

Robinson Terminal North Rooney Properties

Waterfront Commission
06.25.24

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

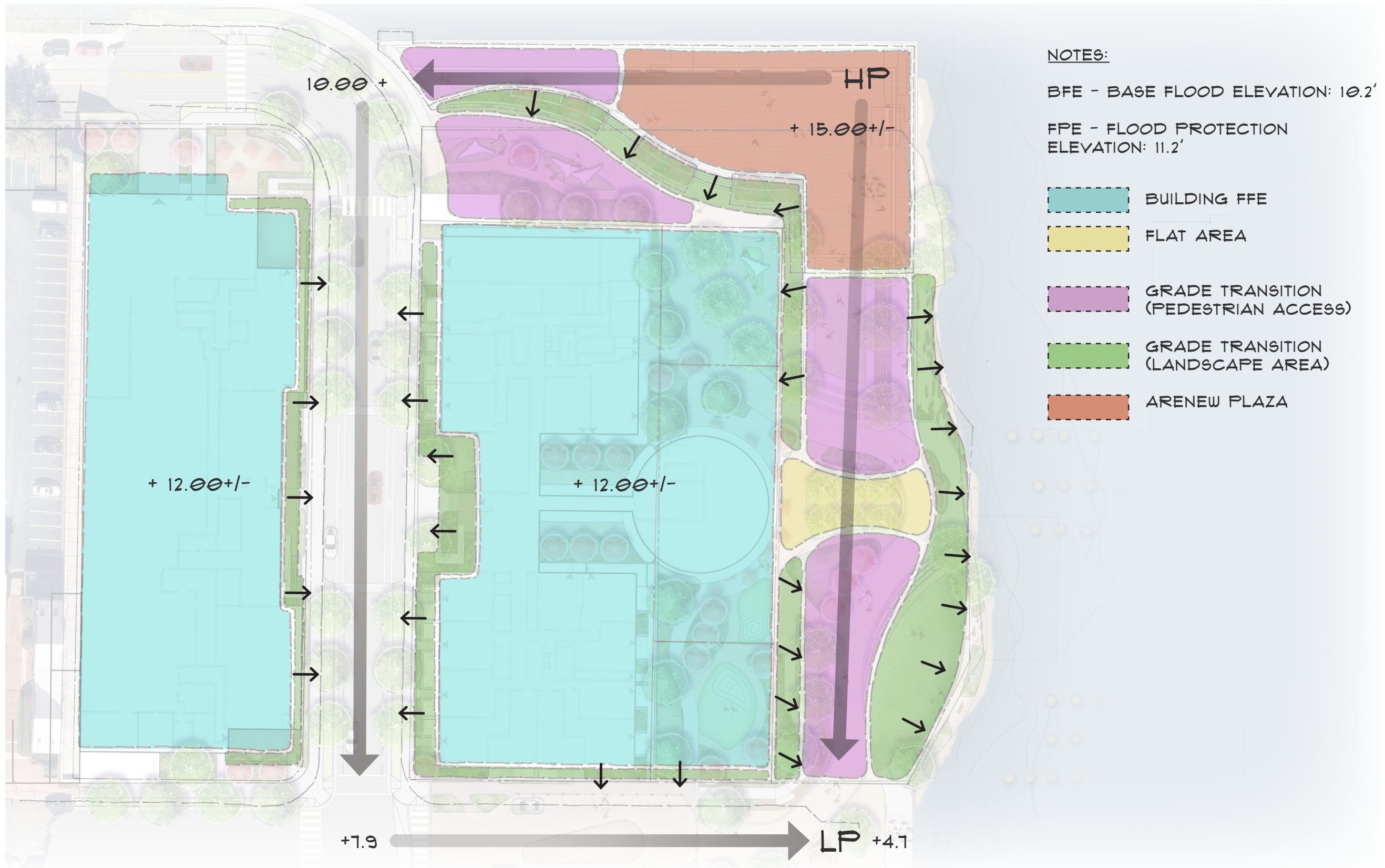
East Building

- 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

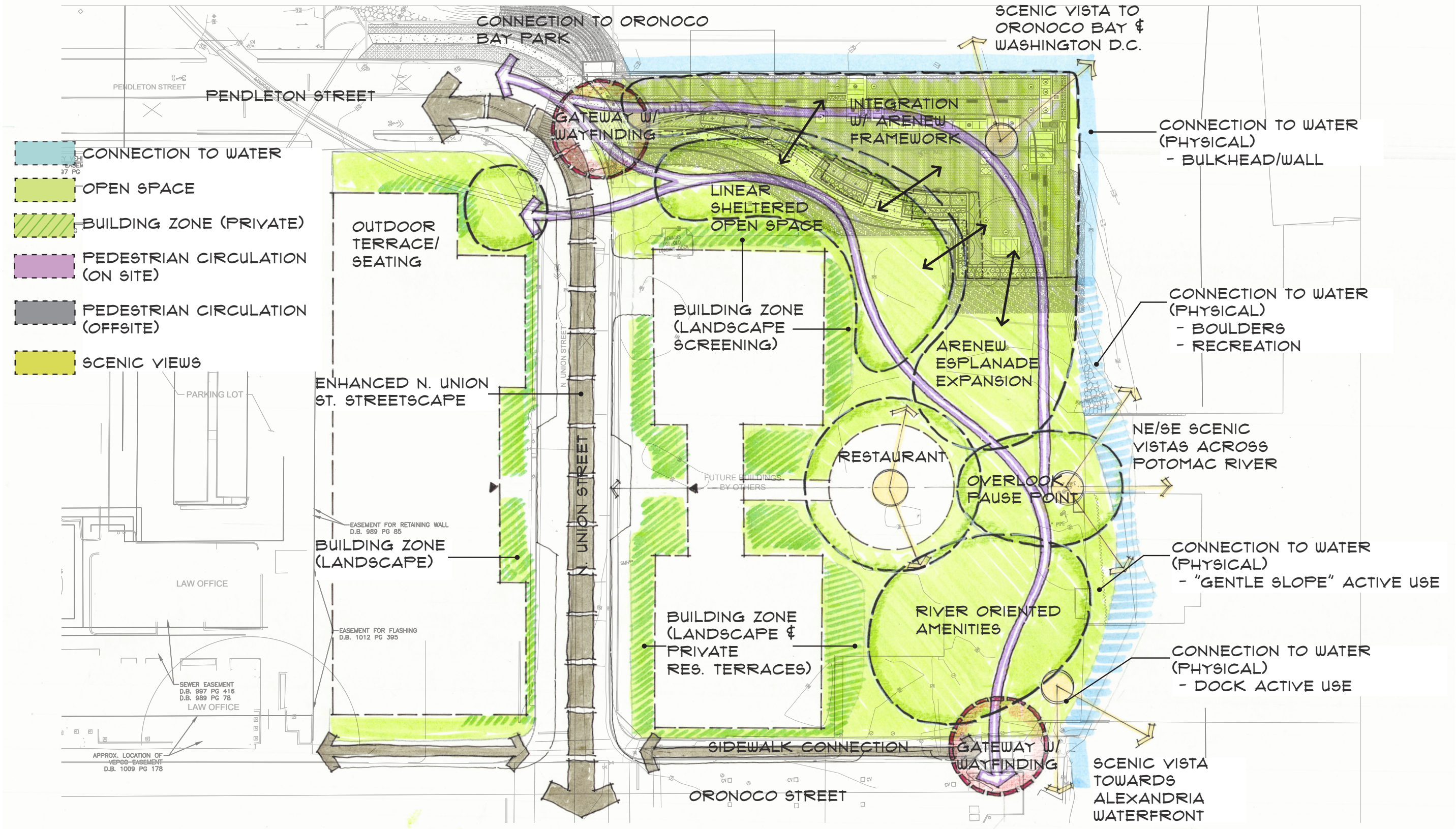


Site

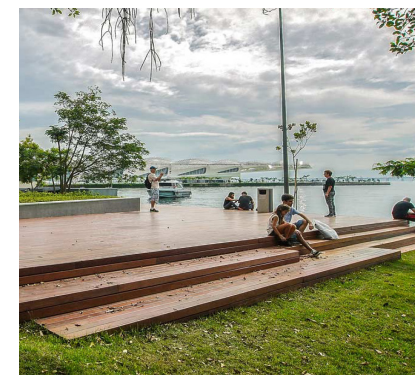
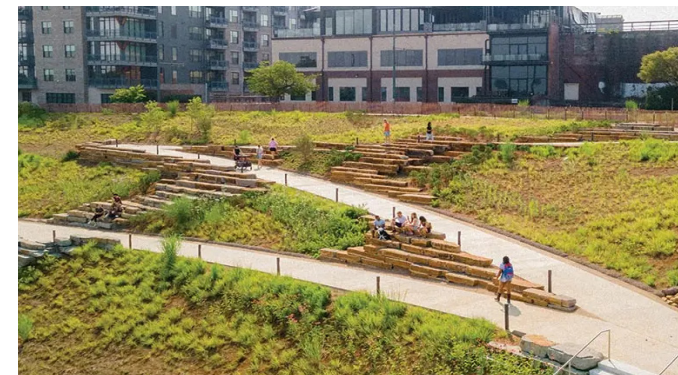
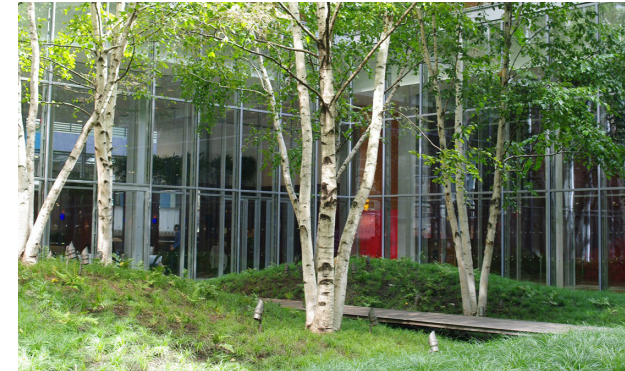
Site Considerations and Topography



