

Date: July 31, 2018

To: Michael Swidrak, Planning and Zoning, City of Alexandria, VA

From: Whitney Smith

Subj.: 1201 N. Royal – Urban Design Advisory Committee – Comment Response Letter

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Michael,

Please find our responses to the comments received during the UDAC meeting on Wednesday, June 6, 2018, 9AM at Alexandria City Hall below. Applicant has responded to the Committee Discussion section below. Responses are numbered to correspond to the order of the bullet points.

#1 a) Density is addressed through generous setbacks on the shoulders of the building, wide sidewalks (per the Old Town North SAP and design guidelines) and placement of the “jewel box” gallery building in the foreground (where 3<sup>rd</sup> intersects N. Royal) of the project (A5-01, A5-02, A5-03, A5-04). The placement of the gallery, which has a low roofline, emphasizing the gradual height increase moving towards the rear of the Project where the bulk of the Project’s density sits, closest to the trail (A4-02, A5-06, A5-11). A pedestrian scale in terms of plantings, materials-use and design are used on N. Royal and 3rd Streets (A5-07).

#1 b) Applicant has studied a lighter gray color – please see side-by-side comparison showing the evolution from darker to lighter color (A-301/A3-01c).

#1 c) The use of industrial style windows on the building’s shoulders is a nod to the past use of the site and area and will tie into the architecture of the power plant to the North. The subtle use of industrial style windows are held to the shoulders of the Project and shifts to a different style of window at higher floors.

#2 The landscape plan provides open space in the form of an “arts walk” which will draw people in, providing an interactive area with seating and landscaping. There will also be significant attention paid to trail-side landscaping on the Mt. Vernon Trail side of the Project, including a bike rest stop (L-100).

#3 Acknowledged. Addressed above in response to questions 1 and 2.

#4 In addition to lighting of the pedestrian path, the arts use will provide activity adding to the sites safety. In addition, residents view of the street and arts walk will add additional eyes to the street.

#5 Acknowledged. Please see height exhibit (#A5-04/A4-01)

#6 Acknowledged. The addition of balconies, patios and the bike rest stop, works to create a more pedestrian feel and a dynamism to the side of the project facing the Mt. Vernon Trail (A5-10).

#7 Acknowledged.

Yours truly,

Whitney Smith, VP