



City of Alexandria

Robinson Terminal North DSUP2024-10009

City Council Hearing

June 14, 2025



Agenda



1. Summary
2. Project Location
3. Land Use Requests
4. Layout and Architecture
5. Open Space
6. Environmental Remediation
7. City Environmental Review Process
8. Community
9. Highlights and Benefits
10. Recommendation



Summary

Request

- Redevelop the 3.2 acre, two-block site with two mixed-use buildings with 73 dwelling units and 3 restaurant spaces and the creation of over 1 acre of open space along the Potomac River waterfront

Action

- Planning Commission recommendation of approval of the DSUP

Key Elements

- Development consistent with Waterfront Plan, NPS Settlement Agreement and W-1 Zone
- Open space design, activation, maintenance and Waterfront Plan contributions
- Construction Phasing and Environmental Issues



Project Location

Zone:

- W-1 / Waterfront Mixed use zone

Small Area Plan:

- Old Town North & Waterfront (overlay)

Surrounding Uses:

- Office, parks and townhouses





Land Use Requests

DSUP

- To construct two mixed-use buildings with 73 dwelling units and 3 restaurant spaces

SUPs

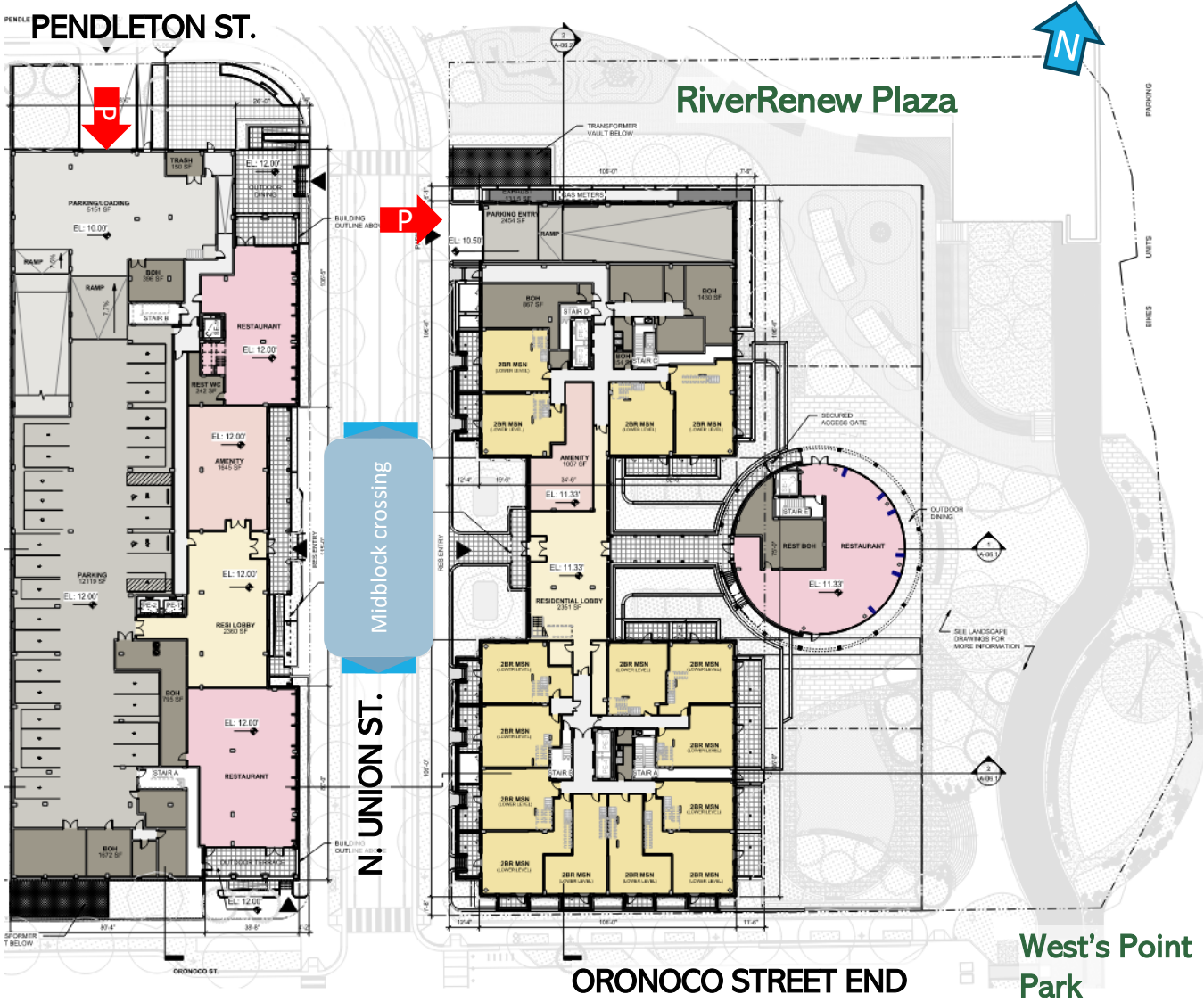
- Increase in Floor Area Ratio (FAR) for a development site in the Waterfront Plan
 - *1.69 FAR permitted, 1.51 FAR proposed*
- Increase in height from 30 to 50 feet in the Potomac River Vicinity Height District for East Building
- Increase in penthouse height for elevator overrun for West Building
- Parking reduction of 4 residential and 12 commercial (temporary) for West Building