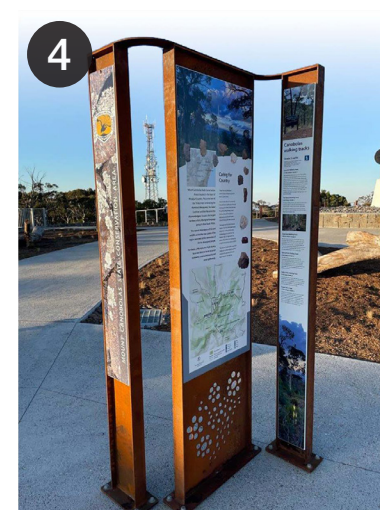
Framework Bubble Plan



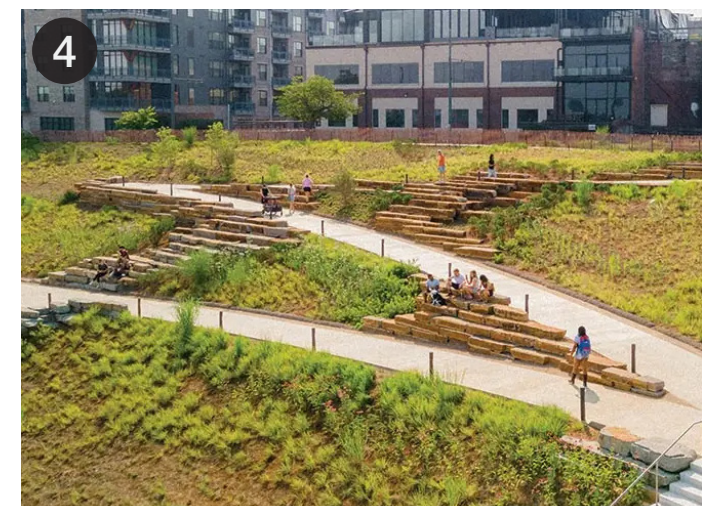
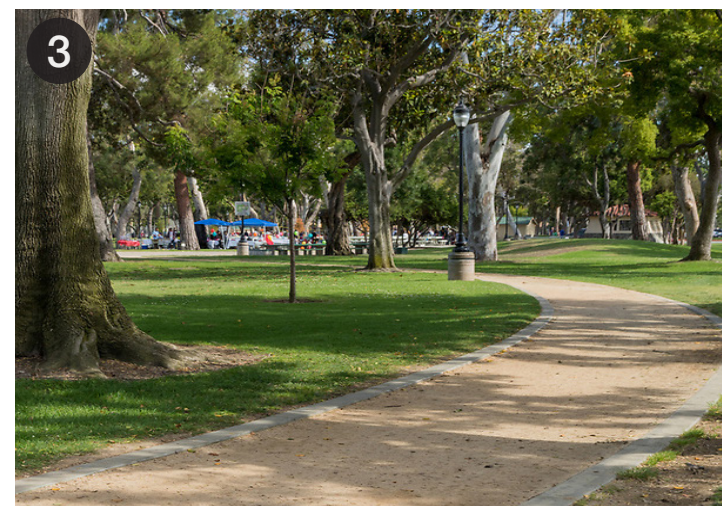
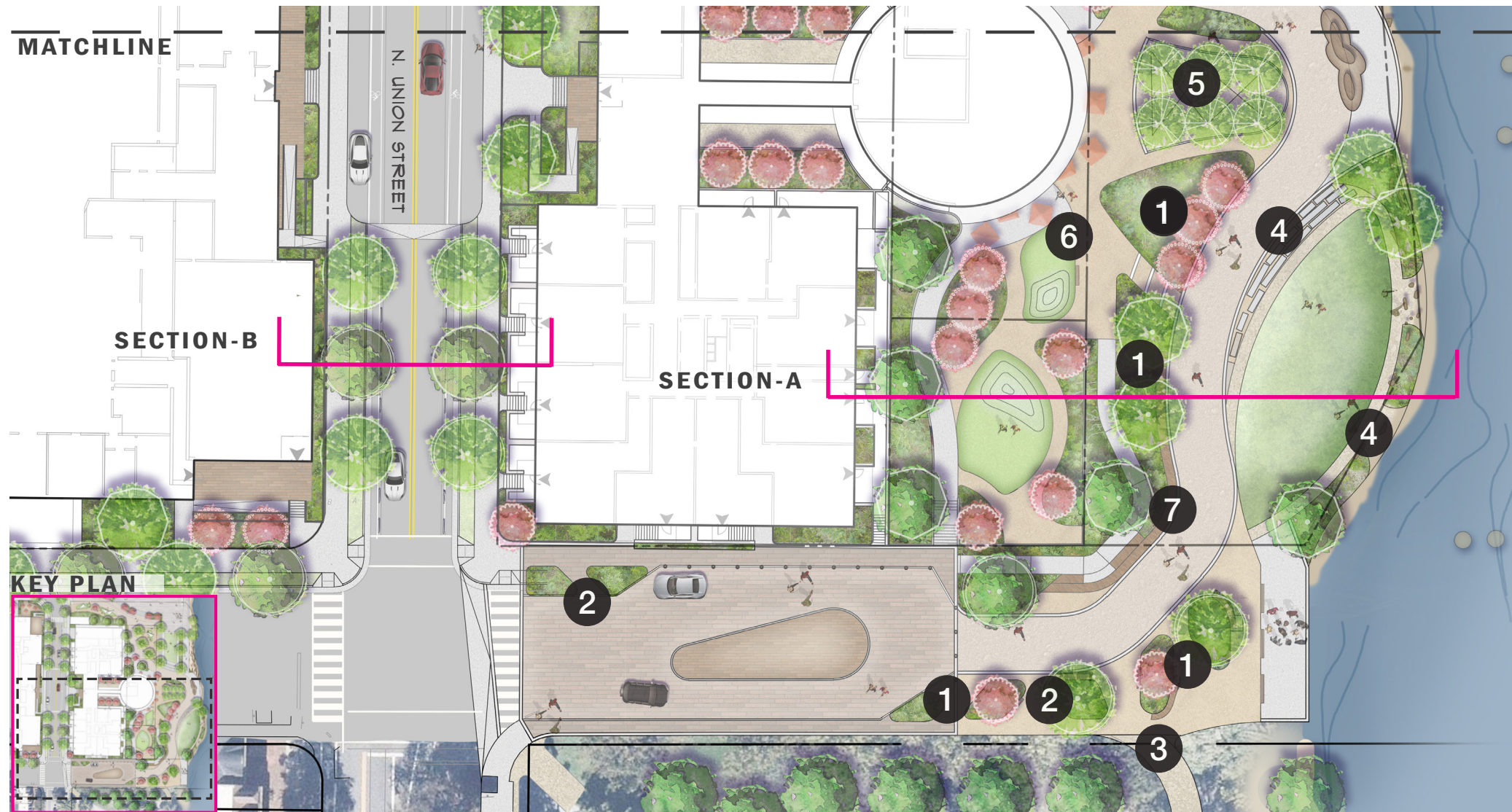
Concept Plan



