

Robinson Terminal North Rooney Properties

UDAC Concept II Hearing
06.12.24

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

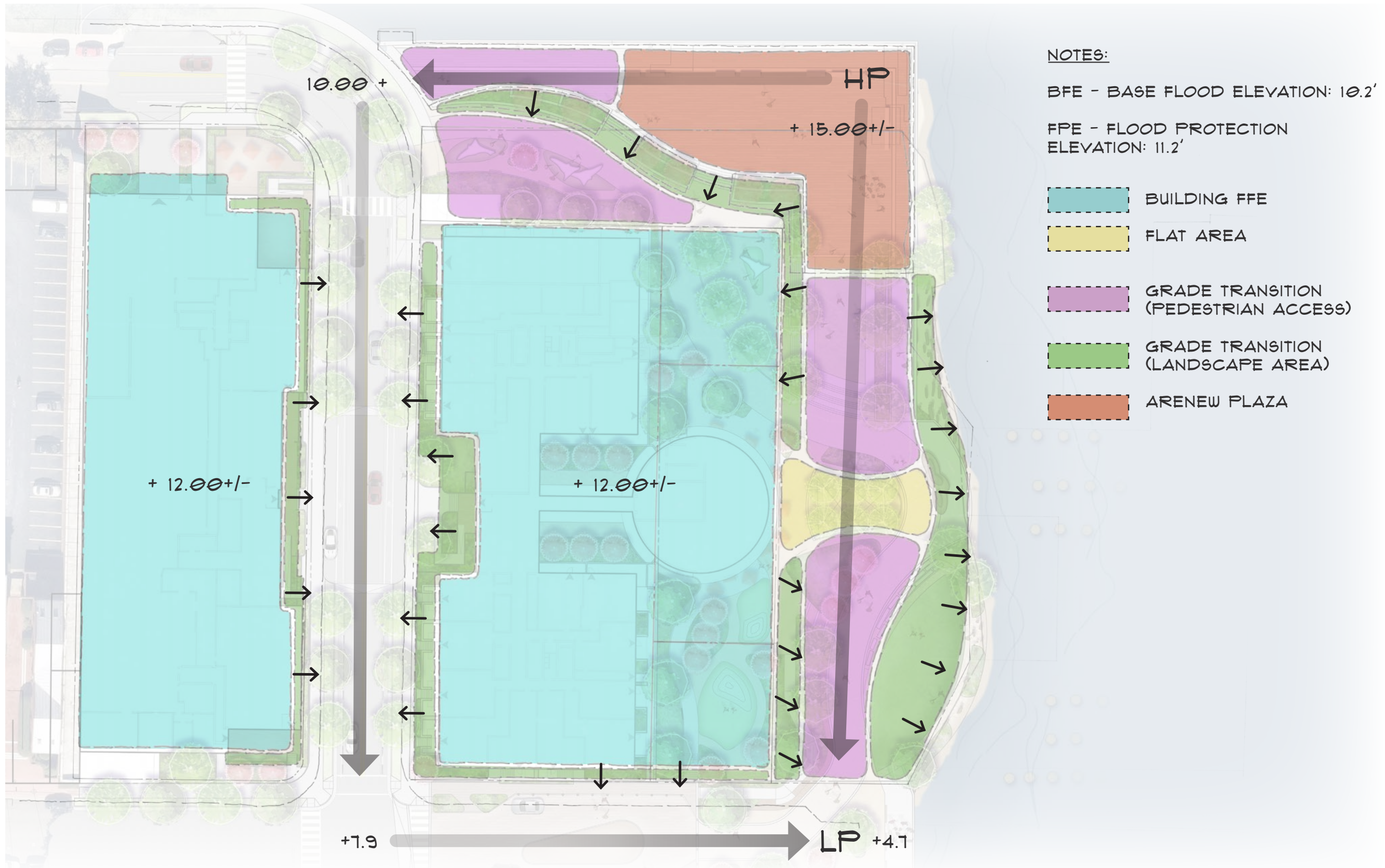
