

# Robinson Terminal North Rooney Properties

*UDAC Concept II Hearing*  
*06.12.24*

# Design Changes Summary

## *Site*

- N. Union Street Typical Section
- Oronoco Street Design

## *West Building*

- Refined Residential Entry
- Retail Storefront Design
- Refined Resi Windows Design
- Trellis at 2nd Floor Retail Terrace
- Parking Entry
- Parking Layout
- Roof Amenities
- Number of Units Being Refined

## *East Building*

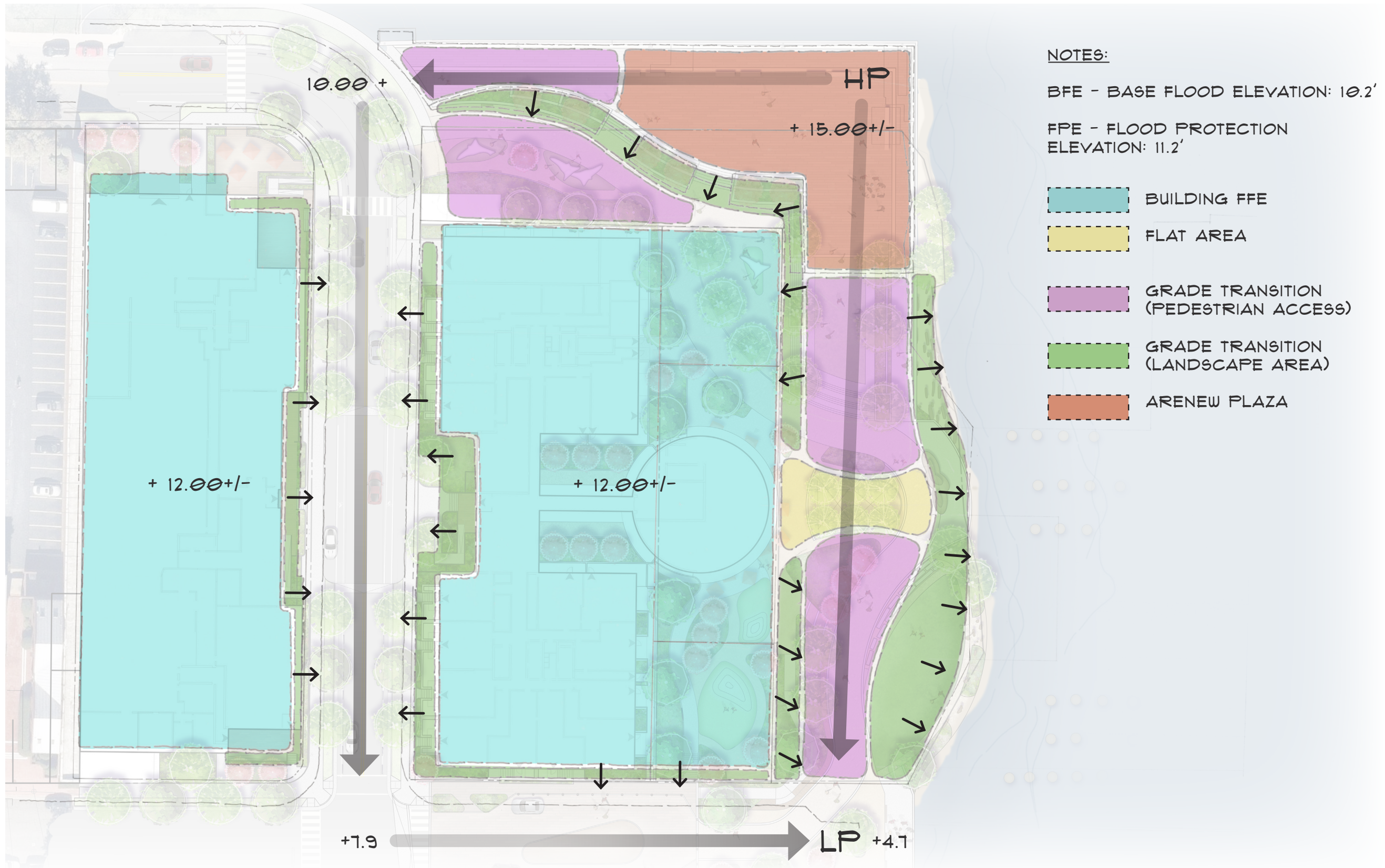
- Refined Lobby Entry
- Maisonettes Stoops
- Refined Resi Windows Design
- Private Terraces at Roof Level
- Retail Pavilion Facade Refinement
- Cellar Plan/Layout Updates
- Number of Units Being Refined





