

Robinson Terminal South



ROBINSON TERMINAL SOUTH TIMELINE

Waterfront Commission & Community Outreach*	Begin Spring 2014
Board of Architectural Review Work Sessions*	April 2014 – April 2015
File DSUP Application	Fall 2014
Waterfront Commission Recommendation	January 2015
Planning Commission Hearing	First Quarter 2015
City Council Hearing	First Quarter 2015
Demolition/Archeology/Flood Plain Process	Begin Spring 2015
Construction	Begin Spring 2016
First Occupancy	Summer 2017

*Ongoing process

EXISTING AERIAL PHOTOGRAPH



Development Site



- * Parcels being acquired by EYA
- * Parcels already transferred to City
- * Riparian rights acquired by EYA

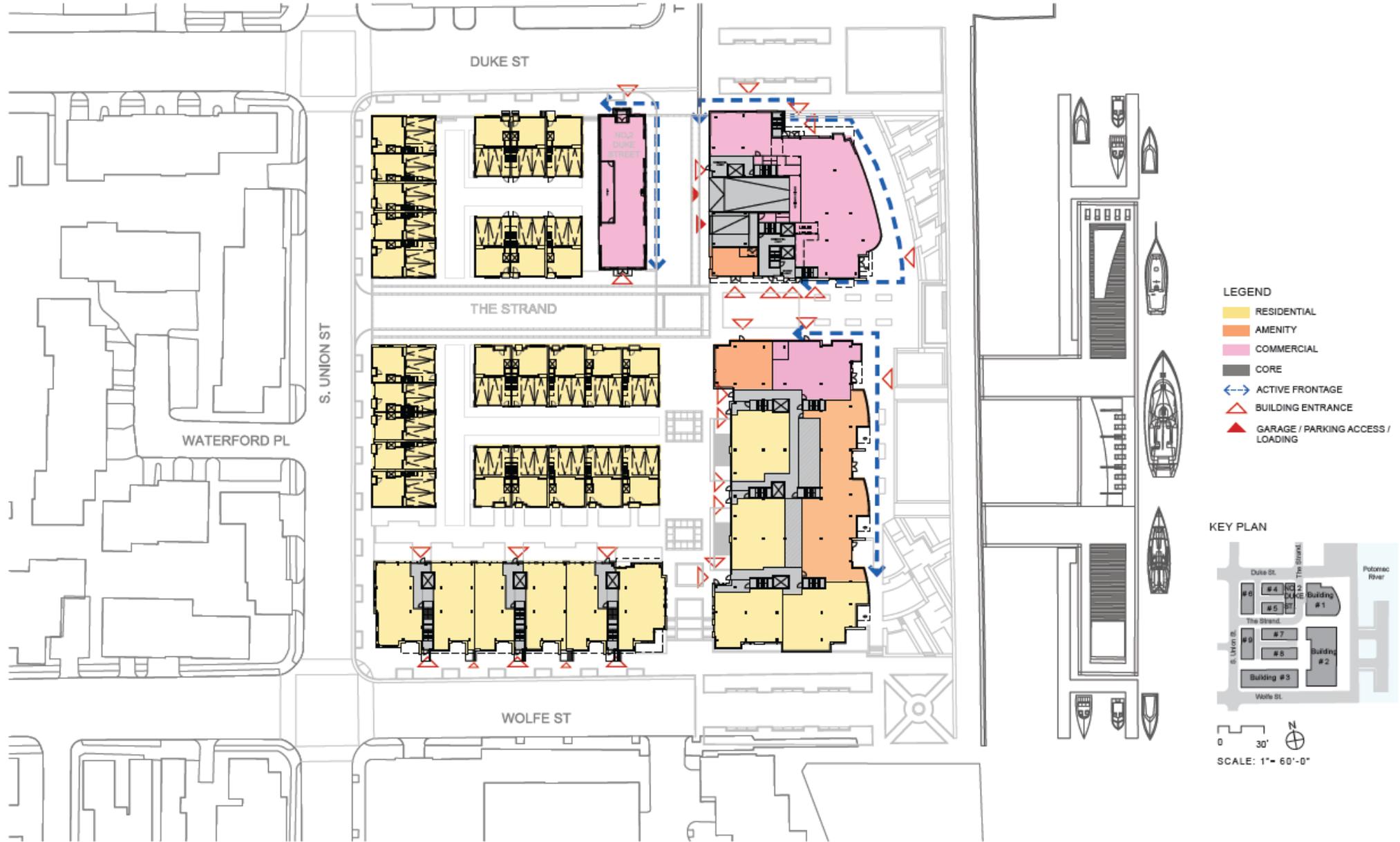


	Waterfront Plan	Actual/Proposed
Site Area (acres)	3.85	3.22
Development (SqFt)	380,529	280,700
FAR	2.32	2.0
Units	115	95

Design Goals & Guidelines

- Active and welcoming ground floor uses
- Mixed-use development with vibrant commercial uses
- Residential design compatible with high-level of public activity
- Below-grade parking
- Extensive public amenities & access along waterfront