East Building

- 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

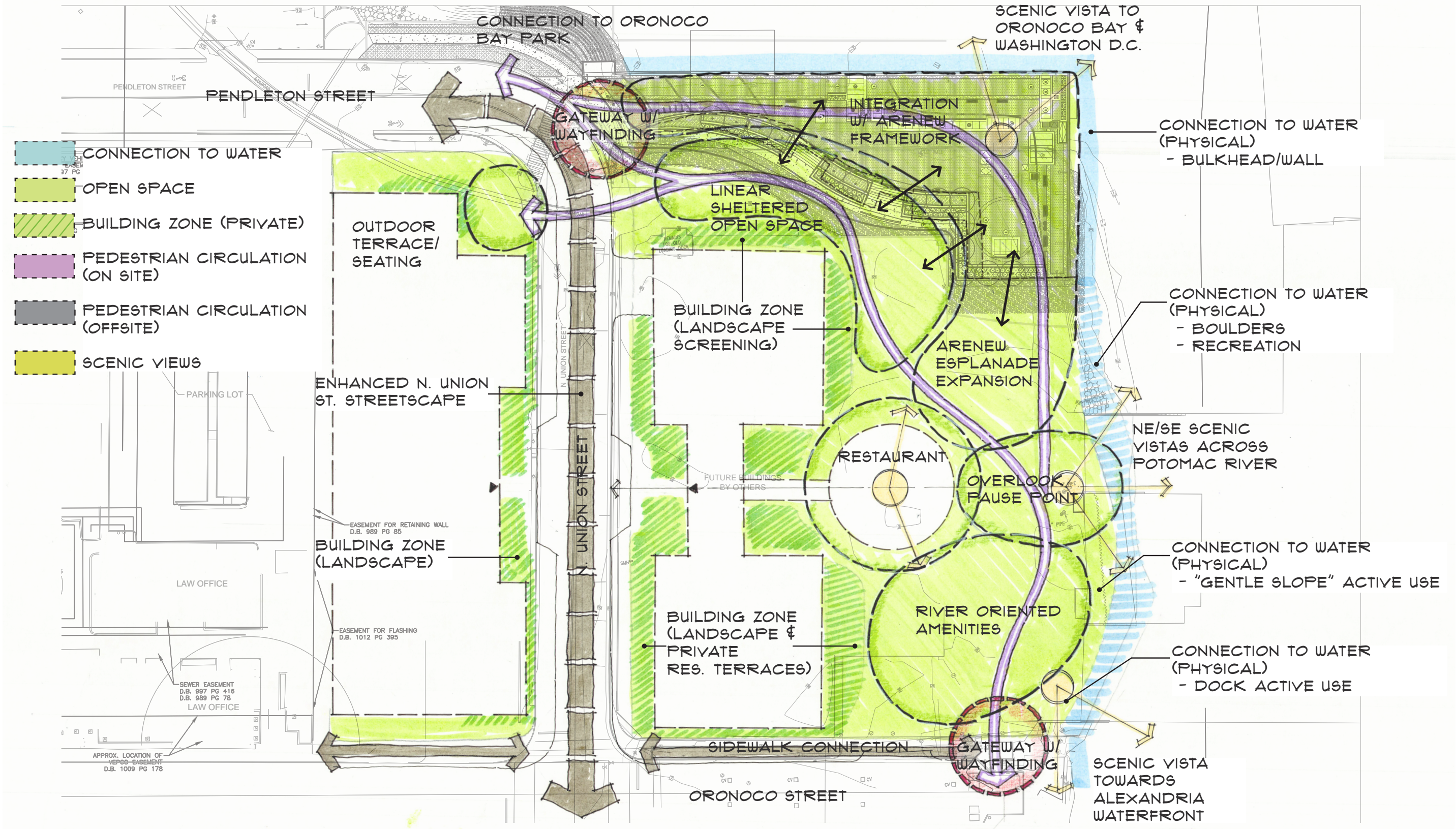


Site

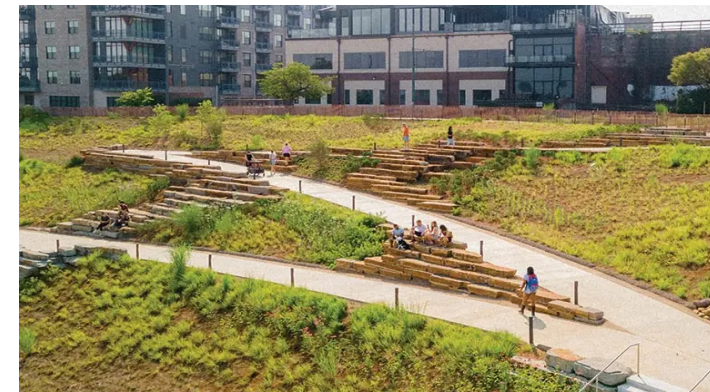