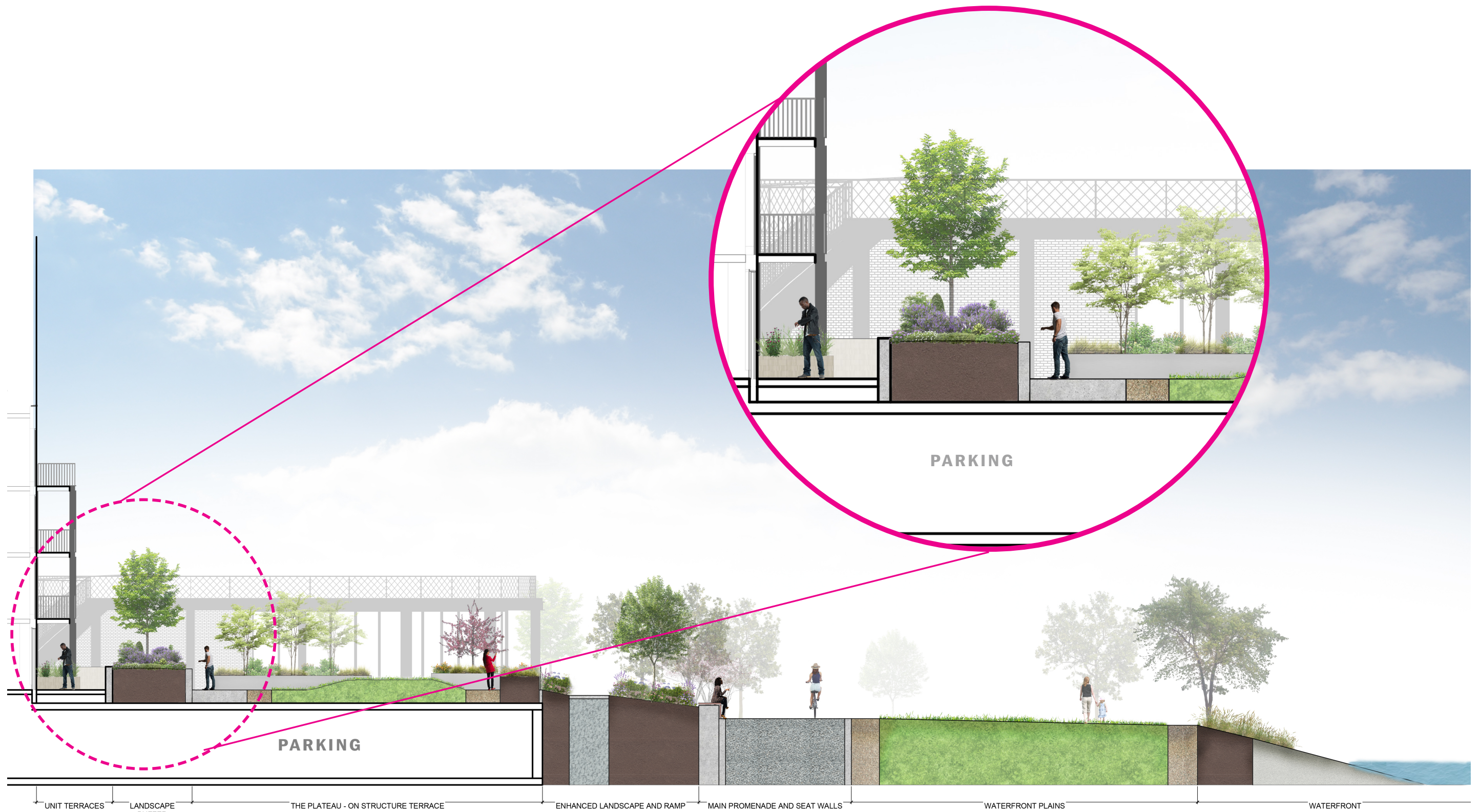
Site Character _ North



Site Character _ South

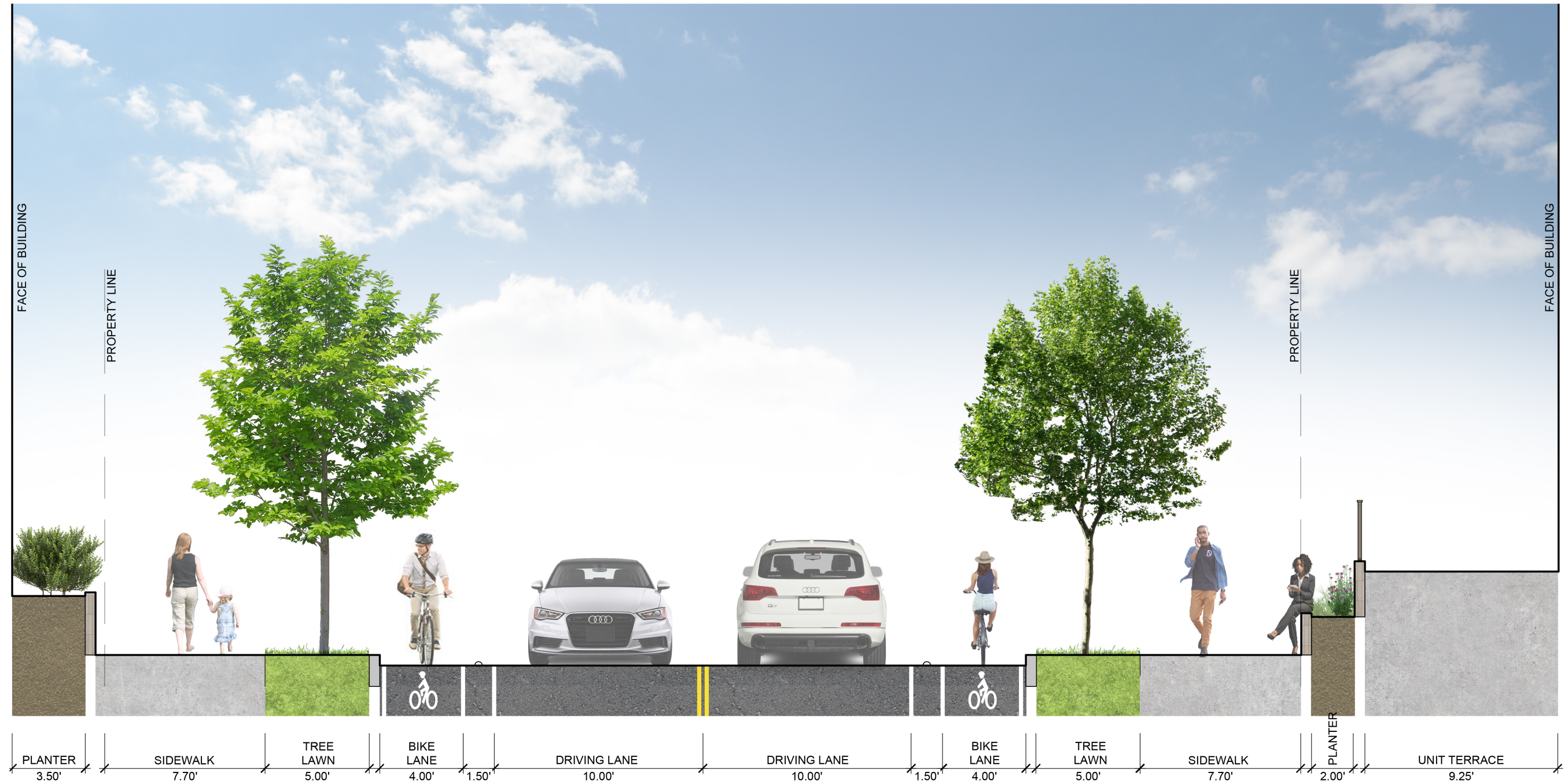


Site Character - Section A



SECTION NOT TO SCALE

N. Union Street Typical Section



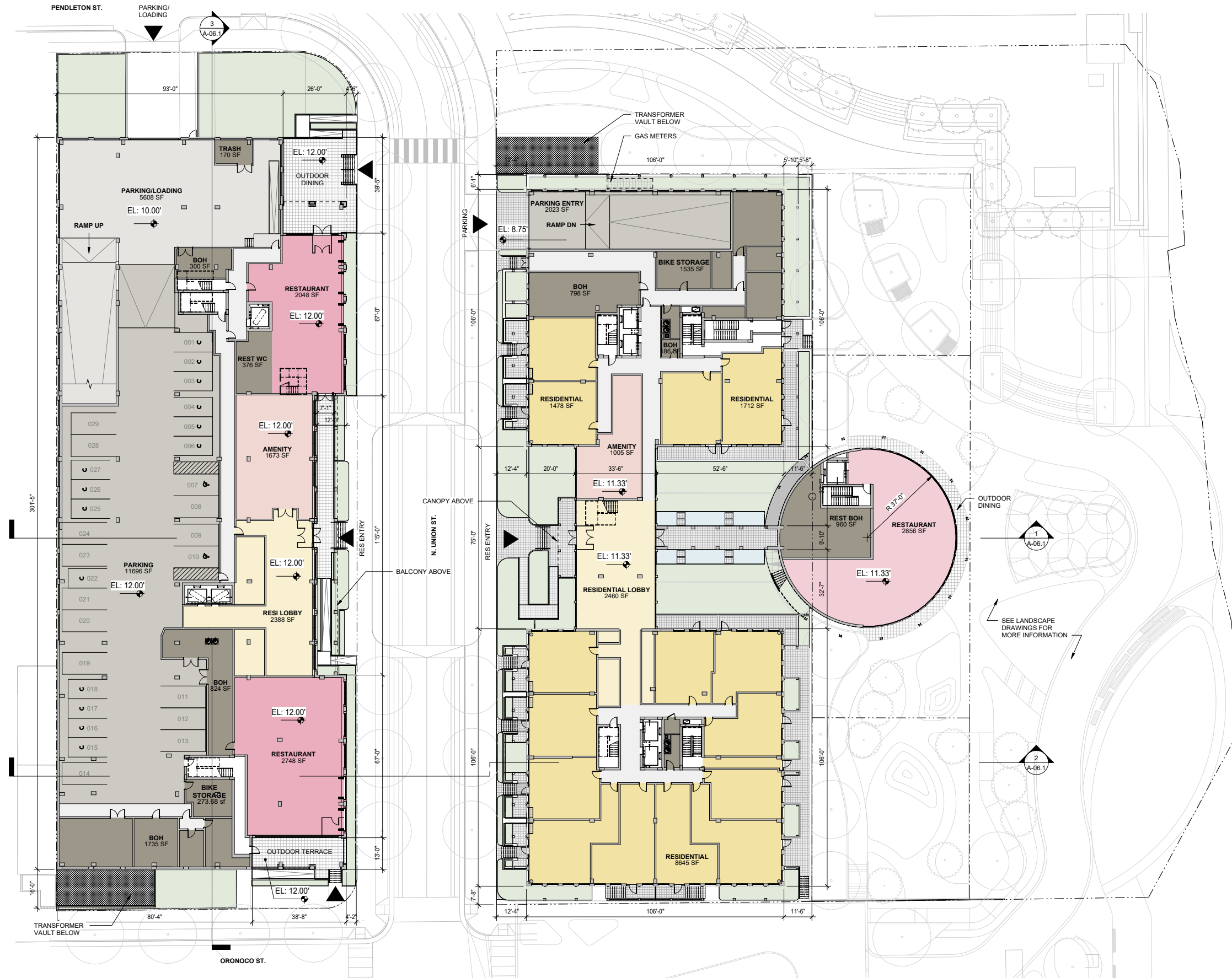
SECTION NOT TO SCALE

Aerial View from South East



Building Design Updates

Ground Floor Plan

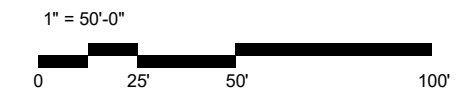


East Building

- 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

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



Design Character

Design Character

Refined waterfront industrial, composed, textured brick & metal accents



Demolished Ford Plant/ Waterfront Industrial History



Torpedo Factory

Morris Adjmi Architects



Torpedo Factory

Rooney Properties



Alexandria Meets the Waterfront

RTN_Waterfront Commission



Alexandria/ Composition and Rythm

06.25.24

Land Design

East Building

Aerial View from South East

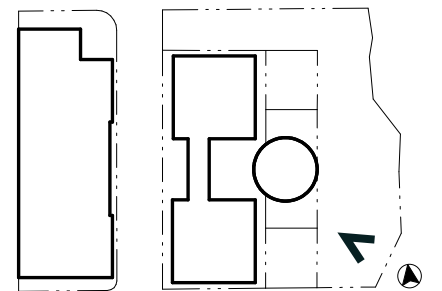


East Building Design Updates Summary

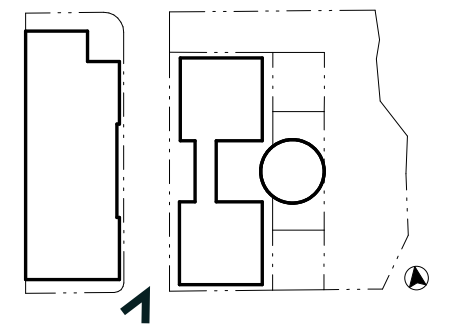
- Refined Lobby Entry
- Maisonettes Stoops
- Refined Resi Windows Design
- Private Terraces at Roof Level
- Retail Pavilion Facade Refinement
- Cellar Plan/Layout Updates
- Number of Units Being Refined



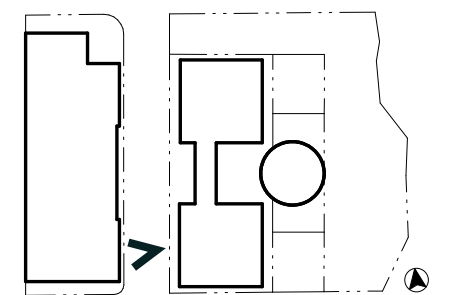
View from the Waterfront



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



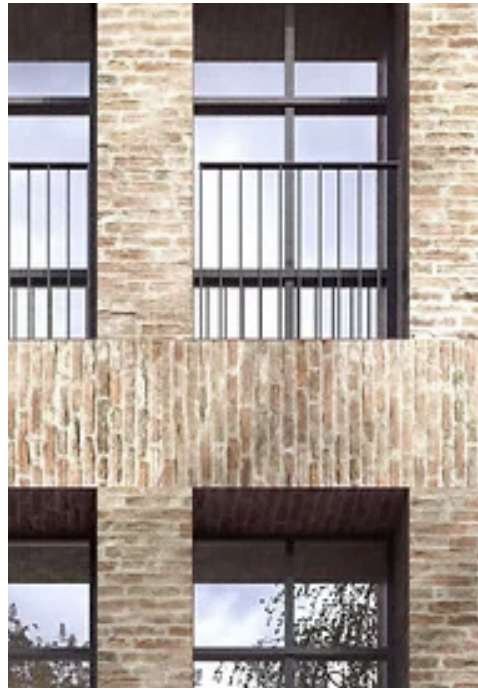
N. Union St. - View from W



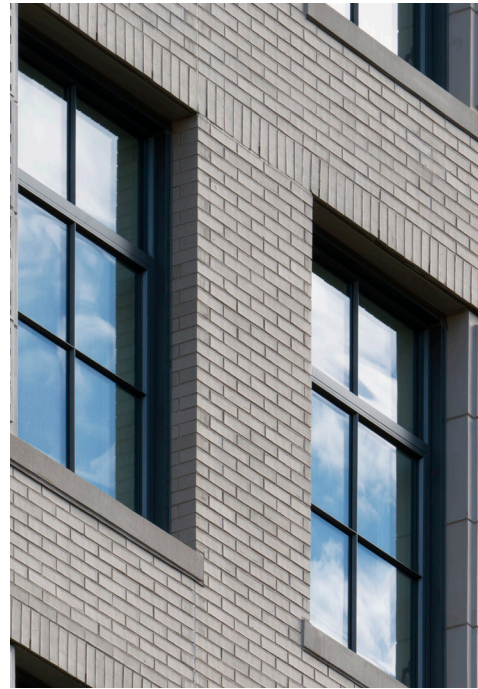
N. Union St. Main Entry



East Building Palette



BRICK PATTERN



PUNCHED WINDOWS



METAL CHANNEL FRAME



PLANTED PAVILION



WEATHERED BRICK 1 SAMPLE

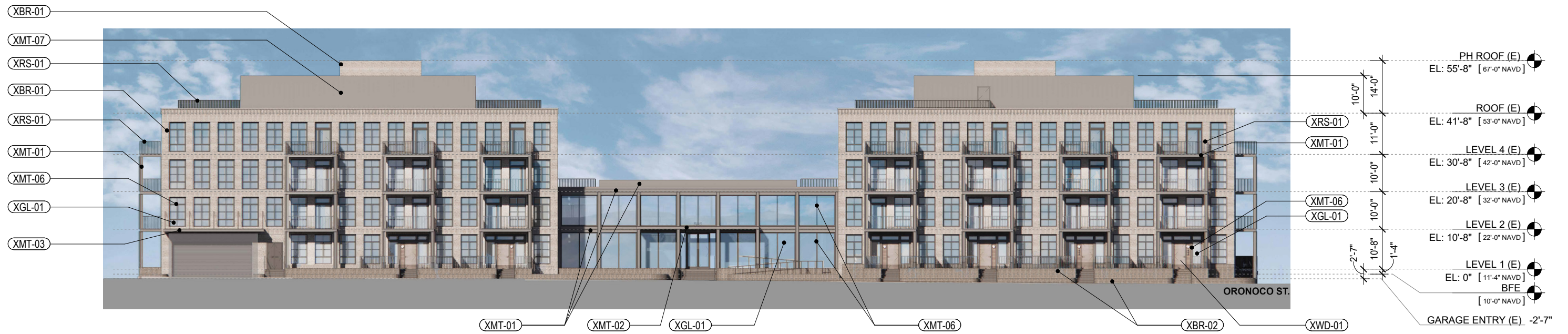


WEATHERED BRICK 2 SAMPLE

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

Aerial View from South East

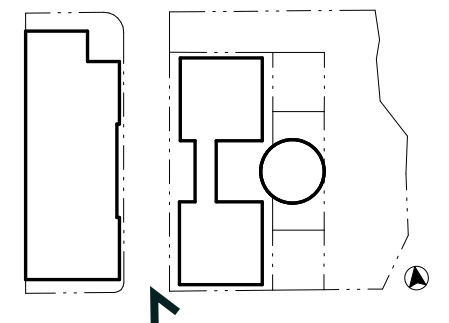


West Building Design Updates Summary

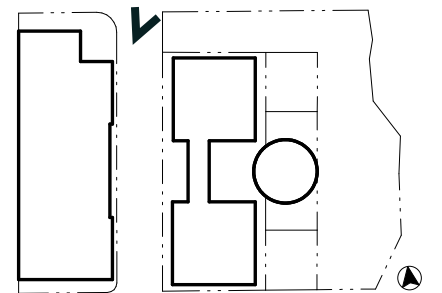
- Refined Residential Entry
- Retail Storefront Design
- Refined Resi Windows Design
- Trellis at 2nd Floor Retail Terrace
- Parking Entry
- Parking Layout
- Roof Amenities
- Number of Units Being Refined



