

Robinson Terminal North Rooney Properties

Community Meeting
06.26.24

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

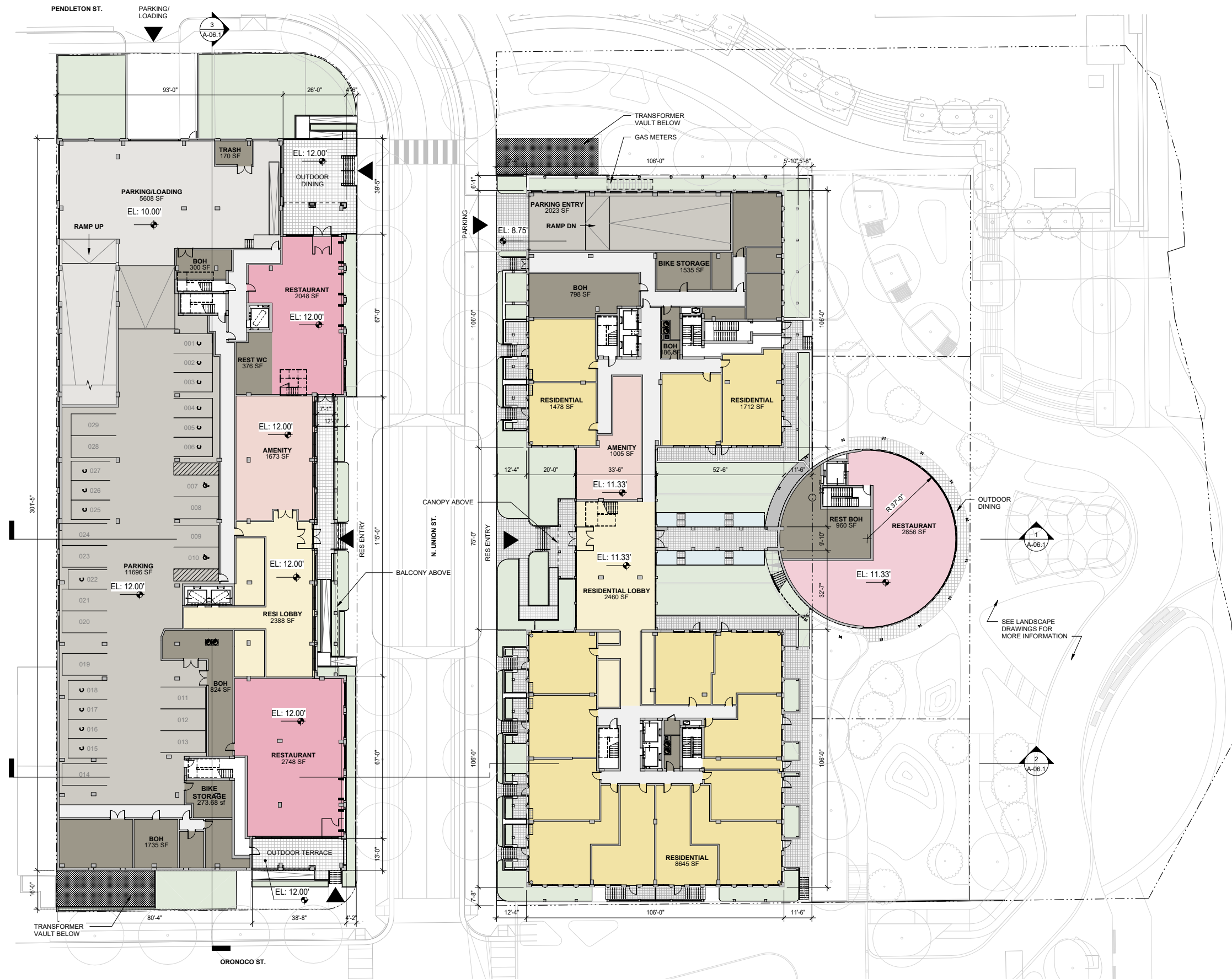
East Building

- 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



Building Design Updates

Ground Floor Plan



East Building

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Design Character

Design Character

Refined waterfront industrial, composed, textured brick & metal accents



Demolished Ford Plant/ Waterfront Industrial History



Torpedo Factory



Torpedo Factory



Alexandria Meets the Waterfront



Alexandria/ Composition and Rythm

East Building

Aerial View from South East

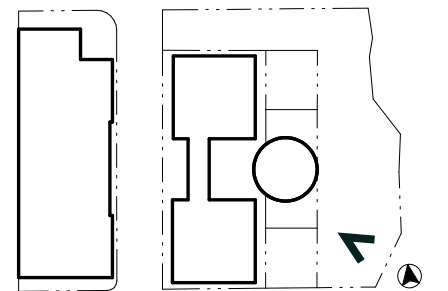


East Building Design Updates Summary

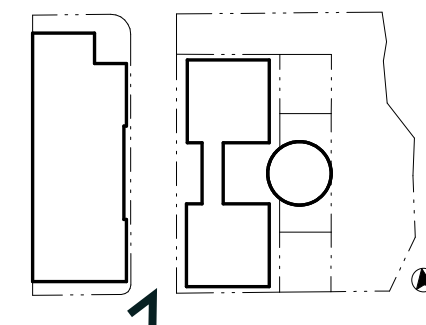
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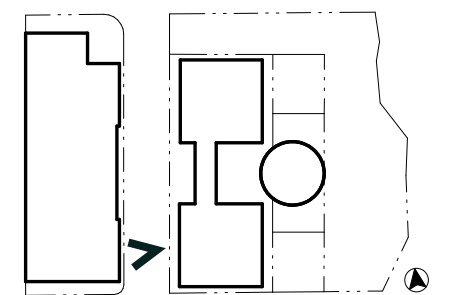
View from the Waterfront



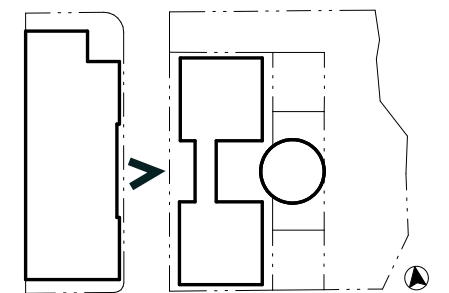
Oronoco St. & N. Union St. - View from SW



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

West Building

Aerial View from South East

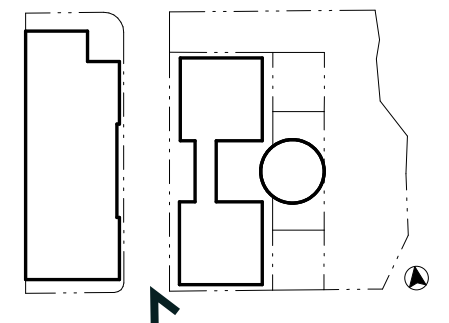


West Building Design Updates Summary

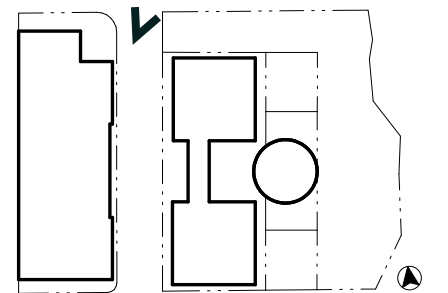
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Oronoco St. & N. Union St. - View from SE



