

MEMORADUM

To:	Urban Design Advisory Committee
From:	Kenneth Wire
Date:	September 20, 2018
RE:	1201 North Royal Street

The Applicant is providing the following excerpts of the Old Town North Design Guidelines (the “Guidelines”) to assist in UDAC’s review of the Applicant’s proposal for the property.

2.1 Site Design, Guidelines

Orientation, Frontage and Setback Standards:

1. Buildings shall be sited parallel to the street. Irregular spacing between buildings shall be avoided or minimized at the setback line, except in cases where variation is needed for gateway elements as required. In general, buildings shall include as much frontage as possible.

Response: The proposed design has significant street frontage on the Third Street and N. Royal Street facades which is only interrupted by the art walk open space.

2. Mews units may be considered as part of the development review process if the remainder of the units for each of the block frontages (e.g. Printers Row) front onto the adjoining street-public right-of way or the ground floor use for each frontage is a commercial use.

Response: The entire Royal Street façade is lined with the arts use or garage entrance. The Third Street façade contains the art use, building lobby and three residential unit entrances. The mews units line the Mount Vernon Trail façade to activate this trail side of the building.

Guidelines:

1. The streetwall height should generally be a minimum of 30 feet as shown in Figure 2.01 and Figure 2.03a.

Response: Project complies, see Sheet A5-04.

2. 20-25% of the total street frontage for residential, office, and hotel buildings should be setback 2-10 feet from the property line, excluding courtyards (as shown in Figure 2.02a).

Response: Project complies, see Sheet A2-06.

3. Where courtyards are provided, total building setbacks including the courtyard should not exceed 35% of the total street frontage (as shown in Figure 2.02b). The depth of the courtyard shall be determined as part of the development review process.

Response: There is no project courtyard.

4. Where ground floor retail, art and/or cultural spaces are located, building setbacks should be a maximum of 15% of the total street frontage.

Response: Project complies, at the ground floor of massing.

5. Architectural elements and entrances should be used to provide visual interest, enliven the streetscape for the pedestrian, and promote streetscape activity.

Response: The arts use and building lobby front on Royal Street and Third Street activating both streets.

6. Building setbacks above the streetwall (as depicted in Figure 2.03b) are encouraged where retail and/or art uses are provided on the ground floor.

Response: No retail is proposed with this project.

2.2 Height Transitions

Transition Standards:

1. Building height transitions shall be required at the locations shown on Figure 2.04 and shall utilize approaches such as building setbacks, setbacks, building shoulders, landscape buffers and/or courtyards, but not limited to those depicted in Figure 2.05.

Response: Project complies, see Sheet A5-04.

2. Transitions may be required at other locations for the redevelopment sites if deemed necessary as part of the development review process.

Response: The proposed transitions are significant and exceed the setback of most other recently approved projects in the City.

3. The type and configuration of the required building transition will be determined as part of the development review process based on the context of each site.

Response: The key design element of this project is for the massing along Royal and Third Street to align with the residential uses across the street and locate the massing of the project to the north of the property.

2.3 Building Heights Variety

Standards:

1. Each multi-family building (excluding 2/2 stacked townhouses) shall provide a minimum of 15% to 25% of the building footprint below the maximum provided height (Figure 2.06). The specific allocation of the variation shall be determined as part of the development review process.

Response: More than 25% of building footprint is below the maximum permitted building height.

2. Office and hotel buildings shall provide a variety of height which shall be determined through the development review process.

Response: Not applicable.

3. For townhouses and 2/2 stacked townhouses, a variety of heights shall be provided within each row of townhouses. This can be achieved through variation in roof form, setbacks and height. The location and amount of variation will be determined as part of the development review process.

Response: Not applicable.

4. For the former power plant site, design standards shall be required to address variety of building heights, spacing, coverage, and envelopes, as part of the Coordinated Development District (CDD) Concept Plan approval process, to ensure a unique and dynamic skyline for the site, both from the neighborhood and from the Potomac River.

Response: Not applicable.

2.4 Gateway Elements Vistas

Standards:

1. Views to the Potomac River shall be maintained. Incorporate public vistas through the configuration of the buildings and the design of open space in the locations generally depicted in Figure 2.07.

Response: Project complies, see Sheet A5-06.

2. Gateway elements shall be provided for new buildings at visually prominent locations within the plan area as shown in Figure 2.07.

