

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 29, 2018

TO: URBAN DESIGN ADVISORY COMMITTEE (UDAC)

FROM: ROB KERNS, CHIEF OF DEVELOPMENT, DEPT. OF PLANNING & ZONING

SUBJECT: 600 N. ROYAL STREET (WMATA BUS BARN SITE)

The Urban Design Advisory Committee (UDAC) is scheduled to review the proposal for redevelopment of the WMATA Bus Barn site on October 31. Staff continues to believe the project meets the intent of the Old Town North Small Area Plan (OTNSAP) and the principles set forth by the OTNSAP Urban Design Standards & Guidelines with the following comments for the consideration and discussion by UDAC:

- The building massing presents an uninterrupted wall that lacks porosity along N. Royal Street. Staff recommends a physical, meaningful break in the N. Royal Street façade, with a pedestrian through-block connection preferred. The break may occur with or without a bridge connection like the N. Pitt Street façade. Refer to Exhibits A through C.
- Staff believes the building colors remain too uniform along the 70-foot high portions of the Wythe Street and N. Royal Street facades and recommends more varied colors, with a reduction in the percentage of red.
- For various reasons, the existing street trees on N. Pitt Street are unable to be preserved. While the applicant can speak to these reasons in further detail, the proposed design of the N. Pitt St. streetscape requires further development to communicate the proposed landscape treatments along this street and the benefits associated with the proposed design that will offset loss of the existing street trees.

Exhibit A – Break in N. Royal Street façade w/pedestrian through-block connection (preferred)

