

Robinson Terminal North Rooney Properties

UDAC Meeting III
10.02.24

Design Changes Summary



Site

- N. Union Street Typical Section
- Oronoco Street Design

West Building

- Updated Renderings

East Building

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



Site

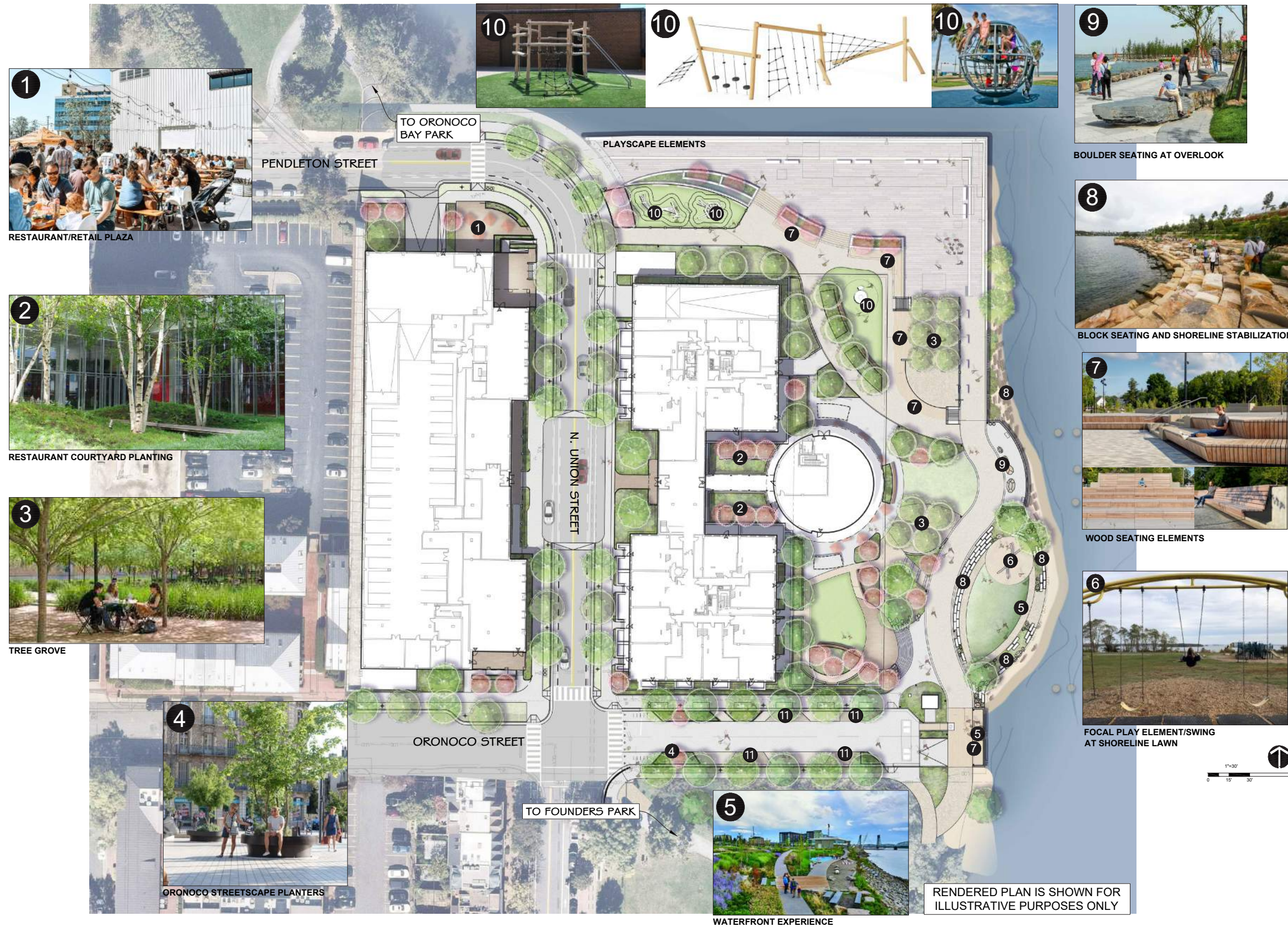
Concept Plan



Site

- N. Union Street Typical Section
- Oronoco Street Design

Concept Plan



RESTAURANT/RETAIL PLAZA



RESTAURANT COURTYARD PLANTING



TREE GROVE



ORONOCO STREETScape PLANTERS



WATERFRONT EXPERIENCE



PLAYSCAPE ELEMENTS



BOULDER SEATING AT OVERLOOK



BLOCK SEATING AND SHORELINE STABILIZATION



WOOD SEATING ELEMENTS

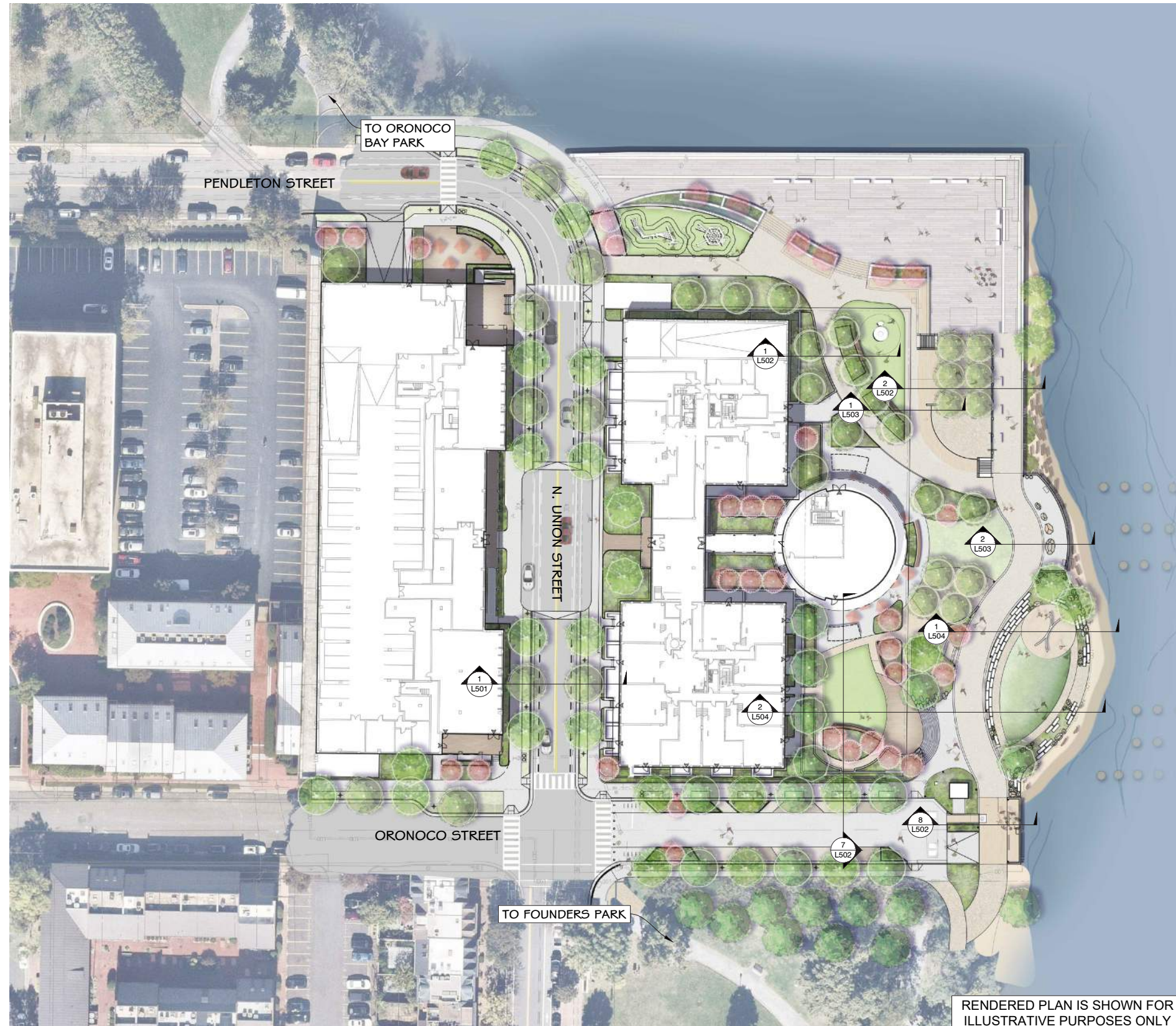


FOCAL PLAY ELEMENT/SWING AT SHORELINE LAWN

11 PADS FOR KIOSKS

RENDERED PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

Reference Plan_ Schematic Sections



Site Schematic Sections



1 N. UNION STREET TYPICAL SECTION
L501 SECTION

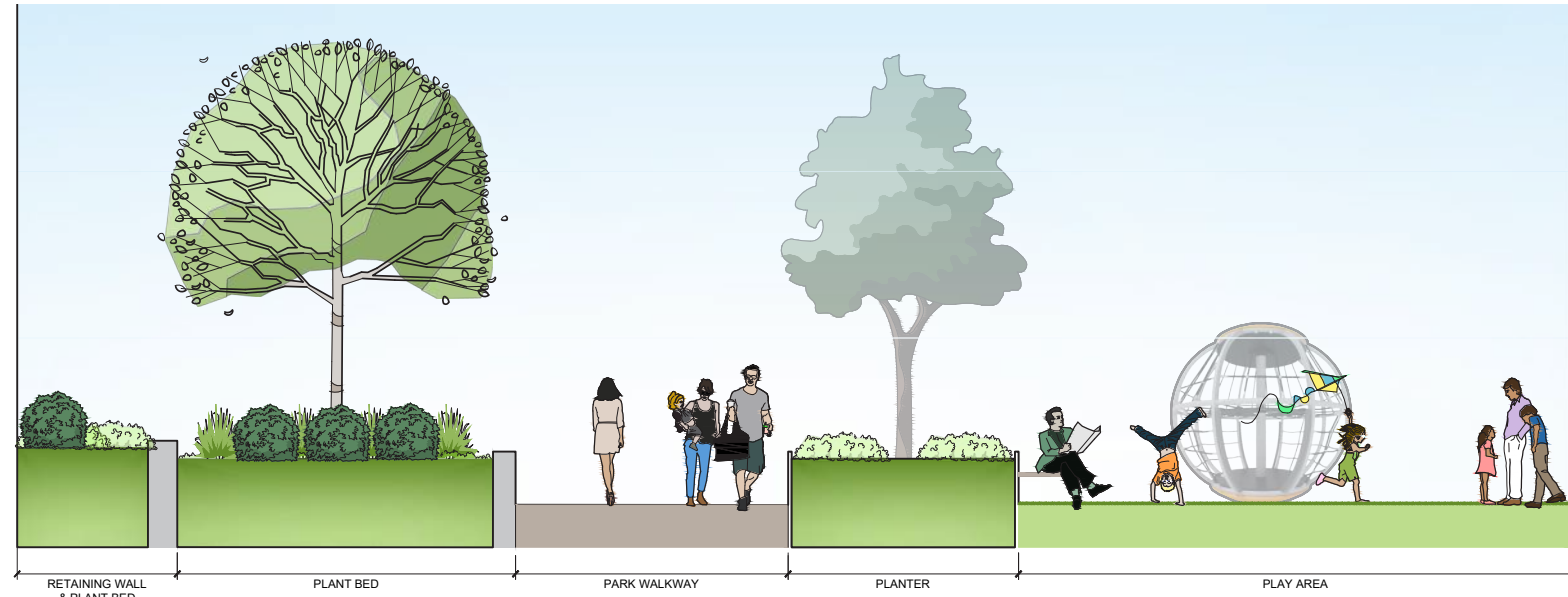
1/4" = 1'-0"



KEY PLAN

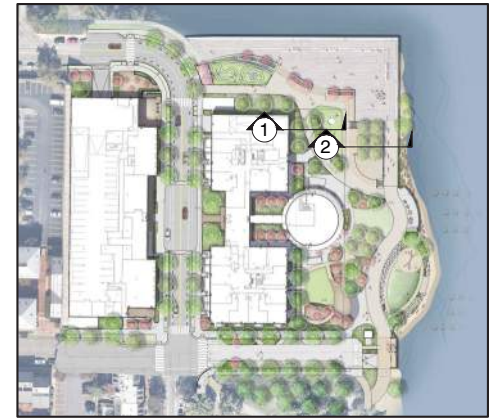
NOTES:
1. SECTIONS ARE SCHEMATIC TO SHOW DESIGN INTENT AND WILL BE REFINED THROUGH FINAL SITE PLAN.

