

City of Alexandria

# *Urban Design Advisory Committee*

**Committee Members:**

Stephen Kulinski AIA,      Chair  
Tom Soapes,              Vice Chair  
Katherine Bingler  
Zaira Suarez AIA

December 14, 2022

Planning Commission for the City of Alexandria

Stephen Koenig  
David Brown  
Melissa McMahon  
Vivian Ramirez  
Nathan Macek, Chair  
Melinda Lyle  
Jody Manor

Re: Montgomery Center

Concept Design Submission

The Urban Design Advisory Committee (UDAC) serves in an appointed advisory committee capacity to the Planning Commission and to City Council on the planning and design of projects within the Old Town North (OTN) small area plan boundaries. In that role, the Committee has met on three separate occasions between May 2022 and November 2022 to review the concept plan submission for the above referenced project. The applicant was responsive to the Committee's questions and concerns, and produced a well-designed project that fits nicely into the context of the neighborhood.

This redevelopment project is the sixth to be considered by UDAC since the adoption of the revised Urban Design Standards and Guidelines on September 16, 2017. The applicants responded to the Committee's comments and revised the plans accordingly. The Committee endorsed the project as meeting the OTN Urban Design Standards and Guidelines.

The Committee endorsed the overall concept design for the project at the November 16th, 2022 meeting for the presentation dated November 16, 2022.

**However**, the Committee is concerned that the use of the Arts component as a performance space will contribute to OTN parking issues which will be exacerbated by concurrent performances at other nearby projects recently approved for additional density based upon their Arts component performance spaces. Although the applicant is meeting the parking requirement for this project, we implore the city to work out a cost sharing agreement with the applicant to supply additional underground parking in this

project. There is a one-time opportunity to provide additional parking and relieve the demand placed upon street parking in the surrounding area. As Old Town North continues to increase in density, the parking issue will only become more burdensome. The Committee requests that the city secure an agreement and funding before allowing the project to move forward.

Respectfully,

**Urban Design Advisory Committee**

Stephen Kulinski, AIA, Chair