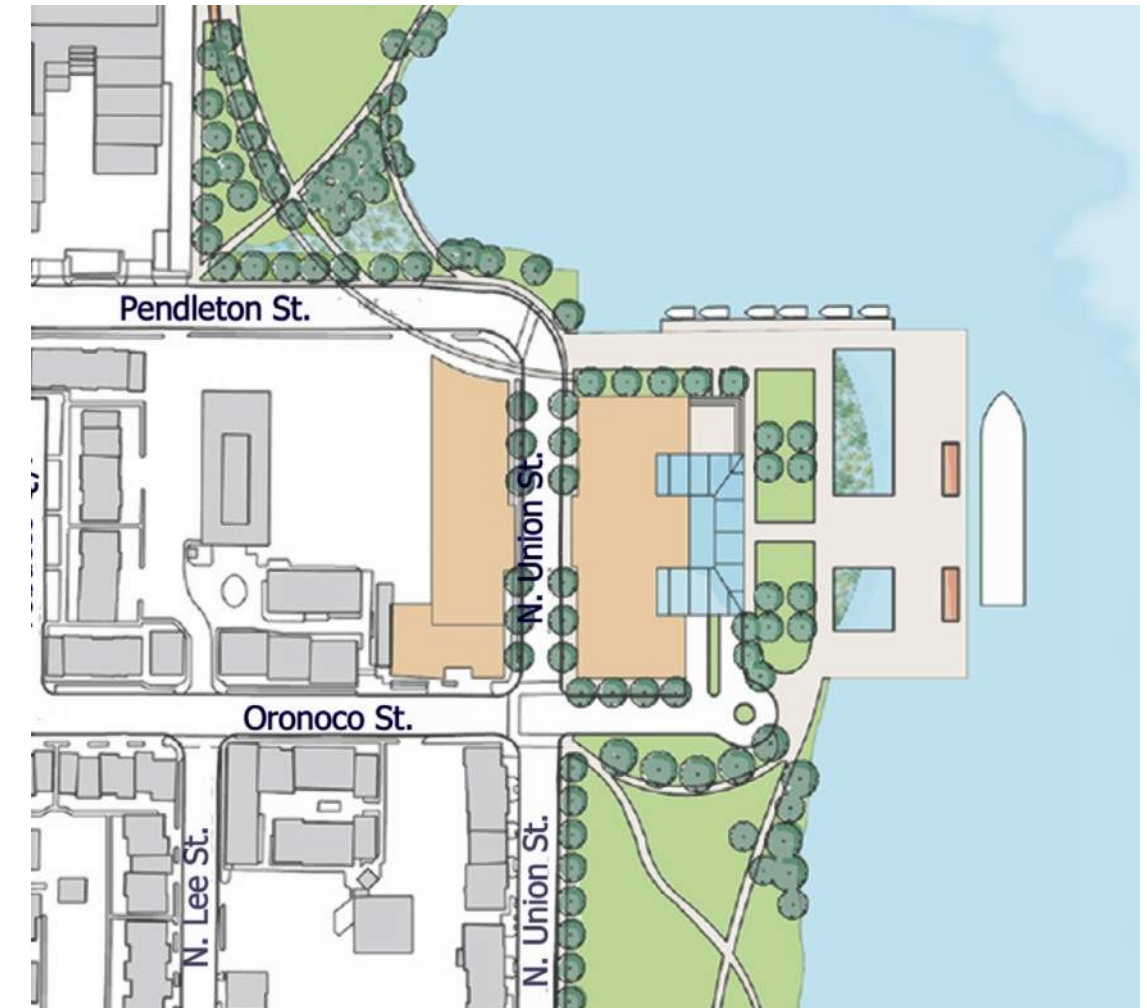
# Waterfront Plan Open Space Overview



SEE PG. 21 OF ALEXANDRIA WATERFRONT S.A.P.



SEE PG. 90 OF ALEXANDRIA WATERFRONT S.A.P.



SEE PG. 2 OF ALEXANDRIA WATERFRONT S.A.P.

## 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.

SEE PG. 91 OF ALEXANDRIA WATERFRONT S.A.P.

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)

SEE PG. 92 OF ALEXANDRIA WATERFRONT S.A.P.