Response: The gateway element on this site is the interaction of the masonry facades bookending traditional development styles immediately across the street with a more modern approach to the property's façade that will face the future development on the power plant site.

Guidelines:

1. Gateway buildings should exhibit the highest level of architectural design and detail and utilize high quality materials.

Response: The project will be constructed in concrete frame construction, and not a lesser construction type, which could have been considered given the allowable height. Given this, high quality panel systems, window systems, vegetated green roofs, as well as brick masonry and cast stone will be utilized and detailed at a high level to achieve an appropriate design for the client and the city.

2. Gateway buildings should provide special elements at street terminations to frame views. This may include public art, special landscaping and/or building forms.

Response: The Gateway element is primarily influenced by the transitional step-back from the neighboring “Printer’s Row” to the south of the site and Canal Place Condominiums to the West. The Project is also subject to Figure 2.04 which calls for both building frontages on North Royal and Third Street to comply with Building Height Transitions. In conversations and meetings with planning staff and neighbors, it was agreed upon that the massing and scale of the building’s masonry shoulders should be designed to match the scale of the adjacent townhouses and low-rise residential on both North Royal and Third Street. Given the triangular nature of the site, the goal was to create a balanced design of 4 story “shoulders” along these frontages, allowing the taller 7 story mass to step-back and rise up behind. These “shoulders” establish “book-end” elements at the Gateway moment on Third Street, particularly in mirroring the scale of the Snaidero Kitchen building and framing Third Street with “book-ends”. This moment is enhanced from the river edge with a large glass and metal bay window facing east while simultaneously engaging the 7-story glass and metal river façade along the Mt. Vernon trail. The layering of the building’s “book-end” shoulder, high-rise façade with glazed corners, articulated bays, and engaging balconies create a compelling design ensemble which establishes this node as a Gateway to Old Town North.

3. Gateway elements should be proportioned to the size and scale of the building.

Response: Project Complies – See Previous Response 2.

4. Excluding the buildings on Washington Street, required gateway element(s) should provide distinctive three-dimensional forms, unique shapes and materials to reinforce the significance of each location.

Response: Project Complies – See Previous Response 2.

5. Buildings along Washington Street in the locations depicted in Figure 2.07 should provide site design elements that foster a sense of place and arrival to Old Town North.

Response: Not applicable.

2.5 Parking and Service Areas

Standards

1. Parking for each building (excluding townhouses and stacked townhouses) shall be located entirely below grade or entirely screened with an active use. The screening of the parking with active uses shall be provided for each level of the entire perimeter of each street, park, and/or open space frontage.

Response: All parking is below grade.

2. Surface parking lots are prohibited.

Response: All parking is below grade.

3. The parking for each townhouse shall be provided from a rear alley. Front loaded garages for townhouses are prohibited.

Response: Not applicable.

4. Loading service docks should not be accessed from the Retail Corridors (North Saint Asaph and Montgomery Streets) and should be located on secondary streets where feasible.

Response: The project does not contain a loading dock.

5. Bicycle racks shall be provided from the City of Alexandria's pre-approved types.

Response: Plan includes pre-approved types of racks.

Guidelines:

1. Parking garage entrances should be minimized. Garage entrances should be located on secondary streets yet be adequately visible and accessible to the public if public parking is provided.

Response: The application includes on parking garage entrance along North Royal Street.

2. Loading dock and garage access should be combined where possible but sized to not dominate the building or block frontage. The doors should also be designed to provide architectural interest for the pedestrian and be complementary to the overall building design.

Response: A single curb cut along Royal Street for the garage and a door for the trash room significantly reduces the impact to the streetscape and is located in the best possible location for this triangular site.

3. Where alleys are provided, they should be designed to minimize visibility into the alley and the garage doors from the public right-of-way.

Response: Not applicable.

4. Curb cuts for parking access and alleys should be minimized for the demonstrable needs of new development.

Response: Only one curb cut is provided.

5. Service areas should be out of view or screened from the public right-of-way by adequate landscape or architectural elements.

Response: Loading area is screened by a door.

6. Bicycle parking should be provided in a safe, accessible and convenient location, within 100 feet of the building entrance.

Response: Bicycle parking is located in the below grade garage.

2.6 Utilities

Standards:

1. No transformers are allowed in the public right-of-way.

Response: The transformers are proposed on-site.

