

# Robinson Terminal North

Community Meeting #4

May 19, 2025



# Agenda

- **Review Site Constraints**
- **Proposed Development**
- **Site Plan**
- **Architecture**
- **Public Access**
- **Dedication and Easements**
- **Waterfront Contributions**
- **Environmental Status**
- **Next Steps**





# City Review Process

## *City's Contaminated Land Program and Development Review Process*

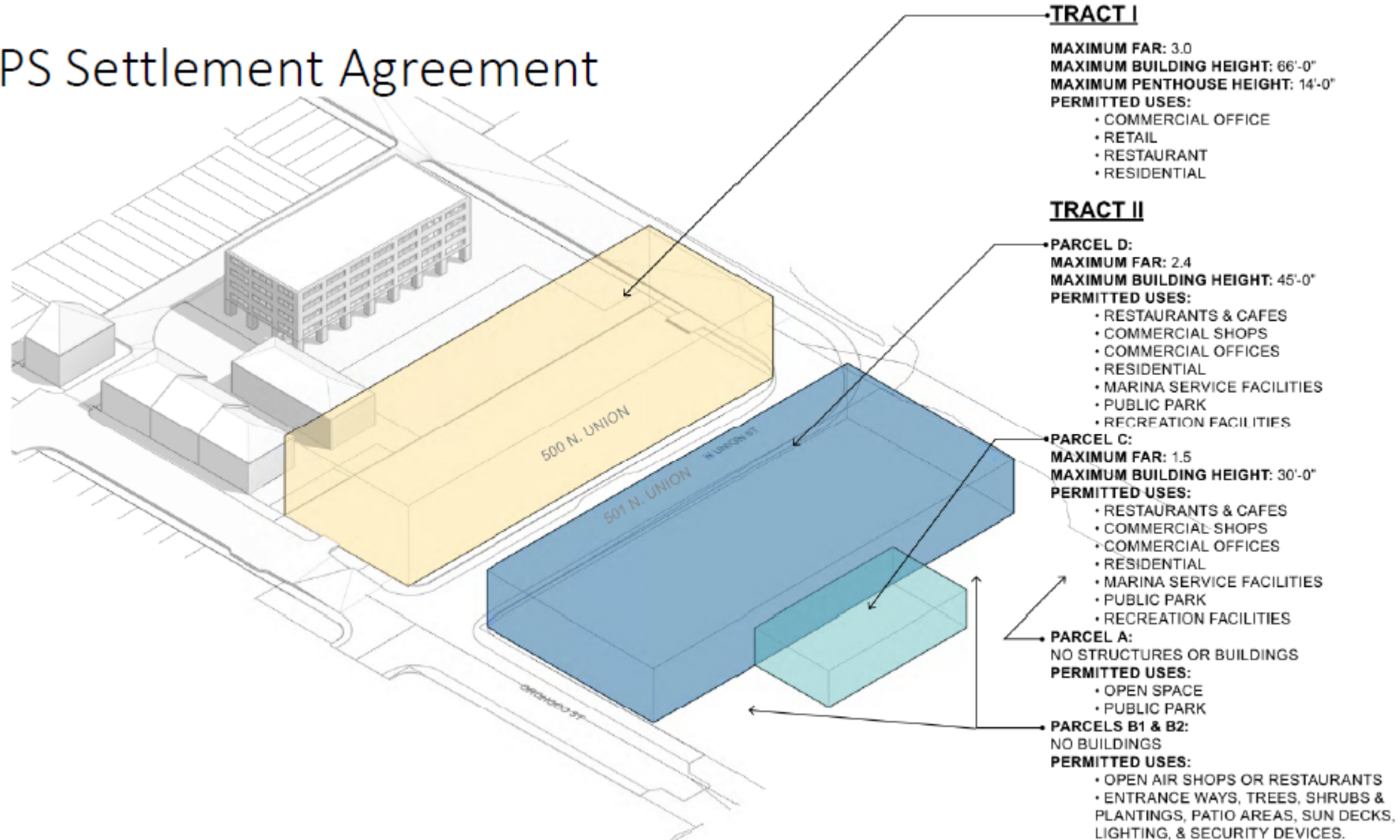
The community will have opportunities to provide public comments during an upcoming Planning Commission meeting and City Council Public Hearing tentatively scheduled for the Spring of 2025, and during community meetings to be hosted by the developer which are not yet determined.