Site Considerations and Topography



Framework Bubble Plan



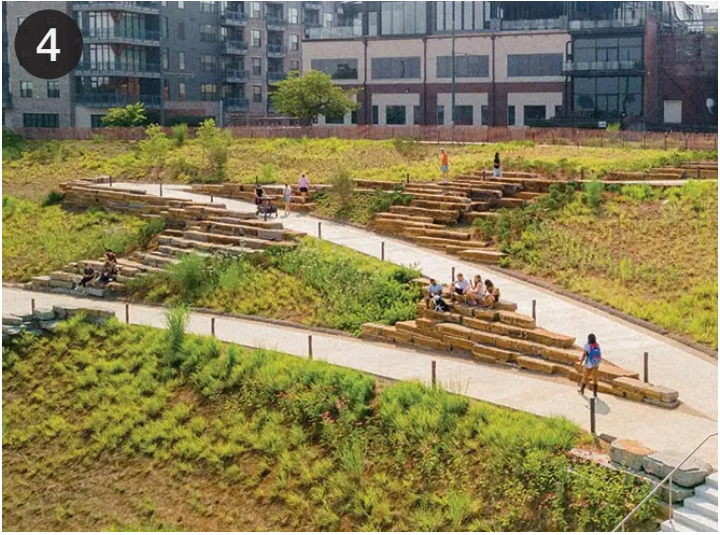
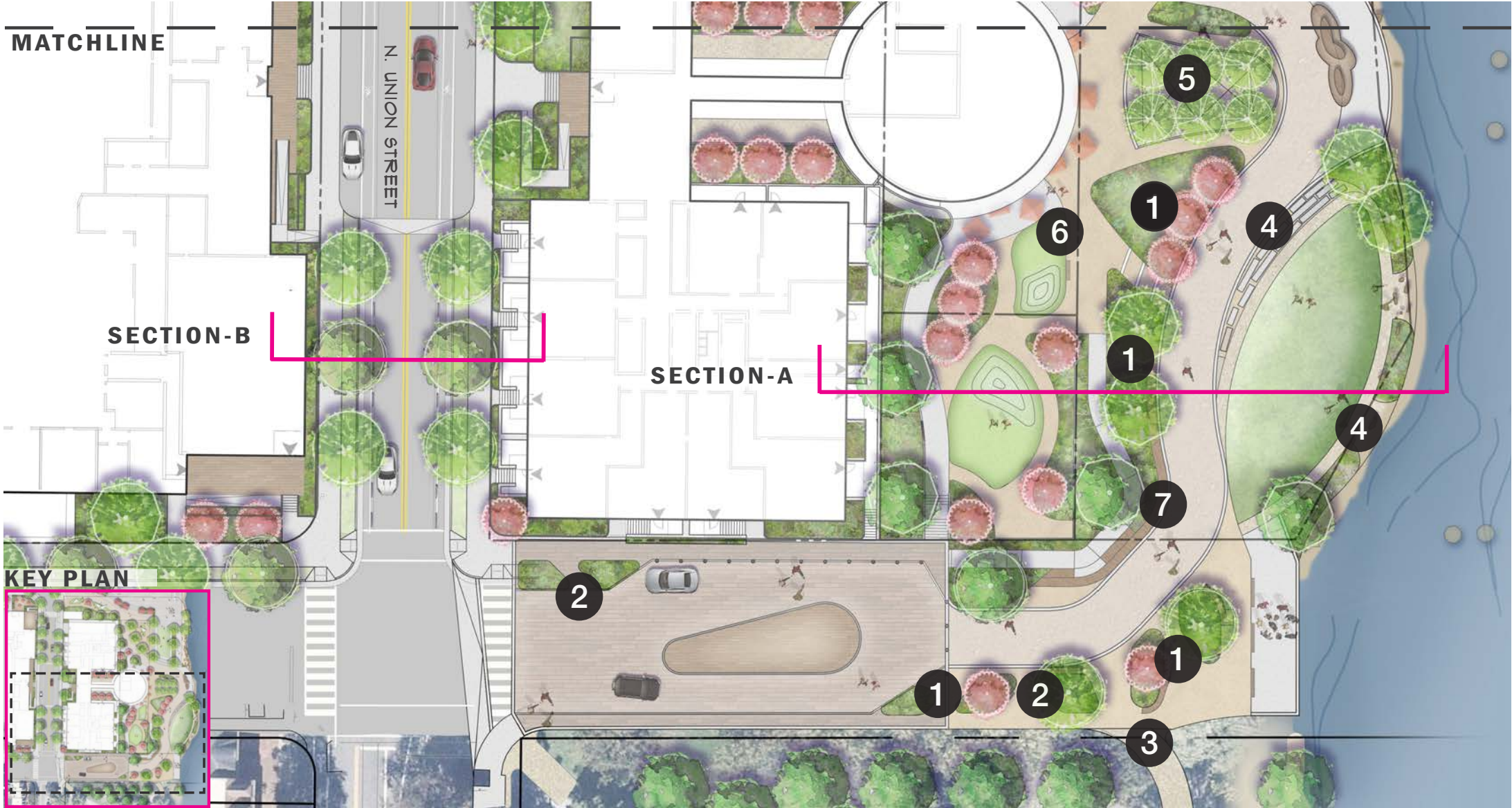
Site Character