2. Transformers shall be concealed from the public right-of-way with adequate screening such as evergreen plantings, an enclosure, or within the building.

Response: See drawing for transformer location and screening.

Guidelines:

1. Utility locations should be selected to avoid conflict with street trees.

Response: New utility locations do not impact street trees. The existing Third Street trees will need to be removed as they extend over the property line and will not survive the significant trimming and root system disturbance for the new sidewalk.

2. New construction should provide pad mounted, indoor, or underground transformers within the building footprint; otherwise, transformers should be located adjacent to an alley or at the rear of the property where feasible.

Response: Transformers are located at the northern western corner of the property and screened with high quality materials (A2-03).

3.1 Massing and Form (Building Character)

Standards:

1. Building design and construction materials will be of high quality and will contribute to the unique character of Old Town North and promote a sense of community and livability.

Response: Building is constructed with high quality materials of stone, brick, metal and glass.

Guidelines:

1. Where changes in the wall planes and architectural elements are provided or required, they should comply with Figure 3.01 Massing elements such as projections and/or recesses are provided to avoid flat building façades.

Response: Project complies, see Sheets A5-03 and A5-04.

3.2 - II. Multi-Family

Multi-Family Standards

Building Character and Materials Standards:

1. Unless required for the function of the building, blank walls in excess of 30 feet in length or height are prohibited.

Response: There are no blank walls in the proposed project.

2. Where ground floor commercial, retail, and/or arts and cultural uses are not provided, and where stoops are provided, they shall be designed in a way that does not obstruct the sidewalk and public-right-of-way.

Response: The proposed stoops do not obstruct the sidewalk or the right-of-way.

3. Building materials for each façade should consist of the following:
 - i. Brick, glass, stone, wood, precast ceramic panels and/or metal
 - ii. Fiber cement board and/or siding and/or panels (or comparable) shall be limited to a maximum of 20% of the materials used on the building façade visible from a street or park/open space.
 - iii. Mirrored reflective, frosted reflective or darkly tinted glass is prohibited.

Response: Project contains primarily the material listed in 3i.

4. Prohibited materials include synthetic stucco, and vinyl siding.

Response: These materials are not included in the proposal.

5. Sides and rears of buildings that are visible from an adjoining street and/or park shall be designed in a compatible manner utilizing a similar architectural treatment as the primary façade.

Response: All sides of the building are treated with similar design and materials.

6. Blank façades shall be prohibited for any street and/or frontage.

Response: There are no blank facades.

Building Massing Standards:

7. Building designs shall incorporate modulation and articulation such as massing reveals, changes of textures, materials, and/or colors, or shifts of the façade plane in order to create a pedestrian scaled façade.

Response: The key design element of this project is the building shoulders facing the existing residential uses. The material on the shoulders transitions from brick to the panel system on the tower. The glass window fenestration and style transitions from an industrial look to a “lighter” look with fewer mullions from shoulders to tower. Modulation is presented by the bay windows on the shoulders and bays and balconies on the rear façade. The impact is a pedestrian level façade on the lower levels on the shoulders and lower level on the rear, contrasted with a “light” “airy” tower above.

Multi-Family Guidelines

1. Individual and functional entries at 20 to 30 feet intervals are desired for the multi-family buildings with “townhouse-scale” elements.

Response: The proposed design includes townhouse scale elements/shoulders on the southern and western facades, which uses a brick material, bay windows, stoops, and landscape to achieve a pedestrian level façade.

2. Reasonable building breaks should be provided for larger multi-family buildings to avoid long, monolithic façades.

Response: The main building wall does not extend the entire length of the southern and western facades and includes a three-story corner element (the building’s “shoulders”) to break up these facades and minimize building massing.

- a. Where retail/commercial use is provided or required on the ground floor a building break should occur above the first-floor retail-commercial use.
n/a
- b. There may be a connector between the building break.
n/a
- c. As part of the development review process, a building break may not be required if a level of architectural variation is provided comparable to the

building break required above. In addition, if a building break is not required, the façade variation shall include variation in color and materials
n/a

3. Buildings should generally provide a vertical fenestration pattern.

Response: This issue was discussed at length with UDAC and the Mount Vernon Trial façade fenestration pattern was revised to reflect UDAC’s comments. The vertical element includes the interplay between the windows and balconies as well as the vertical panel system.