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



West Building Palette



RIBBED BRICK



GLAZED BRICK/TILE LOGGIA



BRICK SCREEN



BRICK AND TILE SAMPLE



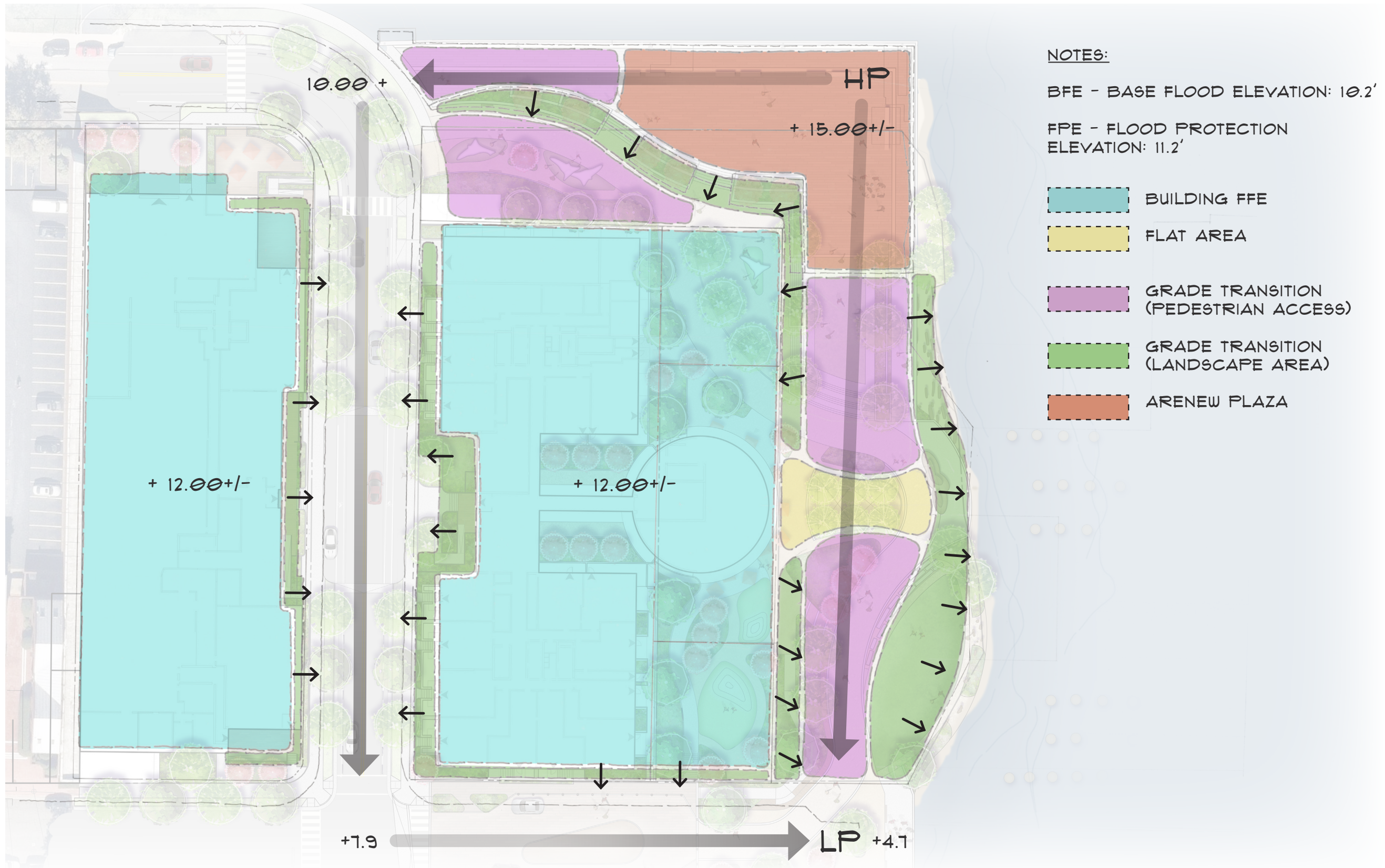
CAST STONE



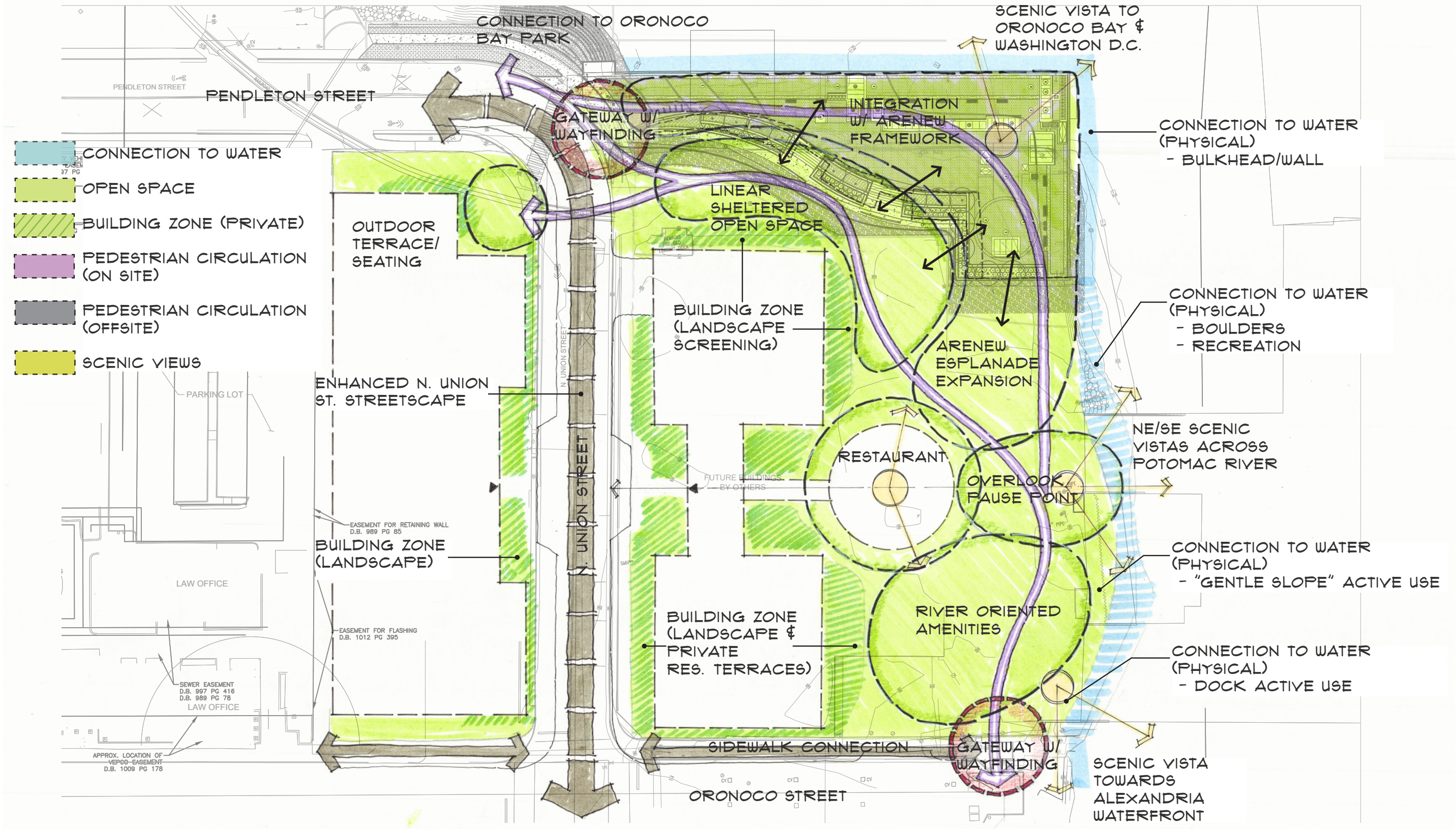
WARM GRAY METAL

Site

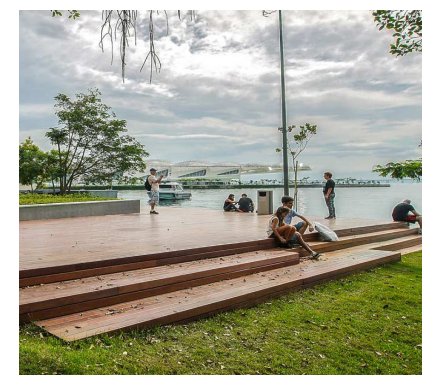
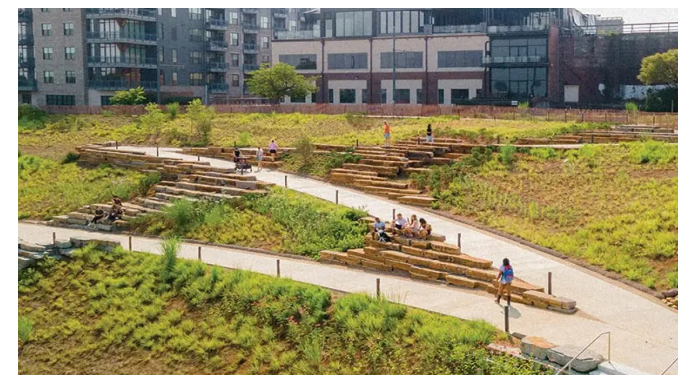
Site Considerations and Topography



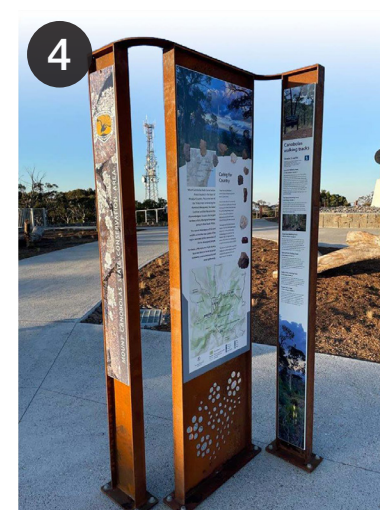
Framework Bubble Plan



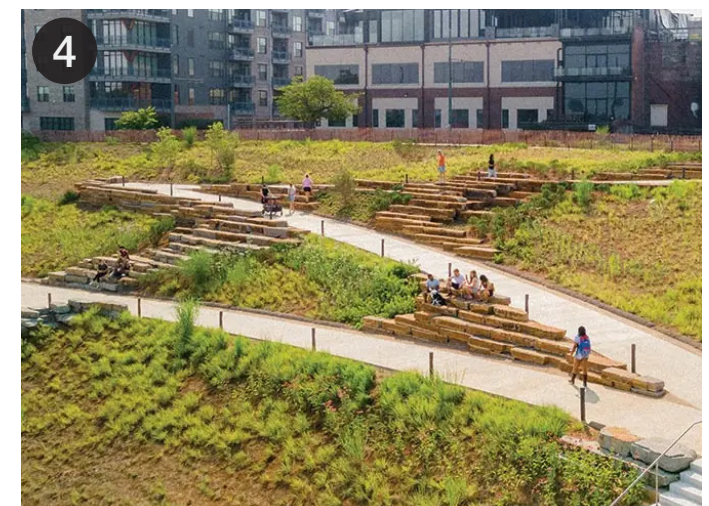
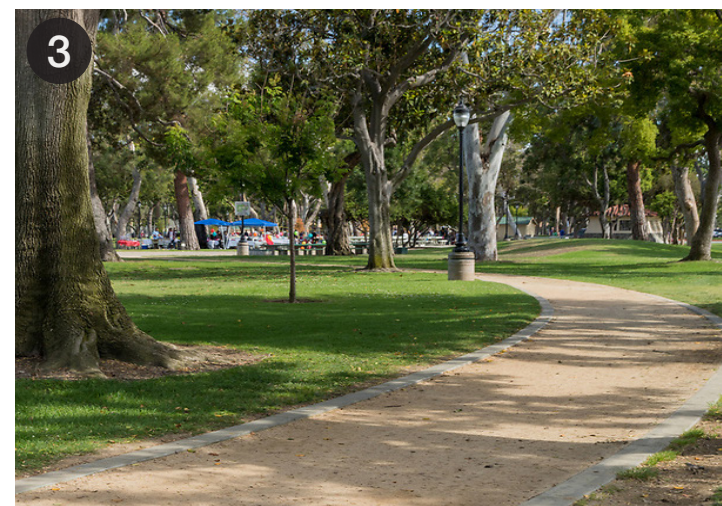
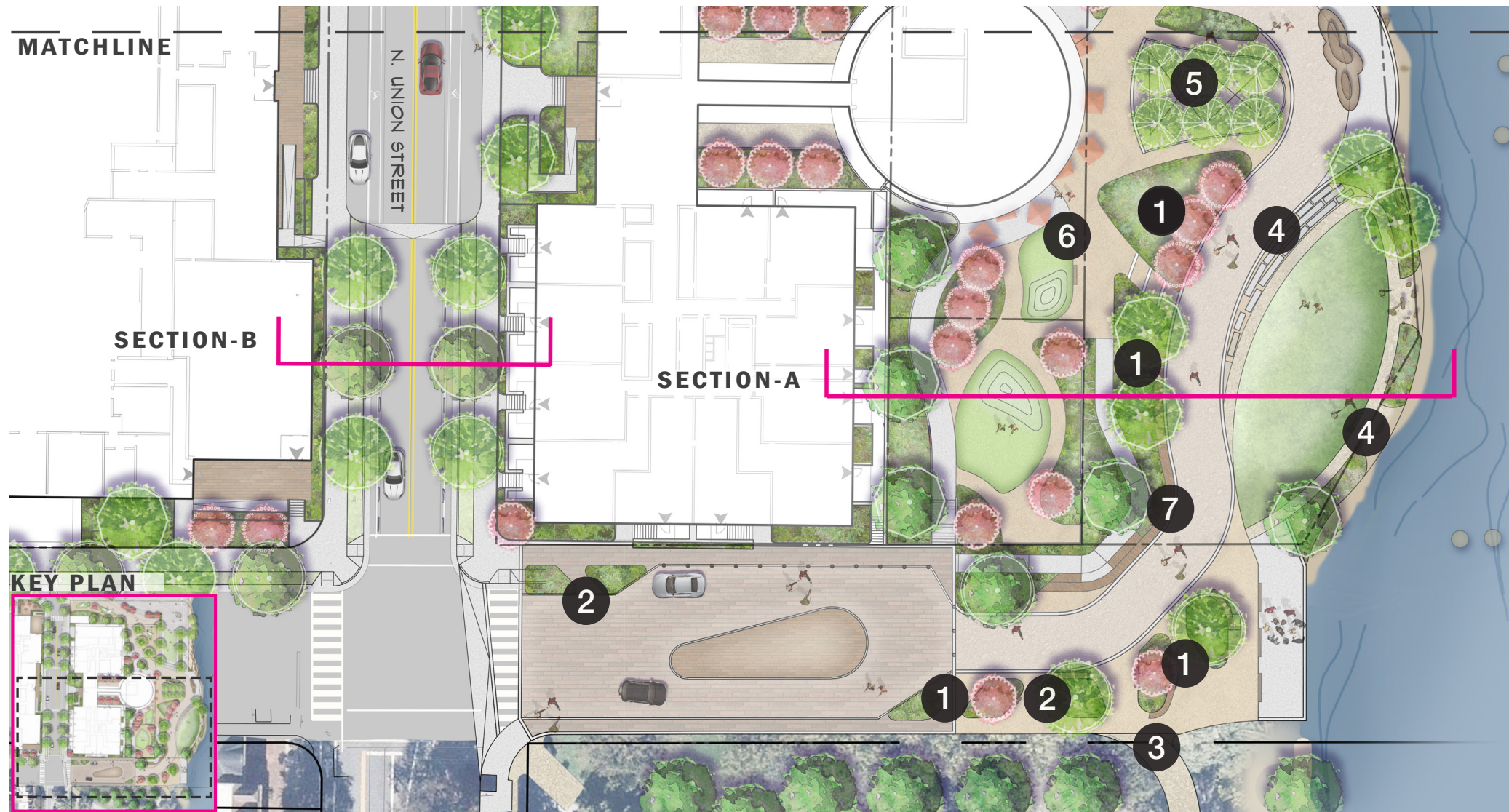
Concept Plan