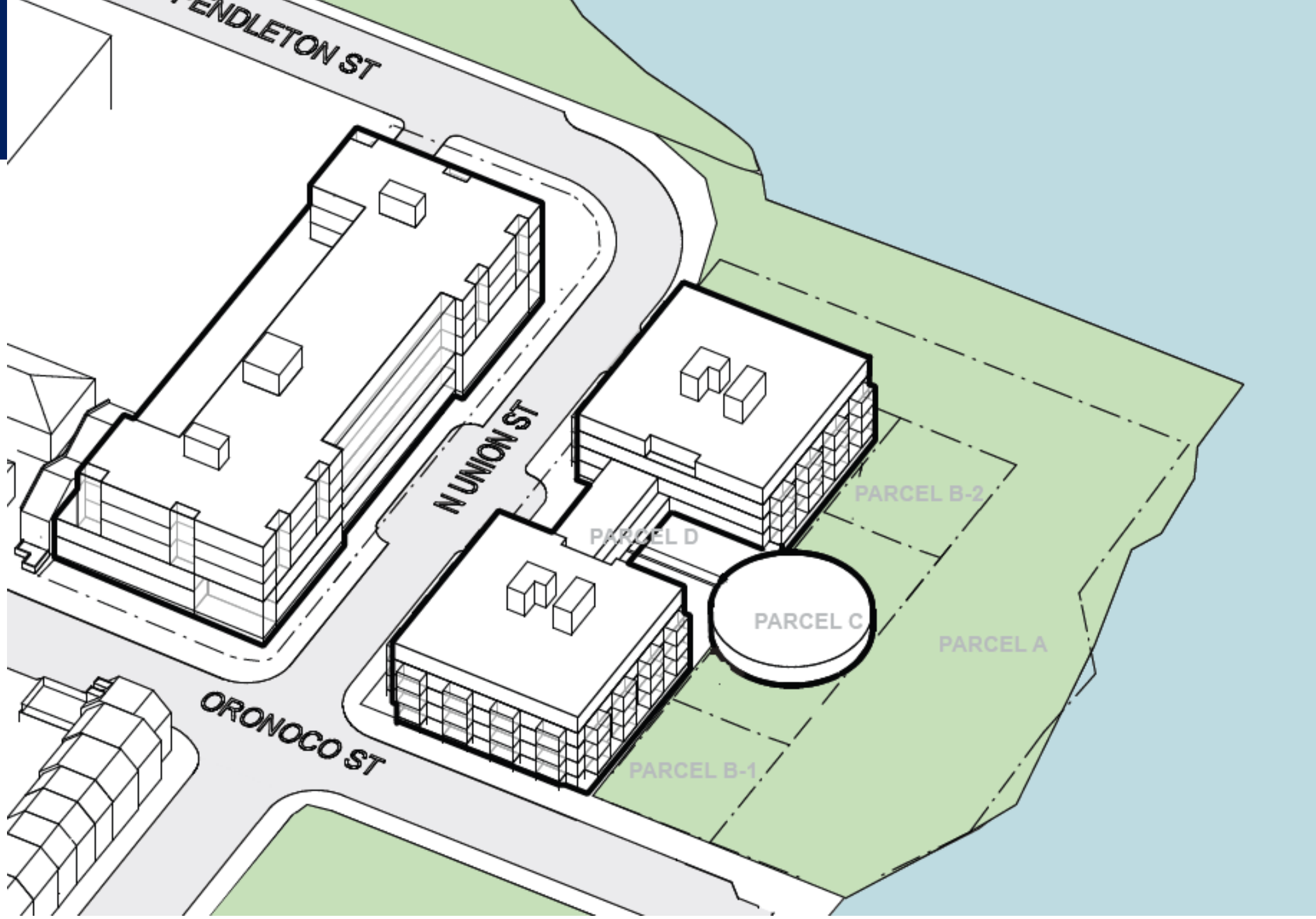
**\*Current Status:** RTN site has submitted a preliminary DSUP application.

