

**600 N. Royal Street
Project Narrative
Old Town North Urban Design Advisory Committee
September 12, 2018**

Proposal Overview

The property is located at 600 N. Royal Street (the “Property”) in Old Town North, and consists of 90,580 square feet bounded by Wythe Street, N. Royal Street, Pendleton Street and N. Pitt Street. The Property is currently developed with a WMATA bus garage facility, and consists of predominantly impervious surface. The applicant, Trammel Crow Residential, is proposing to revitalize the Property by demolishing the existing bus facility, and redeveloping the Property with multifamily residential building consisting of 288 multifamily units. The proposed development will create a pedestrian-friendly streetscape along all four of the Property’s street frontages, provide a combination of at-grade and rooftop open space, and include high-quality architecture that is compatible with the area and consistent with the Old Town North Urban Design Standards and Guidelines.

Old Town North Small Area Plan

The Property is located in Subarea 2 of the Old Town North Small Area Plan (the “SAP”). Subarea 2 is designated as a predominantly residential subarea that includes townhouses, garden apartments and multifamily buildings. The principles that govern development in Subarea 2 include: utilizing building heights that respect the surrounding context and scale, promoting residential design that conveys residential character through architectural elements on street frontages and ensuring buildings are oriented to the street, creating attractive frontages by providing landscaping, stoops and similar elements in buildings with ground floor units, creating contextual transitions between less intense residential uses and adjacent higher intensity development and providing a variety of open spaces. As discussed below, the proposed development is consistent with each of the above principles of Subarea 2.

In addition to satisfying these principles, the proposed development will meet the SAP’s housing objectives by contributing to the City’s affordable housing stock through the provision on-site affordable units.

Old Town North Urban Design Standards and Guidelines

The proposed development is consistent with the Old Town North Urban Design Standards and Guidelines (the “Standards and Guidelines”), and is compatible with the surrounding neighborhood. Specifically, the Applicant’s proposal meets the stated goals of the Standards and Guidelines as follows:

Site Design

The proposed building will create a street wall along all four street frontages, thereby providing a sense of spatial definition that creates a coherent urban environment. A pleasant pedestrian experience is maintained through the provision of 6 foot wide sidewalks around the perimeter of the Property, street trees and other ground level plantings, and seating areas along Wythe Street. In addition, the site and building have been carefully designed to avoid a monolithic appearance, through a variation of height,

building materials, and strategically placed setbacks and openings along the facades. The proposed building will respect the scale of adjacent townhomes along N. Pitt and Pendleton Streets by limiting height to 50 feet and 3-4 stories along these frontages, and transitioning to 70 feet and six stories along Wythe and N. Royal Streets adjacent to existing multifamily development. Building height has been reduced at strategic locations proximate to the adjacent townhouses, and 17% of the total building footprint is below the maximum permitted height, consistent with the Standards and Guidelines. Parking for the proposed building is provided in a two-level below grade parking garage. Access to the garage and loading area is provided on N. Royal Street, similar to the parking and loading entrance of the existing multifamily building to the east.

Building Design

The architectural design of the proposed building is consistent with the Standards and Guidelines for multifamily buildings in Old Town North. While the primary building entrance is located on N. Wythe Street, street level entrances are provided for the ground-level units along N. Pitt and Pendleton Street, including stoops located entirely on private property. The proposed building materials are consistent with those set forth in the Standards and Guidelines, and will be compatible with the surrounding area. Articulation and modulation is incorporated along each façade through the use of a variety of building materials, textures and a variation in building height. The eastern and southern facades of the building have been designed to ensure compatibility with the adjacent townhouses on N. Pitt and Pendleton Streets. These facades have been broken into townhouse-scaled bays with a variety of colors that relate and provide an appropriate transition to the homes across the street. A ground-level opening is provided along N. Pitt Street to break this façade and provide visibility into the interior courtyard. Individual entrances are provided to the ground-level units along these facades, contributing to the residential character of the area.

Rooftop open space is provided in the form of three roof terraces at the northeast, northwest, and southwest corners of the building. These spaces will provide future residents with a high quality outdoor open space with views down Wythe Street towards the Potomac River. Green roofs are incorporated into the design as well.

Public Realm – Streetscape

The proposed development will provide a high quality public realm along all four frontages consistent with the streetscape requirements set forth in the Standards and Guidelines. Streetscape elements will include street trees and other ground level plantings, bioretention facilities, 6 foot wide sidewalks and public realm seating areas along Wythe Street and adjacent to the building entrance on N. Pitt Street. All frontages will meet or exceed the dimensional requirements set forth in the Standard and Guidelines, including N. Royal Street and Wythe Street, which will be designed as Green Streets.

For the above reasons, the Applicant's proposed redevelopment of the WMATA bus garage is consistent with the goals of the Old Town North Small Area Plan, and the standards proscribed by the Old Town North Design Standards and Guidelines. The proposed development will provide a benefit to the surrounding area by removing the industrial bus garage and establishing a vibrant residential community

characterized by high quality architecture, a pedestrian friendly streetscape and open space. In addition, the Applicant will be making a monetary contribution to facilitate area-wide improvements in Old Town North. Finally, the development will benefit the City as a whole through the provision of affordable housing.