



DATE: 9/13/2018

TO: Urban Design Advisory Committee
c/o Michael Swidrak, City of Alexandria, Planning and Zoning

FROM: Whitney Smith

SUBJ.: 1201 North Royal – UDAC Comment Response Letter – August 8, 2018 Meeting

Please find our written response to the comments received during our August UDAC meeting below.

Comment:

#9 To address the concern with reducing street parking on Third Street, the Applicant has modified plans to accommodate parking on the full length of Third Street in front of 1201 N. Royal.

#10 We are considering precast concrete pavers on top of a pedestal system. The quality and durability of the plaza paving will consider the sites topography and volume of traffic as well as the purpose of the space. The color envisioned for the plaza will be light to reflect light and will be coordinated with the character and color palette used as part of the architecture of the building.

#22 The lighter color of the Tower actively manages the proportions by minimizing the massing as it disappears in the sky. The dark grey for the gallery is intentional. If too light, the color will blend with the Tower, causing it to disappear in direct contrast to our intent. The “jewel box” must be bold in language (materials and color) and in contract to the language of the Tower (tower and shoulders).

#24 The number of mullions in the tower have been reduced. Less mullions creates a clean, glassy façade contributing to the “lightness” of the tower softening its appearance. In addition, the window pattern introduces an asymmetrical wide / narrow assembly. This combination creates visual pattern and rhythm further differentiating the tower from the “shoulders” and reinforcing the lightness of the tower.

#25 Glass balconies will be carried on the top of the shoulders, tower roof, and rear façade where accessible terraces or balconies are present. The metal screening will provide a level of privacy that the interior façade wants.

#26 The color has been positively received. Although, the current color relationship and colors are fixed, Applicant will continue to study different shades of color as the project progresses.

#28 Please reference the current UDAC submission.

#29 Applicant are open to working with the City to make the garage entrance as safe as possible.

#30 Applicant’s project meets all height requirements. The shoulders of the project provide a pedestrian styling and height relative to neighbors at Printer’s Row and the condominiums on north Royal Street. The tower also falls within the height requirement as included in the Old Town North Small Area Plan. The Applicant has worked with the City and Community to create a light-colored tower that disappears with the backdrop. The Project’s overall design pushes most of the site mass to the rear. Required setbacks on North Royal are voluntarily mirrored on 3rd Street setbacks to provide symmetry in design and actively push the density away from both N. Royal and 3rd Streets. Design Guidelines 2.2 Building Height – Transitions / Design Guidelines Section RSE-01



#31 A matrix has been provided.

#32 A traffic study, with trip generation has been completed and was submitted with the DSUP.

#33 Acknowledged.

#34 A) the Applicant will continue to study the red brick color while considering the Old Town North context. B) The revised rear façade (fewer mullions) is successful in maintaining a light, “airy” Tower. Complexity is added in dimension and depth by the bays cadence, which provides a playful pattern. The use of glass will reflect the greenspace and Potomac River. The light-colored panel also provides another vertical element that breaks down the mass of facade. The brick base, differentiated by color/texture, anchors the Tower. The brick base is “pedestrian” friendly and the use of landscape and lighting makes it more accessible.

#35 The dark mullions and light glass and panels, in addition to the dimension and depth of the bays produces a strong rhythm that breaks down the rear facade. The beltline, introduced by the brick lower level and shoulders, anchors the project. It achieves the Applicant’s intent, differentiating the “light” and “airy” Tower, with a “pedestrian,” “anchored,” and accessible ground floor.

#36 Acknowledged.