

Robinson Terminal North & South

Team Introduction to Waterfront Commission

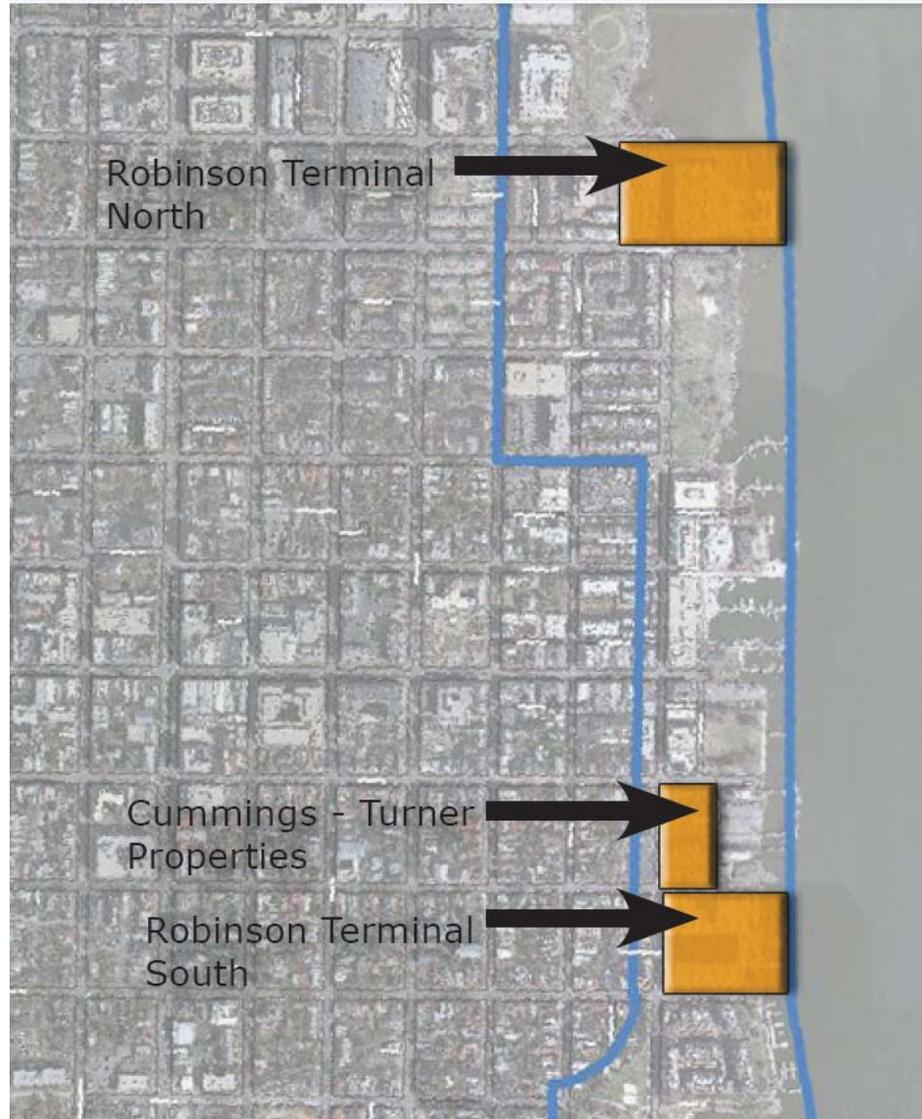
October 17, 2013



Agenda

- Welcome
- South Terminal Team Intro
- North Terminal Team Intro
- Discussion of Waterfront Plan Elements
 - Uses for Piers
 - Civic Uses
 - Building Architecture
 - Public Uses

Development Sites



Process For Moving Forward

Fall 2013 – Develop Concept Plans

Winter / Spring 2014 – Develop Architecture

Summer / Fall 2014 – DSUP and BAR Submissions

Fall / Winter 2014 – Planning Board & Council Hearings

Contract Purchaser of Robinson Terminal South



Introduction to EYA, Shalom Baranes Architects & M. Paul Friedberg and Partners



EYA Company Background



- Founded in 1992
- Industry leader in urban walkable communities, mixed-use, mixed-income
- Over 4,500 homes in 40 communities , 11 in Alexandria
- Over 230 national and regional awards
- Community oriented – build consensus through community process
- JBG relationship provides strong economic backing