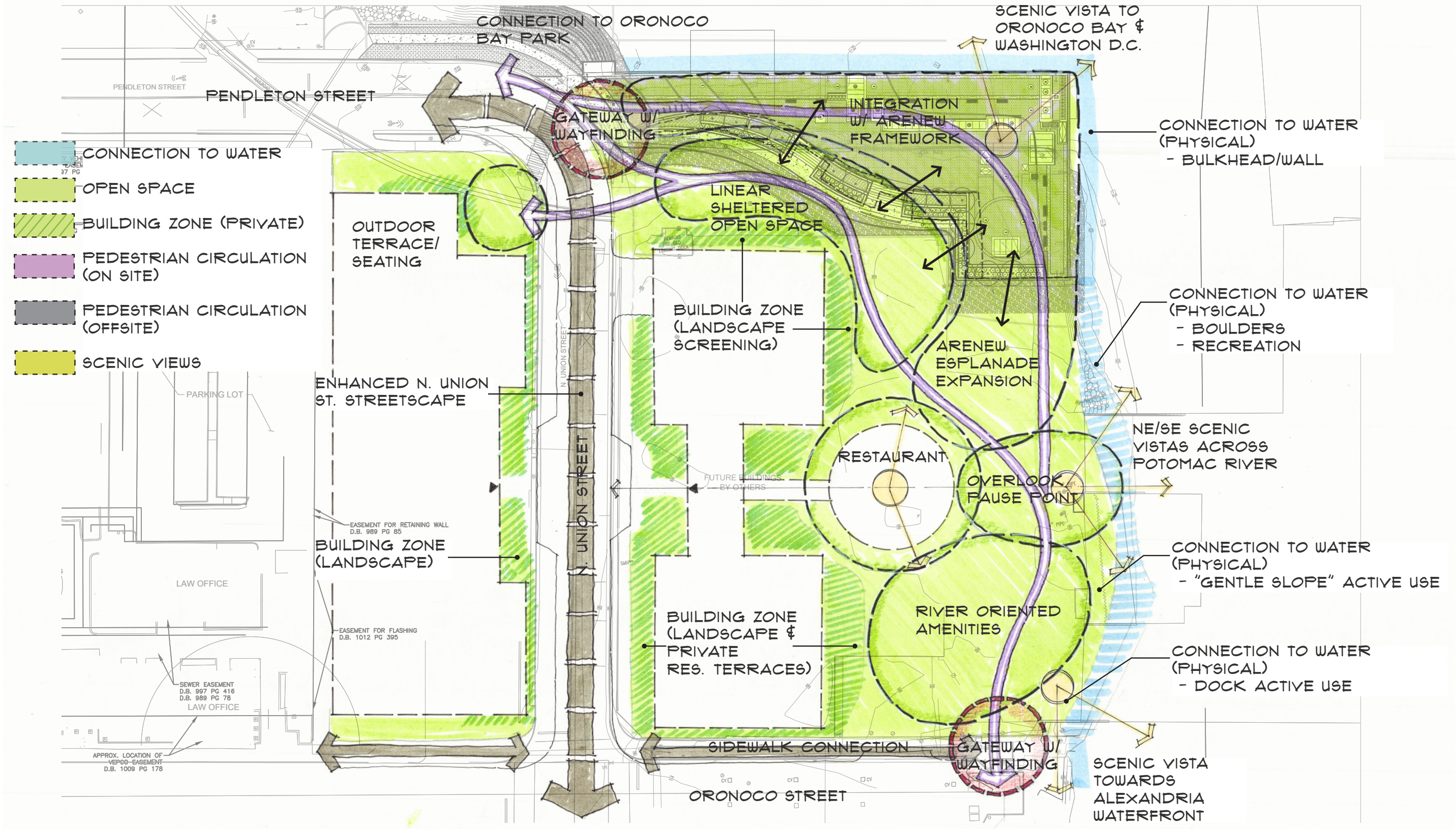
# Site

# Site Considerations and Topography



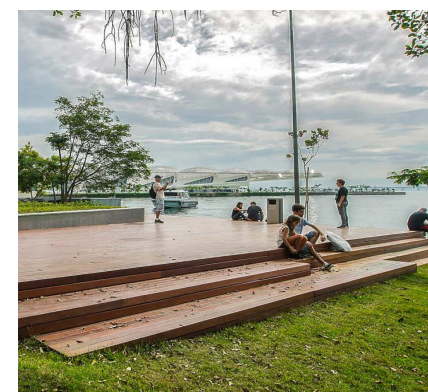
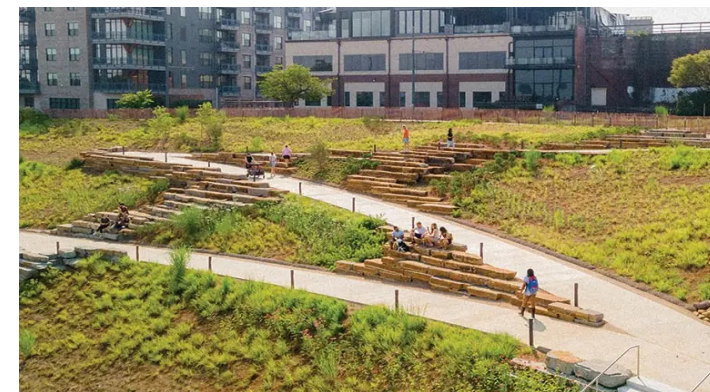