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



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

Appendix

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

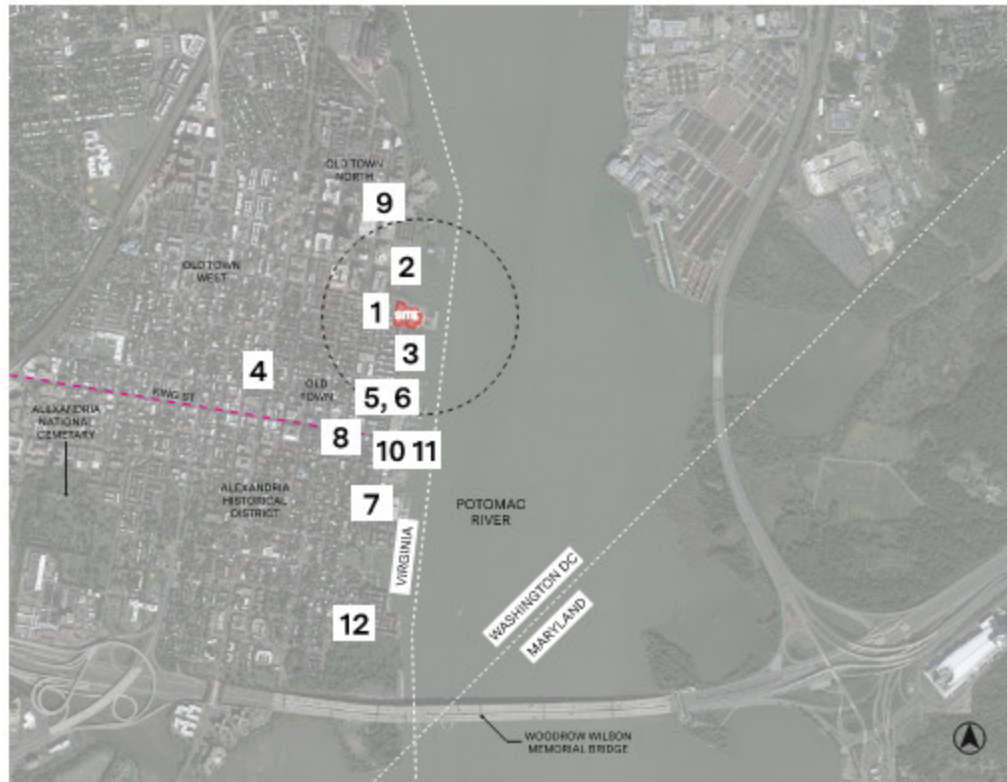
5. Development Review Process

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

Site Location - 1/4 mile radius



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



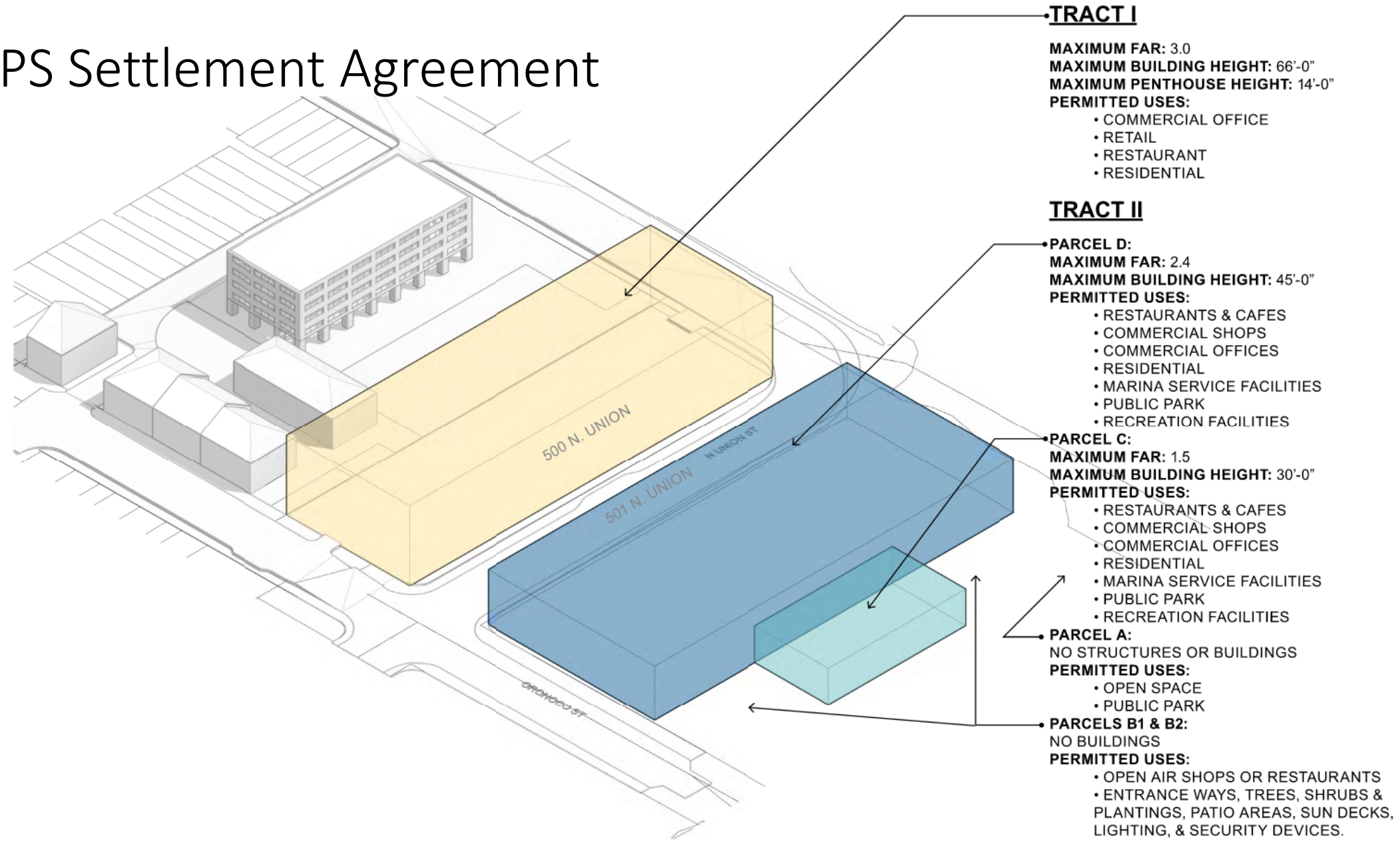
