



City of Alexandria

# Robinson Terminal North DSUP2024-10009

**Planning Commission Meeting**

June 4, 2025



# Agenda



1. Summary
2. Project Location
3. Land Use Requests
4. Layout and Architecture
5. Open Space
6. Community
7. Highlights and Benefits
8. 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, National Park Service Settlement Agreement and W1 Zone
- Open space design, activation, maintenance and Waterfront Plan contributions
- Parking reduction





# 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

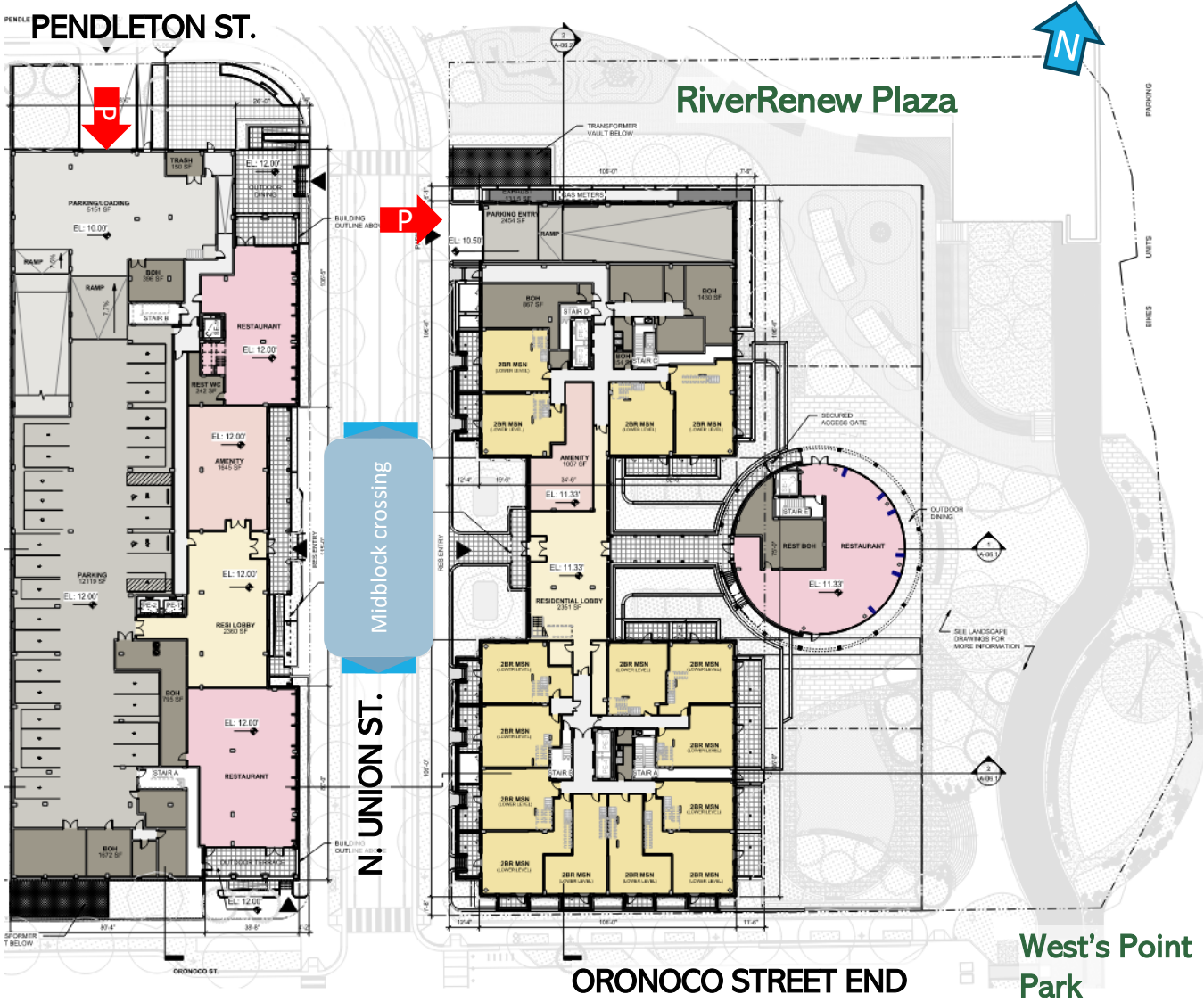
## Site Plan Modifications

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





# Layout and Architecture



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West's Point  
Park





# 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





# 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:** 14.6% more phosphorous removed than required

## 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 recommend approval of DSUP2024-10009







# APPENDIX