Site Schematic Sections



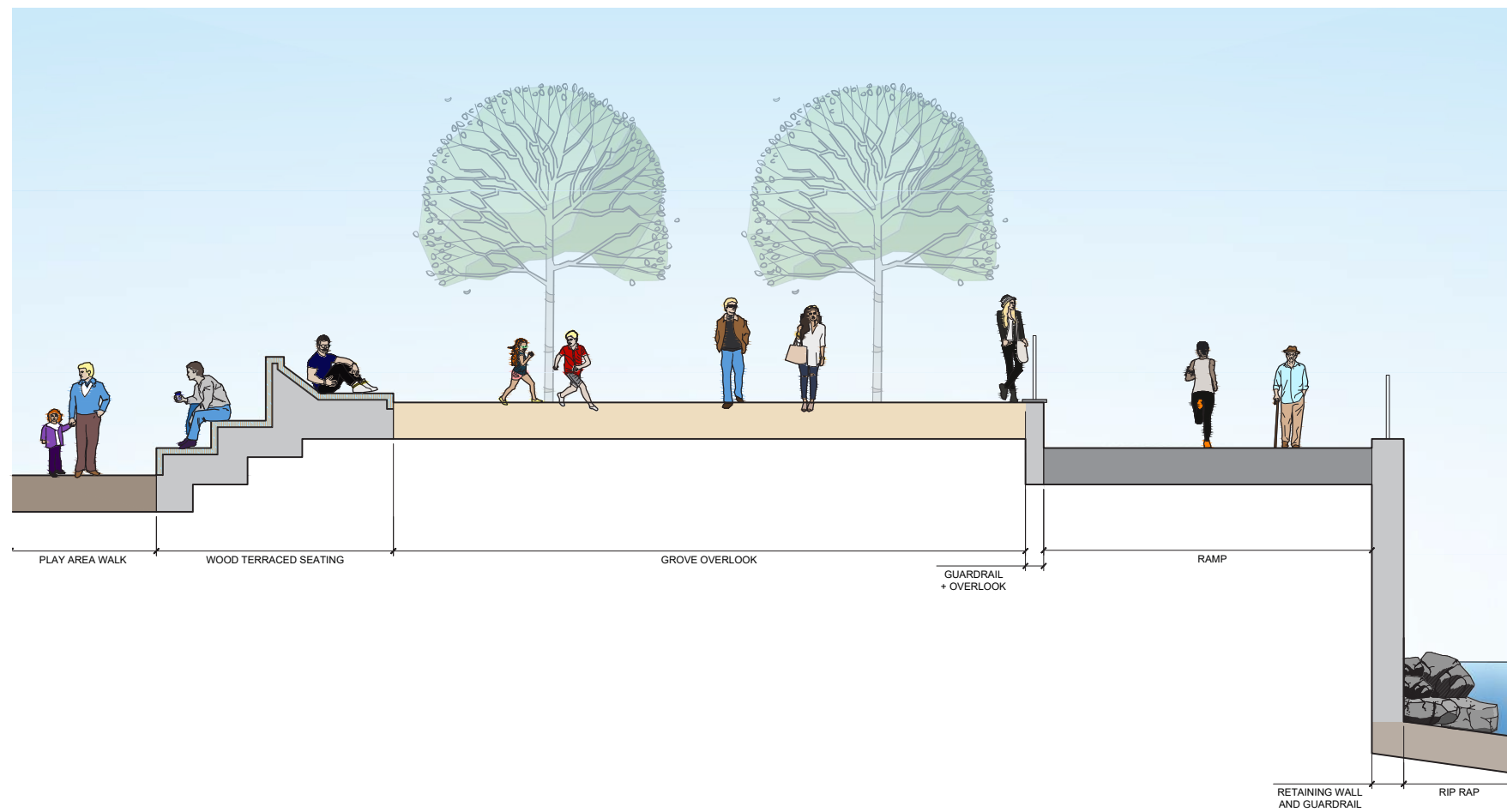
1 SITE SECTION 1
L502 SECTION

1/4" = 1'-0"



KEY PLAN

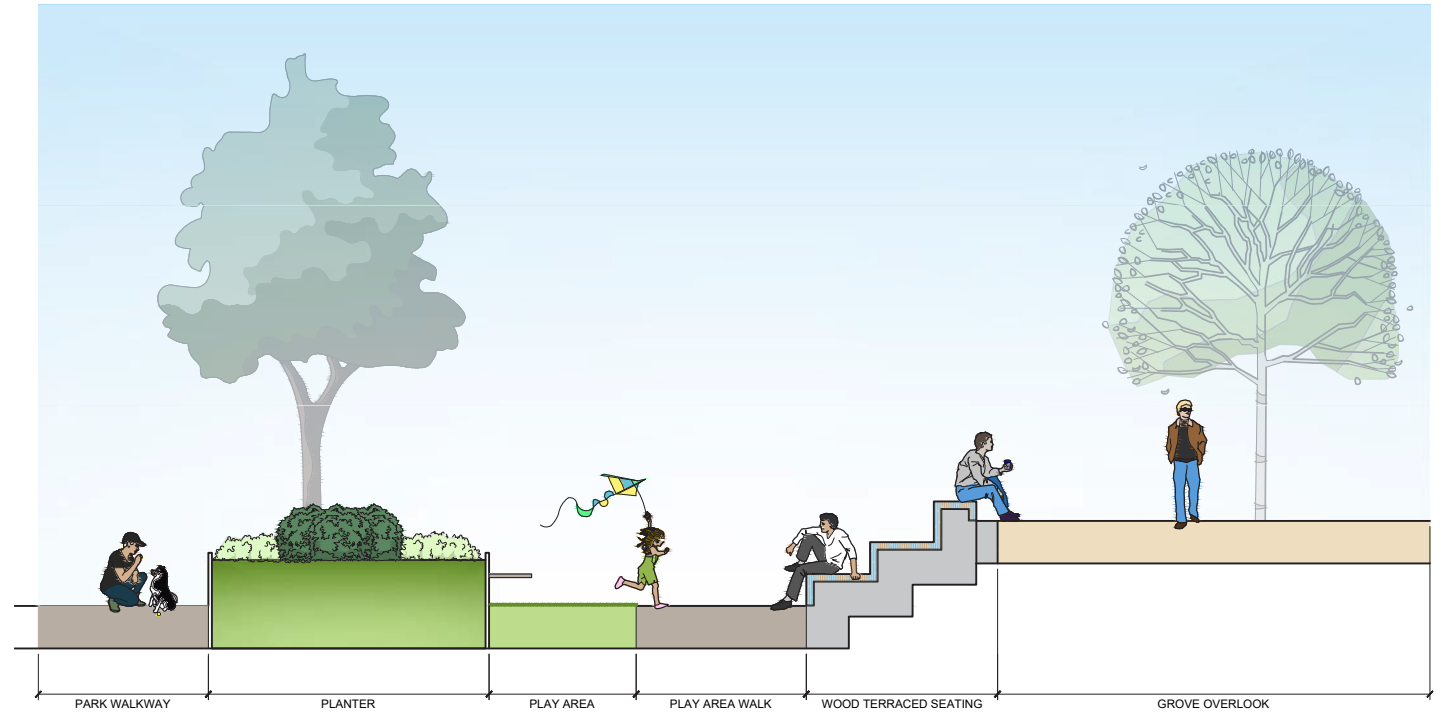
NOTES:
1. SECTIONS ARE SCHEMATIC TO SHOW DESIGN INTENT AND WILL BE REFINED THROUGH FINAL SITE PLAN.



2 SITE SECTION 2
L502 SECTION

1/4" = 1'-0"

