

# Robinson Terminal North Rooney Properties

*Waterfront Commission*  
*09.17.24*



# 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
- Roof Amenities
- Number of Units Being Refined

## *East Building*

- Refined Lobby Entry
- Maisonettes Stoops
- Updated Restaurant Design
- Refined Resi Windows Design
- Private Terraces at Roof Level
- Number of Units Being Refined
- Restaurant Access from N. Union Street

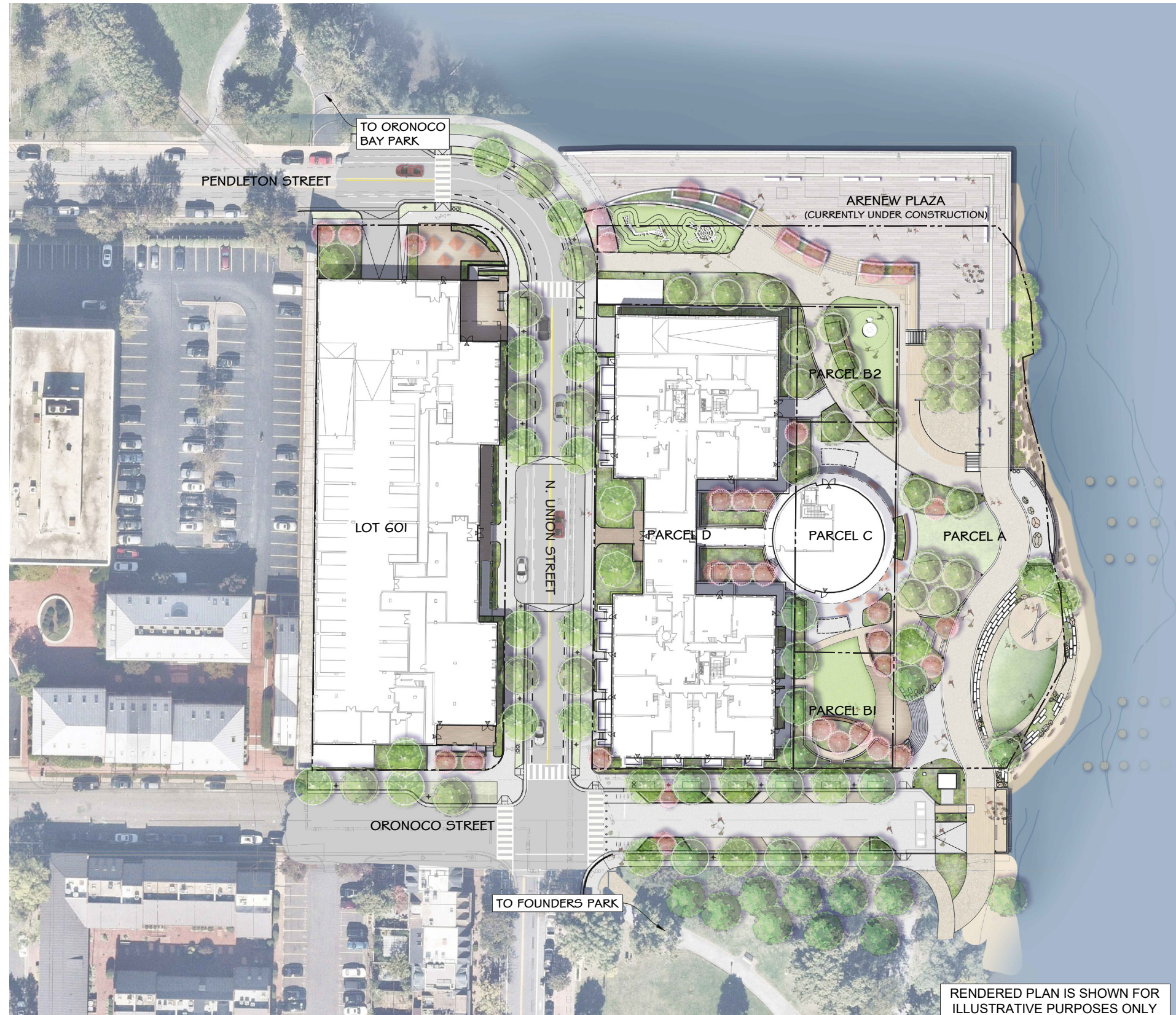




# Site



# Concept Plan





# Reference Plan\_ Precedent Images

**1** RESTAURANT/RETAIL PLAZA

**2** RESTAURANT COURTYARD PLANTING

**3** TREE GROVE

**4** ORONOCO STREETSCAPE PLANTERS

**5** WATERFRONT EXPERIENCE

**6** FOCAL PLAY ELEMENT/SWING AT SHORELINE LAWN

**7** WOOD SEATING ELEMENTS

**8** BLOCK SEATING AND SHORELINE STABILIZATION

**9** BOULDER SEATING AT OVERLOOK

**10** PLAYScape ELEMENTS

TO ORONOCO BAY PARK

PENDLETON STREET

ORONOCO STREET

N. UNION STREET

TO FOUNDERS PARK

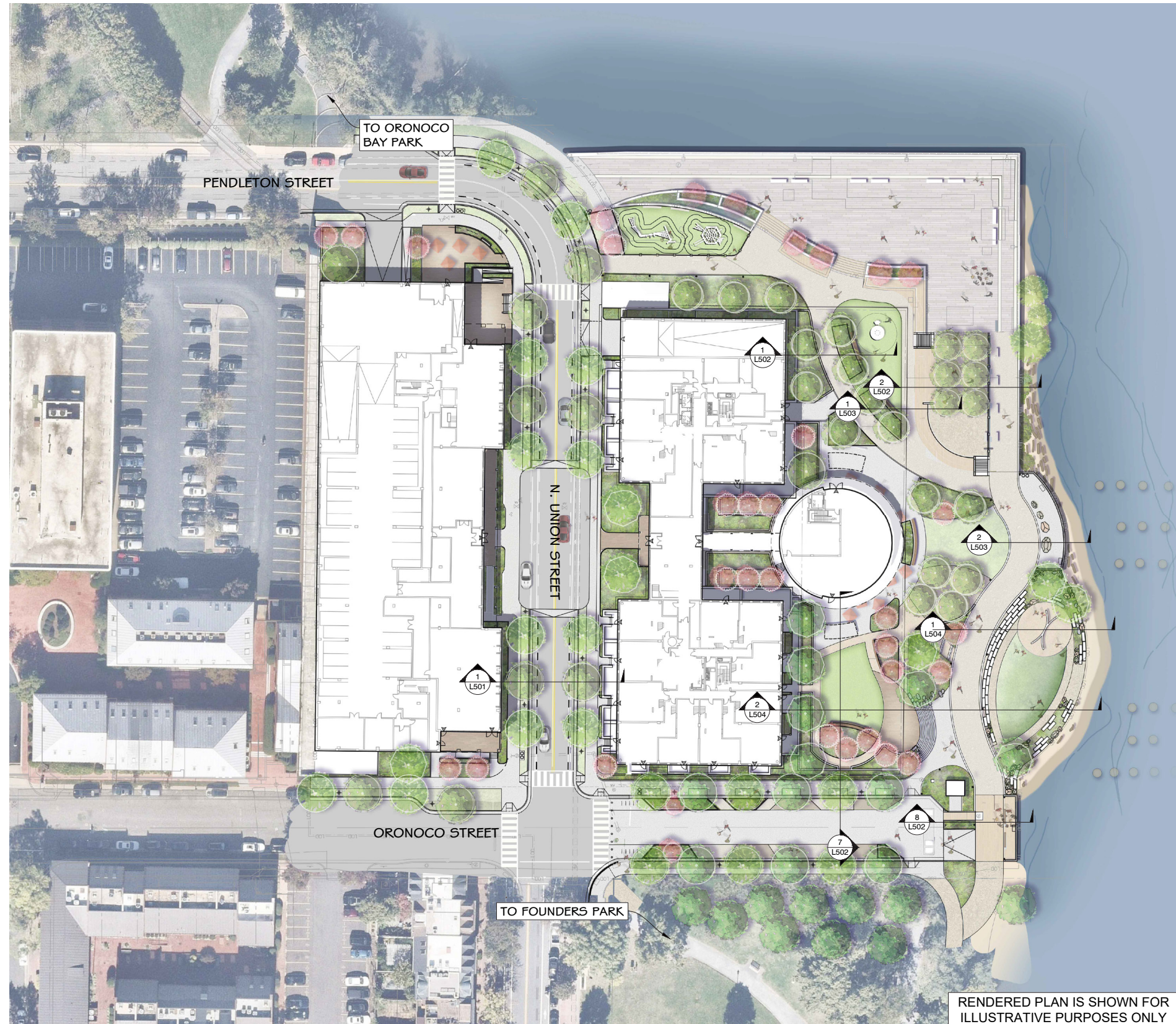
1"=30'