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

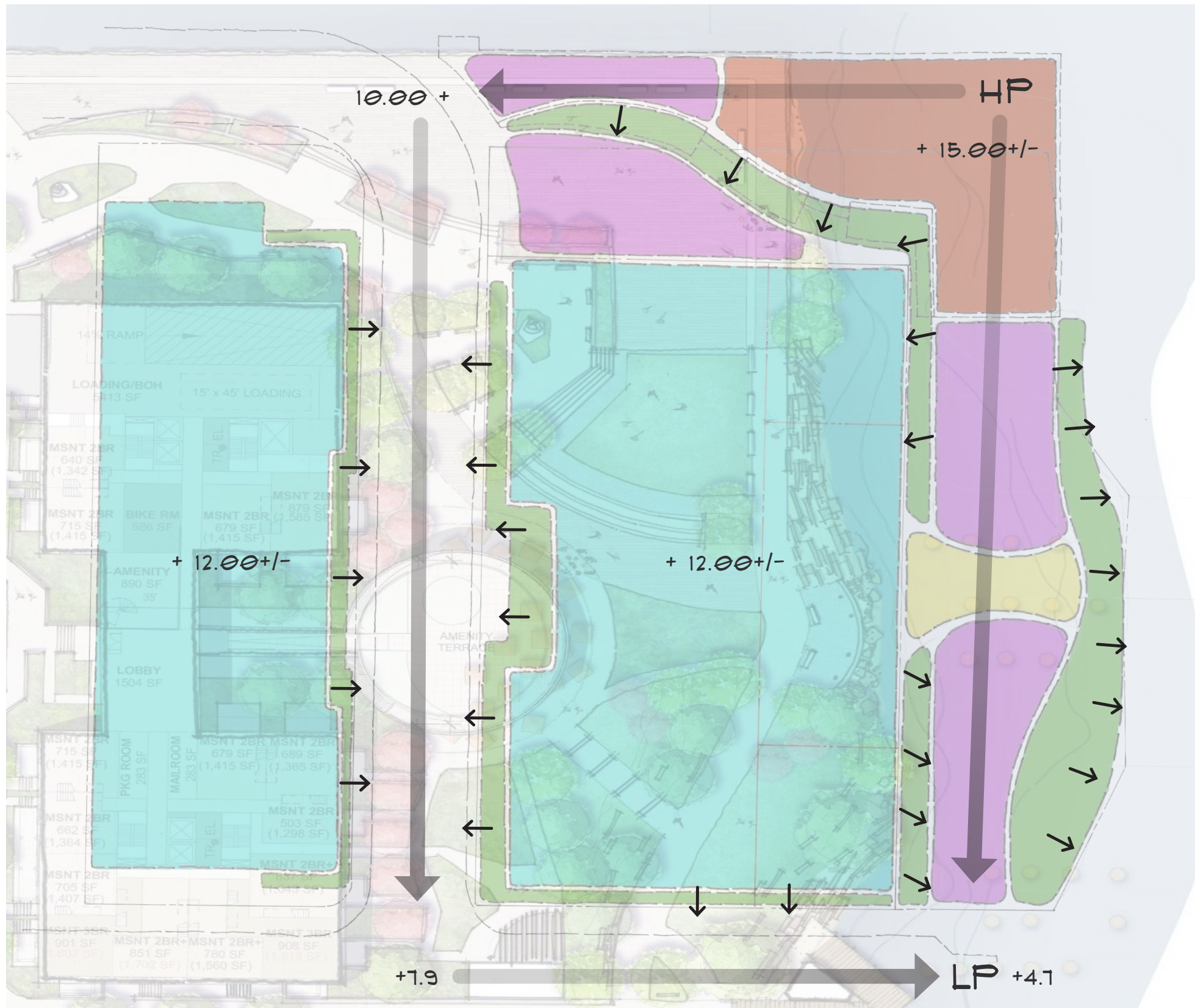
SEE PG. 93 OF ALEXANDRIA WATERFRONT S.A.P.

## DESIGN GOALS

- **INCREASE** PUBLIC ACCESS TO THE POTOMAC RIVER BY PROVIDING A KEY CONNECTION ALONG THE ALEXANDRIA WATERFRONT.
- **ENHANCE** KEY VIEWS AND SCENIC VISTAS FROM THE ROBINSON TERMINAL NORTH SITE.
- **INTEGRATE** THE SITE INTO THE EXISTING FABRIC OF THE WATERFRONT.
- **CELEBRATE** THE HISTORY OF THE SITE WITHIN THE CONTEXT OF THE CITY OF ALEXANDRIA.
- **DEVELOP** A LANDSCAPE THAT IS RESILIENT, FUNCTIONAL AND ENGAGING.








