

Robinson Terminal North Rooney Properties

BAR Concept Hearing
07.16.24

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
- Roof Amenities
- Number of Units Being Refined

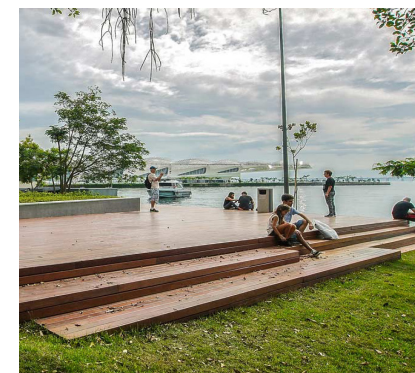
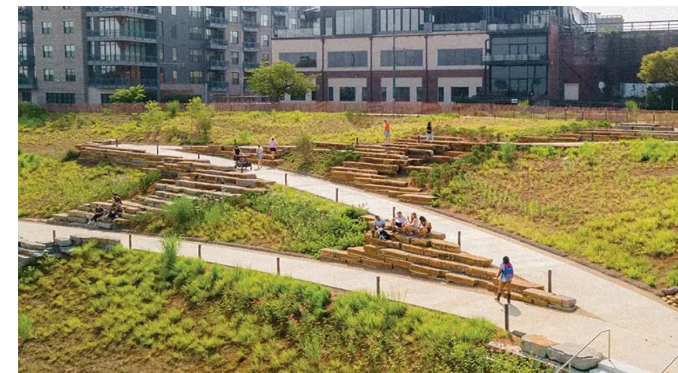
East Building

- Refined Lobby Entry
- Maisonettes Stoops
- Updated Restaurant Design
- Refined Resi Windows Design
- Private Terraces at Roof Level
- Number of Units Being Refined