0 10 20 30 40 50 60

RENDERED PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

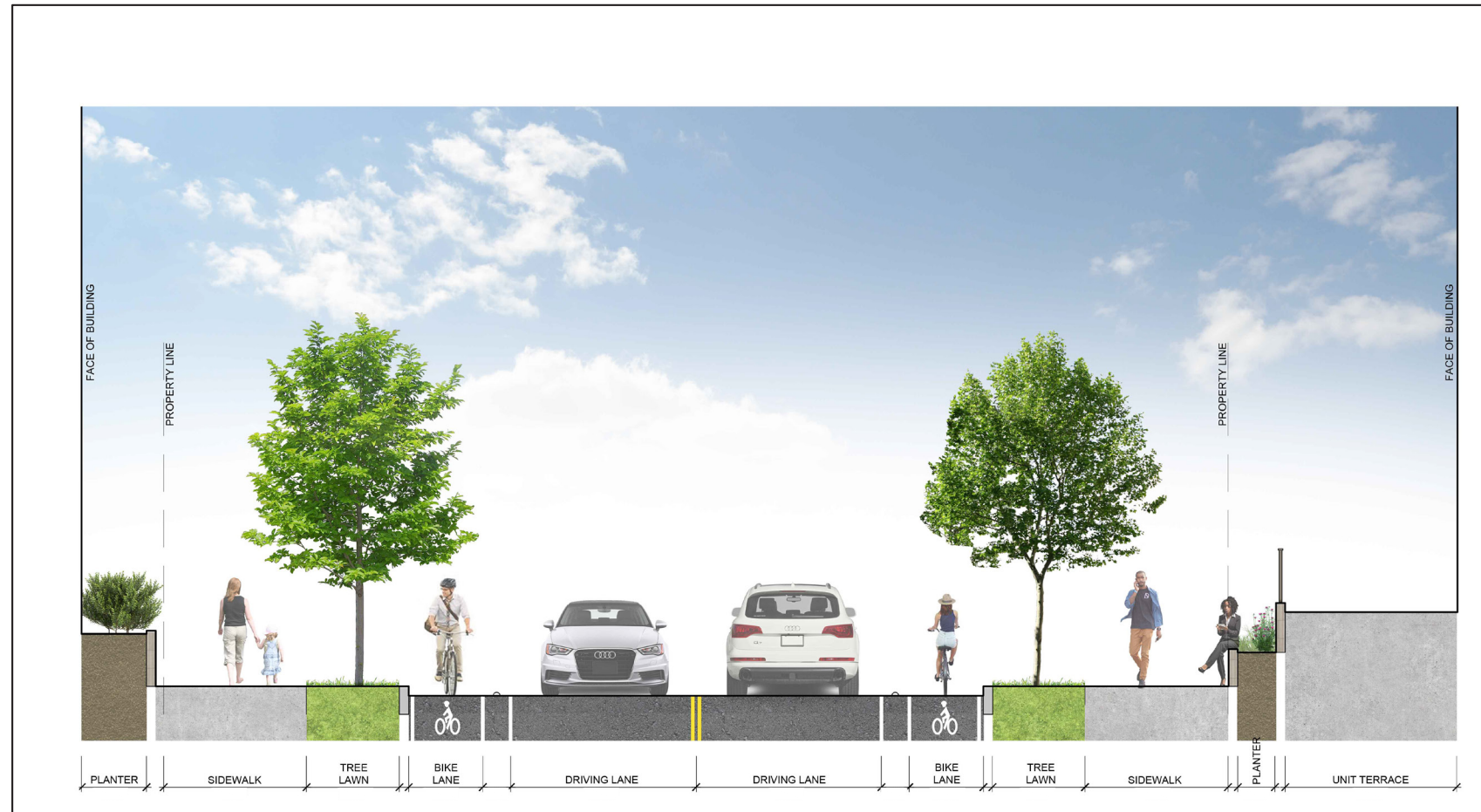


# Reference Plan\_ Schematic Sections



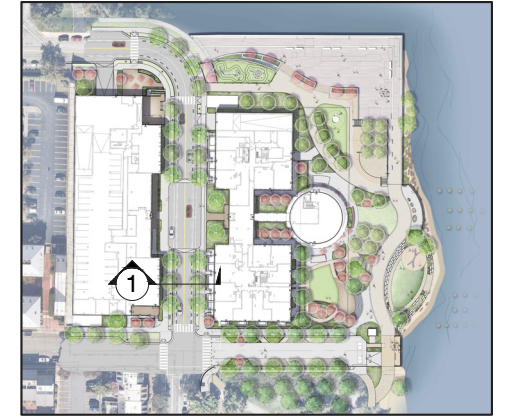


# Site Schematic Sections



1 N. UNION STREET TYPICAL SECTION  
L501 SECTION

1/4" = 1'-0"