Project Examples

Ford's Landing Alexandria, VA



The Oronoco Alexandria, VA



Introduction to Shalom Baranes Associates



Shalom Baranes Associates



- Founded in 1981
- SBA Expertise - Premiere architectural firm with focus on master planning, mixed use developments, historic preservation, and new infill construction in the Mid-Atlantic and Washington metropolitan region
- SBA Relevant Experience – Southeast Federal Center, Burnham Place, CityCenter DC, the Oronoco
- SBA Track Record – Completed over 5,000 residential units in past 10 years, secured federal and local agency approvals for over 150 projects
- SBA Team – Full service architectural design and planning firm with 110 employees
- Recognition – Over 120 national and regional professional and industry awards, including American Institute of Architects National Honors award





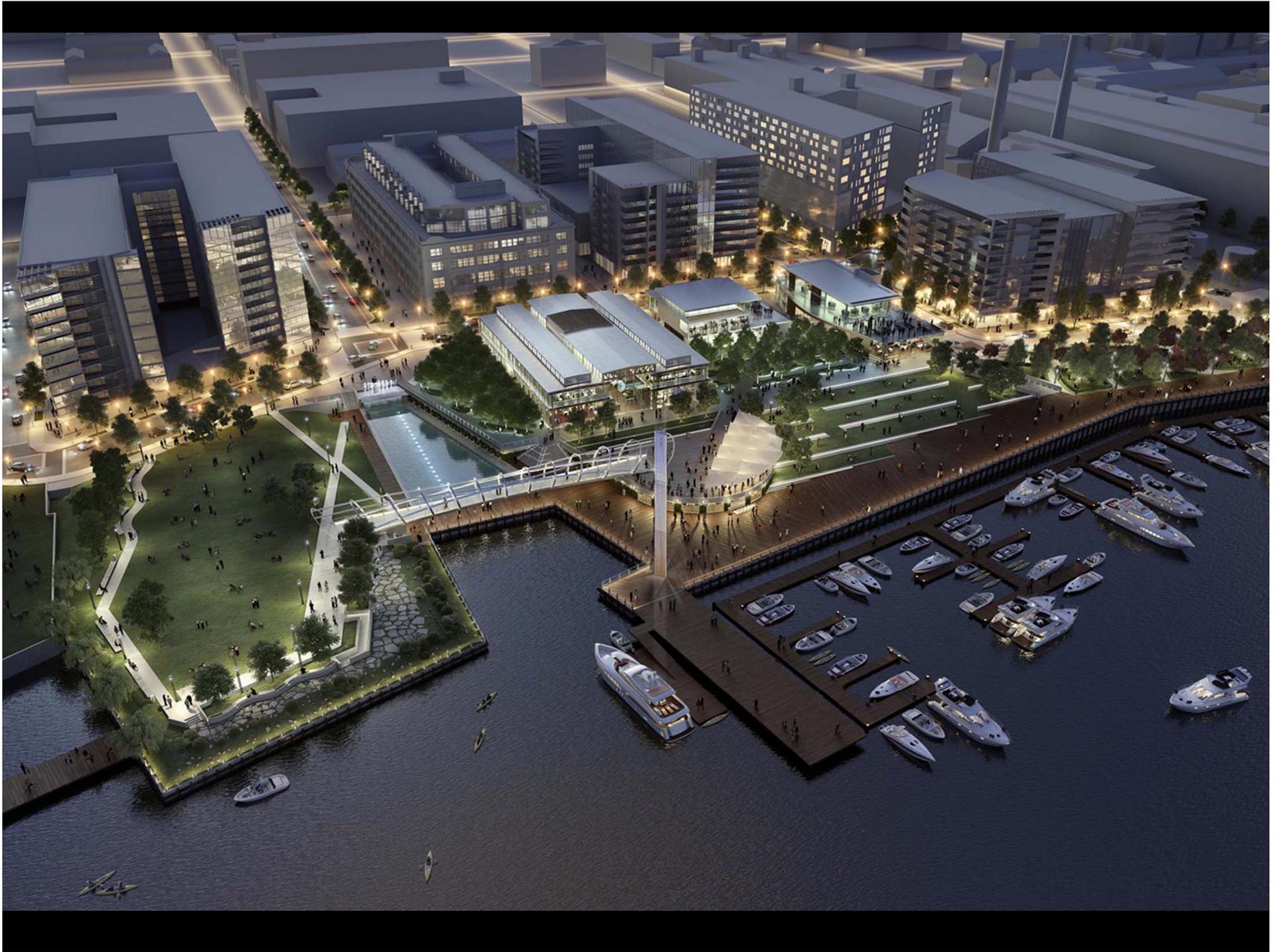
Introduction to MPFP LLC/M. Paul Friedberg & Partners

