

Robinson Terminal North
Rooney Properties

Park and Recreation Commission
09.26.24

Design Changes Summary



Site

- N. Union Street Typical Section
- Oronoco Street Design

West Building

- Updated Renderings

East Building

- Restaurant Design and Access from N. Union Street
- Updated Renderings



Site

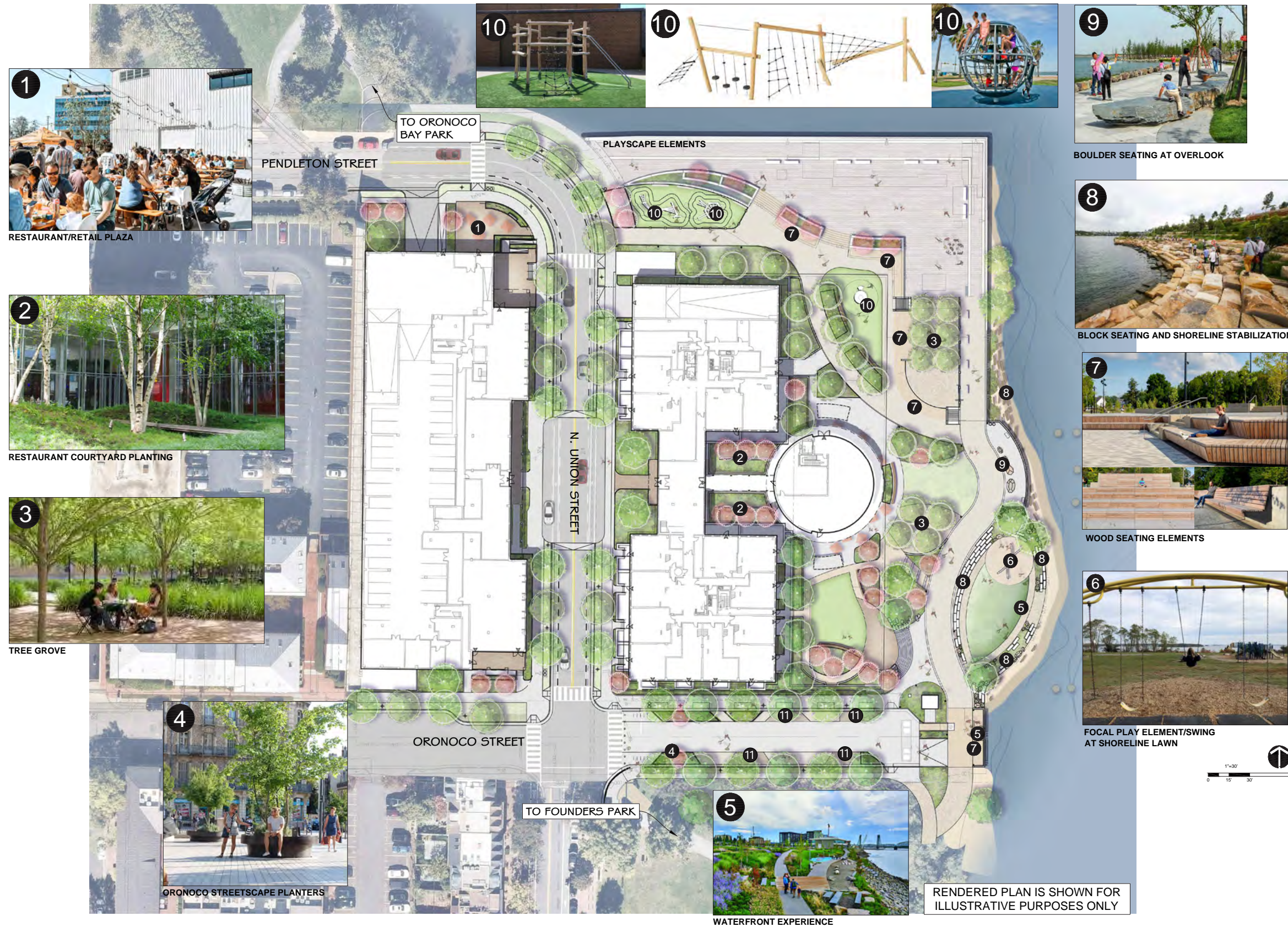
Concept Plan



Site

- N. Union Street Typical Section
- Oronoco Street Design

Concept Plan