Site Schematic Sections

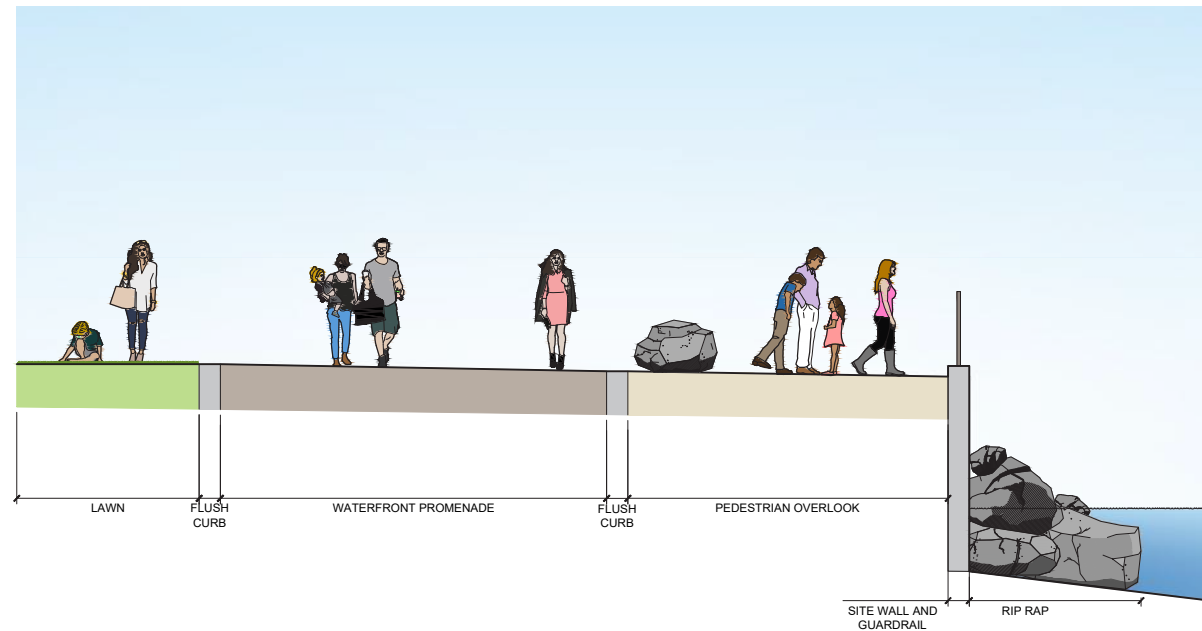


1 SITE SECTION 3
L503 SECTION 1/4" = 1'-0"



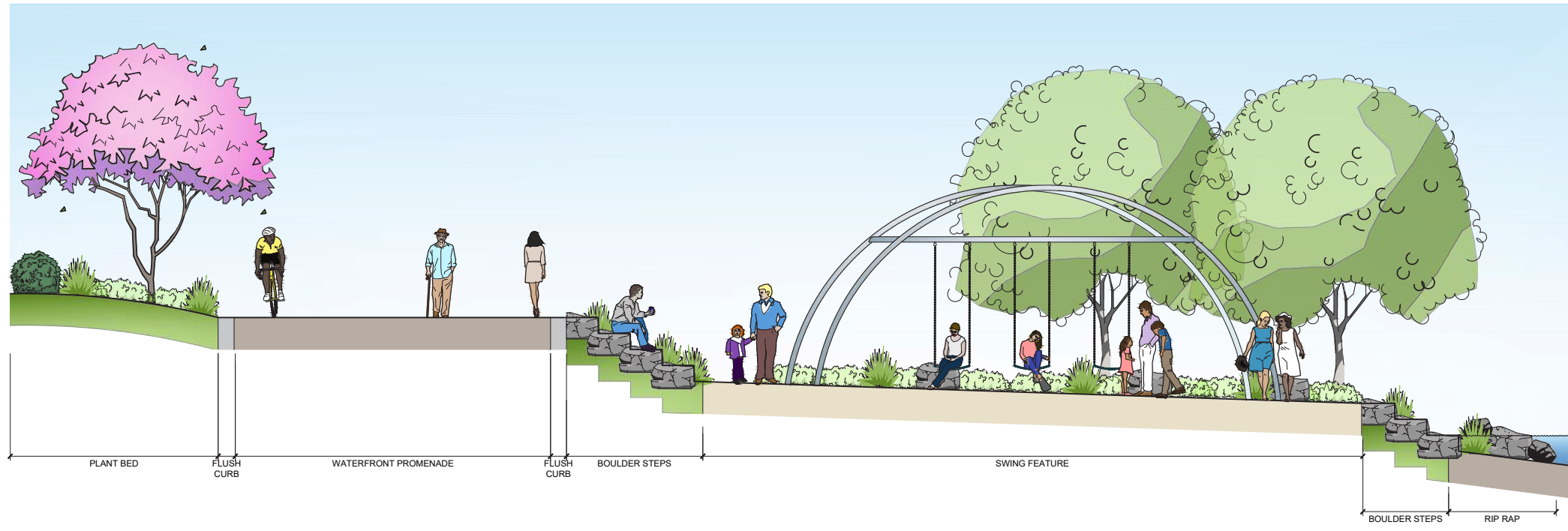
KEY PLAN

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



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

Site Schematic Sections



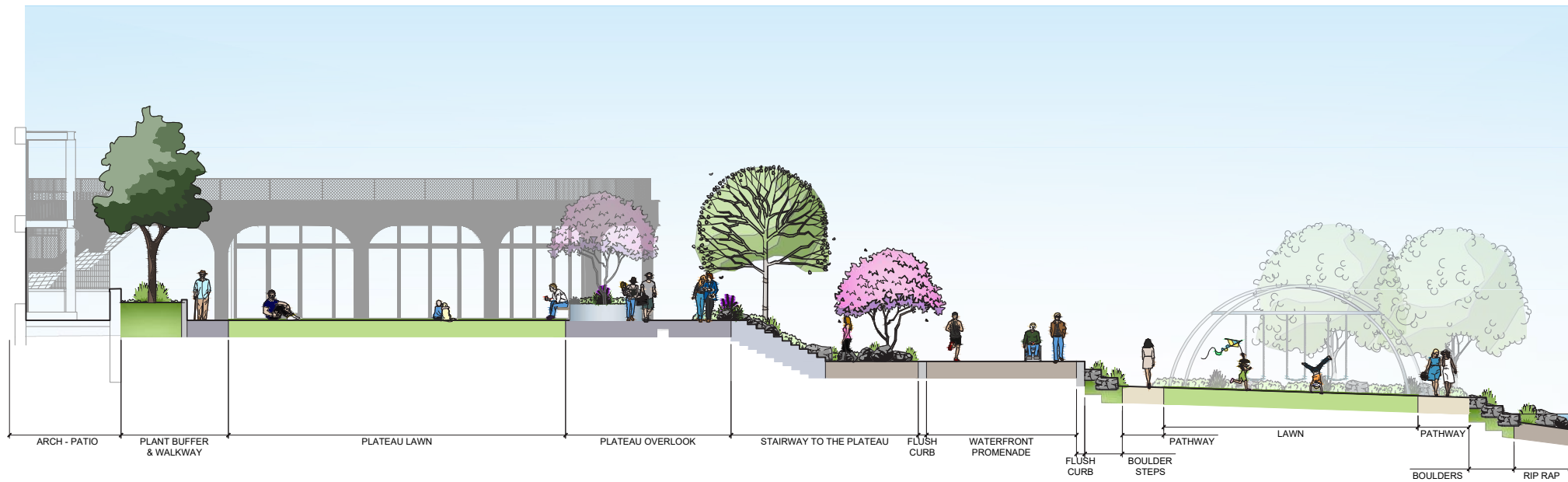
1 SITE SECTION 5
L504 SECTION

1/4" = 1'-0"



KEY PLAN

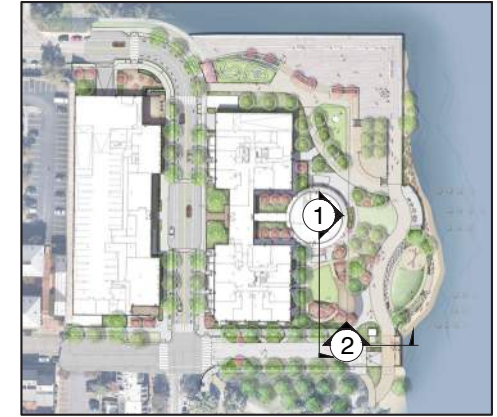
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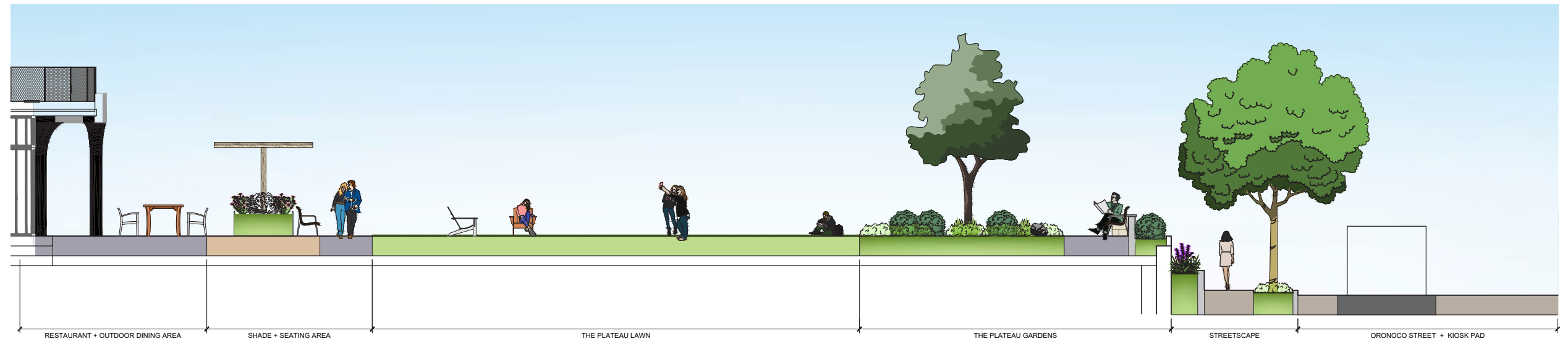
2 SITE SECTION 6
L504 SECTION

1/8" = 1'-0"

Site Schematic Sections

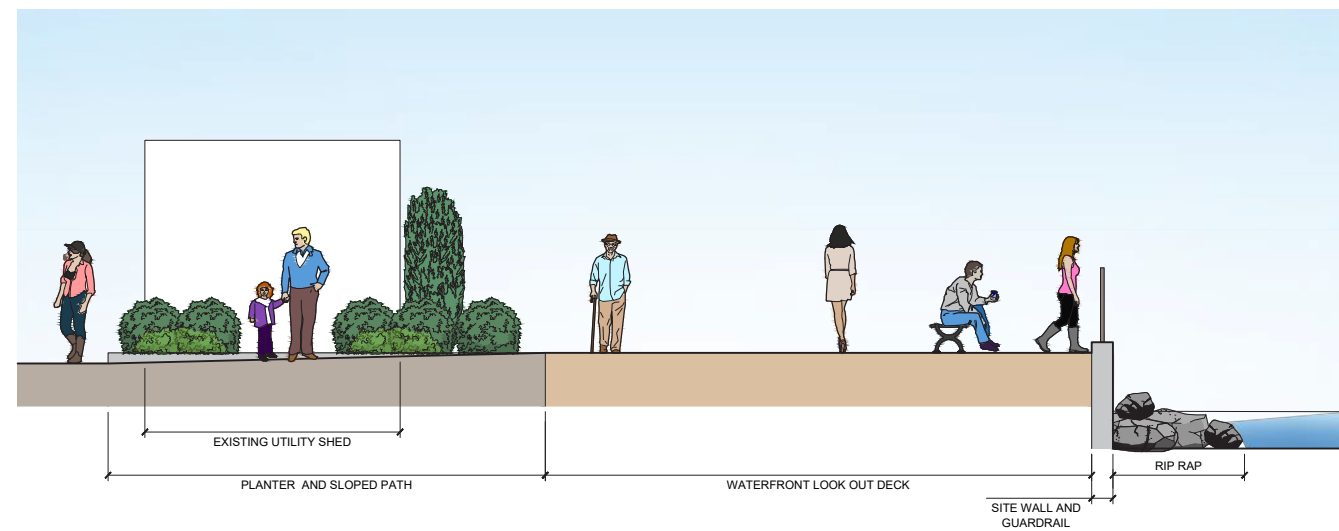


KEY PLAN



1 SITE SECTION 7
L505 SECTION

3/16" = 1'-0"



2 SITE SECTION 8
L505 SECTION

1/4" = 1'-0"

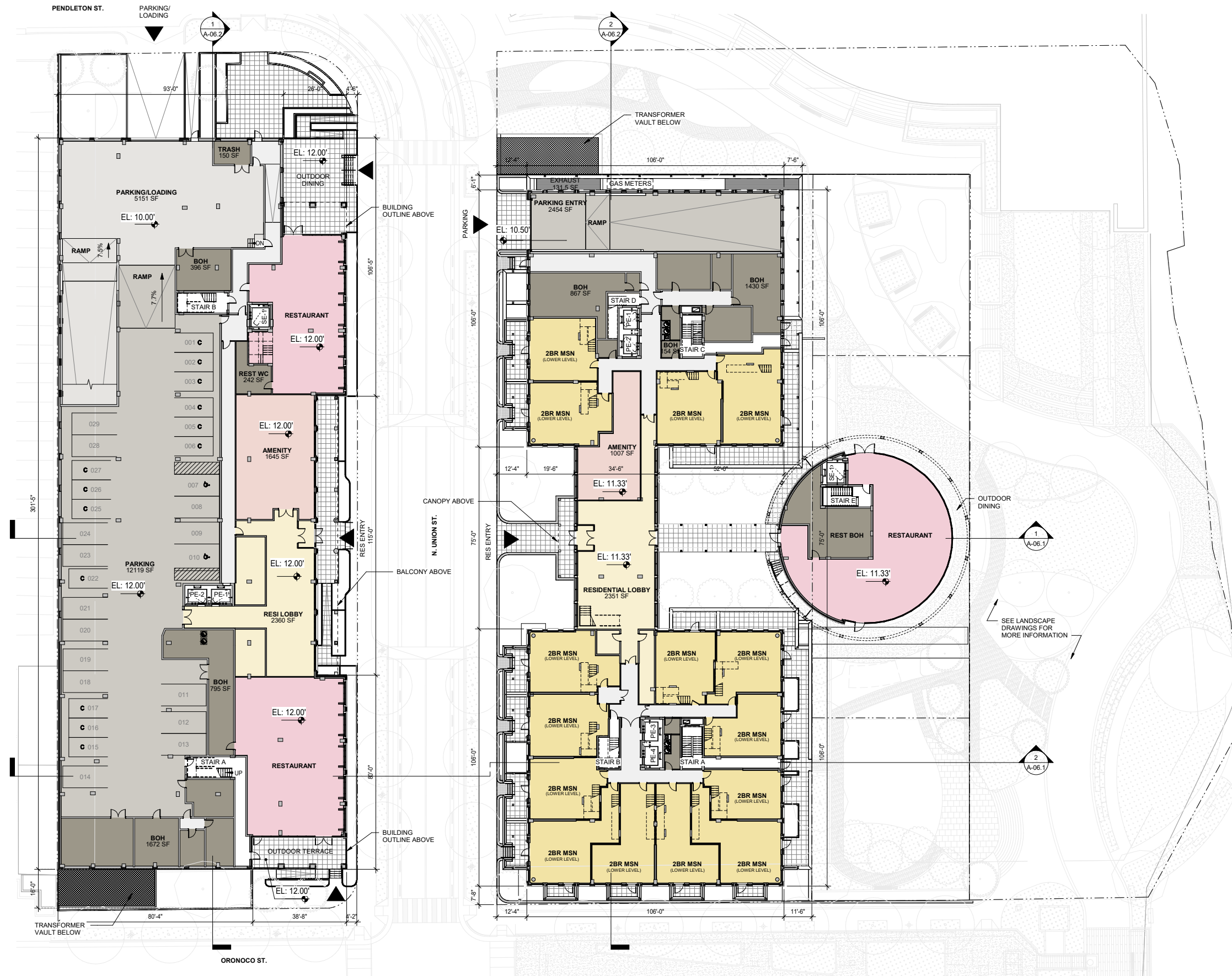
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1. SECTIONS ARE SCHEMATIC TO SHOW DESIGN INTENT AND WILL BE REFINED THROUGH FINAL SITE PLAN.

