

URBAN DESIGN ADVISORY COMMITTEE

TO: **Old Town North Urban Design Advisory Committee**

SUBJECT: Minutes of January 8, 2014 Meeting

DATE: 14 January 2014

FINAL

The Urban Design Advisory Committee was scheduled to meet on Wednesday, January 8 at 9:00am in Room 2000 at City Hall. The following members were in attendance at the meeting:

Elisabeth Lardner
Marie McKenney Tavernini
Roger Waud
Bruce Machanic, co-chair
Daniel Straub, co-chair

The following Staff, representatives for the Applicants, and citizen representatives were also in attendance:

Maya Contreras	P&Z
Dirk Geratz	P&Z
Jessica McVary	P&Z
Catherine Miliaras	P&Z
Stephanie Sample	P&Z
Nancy Williams	P&Z
Jeff Farner	P&Z
Michael Stewart	DGS
Stewart Bartley	Y12 Investments LLC
Garret Erdle	Eleventh Street
David Kitchens	Cooper Carry Architects
Brandon Lenk	Cooper Carry Architects
Jim Bryan	Heffner Architects
Shawn Glerum	Heffner Architects
Asef Hague	Heffner Architects
Alec Higenbotham	Heffner Architects
Duncan Blair	Attorney at Law, Land Carroll Blair
Lianne Childress	Attorney at Law, McGuire Woods
Ken Wire	Attorney at Law, McGuire Woods

INTRODUCTION

- The meeting was called to order at 9:00am as the first Quarterly Meeting of UDAC for 2014. The purpose of the meeting was to review the new proposal for the Cotton Factory Building, review the revised concept plan proposal for the Old Health Department Building, and receive updates from Staff on the Waterfront Plan Implementation and the current discussions with WMATA on the status of the Bus Barn.

NEW BUSINESS: PROJECT PRESENTATION & DISCUSSION

- **515 North Washington Street** (Old Cotton Factory Building)
This project is being proposed as a renovation and re-use of the original Cotton Factory Building for residential purposes. The building was originally used for industrial/manufacturing purposes and was converted to residential, and later to commercial/office use. This conversion would produce approximately 28 to 34 residential units as either condos or apartments. The project may also include the construction of a new adjacent building along Pendleton Street and the conversion of a small area of parking into a 'garden space' along Washington Street. The project is being submitted on two tracks. The first track is limited to the interior renovation of the existing building, and will be handled administratively. The other track incorporates the exterior of the existing building, the site plan issues and the design of the proposed adjacent new building, and will be submitted and reviewed as a Development Special Use Plan (DSUP). The DSUP will require UDAC and Historic District BAR review prior to Planning Commission and City Council hearings.

The following planning and design issues were addressed and discussed:

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1. The appropriateness of the proposed renovations to the front elevation of the Old Cotton Building;
2. The appropriateness of the proposed streetscape design for this section of N Washington Street; and
3. The appropriateness of the proposed design for the adjacent new building.

The Committee made no formal vote on the project, but requested that the Applicant return to the Committee as the planning and design process evolves through the DSUP and BAR review process.

OLD BUSINESS

- **509 North Saint Asaph Street** (Old Health Department Building)
The Applicant previously presented the initial design concept for the project to the committee in September, 2013. The concept is to preserve and renovate the entire existing building as 9 residential fee simple units and to develop 7 additional townhouse units on the remainder of the site currently used as a parking lot. The Applicant's attorney indicated that the project meets the Urban Design Guidelines because it develops a "sense of place" for the following reasons:
 1. The existing building is preserved and re-used in an historically appropriate manner;
 2. All proposed parking for the project is provided for, and concealed, in garages or underground parking spaces;
 3. The project proposes an attractive streetscape along North Saint Asaph Street;
 4. An existing parking lot along Oronoco Street that is not attractive is being converted into attractive residential townhouse units with garages; and
 5. The project proposes an attractive pedestrian environment along Oronoco Street with zero lot line units.

The Applicant was complimented on the quality of the submission and the proposed revisions to the building elevations. Discussion followed with respect to the following items:

1. The Oronoco Street building elevations. The committee is in agreement with the recent revisions to the building elevations resulting from BAR reviews. However, concern with the apparent uniform height of the proposed new townhouse units along Oronoco Street was raised.
2. The proposed streetscape along North Saint Asaph Street. The committee is very supportive of the proposed building elevations for the existing building and the new wings. However, questions were raised as to how the public and private aspects of the streetscape along St Asaph are proposed to be developed.

Based upon the overall quality of this submission, UDAC **ENDORSED the concept design** of this submission with the following reservations:

- that the Applicant work with Staff and the BAR to address the apparent uniform height of the proposed new townhouses along Oronoco Street; and
- that the Applicant submit a concept design for the proposed streetscape for North Saint Asaph Street.

STAFF UPDATES

- **Waterfront Plan Implementation (WPI).** Staff presented a summary update of the project and indicated the following:
 1. The WPI is proceeding on schedule (with a project schedule of up-coming meetings handed out);
 2. The due diligence period for the Robertson Terminal North (RTN) property was November 7, but this deadline has been extended indefinitely. Staff will keep UDAC apprised of the status of this project.
- **WMATA Bus Barn.** Staff presented a summary update of the discussions with WMATA concerning the recommendation to prepare an RFP for the site that would incorporate general community design guidelines for the development of the property. A member of UDAC, NOTICE, and the adjacent property owners would then be asked to serve on the committee preparing the RFP. Staff will forward a copy of the agreement letter with WMATA when it is completed.

UDAC inquired about the status of the last two blocks of the 'Berg' neighborhood. Staff will respond to this question.

ADJOURNMENT

- The Committee adjourned at approximately 11:00am.

Please notify the author of any additions, deletions or mistakes in this report.