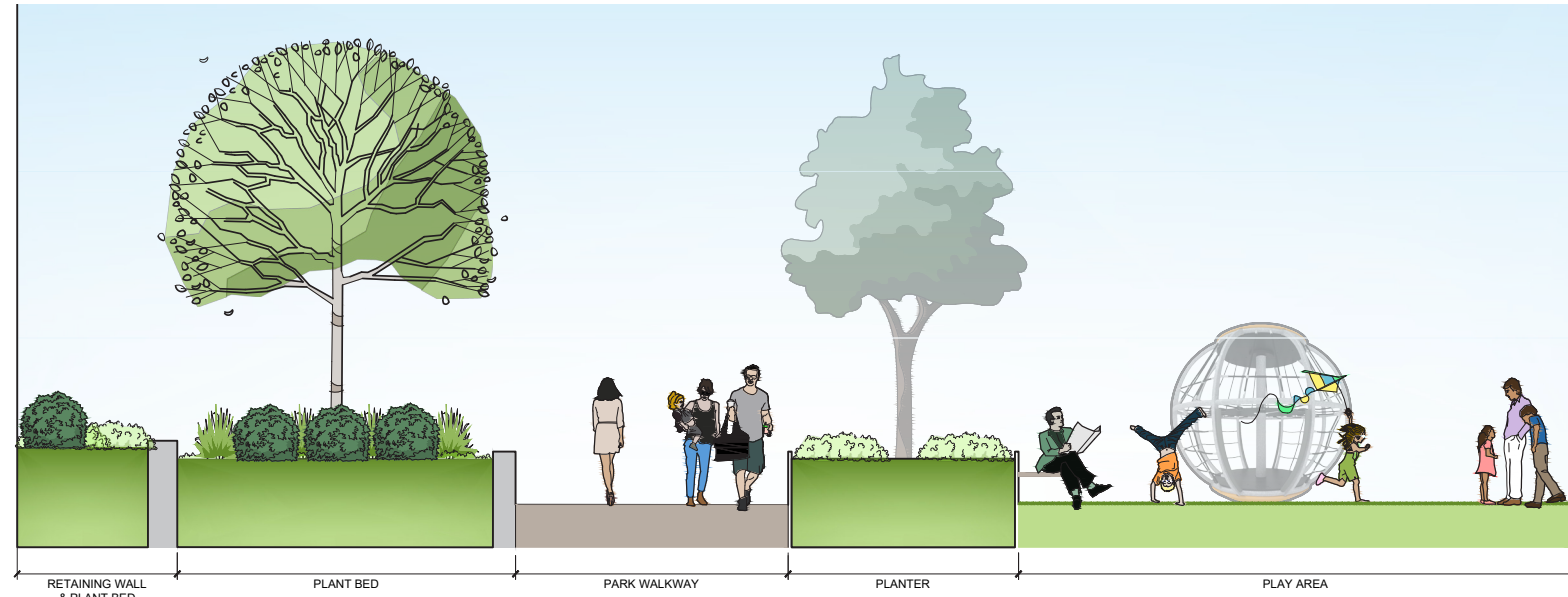


KEY PLAN

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

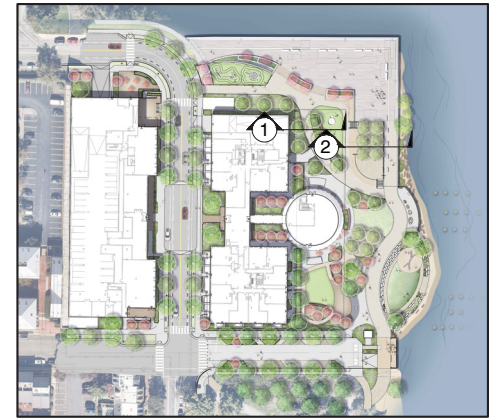


# Site Schematic Sections



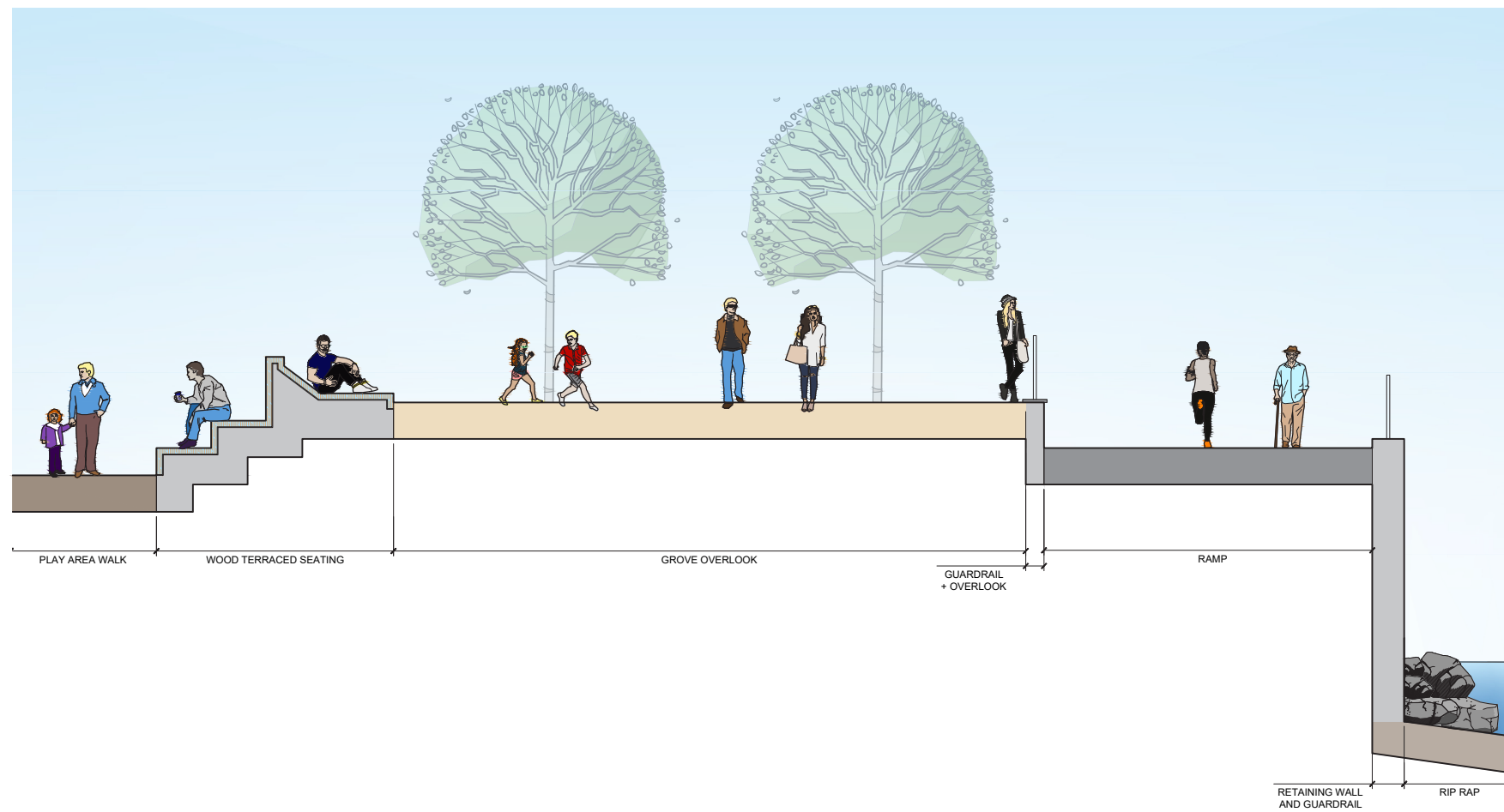
1 SITE SECTION 1  
L502 SECTION

1/4" = 1'-0"



