

City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 20, 2018

TO: GLORIA SITTON
OFFICE OF CITY CLERK AND CLERK OF COUNCIL

THRU: KARL MORITZ, DIRECTOR
PLANNING & ZONING

FROM: STEPHEN W. KULINSKI, CHAIR
URBAN DESIGN ADVISORY COMMITTEE

SUBJECT: URBAN DESIGN ADVISORY COMMITTEE (UDAC)
FY 2018 ANNUAL REPORT

This is the annual report for the Old Town North Urban Design Advisory Committee (UDAC) for Fiscal Year 2018, as required by City Code Section 2-4-7(i)(1). The Committee is comprised of five (5) members, each permitted to serve two (2)-year terms. Members of the Committee shall be comprised of the following:

- Two (2) representatives of the Old Town North business community
- Two (2) residents representing the Old Town North residential community
- One (1) qualified professional skilled in urban design, architecture or landscape architecture

Current Committee Members:

Stephen Kulinski (SK), Chair, Business Community Representative
Marie McKenney Tavernini (MT), Vice Chair, Old Town North Resident
Abbey Oklak (AO), Secretary, Design Professional
Roger Waud (RW), Old Town North Resident
Engin Artemel (EA), Business Community Representative

According to Section 6-505 of the Zoning Ordinance, UDAC “is authorized to review applications to the city for site plan approval and special use permits for compliance with the urban design guidelines for Old Town North when such guidelines are adopted by city council.” The Committee provides guidance to staff and makes formal recommendations to the Planning Commission on new development proposals that are located in the Old Town North Small Area Planning boundary, though are not also located within the City’s Old and Historic Alexandria District. The guiding document for the Committee is the *Urban Standards & Guidelines for Old Town North* (UDSG), adopted by ordinance on September 16, 2017 by City

Council. The standards and guidelines in the UDSG are “intended to provide requirements and guidance in written and graphic form to implement the vision” of the Old Town North Small Area Plan.

The Committee is scheduled to meet every month, but only meets quarterly or as needed if no applications have been submitted for review. Additionally, extra meetings may be scheduled as needed.

MEETINGS

The Committee held two (6) meetings in FY2018. The proceedings are described below:

- **October 4, 2017:** The applicant representing the redevelopment of the Crowne Plaza site (901 N. Fairfax Street) first presented to the Committee¹. Discussion focused on site design, including the placement of the townhouses, orientation of the site to the Mount Vernon Trail and the loading dock location.
- **November 16, 2017:** The Committee held reorganization elections:
 - MT moved to nominate SK to remain as Chair of the Committee. EA seconded. Motion carried 3-0 (SK abstained).
 - SK moved to nominate MT to remain as Vice Chair of the Committee. EA seconded. Motion carried 3-0 (MT abstained).
 - MT moved to nominate AO to remain as Secretary of the Committee. EA seconded. Motion carried 4-0.

The applicant for the Crowne Plaza redevelopment presented to the Committee for the second time. The presentation and discussion centered on site and landscape design, and the proposed architecture for the townhouses, multifamily building and theater.

- **December 13, 2017:** The applicant for the Crowne Plaza redevelopment presented to the Committee for the third time. The Committee focused on the design of the townhouses, though site design issues, including development integration with the Mount Vernon Trail and sidewalk materials were discussed.
- **January 10, 2018:** The applicant for the Crowne Plaza redevelopment presented to the Committee for the fourth time. The presentation focused primarily on how the proposal meets the UDSG, and Committee discussion additionally focused on further architectural refinements to the townhouse rows.
 - EA moved that UDAC endorse the 901 N. Fairfax Street submission, AO seconded. The submission was endorsed 5-0.

¹ Information on the development approval can be found here:
alexandria.legistar.com/gateway.aspx?m=1&id=/matter.aspx?kcv=8703

- **June 6, 2018:** The applicant for the redevelopment of the site at 1201 N. Royal Street (the Craddock Site)². The presentation of the applicant was an overview project building and site design. The applicant answered several questions from neighborhood residents and stakeholders in addition to from the Committee. Discussion focused on building massing and the implementation of the proposed ground-floor arts use.

GOALS FOR THE COMING YEAR

Goals for the coming year include:

- (1) Continue collaboration between staff and the Committee, including on future agenda and discussion items
- (2) Continue to provide constructive feedback to applicants that is based on the Urban Design Standards and Guidelines for Old Town North
- (3) Formalize process for applicant to demonstrate project compliance with the Urban Design Standards and Guidelines for Old Town North
- (4) Enhancement of the UDAC website, including information on previous project reviews
- (5) Schedule a walking tour for Committee members to tour recently constructed projects in the Old Town North neighborhood

² A fact sheet on the project can be accessed here: alexandriava.gov/uploadedFiles/1201NRoyalStreetFactSheet.pdf

**CITY OF ALEXANDRIA
BOARDS AND COMMISSIONS
MEETINGS ATTENDANCE REPORT**

JULY 1, 2017 THROUGH JUNE 30, 2018

COMMISSION: Urban Design Advisory Committee (UDAC)

CHAIRPERSON(S): Stephen Kulinski

MEMBER	October 4 2017	November 16 2017	December 13 2017	January 10 2018	June 6 2018
Stephen Kulinski (Chair)	X	X	X	X	X
Marie McKenney Tavernini (Vice Chair)	X	X	X	X	X
Abbey Oklak (Secretary)	X	E	X	X	X
Engin Artemel	X	X	X	X	X
Roger Waud	X	X	X	X	X

INDICATE: X - FOR PRESENT E - FOR EXCUSED U - FOR UNEXCUSED

LIST OF THOSE WHO DID NOT ATTEND 75% OF MEETINGS:

_____ N/A _____

(FORM MUST BE SIGNED BY CHAIRPERSON)

APPROVED:

Stephen Kulinski AIA
(Chairperson)


