



# Royal Street Bus Garage Ad hoc Advisory Committee

February 8, 2014



# Meeting Agenda

- Welcome and Introductions
  - Advisory Committee Members
  - Relocation of WMATA Operations and RFP
  - Committee Mission and Ground Rules
  - Process and Schedule
- Questions and Discussion
- Royal Street Bus Garage Site
  - History and Existing Conditions
- Virtual Tour of Site and Surrounding Neighborhood
- Group Discussion – Evaluate Strengths and Opportunities
- Wrap-Up and Next Steps





# Background

- In October 2013, Metro Board approved a contract to build the new Cinder Bed Road Garage
- Construction began last fall and completion of new garage expected in fall 2015
- Metro will vacate Royal Street upon completion of construction at Cinder Bed Road, potentially sooner



ROYAL STREET BUS GARAGE





# Metro Objectives for Royal St

- Redevelopment of site for highest and best use in keeping with surrounding neighborhood and city objectives
- Increased certainty for future developers by working with city and stakeholders to define development parameters
- Sale of site at earliest possible time to help fund Metro capital projects
- Likely issuance of solicitation immediately following Ad Hoc Advisory Committee's work



# Request for Proposals (RFP)

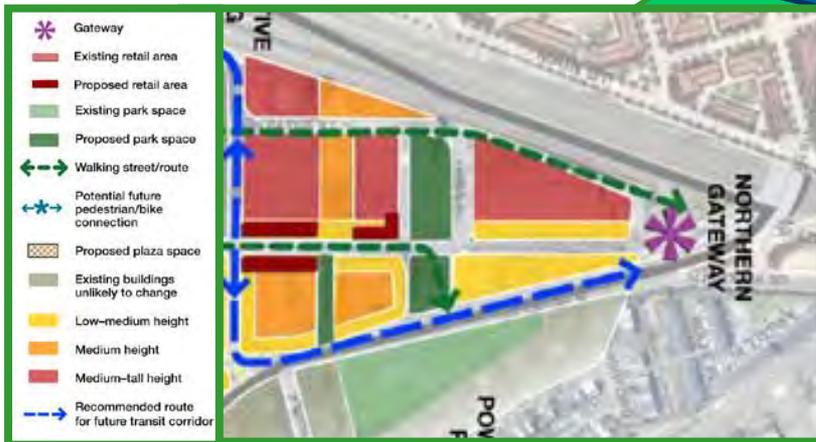
- RFP is an abbreviation for Request for Proposal(s)
- WMATA is issuing an RFP to invite developers to submit development scenarios for the redevelopment of the existing bus garage site.
- WMATA has agreed to include the redevelopment parameters and design standards in the RFP to ensure desired public benefits are clear to prospective developers and are achieved through the redevelopment of the site.



# Development Framework



## Height, Open Space



SUP

CDD

II Area Plan

# Advisory Committee Mission

- Provide guidance to the City and WMATA in the preparation of redevelopment parameters and design standards.
- Begin to identify desired public benefits and design principles.
- Serve as ambassadors to the boards, commissions, associations and organizations you represent.
- Communicate the comments, suggestions and positions of your respective groups to the Committee.
- Serve as facilitators for a community meeting in the Spring.



# Committee Ground Rules

- Treat each other with respect.
- Only one person speaks at a time.
- Give everyone a chance to participate equally; avoid dominating.
- Listen as an ally, not an adversary. Everyone should feel comfortable expressing their opinion regardless of differences.
- Ask for clarification, don't assume you know what someone means.
- Do not characterize other people's views in or outside a group's meetings.
- Turn off or silence all cell phones and mobile devices.