KEY PLAN

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

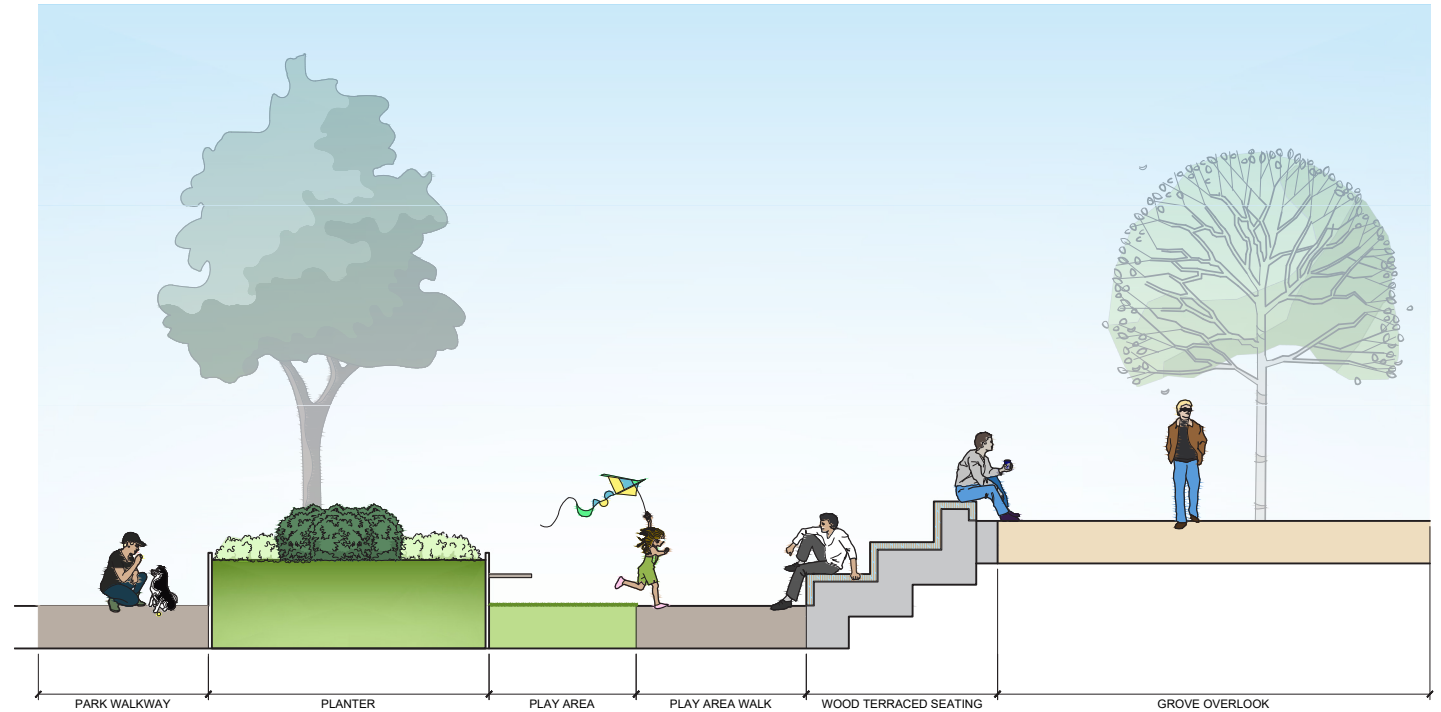


2 SITE SECTION 2  
L502 SECTION

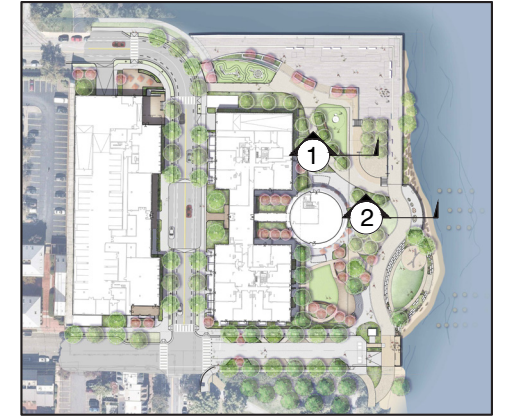
1/4" = 1'-0"



# Site Schematic Sections

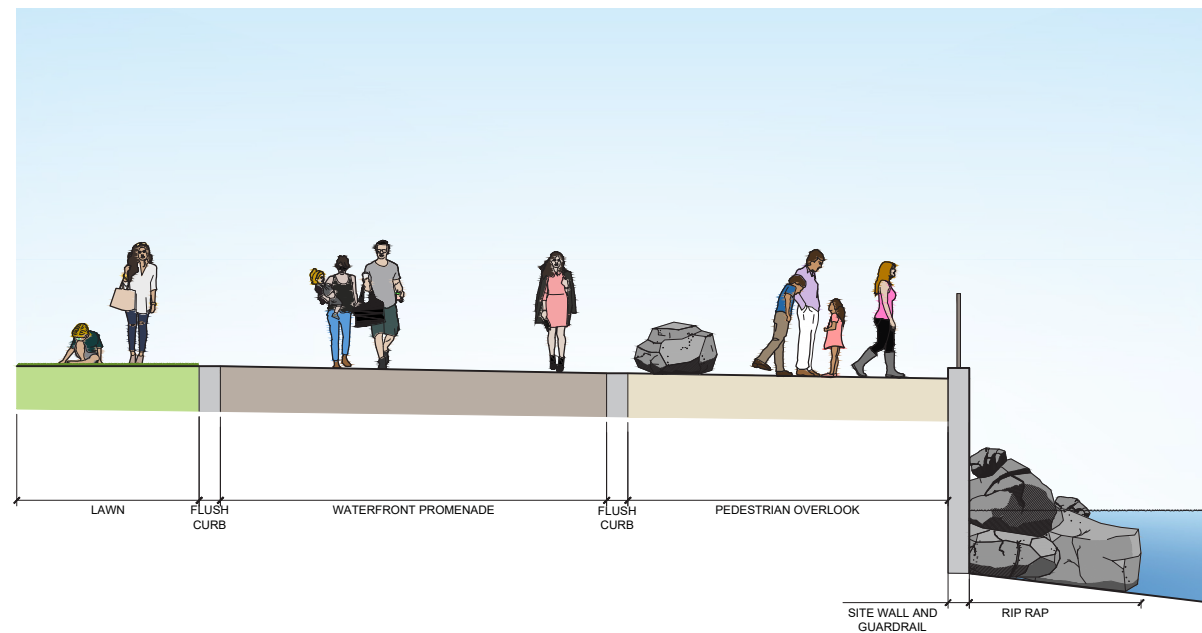


1 SITE SECTION 3  
L503 SECTION 1/4" = 1'-0"



KEY PLAN

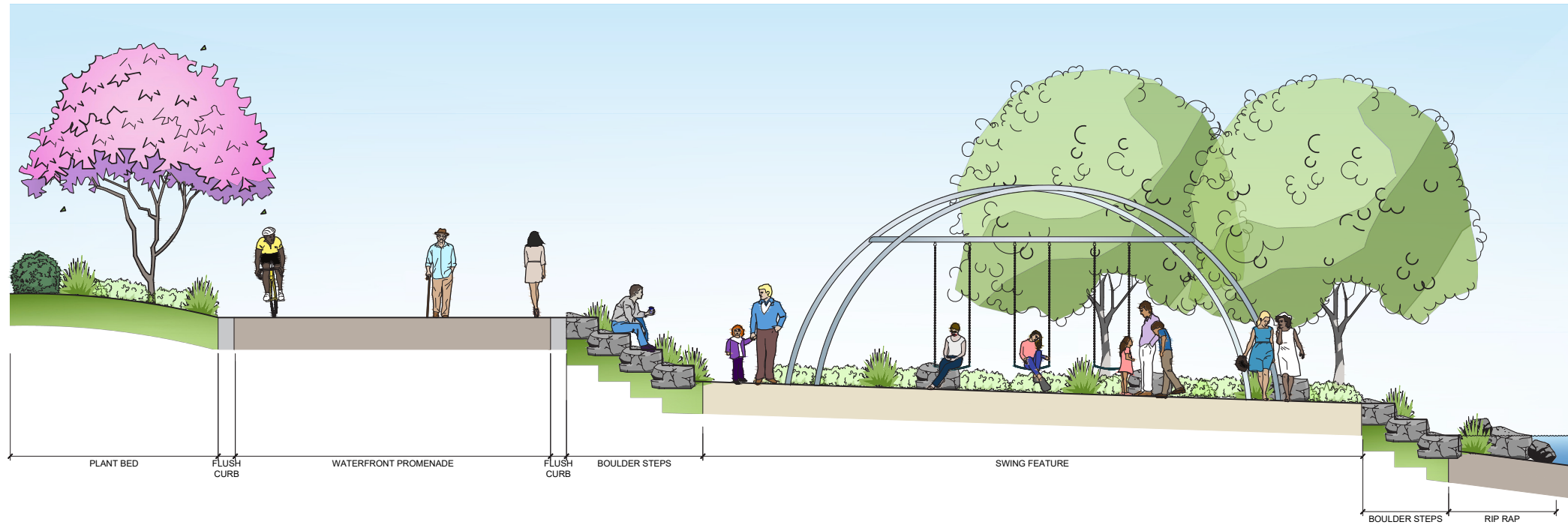
NOTES:  
1. SECTIONS ARE SCHEMATIC TO SHOW DESIGN INTENT AND WILL BE REFINED THROUGH FINAL SITE PLAN.