# Site Considerations and Topography



**NOTES:**

BFE - BASE FLOOD ELEVATION: 10.2'

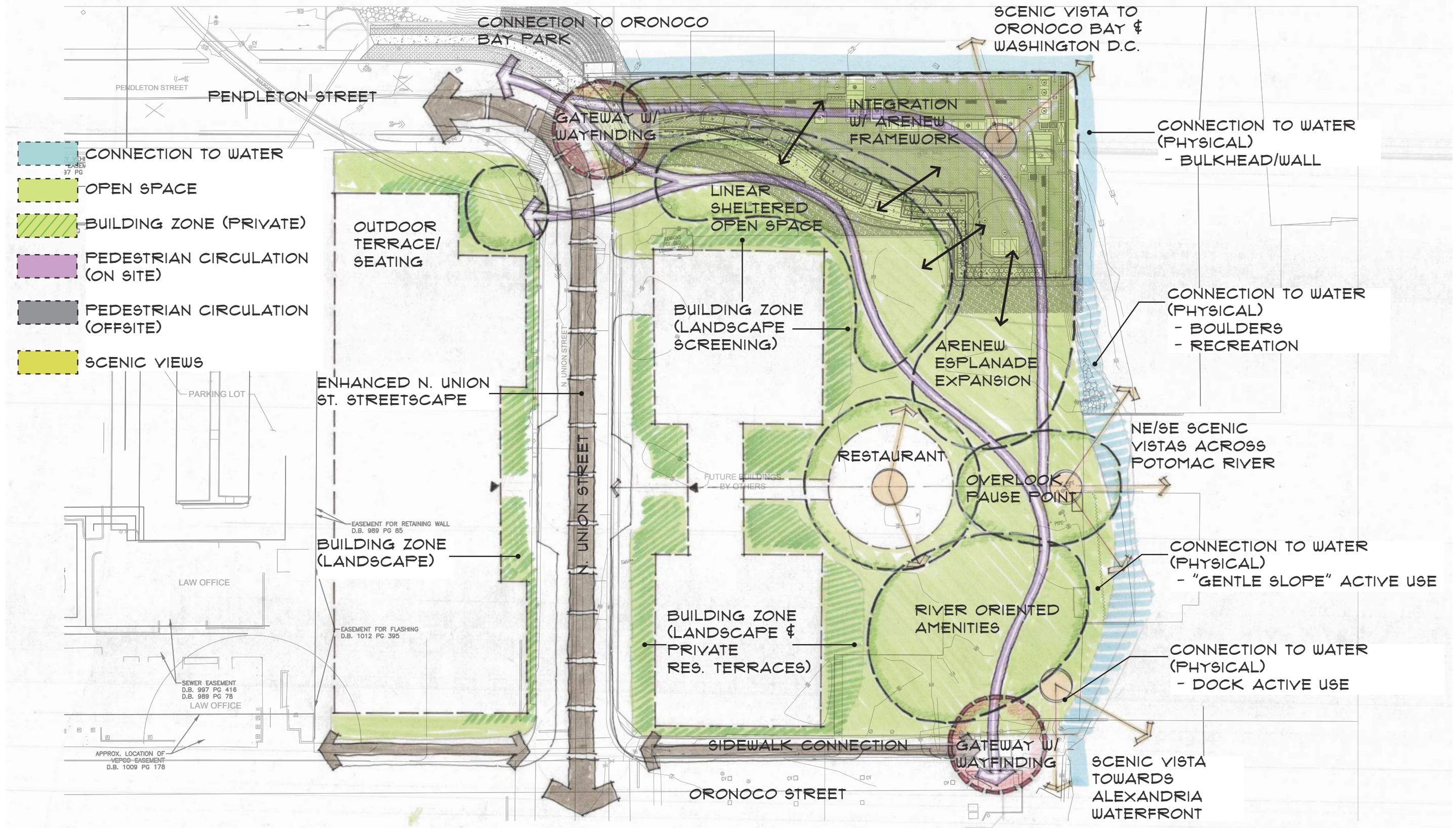
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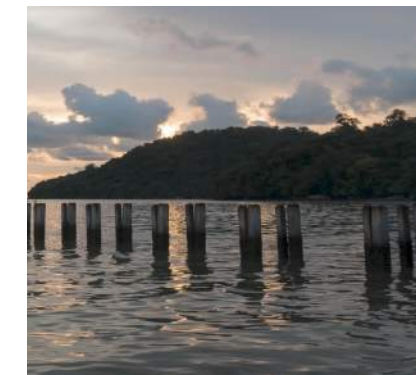