RESTAURANT/RETAIL PLAZA



RESTAURANT COURTYARD PLANTING



TREE GROVE



ORONOCO STREETSCAPE PLANTERS



PLAYSCAPE ELEMENTS



BOULDER SEATING AT OVERLOOK



BLOCK SEATING AND SHORELINE STABILIZATION



WOOD SEATING ELEMENTS



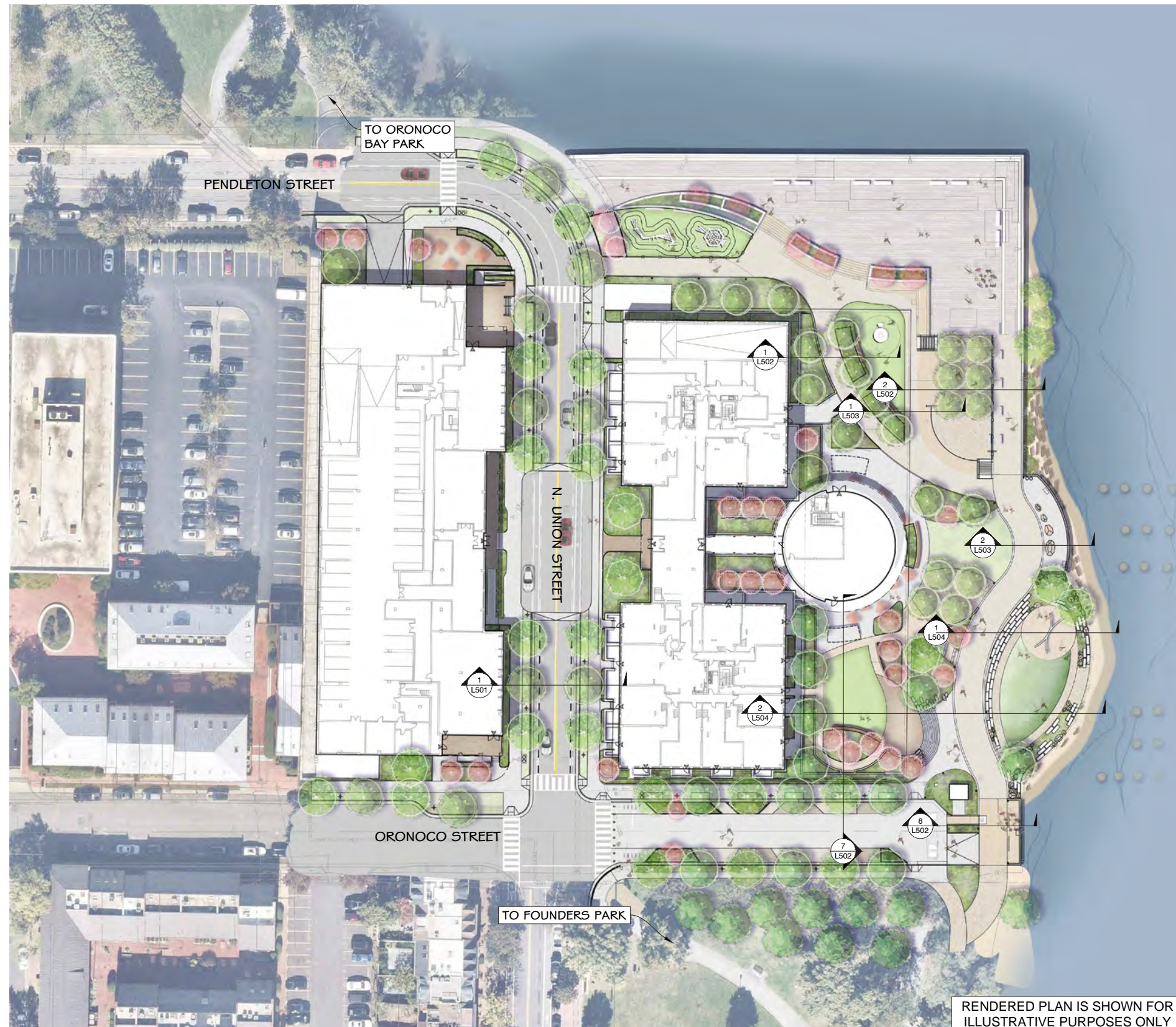
FOCAL PLAY ELEMENT/SWING AT SHORELINE LAWN

11 PADS FOR KIOSKS

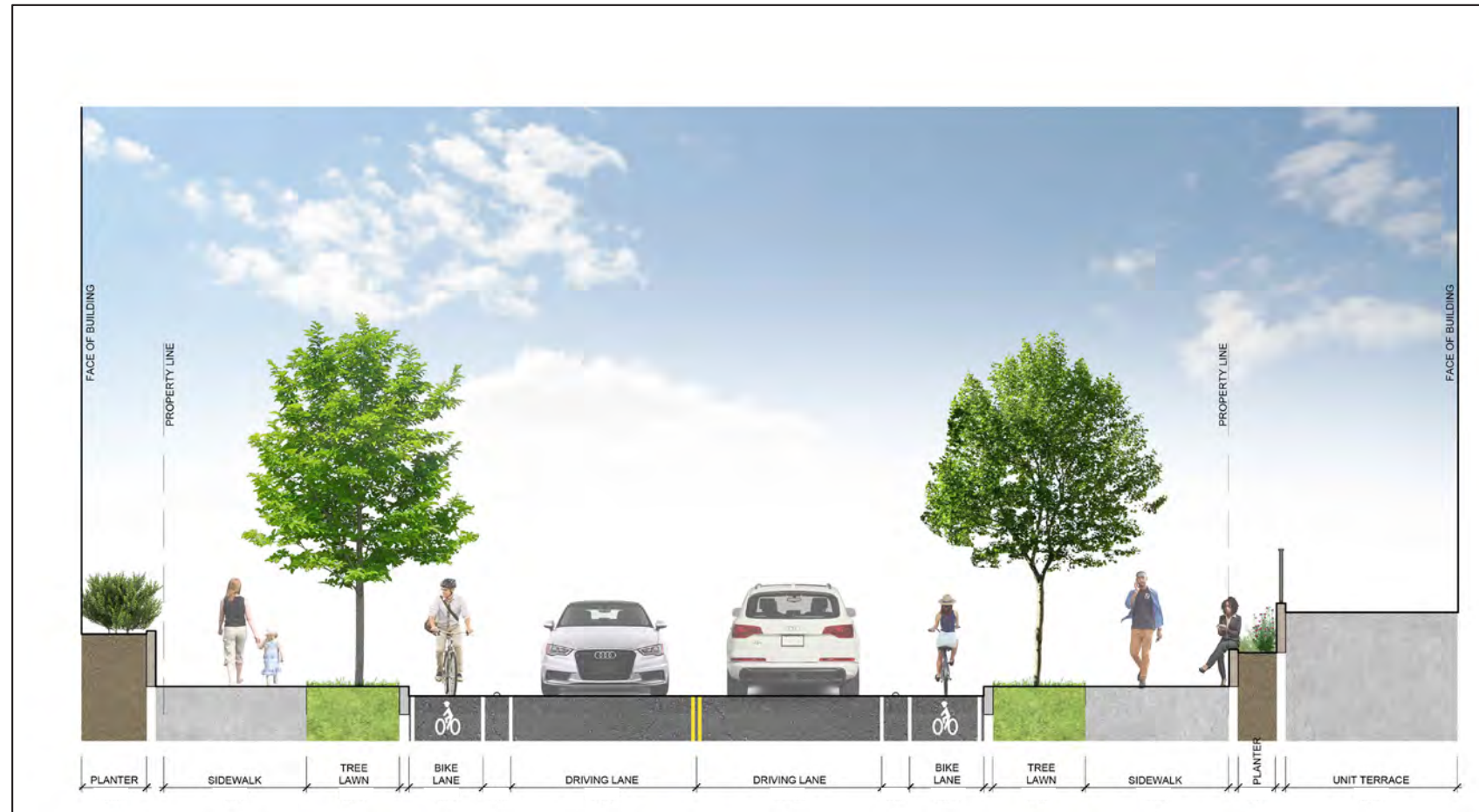
RENDERED PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