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

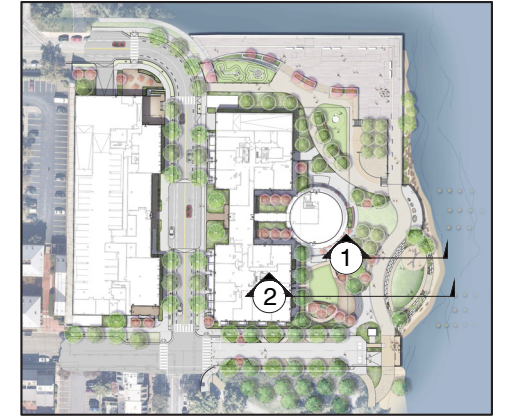


# Site Schematic Sections



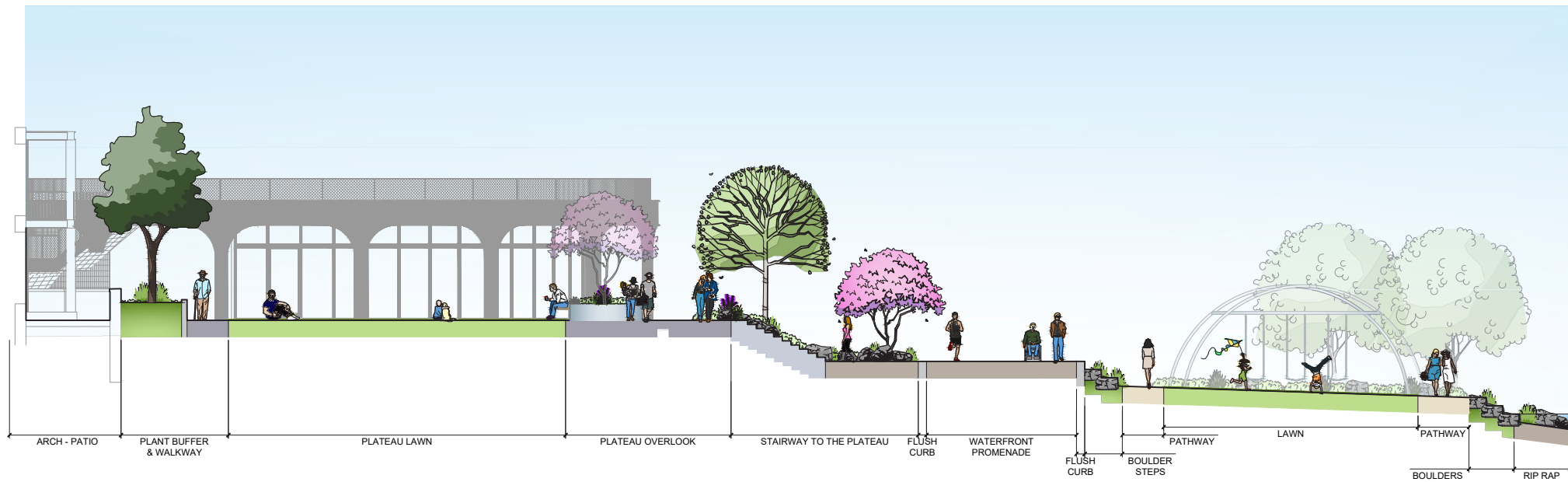
1 SITE SECTION 5  
L504 SECTION

1/4" = 1'-0"



KEY PLAN

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

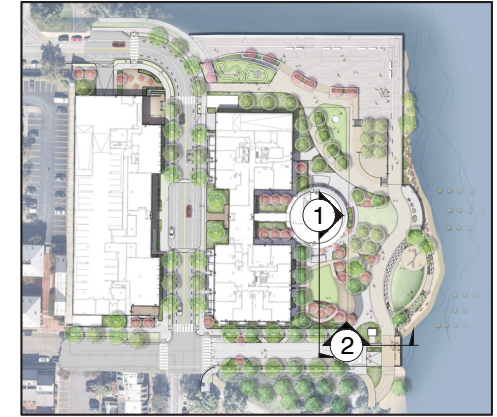


2 SITE SECTION 6  
L504 SECTION

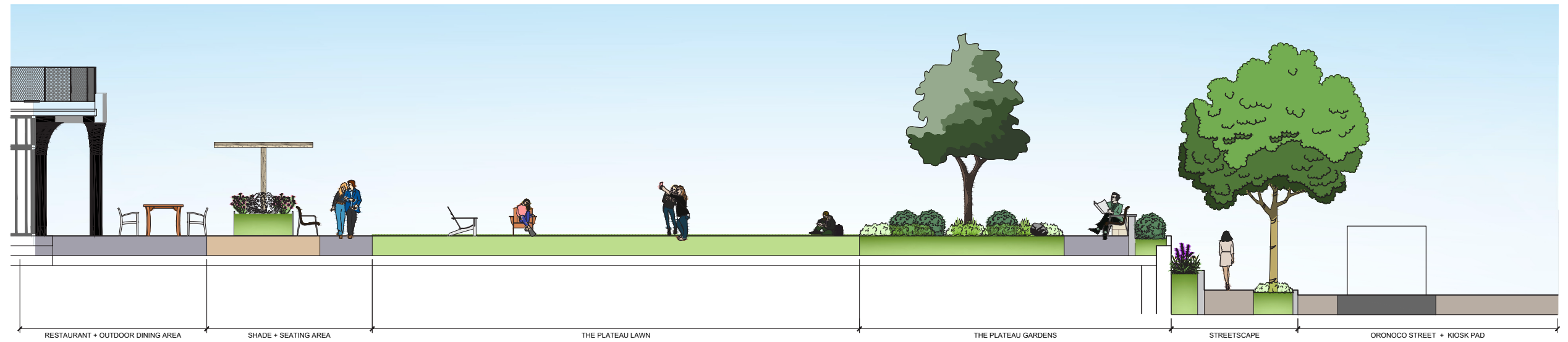
1/8" = 1'-0"



# Site Schematic Sections

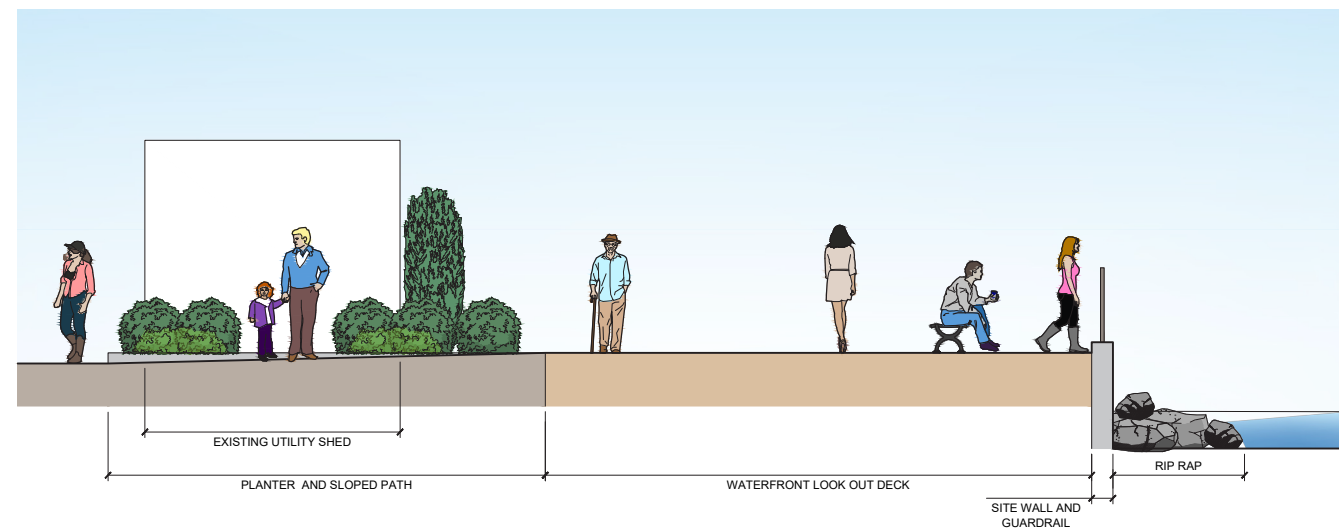


KEY PLAN



1 SITE SECTION 7  
L505 SECTION

3/16" = 1'-0"