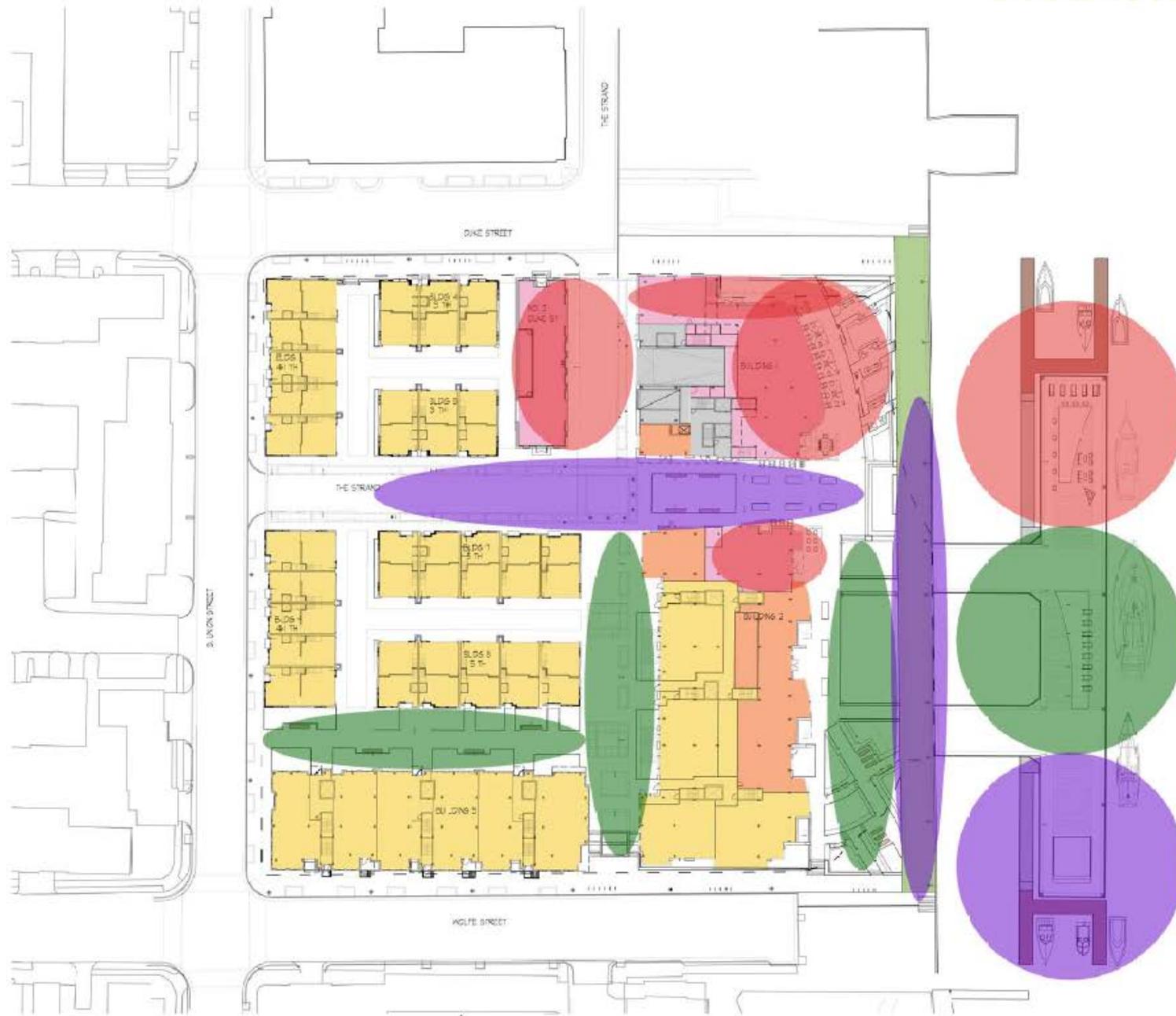
CONCEPT PLAN GROUND USES AND BUILDING ENTRIES



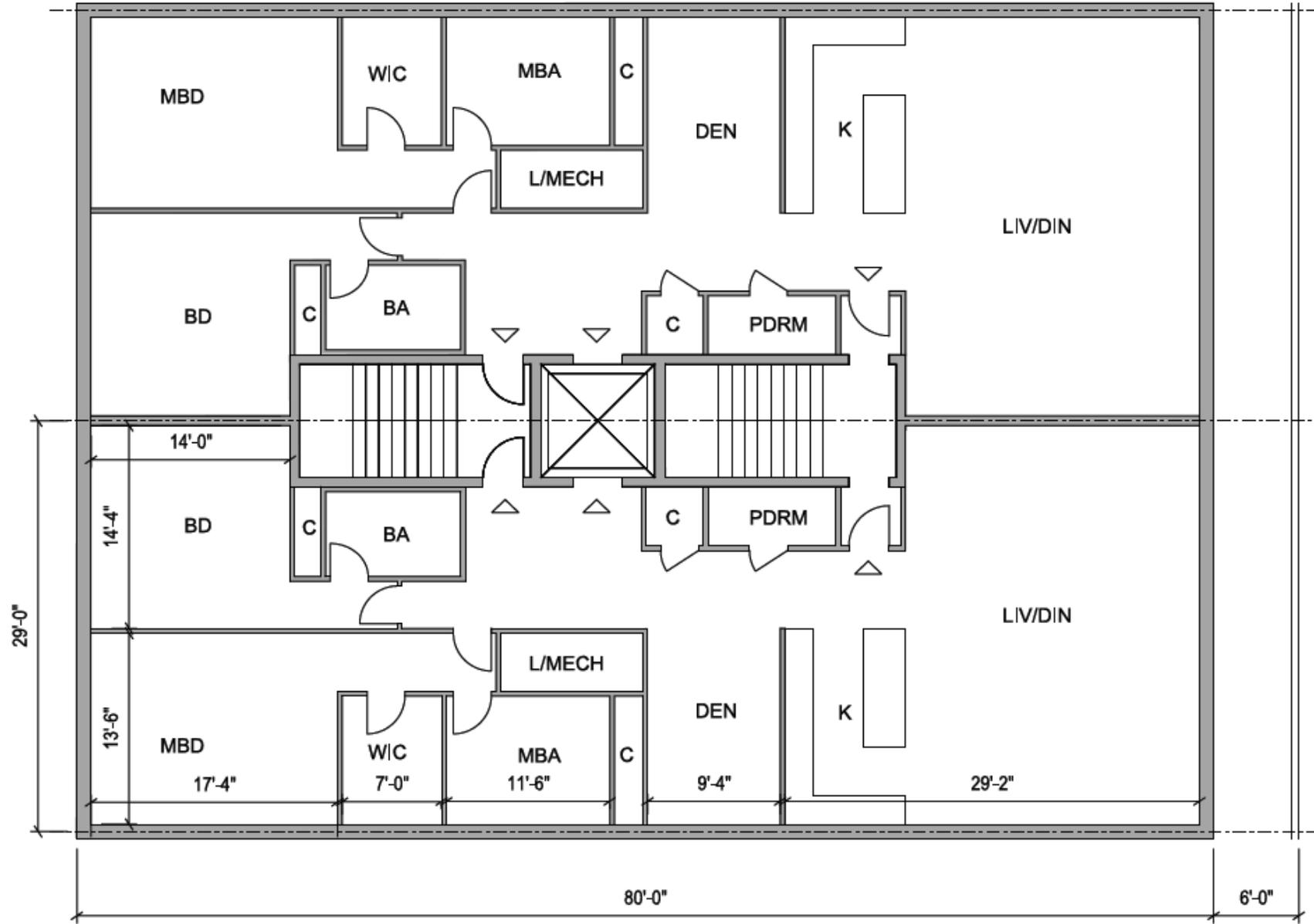
DIVERSITY OF PUBLIC OPEN SPACE

LEGEND

-  Promenade / Linear Open Space
-  Passive Open Space
-  Active Open / Commercial Space
-  Programmable Open Space