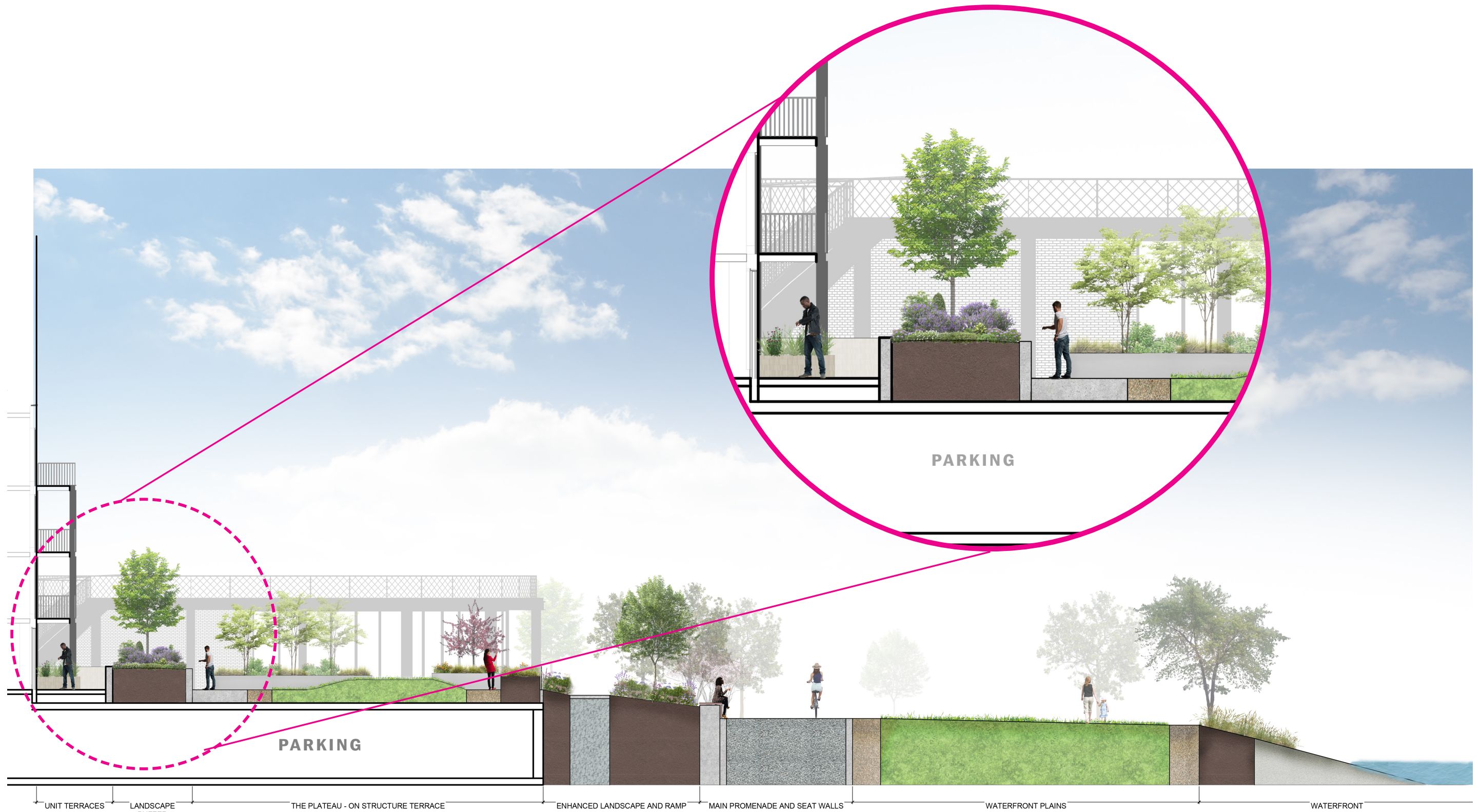
Site Character _ North



Site Character _ South

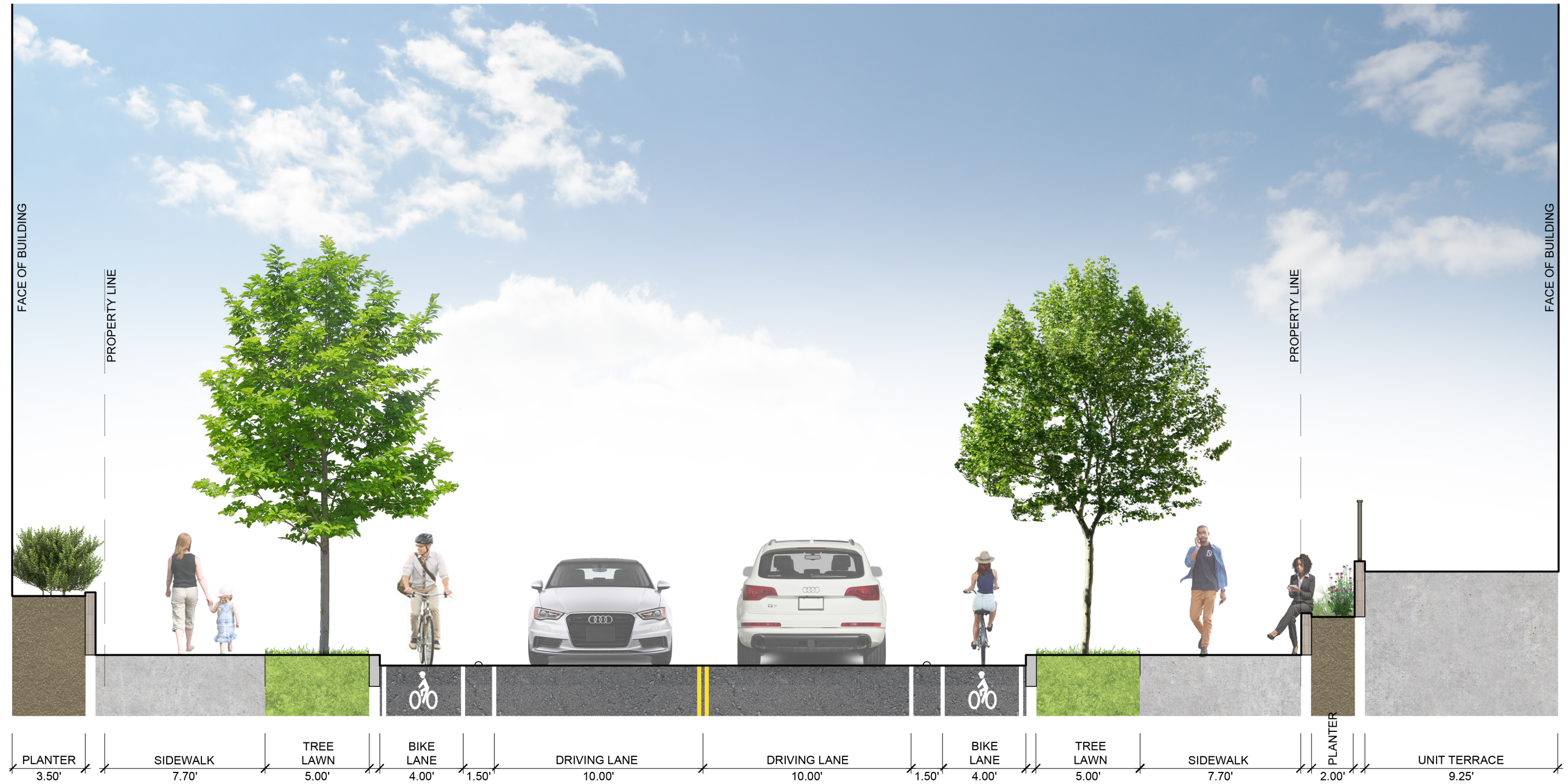


Site Character - Section A



SECTION NOT TO SCALE

N. Union Street Typical Section



SECTION NOT TO SCALE

Aerial View from South East



Environmental Status

Current Environmental Regulatory Status of the RTN Site

The RTN site was enrolled in the Voluntary Remediation Program (VRP) in 2016.

- The VRP is a risk-based program that provides a process for property owners to voluntarily clean up sites with oversight from DEQ to ensure that cleanups achieve a satisfactory level of human health and environmental protection.
- The program facilitates the reuse of industrial and commercial properties, returns these properties to productive use, and helps limit expansion onto pristine lands.
- The DEQ administers the VRP without the involvement of USEPA pursuant to a Memorandum of Agreement between DEQ and USEPA.

In 2022 the east parcel was leased to AlexRenew for its RiverRenew Project and with the warehouse on the west parcel remaining for commercial use, the site was voluntarily subjected to a residential use prohibition and the VRP was closed.

- The plan at the time was to re-open the VRP in the future to allow residential use after the completion of the RiverRenew project.

The RTN site was also placed in the Petroleum Program in 2016 due to past storage of fuel in underground tanks and petroleum detected on the site.

Path forward with DEQ

Application was recently submitted to DEQ to remove the residential use prohibition.

- The risk evaluation found that future residential use is acceptable provided:
 - ◇ Vapor mitigation in the form of ventilated parking, a vapor barrier, or vapor mitigation (radon type) system is installed under any residential occupied areas on the first floor or subgrade portions of structures; and
 - ◇ Hardscape cover (buildings, sidewalks, pavers) or two feet of clean fill is placed over any post development areas with residual soil contamination.
- Written comments regarding the risks associated with the proposed change to allow residential use may be provided until July 21, 2024 to:

James A. Thornhill
Wire Gill LLP
9200 Forest Hill Avenue, Suite C-1
Richmond, Virginia 23235
jthornhill@wiregill.com
804-288-8400

- A written response will be provided to any written comments and all comments and responses will be compiled and provided to DEQ as required by the regulations.

We will continue to work with the DEQ Petroleum Program to address additional requirements they may have.

Common Misconceptions Concerning the Environmental Condition of the RTN Site

Questions

Is there is a clay cap on the RTN site?

Is the RTN site a Superfund site?

Can the United States Army Corps of Engineers (USACE) require barging of contaminated soil from the RTN site?

Answers

No. This has been confirmed by the borings advanced on the RTN site. Historic documentation indicates that the clay cap was required under the townhouses on the Tobacco Quay property to the west of the RTN site due to arsenic contamination.

No. As reported by the Alexandria Times on February 28, 2024, Julia Raimondi, communications coordinator for DEQ “The RTN site is not, nor has ever been, a Superfund site. There are no Superfund sites in Alexandria.” The description of the RTN site as a Superfund site was misreported on Homefacts, a non-governmental website.

No. The USACE does not have jurisdiction over the site to require barging of contaminated soil. Soil will be removed in accordance with DEQ and City requirements.