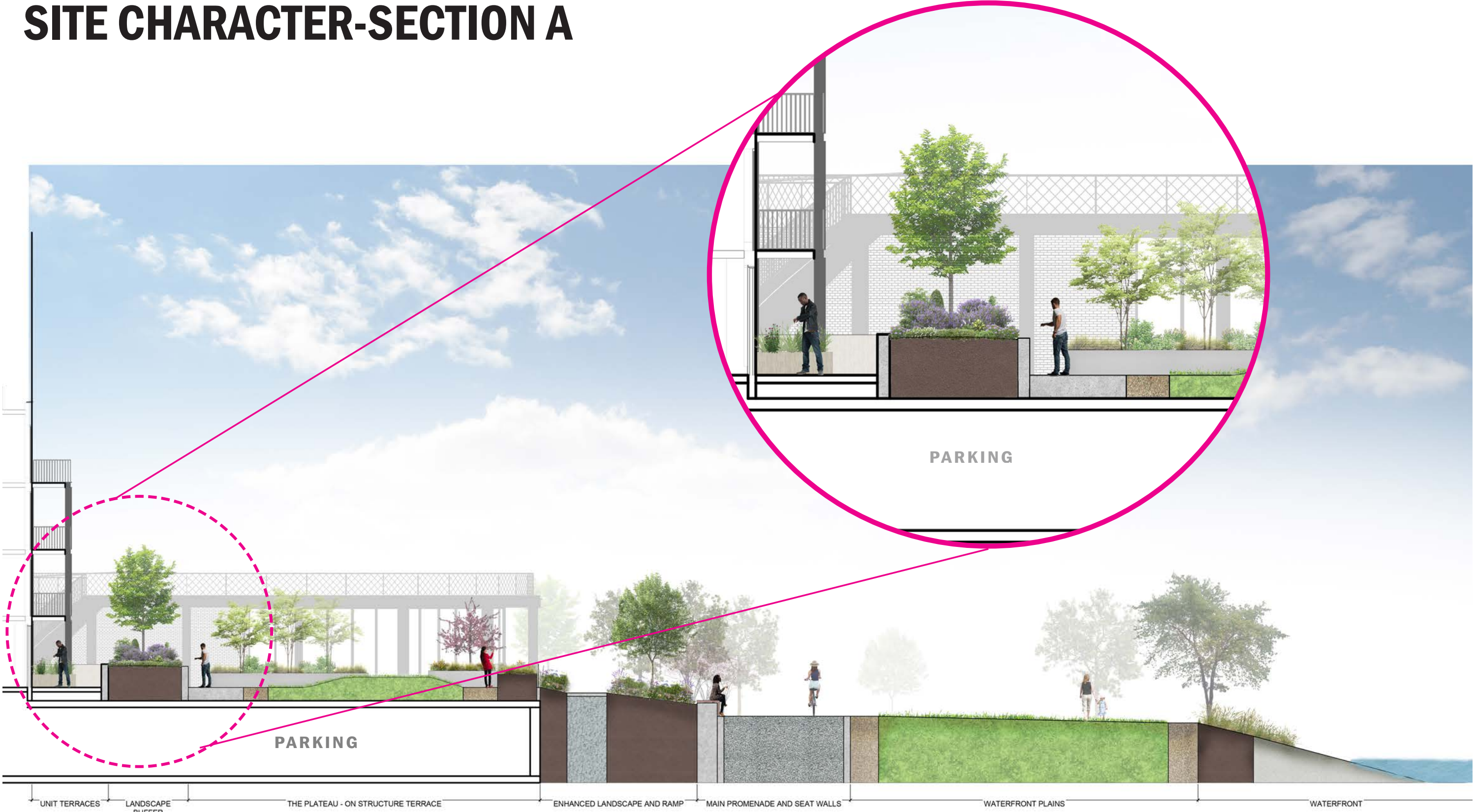
SITE CHARACTER-NORTH



SITE CHARACTER-SOUTH



SITE CHARACTER-SECTION A



PARKING

PARKING

UNIT TERRACES

LANDSCAPE BUFFER

THE PLATEAU - ON STRUCTURE TERRACE

ENHANCED LANDSCAPE AND RAMP

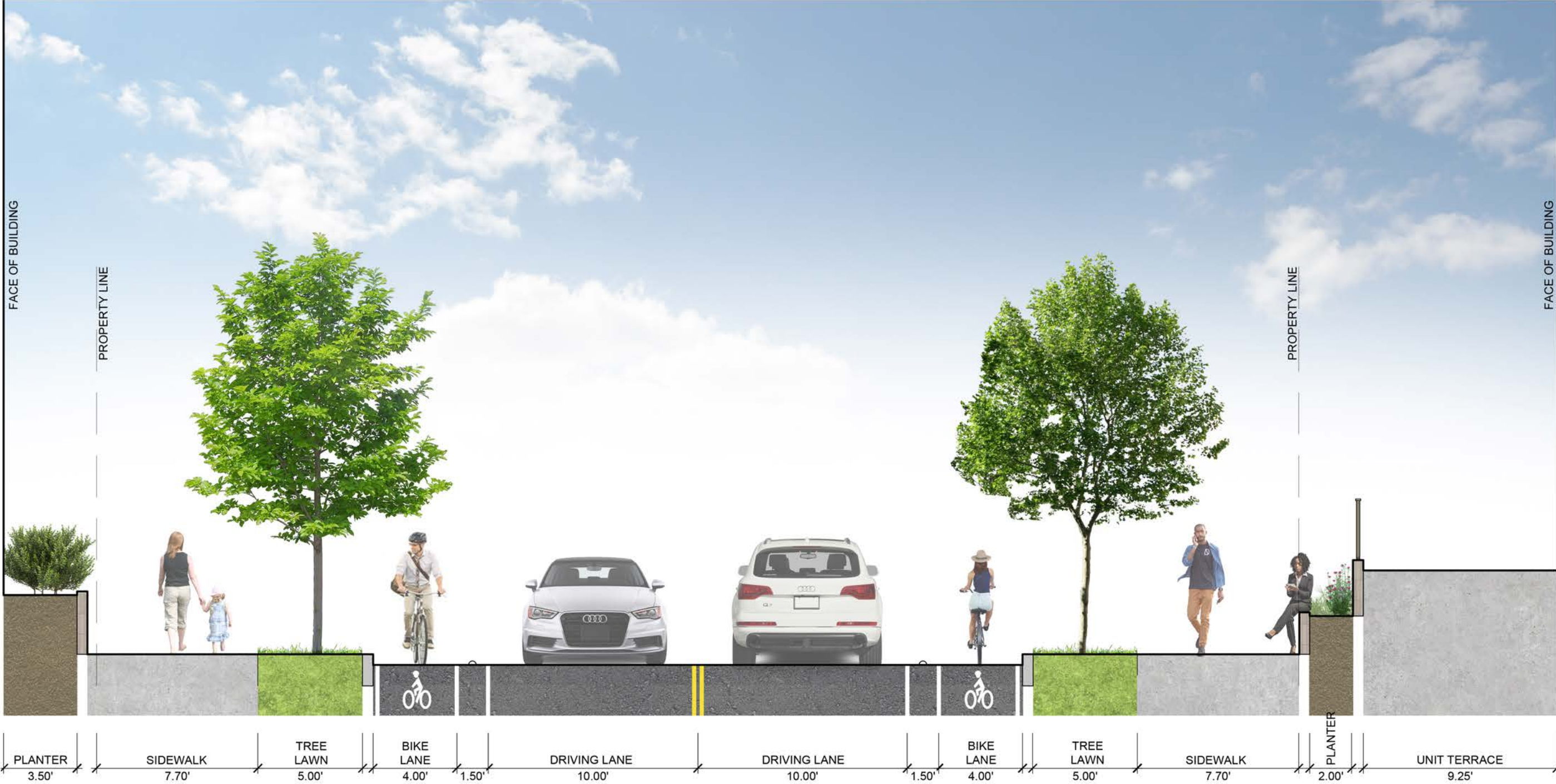
MAIN PROMENADE AND SEAT WALLS

WATERFRONT PLAINS