4. The solid to void ratio (or wall to window) should consist of a minimum of 30% void for each building facade on a primary street which shall exclude ground floor commercial-retail areas where provided. A higher percentage should be provided where feasible.

Response: The project exceeds this ratio. The “arts walk,” created by the space separating the tower and gallery, draws people into a space activated by artist studios and an artist gallery. The cut also increases the glass to wall ratio of the project due to a significant increase in façade.

5. Windows should be used as an element that helps to articulate the building's character and designed to reveal the thickness/depth of the wall.

Response: The building is designed as an ensemble of 3 distinct parts. The windows within each part will be detailed and articulated within its own distinct wall type to reveal the nature of each type. There will be 2 distinct metal and glass wall systems, brick masonry with punched type openings, as well as projecting bay windows.

6. Windows should be well-proportioned and operable, if feasible.

Response: Within each building part, different window proportions are used in harmony with the materials to create distinction. Yet color, operability, and similar head and sill heights reinforce certain building lines that tie the ensemble together to create a unique and distinguished building. Given the residential purpose of the building, some of the windows and doors will be operable.

7. Windows should be grouped to establish rhythms across the façade and hierarchies at important places on the façade.

Response: The windows are grouped and do establish hierarchy, particularly in relationship to the uses. Ground floor public spaces and art studios will have a storefront character, while primary living spaces of the residential units are punctuated with bay windows, corner glass and balconies. The bay windows, in particular, are designed to establish a rhythm along both “shoulders” and the NE façade facing the Mt. Vernon trail.

8. Window and door placement should provide a high degree of transparency at the lower levels the building to maximize visibility of active uses and provide a human-scaled architectural pattern. A rhythm of individual windows and exterior openings within building façades should be established to provide a greater variety of scale through material variation, detail and surface relief.

Response: The building's 3 distinct parts are designed to meet the varied scales and establish unique rhythm, pattern and texture. The 3-story corner "Art Loft" has large window groupings set within articulated metal wall panels, in line with large storefront openings at the ground floor. The 4 story "shoulders" are composed of brick masonry walls with varied groupings of large and small punched openings, spaced between a rhythm of glass and metal projecting bay windows. The 7-story residential bar rises from the shoulders and wraps around to the northeast, along the Mt. Vernon Trail. Here a series of 6 story bay windows with engaged balconies face the Potomac River in line and in reference to the Old Town North Power Plant. Again, a high level of transparency is desired, particularly in the Arts Loft and 7 story residential bar, where large panels of glass set a layered pattern with narrower, operable panels, within the rhythm of the window syncopation.

9. Buildings should be architecturally differentiated through the use of color and materials within each block.

Response: The corner elements, brick shoulders and main façade colors and materials define each piece of the massing. The gallery acts as the "jewel box" and main focal point of the project. Composed of glass and a medium light grey panel system, the structure stands out with a bold and industrial intent. The shoulders are brick and glass, with a window fenestration and bays that play on the pedestrian scale of Printer's Row and the condominiums on North Royal Street. The tower defined by large glass windows and a light grey panel system that causes the building to disappear to the sky.

10. HVAC, mechanical, and telecommunications equipment should be integrated into the overall building design and should not be visible from an adjoining street and/or park. Wall units or vent should recessed within a balcony or integrated with the design of the building.

Response: Mechanical equipment is entirely screened from view. The generator enclosure is screened by a "living wall" system to add some "life" what could have been a structure clad with a simple material. The transformer enclosure will be clad with a darker material to mirror the service and garage entrances/exits. It will also display public art and/or a map for the bike rest stop planned.

Arts and Cultural Flexible Ground Floor Spaces

Arts and Cultural Use Standards:

1. The arts and cultural uses shall be subject to all applicable requirements of the Zoning Ordinance and associated policies and regulations.

Response: The project meets all zoning standards and policies.

2. The floor to ceiling height shall be a minimum of 15 feet, with 18 feet preferable. The minimum depth of each space shall be a minimum of 20 feet, or greater where feasible.

Response: First floor arts space ceiling height is over 15 feet. The gallery ceiling height will also be a minimum of 15 feet.

Arts and Cultural Use Guidelines:

1. Each ground floor arts and cultural use should provide a minimum of 40% transparency (garage doors, doors and windows) at the street level.