WATERFRONT EXPERIENCE

Reference Plan_ Schematic Sections

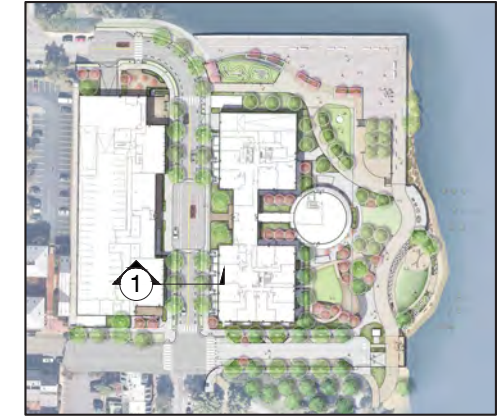


Site Schematic Sections



1 N. UNION STREET TYPICAL SECTION
L501 SECTION

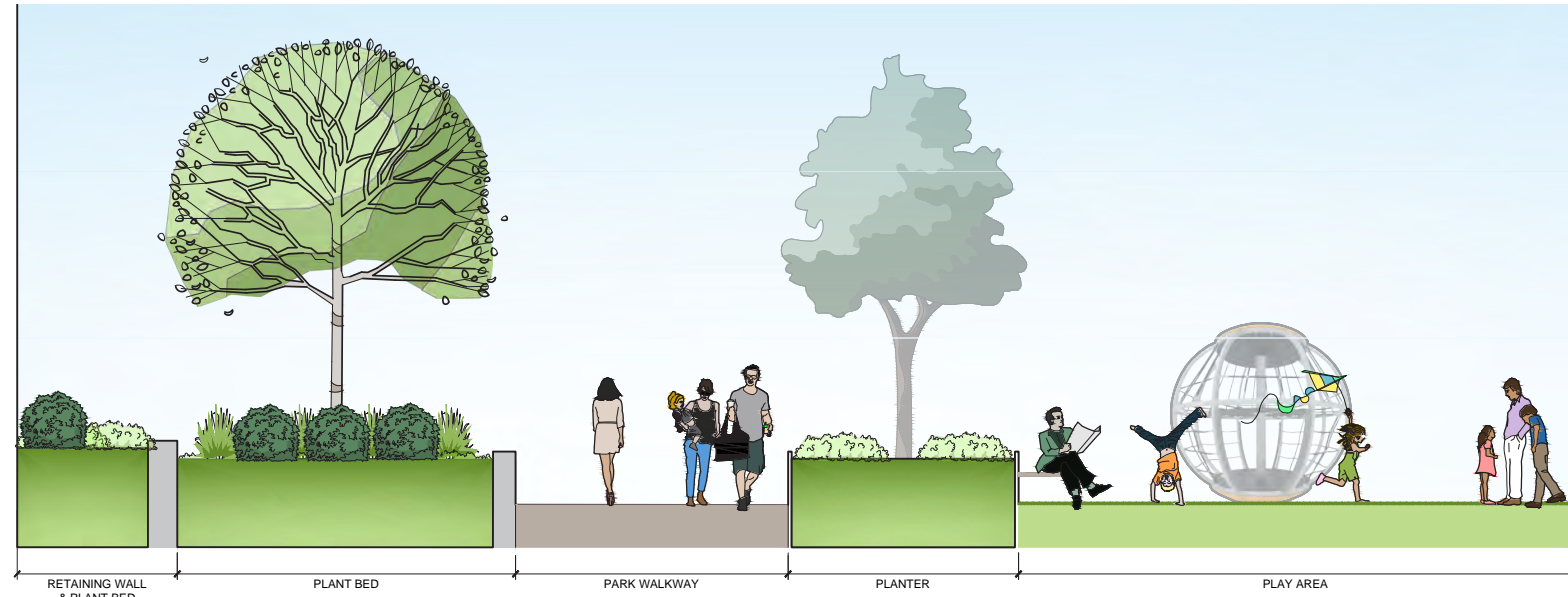
1/4" = 1'-0"



KEY PLAN

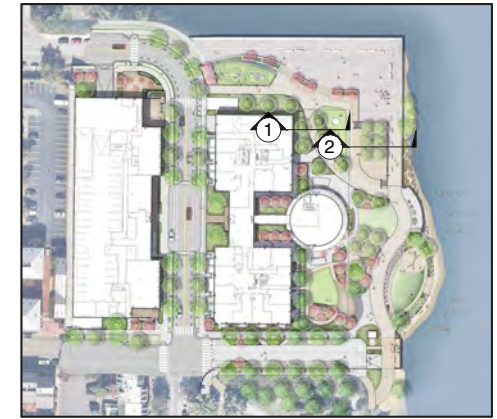
NOTES:
1. SECTIONS ARE SCHEMATIC TO SHOW DESIGN INTENT AND WILL BE REFINED THROUGH FINAL SITE PLAN.