# Site Constraints

## NPS Settlement Agreement





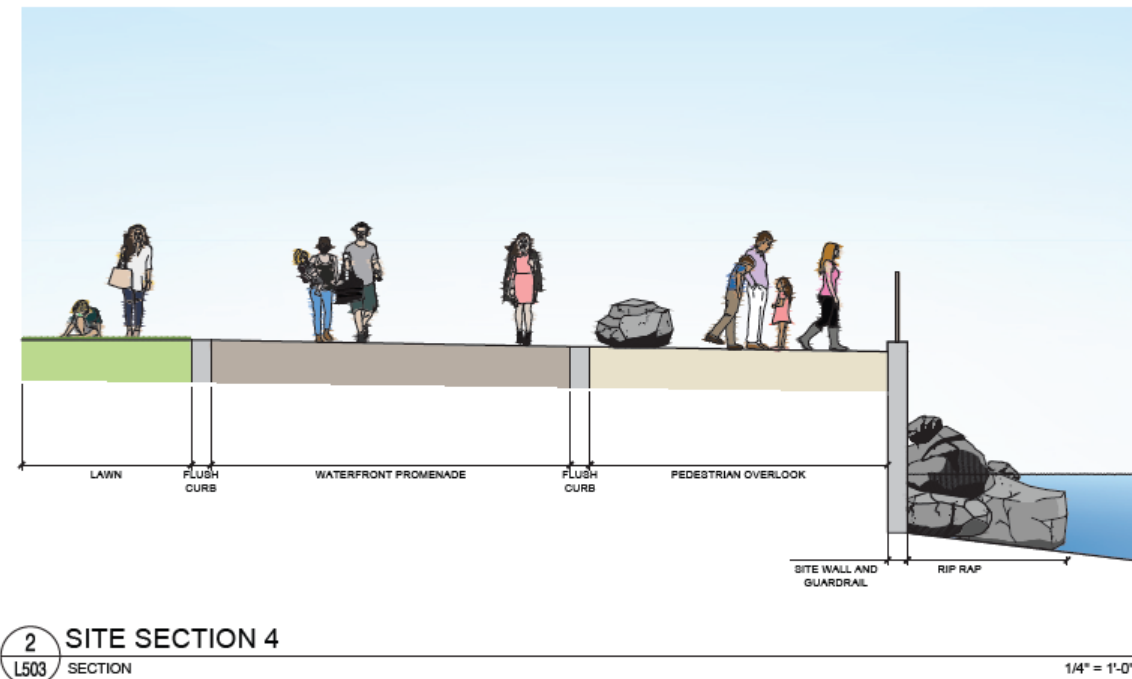
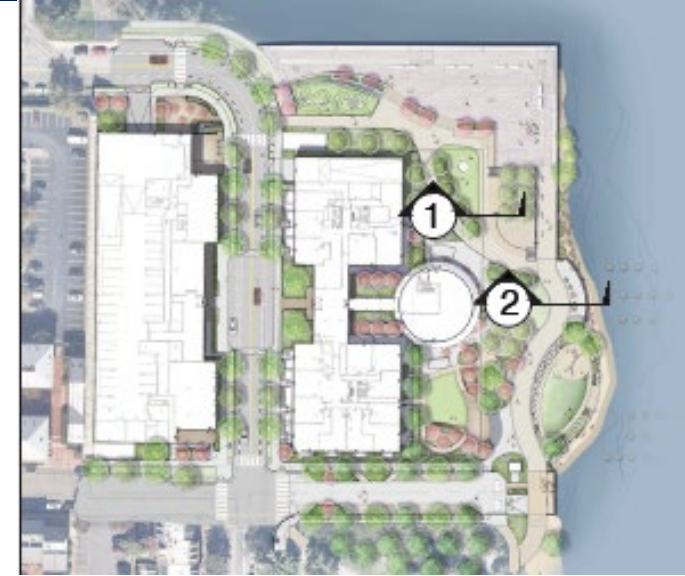
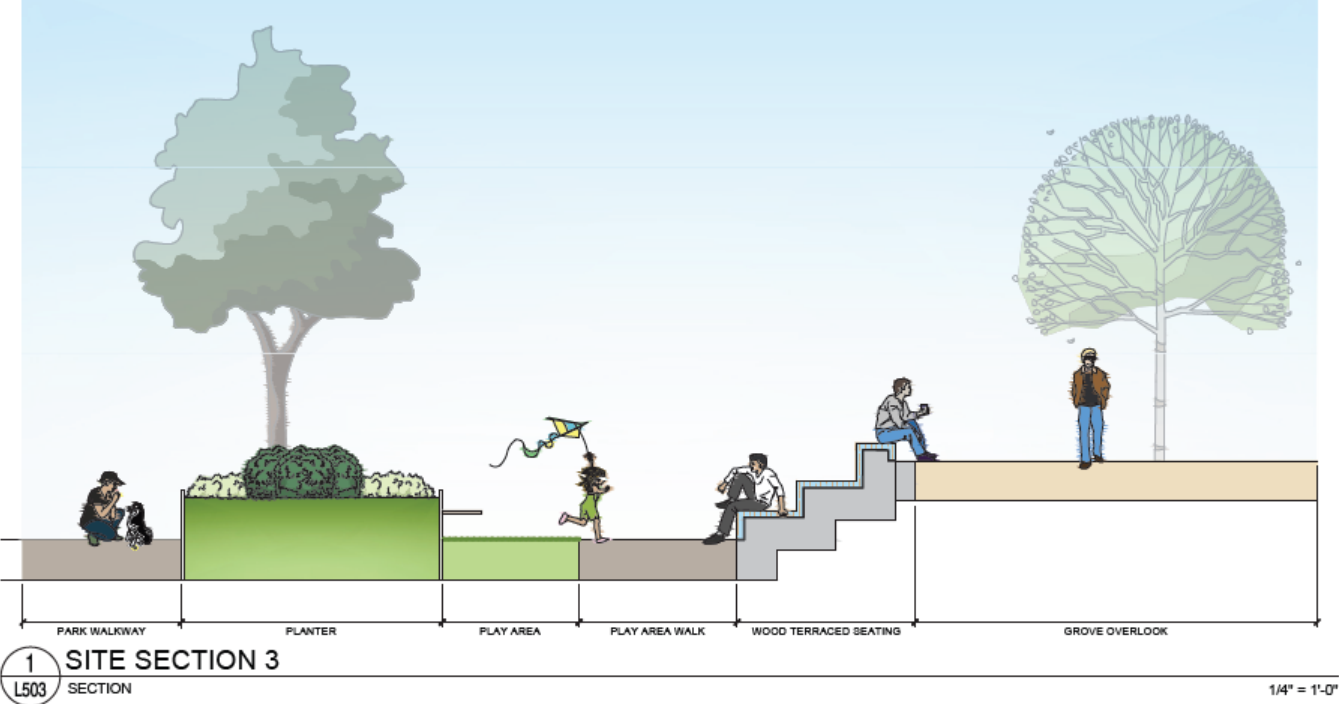