Response: The arts space has a transparency in excess of 50%.

2. A garage door or comparable sized opening should be provided for each space or approximately every 20-30 feet. Garage and/or roll up doors should be glass and metal.

Response: The project contains large glass doors opening the arts space to the arts walk.

3. Flexibility may be granted for exhaust, fans, and vents on primary building façades that support the building function/use. Final location and treatment will be determined as part of the development review process.

Response: Final location will be determined as part of the final site plan process.

4. Adequate loading, access, refuse collection, and noise attenuation should be addressed during the development review process.

Response: The arts space needs can be accommodated through the shared loading facilities.

3.2 Residential Uses At-Grade

Standards:

1. Residential buildings shall provide a front setback of 2-10 feet from the required sidewalk to provide space for individual front yards, plantings, landscaping, fences, stoops, and similar elements, unless art and/or live work spaces are provided.

Response: Residential units are set back at least 2 feet from the sidewalk on Third Street.

2. Where stoops are provided, they shall be designed in a way that does not obstruct the sidewalk and public right-of-way.

Response: Stoops do not obstruct the sidewalk or right of way.

3. Ground floor levels for all residential uses shall be elevated a minimum of 12 inches and maximum of 4 feet above the adjoining sidewalk. 2-3 feet is desired. Where at-grade accessible units are needed or required, alternatives will be considered as part of the development review process.

Response: The ground floor residential uses will generally fall within the 2-3 feet above the adjoining sidewalk or Mt. Vernon trail. Accessibility will always be provided via the building's primary entrance off the Arts Walk, with will be flush with the adjoining sidewalk on Third Street.

Guidelines:

1. For multi-family buildings, where ground floor commercial space is not provided, townhouse-scale elements with individual and functional entries are encouraged.

Response: These entries are provided along Third Street and the Mount Vernon Trail. The use of window bays and brick will also provide a townhouse-scale.

3.3 Building Entries

Standards:

1. The primary pedestrian entrance shall front the adjoining primary public street.

Response: The building lobby is along Third Street.

2. Enhanced level of architectural design and treatment are required, and, where appropriate, landscape treatment shall emphasize the primary entrance as focal point.

Response: See updated landscape plan.

3. For required retail frontages, the width of residential and/or office lobbies shall be the minimum necessary.

Response: Not a required retail frontage.

Guidelines:

1. Building entrances should be given prominence on the street frontage. The size and scale of the entrance should be appropriate for the scale of the building and include a change in material, wall plane, and/or color.

Response: Complies, see ground floor plan and Third Street elevation and the use of storefront glass and awnings.

2. Awnings or canopies are encouraged for building entrances or first floor retail uses. These add color and vibrancy to the streetscape and protection from the weather for the pedestrian. Awnings and signage should be in compliance with the City's sign regulations under the Zoning Ordinance.

Response: No retail spaces are provided.

3. Residential and commercial entrances in mixed-use buildings should be architecturally differentiated.

Response: The arts use is primarily metal panel and glass, while the residential is primarily masonry and glass along Royal and Third Streets.

4. Entries should provide protection from the elements, with canopies, recesses, or roof overhangs.

Response: The building's primary entrance and Arts uses will provide overhead protection with canopies. The townhouse stoops along Third Street will provide under roof recesses for protection.

3.4 Building Roofs

Guidelines:

1. Buildings with flat roofs should have green rooftops that may be utilized as high quality outdoor open spaces for the building's users and as an extension of the building's common areas.

Response: The rooftop terrace provides outdoor space for the building's users in conjunction with interior amenity area. This area takes Advantage of the wonderful views and sun exposure. The proposed design creates a balance between green space and outdoor hardscape on the penthouse level, see Sheet A2-08.

2. The design of rooftop gardens should be integrated within the overall architecture of the building.

Response: See Sheet A2-08.

3. Parapets on flat roofs should be minimum of 2 feet in height above the roof, or as needed to conceal mechanical equipment.

Response: Mechanical equipment is interior to the penthouse design. See Sheet A2-08.

4. Rooftop equipment (including elevator equipment, HVAC equipment, etc.) should be concealed in penthouse structures and/or designed as an integral part of the building and/or adequately screened parapet. Mechanical penthouses and roof top equipment should be designed as an extension of the building, employing building materials and design treatments consistent with the exterior of the building when visible from a public street or open space.

