

Robinson Terminal South

DSUP# 2014-0006

TMP# 2014-0102

SUP#2015-0012

SUP#2015-0013

SUP#2015-0014

City Council
April 18, 2015



Site Context



Aerial View of Existing Site

Site Context



View of Existing Site

Project Description

- 92 units (26 TH and 66 MF)
 - Flexibility requested to provide 4 additional MF
- 11,473 sq. ft. of commercial uses, including a 251-seat restaurant
- Parking provided within each townhouse and one level below-grade
- Open space amenities, including carriageway network and improved pier.



Proposed Site Plan

Requested Approvals

- DSUP with Site Plan and Modifications Including:
 - Increase in FAR;
 - Cluster Residential Development;
 - Increase in Height from 30 to 50 feet;
 - Increase in the Number of Penthouses;
 - Land without Frontage;
 - Parking Reduction; and
 - Valet Parking.
- Special Use Permit for Boat Docking Facility
- Special Use Permit for Restaurant
- Special Use Permit for Retail
- Special Use Permit for Transportation Management Plan
- Modifications to Yards and Vision Clearance



Primary Discussion Topics

- Compliance with the Waterfront Plan
- General Mass, Scale and Architectural Character
- Compliance with the Floodplain Ordinance
- Construction Management, including Barging
- Parking
- Open Space, including Ownership of the Existing Pier