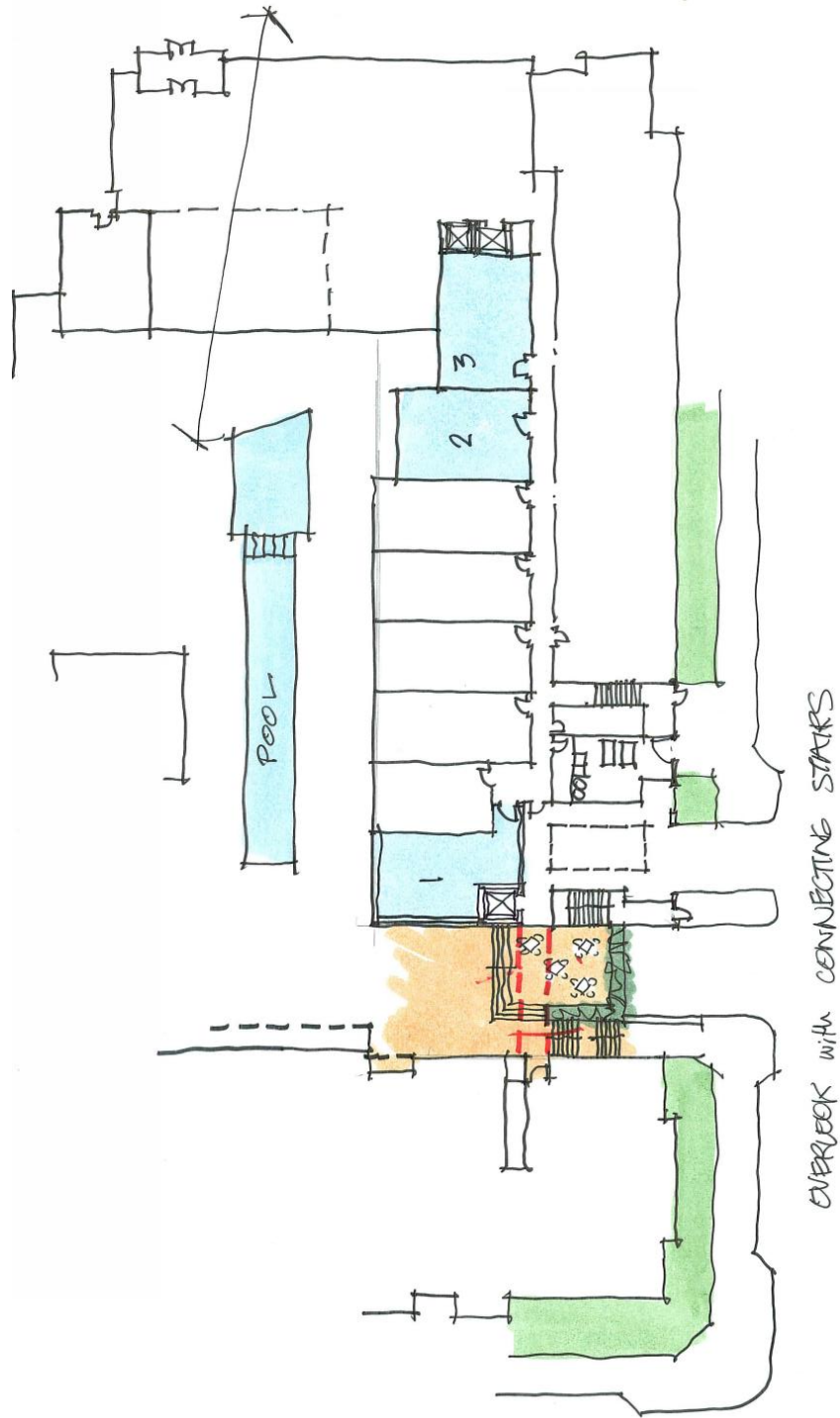


Exhibit B – Break in N. Royal Street façade w/terraced planters (no pedestrian through-block connection)