11. TORPEDO FACTORY ART CENTER



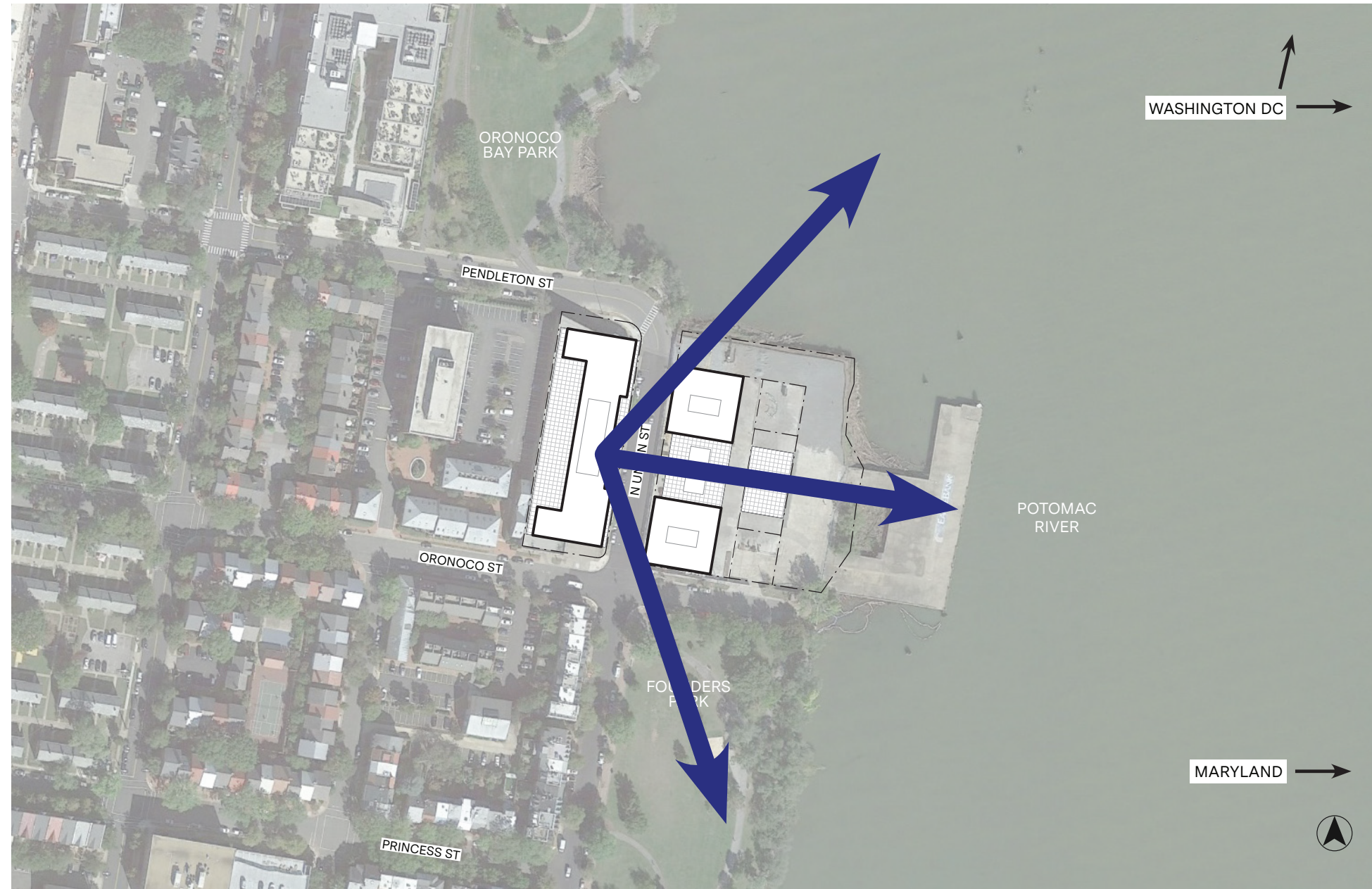
12. DEMOLISHED FORD FACTORY

Site Information

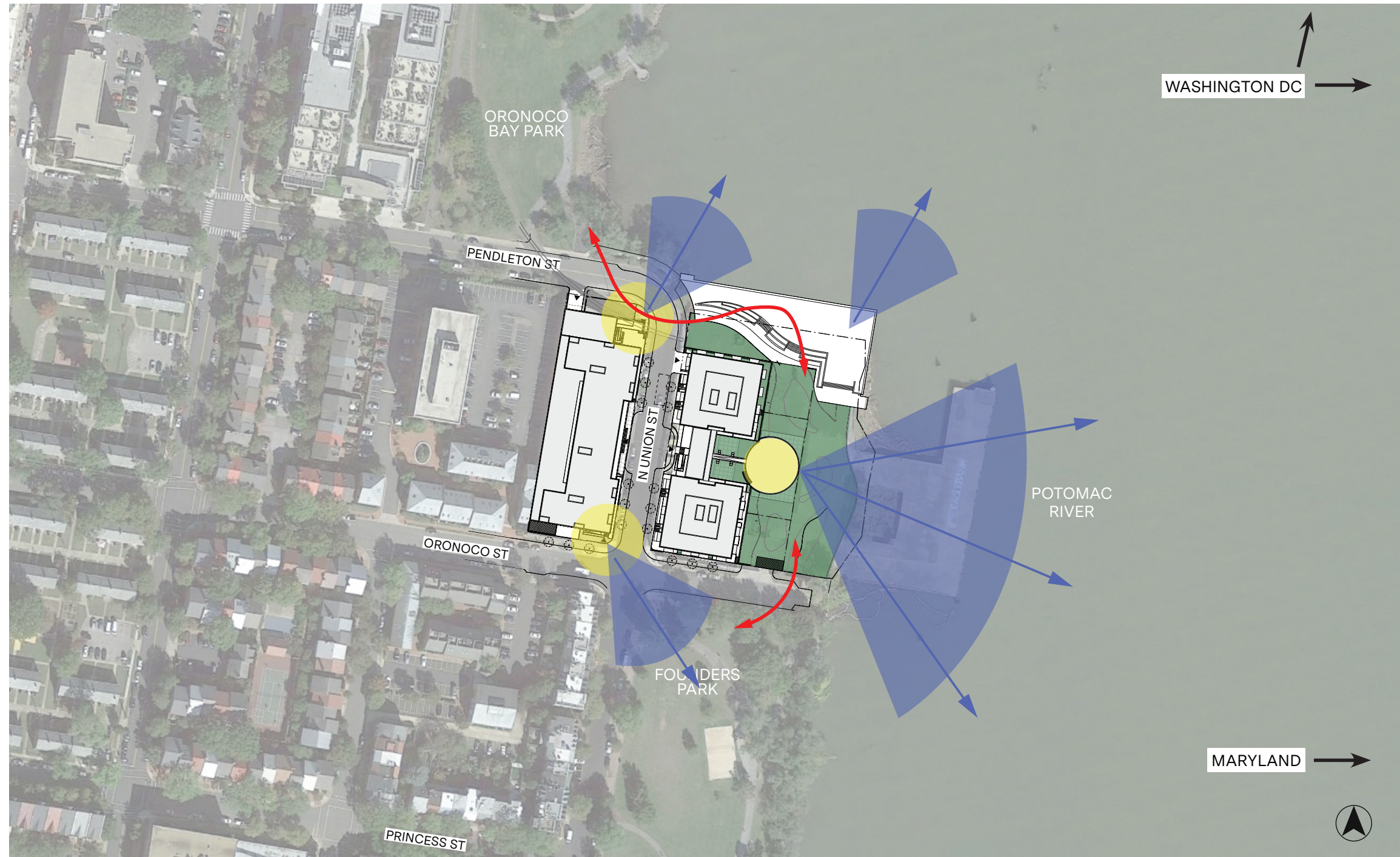
NPS Settlement Agreement



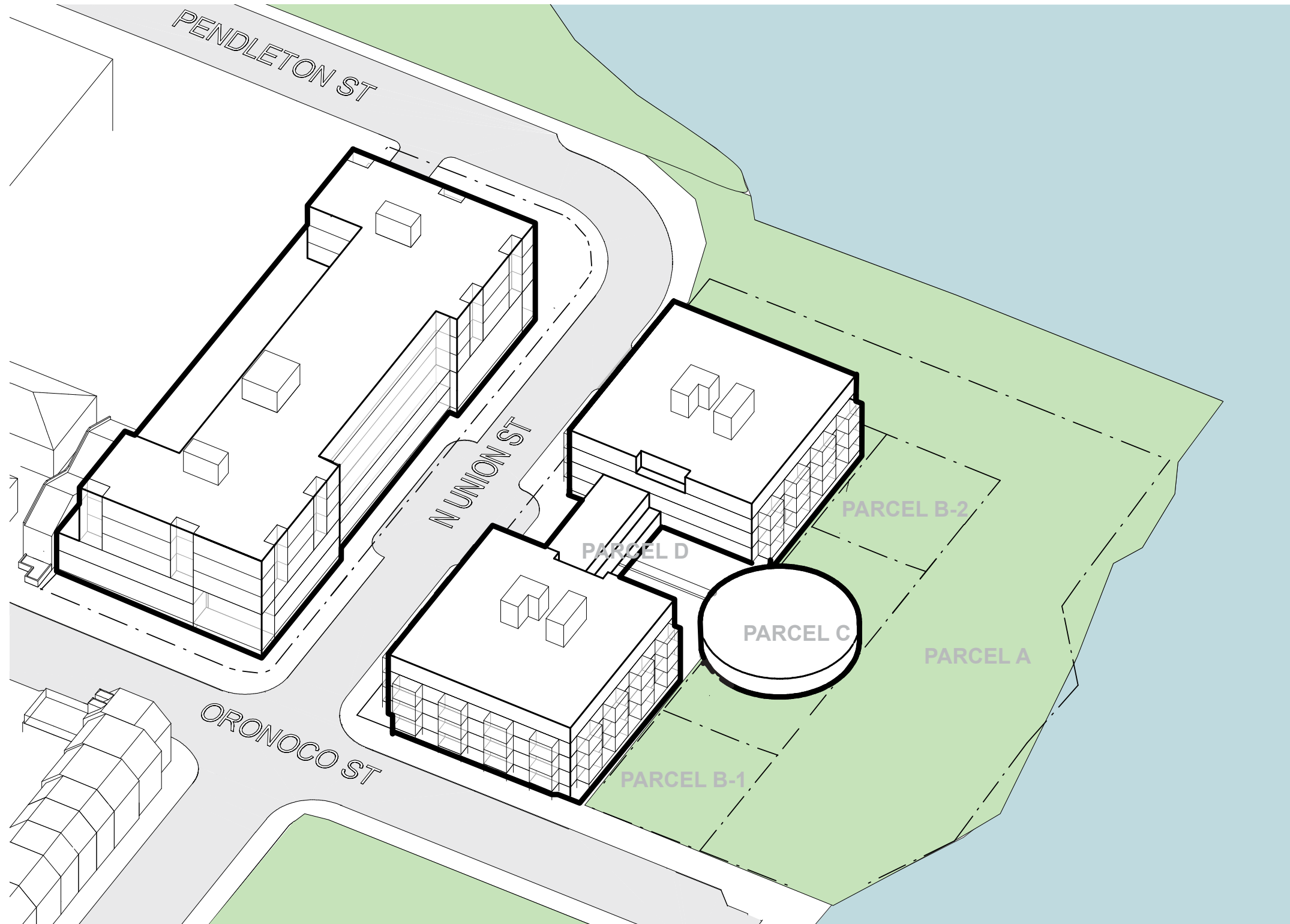
View Corridors



Site Diagram



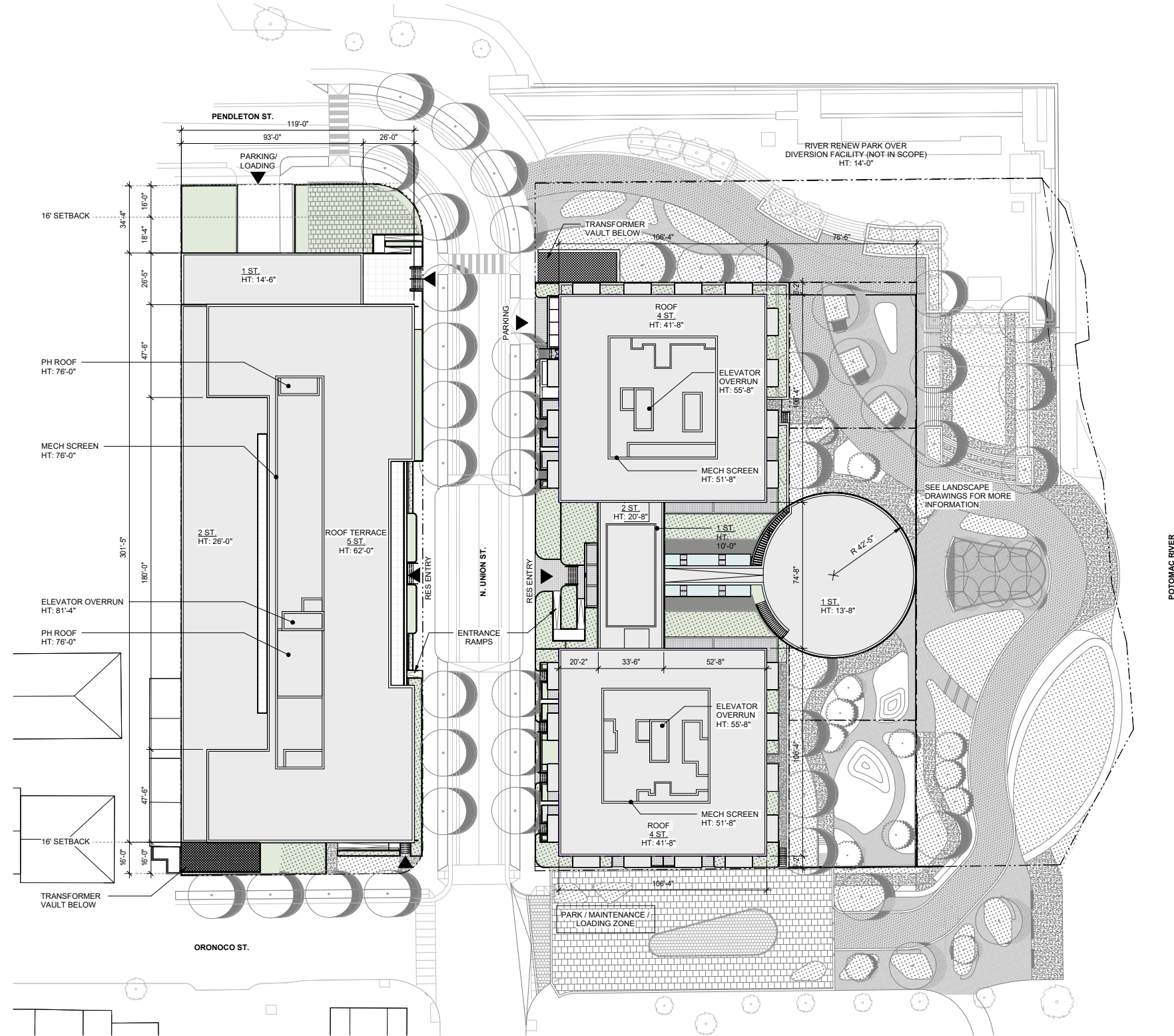
Proposed Project Massing



MASSING AXON



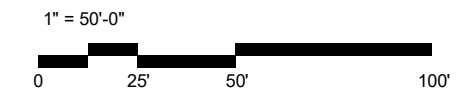
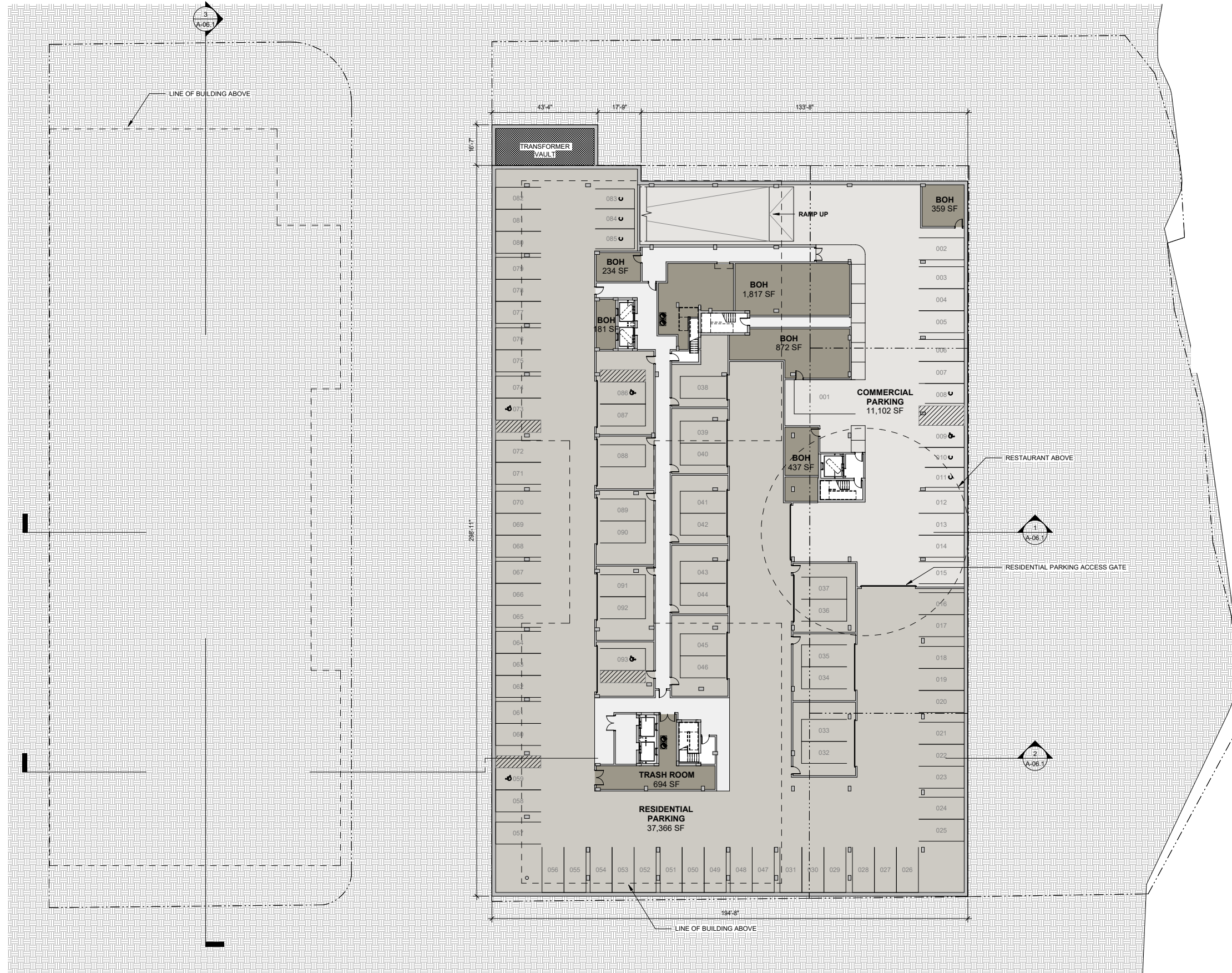
Site Plan and Project Facts