Waterfront Plan



Proposed Site Plan

Waterfront Plan



Precedent Images of Carriageway Concept

Waterfront Plan



INLAID MAPS COMMEMORATION



SITE SEATWALLS, STEPS AND FEATURES COMMEMORATION

Precedent Images for Historic Interpretation Concepts

Waterfront Plan



Proposed View of the Site from South Union and Wolfe Streets

Architectural Character



Proposed View from Point Lumley Park



Architectural Character



Proposed View from the Promenade



Architectural Character



Proposed View from the Waterfront



Architectural Character



Proposed View from Roberdeau Park



Architectural Character



Proposed View from South Union and Duke Streets



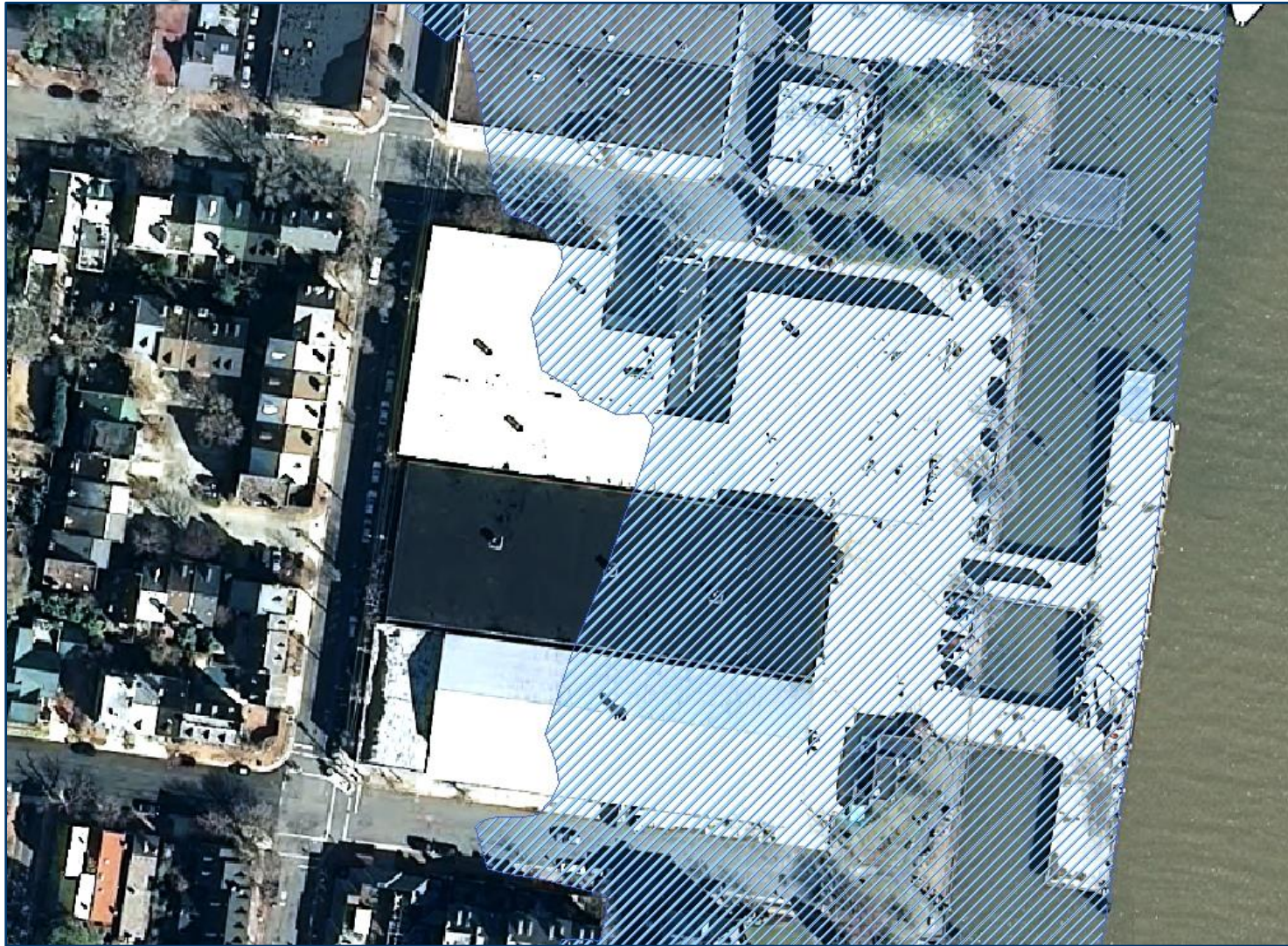
Adaptive Reuse – 2 Duke St



Proposed View from The Strand



Floodplain Ordinance



Limits of 100-year Floodplain on Existing Site

PLANNING & ZONING



Parking

Use	Required	Provided
Townhouses	52 spaces	52 spaces
Multi-Family Units	123 spaces	132 spaces*
Retail	24 spaces	58 spaces**
Restaurant Indoor Seats Outdoor Seats	34 spaces 29 spaces	
Total	262 spaces	242 spaces
<i>*Includes 17 tandem spaces</i> <i>**Includes 16 tandem and 8 valet spaces</i>		

Parking Management

Parking Garages & Surface Lots

- Long-term parking

Metered Parking

- Short-term visitors

Non-Metered Parking

- Residents and Guests

20

Garage Occupancy within ¼ mile

Garage / Location	Number of Spaces	Weekday 7-9pm	Friday 7-9pm	Saturday 7-9pm
Solo Garage (101 Duke)	25	13 (52%)	30 (100%)	24 (96%)
Altman Garage (110 S. Union)	62	41 (66%)	49 (79%)	51 (82%)
115 S. Union	68	12 (18%)	18 (27%)	16 (24%)
Torpedo Plant Condo (102 N. Union)	369	139 (38%)	248 (68%)	258 (70%)
Total	524	205 (39%)	345 (66%)	349 (67%)
Total after The Strand Lot is removed (<i>assumes 101 spaces are used</i>)	524	306 (59%)	446 (85%)	450 (86%)

**From 2014 OTAPS data collection*



Open Space



Proposed Site Plan

Open Space



View of Existing Site

Ownership of Open Space



Proposed Pier Improvements

Community Outreach

- Old and Historic Alexandria District Board of Architectural Review
- Waterfront Commission
- Adjacent residents, including Waterford Place and Harborside
- The Old Town Civic Association
- Several other citizen and business groups



Community Benefits

- Preservation and adaptive reuse of 2 Duke Street
- Dedication of 226 The Strand to further goals of the Waterfront Plan
- Improved access to the Potomac River with:
 - Dedication of a rehabilitated and improved pier;
 - Dedication of new floating docks;
 - Publicly accessible open space; and
 - Construction of bulkhead and dedication of promenade.
- Compliance with the Public Art and Green Building Policies (with flexibility requested for 2 Duke Street)
- Contributions for affordable housing and long-term operation and maintenance of the Waterfront Plan area



Conclusion

Staff recommends approval subject to compliance with all codes, ordinances and staff recommendations