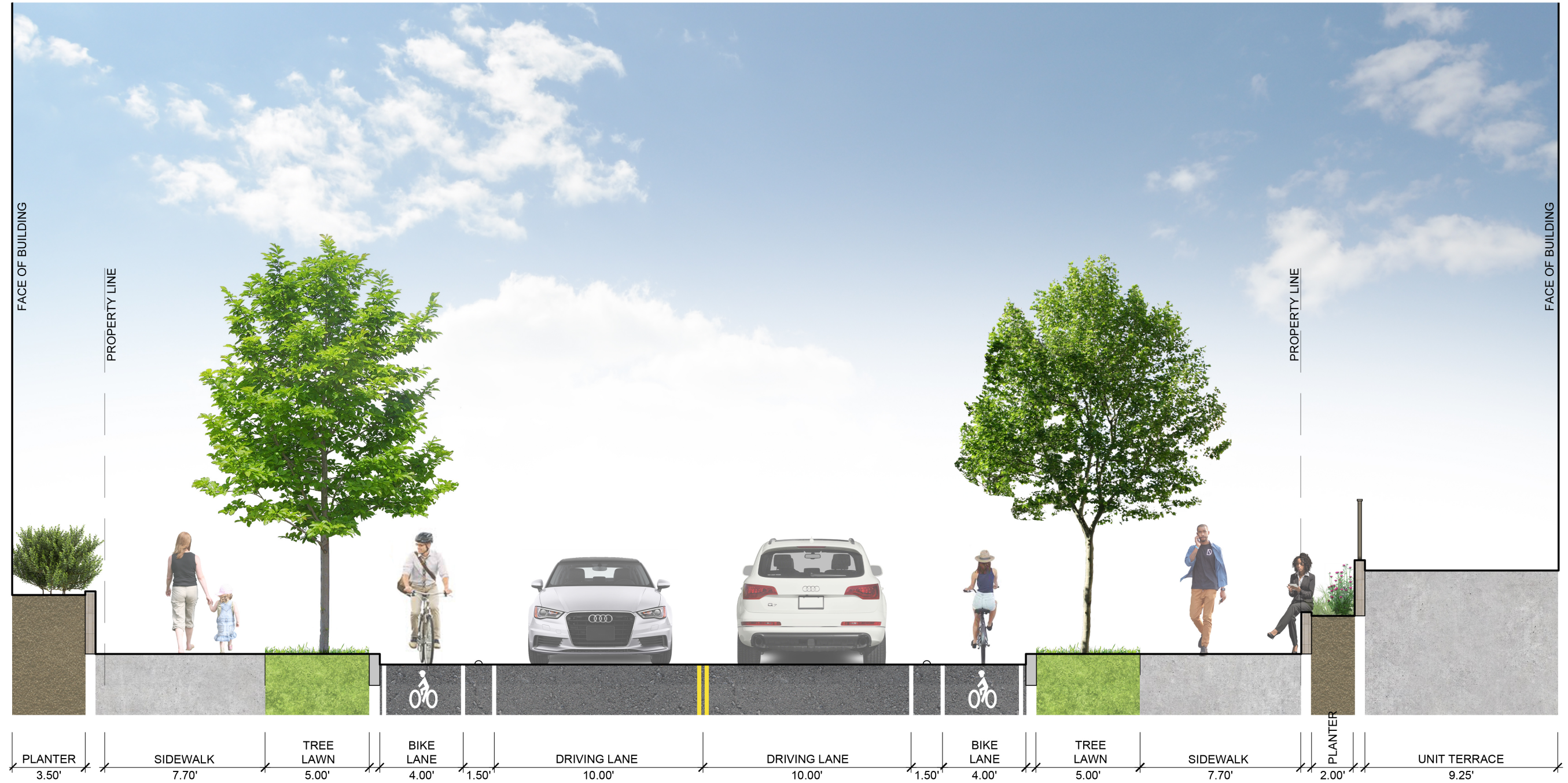


Site

Concept Plan



N. Union Street Typical Section



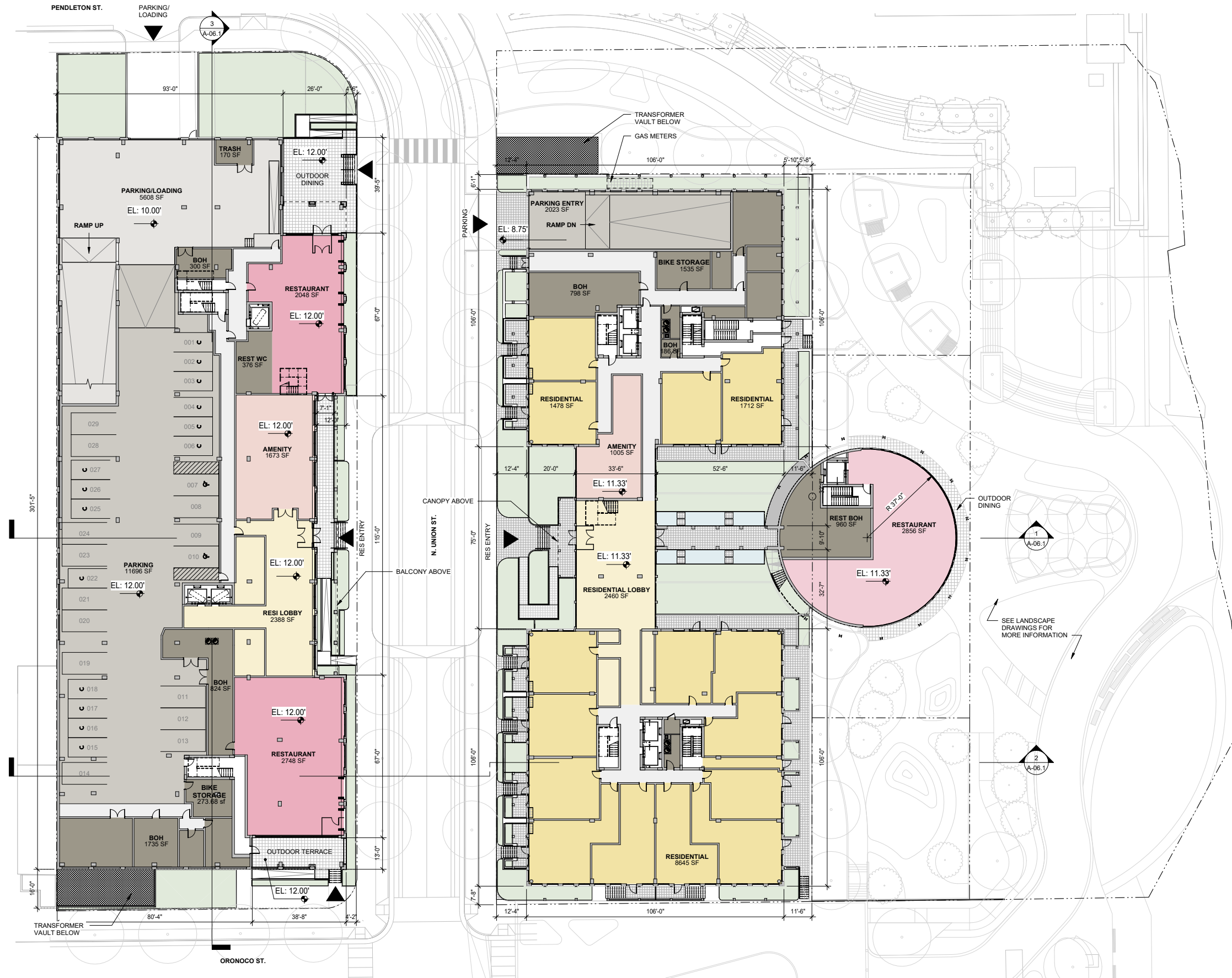
SECTION NOT TO SCALE

N. Union Street Typical Section



Building Design Updates

Ground Floor Plan

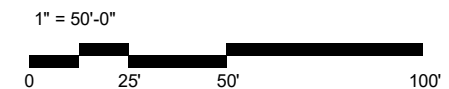


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Design Character

Design Character

Refined waterfront industrial, composed, textured brick & metal accents



Demolished Ford Plant/ Waterfront Industrial History