Site Plan Modifications

- Side yard setback, crown coverage and street tree spacing requirement for West Building



Layout and Architecture



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Open Space

- 50,000+ SF of public open space
- 21,000+ SF dedicated to City
- Applicant providing \$2.7 million for open space improvements
- \$30,000 yearly waterfront maintenance contribution
- Covered pavilions in open space and Street End
- Continuous pedestrian access
- Coordination with AlexRenew





Environmental Remediation

Known Contaminants

- ▶ Petroleum hydrocarbons, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals such as mercury and arsenic

Similar Project Examples (More Exist)

- ▶ Potomac Yard, Robinson Landing, Carlyle

Safeguards (Conditions 125-139)

- ▶ Site Characterization Report, Risk Assessment, Remediation/Corrective Action, Soils Management Plan, and Enhanced Health and Safety Plan (during construction)

Public Transparency

- ▶ Condition 125: Project website throughout construction. This webpage must house all relevant environmental documentation submitted to VDEQ and City
- ▶ Condition 139, Applicant-hosted community meeting to present approved above plans prior to construction



City Review Process

- ▶ City Review strengthens Virginia DEQ VRP requirements with an enhanced review supported by DSUP conditions



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



Community



| DATE | MEETING |
|-----------------------------------|---|
| APPLICANT-HELD COMMUNITY MEETINGS | |
| February 29, 2024 | Meeting held by applicant (virtual) |
| June 26, 2024 | Meeting held by applicant (virtual) |
| September 24, 2024 | Meeting held by applicant (virtual) |
| May 19, 2025 | Meeting held by applicant (virtual) |
| CITY MEETINGS | |
| February 7, 2024 | UDAC Presentation |
| February 20, 2024 | Waterfront Commission Presentation |
| February 21, 2024 | BAR Concept Review |
| June 12, 2024 | UDAC Presentation |
| June 25, 2024 | Waterfront Commission Presentation |
| July 16, 2024 | BAR Concept Review |
| September 17, 2024 | Waterfront Commission Presentation |
| September 26, 2024 | Park and Recreation Commission Presentation |
| October 2, 2024 | UDAC Presentation and Recommendation |
| October 8, 2024 | Waterfront Commission Subcommittee |
| October 16, 2024 | Waterfront Commission Subcommittee |
| November 19, 2024 | Waterfront Commission Discussion and Updates |
| January 21, 2025 | Waterfront Commission Discussion and Updates |
| January 29, 2025 | Waterfront Commission Subcommittee |
| February 18, 2025 | Waterfront Commission Discussion and Updates |
| May 14, 2025 | Waterfront Commission Subcommittee |
| May 20, 2025 | Waterfront Commission Recommendation Discussion |

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Highlights & Benefits

Highlights

- **Schools:** 3 new students anticipated
- **Transportation:** Regrading and improvements to N. Union Street including raised mid-block crossing and protected bicycle lanes
- **Stormwater management:** Fully compliant with state water quality removal and City green infrastructure requirements

Benefits

- Mixed-use development that implements final major development piece of Waterfront Plan
- \$2.7 million for waterfront open space improvements and potential interim path
- Contributions: \$651k (Housing); \$20k (Capital Bikeshare); \$71k (Public Art)



**Staff and Planning Commission
recommend approval of
DSUP2024-10009**





APPENDIX