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

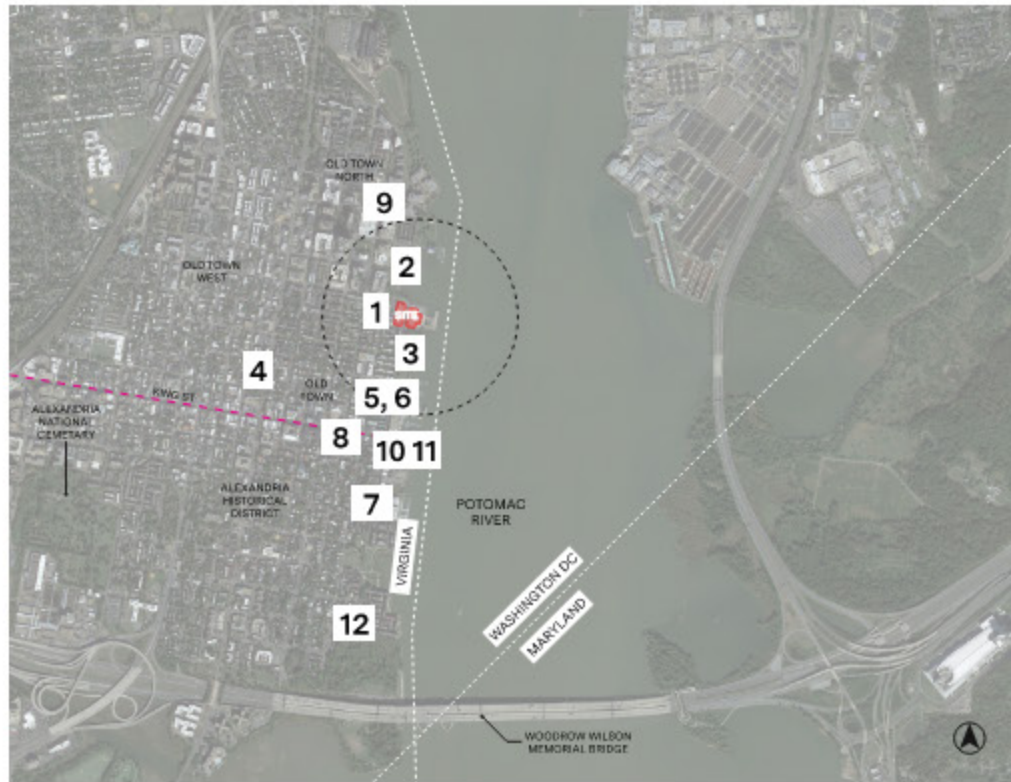
5. Development Review Process

- 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



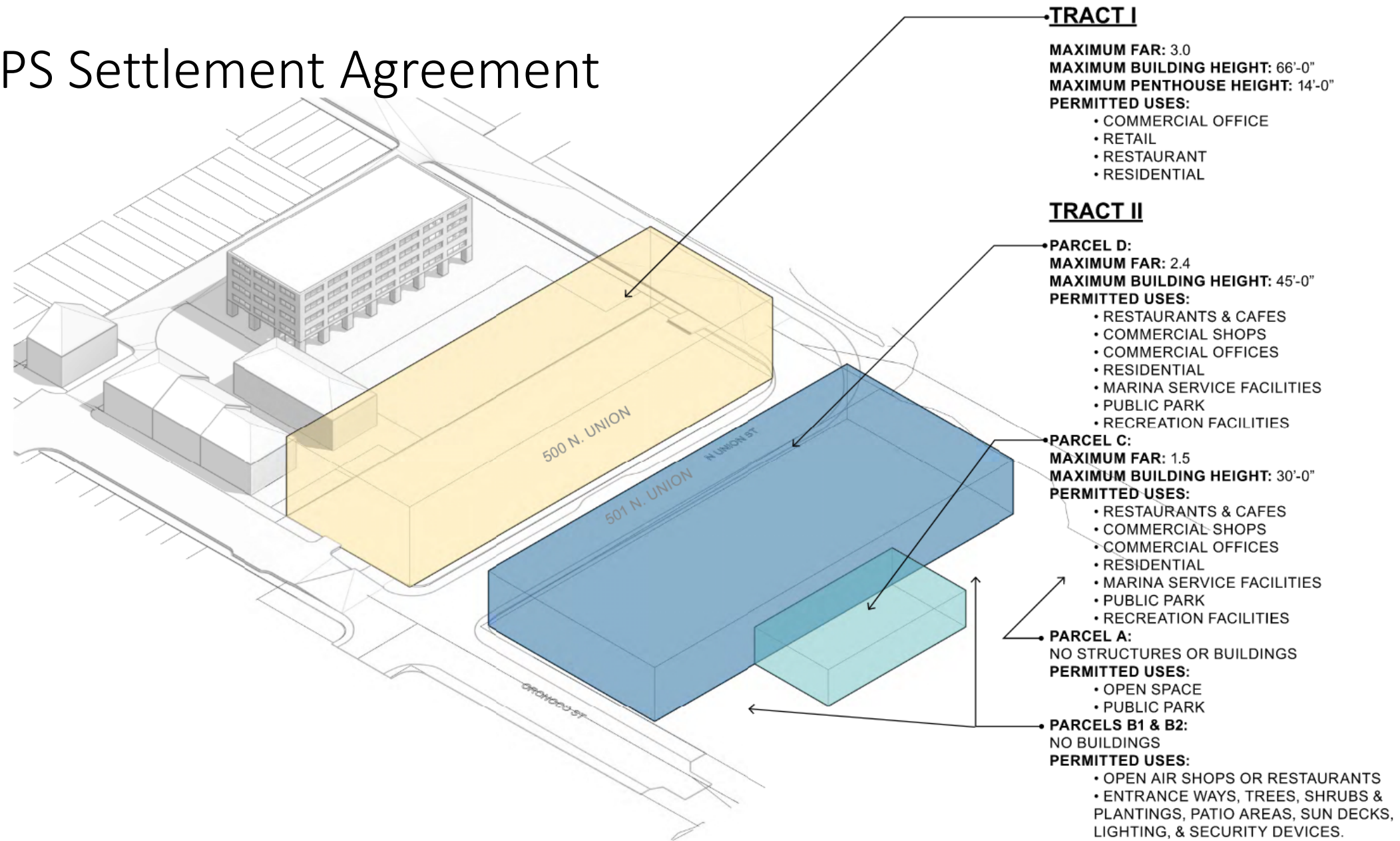
11. TORPEDO FACTORY ART CENTER



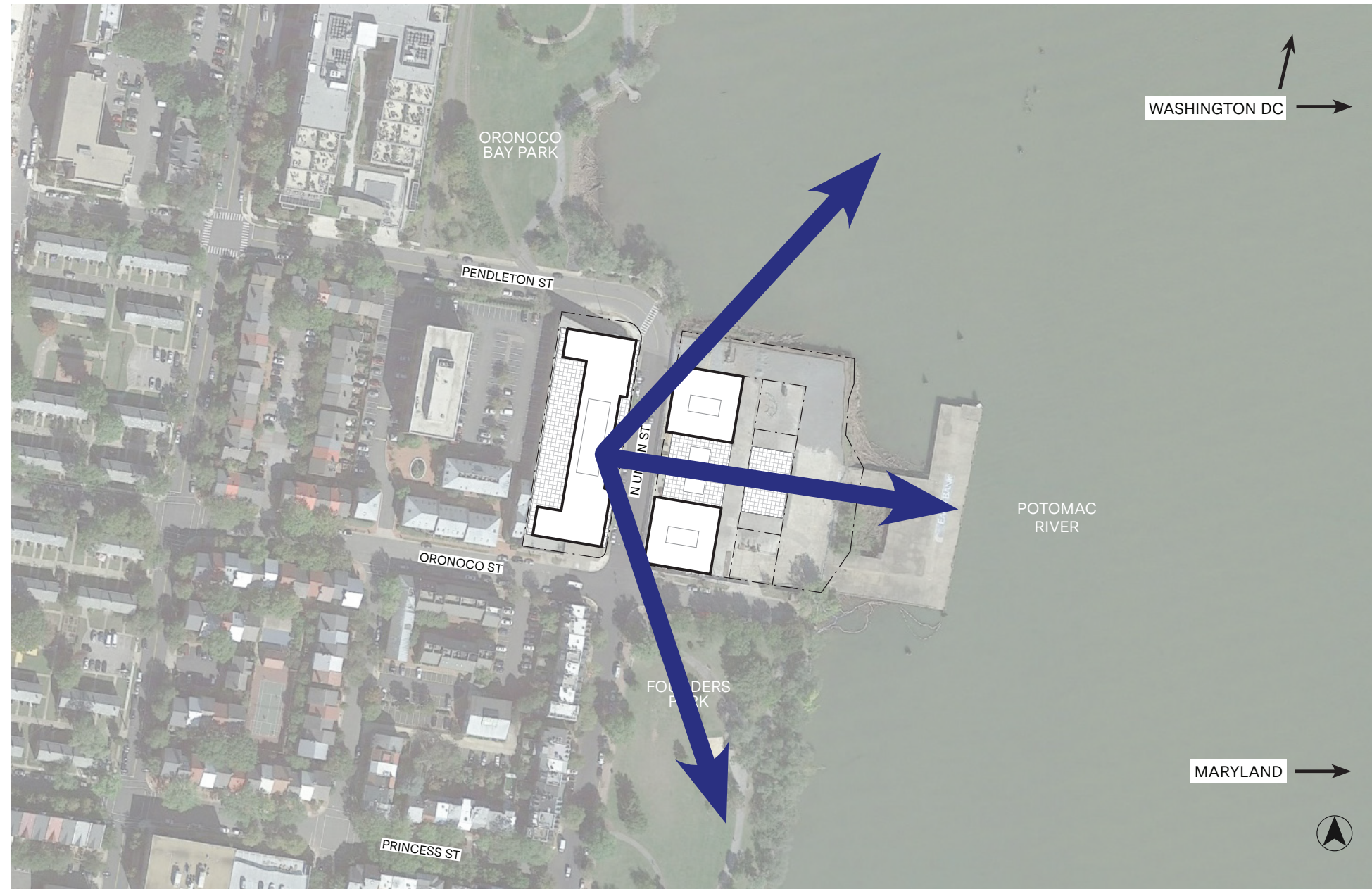
12. DEMOLISHED FORD FACTORY

Site Information