WATERFRONT

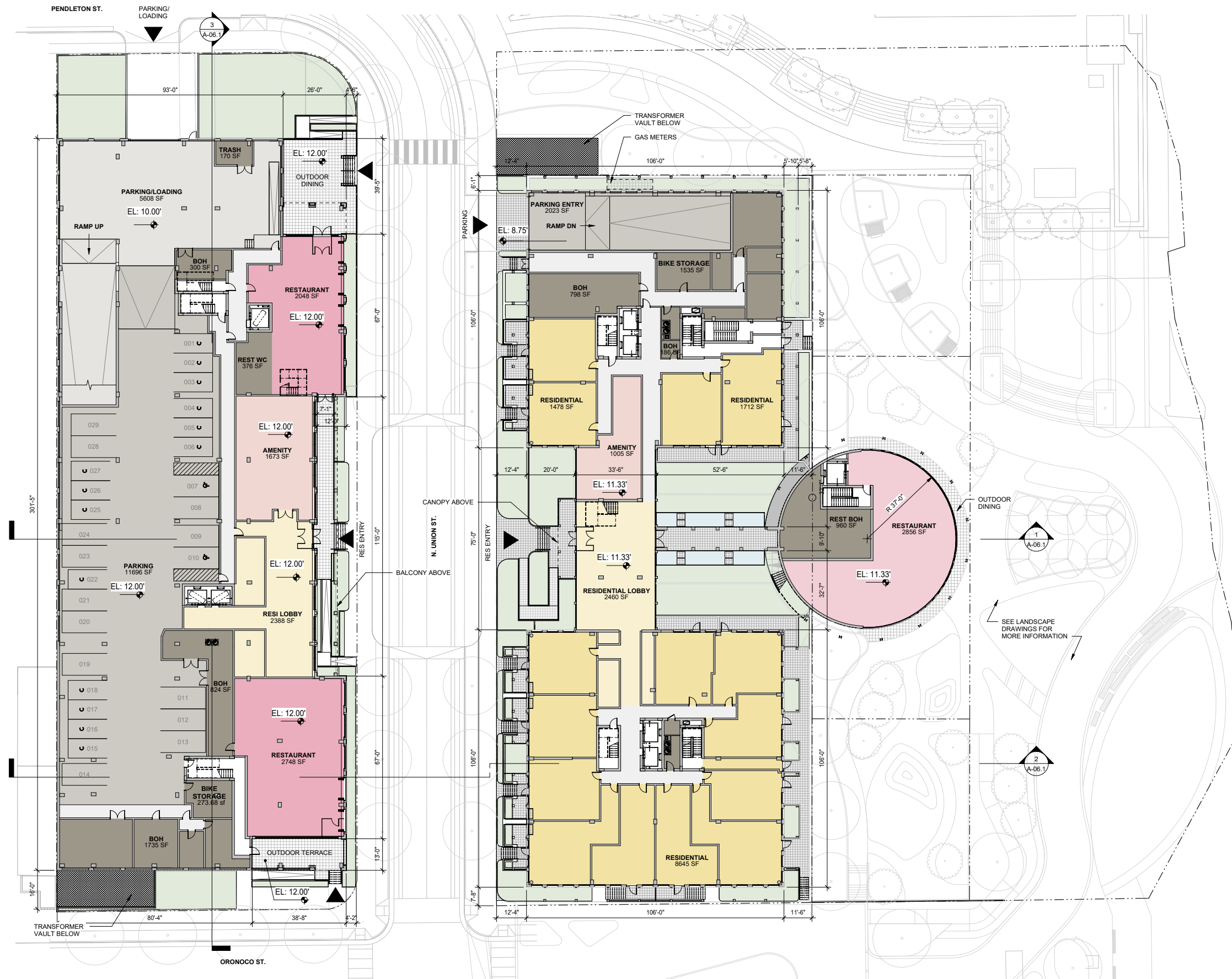
SECTION NOT TO SCALE

SITE CHARACTER-SECTION B



Building Design Updates

Ground Floor Plan

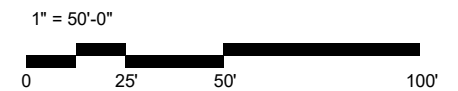


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Design Character

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_UDAC Concept II Hearing