N. Union Street Typical Section



Building Design Updates

Ground Floor Plan

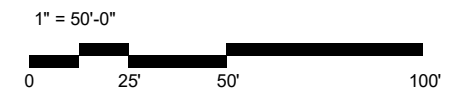


West Building

- Updated Renderings

East Building

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



Design Character

Design Character

Refined waterfront industrial, composed, textured brick & metal accents



Demolished Ford Plant/ Waterfront Industrial History



Torpedo Factory



Torpedo Factory



Torpedo Factory



Alexandria Meets the Waterfront



Alexandria/ Composition and Rythm

East Building

Aerial View from South East

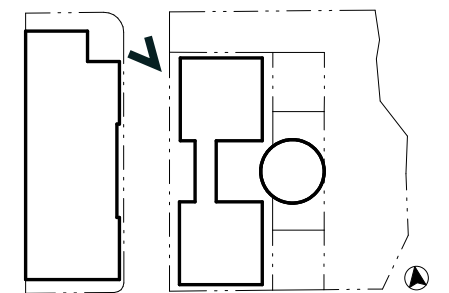


East Building

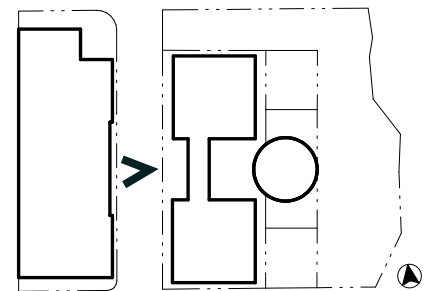
- Updated Renderings
- Restaurant Design and Access from N. Union Street
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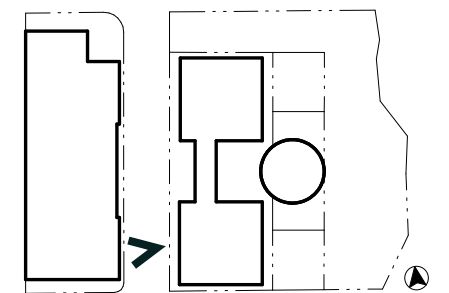
Oronoco St. & N. Union St. - View from NW



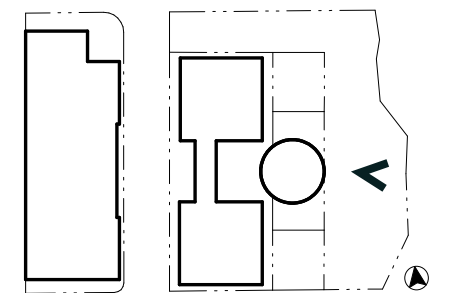
N. Union St. Main Entry



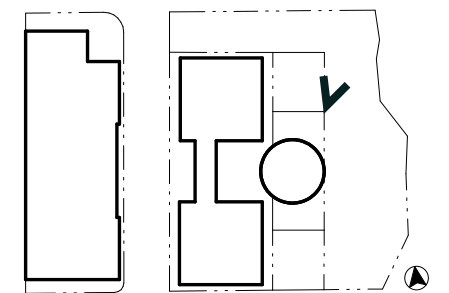
N. Union St. - View from W



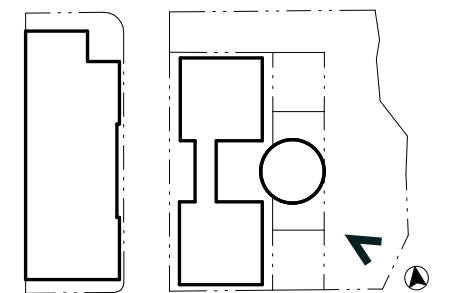
View from the Waterfront



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

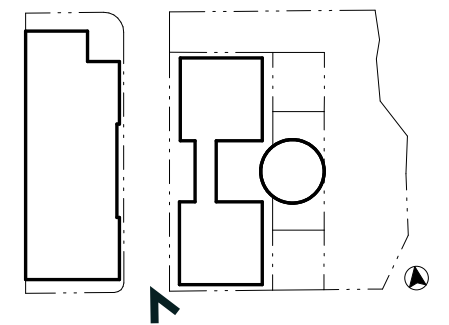


West Building

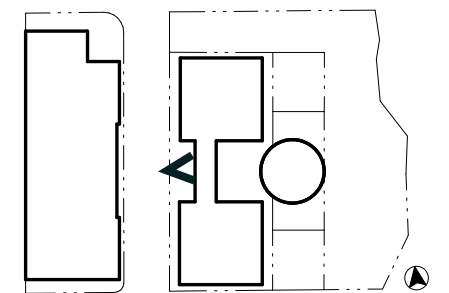
- Updated Renderings



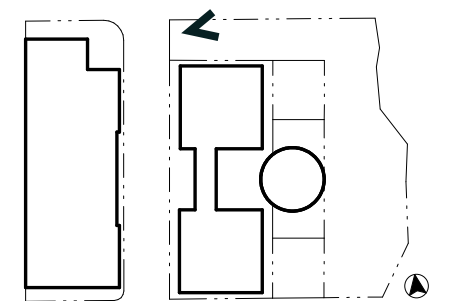
Oronoco St. & N. Union St. - View from SE



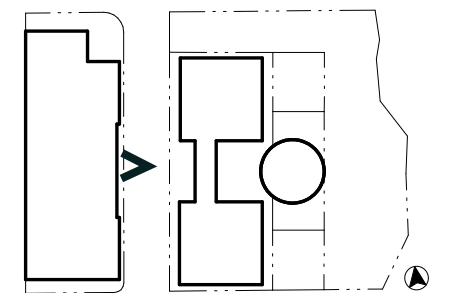
N. Union St. Main Entry



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

OTN Design Guidelines

OTN Design Guidelines

1. Setback from PL: 2-10' required

- a. East Building: **Deviates**
 - i. 74% of façade = 12'-4" setback
 - ii. 26% of façade = 32'-4" setback
- b. West Building: **Complies**

2. Bike Parking to Bldg. entrance: 100' required

- a. East Building:
 - i. **~80'** from side entrance
 - ii. **~150'** from main building entrance
- b. West Building:
 - i. **~160'** from main building entry

3. Ground Floor Retail Floor-to-Ceiling Height: min 15' required

- a. West Building: **14'-0"**
- b. East Building: **11'-10"**

4. Retail depth: 35' required

- a. East Building: **32'**
- b. West Building: **39'** and **45'**

OTN Design Guidelines

5. Restaurant/Retail transparency for ground floor retail area: min 70% required

- a. East Building: 56%
- b. West Building:
 - i. North Retail: 58%
 - ii. South Retail: 59%

6. Walls/fences: 3' max height

- a. East Building: 3'-6" guardrails at masonette units

7. Mid-block pedestrian passage

- a. Settlement Agreement establishes building block
- b. Access to waterfront via ARenew & Oronoco Street
- c. New access to waterfront restaurant from N. Union Street