Landscape Architecture and Urban Design











Contract Purchaser of Robinson Terminal North



Introduction to CityInterests, Hickok Cole Architects, and Oculus



CityInterests Company Background



- Founded in 2005 by Partners Peter Farrell, Alan Novak, and Jonathan Novak
- Expertise – Fully integrated real estate development firm focused on luxury hotel, boutique residential, and mixed-use urban waterfront development in Washington metropolitan area
- Revitalization Experience – Southwest Waterfront, Georgetown, Shaw, Northeast DC
- Track Record – Lead Developer of numerous waterfront parcels including the Mandarin Oriental Hotel, Harbourside, Swedish Embassy, and Parkside
- Team – Experienced in acquisition, entitlement, land development, construction management, and asset management

Mandarin Oriental, Washington DC



- 400-key luxury hotel with two restaurants, spa, and conference space located near L'Enfant Plaza overlooking the Tidal Basin
- Principals of CityInterests worked with the District to secure the city's first ever Tax Increment Financing Bond in 2002, and delivered the hotel in 2004
- Pioneering development along the Southwest waterfront
- Recipient of 2007 Best Hotel in the World by Institutional Investor Magazine



Swedish Embassy / Harbourside



CITYINTERESTS

- 70,000 SF embassy, 130,000 SF trophy office, 7 luxury condominiums, underground parking garage, and 3 linked parks located on the last developable Georgetown Waterfront parcel
- Principals of CityInterests worked with Georgetown neighborhood organizations, ANC 2E, the National Park Service GSA, the Old Georgetown Board (OGB) the Commission of Fine Arts (CFA), and the Embassy of Sweden to entitle and develop the buildings from 2002 – 2008
- Included significant remediation efforts
- OGB and CFA supported and approved the first modern distinctive design on waterfront



Parkside Community



CITYINTERESTS

- 15.5 Acre Planned-Unit-Development in Northeast DC entitled for 3.1MM SF FAR
 - 1,500 mixed-income residential units with ground floor retail
 - 1MM SF of Office/Medical/Education space
 - Public amenities include multiple parks and public open spaces, access to the Anacostia Riverwalk Trail, and a new pedestrian bridge providing direct access to the Minnesota Ave Metro
- CityInterests has participated in over 100 public meetings, working closely with the Parkside neighborhood, local citizens organizations, ANC 7D, the Office of Planning, DDOT, and Pepco to entitle and develop individual parcels since acquiring the site in 2004



Hickok Cole Company Background



- Founded in 1988 and led by Principals Mike Hickok, FAIA and Yolanda Cole, AIA, IIDA, LEED AP
- Expertise – The firm specializes in the design of multi-family housing, office buildings, and interiors for corporate, non-profit and government clients
- Track Record – Over the past 10 years, the firm has designed over 10MM SF of multi-family housing, and over 1,850 units are currently on the boards or under construction
- Team – Mike Hickok, Laurence Caudle, Devon Perkins, Jeffrey Lockwood
- Recognition – The firm has won over 95 design awards including the 2012 ULI Global Award for Excellence for Square 54



The Residences at the Avenue



33 N Street, NE



Oculus Company Background

O C U L U S

- Founded in 1993
- Expertise – OCULUS is a Landscape Architecture and Urban Design firm with a local, national and international body of work encompassing a range of project types. In each project, our core focus is on creating public space that is engaging, functional, and environmentally responsible.
- Track Record – Landscape Architect for numerous park and waterfront projects in US and Australia, from master planning through construction phases.
- Team – 33 employees located in four offices in US and Australia experienced in all phases of design and construction administration.
- Recognition – Numerous awards from professional organizations in US and internationally, including 2013 VA ASLA Honor Award in Analysis and Planning for South Carlyle Master Plan in Alexandria.



*South Carlyle Master Plan,
Alexandria, VA*



Penrose Square Park, Arlington, VA

Park and Waterfront Projects

O C U L U S



Riverfront, Southeast Washington, DC



Museum of Old and New Art, Berriedale, Tasmania



Lee Wharf, Newcastle, New South Wales



Franklin Wharf, Hobart, Tasmania

Park and Waterfront Projects

O C U L U S



King Street Wharf, Sydney, Australia

Robinson Terminal North - Public Pier



- Water features
- River watching
- Plant & sculpture gardens
- Bocce
- Horseshoes
- Shuffleboard
- Outdoor cafes
- Large ship capacity

Robinson Terminal North - Public Spaces



Open spaces with public access easements and/or dedications, provided as generally reflected in the Proposed Public Space and Active Frontages (Figure 31).