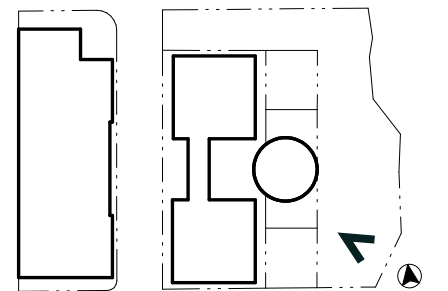
Alexandria/ Composition and Rythm

06.12.24

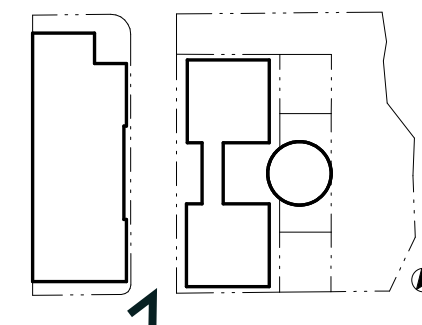
Land Design

East Building

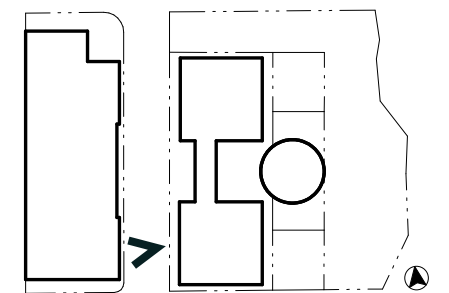
View from the Waterfront



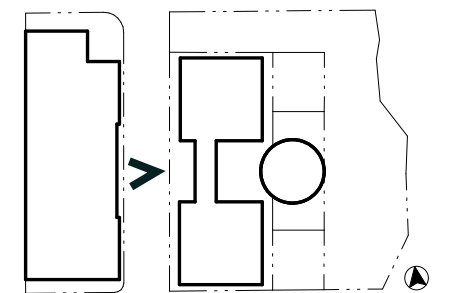
Oronoco St. & N. Union St. - View from SW