8. Explore Providing a Community Meeting Space

- a. Significant public open space at waterfront parcel

RTN_Aerial View from South East



Appendix

Site Location - 1/4 mile radius



Context



1. ROBINSON TERMINAL & ORONOCO ST



2. ORONOCO BAY PARK



3. FOUNDERS PARK



4. OLD TOWN ALEXANDRIA HOMES



5. SOUTH UNION ST



6. UNION ST PUBLIC HOUSE



7. ROBINSON TERMINAL SOUTH



8. KING ST



9. OLD TOWN NORTH NEW DEVELOPMENT



10. TORPEDO FACTORY



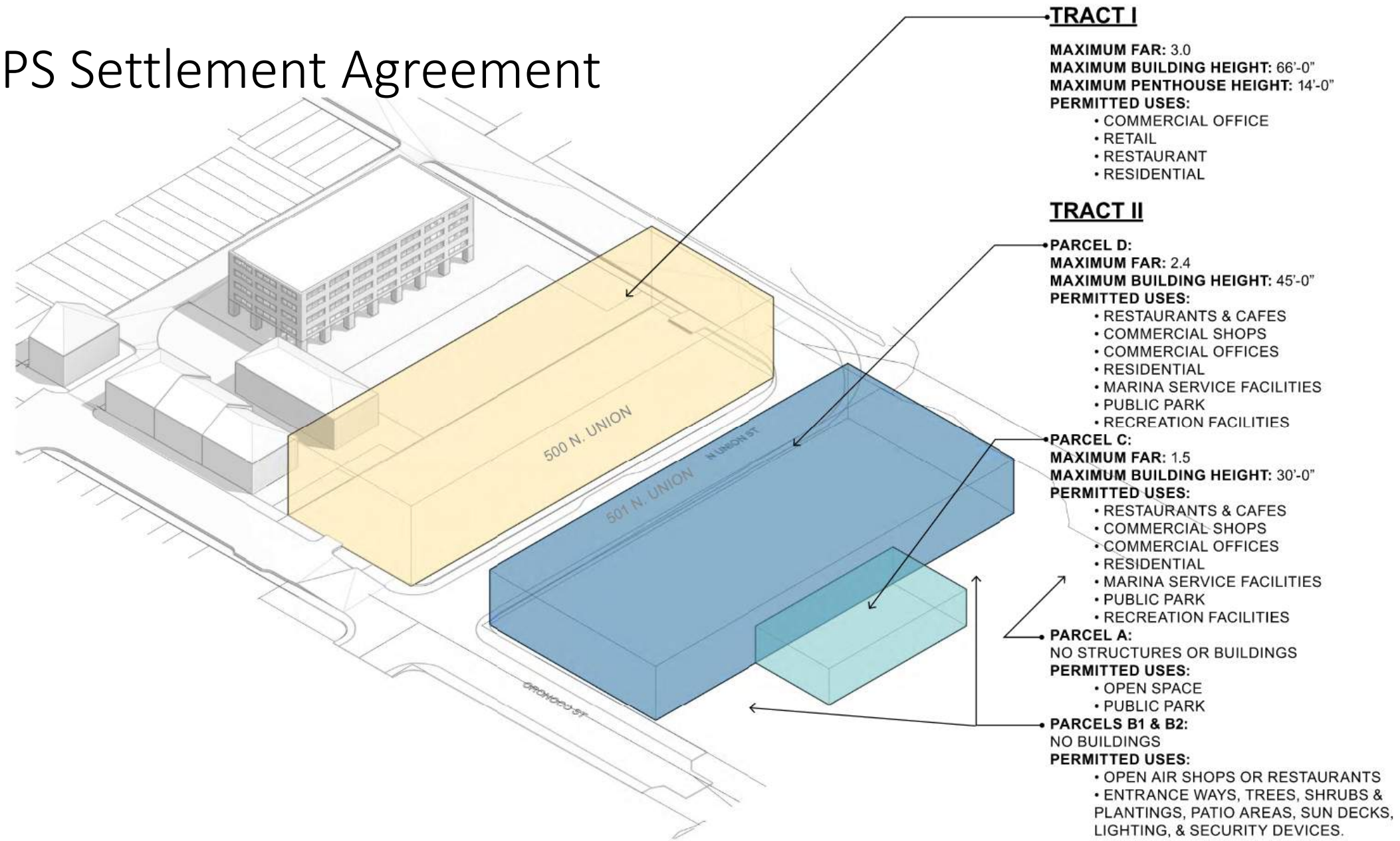
11. TORPEDO FACTORY ART CENTER



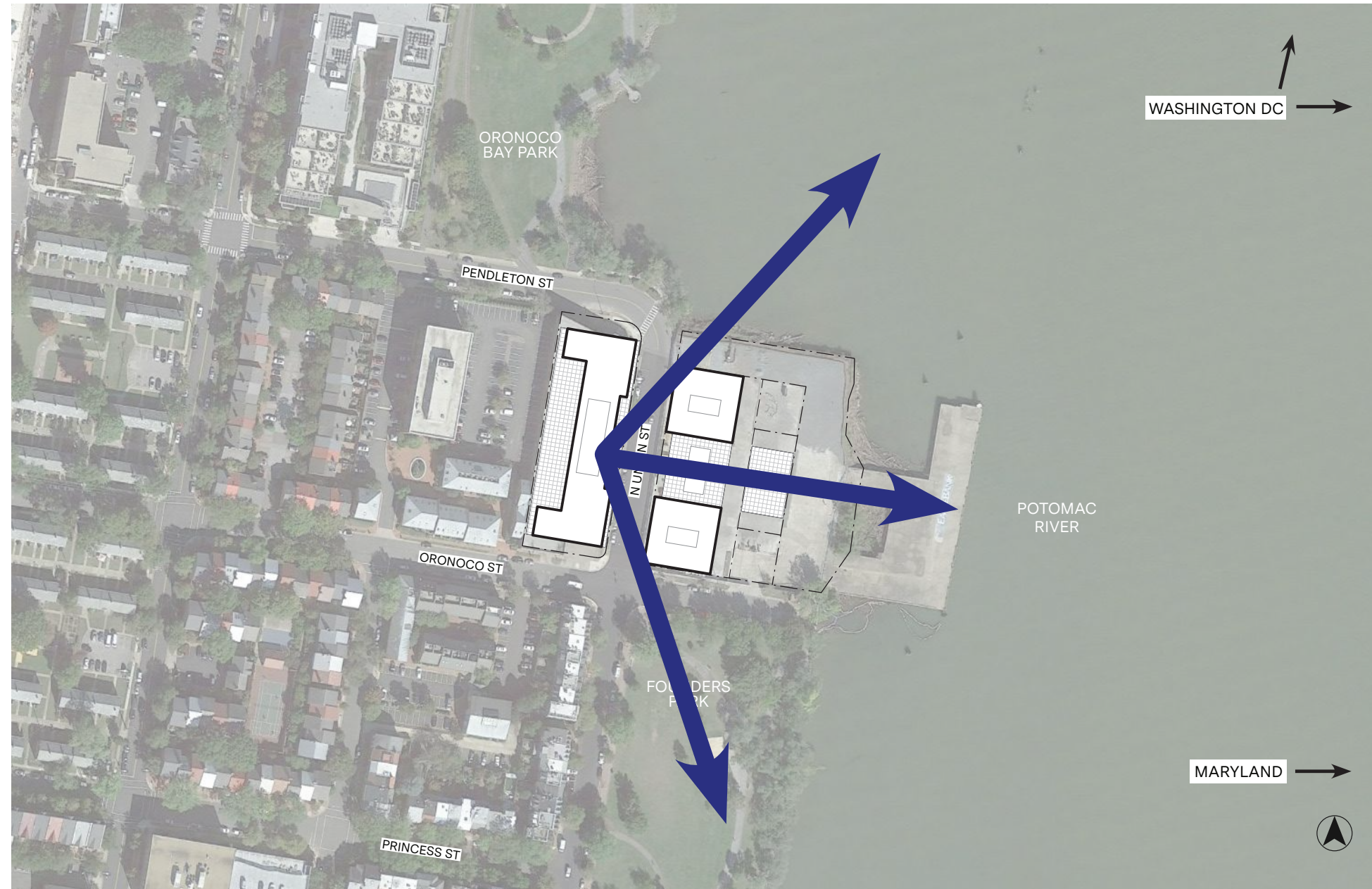