Site Schematic Sections



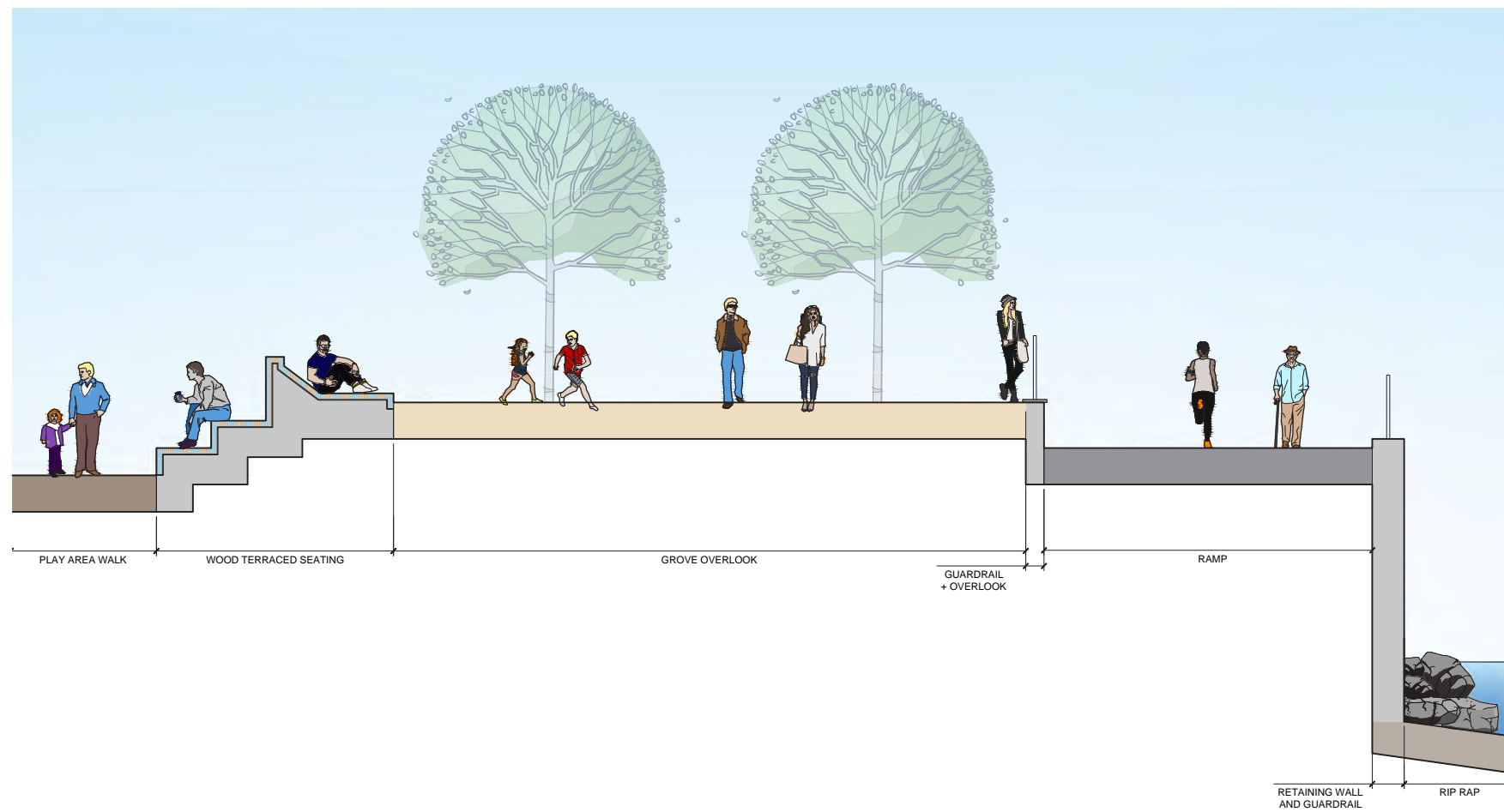
1 SITE SECTION 1
L502 SECTION

1/4" = 1'-0"



KEY PLAN

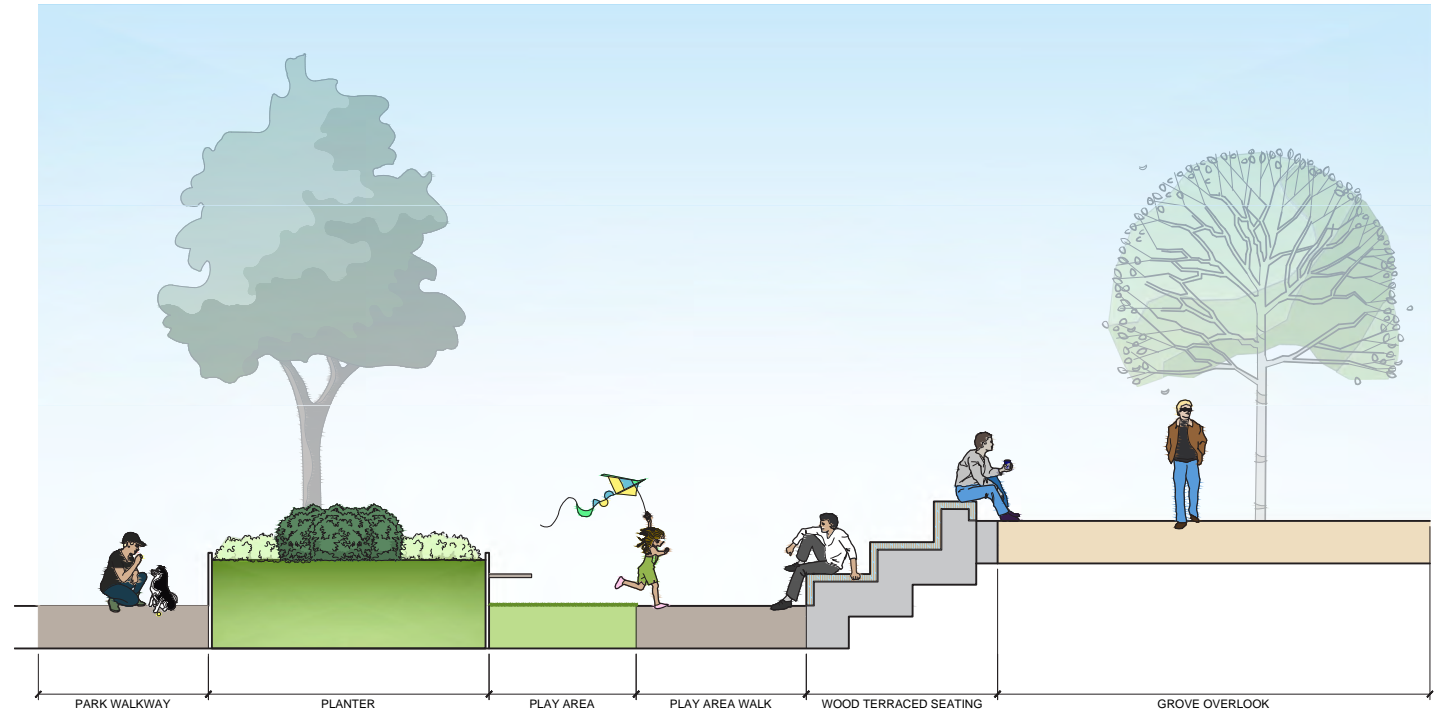
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1. SECTIONS ARE SCHEMATIC TO SHOW DESIGN INTENT AND WILL BE REFINED THROUGH FINAL SITE PLAN.



