

# ROBINSON TERMINAL NORTH DEVELOPMENT *OVERVIEW & PROCESS*



URBAN DESIGN ADVISORY COMMITTEE February 7, 2024





# PROJECT STATUS

- Rooney Properties has teamed up with Morris Adjimi Architects for new concept for the site
- Submitted Concept 1 to the City in November, City Comments Provided in December
- Applicant preparing next concept submission and presentations in February to Waterfront Commission, BAR and Old Town North Urban Design Advisory Committee (UDAC)

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# CONCEPT 1 PLAN

- Applicant proposal:
  - 88 (approx.) multifamily units over both blocks
  - Two retail/restaurant spaces at the ground-floor of the west building
  - One restaurant space fronting the waterfront in the east building
  - Pier to be removed due to its condition
  - Integrating open space with RiverRenew Plaza

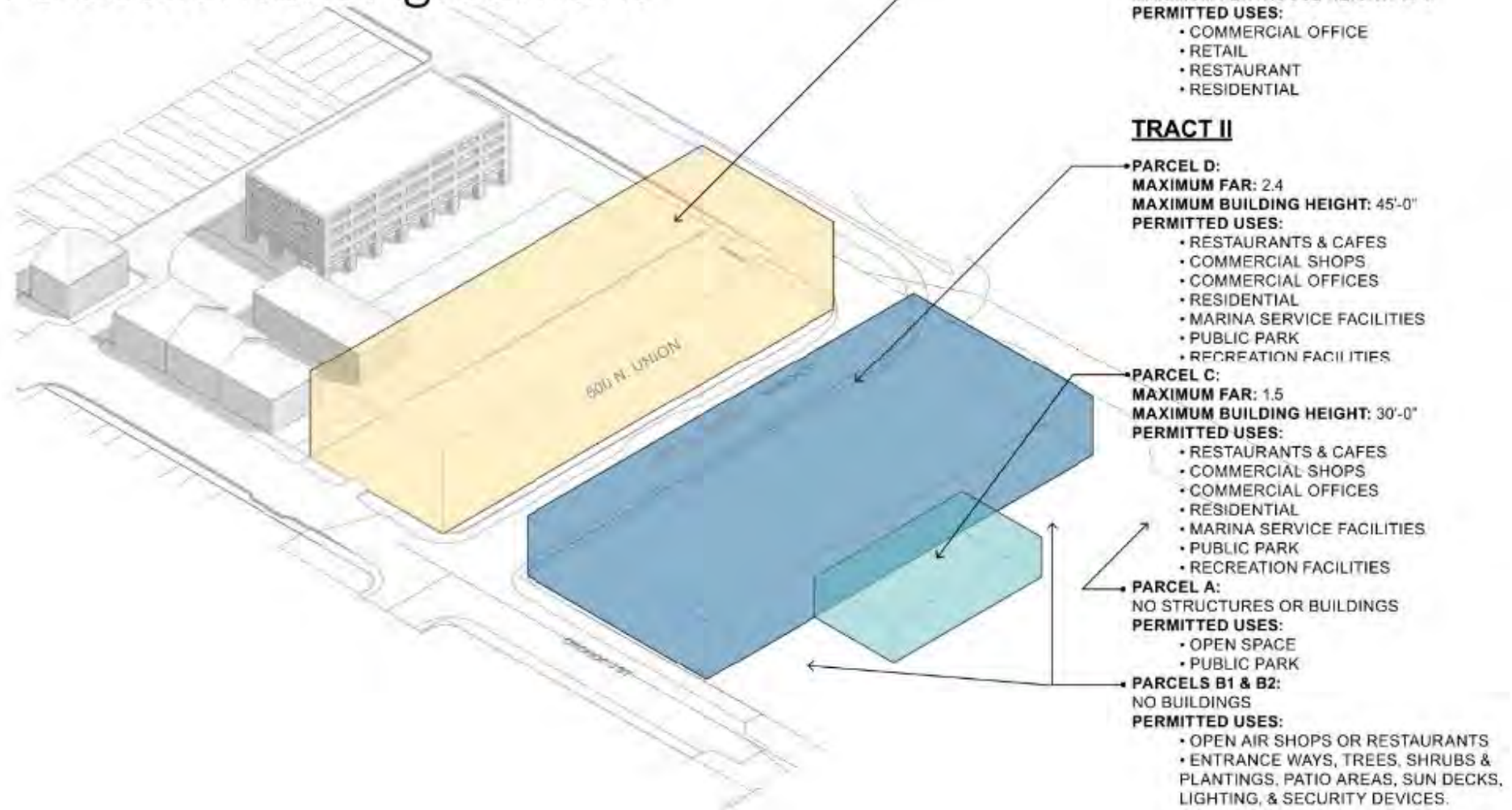
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# SETTLEMENT AGREEMENT