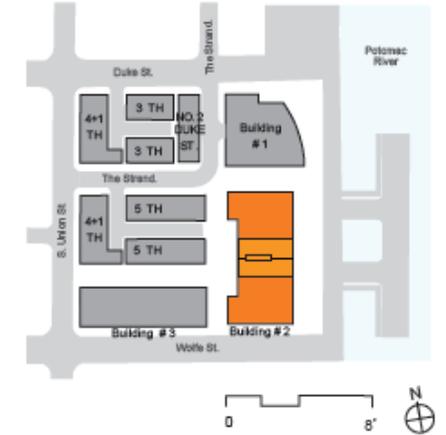


THROUGH UNIT STUDY – BUILDING #2

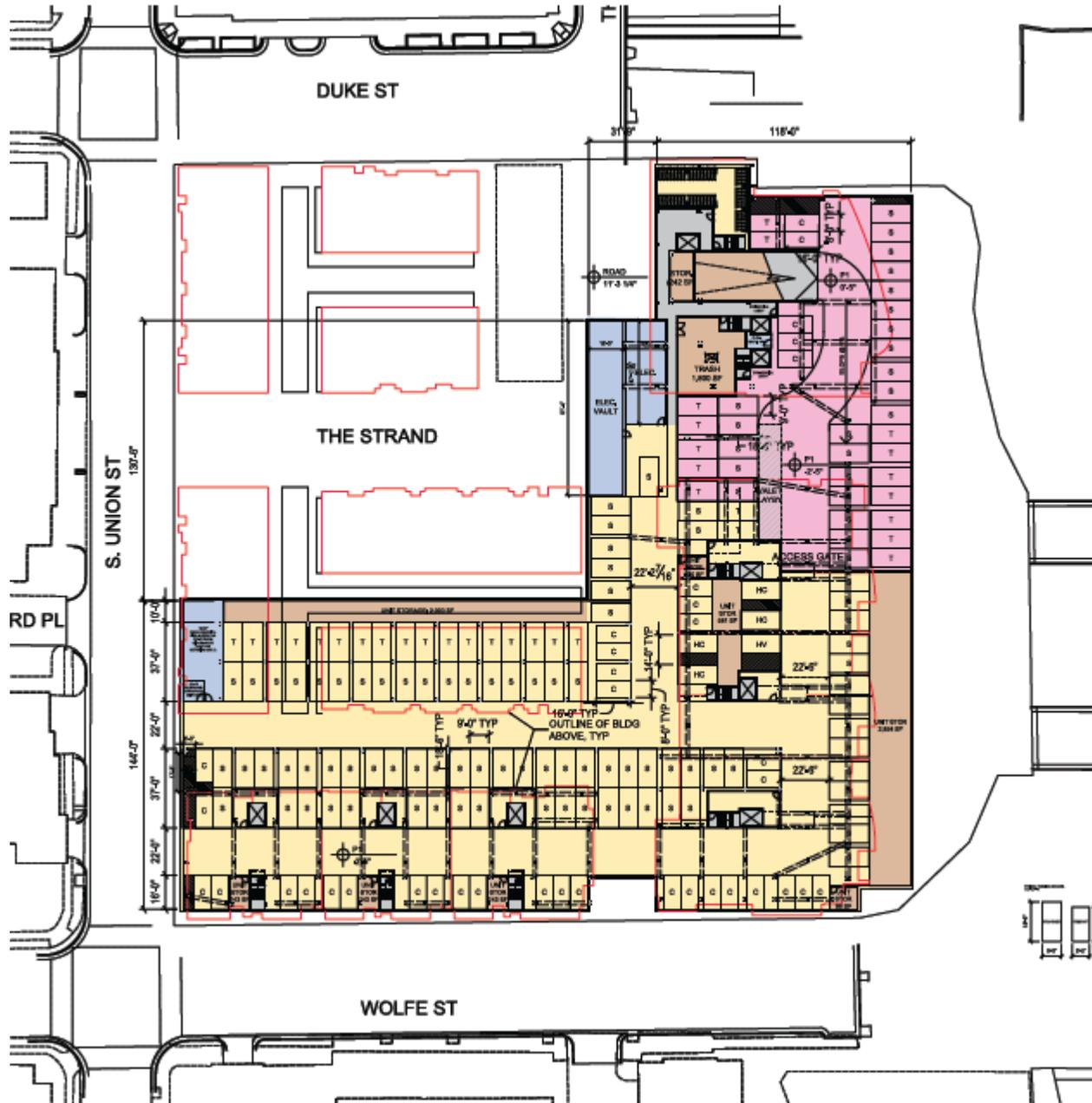


(WATER SIDE)

KEY PLAN

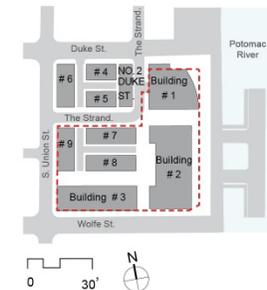


PARKING GARAGE



- LEGEND**
- COMMERCIAL PARKING
 - RESIDENTIAL PARKING
 - CORE
 - MEP
 - STORAGE
 - BUILDINGS ABOVE
- S = STANDARD SPACE (SELF PARK)
 C = COMPACT SPACE
 HC = HANDICAPPED ACCESSIBLE SPACE

KEY PLAN



WATERFRONT OPEN SPACE



LEGEND:

- 1 Garden Rooms
- 2 Café
- 3 Upper Plaza
- 4 Birch Alle & Shade Gardens
- 5 Water Feature
- 6 Stepped Lawn
- 7 Sloped Lawn

PIER:

- 8 Shade structure
- 9 Light tower
- 10 Chaise lounges
- 11 Sloped lawn
- 12 Viewing bench
- 13 Wood deck
- 14 Outdoor café
- 15 Transient boat floating docks