Response: Mechanical equipment is interior to the penthouse design. See Sheet A2-08.

5. Where visible from the street, roof penetrations such as vents, attic ventilators, flues, etc. should be placed to limit their visibility from the street. The material and color should match the color of the roof, except those made of metal, which may be left natural.

Response: Applicant will address in the final site plan process.

6. Sloped roofs should be metal, slate, tile, or other comparable high-quality material.

Response: Not applicable.

3.5 Walls, Fences, and Railings

Standards:

1. The height, length, and visual impact of walls and fences shall be pedestrian scale and in no case shall they exceed 3.0 feet in height in the front or side yards. In the rear yards, 6 feet privacy fences may be provided, if approved as part of the development review process. Additional screening may be permitted if located adjacent to industrial uses.

Response: A screen wall for the transformer and generators is over 6 feet tall, but provides a space for public art and a bike station.

2. Materials for walls shall be brick and/or stone. Garden screen wall and/or retaining walls should be constructed of brick, stone, architectural precast or other highly finished appropriate material.

Response: Screen wall for transformers is brick masonry and metal panel doors. The screen wall for the generator is metal system to accommodate a vegetated green screen.

3. Materials for fences shall be decorative metal or wood. Railing shall be metal to match the architectural character of the building.

Response: While we have no plans for fencing. The northeast façade calls for individual unit terraces along the Mt. Vernon trail, and they will have an architectural metal mesh railing system

Guidelines:

1. Green walls and living walls are strongly encouraged.

Response: Some sections of green walls have been incorporated along the transformer enclosure.

2. No walls, fences, or railings should be constructed in the right-of-way.

Response: No construction is proposed in the right-of-way.

3. The size and species selection of landscape materials in green walls or hedges should be carefully considered. Landscape elements which are likely to impede pedestrian travel or use of sidewalks should not be installed.

Response: See landscape plan L1.0.

4.1 Streets

Standards:

1. All new and reconfigured streets and sidewalks within the plan area shall be consistent with the attached street cross-sections in the Appendix I.

Response: Project meets all street cross sections.

Guidelines:

1. All streets within the plan area are intended to be public streets, dedicated to the City unless otherwise approved as part of the redevelopment review process. Unless otherwise noted, the property line is assumed to be at the edge of the public right-of-way.

Response: The project is not proposing any new street.

4.2 Blocks Sizes – Not applicable as project is within and existing block

Standards:

1. As part of the development review process, all overhead utilities serving that site for the entire site frontage shall be located underground.

Response: All utilities fronting the site will be relocated underground.

Guidelines:

1. Developers and property owners are encouraged to work together to achieve a greater extent of under-grounding through coordinated design.

Response: Acknowledged.

B. Street Trees Guidelines:

1. Provide street trees in missing locations for better streetscape and environmental benefits.

Response: Street trees have been located along the street edge as feasible. The layout considers underground utilities, potential visual obstruction to vehicles and pedestrians and the overall space available. The plan attempts to create a regularly spaced row of trees along the two street edges.

2. The size of canopy should fit to the site and conditions.

Response: The street tree selected should work with the available space. These are trees recommended by the City as street trees.

3. The placement of trees should take into account the growth pattern and mature size of the selected trees and the effect of canopy spread on pedestrian traffic, views of and from adjacent buildings, conflicts with the buildings themselves, and light dispersion from streetlights.

Response: Street trees have been located along the street edge as feasible. The layout considers underground utilities, potential visual obstruction to vehicles and pedestrians and the overall space available. The plan attempts to create a regularly spaced row of trees along the two street edges.

4. Diversify the street tree population. Projects should be encouraged to utilize street tree species that are not commonly found in the plan area but environmentally suited to the site's growing conditions and lower maintenance requirements.

Response: Acknowledged.

5. For larger developments which make improvements to substantial street frontages, a diverse approach to species selection should be encouraged, including some variation in species selection along a single block face.

Response: Tree species choices in the planting schedule uses trees existing around the area. Applicant will consider City suggestions on tree species.

6. The soil volume for the street trees and trees will comply with all applicable provisions of the Landscape Guidelines.

Response: Soil volumes will comply with the requirements.

C. Street Furniture Standards – Application meets all city standards.

Response: Acknowledged.

D. Lighting Standards:

1. The street light fixtures on Washington Street shall be the George Washington Memorial Parkway Lighting (Figure 4.02).