## NPS Settlement Agreement



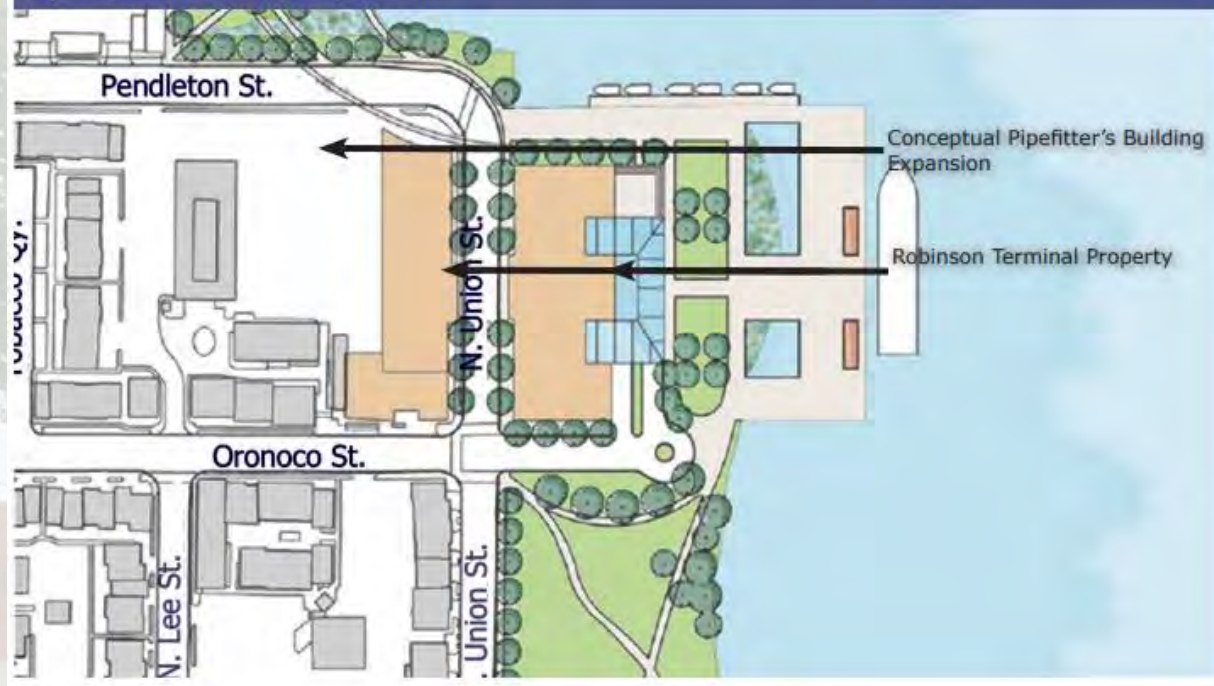
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# WATERFRONT PLAN – RTN SPECIFIC

Figure 13: Illustrative Plan for Robinson Terminal North showing Conceptual Pipefitter's Building Expansion



<https://media.alexandriava.gov/content/planning/SAPs/WaterfrontPlanCurrent.pdf>

## DEVELOPMENT GOALS:

1. Employ a land use mix and design which invites the public and encourages activity within the proposed development and in the adjacent public spaces.
2. Provide extensive public amenities and free access to and along the water's edge.
3. Improve access by extending Pendleton Street as a pedestrian connection to an improved public pier.
4. Pay homage to historic West's Point through public space design and interpretive features
5. Maintain a building scale compatible with existing fabric to the south and west.
6. Maximize water views from buildings, streets and rooftop open spaces.