2 SITE SECTION 8  
L505 SECTION

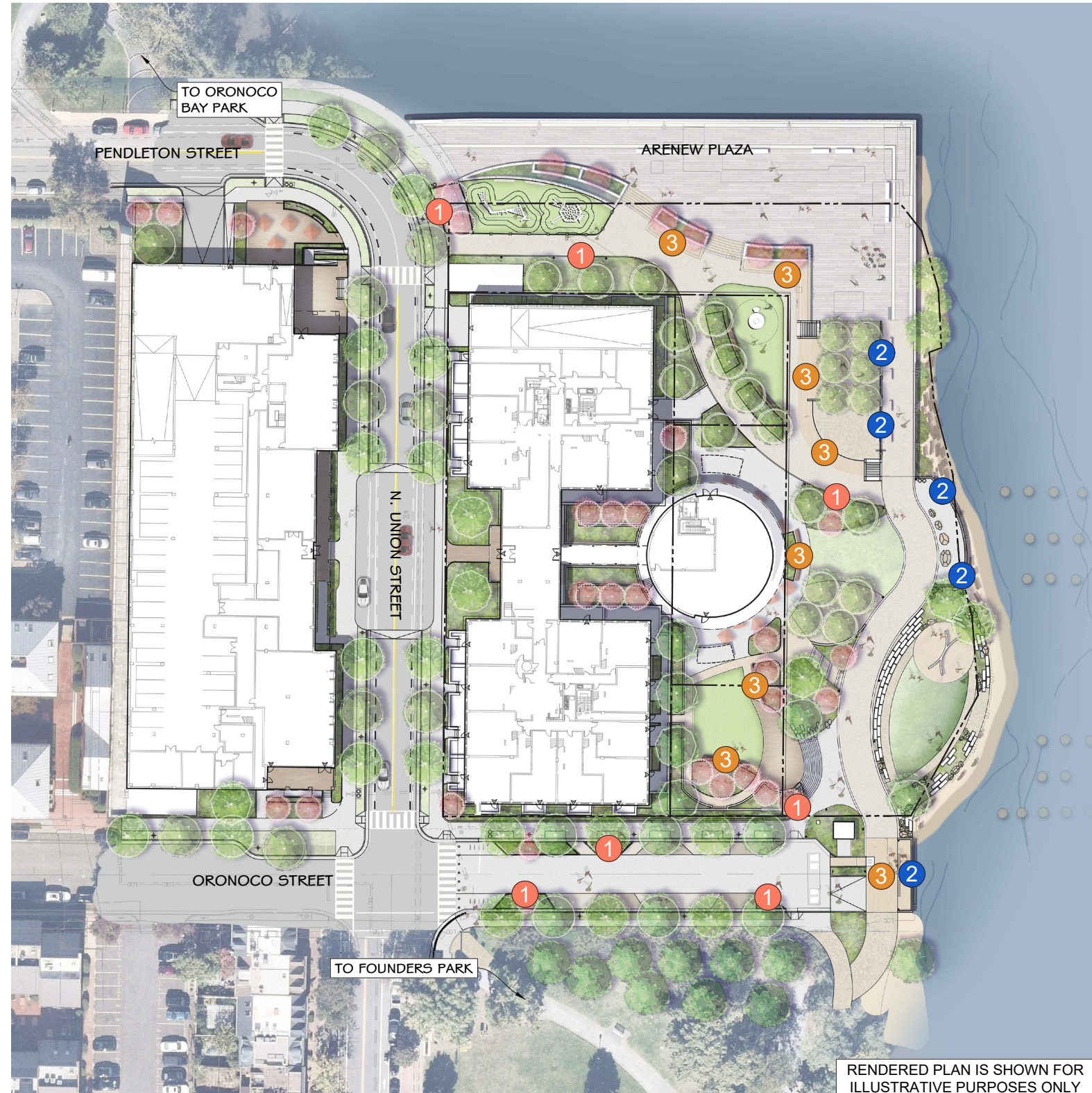
1/4" = 1'-0"

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



# Historic Interpretation Plan

## HISTORIC INTERPRETATION PLAN



### HISTORIC PLAN LEGEND

- 1

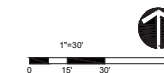
**INTERPRETIVE SIGNAGE**  
 POTENTIAL PLAQUES THAT REFLECT THE CHARACTER,  
 AND HISTORY OF WEST'S POINT LIFE. POTENTIALLY INTEGRATED INTO  
 SITE WALLS, WALKS, PLANTERS, OR RAILINGS
  
- 2

**WAYSIDE PANELS**  
 INCORPORATED IN PANELS. PANELS SET INTO RAILINGS THAT  
 TELL THE EMERGENCE OF WEST'S POINT AND ITS ROLE IN THE HISTORY  
 OF VIRGINIA AND THE FLEDGLING UNITED STATES OF AMERICA
  
- 3

**HISTORIC WHARF INSPIRED WOOD FEATURES**  
 WOODEN PAVING AND DESIGN ELEMENTS REPRESENTING HISTORIC  
 WHARF BOARDWALK AND PIERS

### NOTE

- PRELIMINARY HISTORIC INTERPRETIVE ELEMENT PLAN TO BE COORDINATED WITH CITY AND FINALIZED AT FINAL SITE PLAN.