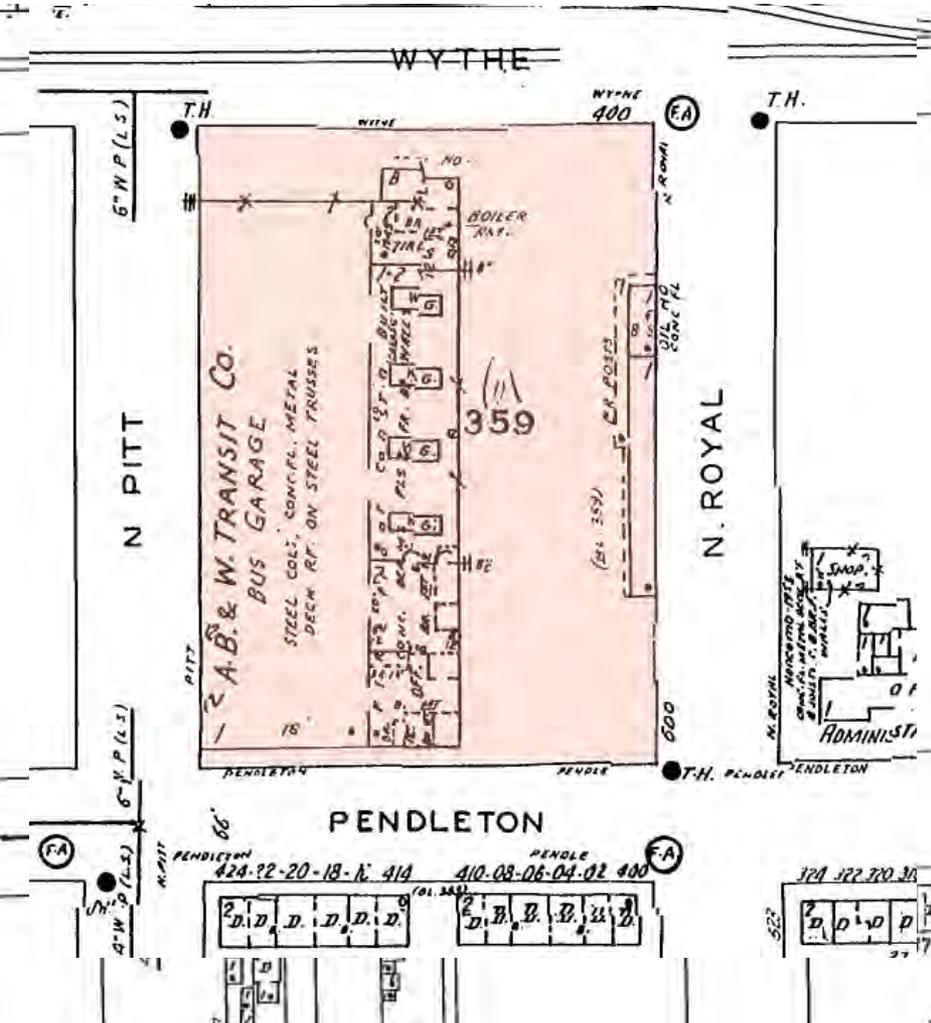
- What's Next Alexandria? Civic Engagement Handbook

# Process and Schedule



Questions ?

# Bus Garage - History



- Early 1900's: Site was occupied by residential dwellings.
- 1945: Present building constructed; reminiscent of the industrial character of Old Town North in the late 19th and early 20th centuries.