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## Robinson Terminal North

### DEVELOPMENT GUIDELINES:

1. Active uses should be part of any development and should constitute the predominant ground floor uses. Active ground floor uses shall be generally located as depicted in the Public Space and Active Frontages Diagram (Figure 31), and shall consist of uses that are open and welcoming to the public during normal business hours, such as lobbies, restaurants, retail, civic or cultural uses.
2. The preferred use on the site is mixed use, emphasizing arts, history and culture (including a museum) and including vibrant commercial uses (such as hotel).
3. Residential use and design should be compatible with a high level of public activity and located away from the water.
4. Residential use should not be the primary use of the site. The location, design and specific type of residential use proposed must coexist well with the other planned uses on the site and planned public activity in the public spaces adjacent to the residential development. Ground floor residential units are not permitted.
5. The streetscape and pedestrian experience along North Union Street should be enhanced; in addition to undergrounding utilities, providing street trees and appropriate light fixtures, Union Street should present an obvious continuation of pedestrian access between open space areas to the north and south and be improved with, at minimum, wide sidewalks, landscaping and special street paving.
6. Historic interpretation, consistent with the recommendations of the History Plan, should inform every aspect of the design of the redevelopment and adjacent public spaces, with particular attention given to the West's Point site which is the area which extends from the water west up Oronoco Street to Union Street, and represents the origins of Alexandria.
7. Encourage modern design inspired by historic precedent (such as 18th century Alexandria warehouse architecture) while maintaining compatibility with nearby residential neighborhoods and ensuring compliance with the Potomac River Vicinity Height District regulations. Reflect historic east-west orientation of buildings, alleys and wharves.



# WATERFRONT PLAN

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## DEVELOPMENT GUIDELINES CONTINUED:

8. Redevelopment proposals shall require review on an advisory basis by the Old and Historic District Board of Architectural Review prior to being considered by the Planning Commission and City Council prior to approval.
9. Parking for new buildings should be accommodated on site and below grade. Although the Plan anticipates low parking ratios, the applied ratio must be consistent with industry norms for similar hotels.
10. The bulk and scale of the buildings should be stepped down from Union Street toward the water.
11. Curb cuts should not be located on any building and/or block frontages facing the water or North Union Street, and should be minimized if facing open space along Oronoco Street.
12. Shoreline treatment at Robinson Terminal North should include native plantings and naturalization where possible.
13. Redevelopment should be compatible with any biosparging technology, or other bioremediation, being employed by the City in treatment of the Oronoco Outfall-Alexandria Town Gas site located at the eastern end of Oronoco Street.

14. As part of redevelopment, on and off site public amenities shall be provided by the developer of the site. The specific amenities to be provided will be determined during the development review process. Desirable public amenities include:

- Public art as a prominent feature of the public realm, both on public and private property. The recommendations of the Art Plan should be incorporated, to the greatest extent possible, in the design for the redeveloped warehouses, pier, and public spaces.
- Open spaces with public access easements and/or dedications, provided as generally reflected in the Proposed Public Space and Active Frontages (Figure 31). The Plan encourages new open space to be provided on an improved pier, consistent with the federal settlement agreement. Riverside open space widths of less than 100 feet are acceptable only if it is found that an alternative site design better meets the objectives of this Plan.
- Retention of the Robinson Terminal pier, repaired and expanded to be used as a public space and incorporated into the public space/pedestrian concept for the Plan as a whole. The Plan encourages retaining the pier's ability to accommodate larger ships visiting Alexandria. Use of the pier should be active and welcoming to the general public, and should advance the goal of the uninterrupted public pedestrian walkway along the water's edge. Examples of potential uses include water features, river watching, bocce, horseshoes, shuffleboard, plant and sculpture gardens, or outdoor cafes. Any structure erected on the pier should be temporary in nature, such as a tensile structure, fabric awning, or prefabricated, demountable, glass pavilion. The responsibility for the design, construction, maintenance and programming of the pier and public space will be determined in the future; the Plan recommends close coordination between the City and the developer on all of these issues.
- Environmental amenities, above and beyond the minimum required.

15. The maximum FAR and floor area allowed is included on the chart at page 105.

WATERFRONT COMMISSION February 20, 2024





# OLD TOWN NORTH SMALL AREA PLAN

## Subarea 3 - Waterfront Open Space

This Subarea is composed entirely of public open space and will continue to serve as passive and active recreational space for Old Town North and the City.