Torpedo Factory

Morris Adjmi Architects



Torpedo Factory

Rooney Properties



Alexandria Meets the Waterfront

RTN_BAR Concept Hearing



Alexandria/ Composition and Rythm

07.16.24

Land Design

East Building

Aerial View from South East

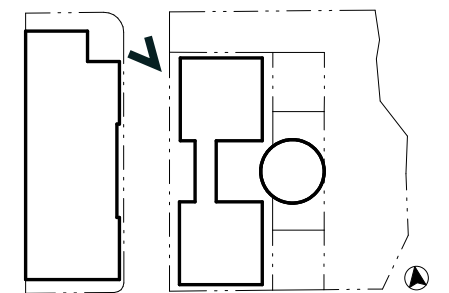


East Building Design Updates Summary

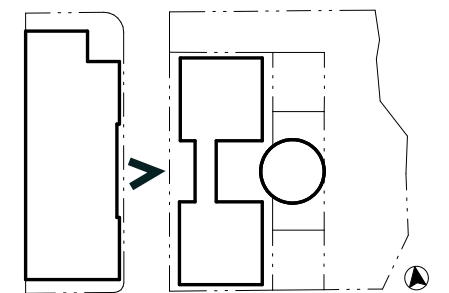
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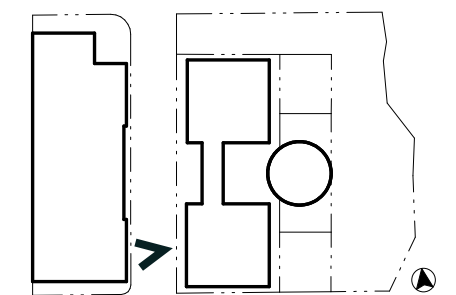
Oronoco St. & N. Union St. - View from NW