VIEW FROM PROMENADE LOOKING SOUTH

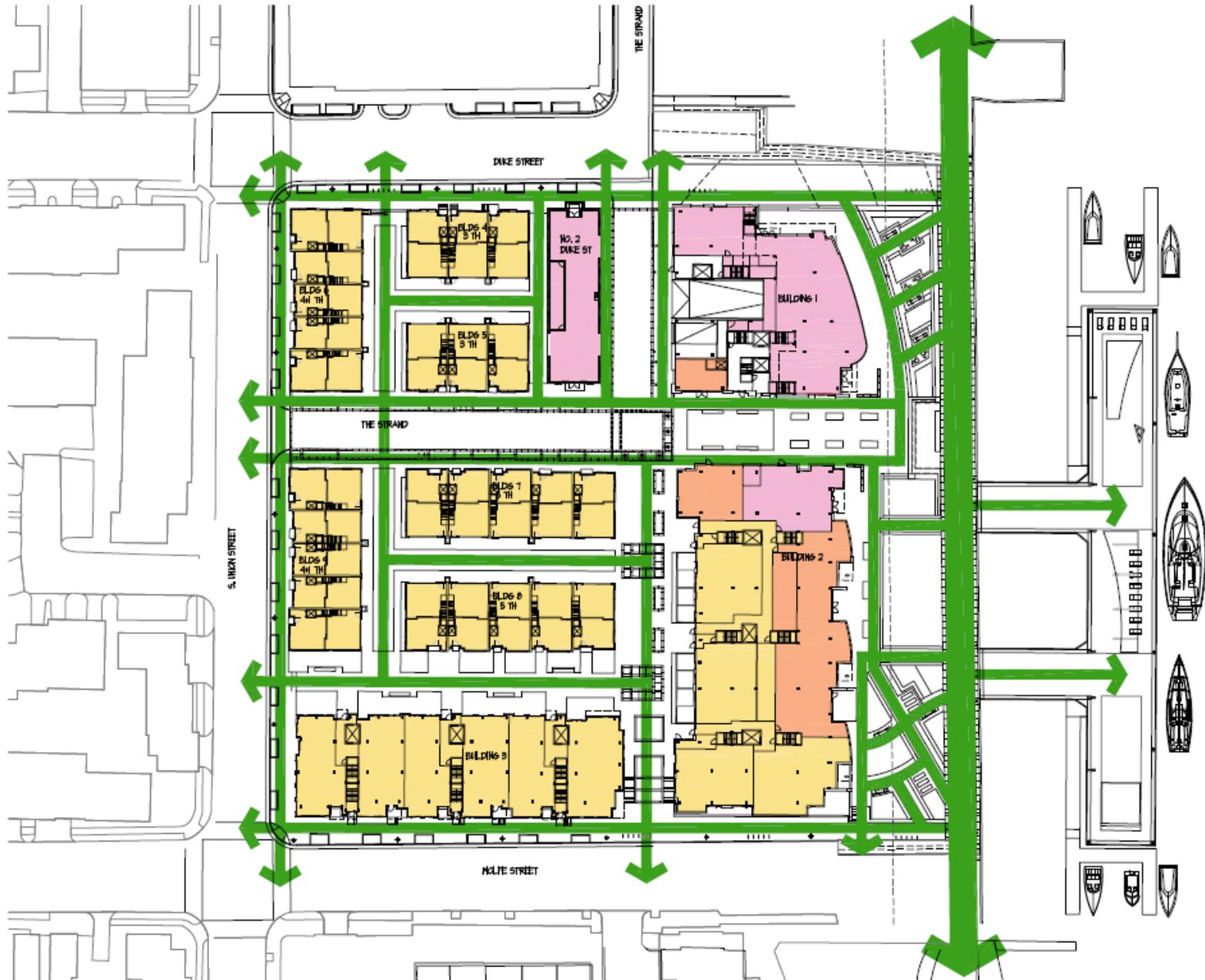


VIEW FROM POINT LUMLEY PARK

Site Planning Goals & Guidelines

- Create a new East-West pedestrian connection between Union St. at the Pier
- Extend the Strand, with a pedestrian-only connection to Wolfe St. to buffer Harborside
- Minimize curb cuts
- Enhance streetscape and pedestrian experience, along Union, Strand, Duke, and Wolfe

CONNECTIVITY



LEGEND

 PEDESTRIAN CIRCULATION

CONNECTIVITY

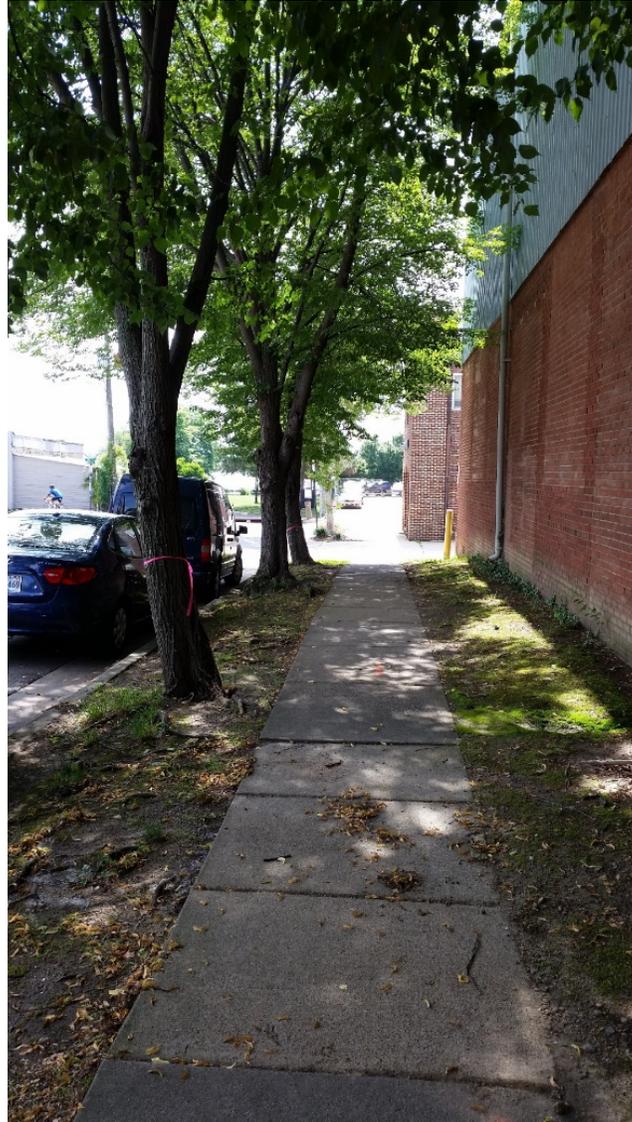
- Fluid Pedestrian Connection to town, through the strand the promenade and pier
- Pedestrianized streets as programmable open space
- Uninterrupted Pedestrian Circulation from the upper active level to the promenade and pier
- Circulation thru active and passive open space