The waterfront is one of the City's, and Old Town North's greatest assets and is a gateway to the community. Consideration should be given to the design and scale of new buildings and improvements to existing buildings adjacent to the waterfront, from the neighborhood as well as the water. Attention should also be given to the design of new public spaces, to the improvement of existing public spaces along the waterfront, and to maintaining and expanding opportunities for public access and open vistas to and from the water.

### Principles

1. Promote building design along the waterfront that reflects the character of Old Town North and the City's waterfront heritage.
2. Provide building frontages on all publicly visible sides. Backs of buildings or rear yards will not face the water.
3. Employ the City's approved Waterfront Plan Schematic Design and the Waterfront Common Elements for design improvements and connectivity of existing waterfront open spaces.
4. Provide spaces to accommodate varied recreational (passive and active) uses as recommended under the City's approved Waterfront Plan Schematic Design in Waterfront Parks. Implementation of such uses in appropriate sections of new open spaces should be pursued to maximize opportunities for engagement between the public and the Waterfront and to provide opportunities for public access.
5. Explore opportunities to incorporate a marina(s) and expanded water-based transit on the Potomac River where feasible, giving attention to environmental standards and public access as part of the design.
6. Explore opportunities to expand the plan area's tree canopy to add shade along the waterfront but with careful attention not to block waterfront view corridor.
7. Improve Old Town North east/west streets to serve as windows to the waterfront by providing appropriate landscaping, tree canopies, lighting, and other streetscape improvements. In particular, street ends should terminate at landscaped gardens and plazas as described in the City's 2014 Waterfront Plan Schematic Design and the Waterfront Common Elements.
8. Pursue the design of a trail extension along the east side of Daingerfield Island as part of a future NPS Daingerfield Island master plan process while remaining consistent with recommendation 3.105 (page 83) in the City's approved Waterfront Plan.
9. Incorporate historical interpretation, to the extent possible, in all public spaces, recognizing that Old Town North's history and development has been intimately connected with the waterfront.

## Waterfront Plan

The Waterfront Plan is an overlay to the Old Town North Small Area Plan. It is a blueprint for revitalizing Alexandria's waterfront into a world class destination through incorporation of Alexandria's historic beginning as an international port; opportunities for expanded and enhanced open spaces; improved public access and connectivity along the waterfront; art and cultural enhancements; development of the remaining private redevelopment sites; improvements to the City marina and flood mitigation solutions.

The Waterfront plan area extends from Wolfe Street in the south to Tidlock Park in the north, between the River to the east and Union and Fairfax Streets to the west. It incorporates a number of existing waterfront parks in the Old Town North plan area, including Oronoco Bay Park, Wythe Street Plaza, Rivergate Park, and Tidlock Park. There are opportunities for open space expansion and enhancements along the Waterfront north of Tide Lock Park to the northern end of the Old Town North plan boundary.



Diagram - Oronoco Bay Park, OLIN Design



Diagram - Rivergate Park and OLIN Design





# OLD TOWN NORTH SMALL AREA PLAN

## Subarea 4 - Mixed-Use Core

This Subarea has a mix of uses and a mix of building types extending from Washington Street in the west to the waterfront in the east. This Subarea includes the majority of the existing and planned office and retail uses that generate the daytime and nighttime population essential to keeping Old Town North active, vibrant, and enjoyable.

### Principles:

1. Provide improved street access with prominent and welcoming entries through the implementation of streetscape and sidewalk standards as described in Chapter 5 and Appendix I of the Design Standards and Guidelines.
2. Integrate new buildings with their surroundings in terms of massing and scale to allow for a more cohesive relationship among buildings and the street frontage.
3. Utilize appropriate building height and scale transitions, particularly when adjacent to lower scale developments in neighboring residential Subareas.
4. Implement the Retail/ Arts and Cultural Areas and Corridors, as depicted in Figure 2.04.



OTNSAP Illustrative Layout (Page 45)

URBAN DESIGN ADVISORY COMMITTEE February 7, 2024





# REVIEW PROCESS

- Waterfront Commission, BAR and UDAC will be reviewing the project at public meetings
- BAR will review in advisory role, per the Waterfront Plan (site not located in Old & Historic Alexandria District)
- UDAC will review project based on Old Town North Urban Design Standards & Guidelines
- Planning Commission and City Council review projected no earlier than late 2024

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