# Bus Garage - Existing Conditions

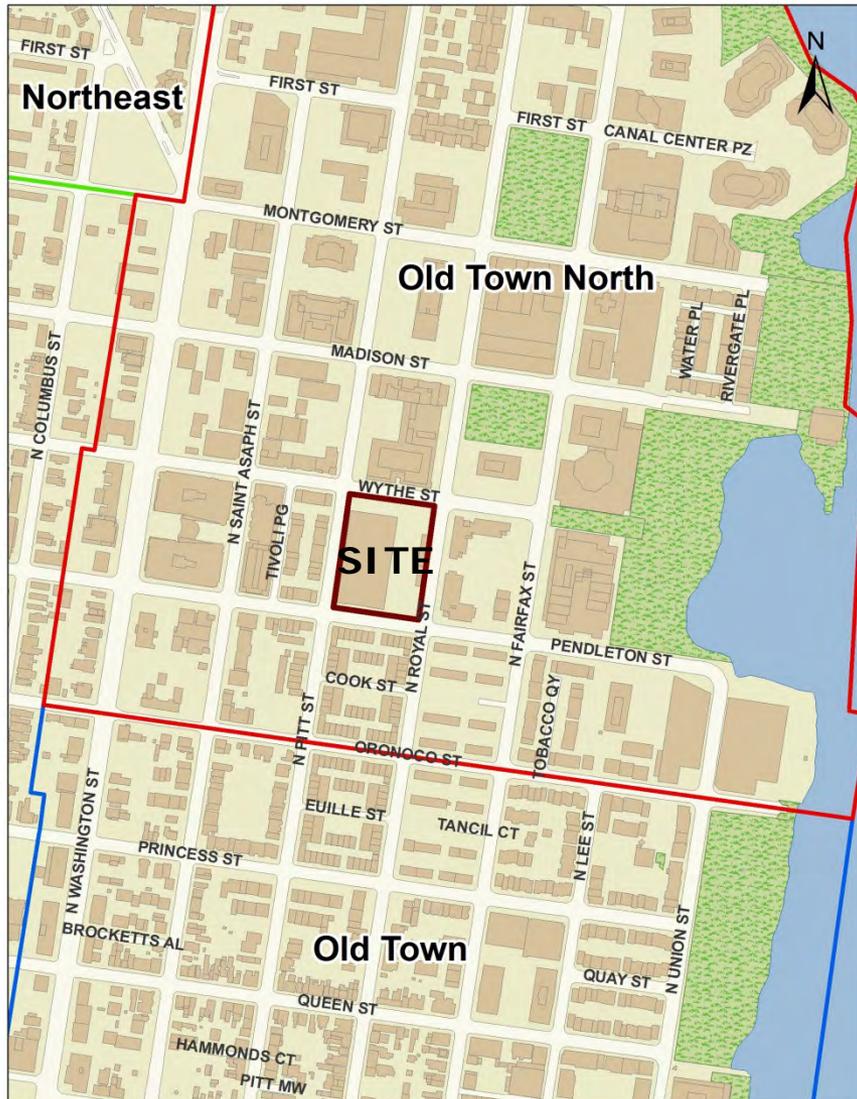


**From SE Corner of N. Royal Street and Pendleton St looking NW**



**Panoramic View from Wythe Street**

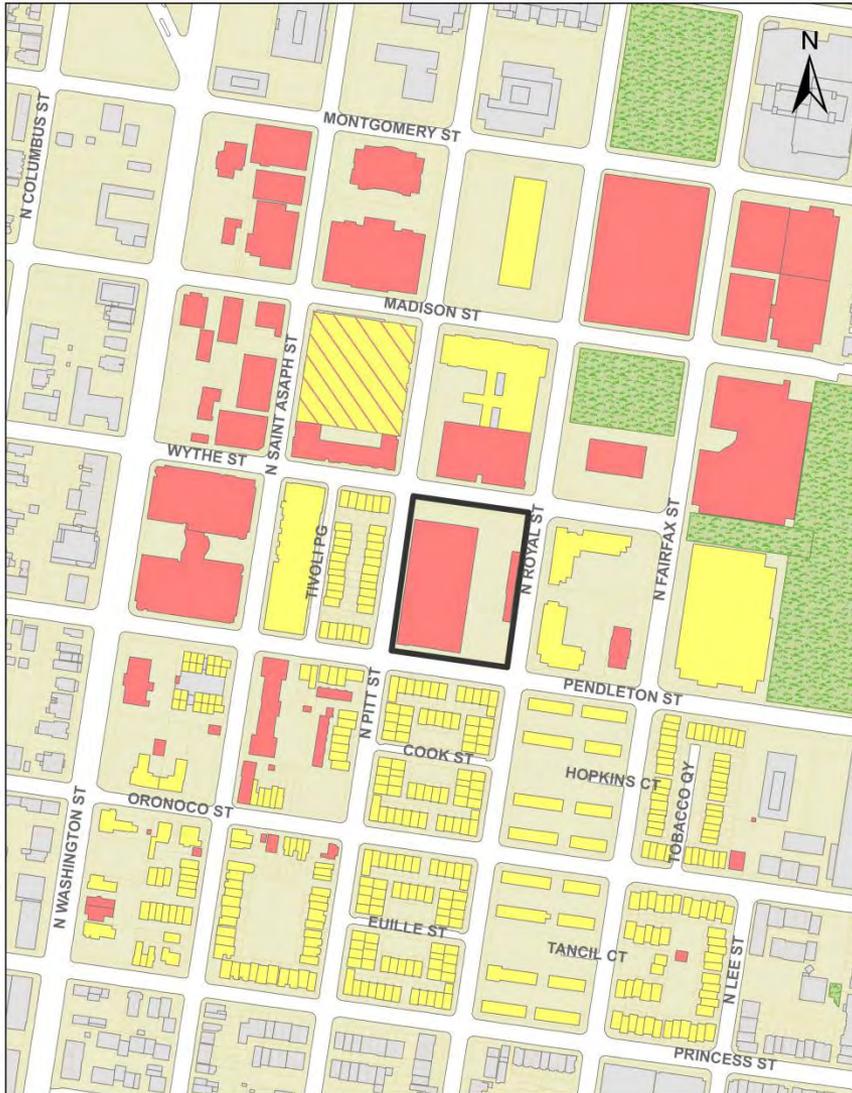
# Site Context



- Located within Old Town North Small Area Planning Area
- 2 Blocks North of Old Town
- 2 Block radius for neighborhood context



# Neighborhood Context - Uses



- Office, Commercial, and other non-residential uses along N. Washington St.
- Primarily residential south of Pendleton St.
- Primarily non-residential north of Pendleton St, with intermittent retail.
- Residential located north of Pendleton St. primarily multi-family except for Portners Townhomes.