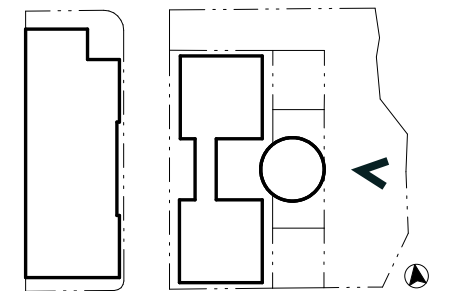
N. Union St. Main Entry



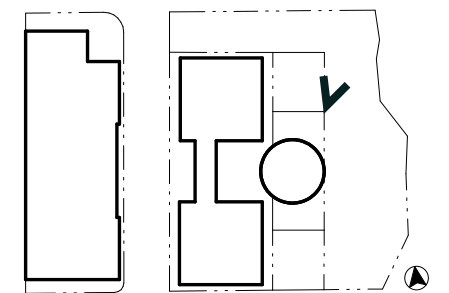
N. Union St. - View from W



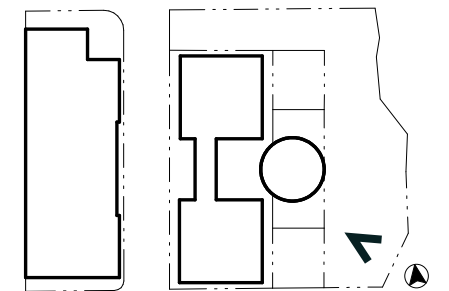
View from the Waterfront



View from the Waterfront



View from the Waterfront



Views from the Restaurant Pavilion



01



02

East Building Palette



BRICK PATTERN



PUNCHED WINDOWS



METAL CHANNEL FRAME



PLANTED PAVILION

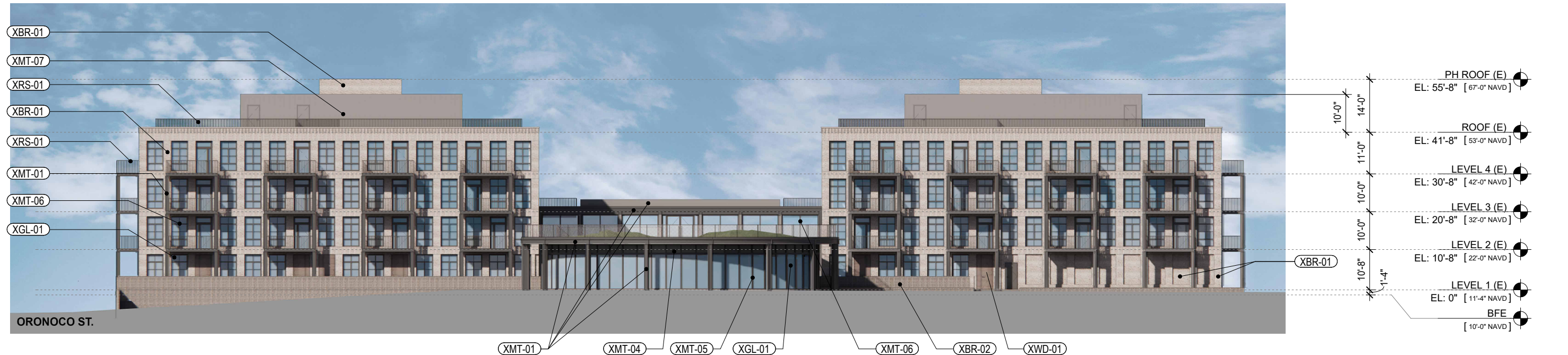


WEATHERED BRICK 1 SAMPLE

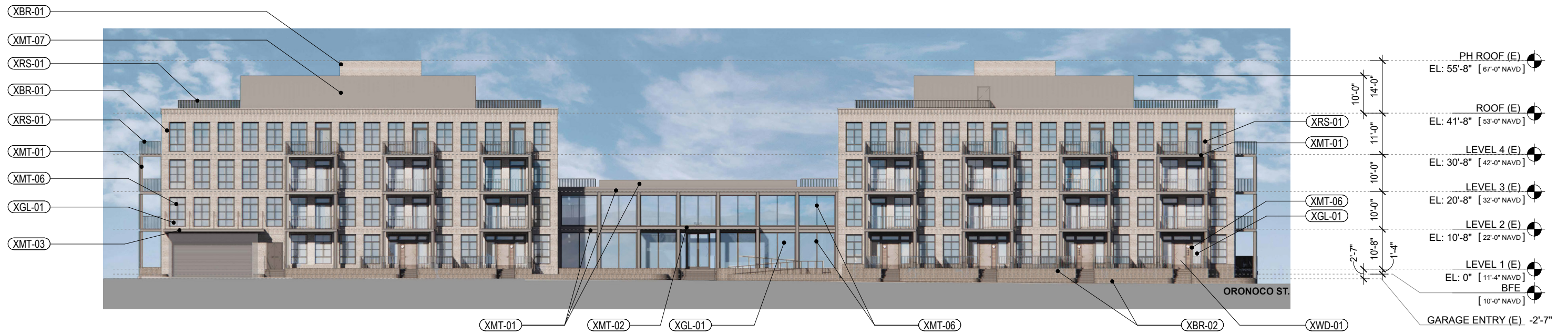


WEATHERED BRICK 2 SAMPLE

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