# Framework Bubble Plan





# Site Character





# SITE CHARACTER-NORTH

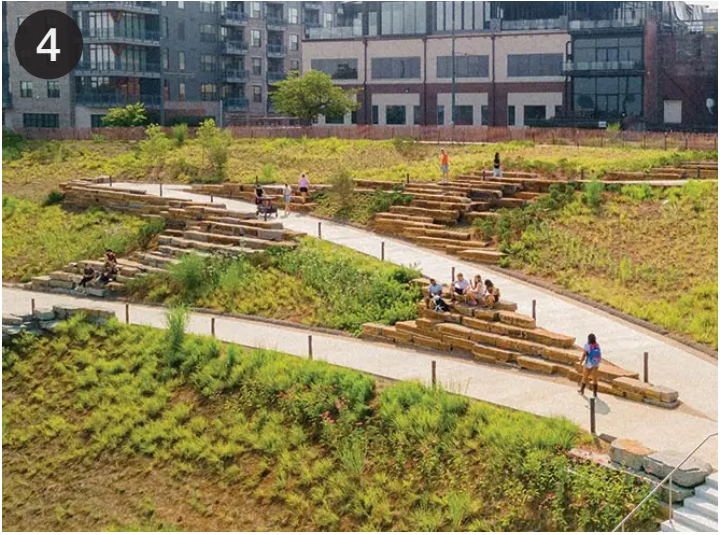
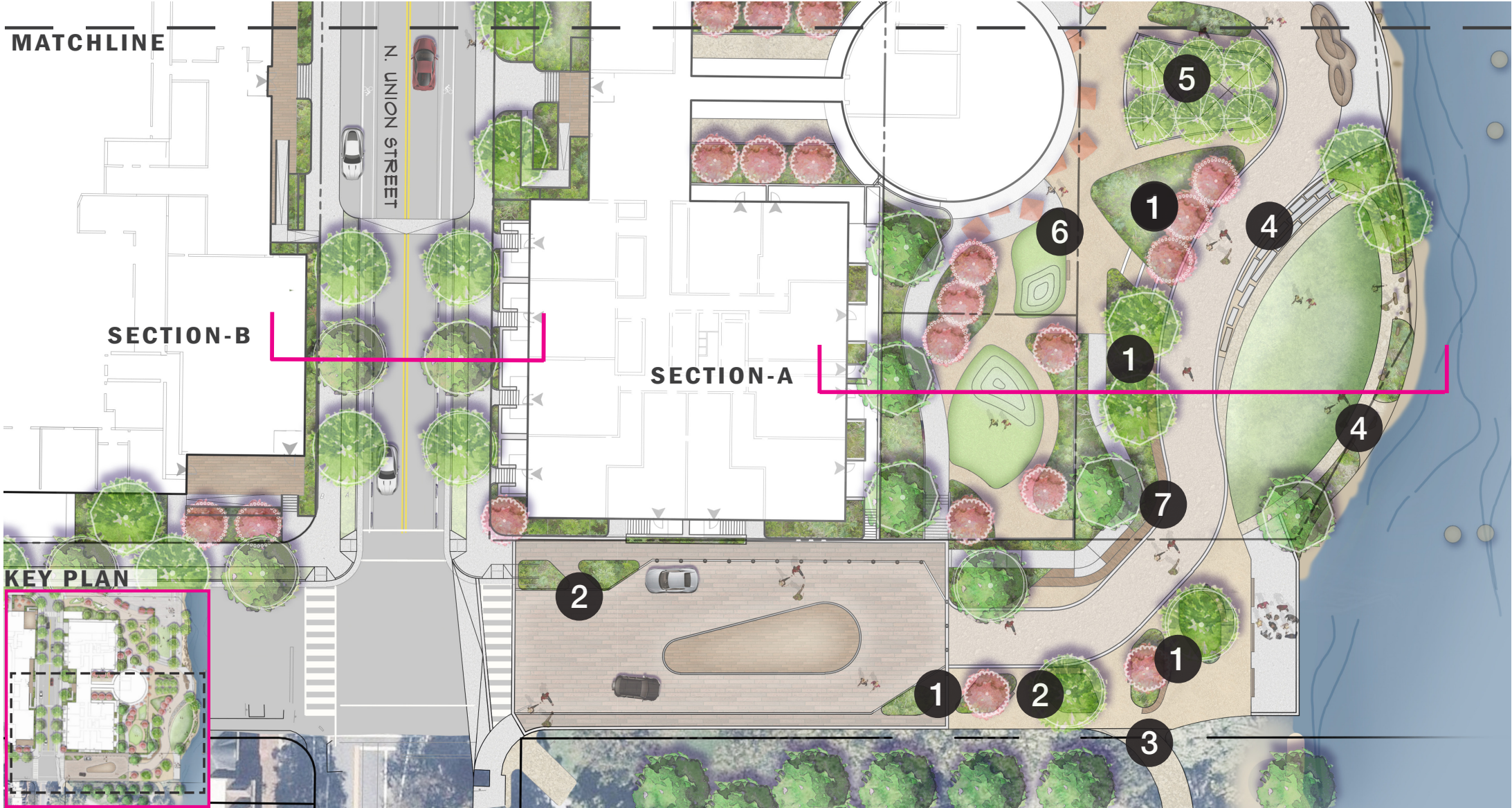