N. Union St. - View from W



N. Union St. Main Entry



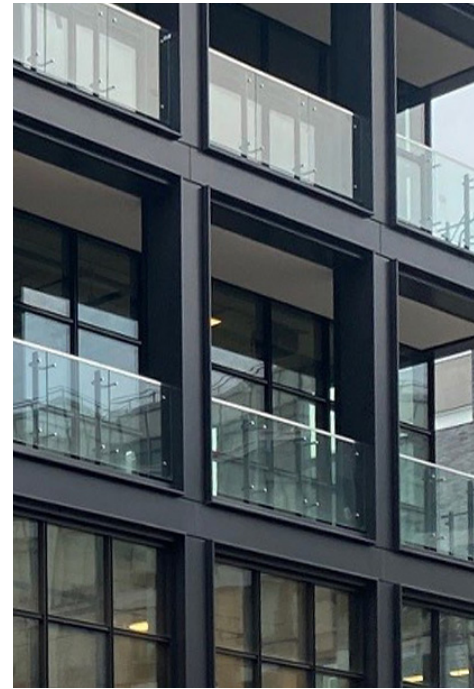
East Building Palette



BRICK PATTERN



PUNCHED WINDOWS



METAL CHANNEL FRAME



PLANTED PAVILION



WEATHERED BRICK 1 SAMPLE

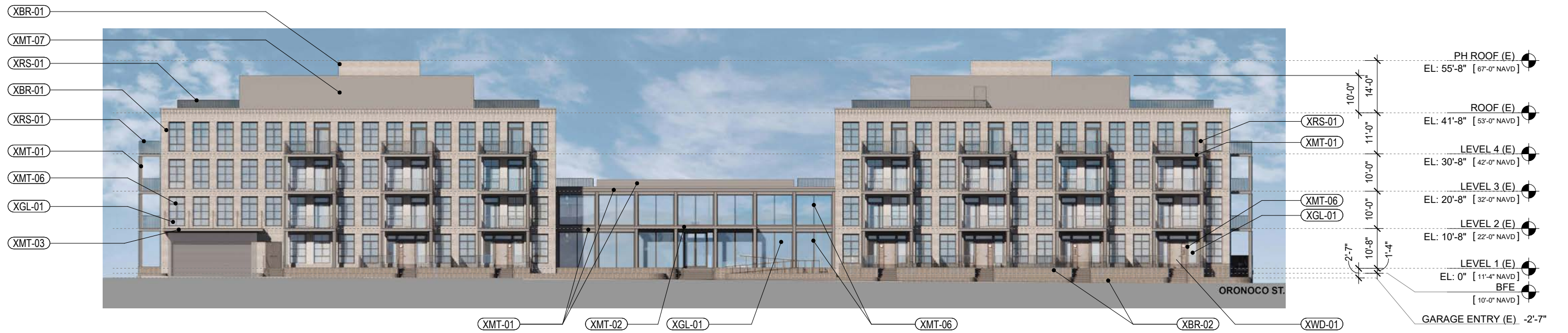


WEATHERED BRICK 2 SAMPLE

East Building: East and West Elevations



EAST ELEVATION



WEST ELEVATION

East Building: North and South Elevations



NORTH ELEVATION



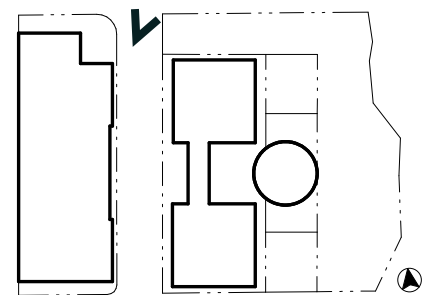