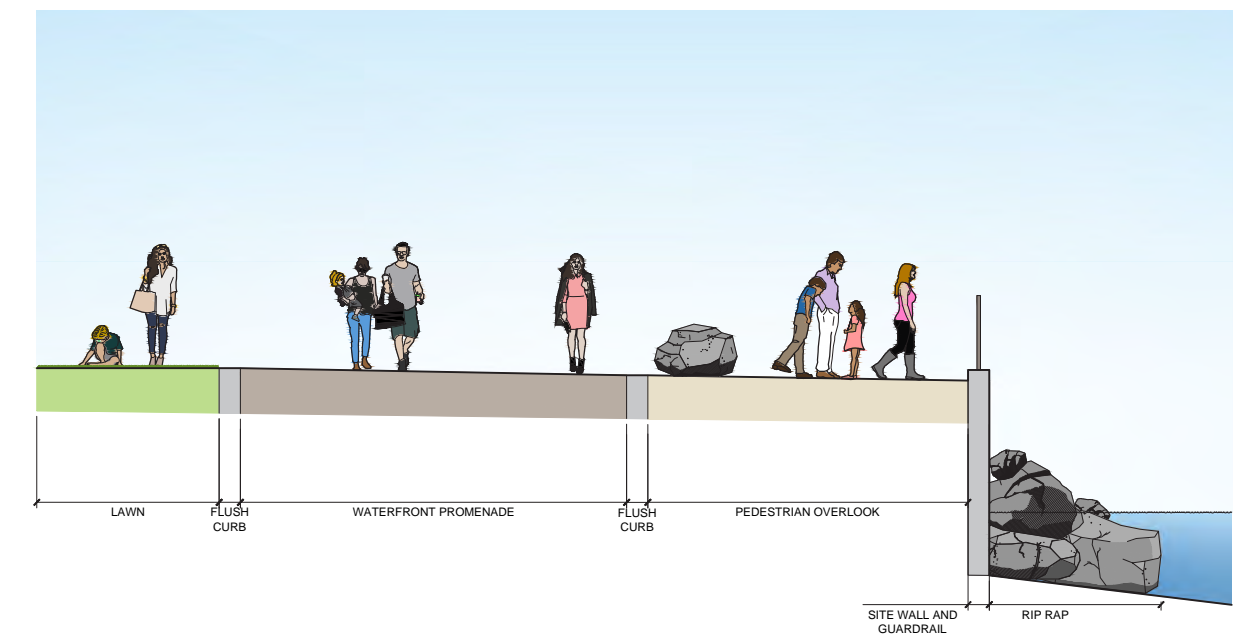
2 SITE SECTION 2
L502 SECTION

1/4" = 1'-0"

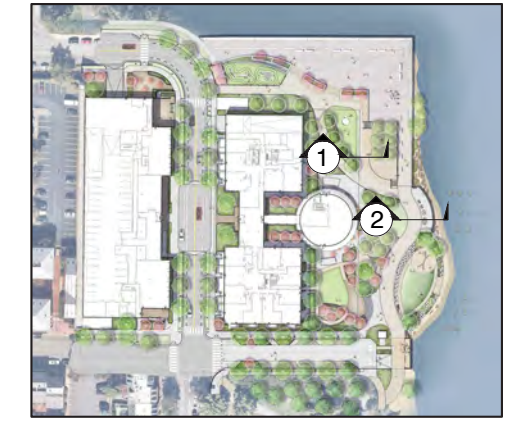
Site Schematic Sections



1 SITE SECTION 3
L503 SECTION 1/4" = 1'-0"



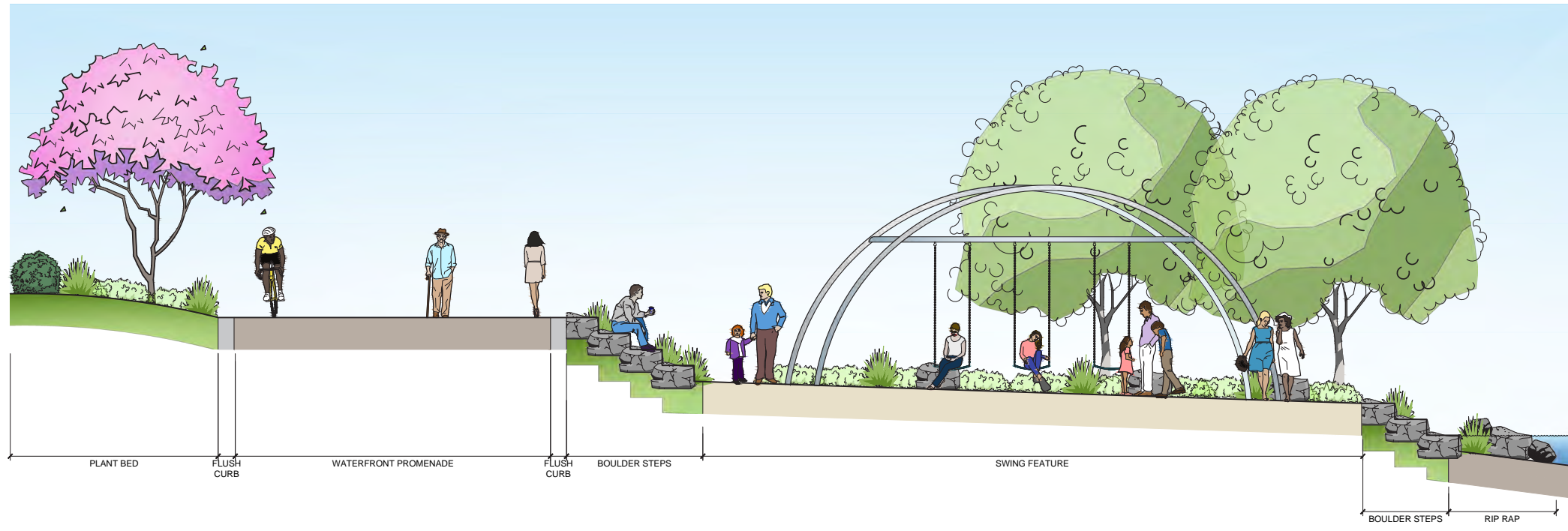
2 SITE SECTION 4
L503 SECTION 1/4" = 1'-0"



KEY PLAN

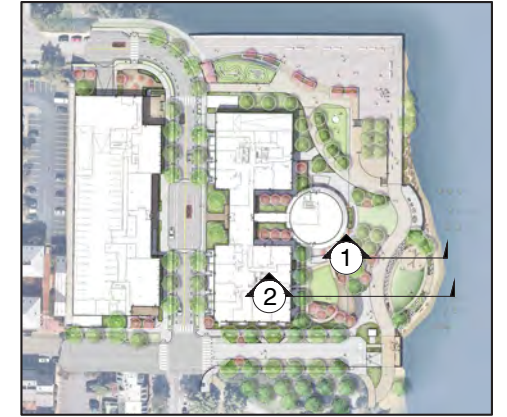
NOTES:
1. SECTIONS ARE SCHEMATIC TO SHOW DESIGN INTENT AND WILL BE REFINED THROUGH FINAL SITE PLAN.