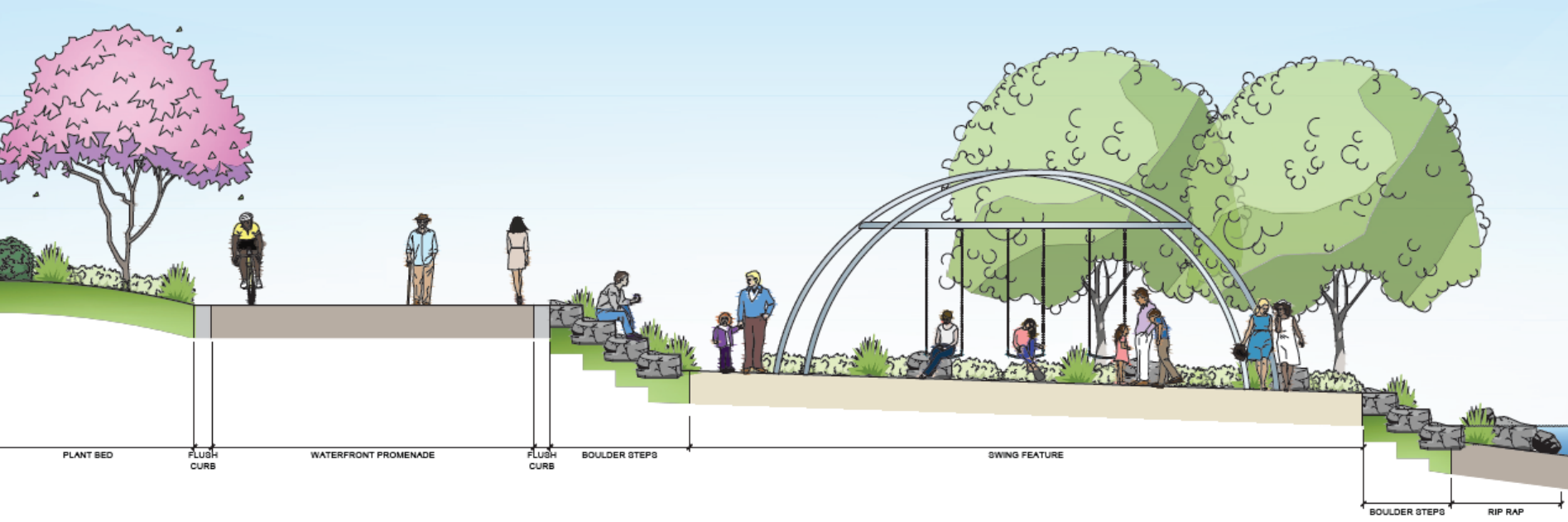
# Site Plan & Project Facts



- Height: 30' , 45' and 66'
- West Building:  
38 Units & ~10,000 SF restaurant
  - 67 parking spaces
- East Building:  
35 Units & ~ 3,000 SF restaurant
  - 96 parking spaces
- Open Space: 35%



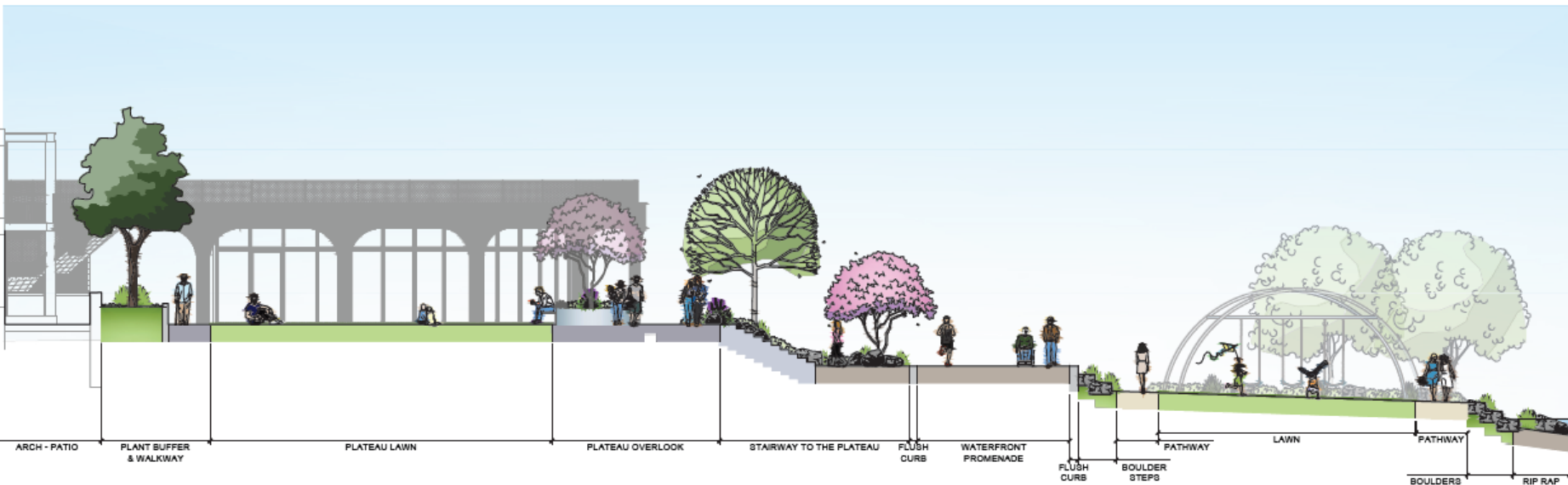
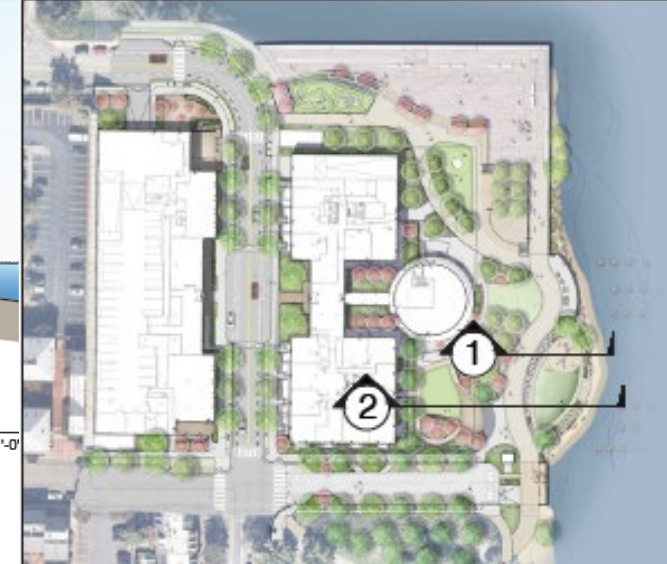