SOUTH ELEVATION

- (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

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



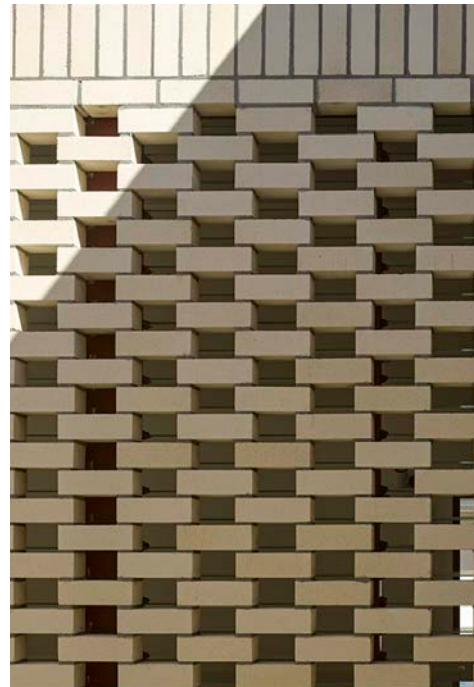
West Building Palette



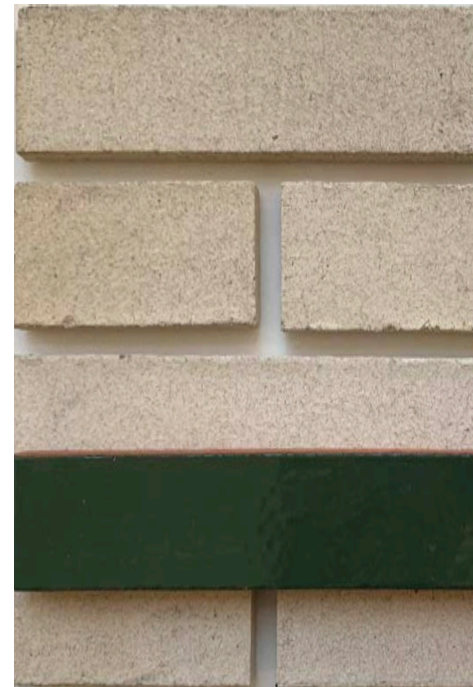
RIBBED BRICK



GLAZED BRICK/TILE LOGGIA



BRICK SCREEN



BRICK AND TILE SAMPLE



CAST STONE



WARM GRAY METAL

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

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