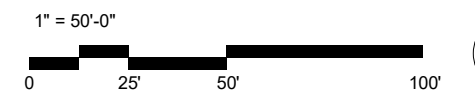
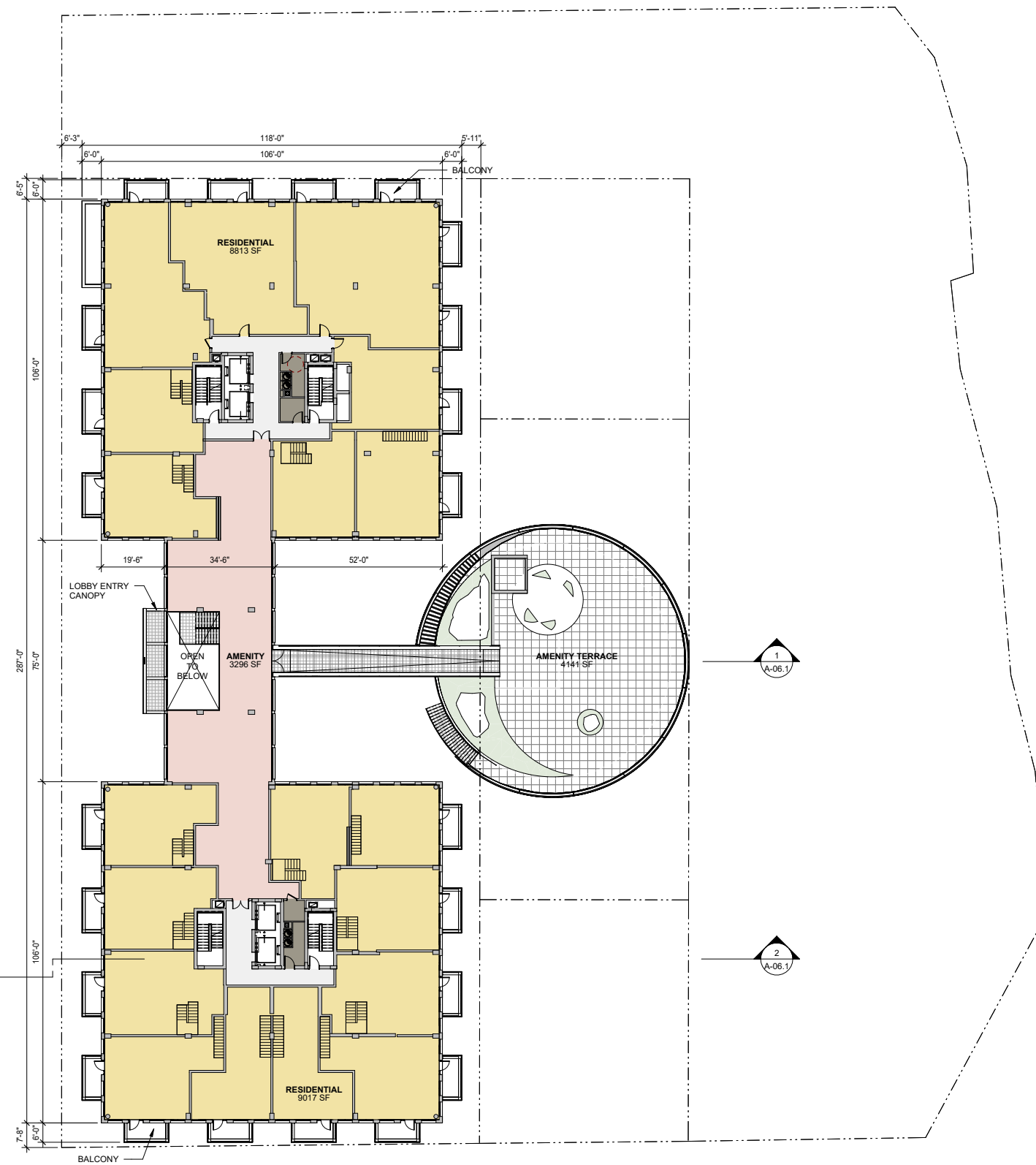
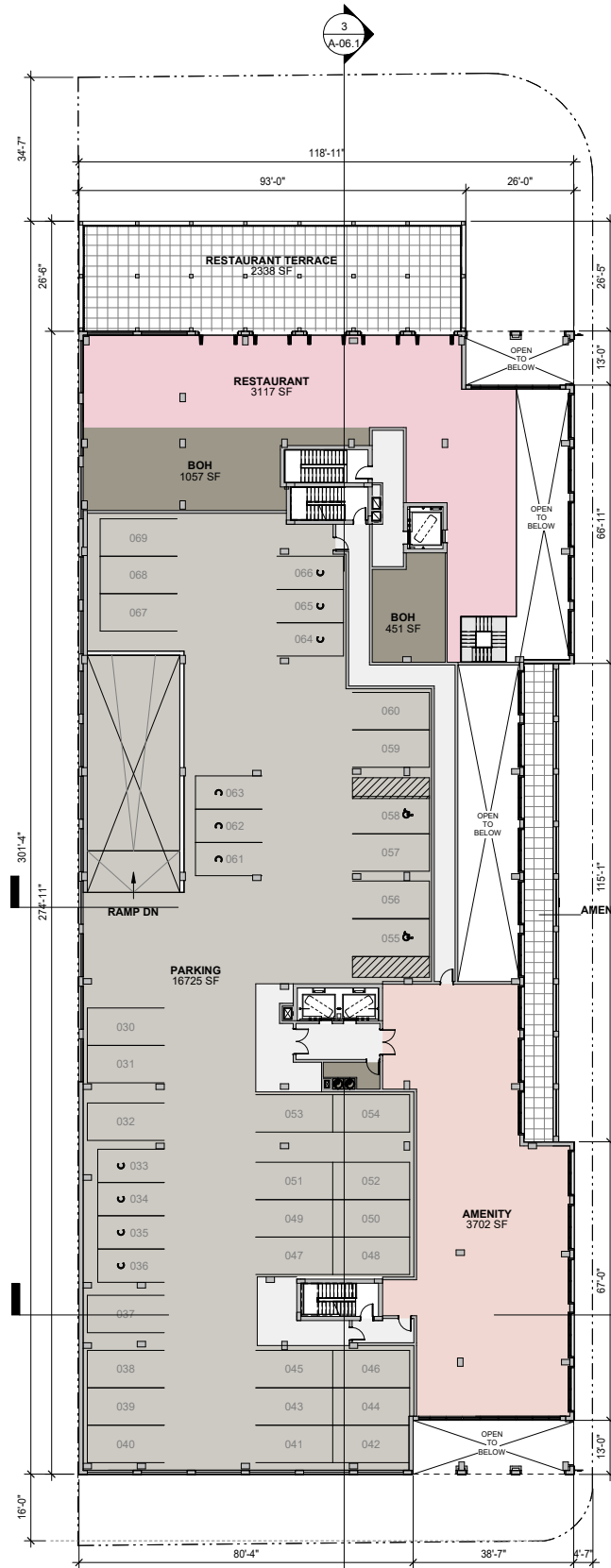
1 PLAN - SITE
1" = 30'-0"



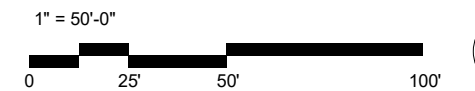
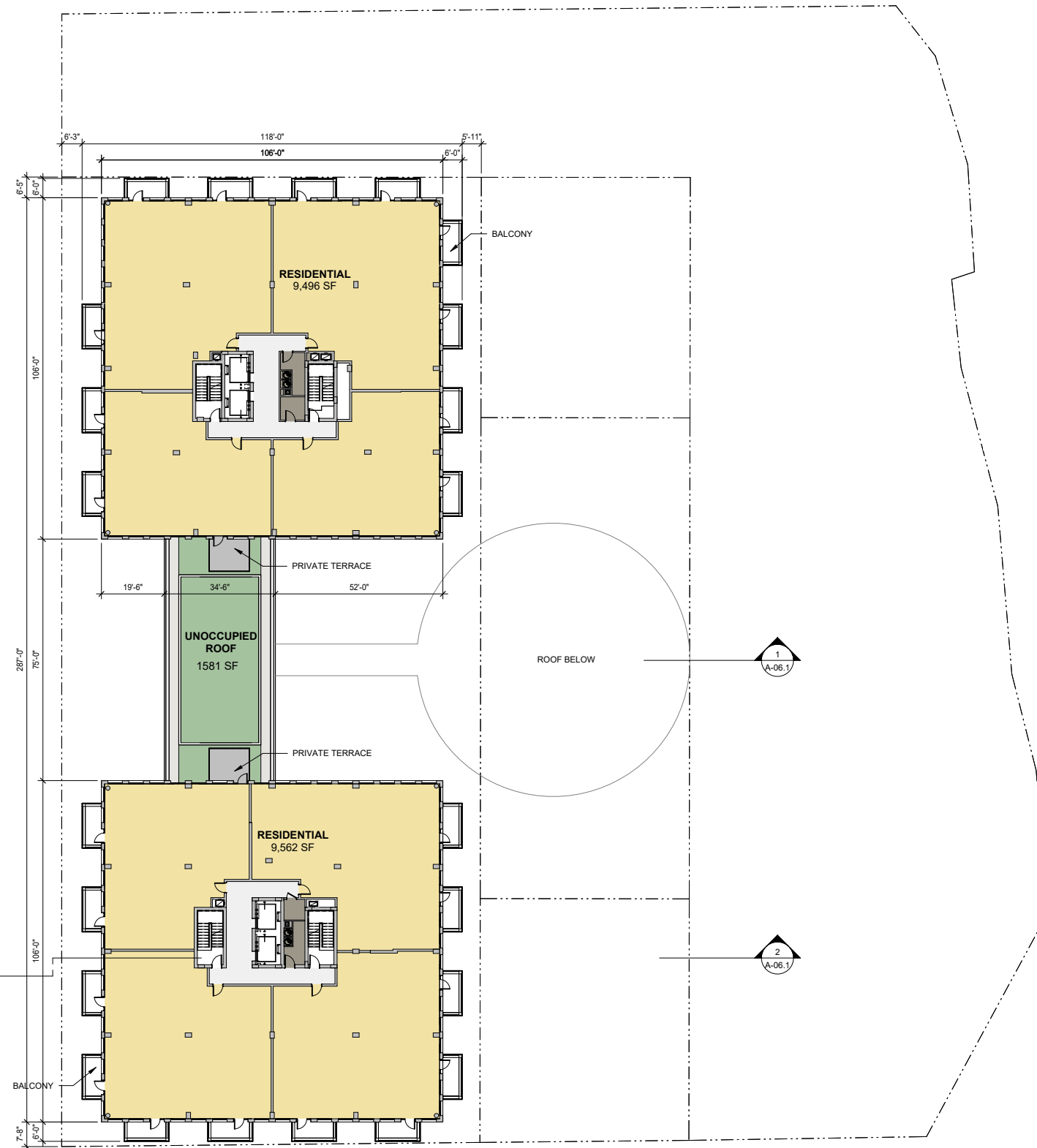
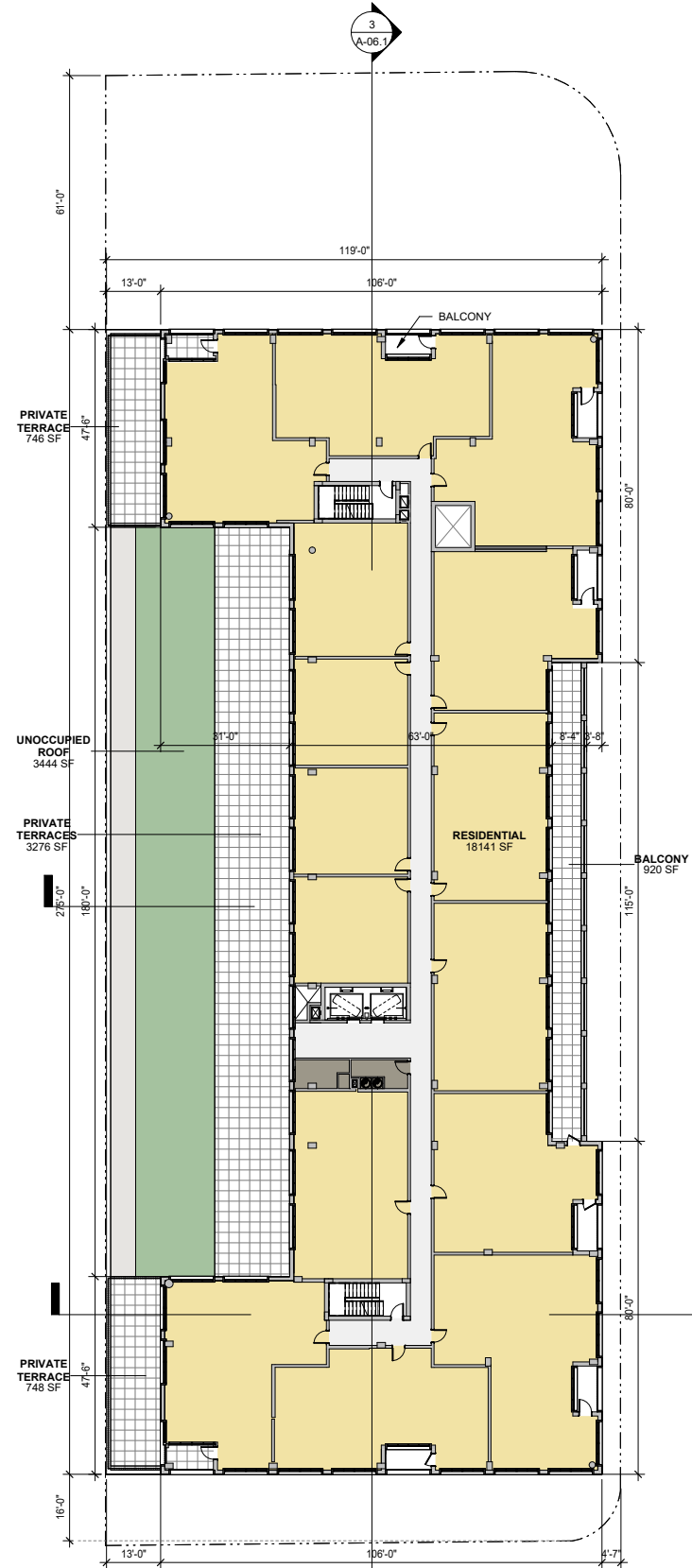
Cellar Floor Plan