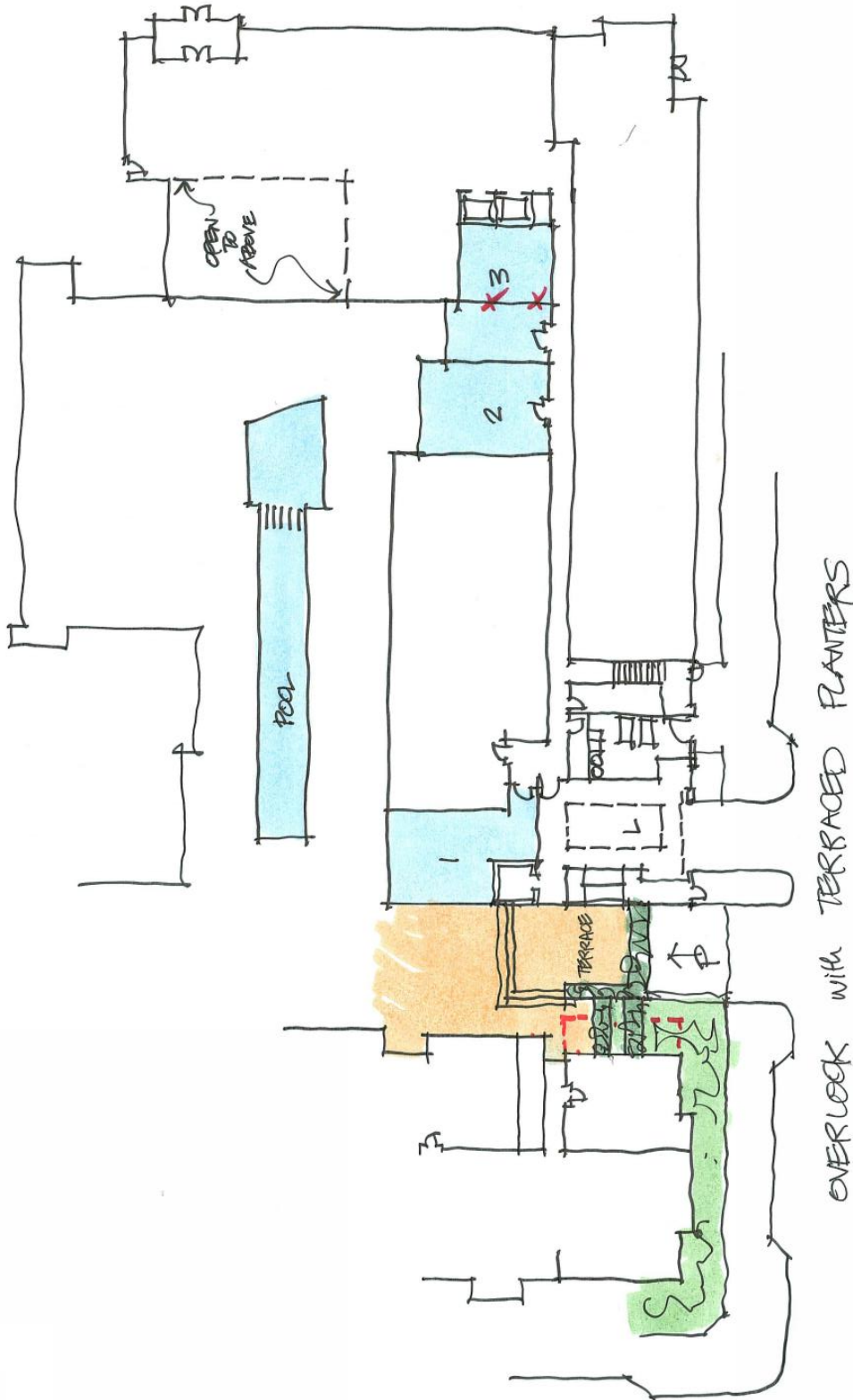
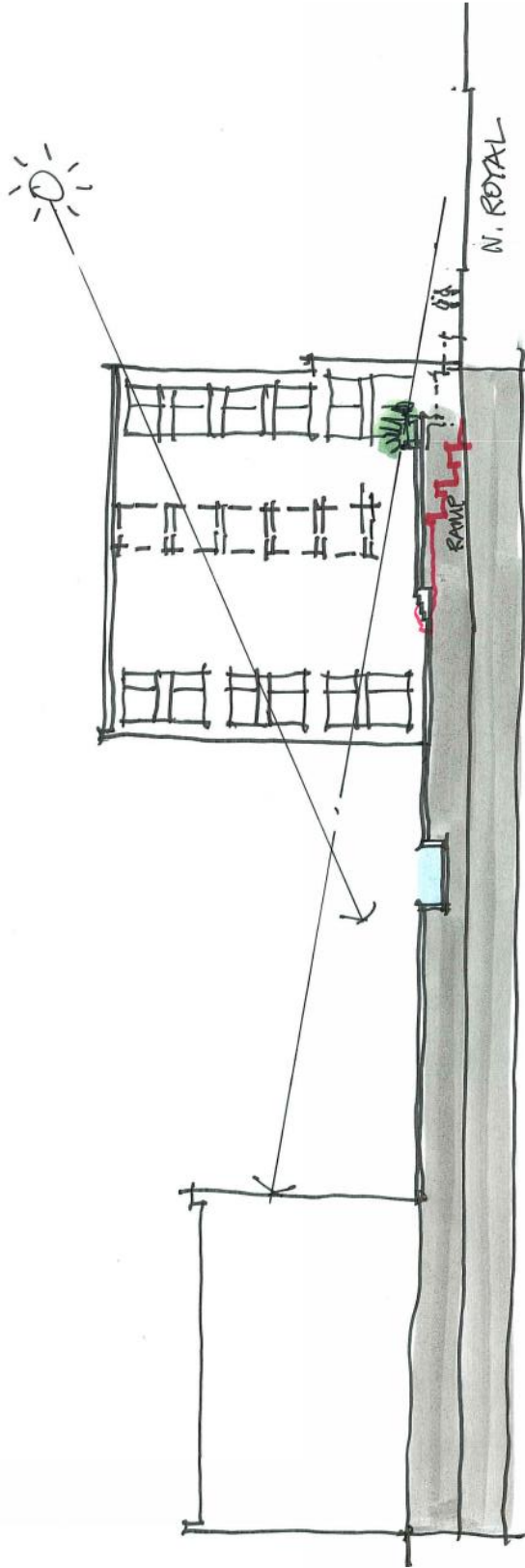


Exhibit C – East-West Section at break on N. Royal Street



SECTION - OVERLOOK @ GARAGE RAMP
(PLANTERS SHOWN IN RED)

