

Urban Design Advisory Committee (UDAC)  
City Hall – Sister Cities, Room 1101  
February 13, 2013  
9:00 AM

**Attending:**

Bruce Machanic, UDAC  
Daniel Straub, UDAC  
Marie Tavernini, UDAC  
Elisabeth Lardner, UDAC  
Roger Waud, UDAC  
Karl Moritz, P&Z  
Gwen Wright, P&Z  
Dirk Geratz, P&Z  
Gary Wagner, P&Z

Katye North, P&Z  
Jessica McVary, P&Z  
Al Cox, P&Z  
Catherine Miliaras, P&Z  
John Rust, Rust Orling  
Mike Ernst, Rust Orling  
Bud Hard, Hart, Calley, Gibbs and Karp  
David Chamowitz, Hart, Calley, Gibbs and  
Karp

**Meeting topics:**

1. Welcome and Introductions
2. Old Business: Development Project Updates and Potential Development Projects
3. New Business: Presentation and Discussion on 700 North Washington Street
4. Committee Administration

**New Business: Presentation and Discussion on 700 North Washington Street**

- The agenda was revised to discuss the new business item first.
- Katye North briefly introduced the proposed development project at 700 North Washington Street and noted that the application has been revised since the previous submission to a residential building with ground floor retail.
- The applicant, represented by John Rust, then provided a brief overview of the building design.
- UDAC members made the following comments on the revised design:
  - The scale of the first floor, as it relates to the rest of the building, is appropriate.
  - Transitions in height, when related to the context on Washington Street, are also appropriate.
  - Members supported the relocation of the transformer and inquired about parking, loading / unloading, the requested encroachment and the retail use anticipated.
  - Members noted that affordable housing should be considered with this application.
- Mr. Straub noted that the committee should also see the site plan / landscape plan, in addition to the architectural plans in order to understand the proposed streetscape and its relationship to the building design.

- Mr. Straub made a motion to recommend approval of the project and Mr. Machanic seconded the motion. The motion passed unanimously.

## **Old Business: Development Project Updates and Potential Development Projects**

### GenOn Power Plant / Small Area Plan Update

- Dirk Geratz introduced Karl Moritz to provide an update on the status of the GenOn site.
- Mr. Moritz indicated that a work program will be adopted by City Council in late spring. One of the potential projects in the work plan is a planning effort for the GenOn site.
- Mr. Mortiz indicated that there are a variety of reasons for why it would be appropriate to engage in a planning effort for this area, including all of the recent development pressures.
- Options for additions to the work program will be presented to City Council by staff on March 12, 2013.
- UDAC members expressed the need to consider the GenOn site within a more holistic plan for the Old Town North Area.
- Mr. Mortiz stated that these efforts don't need to be mutually exclusive, but these efforts will be options for the Council to consider.
- Ms. Wright noted that staff welcomes the input of UDAC and other community groups.
- Ms. Lardner expressed interest in preparing a letter from UDAC to City Council in support of an overall planning effort which would examine the GenOn site as well as Old Town North.

### Giant / ABC Site

- Staff met with the property owner recently to discuss a concept plan. The property owner is now considering a development of the entire block, with a mixed-use (residential and ground floor retail) project.

### Old Health Department Building

- The City determined that this is a surplus property and developed a request for proposals for the site.
- Seven responses to the RFP were received, which are currently being evaluated by a City real-estate advisory group.
- The RFP requires preservation of the existing building.

### Old Colony Inn

- Staff recently met with the property owner who is considering demolition of the existing hotel and constructing a larger hotel on the site with below-grade parking.

- No concept plan has been received to date.

#### WMATA Bus Barn

- Staff has not received any inquiries about this property. Fairfax County residents continue to oppose the proposed location of the bus barn and WMATA is not moving forward with plans until resolution is achieved.

#### The Oronoco

- Committee members questioned why the Oronoco was not reviewed by UDAC.
- Ms. Wright explained that the Oronoco was processed through an administrative review of a grading plan and a building permit, and was not subject to a development site plan, nor a development special use permit. For this reason, review by UDAC was not triggered.