4 SITE SECTION 5

SECTION

1/4" = 1'-0"



4 SITE SECTION 6

SECTION

1/8" = 1'-0"

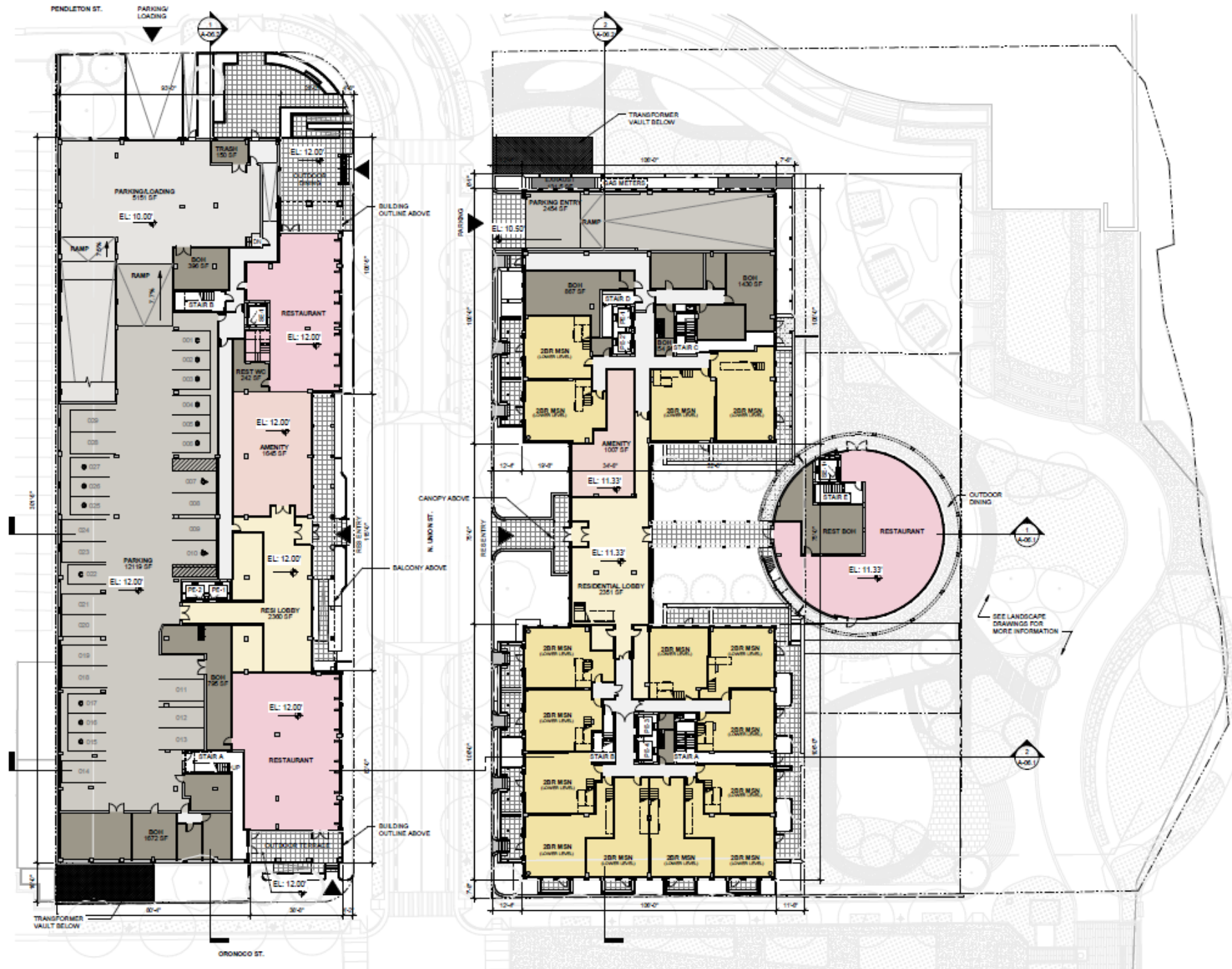


# Proposed Building



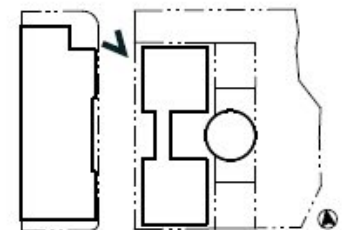


# Ground Floor Plan



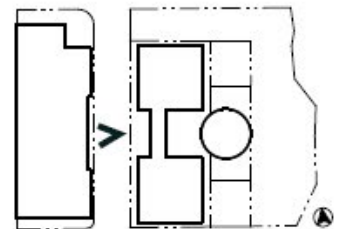


# Oronoco St. & N. Union St. - View from NW



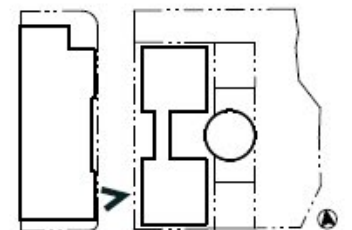


# N. Union St. Main Entry



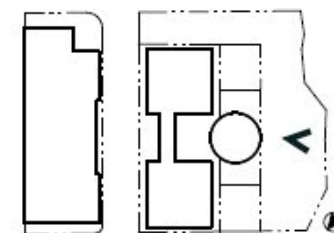


# N. Union St. - View from W



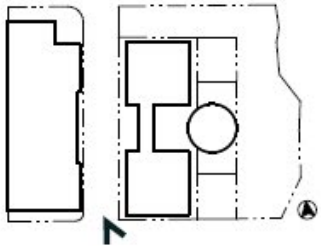