MATCHLINE



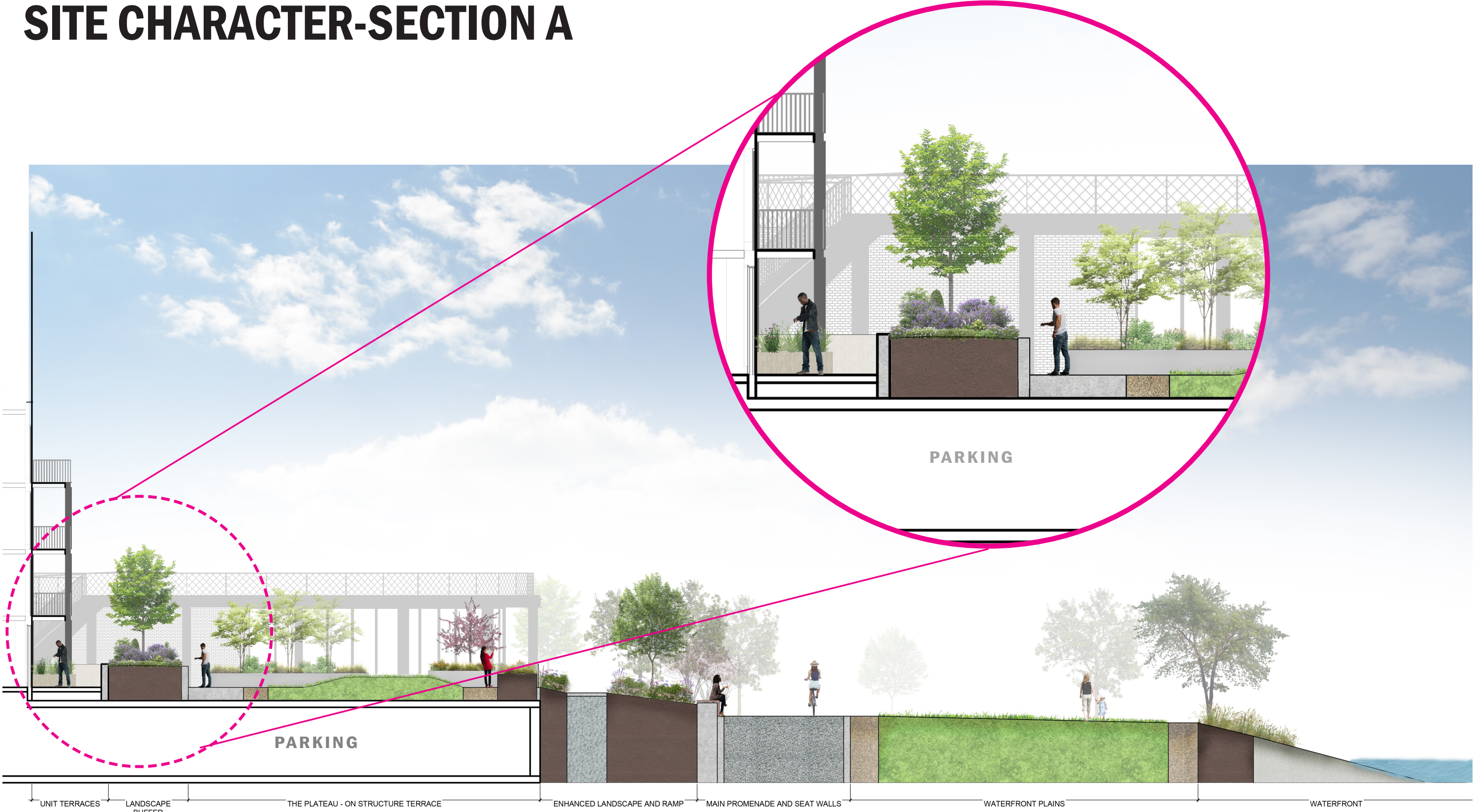


# SITE CHARACTER-SOUTH





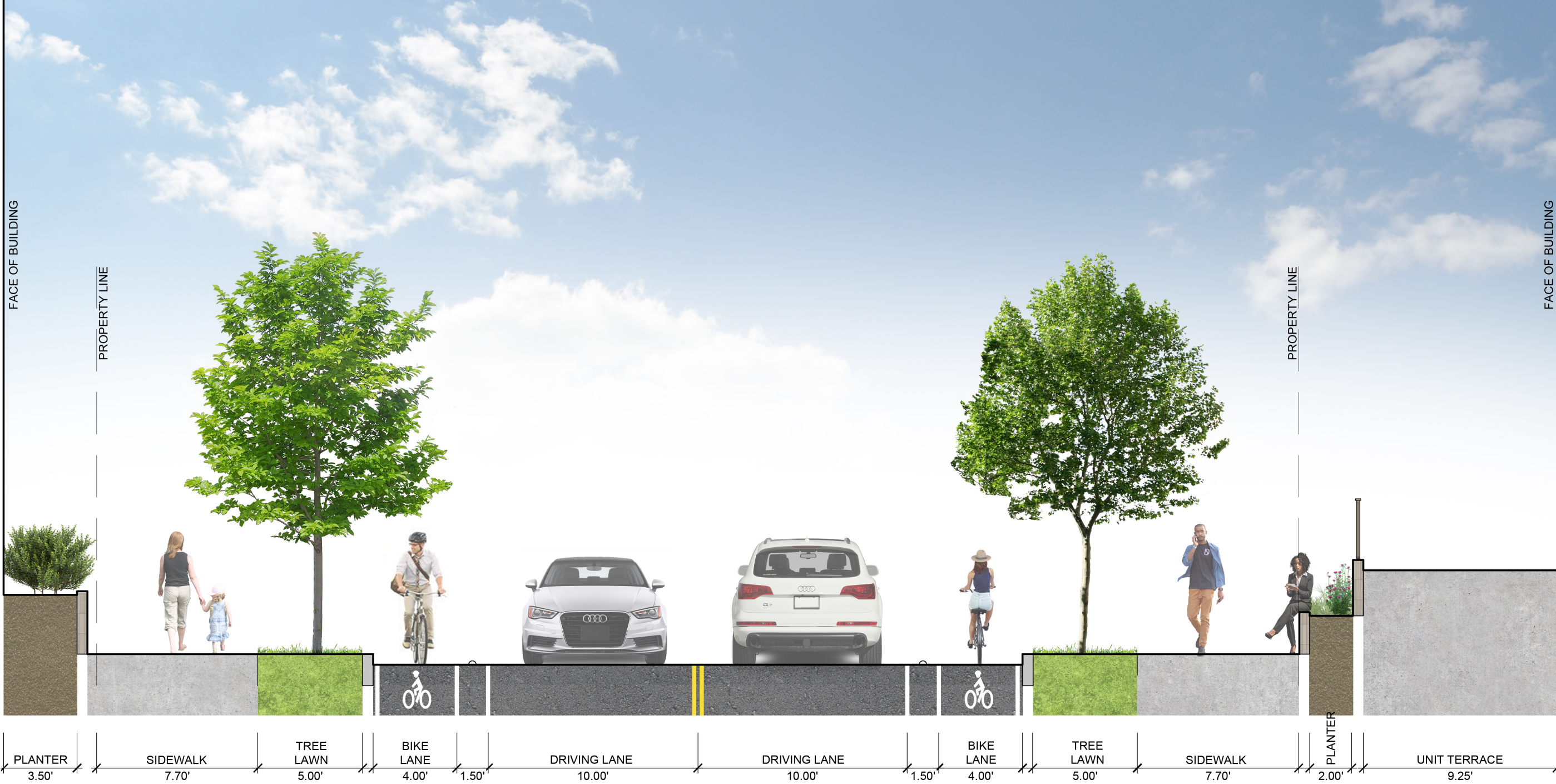
# SITE CHARACTER-SECTION A



SECTION NOT TO SCALE



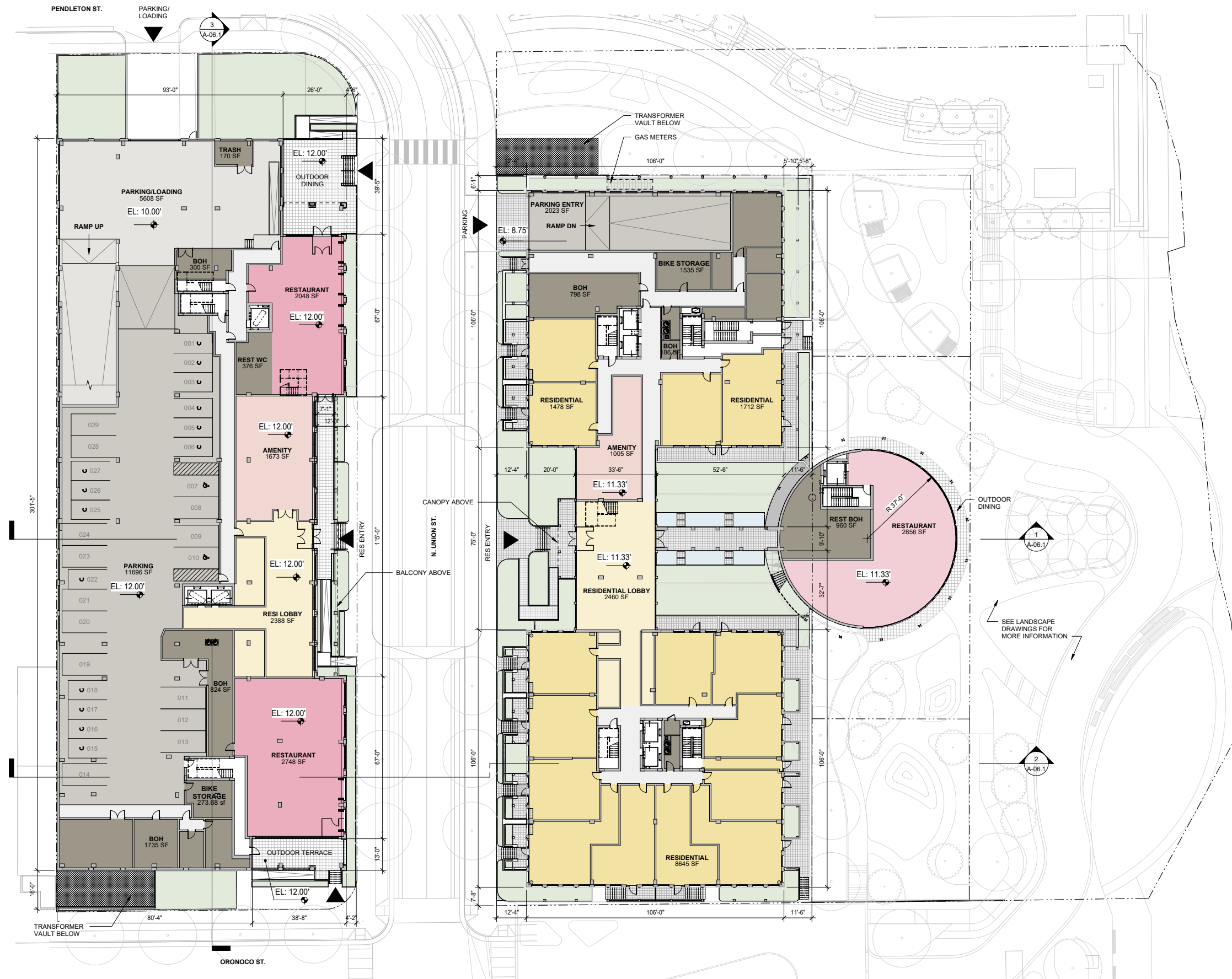
# SITE CHARACTER-SECTION B





# Building Design Updates

# Ground Floor Plan

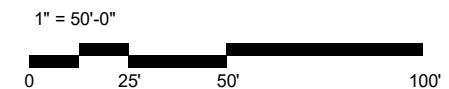


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# Design Character



# Design Character

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



Demolished Ford Plant/ Waterfront Industrial History



Torpedo Factory



Alexandria Meets the Waterfront



Alexandria/ Composition and Rythm



Torpedo Factory