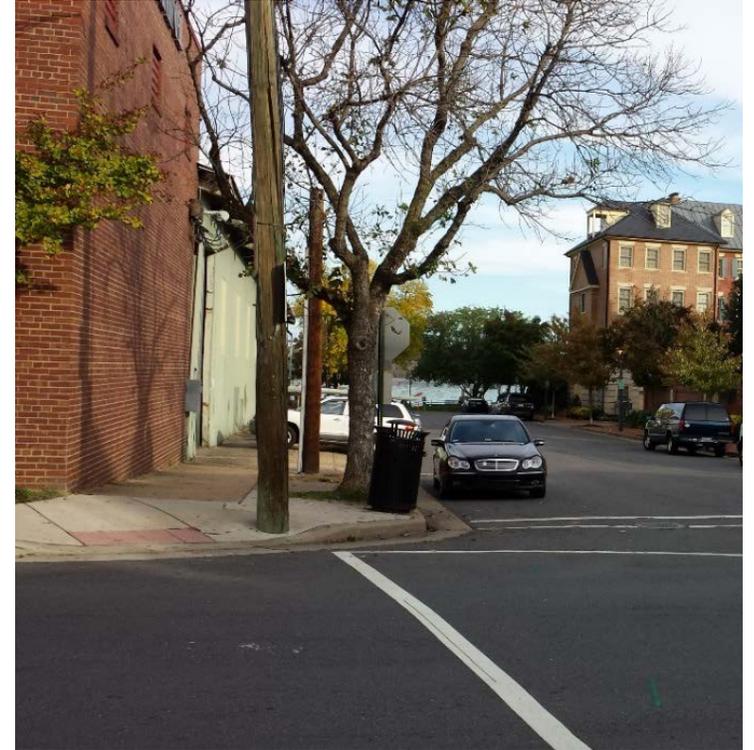
Existing Conditions



**UNION LOOKING NORTH:
4' SIDEWALK**

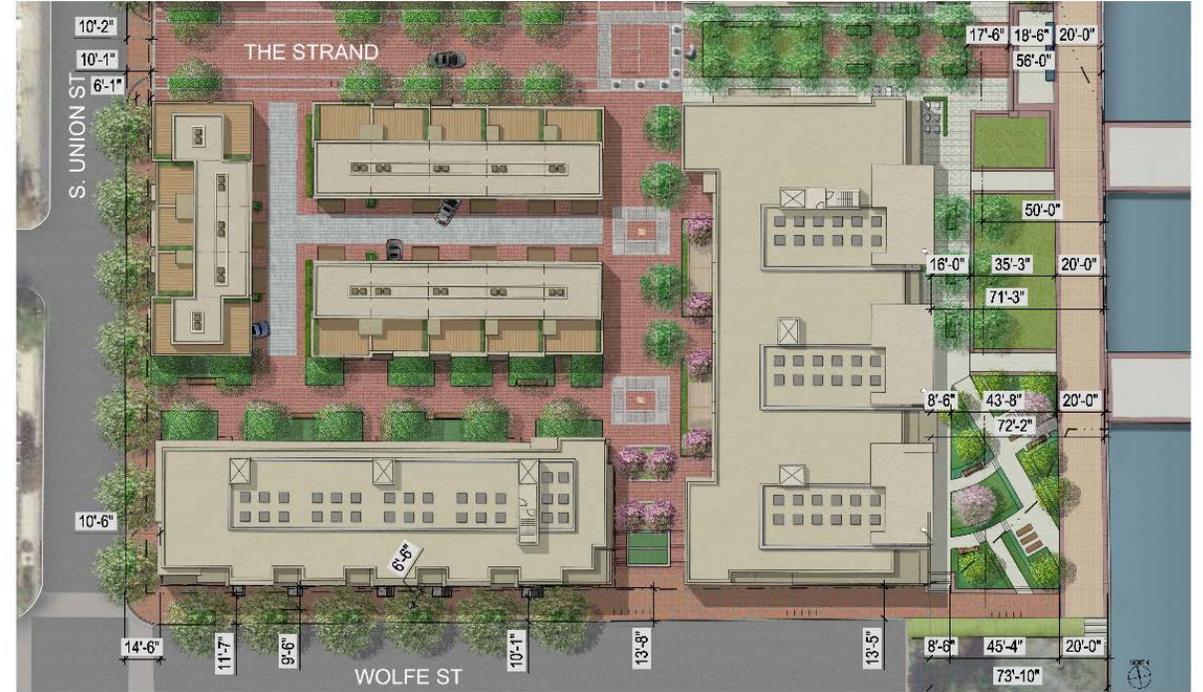


**DUKE LOOKING
EAST: 4' SIDEWALK**



**WOLFE & UNION
INTERSECTION: LOOKING EAST**

SIDEWALK IMPROVEMENTS ON UNION/DUKE -MINIMUM 6FT UNOBSTRUCTED SIDEWALK- 4' TREE PLANTING





CORNER OF DUKE AND UNION LOOKING EAST



UNION ST LOKING SOUTH

No.2 Duke Street Goals & Guidelines

- Retain historic building
- Adaptive reuse with active frontage





VIEW FROM THE STRAND LOOKING WEST



EAST ELEVATION

3/32"=1'-0"



NORTH ELEVATION

3/32"=1'-0"



