City of Alexandria, Virginia
MEMORANDUM

DATE:     August 30, 2019

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

THRU:     KARL W. MORITZ, DIRECTOR
PLANNING & ZONING

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

SUBJECT:  URBAN DESIGN ADVISORY COMMITTEE (UDAC)
FY 2019 ANNUAL REPORT

This is the annual report for the Old Town North Urban Design Advisory Committee (UDAC) for Fiscal Year 2019, as required by City Code Section 2-4-7(i)(l). The Committee is comprised of five (5) members, each permitted to serve two (2)-year terms. Membership of UDAC consists of the following categories:

- 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
Thomas Soapes (TS), Vice Chair, Old Town North Resident
Abbey Oklak (AO), Secretary, Design Professional
Katherine Auth Bingler (KB), Old Town North Resident
Engin Artemel (EA), Business Community Representative

Former Committee Members:
Roger Waud¹ (RW), Old Town North Resident
Marie McKenney Tavernini² (MT), Vice Chair, Old Town North Resident

Website: https://alexandriava.gov/69556

¹ Served until October 2018.
² Served until April 2019.
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.” UDAC provides guidance to staff and makes formal recommendations to the Planning Commission on new development proposals that are located within the Old Town North Small Area Plan boundary. A part of the Old Town North Small planning area overlaps with part of the City’s Old and Historic Alexandria District. However, any proposals located within the Old and Historic Alexandria District are not reviewed by UDAC but, instead, are reviewed by the Board of Architectural Review (BAR). The guiding document for UDAC 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.

UDAC meets monthly at its most frequent, but only meets quarterly or as needed if no applications have been submitted for review. Additionally, extra meetings may be scheduled as needed. Meetings are generally scheduled for the first Wednesday of a given month at 9:00 a.m. in the City Hall Sister Cities Conference Room.

**MEETINGS**

UDAC held four (4) meetings in FY2019. The proceedings are described below:

- **August 8, 2018:** The applicant for the redevelopment of the site at 1201 N. Royal Street (the Craddock Site)³ presented to UDAC for the second time (the first presentation was in June 2018). The applicant provided building refinement updates, including changes to the metal panel colors, as well as providing graphics that demonstrated the mass and scale of the proposal comparative to nearby properties.

- **September 12, 2018:** The applicant for the redevelopment of the site at 600 N. Royal Street (the WMATA Bus Barn site)⁴ presented to UDAC for the first time. The applicant provided an introduction to the project and discussed how the building and site were designed based on the principles identified by the 2014 WMATA Bus Barn Task Force and responded to a staff memorandum on the project. UDAC’s comments focused on architecture, height transitions and site porosity.

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³ The proposal was approved by City Council in January 2019. The staff report and preliminary site plan can be accessed here: [https://alexandria.legistar.com/LegislationDetail.aspx?ID=3829132&GUID=76546D8F-0F03-425F-A0D6-BF9A74758BE7](https://alexandria.legistar.com/LegislationDetail.aspx?ID=3829132&GUID=76546D8F-0F03-425F-A0D6-BF9A74758BE7).

October 31, 2018:

- UDAC introduced TS, who replaced RW on the Committee as an Old Town North residential representative.
- The applicant for the redevelopment of the site at 1201 N. Royal Street (the Craddock Site) presented to UDAC for the third time. The applicant discussed building refinements to the rear façade and discussed how the proposal met the UDSG. UDAC discussed the design of the corner building element and the publicly accessible arts walk.
  - UDAC voted to endorse the proposal. AO moved to endorse the project and MT seconded. The motion passed 5-0.
- The applicant for the redevelopment of the site at 600 N. Royal Street (the WMATA Bus Barn site) presented to UDAC for the second time. The applicant noted the changes to the proposal since the last presentation to UDAC. These changes included increasing open space, narrowing the bridge, and narrowing the cart-way on N. Pitt Street. The applicant also studied building colors and breaking down façades on N. Pitt Street, including adding more brick on the Wythe Street façade and wrapping it around N. Pitt Street. UDAC discussion focused on building articulation, open space and the design of the garage ramp.

December 12, 2018:

- The applicant for the redevelopment of the site at 600 N. Royal Street (the WMATA Bus Barn site) presented to UDAC for the third time. The applicant focused on the improvements to the design of the garage ramp area and the N. Royal Street façade.
  - UDAC voted to endorse the proposal. MT moved to endorse the project and AO seconded. The motion passed 4-0.
- UDAC held reorganization elections:
  - MT moved to endorse AO for Secretary and TS seconded. The motion passed 4-0.
  - MT moved to endorse SK for Chair and TS seconded. The motion passed 4-0.
  - MT moved to endorse TS for Vice Chair and SK seconded. The motion passed 4-0.

UDAC MEMBER CHANGES

Over the course of the year, terms ended for two long-time UDAC members, while two new members joined UDAC. Roger Waud and Marie Tavernini left UDAC after over 8 and 13 consecutive years of service, respectively. Both members provided detailed insight to applicants that can be seen in the projects endorsed by UDAC over the last decade.
Thomas Soapes replaced Roger Waud in October 2018, and Katherine Auth Bingler replaced Marie Tavernini in April 2019. Both Committee positions were filled for the two Old Town North Neighborhood Representatives. Both new members are longtime residents of Old Town North and bring a diversity of backgrounds to UDAC.

GOALS FOR THE COMING YEAR

Goals for the coming year include:

(1) Continue collaboration between staff and UDAC, including on future agenda and discussion items and staff memoranda;

(2) Continue to provide constructive feedback to applicants that is based on the UDSG for Old Town North;

(3) Formalize process for applicants to demonstrate project compliance with the UDSG for Old Town North;

(4) Enhancement of the UDAC website, including information on previous project reviews;

(5) Schedule a walking tour for UDAC members of recently constructed projects in the Old Town North neighborhood; and

(6) Discuss and share ideas on urban design principles with UDAC members.
CITY OF ALEXANDRIA  
BOARDS AND COMMISSIONS  
MEETINGS ATTENDANCE REPORT  

JULY 1, 2018 THROUGH JUNE 30, 2019  

COMMISSION: Urban Design Advisory Committee (UDAC)  
CHAIRPERSON(S): Stephen Kulinski  

<table>
<thead>
<tr>
<th>MEMBER*</th>
<th>August 8 2018</th>
<th>September 12 2018</th>
<th>October 31 2018</th>
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<td>Stephen Kulinski</td>
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*Katherine Auth Bingler was not a member during any of the FY2019 meetings.

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

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

Roger Waud (missed one of two meetings as a committeeperson in FY2019)

(FORM MUST BE SIGNED BY CHAIRPERSON)

APPROVED:

[Signature]

Stephen Kulinski, AIA, Chair