Torpedo Factory



Alexandria Meets the Waterfront



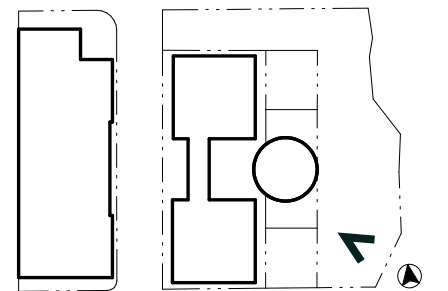
Alexandria/ Composition and Rythm



# East Building

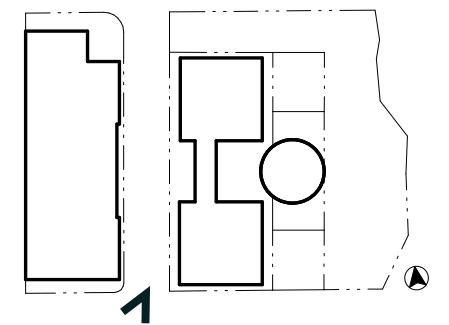


# View from the Waterfront



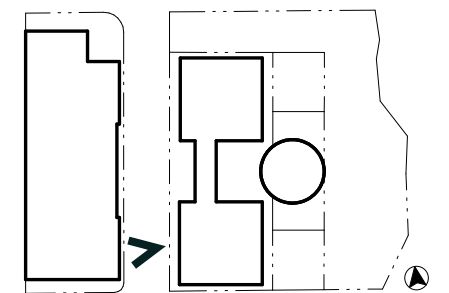


# Oronoco St. & N. Union St. - View from SW



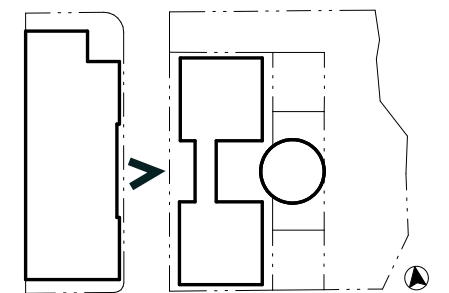


# N. Union St. - View from W





# N. Union St. Main Entry





# East Building Palette



BRICK PATTERN



PUNCHED WINDOWS



METAL CHANNEL FRAME



PLANTED PAVILION



WEATHERED BRICK 1 SAMPLE



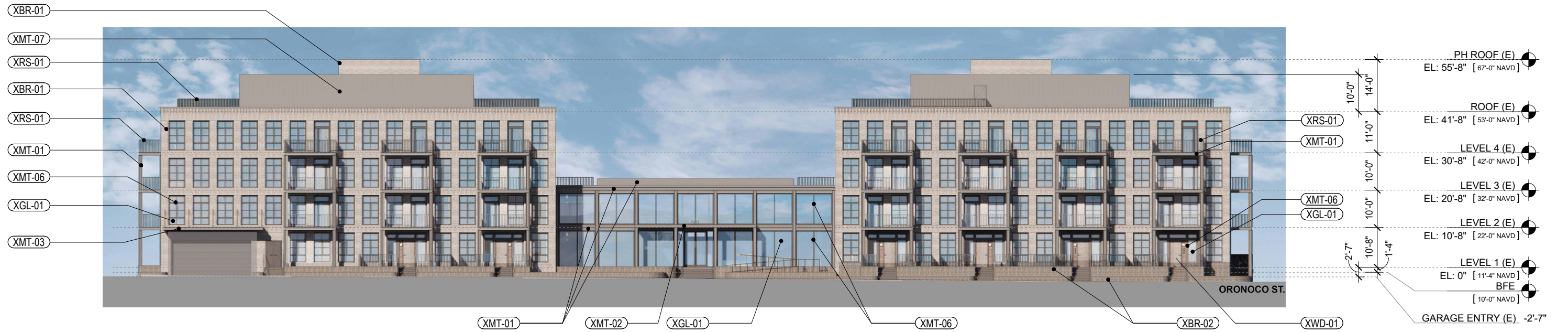
WEATHERED BRICK 2 SAMPLE



# East Building: East and West Elevations



EAST ELEVATION