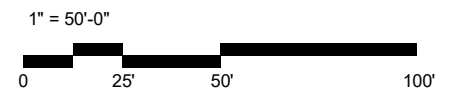
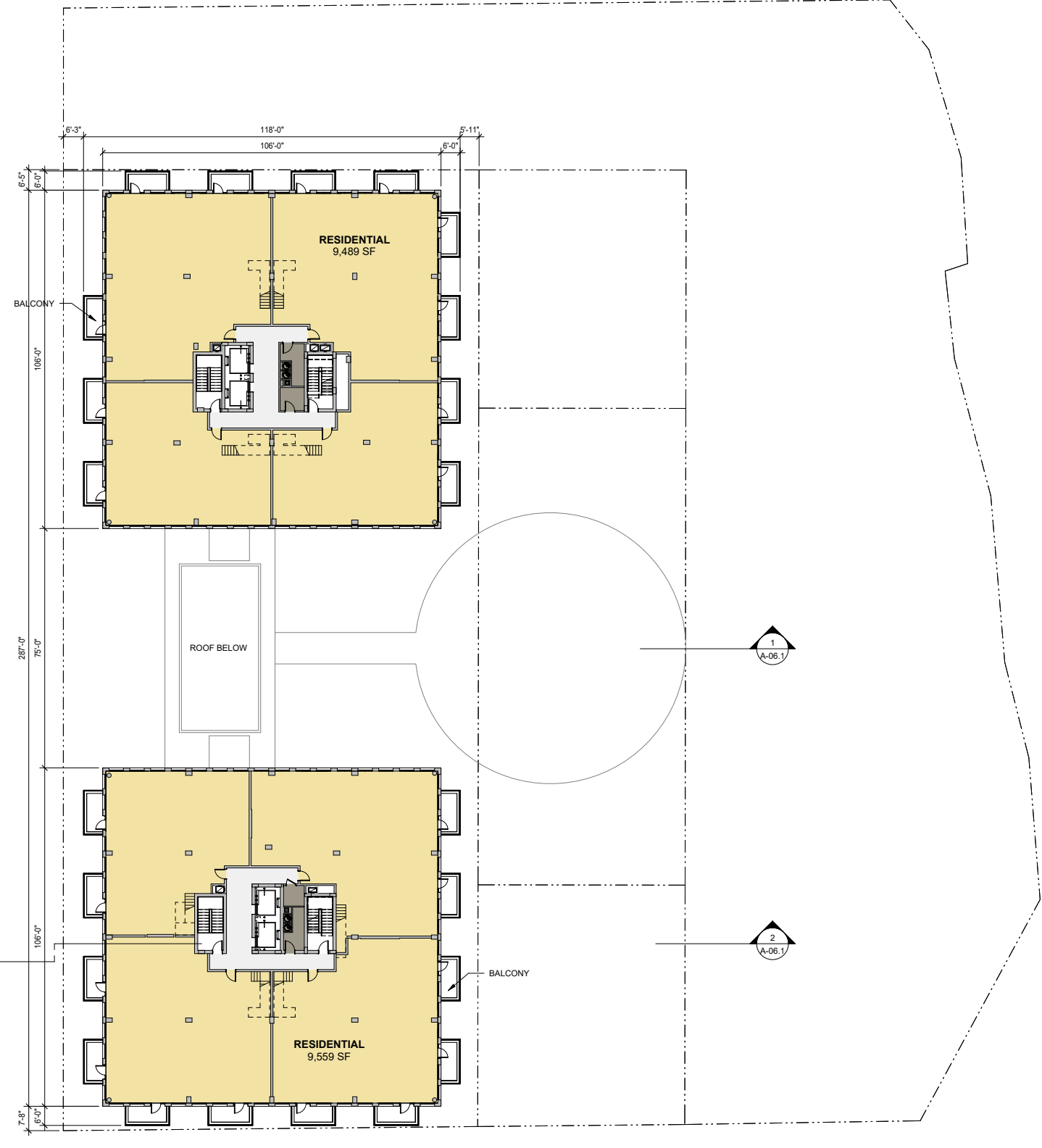
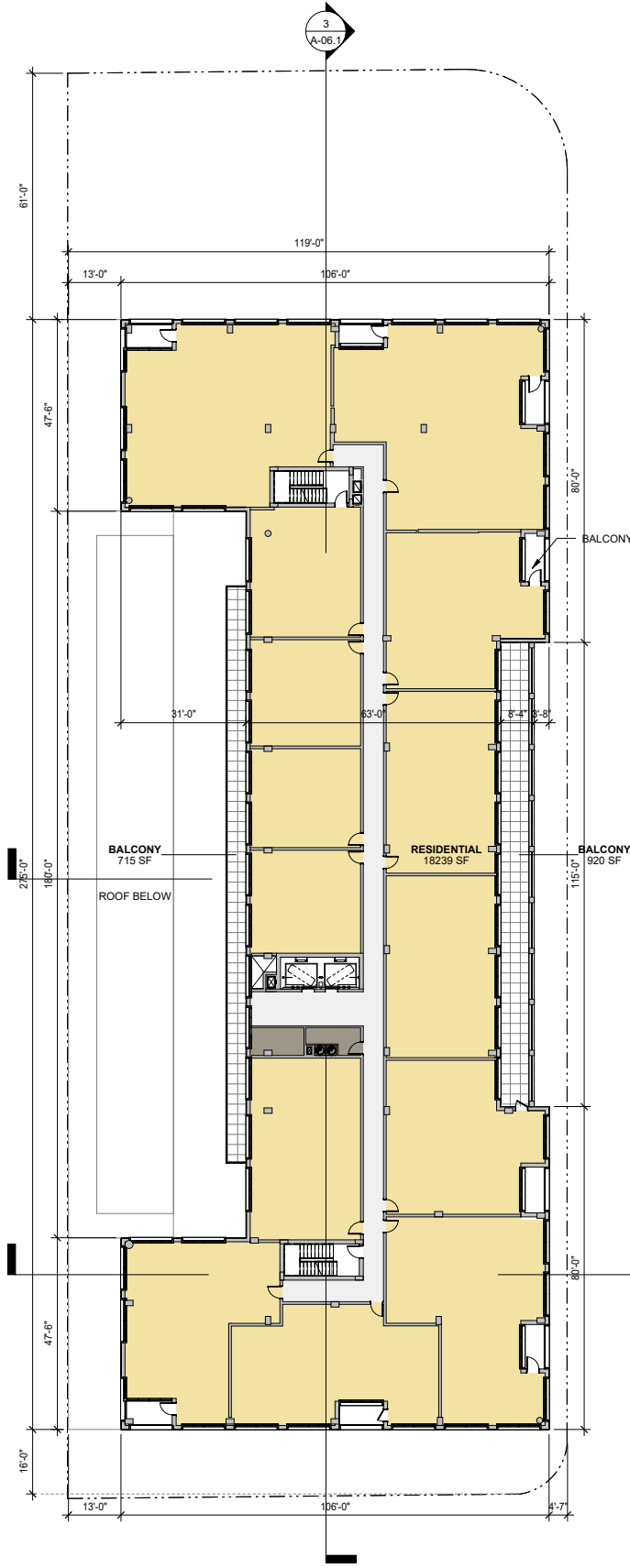
2nd Floor Plan



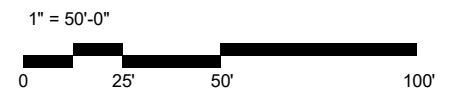
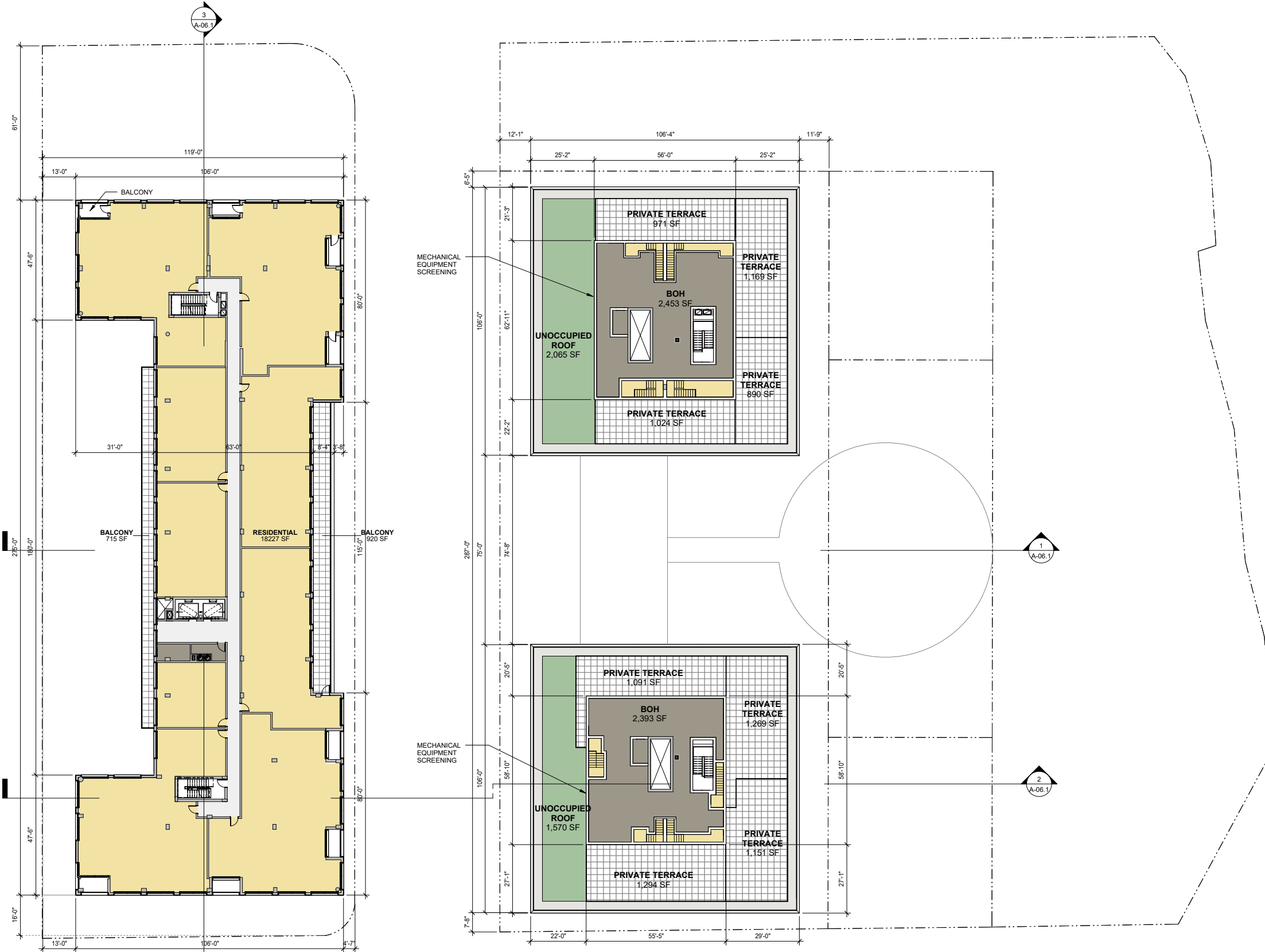
3rd Floor Plan