12. DEMOLISHED FORD FACTORY

Site Information

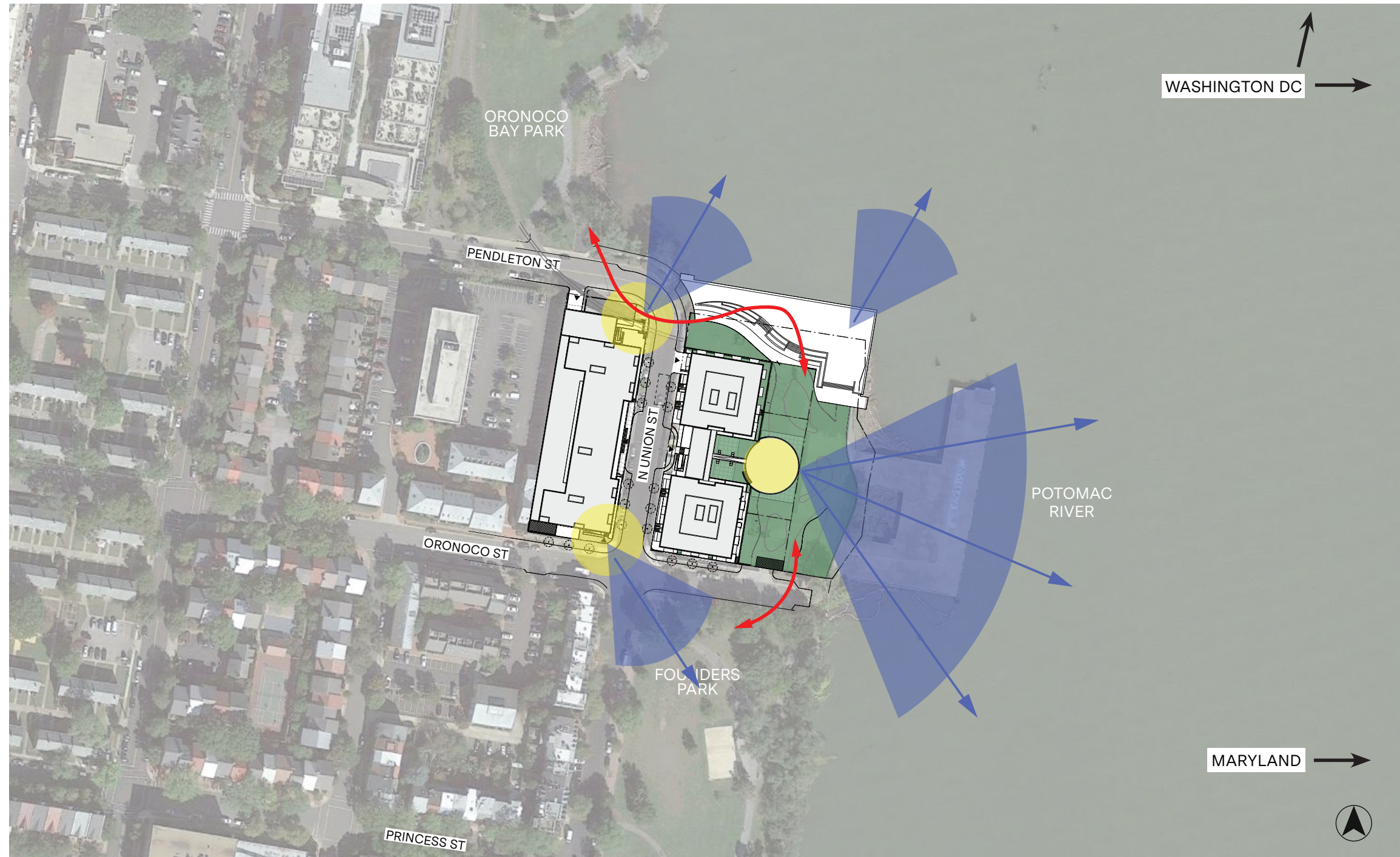
NPS Settlement Agreement



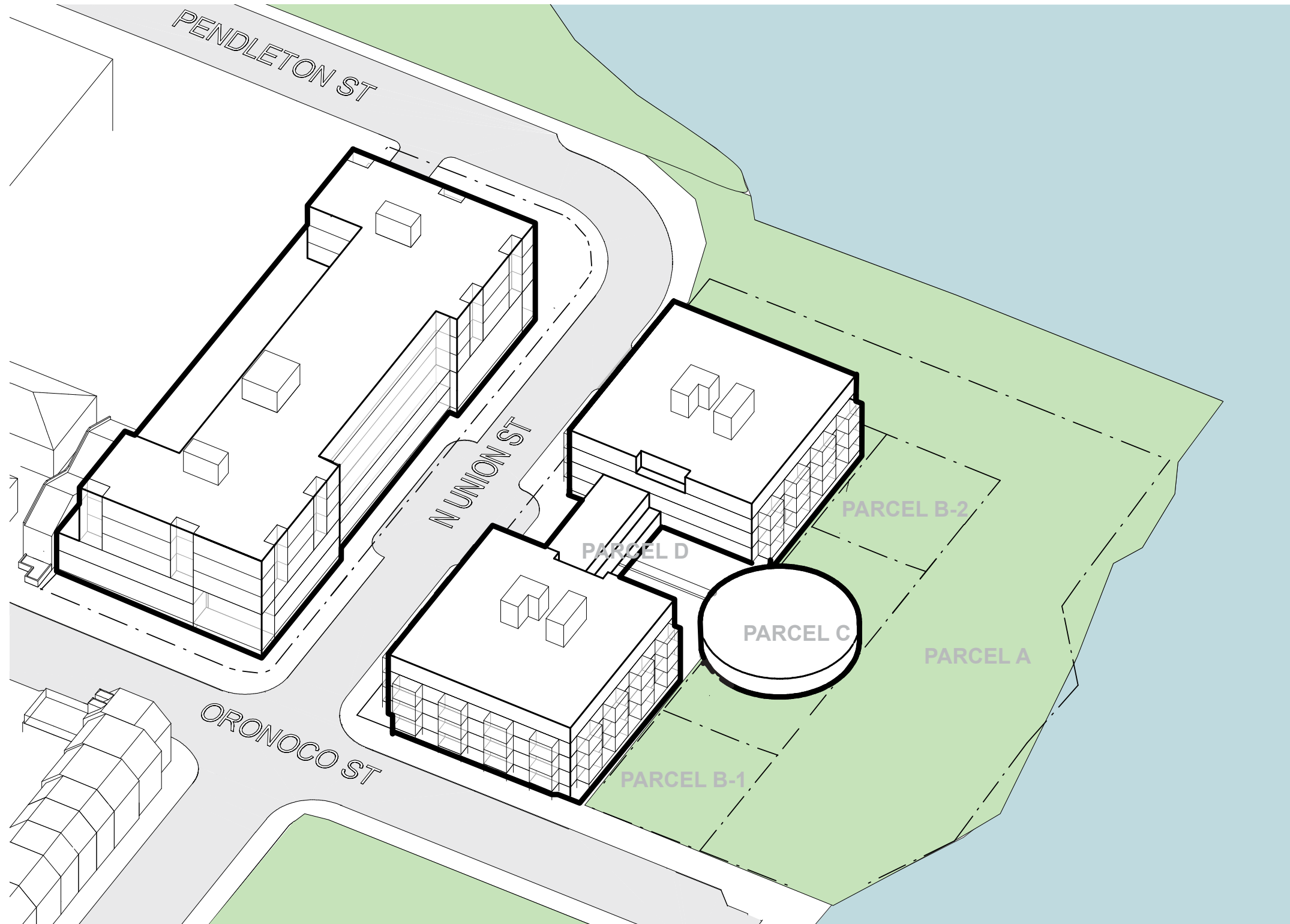
View Corridors



Site Diagram



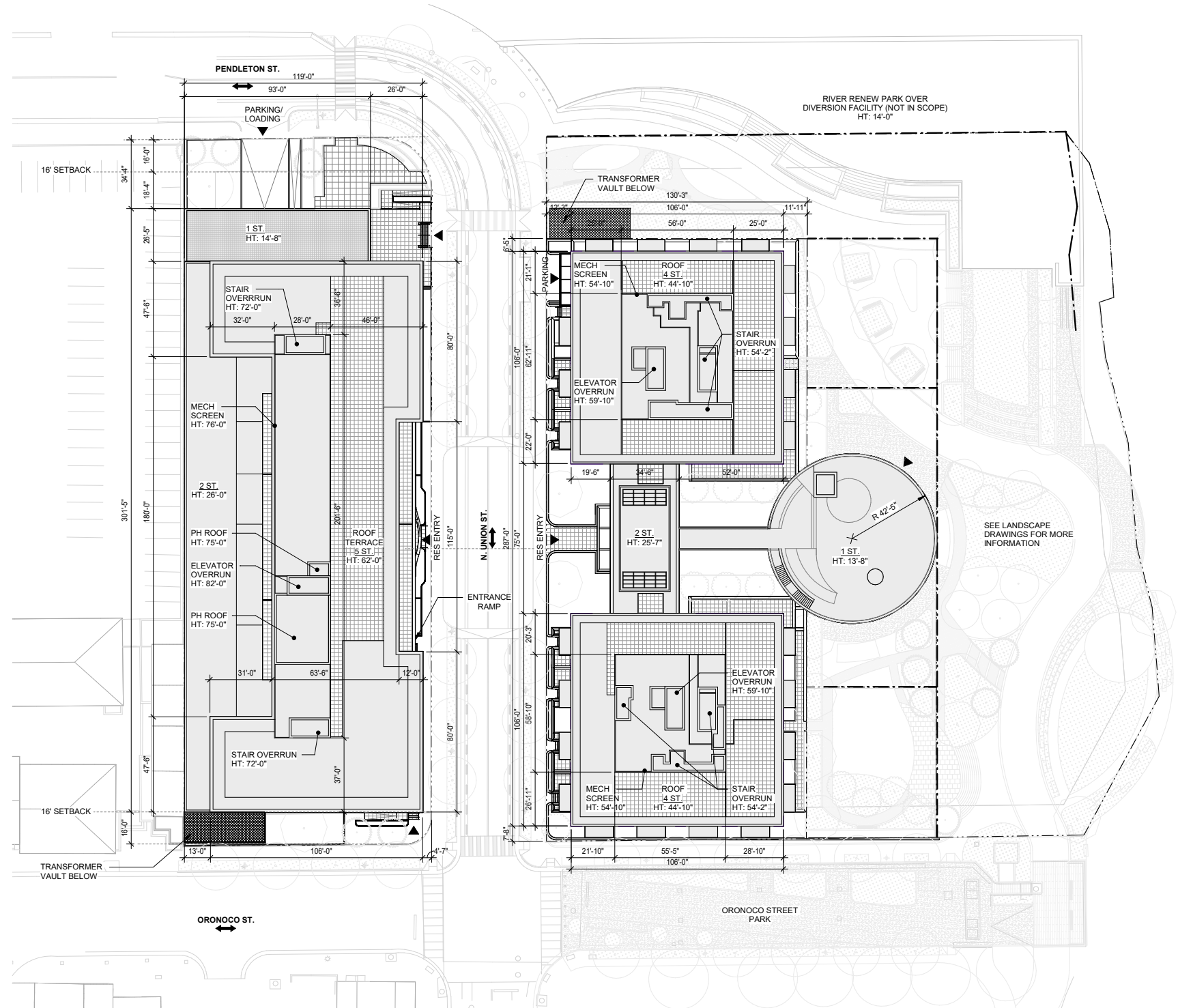
Proposed Project Massing



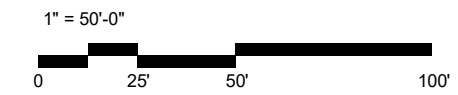
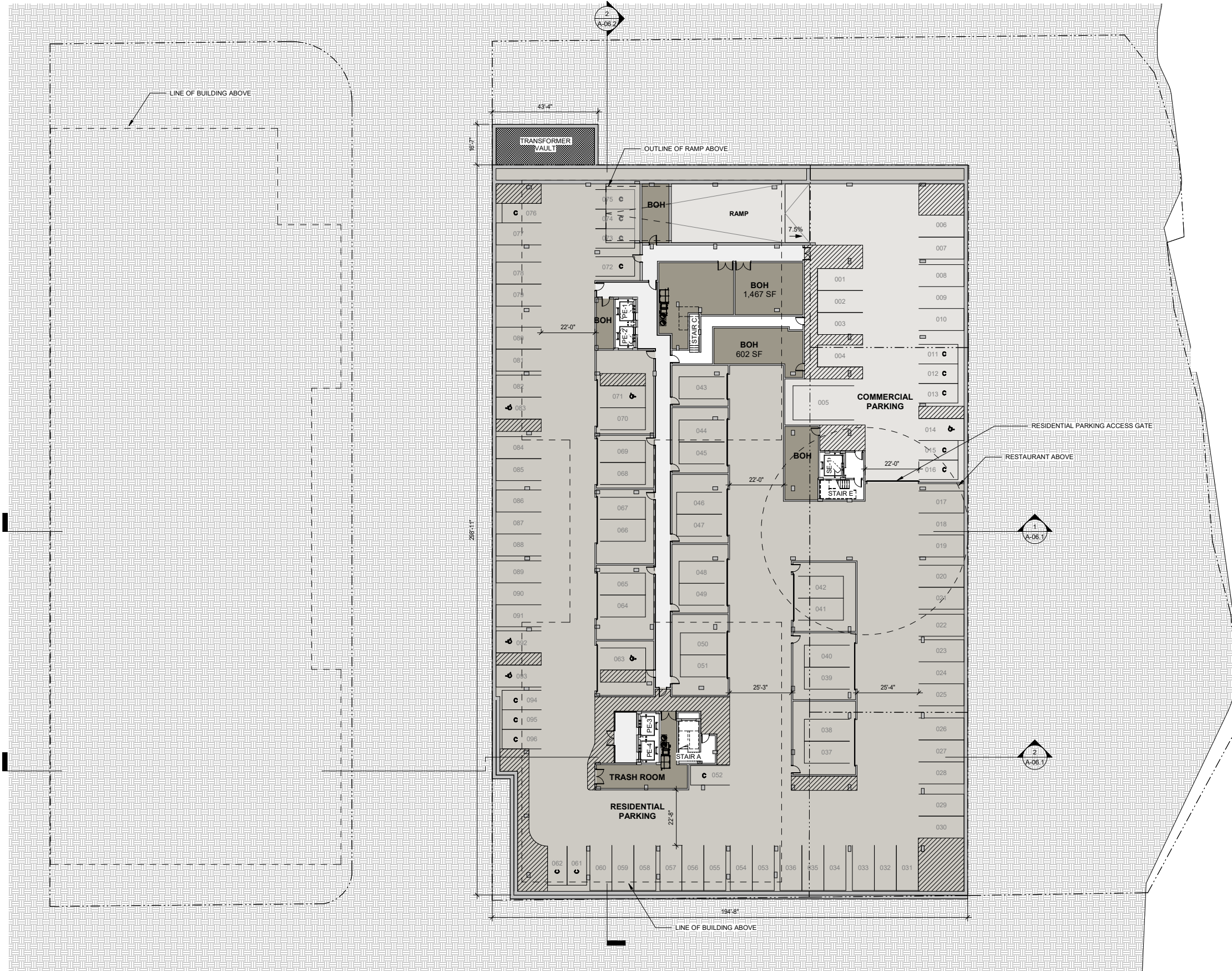
MASSING AXON



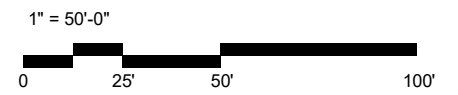
Site Plan



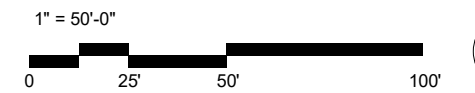
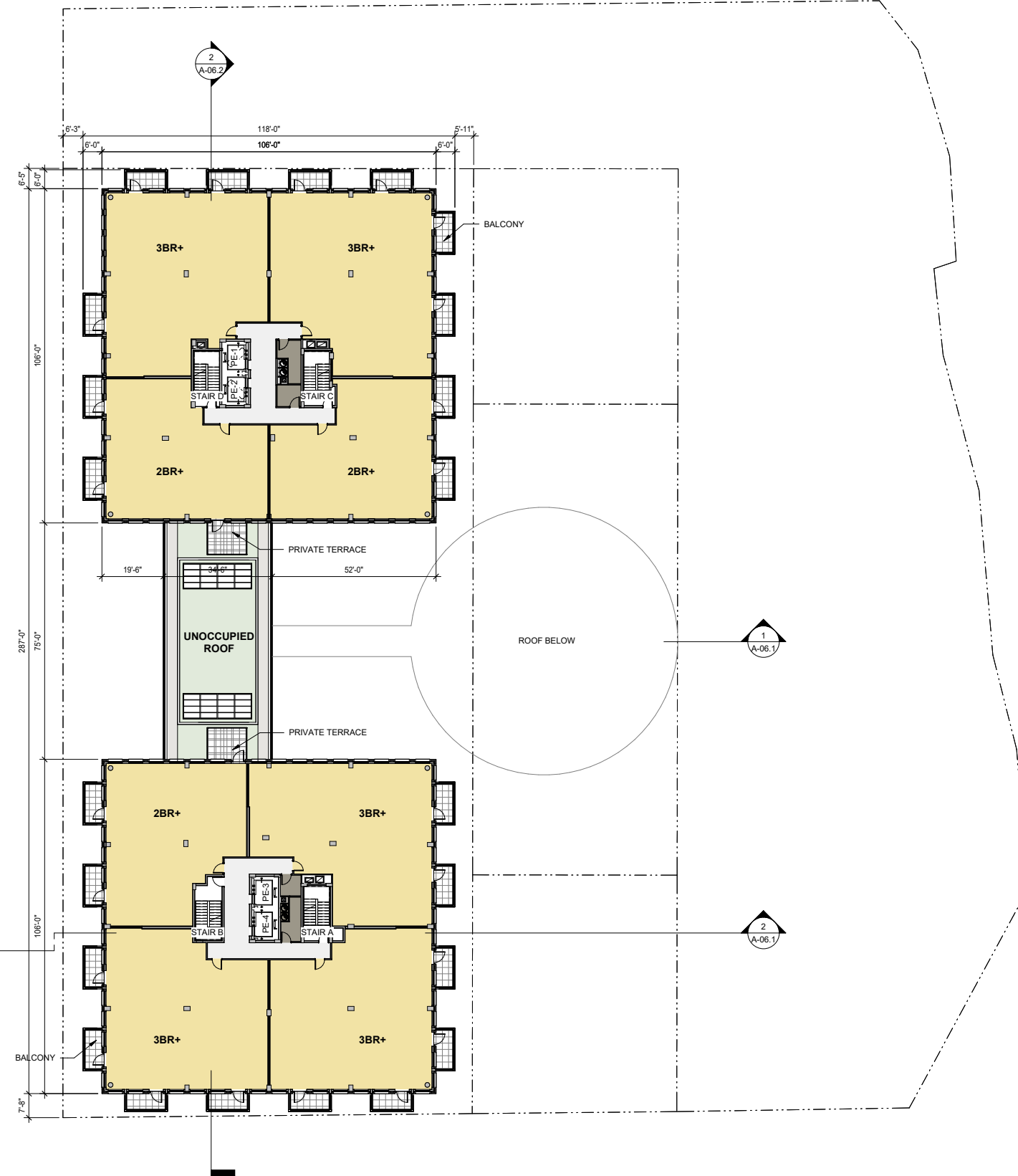
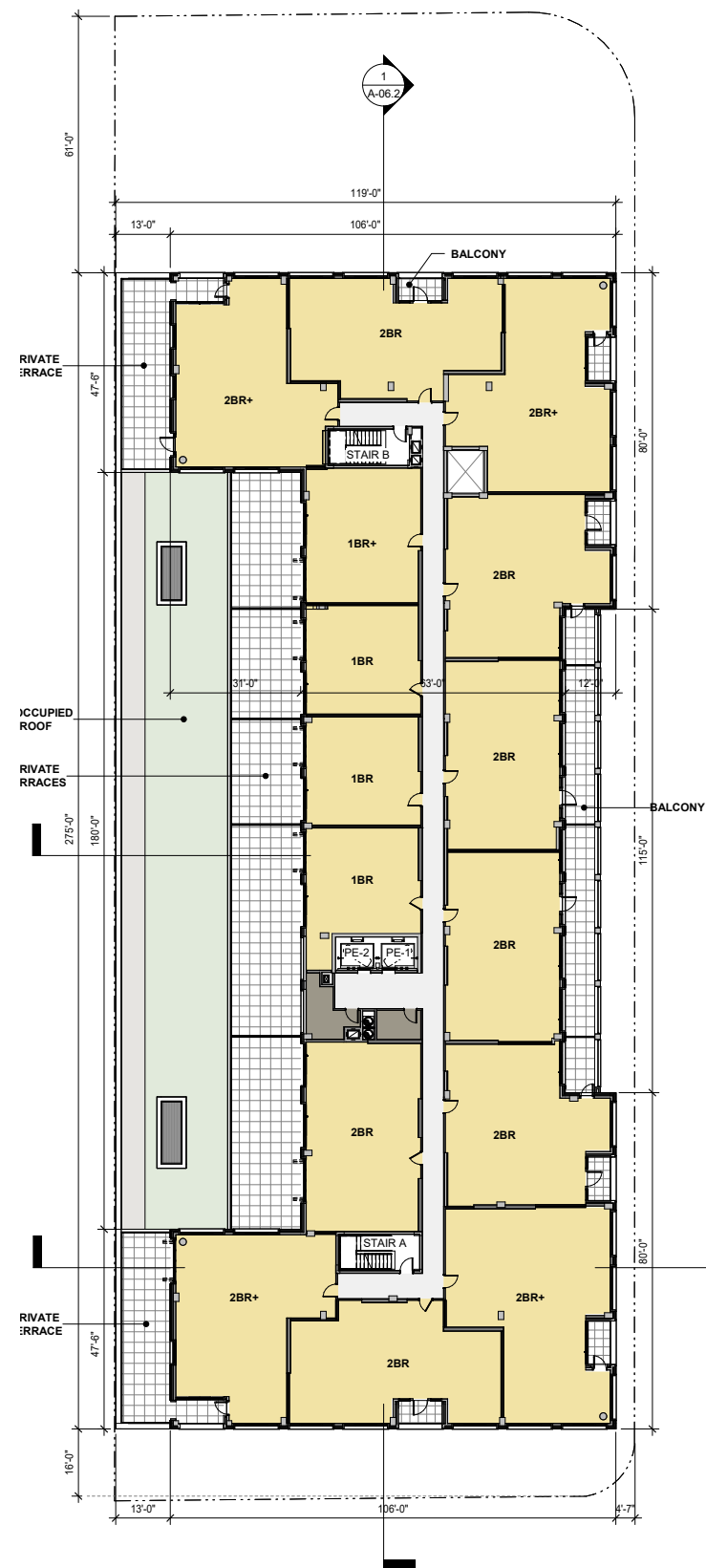
Cellar Floor Plan