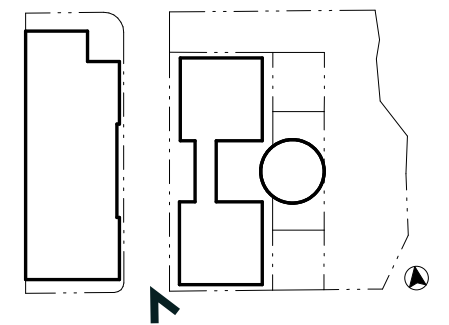


West Building Design Updates Summary

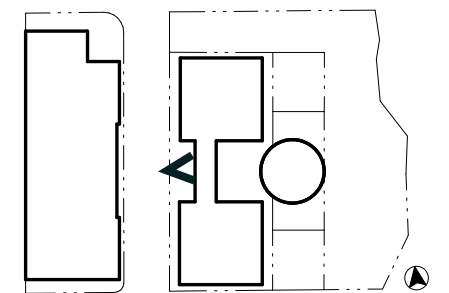
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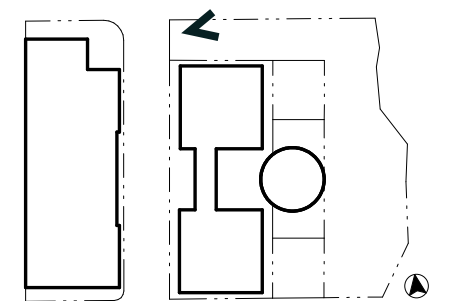
Oronoco St. & N. Union St. - View from SE



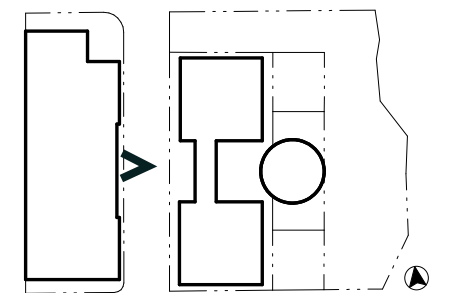
N. Union St. Main Entry



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



View of Water over N. Union St.



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

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EXTERIOR MATERIALS LEGEND