Response: Not applicable.

2. All street light fixtures shall be single black Colonial lighting fixture (except Washington Street) with a standard black finish. (Figure 4.04).

Response: Will be a requirement of final site plan approval.

3. Street lighting shall utilize LED technology and conform to City’s design standards for lighting fixtures.

Response: Applicant will install lighting per City standards.

Lighting Guidelines:

1. Street lights should be placed to avoid conflict with street trees, and should not be located within the sidewalks but rather be placed between and in-line with the street trees.

Response: Acknowledged.

2. Consideration for adequate lighting should be given for pedestrian/ bicycle trails and parks to maximize safety and comfort of parks and trail users.

Response: Lighting will **meet the safety requirements and City Standards**, while enhancing the building architecture.

3. All street lights should be designed to minimize light spillover. Where located next to residential uses, street lights should include shielding as needed to prevent lighting from directly entering residential windows or adjoining public parks.

Response: Lighting will meet the safety requirements and meet the City Standards.

E. Historic Interpretation

Standards:

1. All development and redevelopment sites will include some form of historic interpretation whether as a site-specific installation or part of a broad thematic approach.

Response: Acknowledged. Applicant will engage a Historian and present historical interpretation and implementation plan during Final Site Plan.

Guidelines :

1. Creative approaches to historic interpretation are encouraged. Interpretive elements may be incorporated into the site and building design, and/or mobile/digital resources dedicated to the neighborhood. The OTN Historic Interpretation Guide offers strategies in Section V: Catalogue.

Response: Acknowledged. Applicant will consider interpretive paving, signage, interpretive art and more.

4.4 Streetscape Improvements – Green Infrastructure

Guidelines:

1. For the Green Streets, reconfigured sidewalks and streetscape areas, green infrastructure improvements should be implemented to the extent feasible. The scale of the improvements to the right-of-way should be broadly commensurate with the scale of the project. For example:

Projects that are improving an entire block face or greater should treat the stormwater for the adjacent right-of-way (sidewalk and cartway) through green infrastructure as approved through the development review process.

Green Streets should include a higher level of green infrastructure facilities such as streetscape BMP facilities, large street trees, high proportions of pervious area, and enhanced planting.

Response: Development of the Green Street is being done for the surrounding streets. BMPs are tree pits with the water only treating the Right of Way runoff. Additional Urban Bio are placed outside the ROW and will treat the building.

2. Smaller scale projects should incorporate improvements such as permeable paving or other facilities where feasible.

Response: The site is building to building and walkways are on structure.

3. Projects with frontages on Green Streets should consider the feasibility of green infrastructure from an early stage of design, with an intent that the streetscape design incorporate green infrastructure elements.

Response: Development of the Green Street is being done for the surrounding streets. BMPs are tree pits with the water only treating the Right of Way runoff.

4. Green infrastructure should be integrated into the streetscape design and should form an inherent element of the street rather than visually appearing as a retrofitted aspect.

Response: Development of the Green Street is being done surrounding streets. BMPs are tree pits with the water only treating the Right of Way runoff.

5. Adjacent projects are encouraged to coordinate green infrastructure improvements.

Response: So noted.

6. Locations for green infrastructure may include the sidewalk amenity zone, and in particular curb extensions (bulb out areas).

Response: Bio Tree Pits are being considered.

Sidewalks and Pedestrian Access General

Standards:

1. All streets shall provide adjacent parallel parking spaces, as depicted in the attached cross sections in Appendix I, unless otherwise infeasible.

Response: Parallel Parking is provided with the City's suggestion for lane widths for the surrounding streets.

2. The sidewalks on Washington Street and the Required Retail Corridors as shown in the OTN SAL shall be City standard brick. The remainder of the sidewalks within the plan area will be City Standard Concrete.

Response: Not being provided as no retail corridors are noted for this site.

Guidelines:

1. Sidewalk widening should be achieved through utilizing narrower travel lanes (where feasible, and in conjunction with the Complete Streets Guidelines) and by locating sidewalks on or partly on private property in consultation with the property owner.

Response: This is provided with the City's suggestion for lane widths for the surrounding streets.

2. Where sidewalks are located on or partly on private property, perpetual public access and maintenance easements should be provided.

Response: Not being provided at this time.

DRAFT