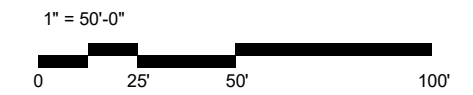
2nd Floor Plan



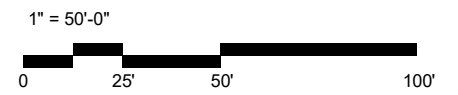
3rd Floor Plan



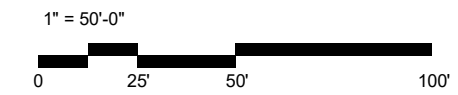
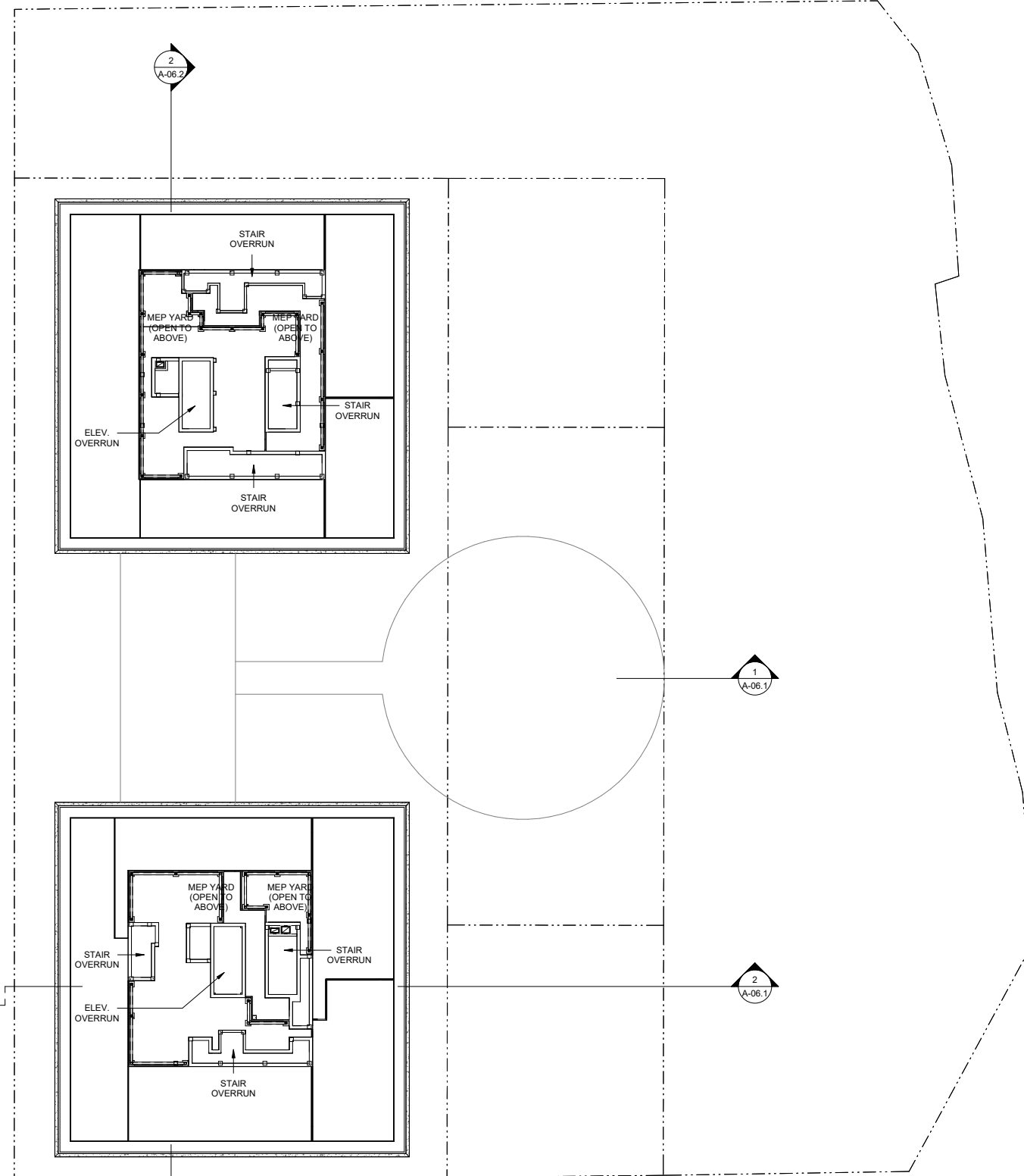
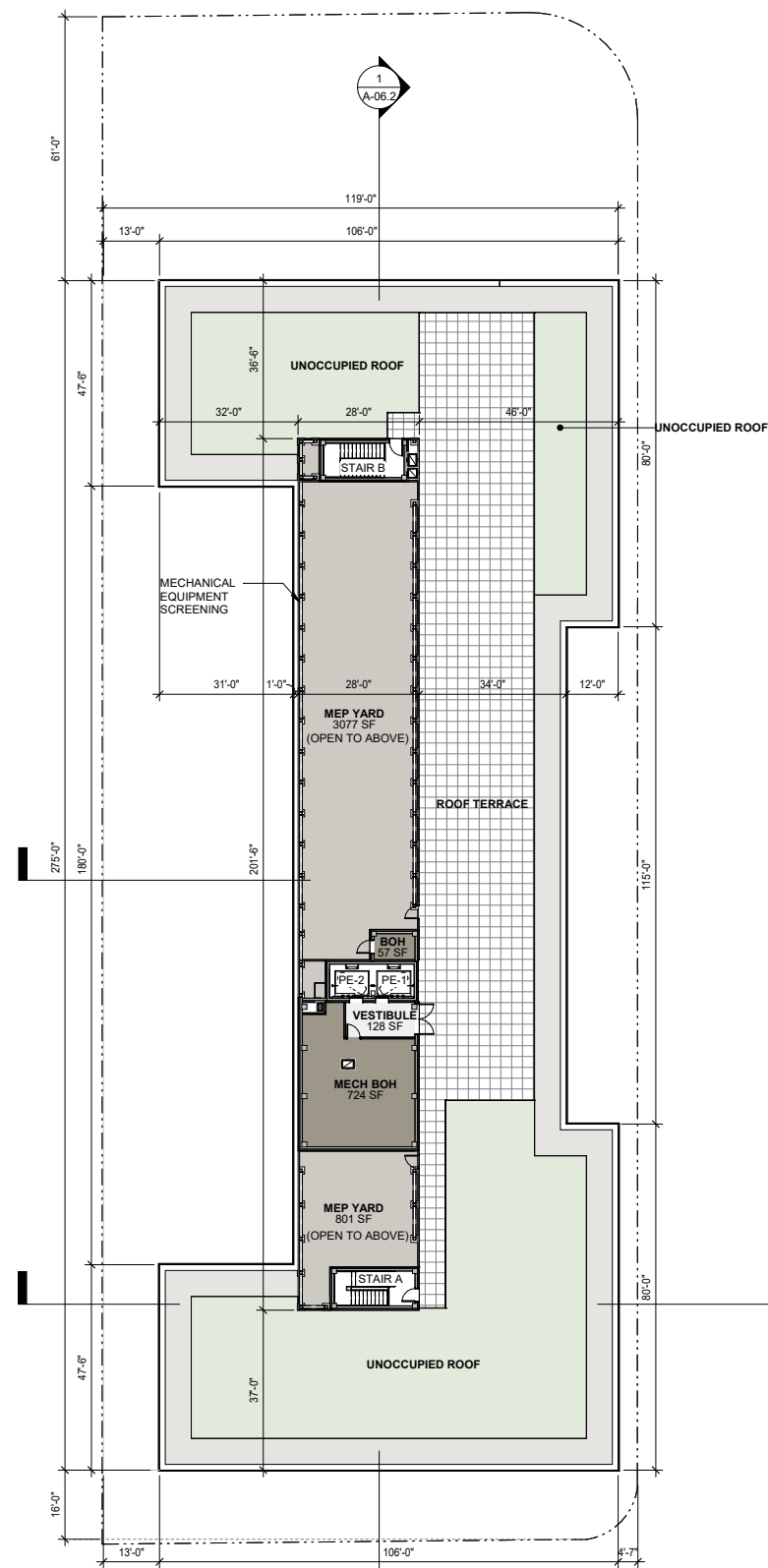
4th Floor Plan