# View from the Waterfront



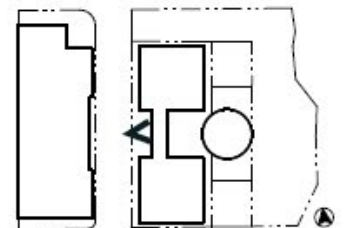


# Oronoco St. & N. Union St. - View from SE



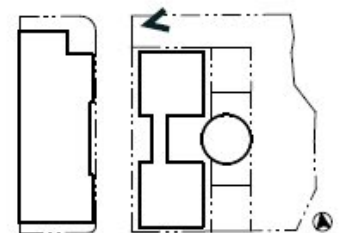


# N. Union St. Main Entry





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





# N. Union Street Typical Section





# Public Access Easements & Dedication

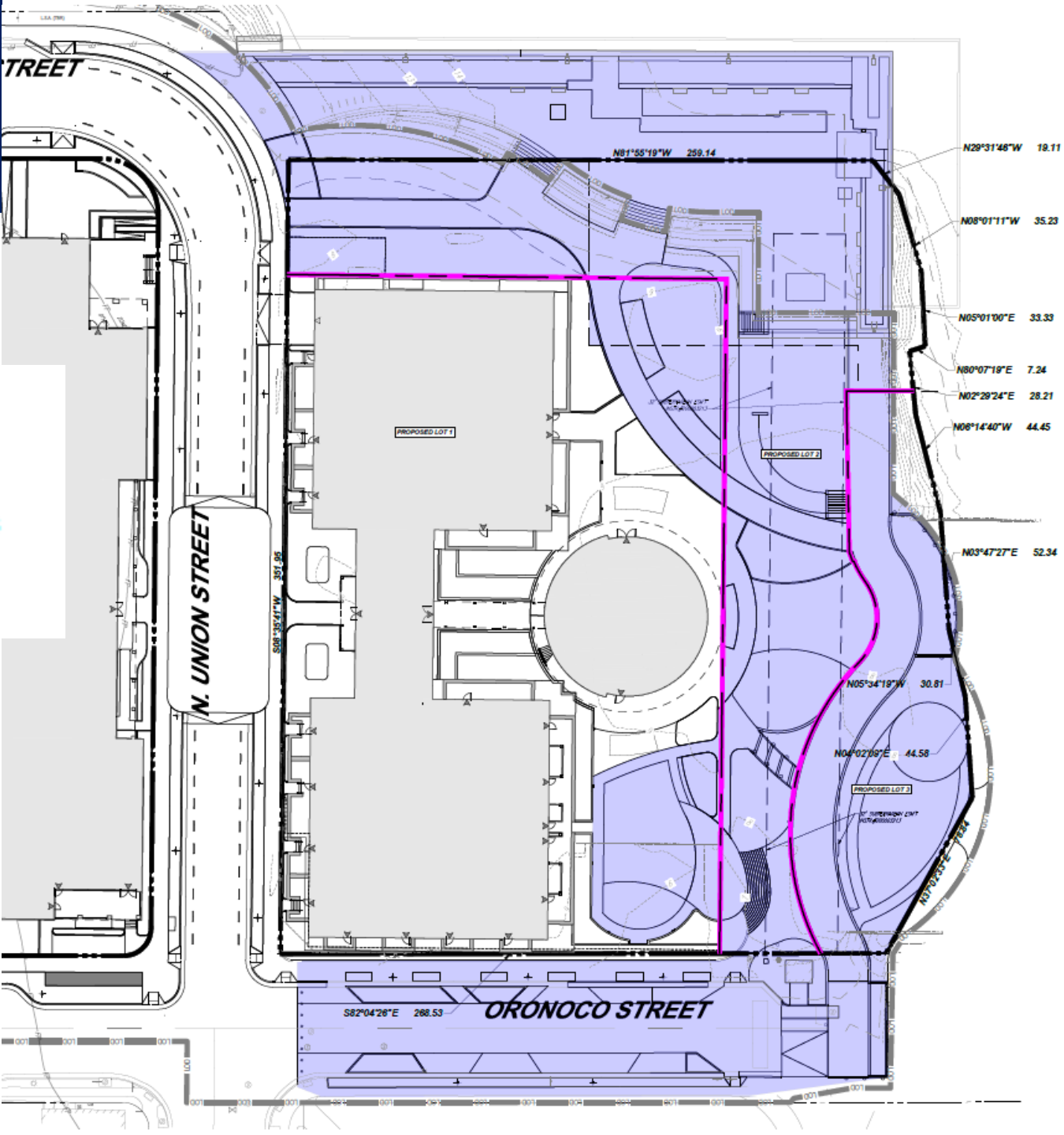
## LEGEND



PROPOSED PROPERTY LINE



PUBLICLY ACCESSIBLE WATERFRONT LANDS  
(VIA EASEMENT OR OWNERSHIP)