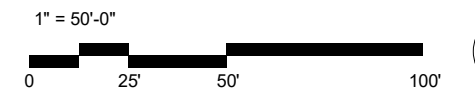
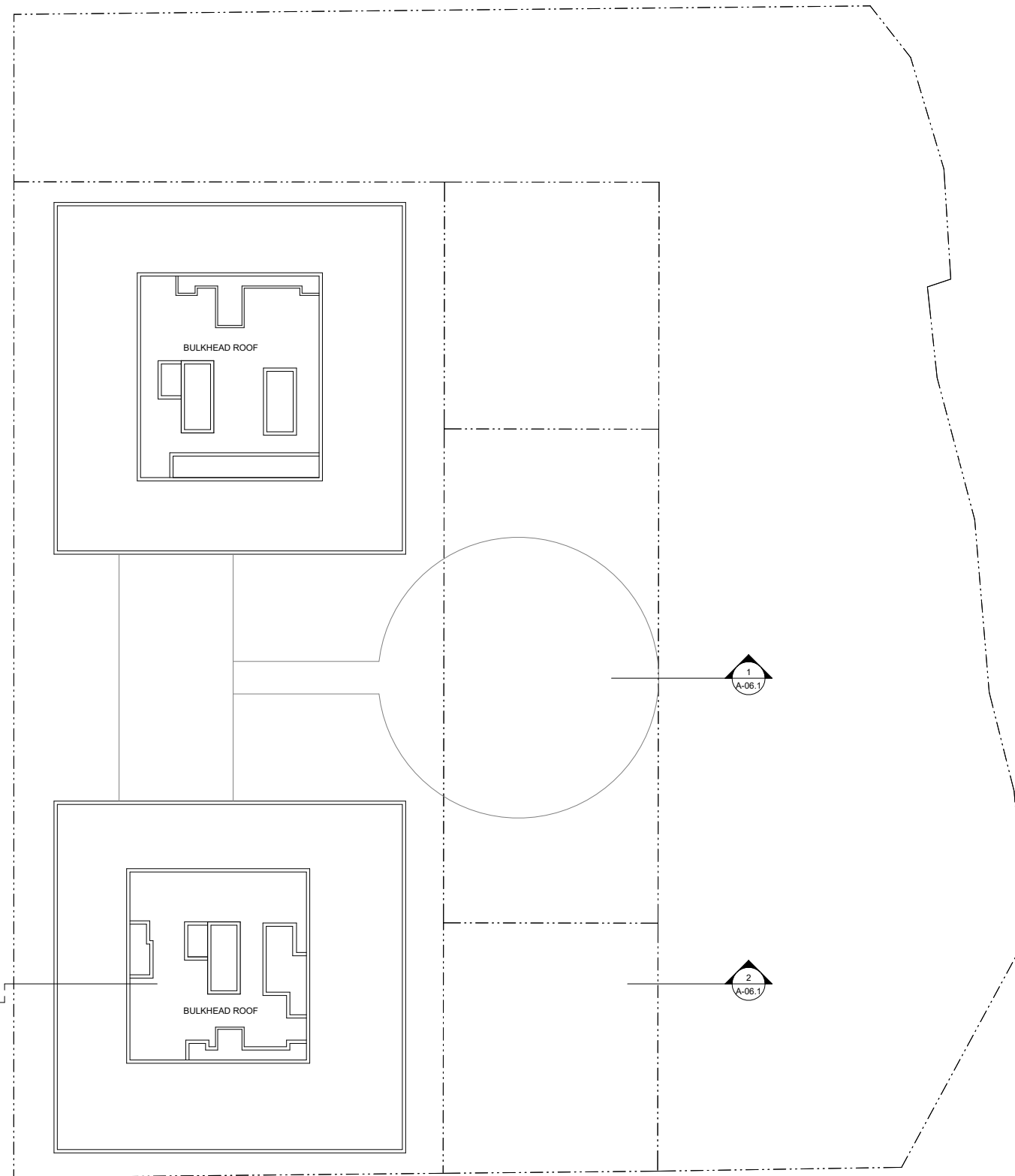
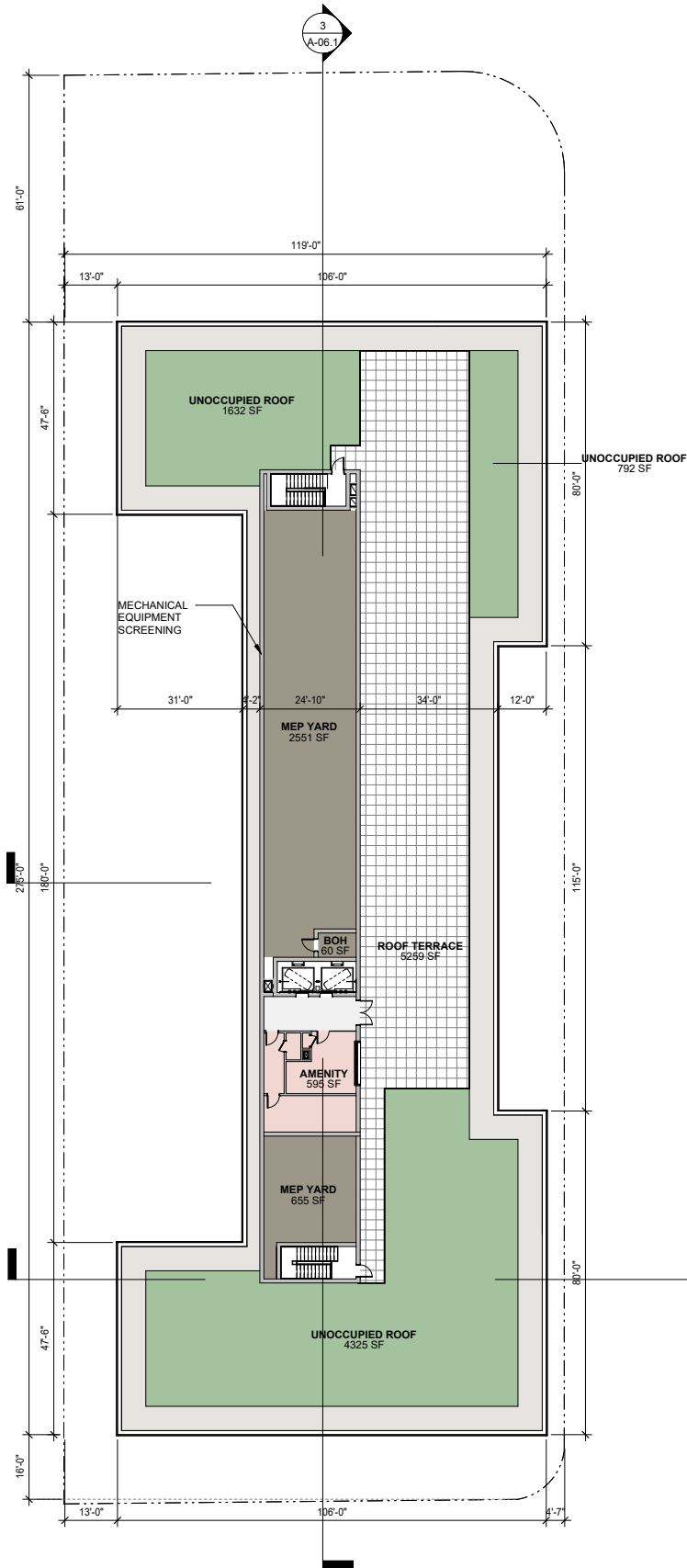
4th Floor Plan



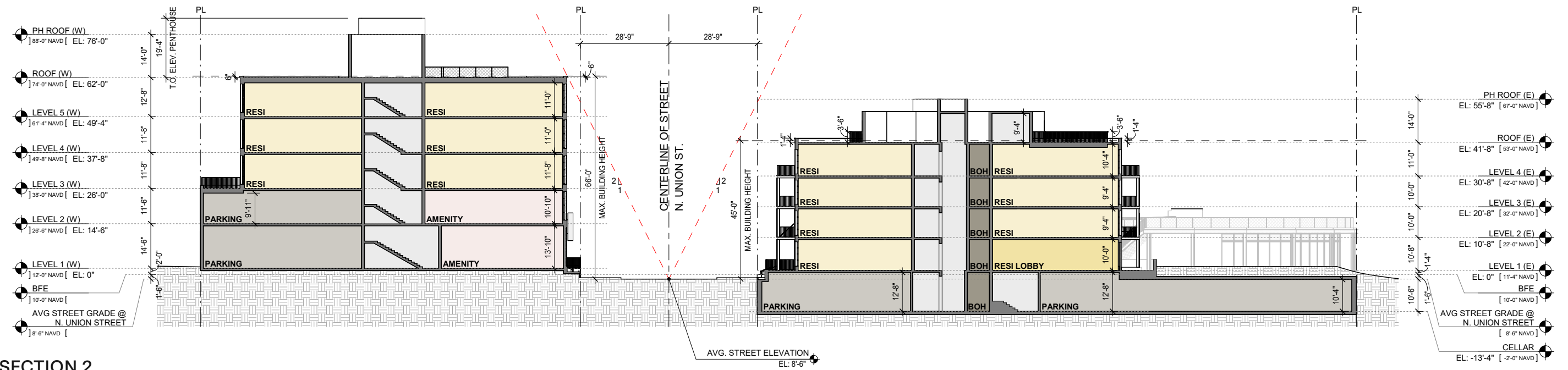
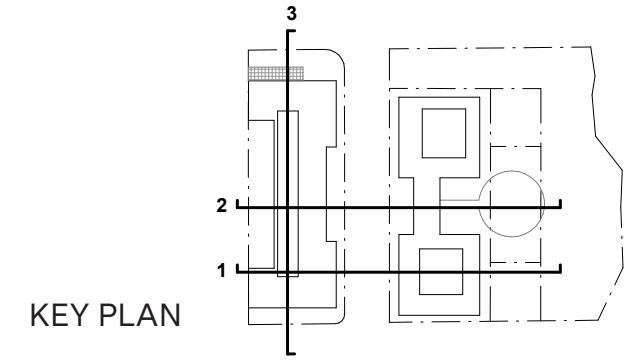
5th Floor and Roof Plan



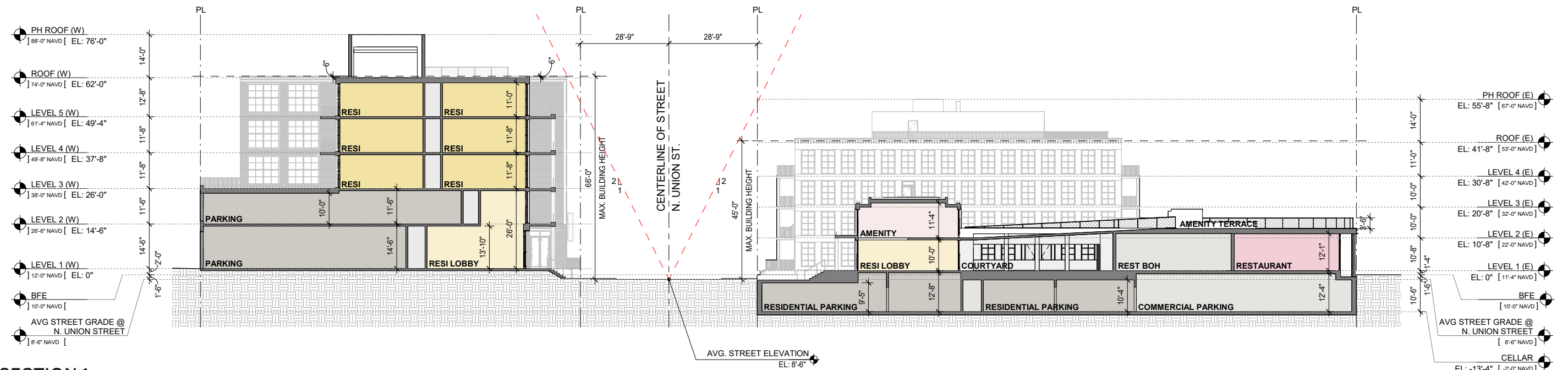
Roof Plan



Site Section



SITE SECTION 2



SITE SECTION 1