# N. Union Street Typical Section

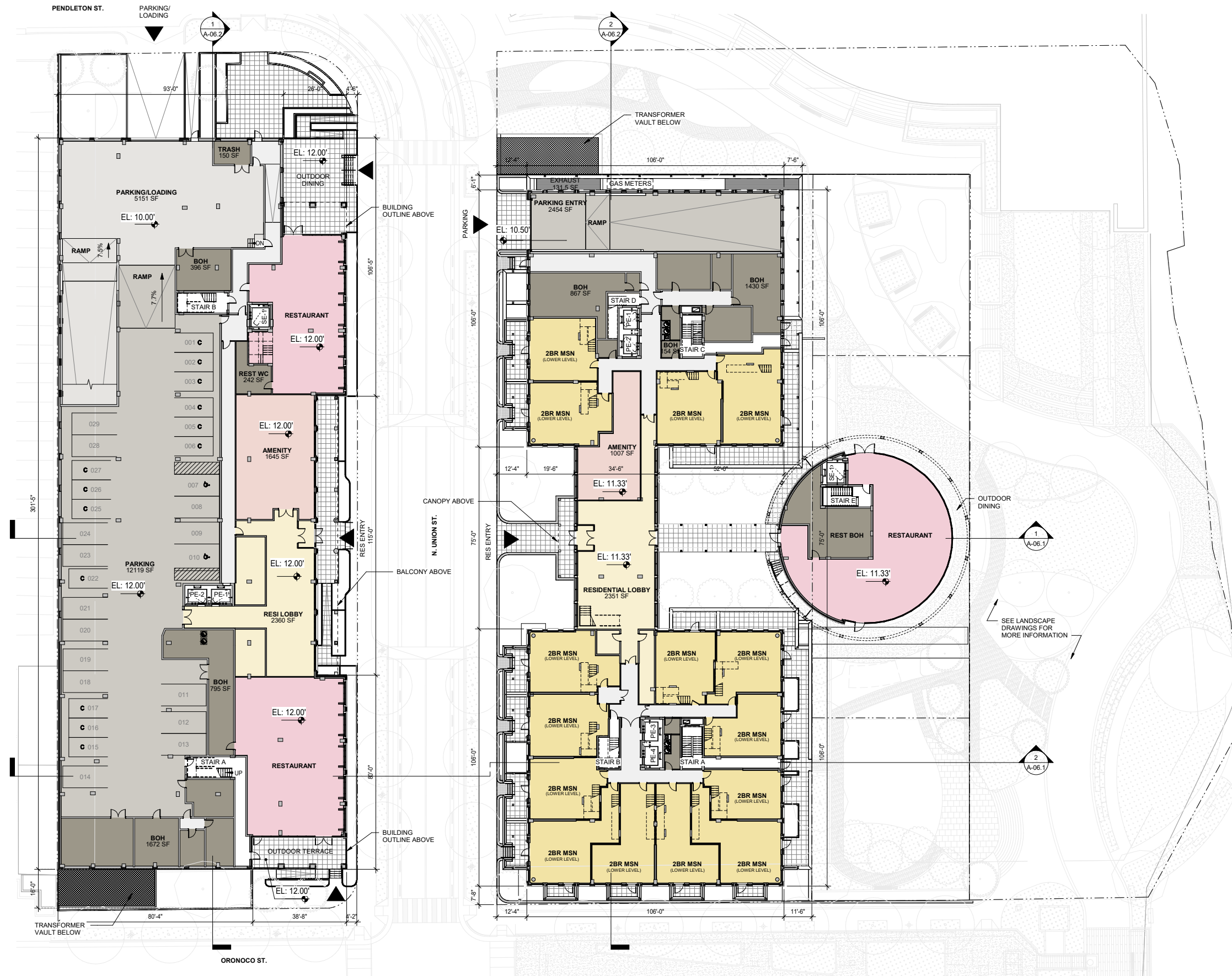




# Building Design Updates



# Ground Floor Plan

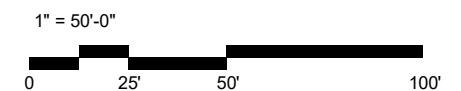


## East Building

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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\_Waterfront Commission



Alexandria/ Composition and Rythm

09.17.24

Land Design



# East Building



# Aerial View from South East



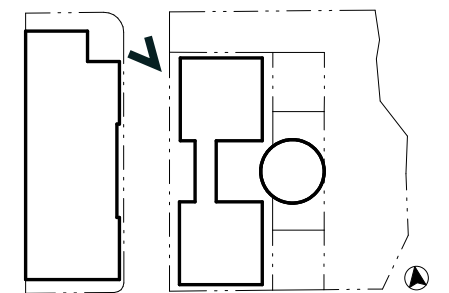
## *East Building Design Updates Summary*

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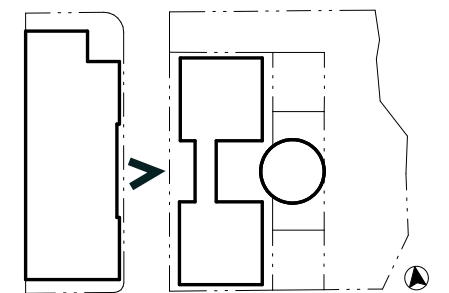