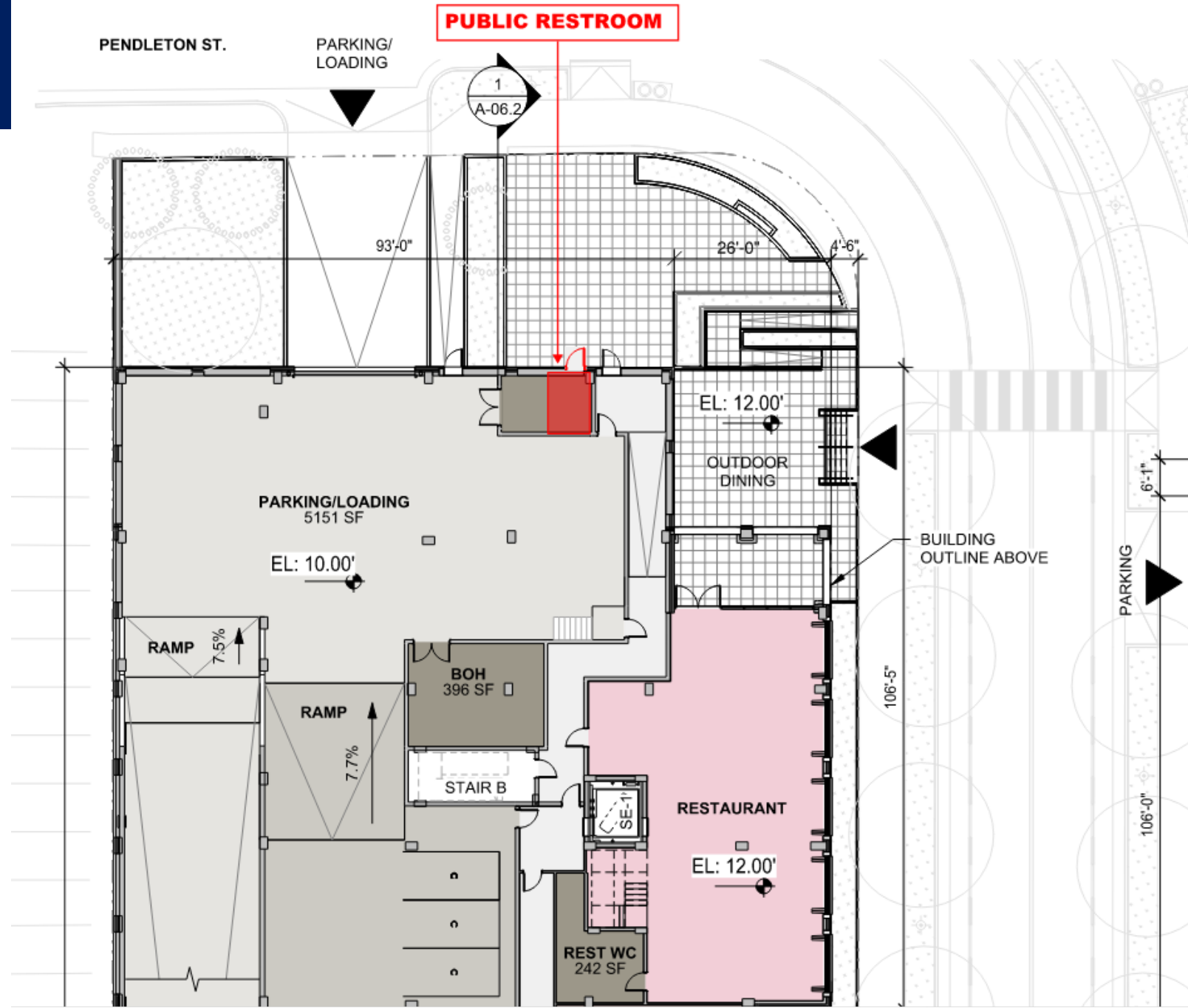


# Waterfront Contributions

- 1. Modernized SWM**
- 2. \$2.7M Improvements: paving, landscaping, seating, furnishing, 3 pavilions (w/utilities), West Point Park deck, railing & access, pocket park, & Oronoco Street End improvements**
- 3. Maintenance**
  - a) Yearly contribution**
  - b) Trash removal**
  - c) Maintain public restroom in West Building**
- 4. Standard City developer contributions for affordable housing, green building, art, & bike share**



# Public Restroom





# Environmental Status

*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.*



# Amendment Removing Residential Use Prohibition

- Application was submitted to DEQ to remove residential use prohibition in June of 2024.
- Public notice of the proposed amendments was provided in accordance with VRP Regulations (as confirmed in letter from the Director of DEQ to the Coalition to Cleanup the Alexandria Waterfront, *et al.*, dated February 20, 2025).
- How comments could be made was also presented as part of Community Meeting #2 on June 26, 2024.
- Amendments were issued and recorded following the public notice period where no comments were received.