WEST ELEVATION



# East Building: North and South Elevations



NORTH ELEVATION



SOUTH ELEVATION

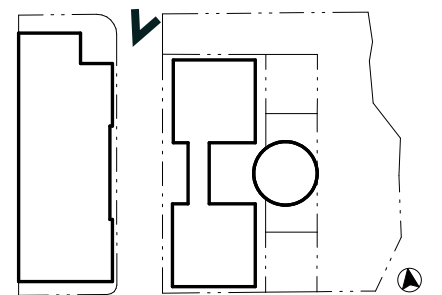
- XBR-01 BRICK
- XBR-02 GLAZED BRICK / TILE
- XCO-01 CONCRETE
- XMT-01 METAL PANEL
- XMT-02 SCREENED LOUVER
- XMT-03 ALUMINUM STOREFRONT STOREFRONT SYSTEM WITH CUSTOM SNAP CAP
- XMT-04 ALUMINUM FOLDING WALL SYSTEM
- XMT-05 ALUMINUM WINDOW
- XMT-06 STANDING SEAM METAL PANEL
- XMT-07 DECORATIVE METAL SCREEN
- XST-01 CAST STONE
- XST-02 STONE WATER TABLE
- XGL-01 CLEAR/LOW IRON, THERMALLY BROKEN GLASS
- XRS-01 PICKET RAILING SYSTEM
- XRS-02 WEBNET RAILING SYSTEM
- XRS-03 TERRACE DIVIDER