5th Floor and Roof Plan



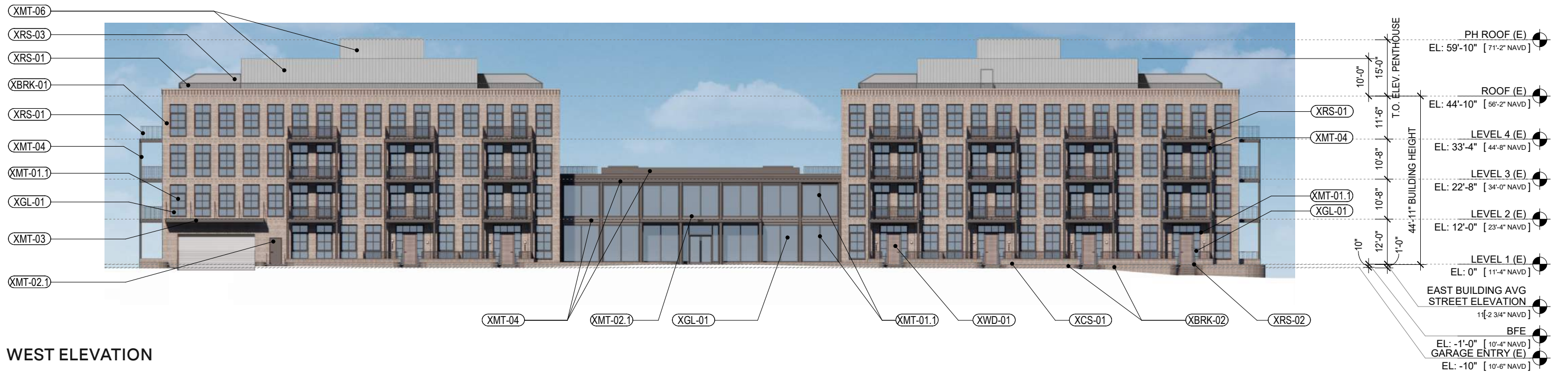
Roof Plan



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: East and West Elevations



EAST ELEVATION

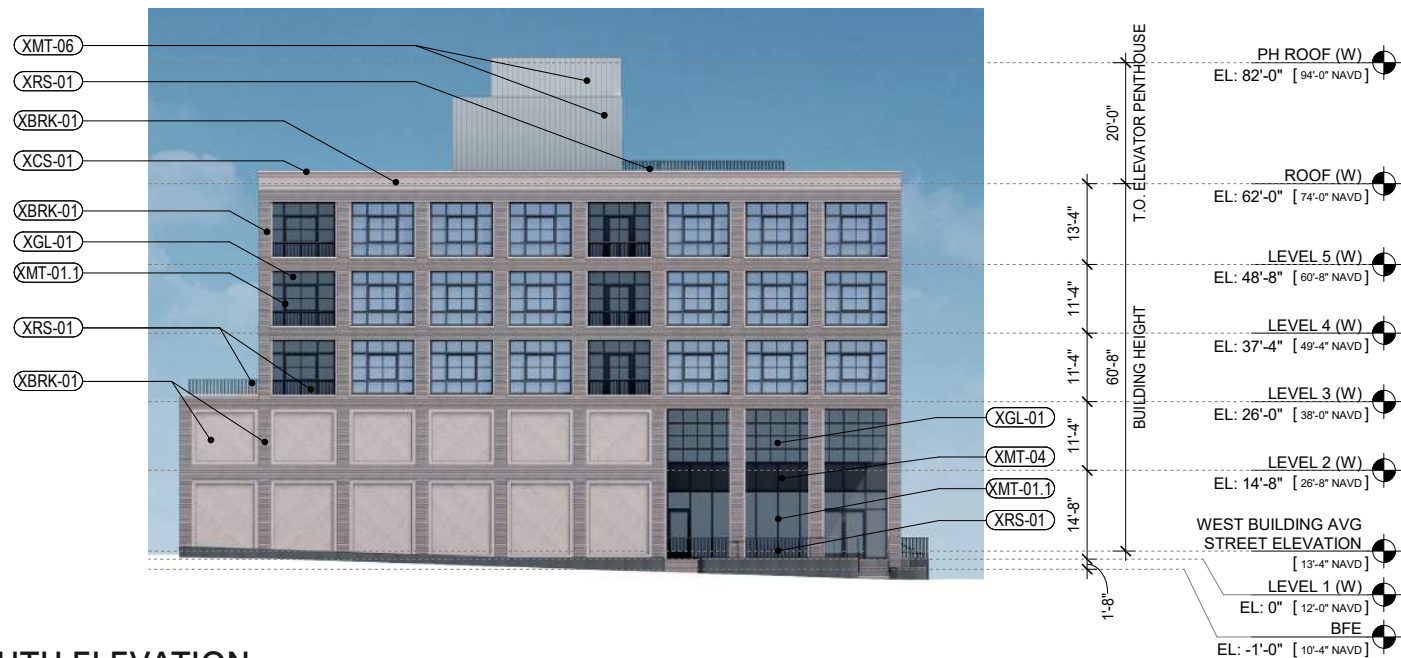


WEST ELEVATION

West Building: North and South Elevations



NORTH ELEVATION

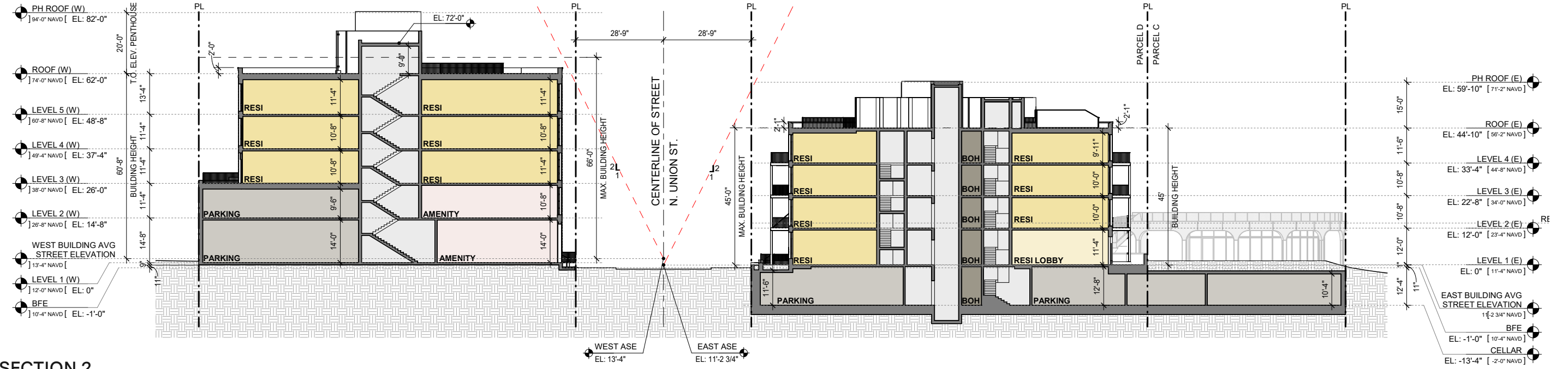
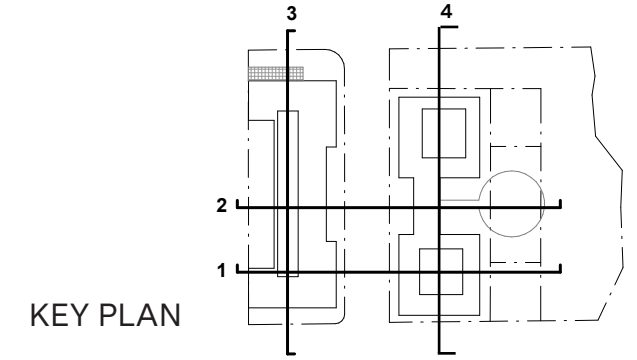


SOUTH ELEVATION

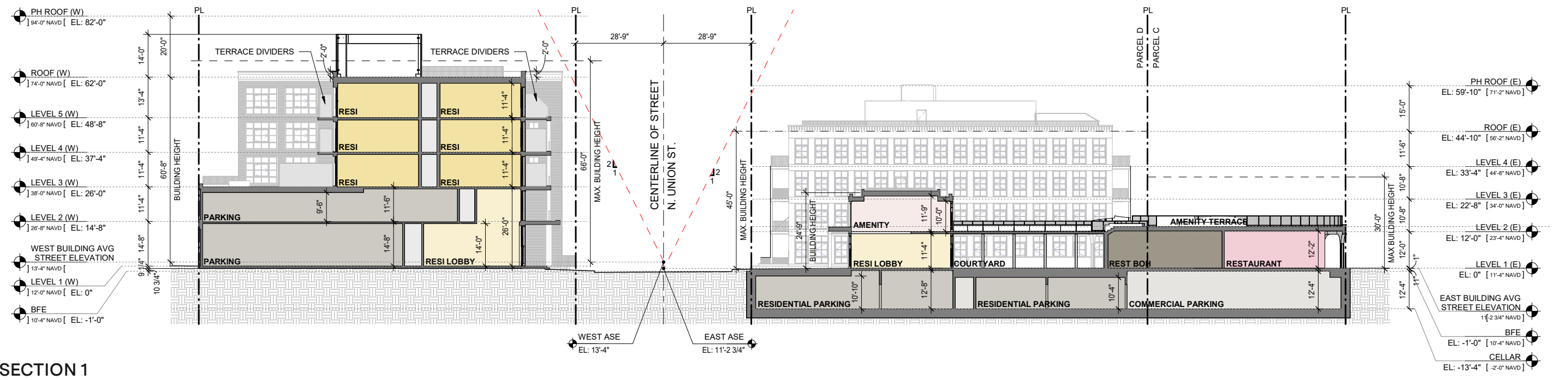
- (XBR-01) BRICK
- (XBR-02) GLAZED BRICK / TILE
- (XCO-01) CONCRETE
- (XMT-01) METAL PANEL
- (XMT-02) SCREENED LOUVER
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EXTERIOR MATERIALS LEGEND

Site Section

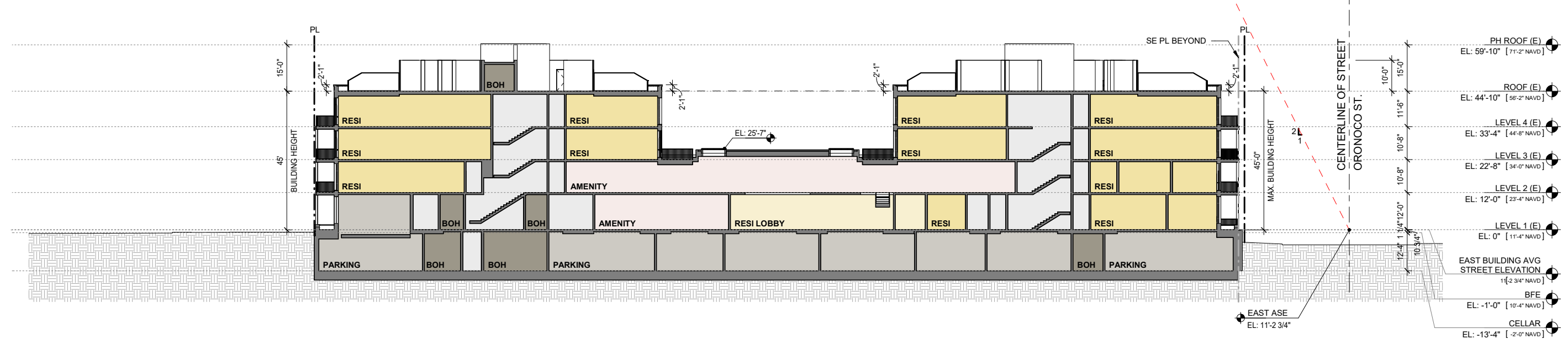
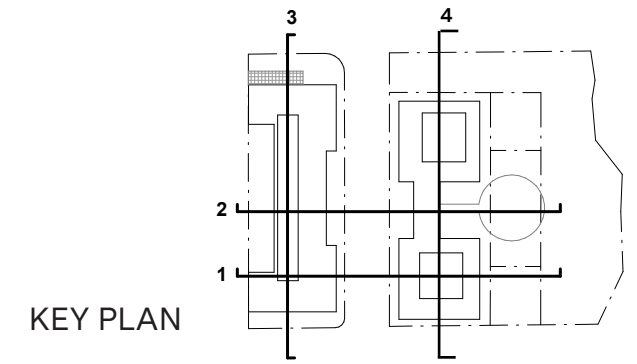


SITE SECTION 2

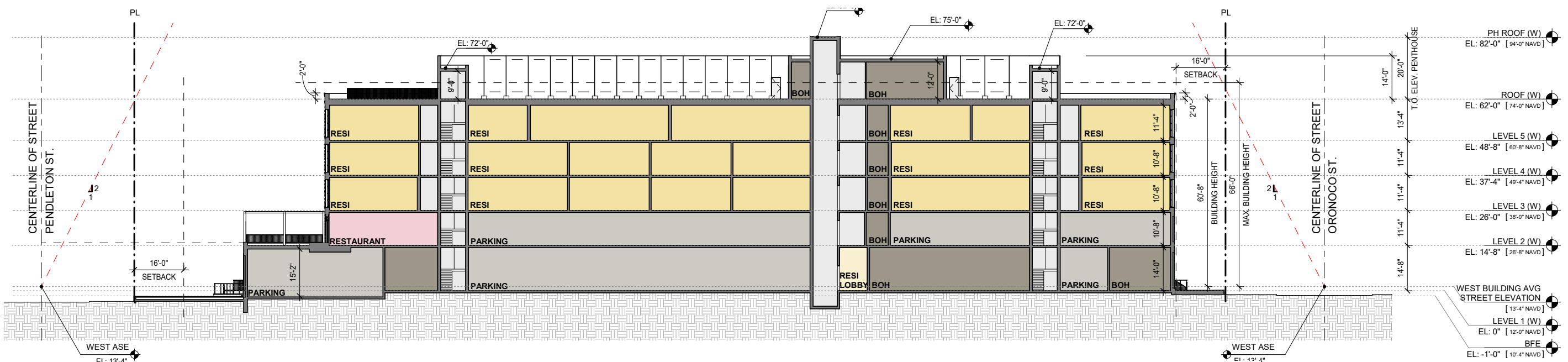


SITE SECTION 1

Site Section



SITE SECTION 4



SITE SECTION 3