# VRP Conditions

1. No groundwater wells will be installed on the property other than for purposes of environmental monitoring and groundwater will not for any purposes other than for environmental testing and collection for de-watering in compliance with law;
2. Any subsurface work on the property will be completed in accordance with a Health and Safety Plan (HASP).
3. After development, the property will be maintained with 2 feet of clean fill or hardscape cover (e.g., asphalt, concrete or pavers), and any subsurface work on the property will be completed following the HASP and any disturbed area restored with 2 feet of clean fill or hardscape cover;
4. The ground floor or subterranean areas of buildings constructed on the property and occupied for residential use will be situated over ventilated underground parking or will have a vapor barrier or sub-slab depressurization system operated and maintained pursuant to an operation and maintenance plan; and
5. After completion of development of the property, the owner will provide the DEQ with a report documenting compliance with the cover and vapor mitigation conditions for such developed area.



# Path Forward: DEQ Petroleum Program and VRP Conditions Compliance

- The Petroleum Program Corrective Act Plan (CAP) will be amended to accommodate new development design when approved.
- The amended CAP will also satisfy VRP development requirements.
- The VRP required HASP will be prepared after approval of amended CAP and prior to the start of construction.

# Common Misconceptions

## 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.



# Redevelopment Plan

## *500 N. Union Parcel (West Parcel)*

- The existing warehouse will be demolished with its thick concrete slab left in place.
- The new building will be slab-on-grade construction with reinforced foundations constructed on the slab left in place (if possible).
- No residential use of street level is proposed.
- Excavation will be limited to the shallow subsurface to accommodate new utilities. The slab will be “cut” to the minimum width and excavated to the minimum depth necessary for utility trenches.

## *501 N. Union Street Parcel (East Parcel)*

- The existing warehouse was demolished during the AlexRenew project with its concrete slab left mostly in place.
- The new building will be constructed on a poured concrete foundation that will include one level of subsurface parking.
- The remnant warehouse slab will be demolished and removed in conjunction with excavation for subsurface parking.

# Investigations and Conditions

- Soil impacted primarily with petroleum, arsenic, and lead.
- Groundwater impacted primarily with petroleum and mercury.

## Staff Recommended DSUP Environmental Conditions Related to Redevelopment

*Staff recommended DSUP conditions require the following submission of plans to the City:*

- Remediation Plan consistent with the amended CAP submitted to DEQ and implemented during construction.
- HASP that addresses worker and neighborhood health and safety as required by the VRP conditions.

*Methodology will incorporate most of the elements used by AlexRenew.*



# Management

## *Management of Contaminated Soils*

- The bulk of the soil is expected to be managed and disposed of as non-hazardous waste.
- A limited volume of soil may requiring management and disposal of as a hazardous waste (lead and arsenic).
- Wastes will be transported offsite in trucks and rolloff containers by licensed waste haulers in compliance with Department of Transportation (DOT) regulations.
- Haul routes will be established and strictly enforced.
- Residual contaminated soils will be covered with 2 feet of clean fill or hardscape cover.
- Utility corridors in contaminated soil will be over excavated by a minimum of 2 feet and backfilled with clean fill.
- Imported fill (soil and aggregate) used as backfill will be verified clean prior to import.

## *Management of Contaminated Groundwater*

- Construction dewatering is only anticipated on the East Parcel during excavation for underground parking.
- Water generated during dewatering will be monitored and treated before discharge, if warranted.
- Will comply with applicable Virginia and Alexandria groundwater management program permits.

## *Management of Stormwater*

- Stormwater will be monitored and treated before discharge, if warranted (not anticipated).
- Will comply with applicable Virginia and Alexandria stormwater management program permits.
- Will also comply with applicable Virginia erosion and sediment (E&S) control requirements for construction sites under direct supervision of a Virginia Registered Land Disturber (RLD).

# Health and Safety Monitoring

Health and safety of site workers, the neighborhood, and the environment will be ensured through safe work practices established by the Health and Safety Plan (HSP). Key safety measures include:

- Enforcement and Oversight
- Security & Work Zones
- Qualified and Trained Staff
- Personal Protective Equipment (PPE)
- Perimeter Air Monitoring



# Excavation and Hauling



Direct loading of soil



Lined and tarped rollofs



Tarped trucks



Wheel washing before exiting site



Truck inspections entering/exiting the worksite



# Mitigation Practices



Security fencing with wind/privacy screens



Erosion and sediment controls (silt fencing)



Dust suppression (wetting of soil)



Water treatment before discharge



Perimeter air monitoring during excavation and loading of



Onsite gravel haul roads



Established work zones when removing contaminated soil



Street sweeping





# City Review Process

## *City's Contaminated Land Program and Development Review Process*

The community will have opportunities to provide public comments during an upcoming Planning Commission meeting and City Council Public Hearing tentatively scheduled for the Spring of 2025, and during community meetings to be hosted by the developer which are not yet determined.



**\*Current Status:** RTN site has submitted a preliminary DSUP application.

# Next Steps

- 1. Planning Commission June 4**
- 2. City Council June 14**
- 3. Construction planned for 2 phases, but goal is one phase for both buildings**
- 4. Administrative review of final site plan: 1 year, then apply for building permits**
- 5. West building first, stage on east site**
- 6. Temporary path along waterfront until east site under construction**
- 7. Overall construction time: 2-3 years**



# Questions?



