

**Robinson Terminal North**  
**UDAC Narrative**  
**February 2024**

RTN East LLC and RTN West LLC (the “Applicant”) proposes a Development Special Use Permit (“DSUP”) for the property known as Robinson Terminal North (the “Property”). The Property is comprised of two separate parcels (East and West Parcels) bisected by N. Union Street between Pendleton Street and Oronoco Street. The East Parcel fronts the Potomac River between Founder’s Park and Oronoco Bay Park. The River Renew project is currently under construction at the water’s edge adjacent to the Property. The Property totals approximately 3.4 acres and is comprised of 1-acre West Parcel, 1.2-acre East Parcel and 1.2- Acre open space waterfront parcel. The future development of the Property is guided by the Waterfront Small Area Plan (“WF SAP”). It is also subject to 1983 National Park Service Settlement Agreement (“Settlement Agreement”) restricting land use, building height and FAR; the requirements of W-1 Zoning District; and development guidance from BAR (Concept Review only), UDAC and also the Waterfront Commission.

The Applicant proposes a mixed-use development that includes a total of 88 units, ~13,500 SF of retail/restaurant area and extensive waterfront open space, required by the Settlement Agreement. The proposed building height of 41’ (East Parcel) and 62’ (West Parcel) is within the limits of the Settlement Agreement. The project open space well exceeds the required 300 SF per 1 dwelling unit in the W-1 zone and is also consistent with the requirements of the Settlement Agreement. A total of 206 parking spaces will be provided in one underground level at the East Parcel and two levels of above grade at the West Parcel.

There are several special features of the project including the extensive, landscaped waterfront open space, the circular restaurant fronting on to the waterfront open space, and the potential for public waterfront access by boat or craft. The waterfront open space design integrates the building design with public access to the water, while accommodating a grade change. It also will connect Founder’s Park, the River Renew improvements and Oronoco Bay Park for a seamless continuation of public open space. The circular restaurant of approximately 4,300 SF will create visual interest from the water. The Applicant continues to explore public waterfront access by boat or in other ways. The West Parcel building will include over 9,000 SF of ground floor retail activating N. Union Street. There will also be a second-floor retail terrace at the corner of Pendleton and N. Union Street, also activating the corner.

The proposed development is in general conformance with the W-1 zoning district regulations and meets the requirements of the Settlement Agreement. Additionally, the development meets the goals of the redevelopment called for on pages 44-47, 86-88, and 90-03 which state the development should include the following main development goals. As described above, the proposed project meets all of these goals.

- Active ground floor uses including lobbies, restaurants and retail uses along the Public Space and Active Frontages (Union Street);

- Residential design that is compatible with a high level of public activity located along Union street;
- Enhanced pedestrian experience along N. Union Street;
- A modern architectural design informed by historic precedents;
- Massing step down to the water; and
- Amenities such as public open space and improved waterfront access.