# Framework Bubble Plan





# Concept Plan





# Aerial View from South East





# Appendix



# West Building: East and West Elevations



EAST ELEVATION



WEST ELEVATION



# West Building: North and South Elevations



NORTH ELEVATION



SOUTH ELEVATION



# East Building: East and West Elevations



EAST ELEVATION



WEST ELEVATION



# East Building: North and South Elevations



NORTH ELEVATION



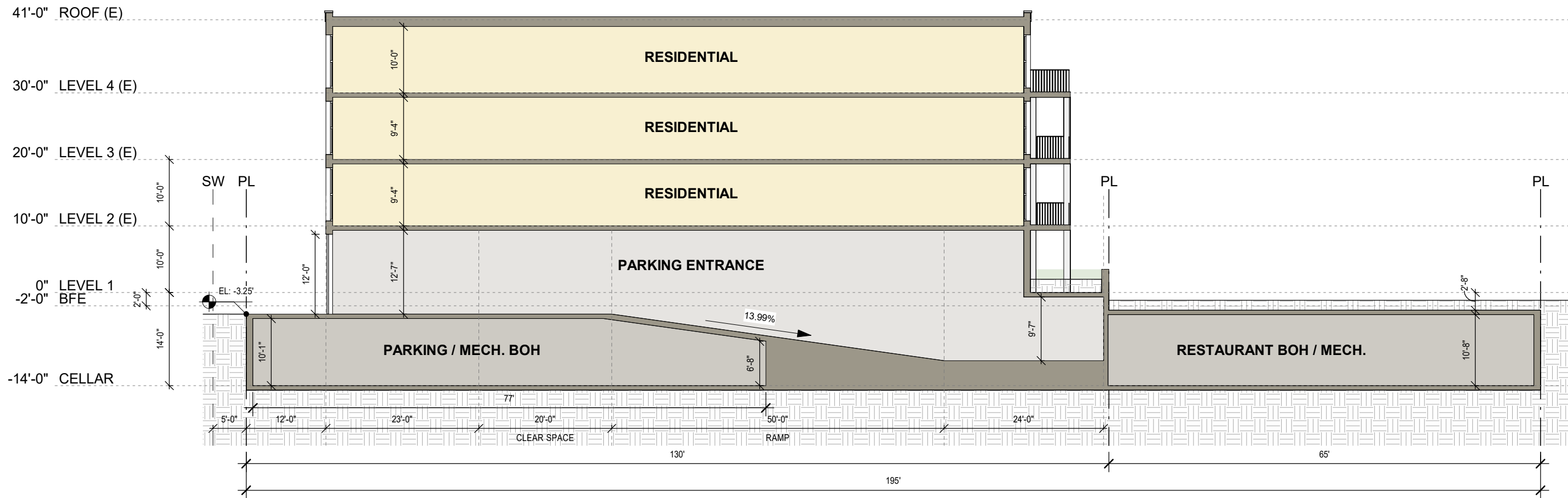
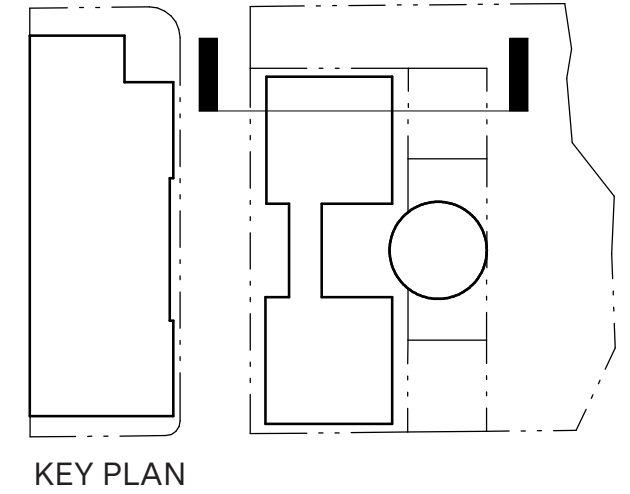
SOUTH ELEVATION







# Parking Section at East Building





# Restaurant Section at East Building