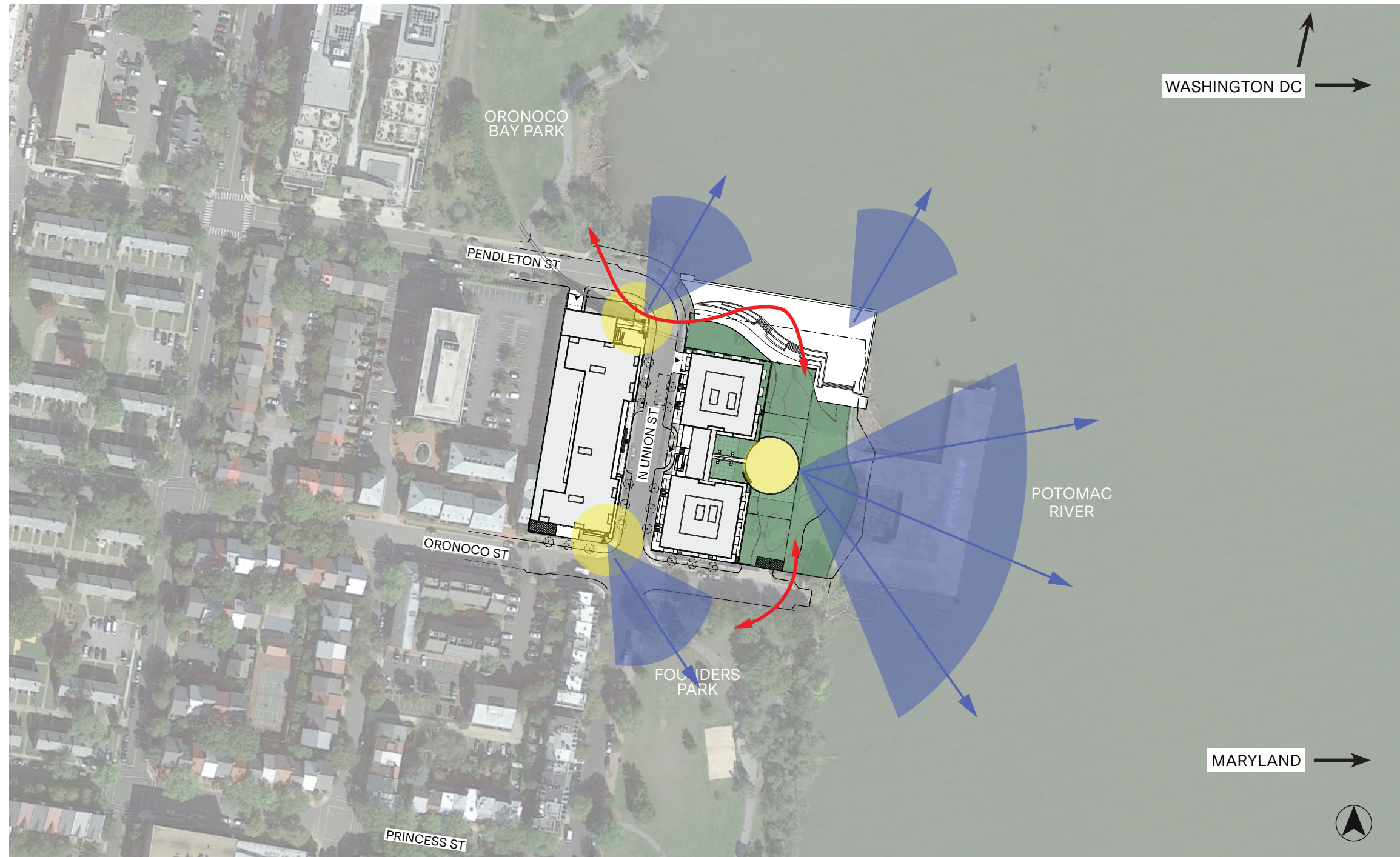
NPS Settlement Agreement



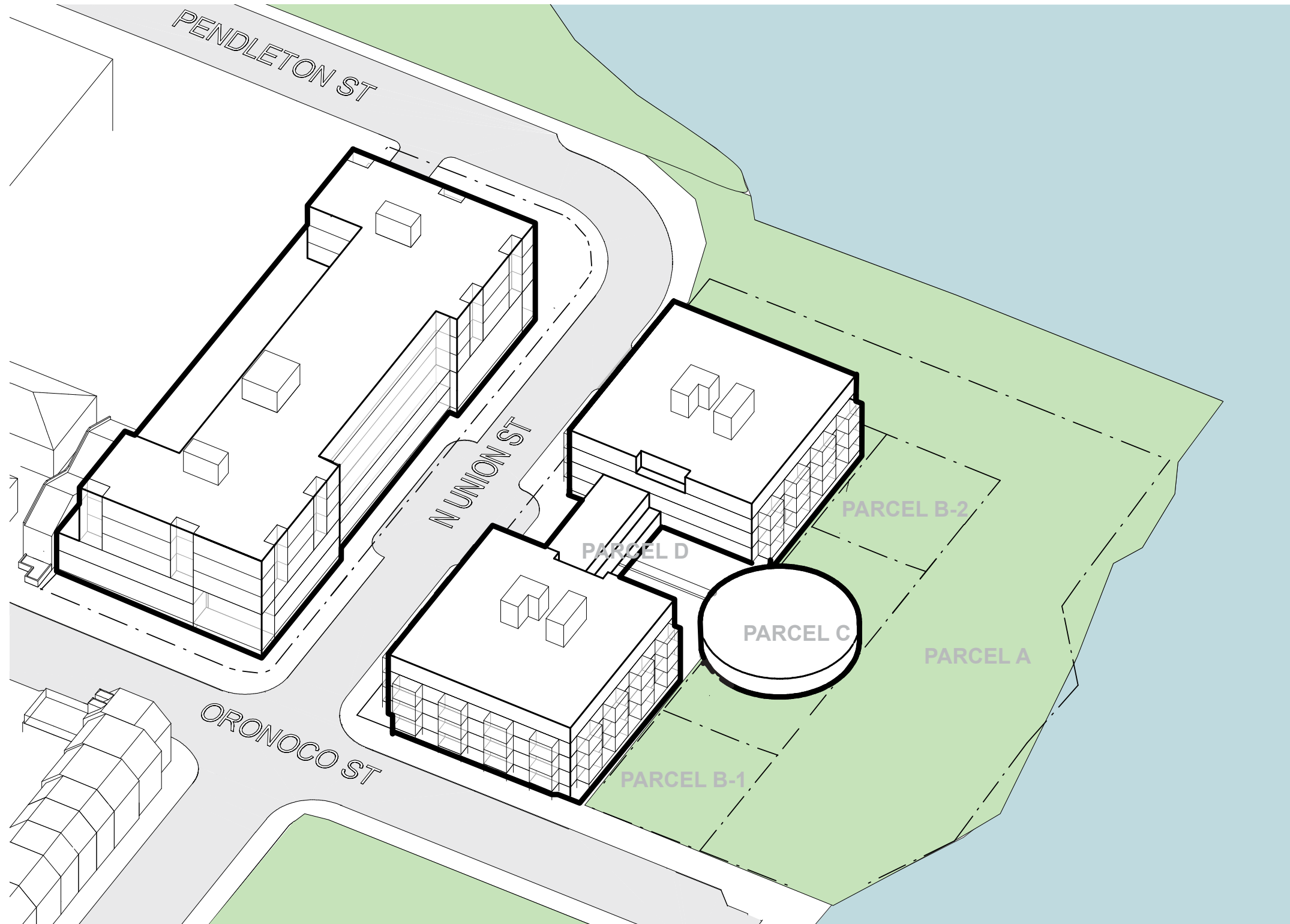
View Corridors



Site Diagram



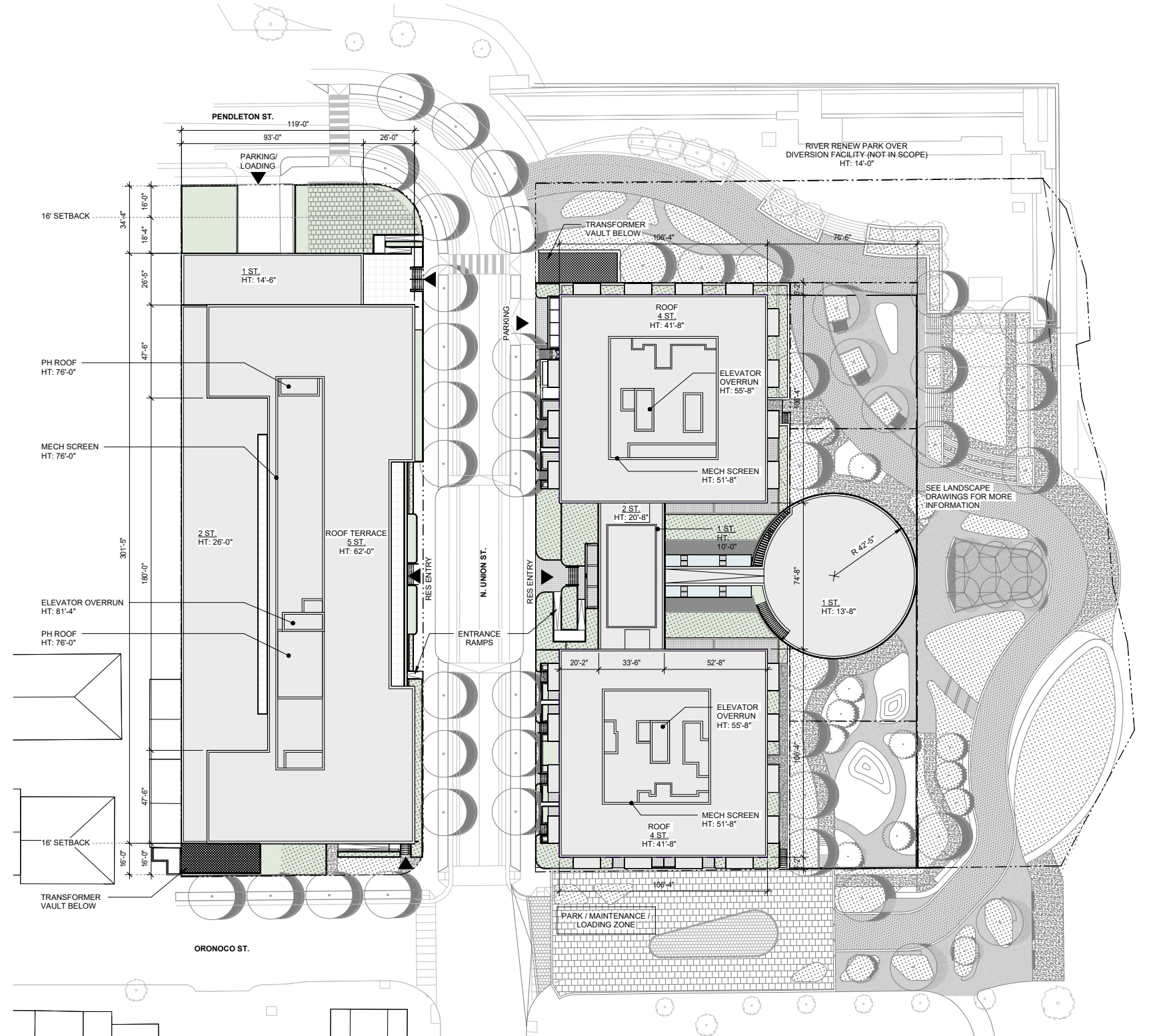
Proposed Project Massing



MASSING AXON



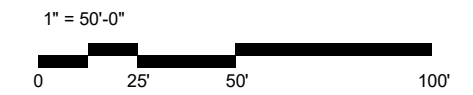
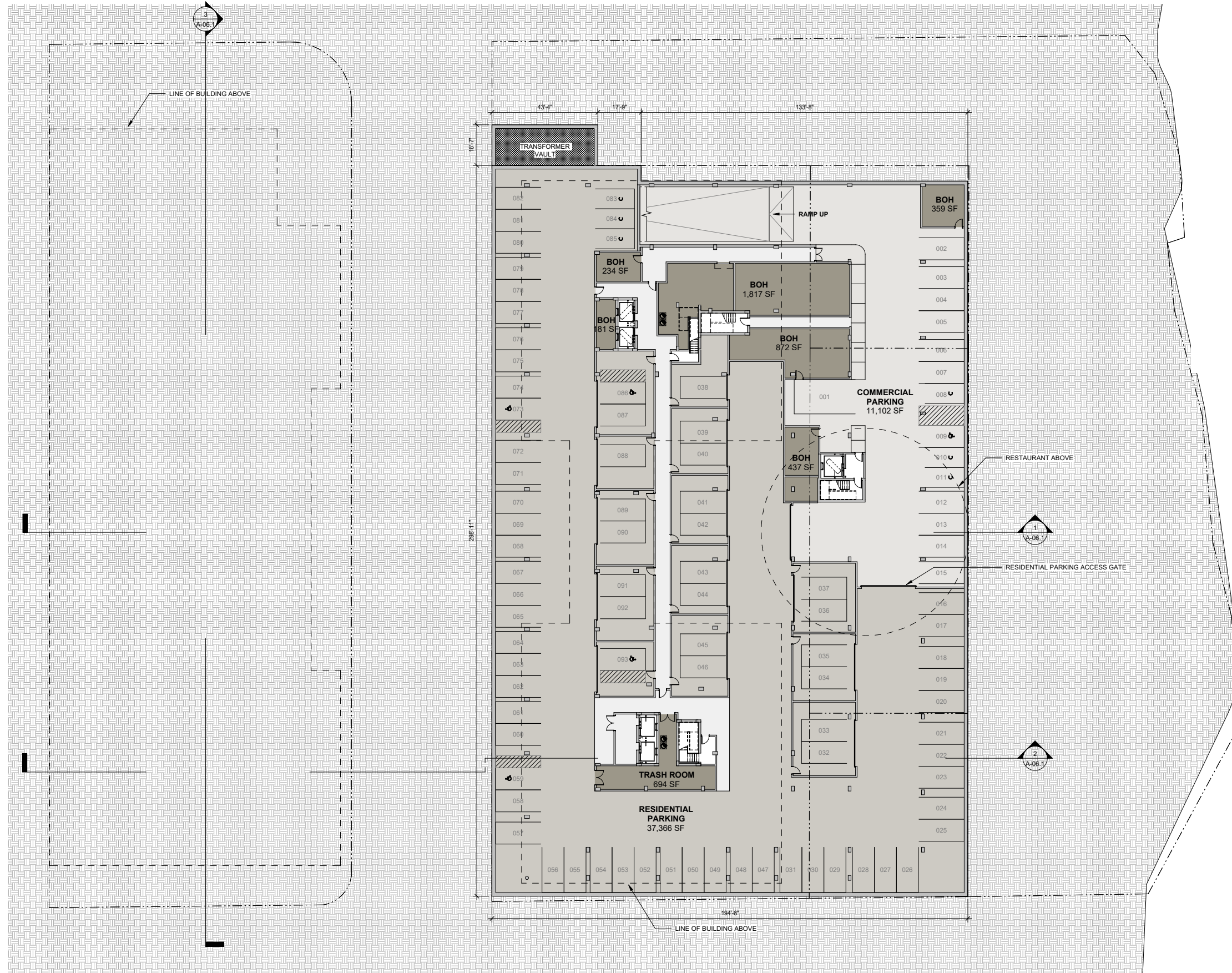
Site Plan and Project Facts