Site Schematic Sections



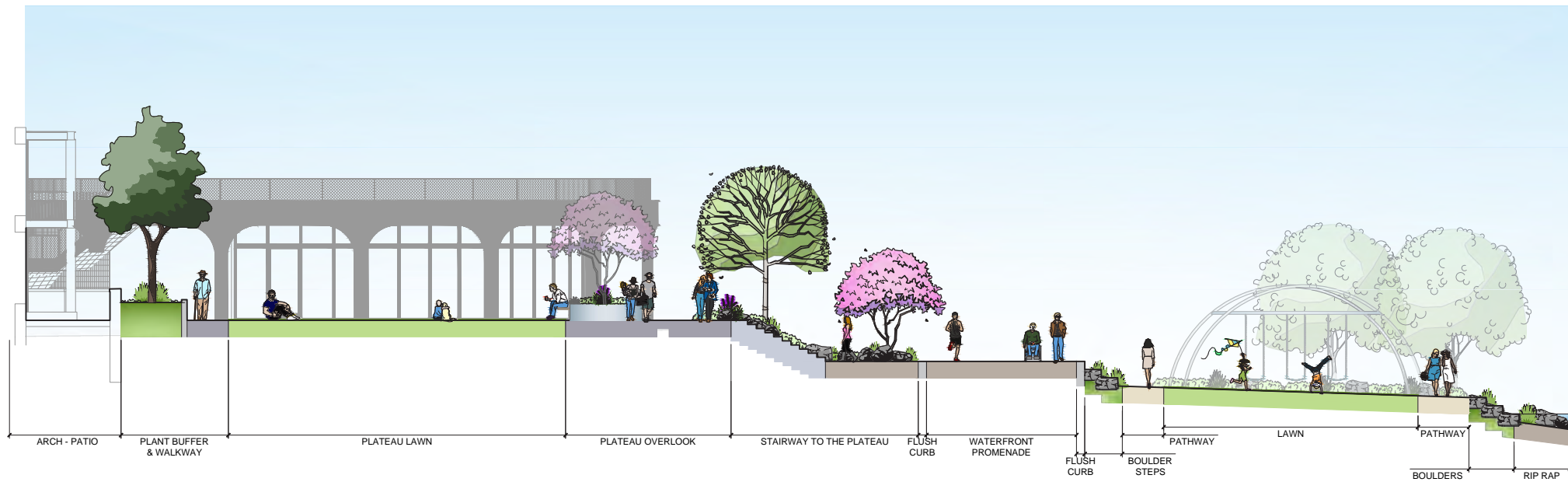
1 SITE SECTION 5
L504 SECTION

1/4" = 1'-0"



KEY PLAN

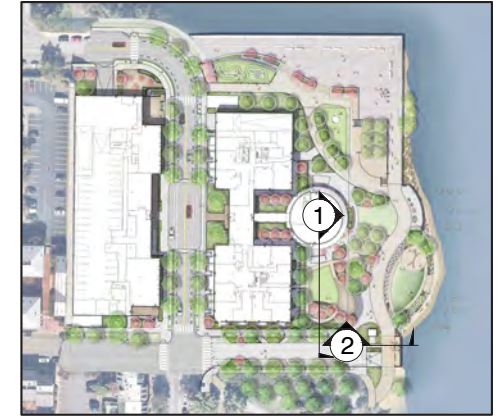
NOTES:
1. SECTIONS ARE SCHEMATIC TO SHOW DESIGN INTENT AND WILL BE REFINED THROUGH FINAL SITE PLAN.



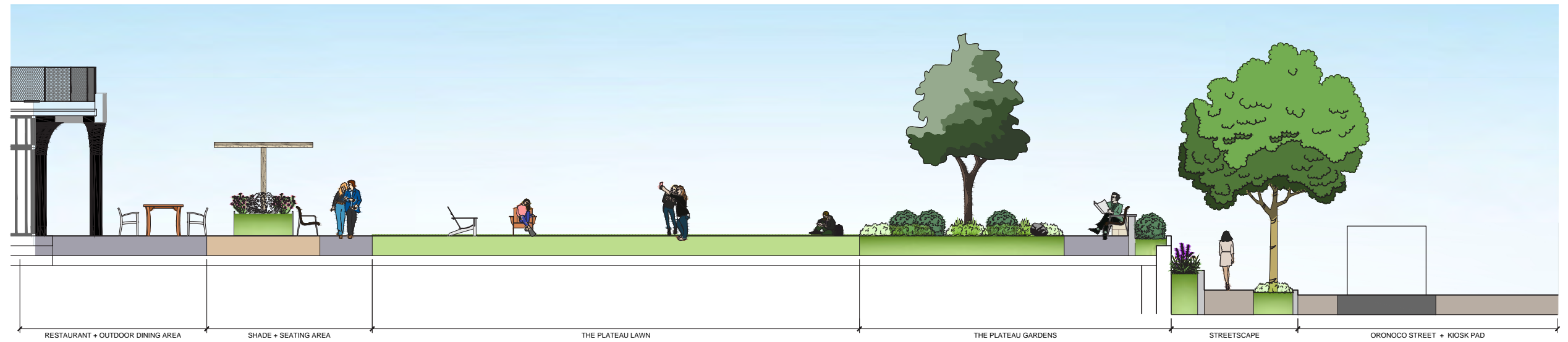
2 SITE SECTION 6
L504 SECTION

1/8" = 1'-0"