# Oronoco St. & N. Union St. - View from NW



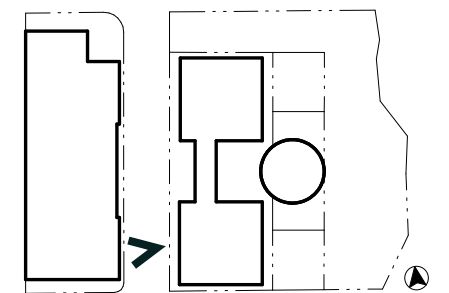


# N. Union St. Main Entry



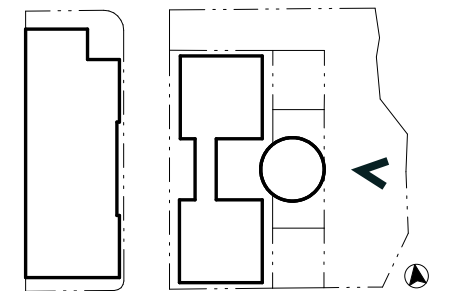


# N. Union St. - View from W



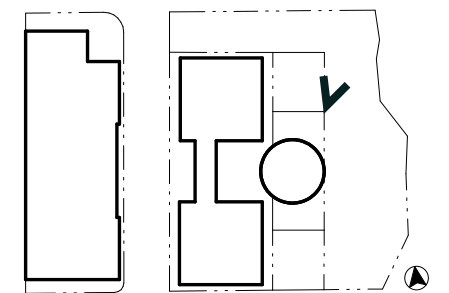


# View from the Waterfront



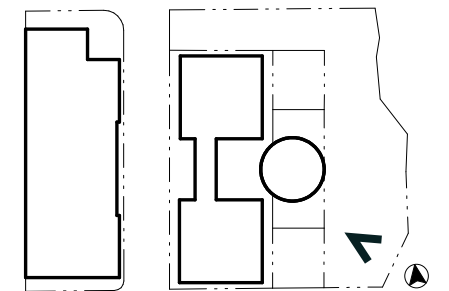


# View from the Waterfront





# View from the Waterfront





# Views from the Restaurant Pavilion



01



02



# East Building Palette



BRICK PATTERN



PUNCHED WINDOWS



METAL CHANNEL FRAME



PLANTED PAVILION



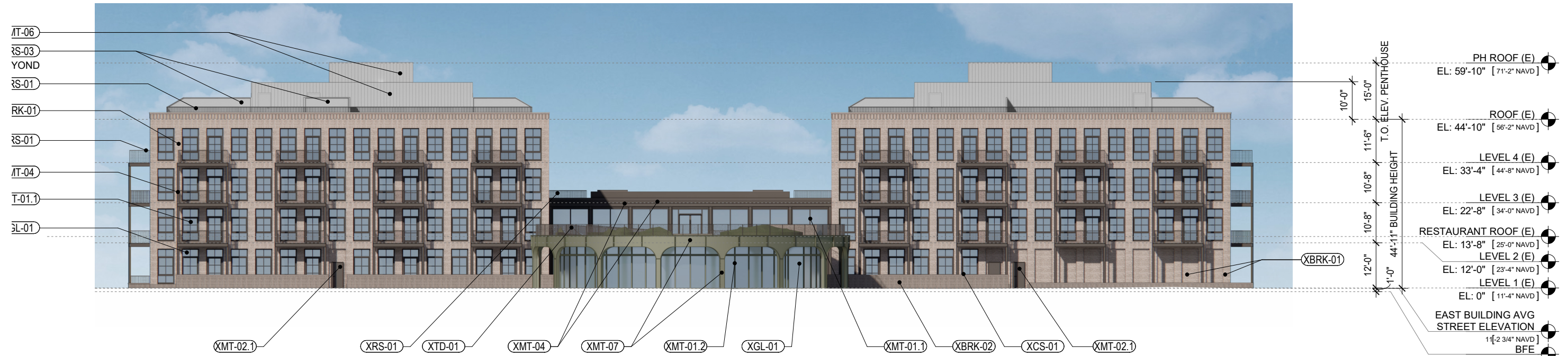
WEATHERED BRICK 1 SAMPLE



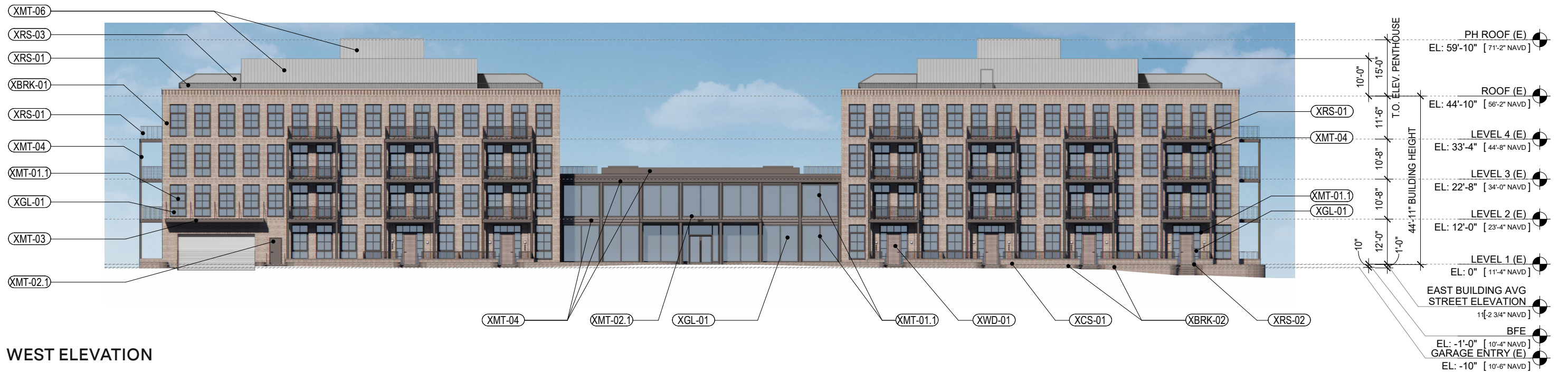
WEATHERED BRICK 2 SAMPLE



# East Building: East and West Elevations



EAST ELEVATION



WEST ELEVATION



# East Building: North and South Elevations



- EXTERIOR MATERIALS LEGEND**
- (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



# West Building



# Aerial View from South East



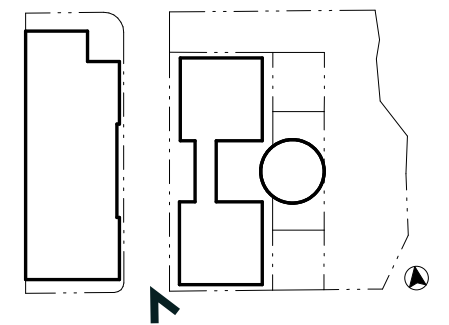
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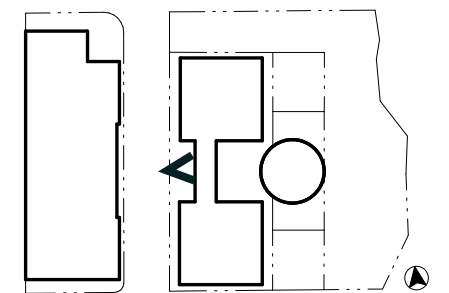


# Oronoco St. & N. Union St. - View from SE



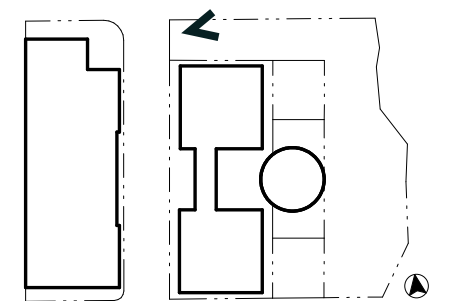


# N. Union St. Main Entry



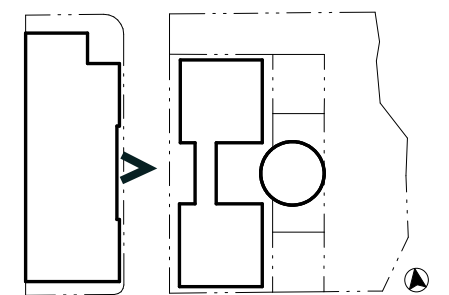


# Pendleton St. & N. Union St. - View from NE





# 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



# West Building: East and West Elevations



EAST ELEVATION



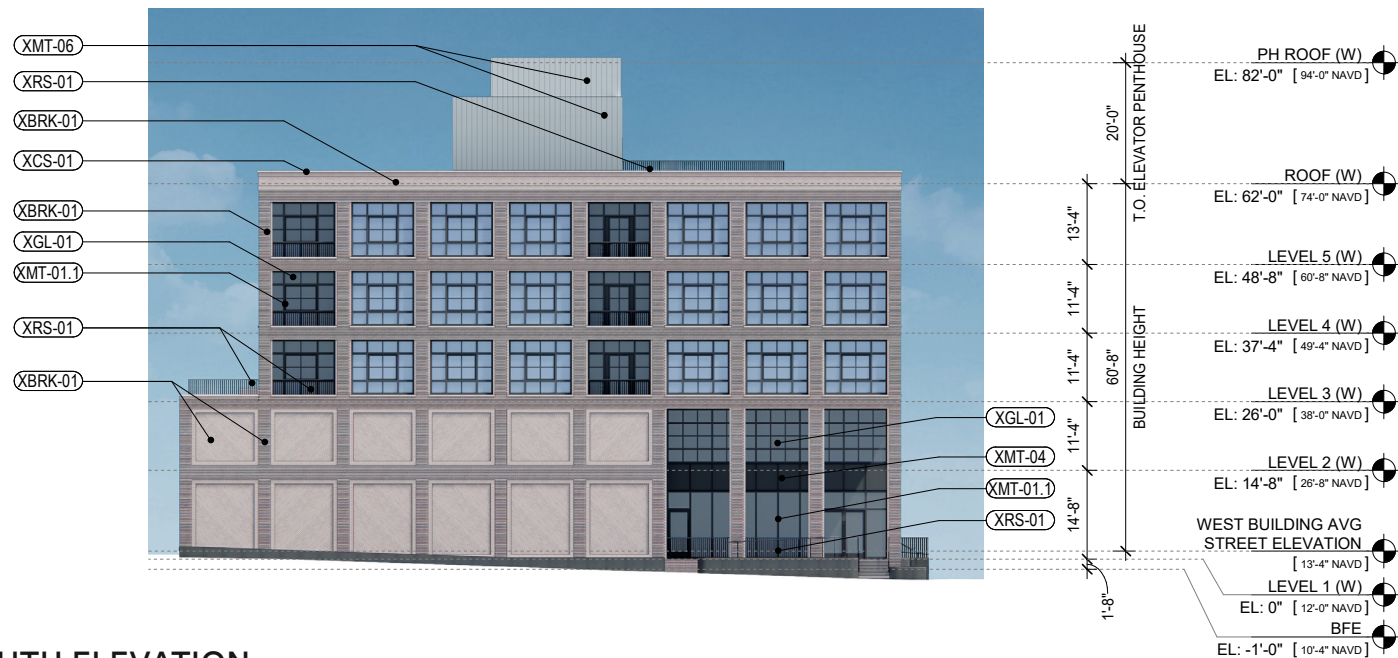
WEST ELEVATION



# 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
- (XMT-03) ALUMINUM STOREFRONT STOREFRONT SYSTEM WITH CUSTOM SNAP CAP
- (XMT-04) ALUMINUM FOLDING WALL SYSTEM
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- (XPV-01) CONCRETE PAVERS

EXTERIOR MATERIALS LEGEND



# RTN\_Aerial View from South East

