

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** JUNE 13, 2025

**TO:** MAYOR GASKINS AND MEMBERS OF CITY COUNCIL

**FROM:** KARL MORITZ, DIRECTOR, DEPARTMENT OF PLANNING & ZONING

**SUBJECT:** DSUP #2024-10009 / ROBINSON TERMINAL NORTH

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### **ISSUE:**

This memorandum serves as an update on the Robinson Terminal North development special use permit (DSUP) case regarding proposed conditions changes. The conditions relate to issues either highlighted at the Planning Commission hearing or raised through community input.

- Refinements to the creation of an interim path and related improvements in the event that the construction of the East block lags behind the West block (Condition 2 and 167)
- Timing and process of adding clean fill to site as part of FEMA's Letter of Map Revision (LOMR) process Condition 103;
- Providing ongoing opportunities for the community to ask questions via the applicant's webpage (Condition 125); and
- Hosting a meeting to review and discuss potential haul routes in advance of final haul route determinations (Condition 159).

### **UPDATED CONDITIONS:**

Staff requests City Council to approve the conditions changes below:

#### **Condition 2**

The applicant has the option to phase the construction of the development. If the applicant decides to phase the construction, then a phasing plan shall be prepared and submitted for the entire project for review and approval by the Directors of P&Z, T&ES and RP&CA, prior to the release of the Final Site Plan for the West (or first) Block. Separate final site plans under unique case numbers will also be required, both of which shall include the phasing plan. The phasing plan shall: (P&Z) (RP&CA) (T&ES) \*, \*\*

- a. Address the sequencing of building demolition of the West Block and regrading of the sites;
- b. Minimize the duration of the closure of the North Union Street roadway for grading improvements, which shall occur in the first building phase;
- c. Propose appropriate interim conditions for North Union Street that maintain pedestrian, bicycle and vehicular access prior to the final completion of the

- project; and,
- d. The applicant shall construct and maintain a temporary 10-foot minimum asphalt or stone dust path **with pedestrian-scale lighting**, with a temporary public access easement, along the waterfront between the Oronoco Street End connecting to the RiverRenew Plaza prior to issuance of the 10th Certificate of Occupancy for the West Building, unless building permits have been issued for the East Building **to the satisfaction of the Director of Planning & Zoning**. The applicant is responsible for maintenance of the temporary-asphalt-path **and lighting**.

Condition 103

~~Release of Final Site Plan shall be contingent upon the City receiving a copy of the development's Letter of Map Revision based on Fill (LOMR-F) from the Federal Emergency Management Agency (FEMA), declaring the building development site is out of the floodplain. The sequence of events should be as follows:~~

- ~~a. Final Site Plan approval;~~
- ~~b. Early release of the Demolition and Grading Plans;~~
- ~~c. Developer submits the LOMR-F application using the as-built survey as the basis for the application for map change following the placement of fill;~~
- ~~d. City receives and approves FEMA LOMR-F determination letter; and~~
- ~~e. Full release of Final Site Plan for construction.~~

**The applicant shall apply for the Letter of Map Revision based on Fill (LOMR-F) from the Federal Emergency Management Agency (FEMA) for the East block prior to release of the Final Site Plan for the West block.**

- a. **The applicant shall apply for a grading plan to add fill and raise the East Block out of the floodplain. The applicant shall submit a Floodplain Impact Analysis for City review and approval with first submission of the Grading Plan for the East block fill placement for the LOMR-F application.**
  - i. **The fill added on the East block for the LOMR-F application must be stabilized with established grass seed as an interim site condition prior to the commencement of construction activities for this block.**
- b. **The applicant shall also provide the City with draft and final LOMR-F application and all supporting materials for review prior to submission to FEMA, including as-built grading survey. Upon final LOMR-F application approval, the Floodplain Administrator will provide the signed community concurrence page to complete the application package to FEMA.**
- c. **The applicant shall use the City-approved final LOMR-F application packet to make the LOMR-F application to FEMA for the East block and be assigned a FEMA case number as confirmation, or other confirmation from FEMA that they have received the LOMR-F application prior to release of the Final Site Plan for the West block.**