Robinson Terminal North - Active Uses, page 92



Active uses should be part of any development and should constitute the predominant ground floor uses. Active ground floor uses shall be generally located as depicted in the Public Space and Active Frontages Diagram (Figure 31), and shall consist of uses that are open and welcoming to the public during normal business hours, such as lobbies, restaurants, retail, civic or cultural uses.

Robinson Terminal South – Pier Uses



- Water features
- River watching
- Plant & sculpture gardens
- Bocce
- Horseshoes
- Shuffleboard
- Outdoor cafes
- Pleasure boat marina

Robinson Terminal South – Civic Uses



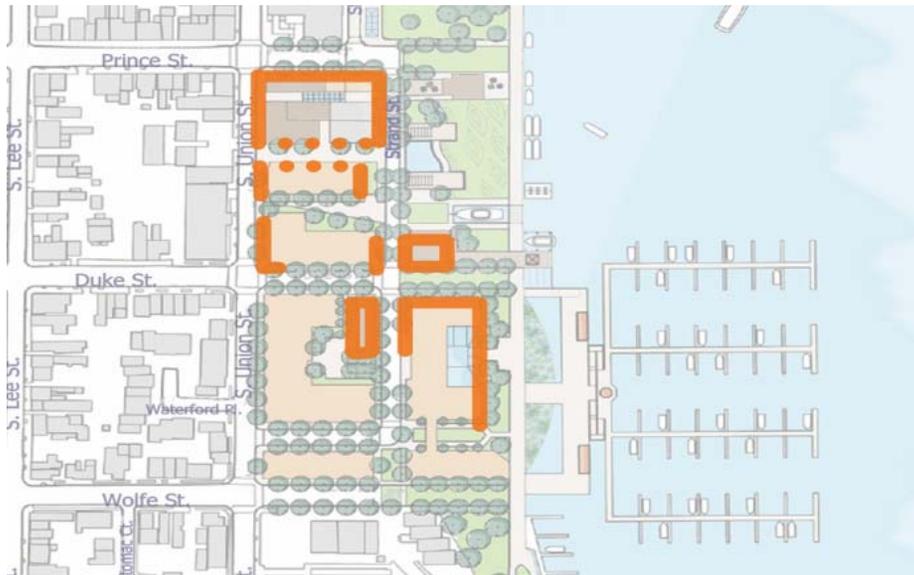
- History Center
- Gallery Space
- Small Boat Rental
- Seaport Foundation
- Event Space
- Black box theater

Robinson Terminal South - Building Architecture

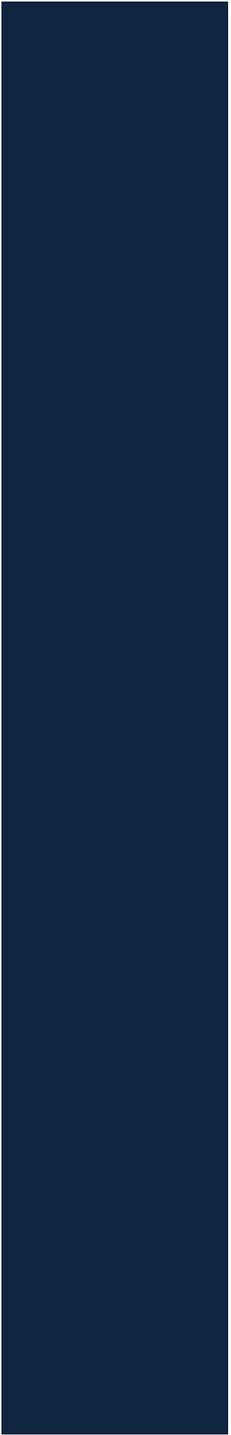


- Historic interpretation should inform every aspect of the design.
- Buildings and open space should reflect Alexandria's maritime history.
- The Plan encourages modern design inspired by historic precedent.
- Architecture should reflect historic east-west orientation of buildings, alleys and wharves.
- The historic 2 Duke Street warehouse shall be preserved and adaptively reused.

Robinson Terminal South – Public Uses (Parcel E)



The Plan encourages the use of Parcel E for park, civic, or cultural activities



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