WEST ELEVATION

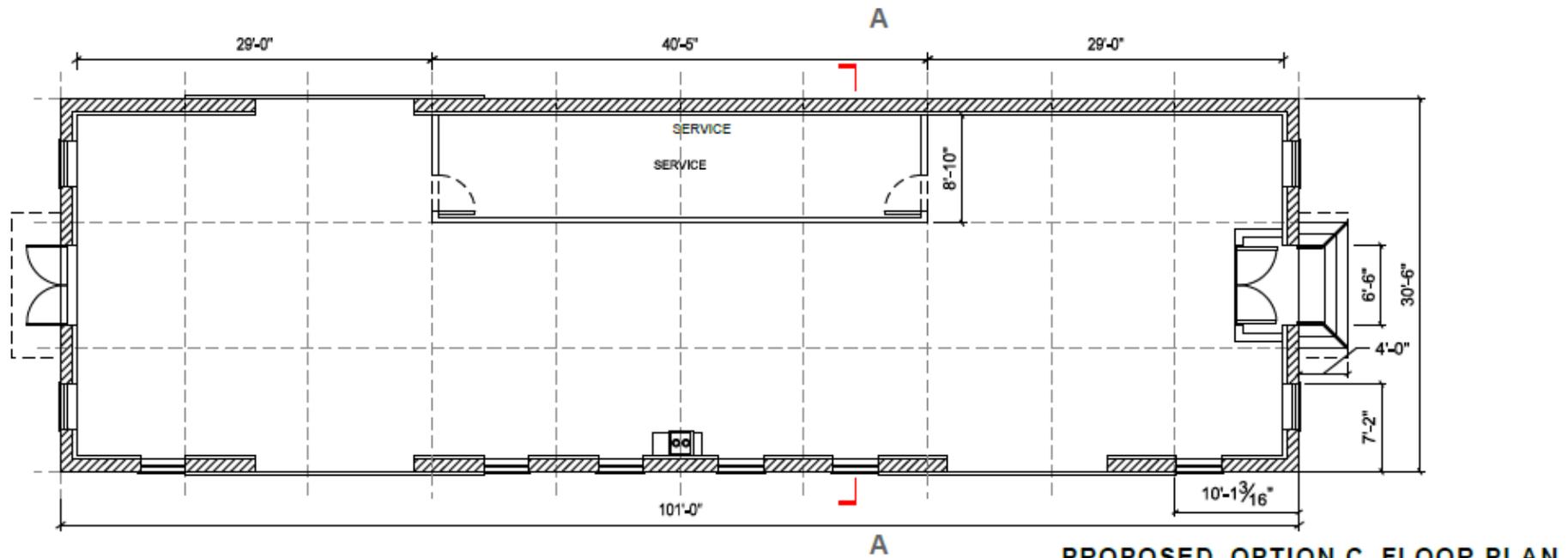
3/32"=1'-0"



SOUTH ELEVATION

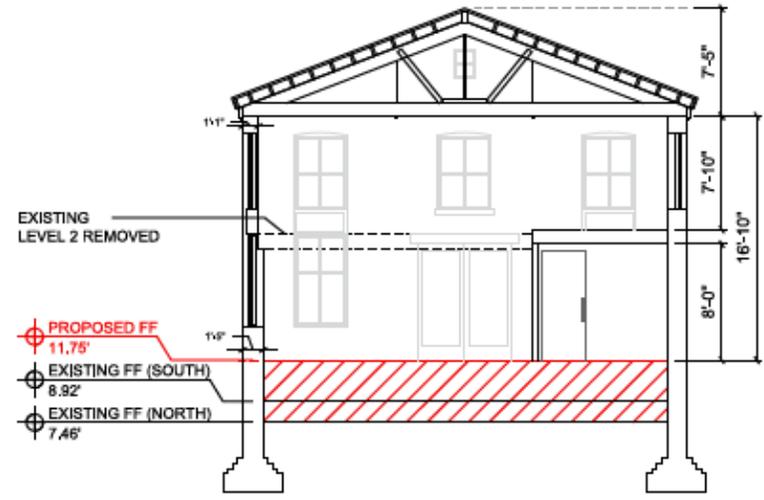
3/32"=1'-0"





PROPOSED_OPTION C_FLOOR PLAN

3/32" = 1'-0"
0 10'



PROPOSED_OPTION C_SECTION A-A

3/32" = 1'-0"
0 10'

Pier & Waterfront Guidelines

- Retain the pier as a public space
- Maintain connections at both ends
- Incorporate uses such as café, river watching
- Facilitate pleasure boat access