Site Schematic Sections

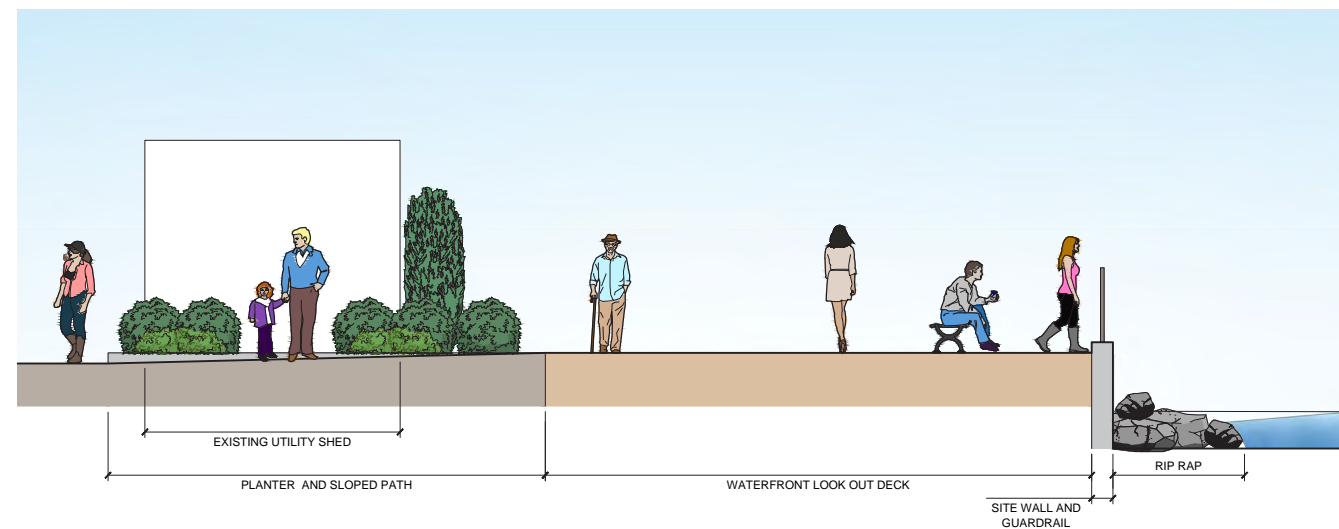


KEY PLAN



1 SITE SECTION 7
L505 SECTION

3/16" = 1'-0"



2 SITE SECTION 8
L505 SECTION

1/4" = 1'-0"

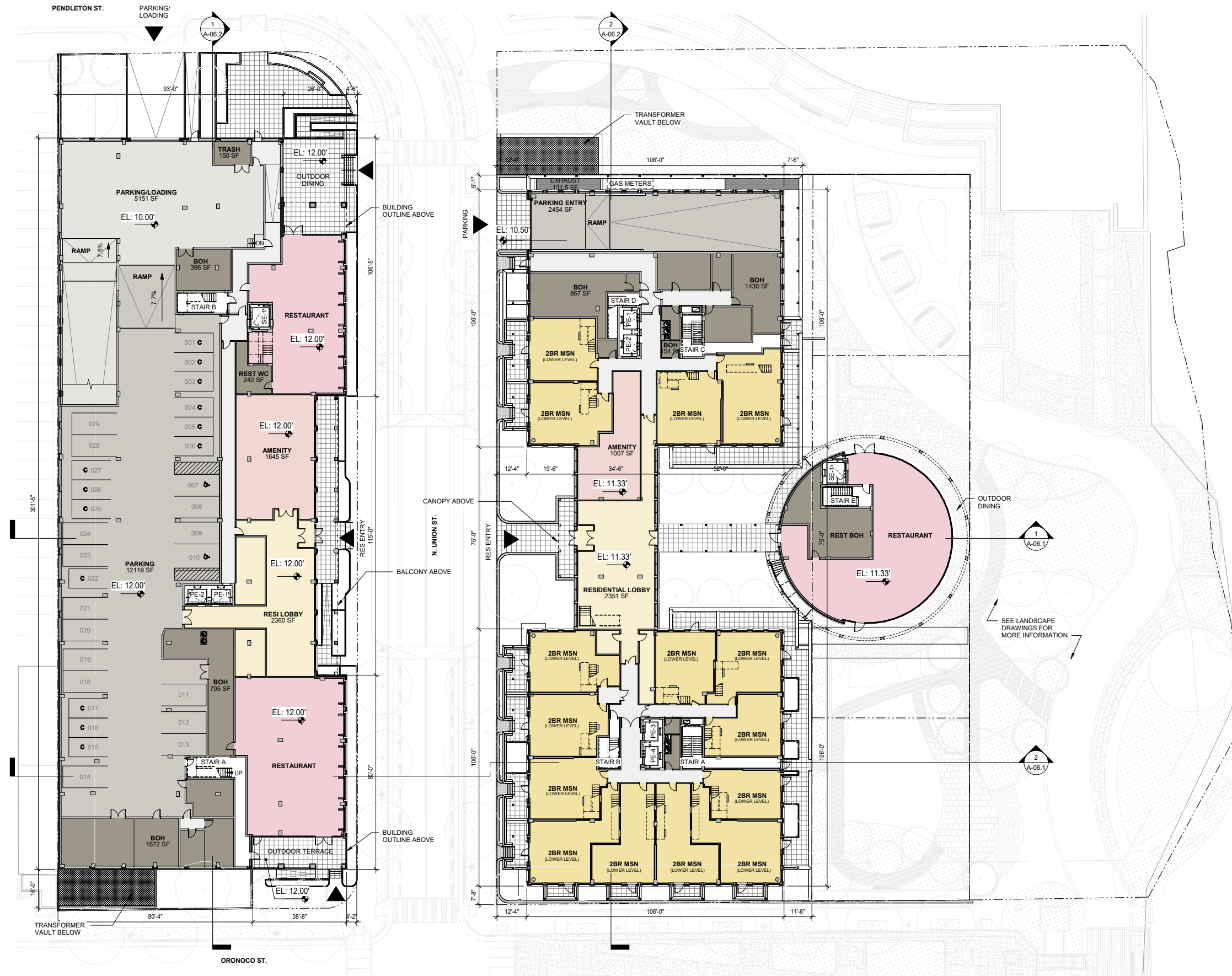
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N. Union Street Typical Section



Building Design Updates

Ground Floor Plan



West Building

- Updated Renderings

East Building

- Maisonettes Stoops and Porches
- Restaurant Design and Access from N. Union Street
- Updated Renderings

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_Park and Recreation Commission Meeting