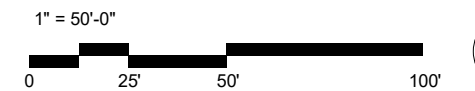
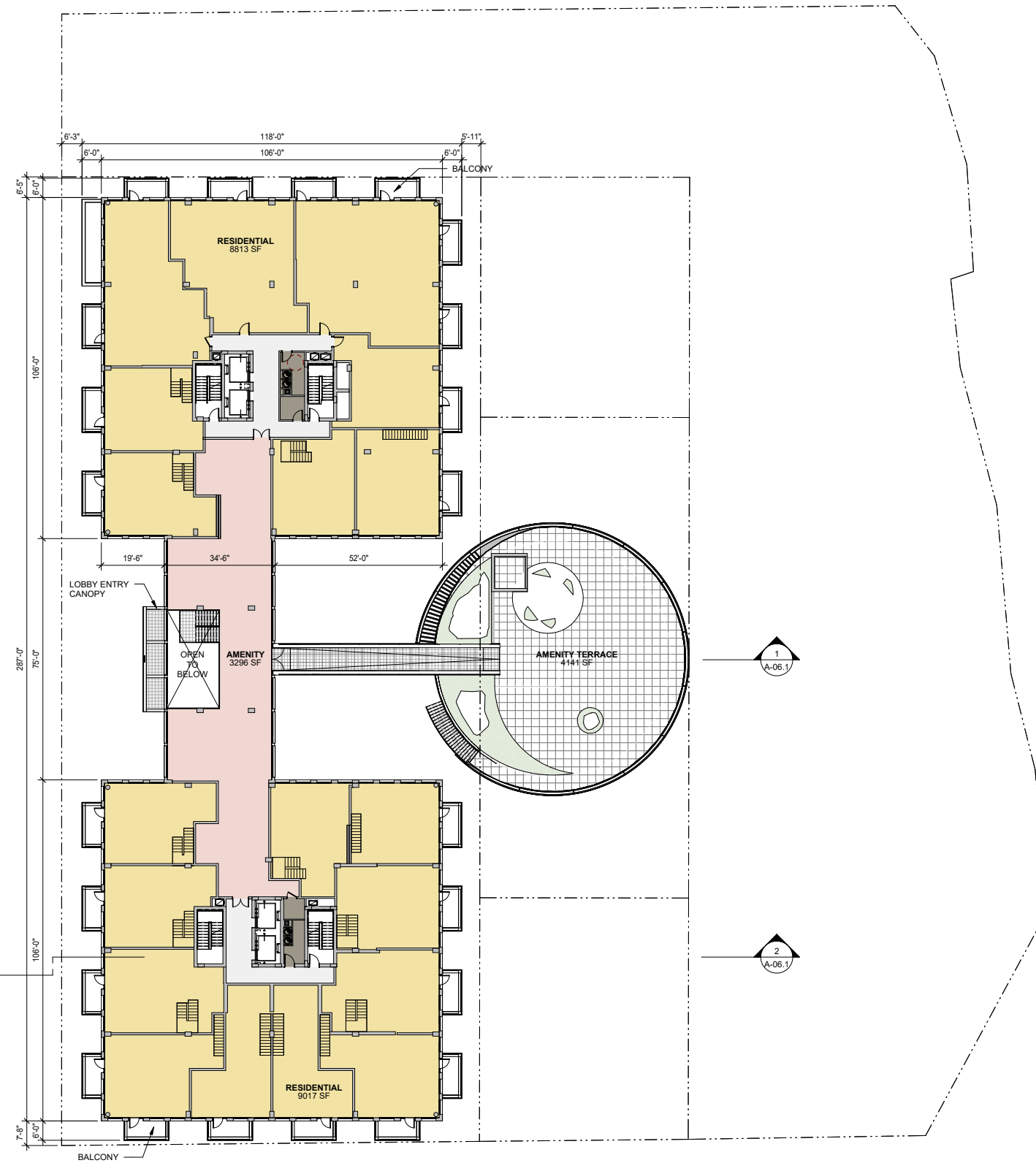
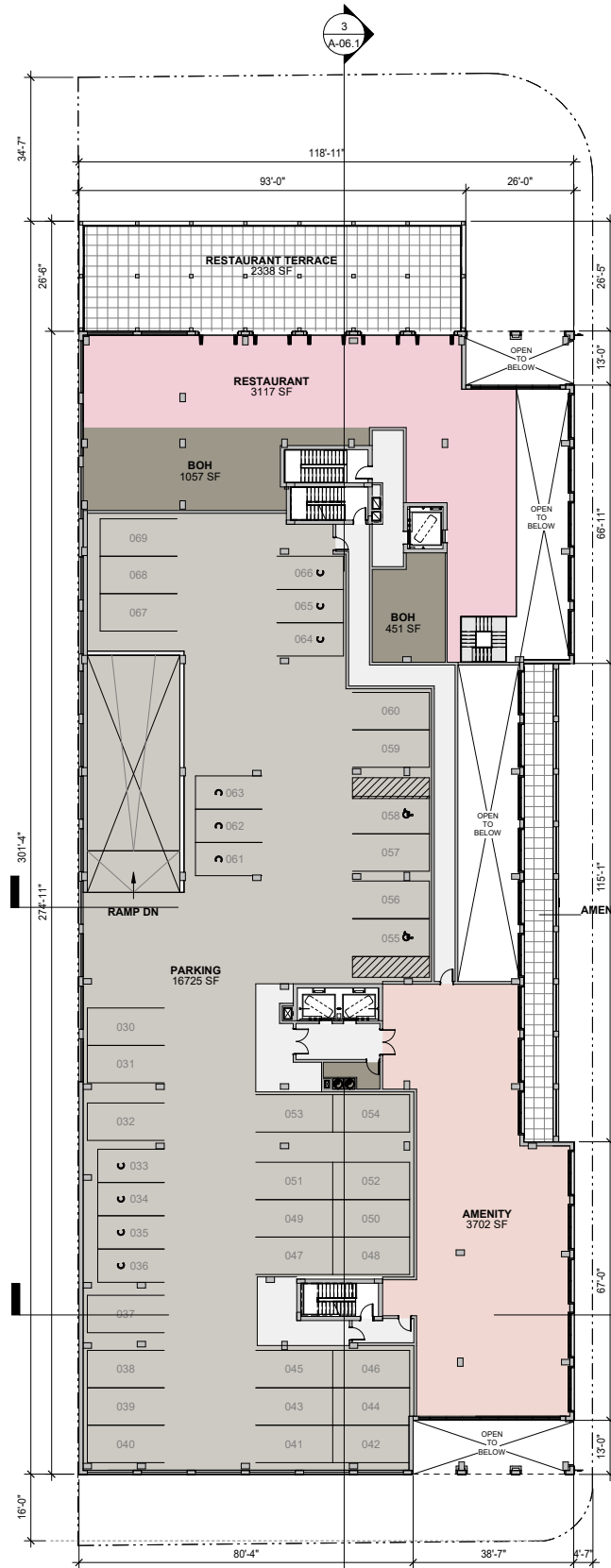
1 PLAN - SITE
1" = 30'-0"



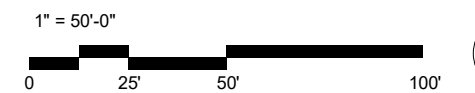
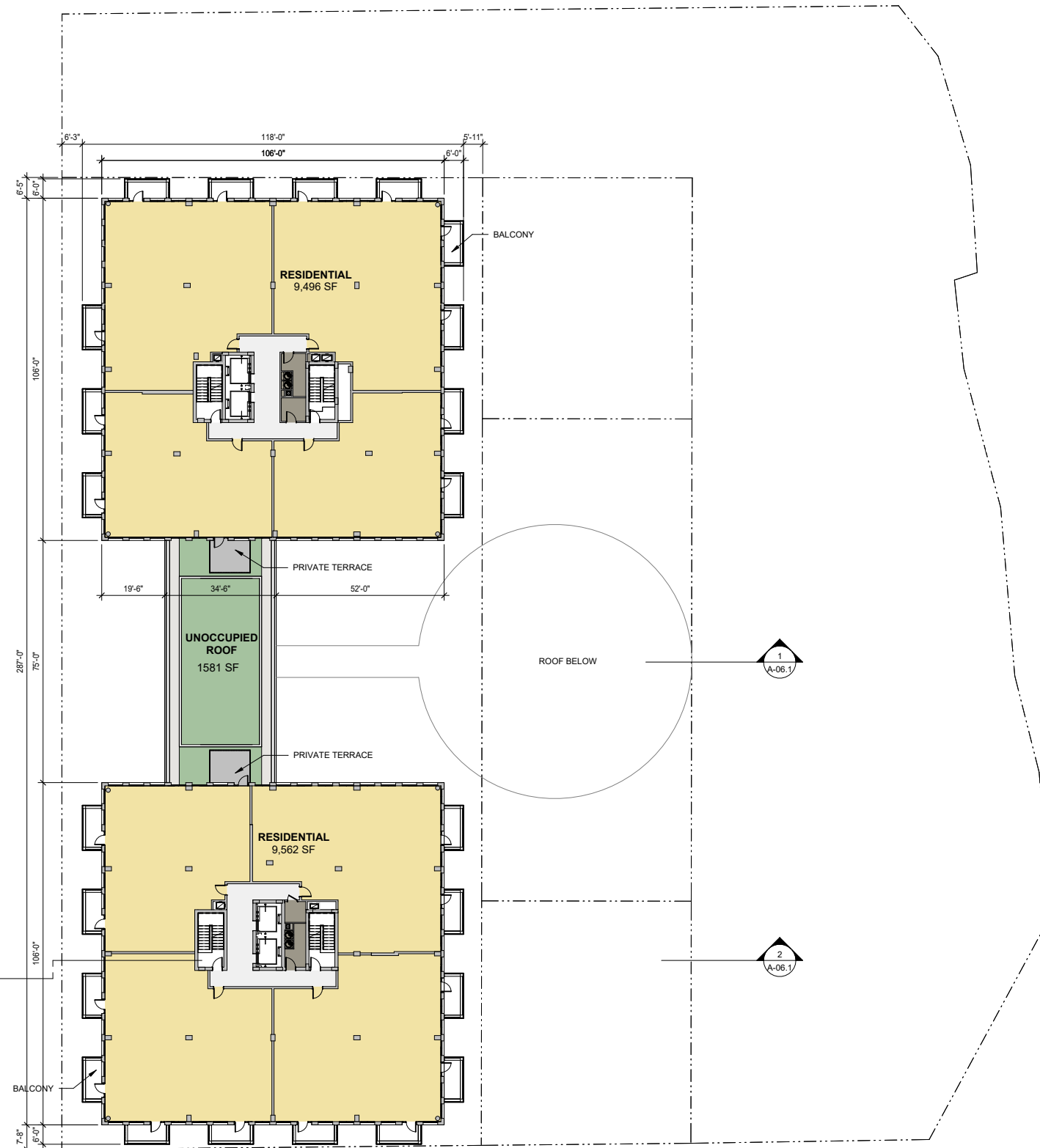
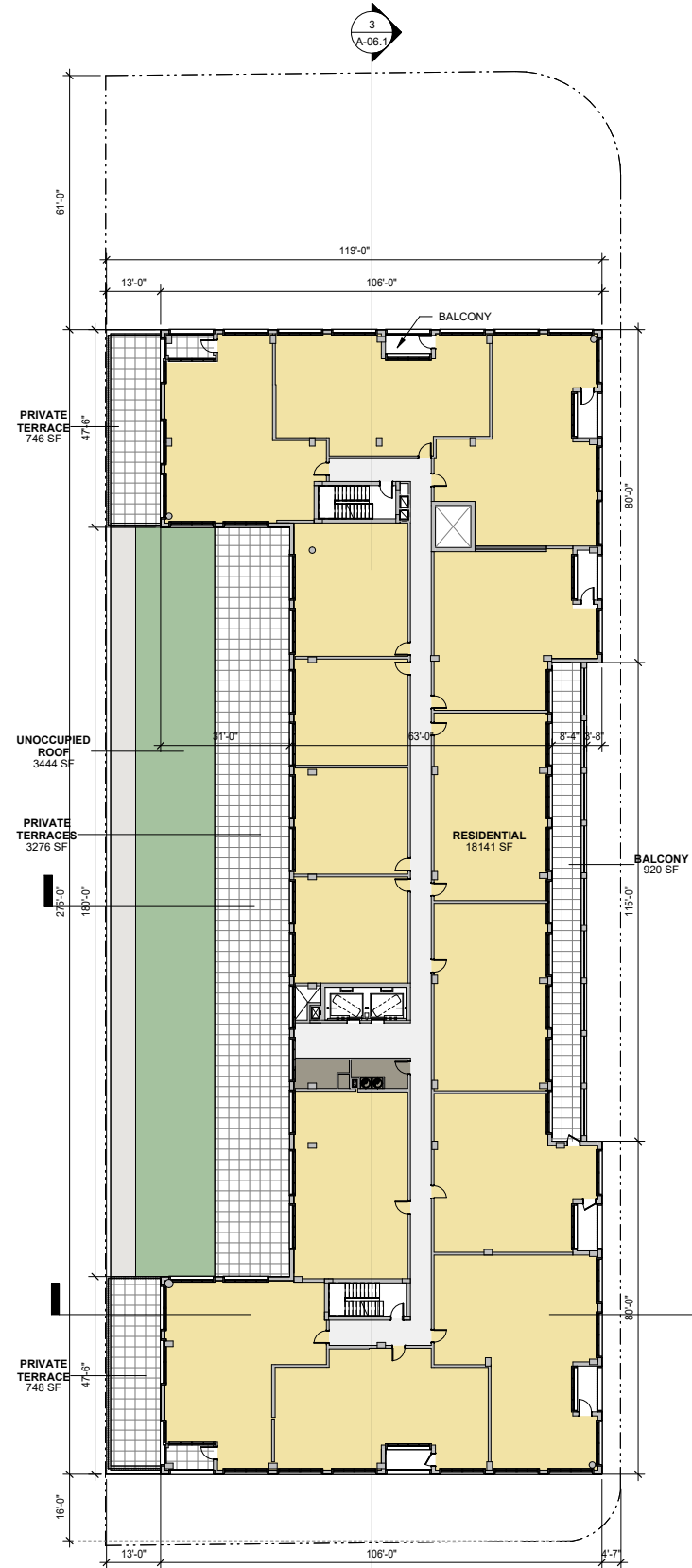
Cellar Floor Plan