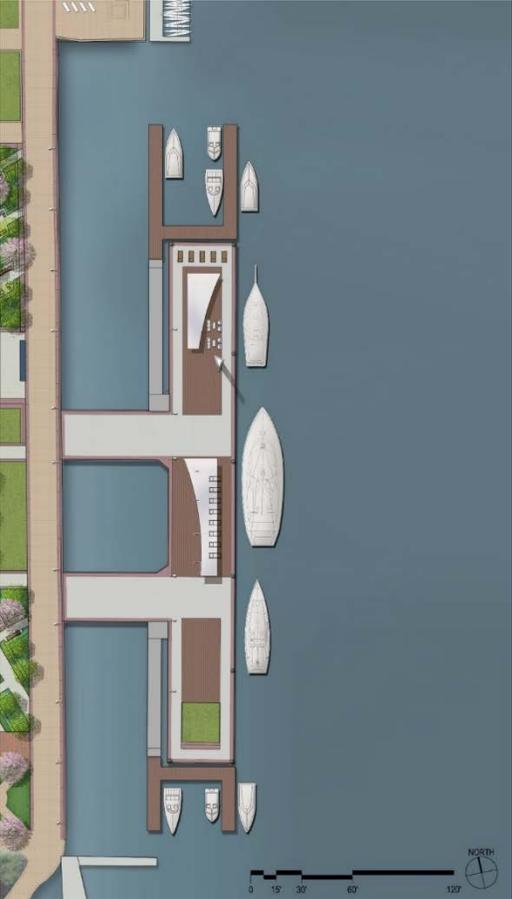


PIER SOUTH EDGE – AERIAL VIEW
SCALE: NTS

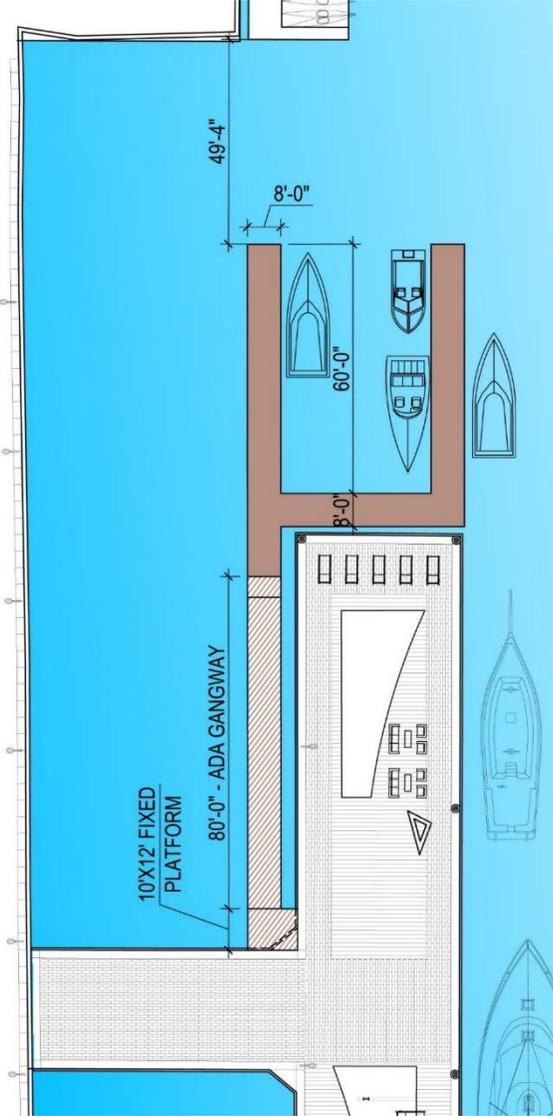


PIER NORTH EDGE – AERIAL VIEW
SCALE: NTS

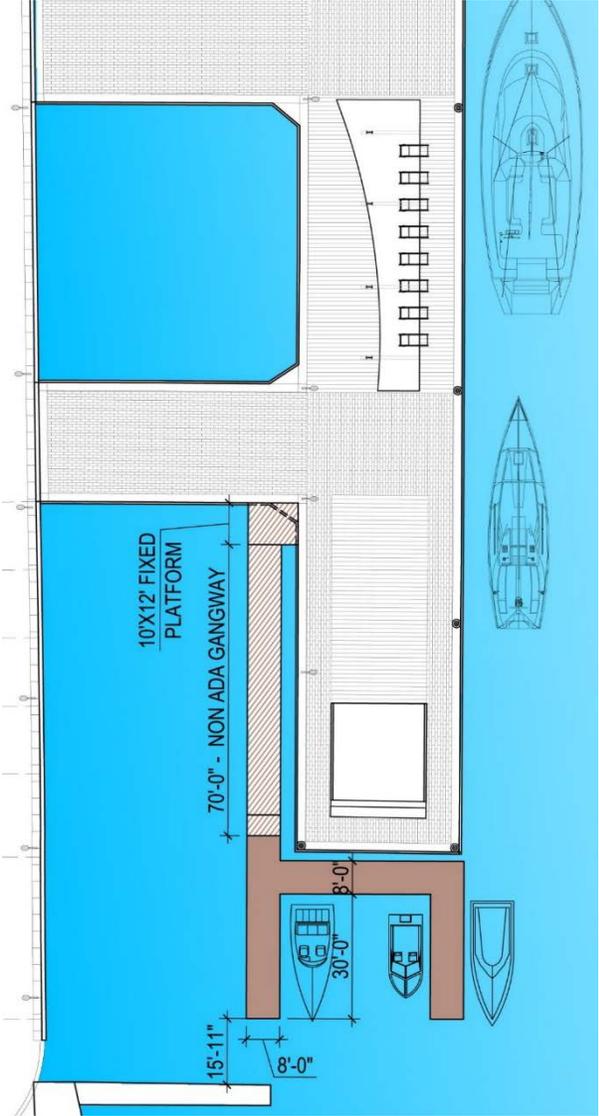
TRANSIENT DOCK DEVELOPMENTS



NORTH LAYOUT



SOUTH LAYOUT





VIEW FROM PIER LOOKING NORTH

WATERFRONT SMALL AREA PLAN

EYA PROPOSED PLAN



RENDERING / EXISTING SITE PHOTO



VIEW FROM WOLFE STREET LOOKING NORTHEAST



VIEW FROM WOLFE STREET LOOKING SOUTHEAST



VIEW FROM WOLFE ST. LOOKING NORTHEAST - FURTHER REFINEMENT