Alexandria/ Composition and Rythm

09.26.24

Land Design

East Building

Aerial View from South East

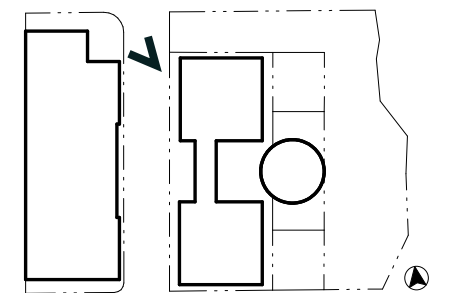


East Building

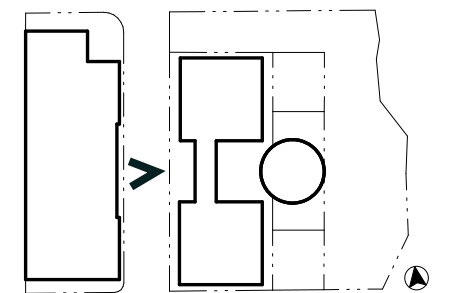
- Maisonettes Stoops and Porches
- Restaurant Design and Access from N. Union Street
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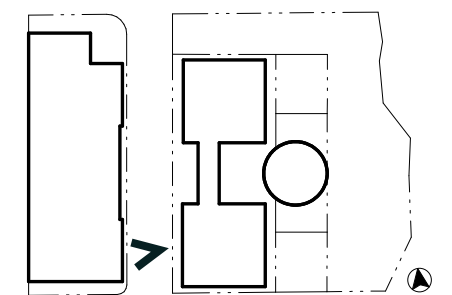
Oronoco St. & N. Union St. - View from NW



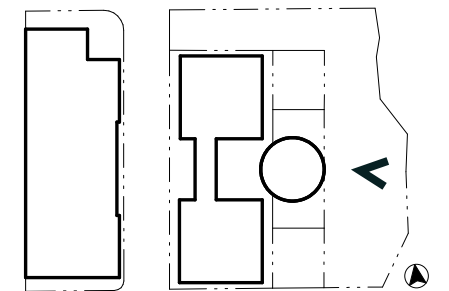
N. Union St. Main Entry



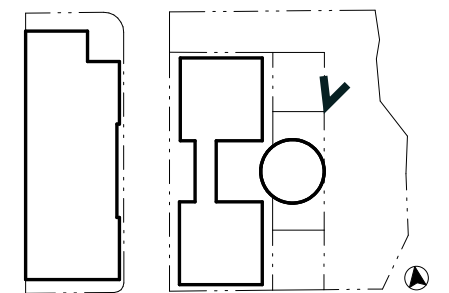
N. Union St. - View from W



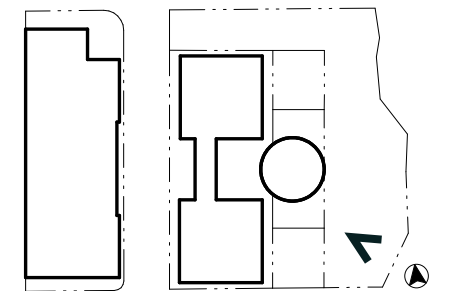
View from the Waterfront



View from the Waterfront



View from the Waterfront



Views from the Restaurant Pavilion



01



02

East Building Palette



BRICK PATTERN



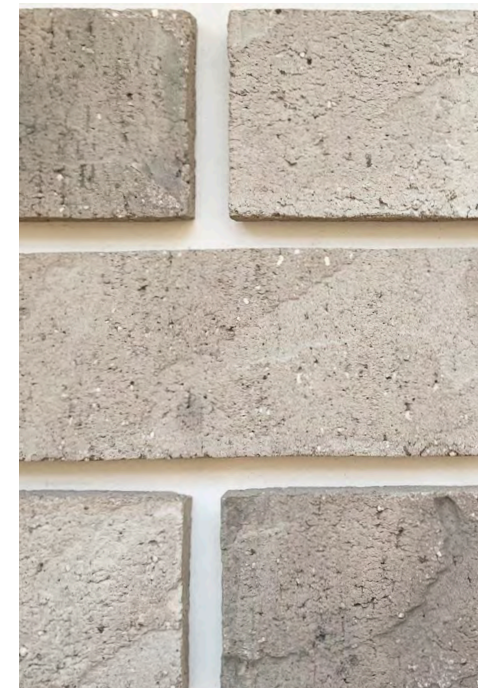
PUNCHED WINDOWS



METAL CHANNEL FRAME



PLANTED PAVILION



WEATHERED BRICK 1 SAMPLE



WEATHERED BRICK 2 SAMPLE

West Building

Aerial View from South East

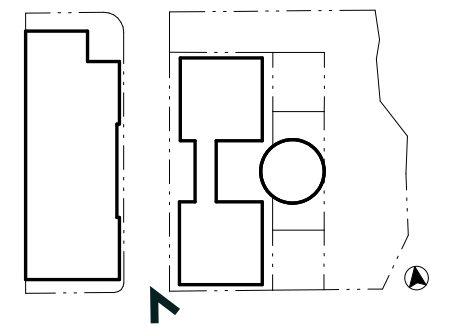


West Building

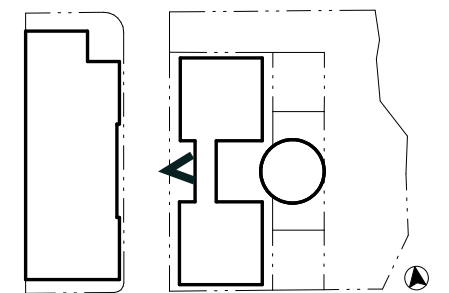
- Updated Renderings



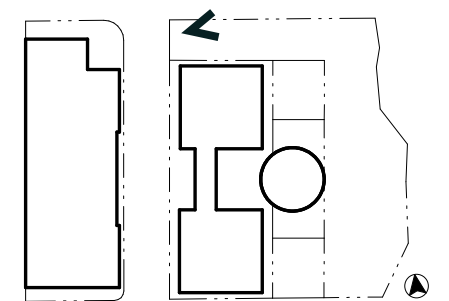
Oronoco St. & N. Union St. - View from SE



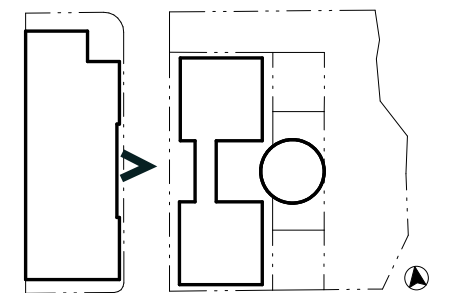
N. Union St. Main Entry



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

RTN_Aerial View from South East