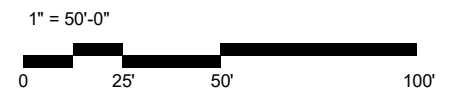
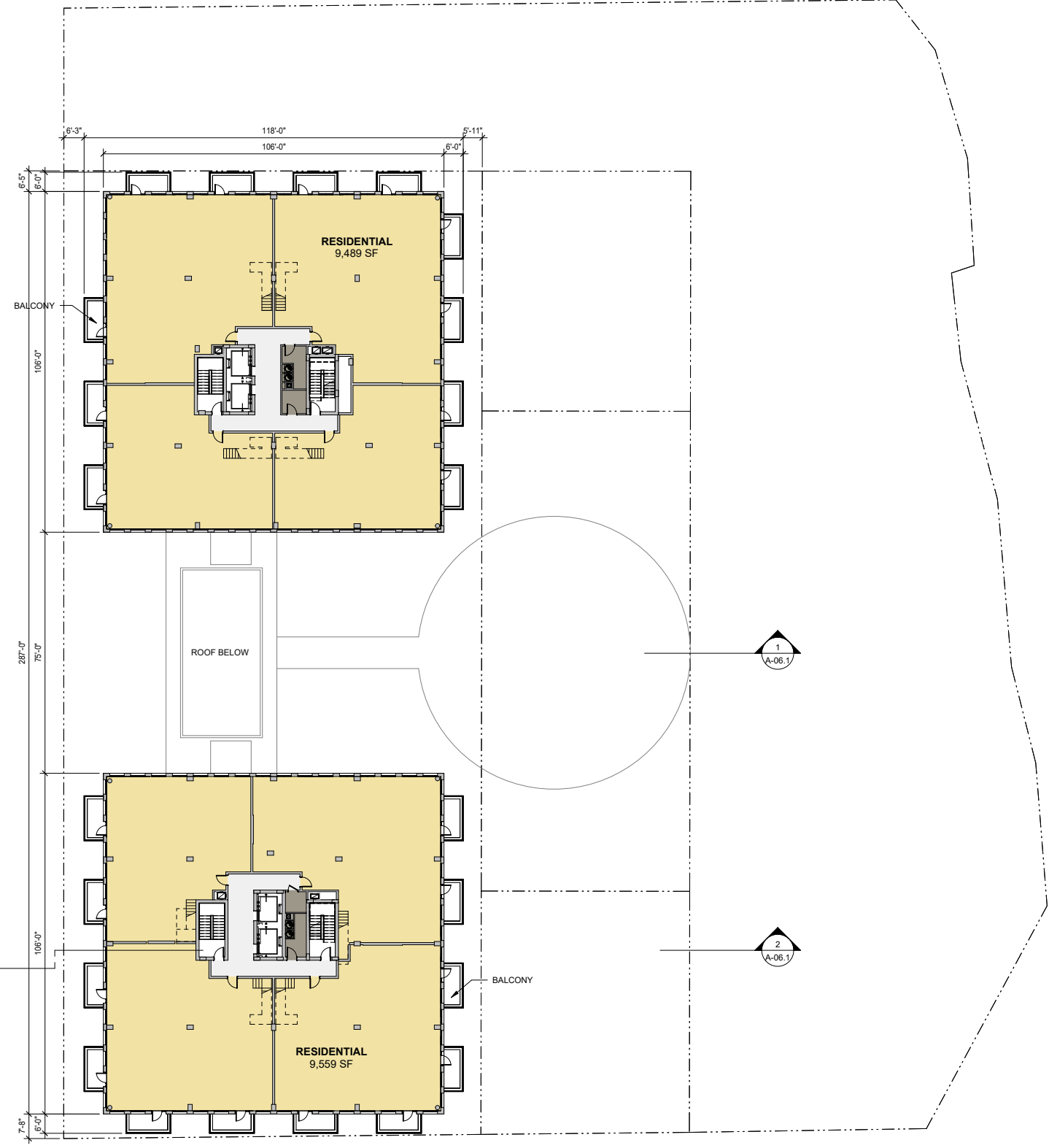
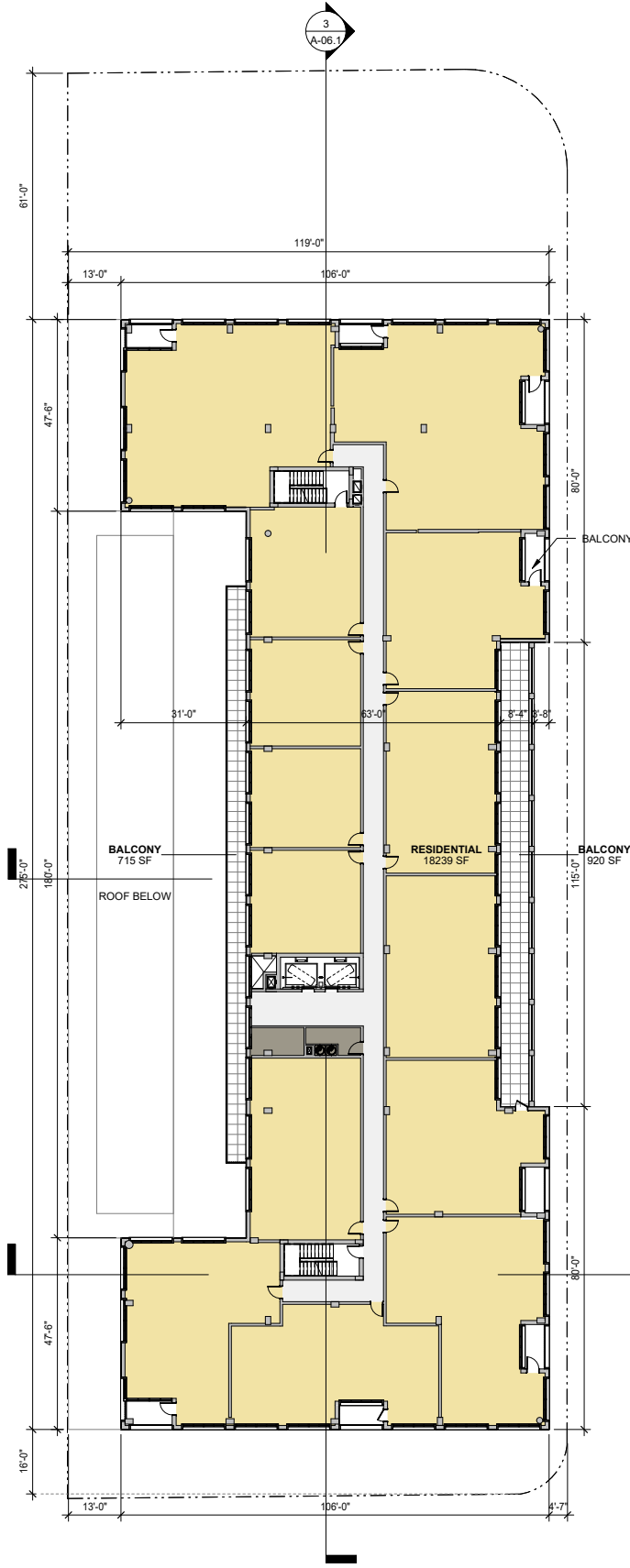
2nd Floor Plan



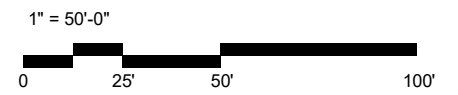
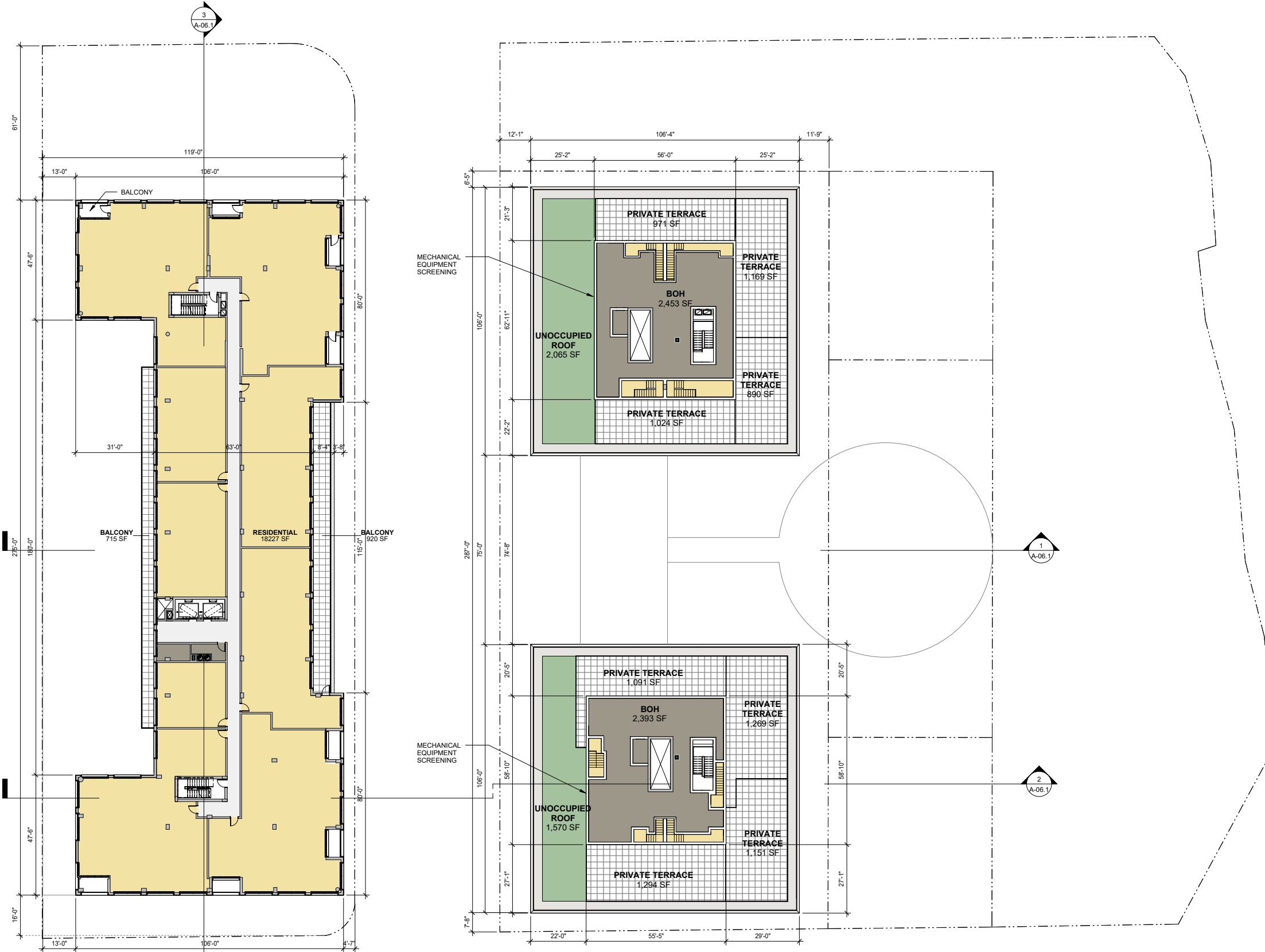
3rd Floor Plan