## Building use classification



# Parameters and Standards

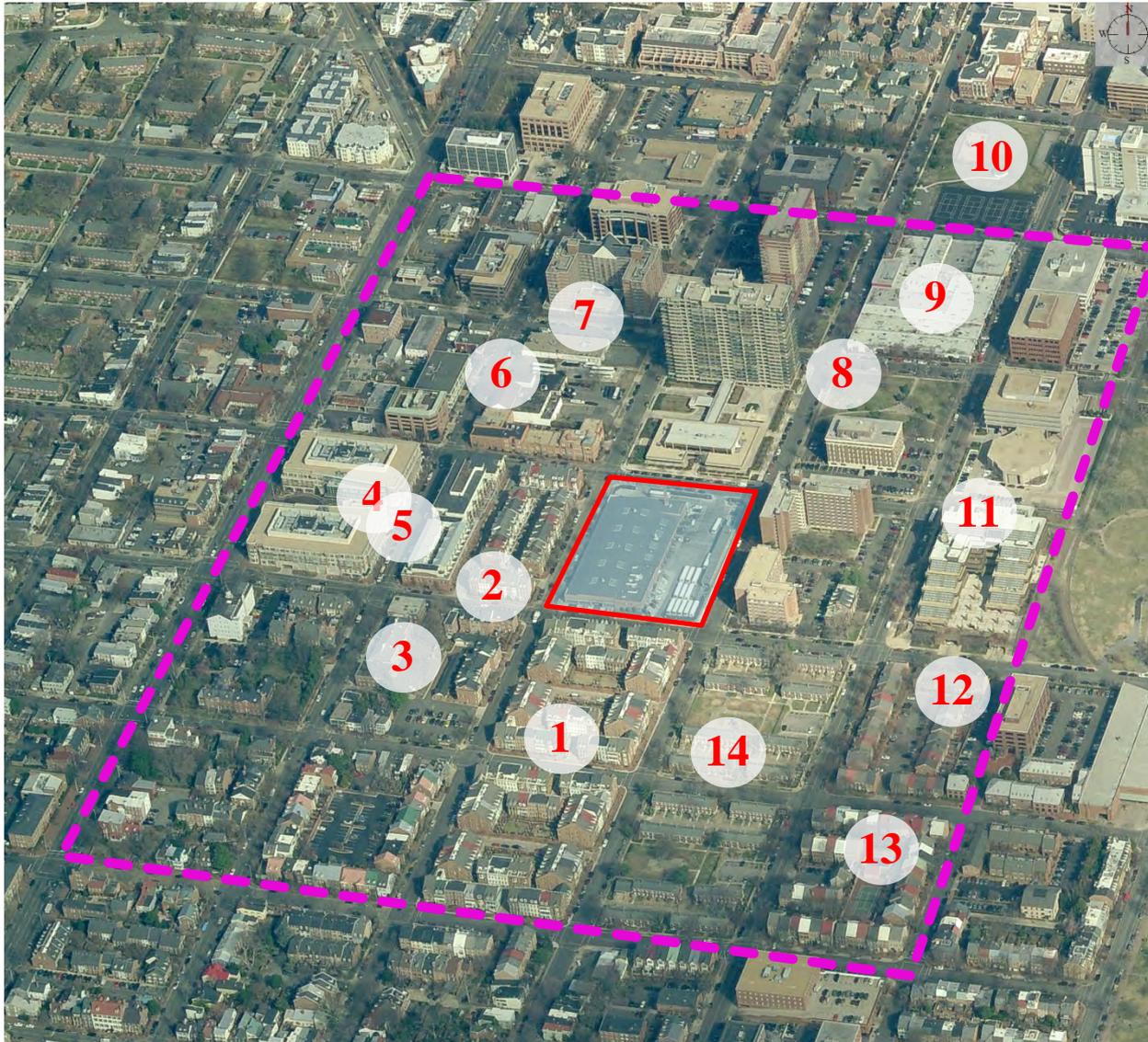
*What are redevelopment parameters and design standards?*

- May include, but are not limited to elements such as:
  - Requirements for maximum density and height;
  - Building scales and transitions;
  - Underground parking; and
  - Public benefits such as open space, affordable housing, etc.
- May be specific or designed as a range.

*What is the purpose of the parameters and standards established through this process?*

- To provide guidance to prospective developers through the RFP.