- d. **No building permits shall be issued for the East block until the City receives and approves FEMA's final LOMR-F determination confirming that the East block building site is out of the floodplain, in accordance with Condition 103.**
- e. **Following the start of construction of the West block, a completed Elevation Certificate (FEMA Form FF-206-FY-22-152) shall be submitted for approval at placement of the lowest floor, prior to further vertical construction and again when construction is complete at final inspection. Issuance of the Certificate of Occupancy (CO) for the West block shall be contingent upon submission and approval of the final Elevation Certificate.**
- f. **Where feasible, these submissions shall also be integrated into the City's APEX system to facilitate tracking and coordination by both the City and the applicant.**

#### Condition 125

The applicant shall establish and maintain a publicly accessible webpage dedicated to the project as part of the Final Site Plan submission. This webpage shall include all relevant environmental documents related to the Virginia Department of Environmental Quality (DEQ) Voluntary Remediation Program (VRP), the DEQ Petroleum Program, and the City of Alexandria Contaminated Lands Program. **The webpage shall be a resource to receive and respond to community questions and include contact information for the applicant team.** The webpage must remain active and updated throughout the duration of the development project and until Certificate of Occupancy for the buildings have been obtained. (T&ES) \*

#### Condition 159

Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing, and grading of the site. Additionally, the applicant shall hold a community meeting, either in-person or virtual, to provide a summary of the Remediation/Corrective Action Plan and the Health and Safety Work Plan.

- a. **In addition to the community meeting required above, the applicant shall hold an in-person or virtual meeting to discuss proposed haul routes.**
- b. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting.
- c. Hold the meetings before any permits are issued. (P&Z) (T&ES) \*\*

#### Condition 161

Identify a community liaison throughout the construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. **Create and maintain an email distribution list of people**

**interested in receiving construction updates. Provide, at a minimum, quarterly updates throughout construction via email distribution regarding ongoing and upcoming activities.** (P&Z) (T&ES) \*, \*\*\*

Condition 167

Pursuant to the Waterfront Plan, provide an in-kind contribution of \$12.68 (in 2025 dollars) per square foot of total net floor area (to be adjusted per CPI-U yearly) to be used for off-site and limited on-site improvements that contribute to the implementation of the Waterfront Plan. These contributions shall be due prior to the issuance of the 10th certificate of occupancy for the East Building.

- a. The applicant shall make the following contributions, which shall be deemed equal to the total monetary contribution. The in-kind contributions should be directed on the below areas, consistent with relevant conditions in the Open Space and Pedestrian/Streetscape sections above:
  - i. Areas of open space on Parcel A of the East Block to be dedicated to the City;
  - ii. Three pavilions in the East Block Open Space (per Condition 29);
  - iii. Oronoco Street End improvements, limited to paving treatments, garden plantings (not street trees), installation of removable bollards and of two pavilions with utility installation. Curbing, surfacing, grading and general construction restoration costs would not be included;
  - iv. Improvements to West's Point Park, including decking, railings and access from the Oronoco Street End and the Waterfront Promenade; and
  - v. Improvements to the RiverRenew Plaza.
  - vi. **Interim improvements in addition to the temporary path and lighting as required by Condition 2(d).**
- b. Other site improvements provided by the project, including but not limited to stormwater or flood infrastructure, and street and streetscape improvements outside of the Oronoco Street End, will not be accounted as in-kind contributions.
- c. The applicant shall provide prior to the first Final Site Plan a detailed cost estimate of site improvements and structures as the basis for the in-kind contributions. The applicant will work with City Staff to formulate the final, prioritized list of site design, amenities, and structures that the applicant will provide, subject to approval by the Director of P&Z. Acceptance of this list shall constitute an agreement for the minimum provision of site improvements.
- d. In the event that the cost of these improvements are less than \$12.68 per square foot (adjusted for CPI-U per above) of total net floor area, the applicant shall provide a cash payment to the City for the difference prior to the release of the public improvement bonds.

**STAFF:**

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