- XPV-01 CONCRETE PAVERS

EXTERIOR MATERIALS LEGEND

# West Building



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





# West Building Palette



RIBBED BRICK



GLAZED BRICK/TILE LOGGIA



BRICK SCREEN



BRICK AND TILE SAMPLE



CAST STONE



WARM GRAY METAL



# West Building: East and West Elevations



EAST ELEVATION



WEST ELEVATION



# West Building: North and South Elevations



NORTH ELEVATION



SOUTH ELEVATION

- (XBR-01) BRICK
- (XBR-02) GLAZED BRICK / TILE
- (XCO-01) CONCRETE
- (XMT-01) METAL PANEL
- (XMT-02) SCREENED LOUVER
- (XMT-03) ALUMINUM STOREFRONT STOREFRONT SYSTEM WITH CUSTOM SNAP CAP
- (XMT-04) ALUMINUM FOLDING WALL SYSTEM
- (XMT-05) ALUMINUM WINDOW
- (XMT-06) STANDING SEAM METAL PANEL
- (XMT-07) DECORATIVE METAL SCREEN
- (XST-01) CAST STONE
- (XST-02) STONE WATER TABLE
- (XGL-01) CLEAR/LOW IRON, THERMALLY BROKE
- (XRS-01) PICKET RAILING SYSTEM
- (XRS-02) WEBNET RAILING SYSTEM
- (XRS-03) TERRACE DIVIDER
- (XPV-01) CONCRETE PAVERS

EXTERIOR MATERIALS LEGEND

# Next Steps

# Development Approval Process

## *Upcoming Meetings/Schedule*

6/12: UDAC #2

6/18: WFC #2

6/29: Virtual Comm. Meeting #2

7/16: BAR #2

Late July/Early Aug: Submit DSUP

Sept-Oct: UDAC, WFC, Comm. Mtng., BAR #3

## *Past Meetings*

2/7: UDAC #1

2/20: WFC #1

2/21: BAR #1

2/29: Virtual Comm. Meeting #1