

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 6, 2018

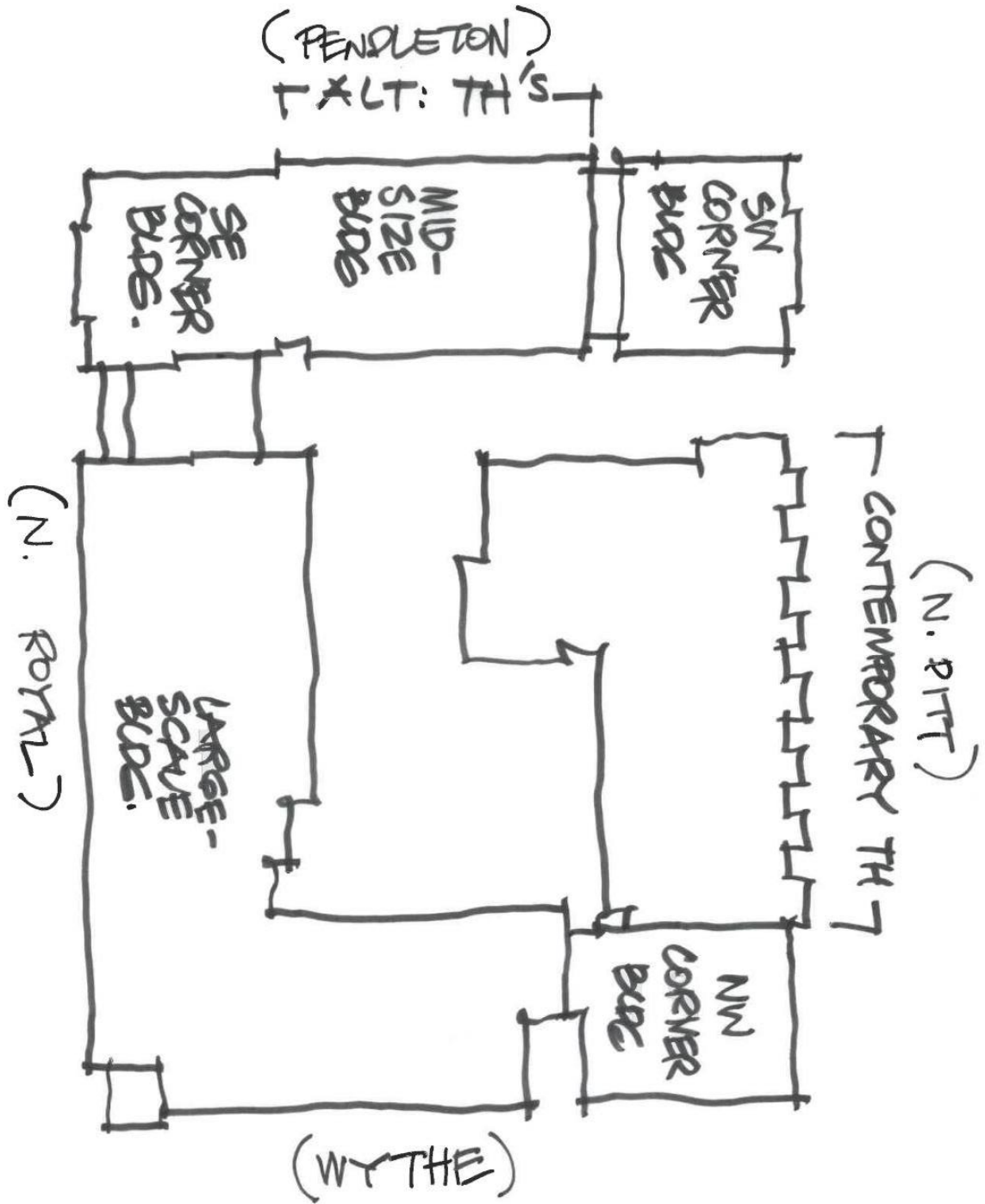
TO: URBAN DESIGN ADVISORY COMMITTEE (UDAC)

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 September 12. Staff supports the general massing and form of the building, and believes 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:

- In general, the design should be broken down into simpler, more distinct components – a suggested direction is shown in Attachment A, with an option to do either a mid-sized building or additional townhouse expression along Pendleton Street;
- Colors remain too uniform – explore more varied hues and/or materials to make the project scale feel smaller;
- The “small buildings” developed for the NW, SW and SE corners are very successful, but should be more varied (from each other);
- The applicant should continue to employ townhouse expression along North Pitt Street, but explore a more contemporary, less symmetrical expression, as shown in the right and upper next-to-right photos on Page 21;
- Expression of a larger-scale building along North Royal and Wythe is appropriate, but the base and top seem to dominate; study an expression more akin to that shown in Attachment B, where the architecture is more consistent from bottom to top, and develop more vertical expression as opposed to the current strong horizontal datum lines;
- Study feasibility of a limited-hours public through-block connection, as shown in Attachment C, to create actual pedestrian porosity.



Attachment B



