

URBAN DESIGN ADVISORY COMMITTEE

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

SUBJECT: Minutes of April, 2014 Meeting

DATE: 25 April 2014

FINAL

The Urban Design Advisory Committee was scheduled to meet on Wednesday, April 16 at 9:00am in Room 2000 at City Hall. The following members were in attendance at the meeting:

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
Nancy Williams	P&Z
Jonathan Carr	City Interests
Mike Hickok	Architect, Hickok Cole
Ken Wire	Attorney at Law, McGuire Woods
others in attendance	not recorded

INTRODUCTION

- The meeting was called to order at 9:00am as the second Quarterly Meeting of UDAC for 2014. The purpose of the meeting was to receive updates from Staff on the status of various projects in OTN, and to review the initial design concept ideas for Robinson Terminal North (RTN).

STAFF UPDATES

- **WMATA Bus Barn.** Staff presented a summary update of the status of the Ad Hoc Advisory Committee Meetings and discussions concerning recommendations for Design Guidelines to be included in the RFP to be submitted by WMATA for the property.
- **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. A formal presentation of the project was made to the Canal Center and UDAC in order to elicit comments on the portions of the project within OTN. A meeting will also be conducted with NOTICe.
- **Old Cotton Factory Building (515 N Washington).** Staff presented a summary update of the status of this project and indicated that the Applicant is still working on developing the concept design. Staff also indicated that the Applicant will return to UDAC to present the concept plan for approval.
- **ARHA RFP.** Staff indicated that the RFP is being published in two sections. The first section was qualifications-based, and responses from developers were due on March 17. For the second section, ARHA anticipates publishing a short list of qualified potential developer-partners and instructions for "Part Two-Proposals" that will be due on April 29.
- **ABC/Giant site.** Staff indicated that they have been discussing the status of this project with AEDP.

URBAN DESIGN ADVISORY COMMITTEE
Minutes of April, 2014 Meeting

NEW BUSINESS: PROJECT PRESENTATION & DISCUSSION

- **Robinson Terminal North (RTN).** The Applicant gave a brief presentation of the initial design concept for the project. Since the site is bifurcated by Union Street, the proposed land uses are a hotel and condos on the west portion of the site and retail and residential on the east portion of the site. Discussion followed on the following items:
 1. The unusual and irregular footprints proposed for the buildings;
 2. The proposed location of the loading docks;
 3. The significant amount of public and semi-public open space;
 4. The existing grade changes across the site, especially at the marina;
 5. The proposed building heights;
 6. The proposed design intent of the architecture and materials; and
 7. The status of discussions with regulatory agencies with respect to alternations to the existing marina.

The committee complimented the Applicant on the careful approach they are taking to develop the concept plan; and the Applicant indicated that they will investigate the bulk, scale and character of the proposed buildings for the next phase of the concept plan development. The following questions were posed:

1. The appropriateness of the image used for proposed covered shade structures; and
2. The appearance of the proposed project from OTN.

OLD BUSINESS

- **Integrated Urban Design Concept Plans.**
Since a member had to leave for another meeting, the committee did not have time to discuss this item.

ADJOURNMENT

- The Committee adjourned at approximately 10:00am.