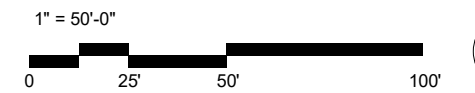
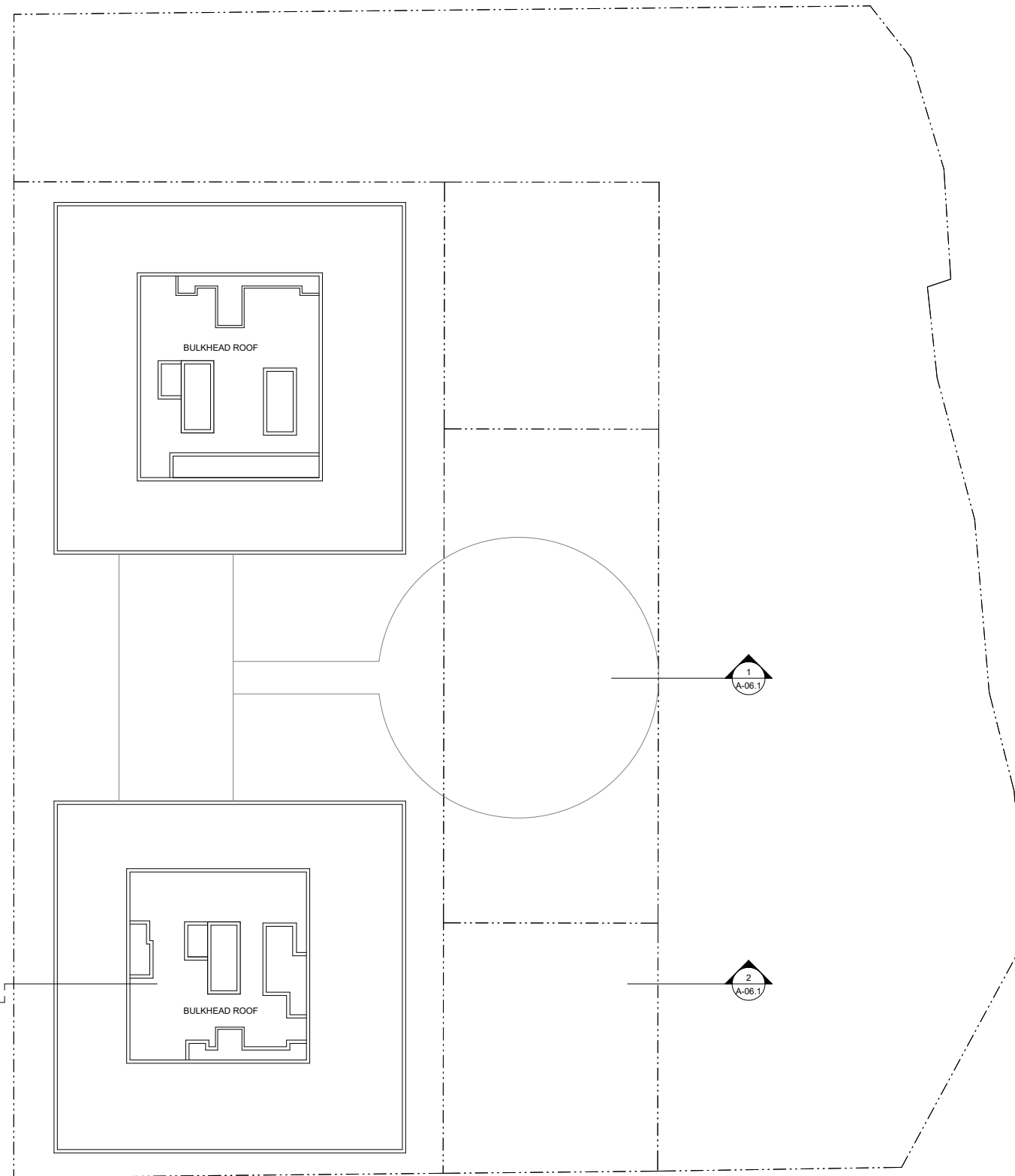
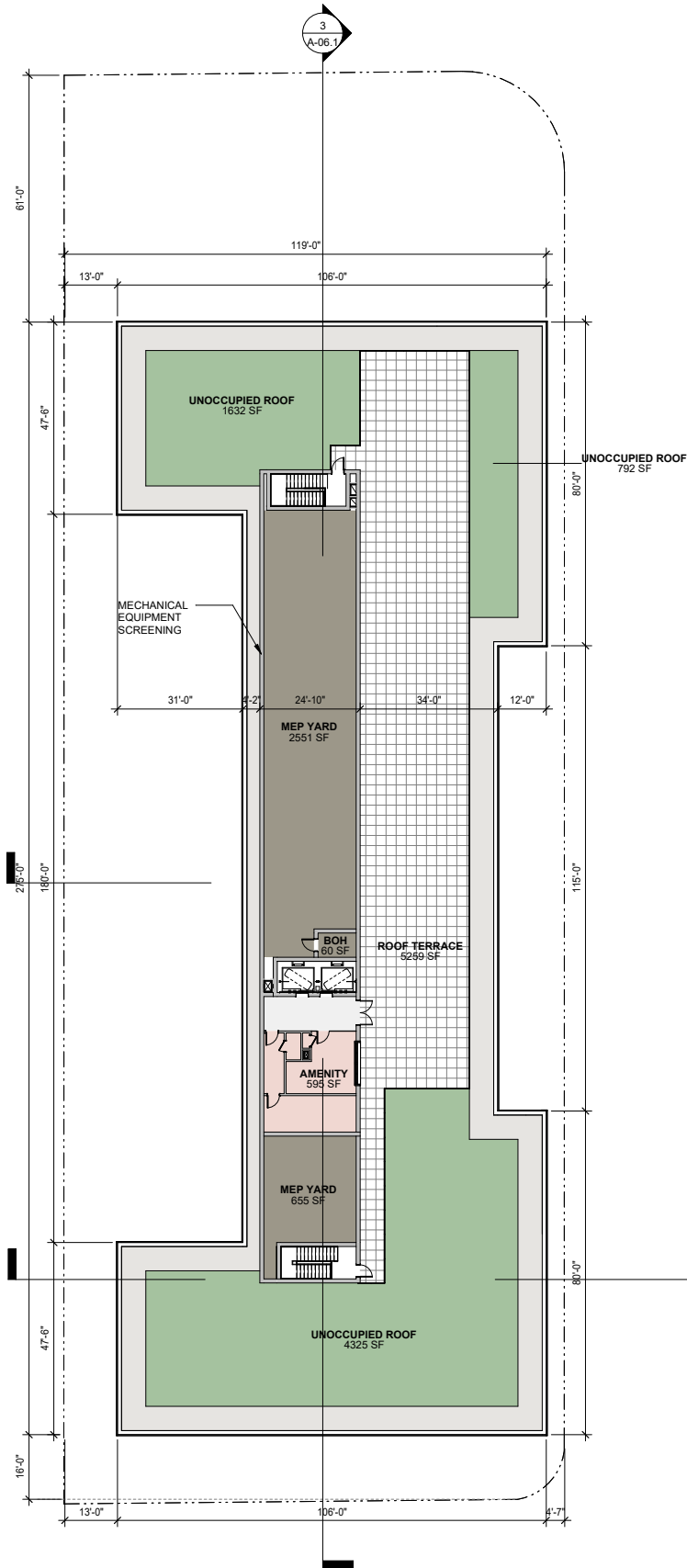
4th Floor Plan



5th Floor and Roof Plan



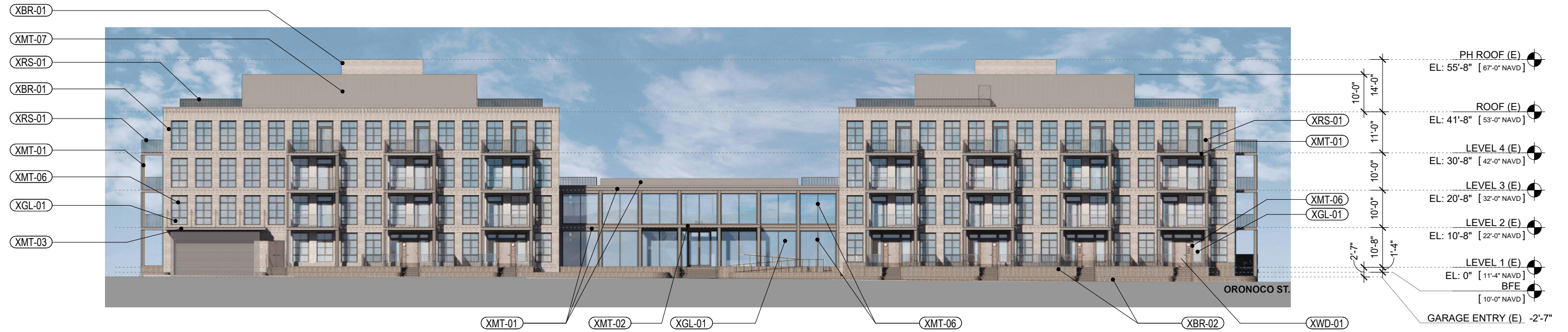
Roof Plan



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: East and West Elevations



EAST ELEVATION



WEST ELEVATION

West Building: North and South Elevations



NORTH ELEVATION

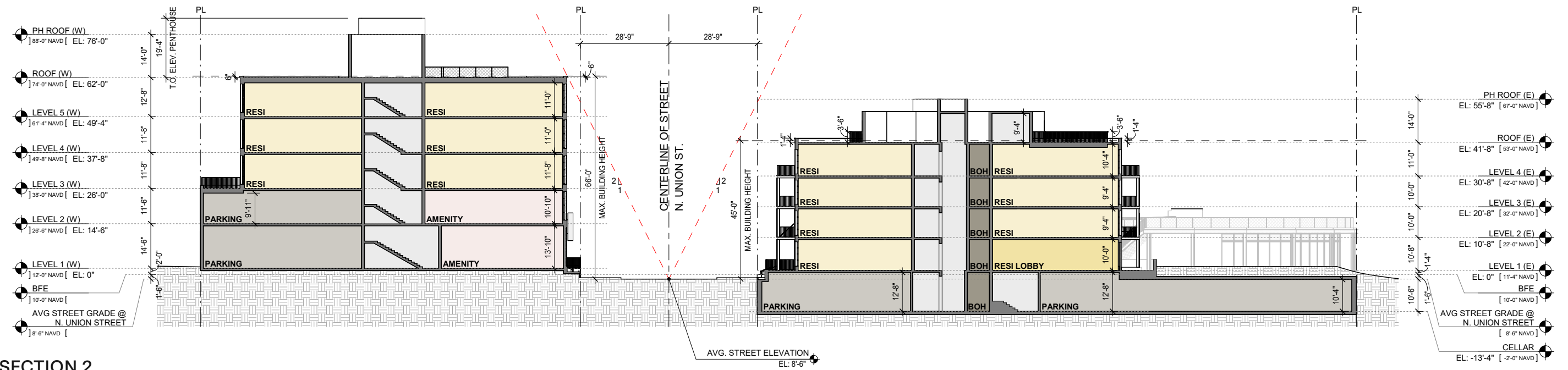
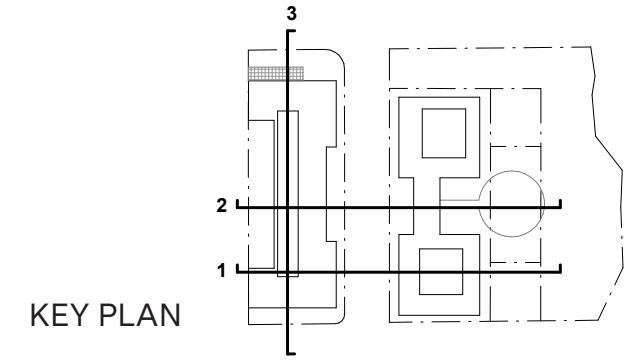


SOUTH ELEVATION

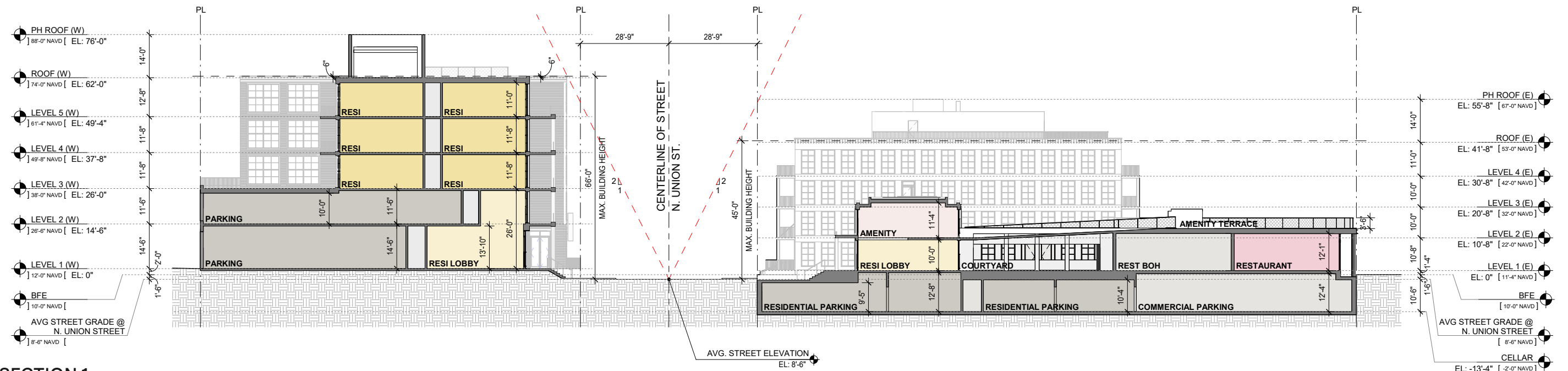
- (XBR-01) BRICK
- (XBR-02) GLAZED BRICK / TILE
- (XCO-01) CONCRETE
- (XMT-01) METAL PANEL
- (XMT-02) SCREENED LOUVER
- (XMT-03) ALUMINUM STOREFRONT STOREFRONT SYSTEM WITH CUSTOM SNAP CAP
- (XMT-04) ALUMINUM FOLDING WALL SYSTEM
- (XMT-05) ALUMINUM WINDOW
- (XMT-06) STANDING SEAM METAL PANEL
- (XMT-07) 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

Site Section



SITE SECTION 2



SITE SECTION 1