# Virtual Neighborhood Tour



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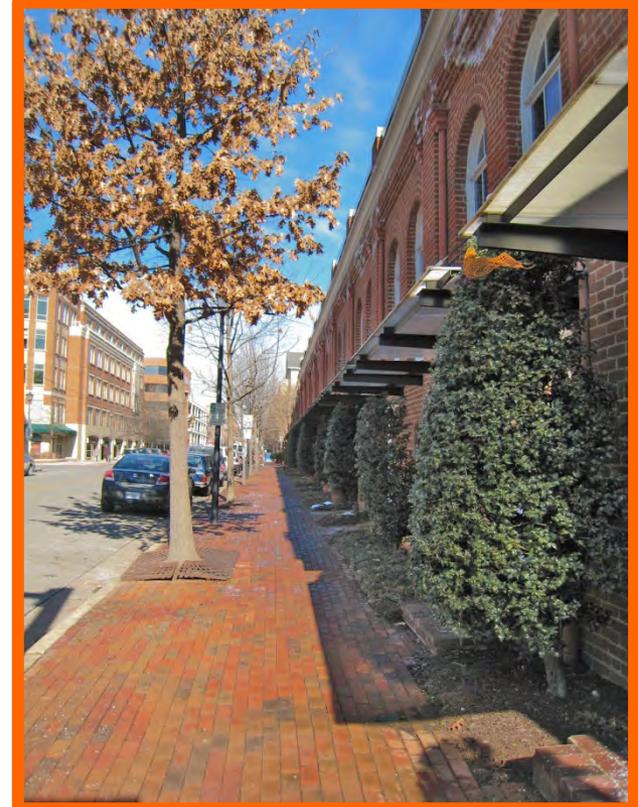
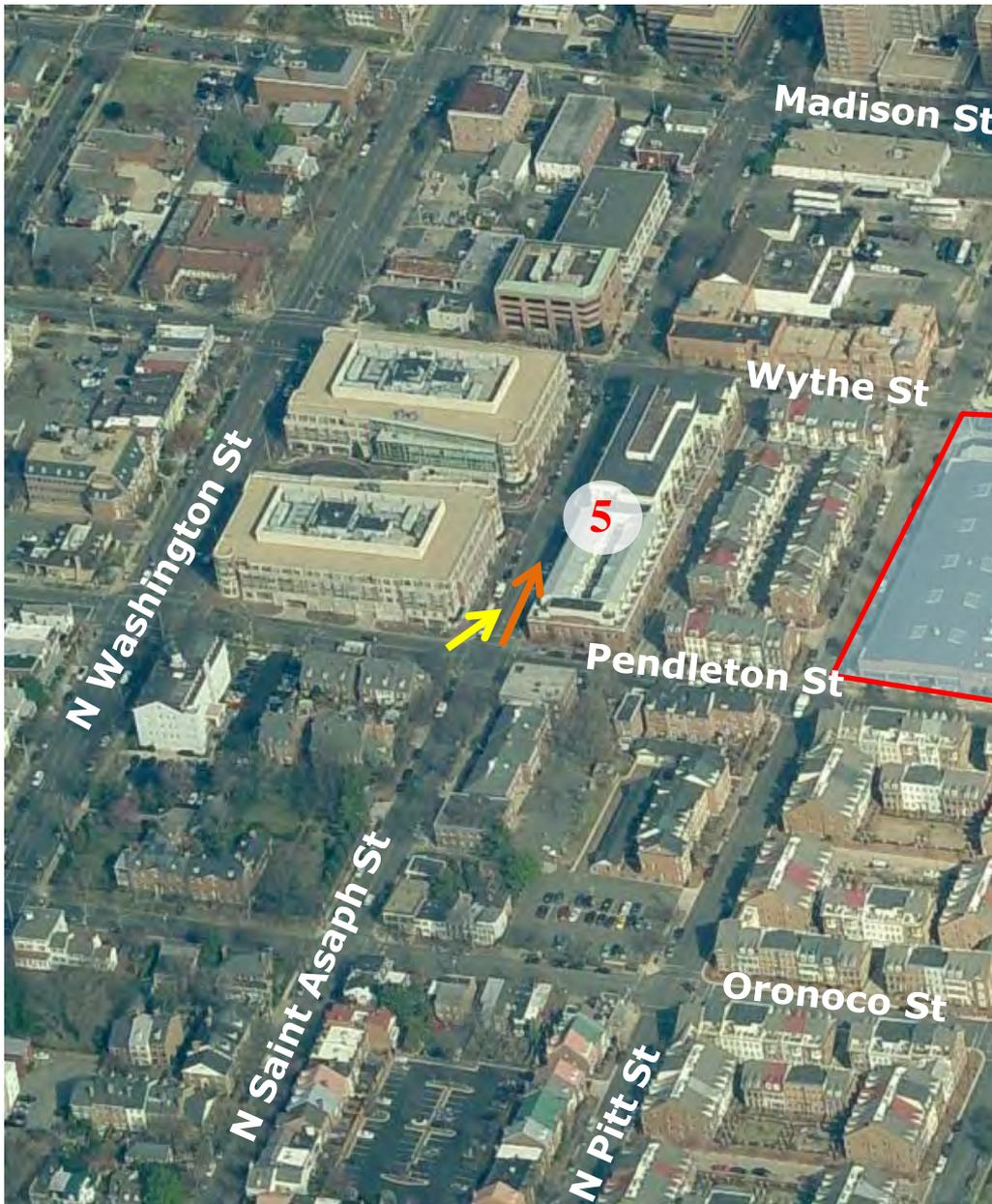
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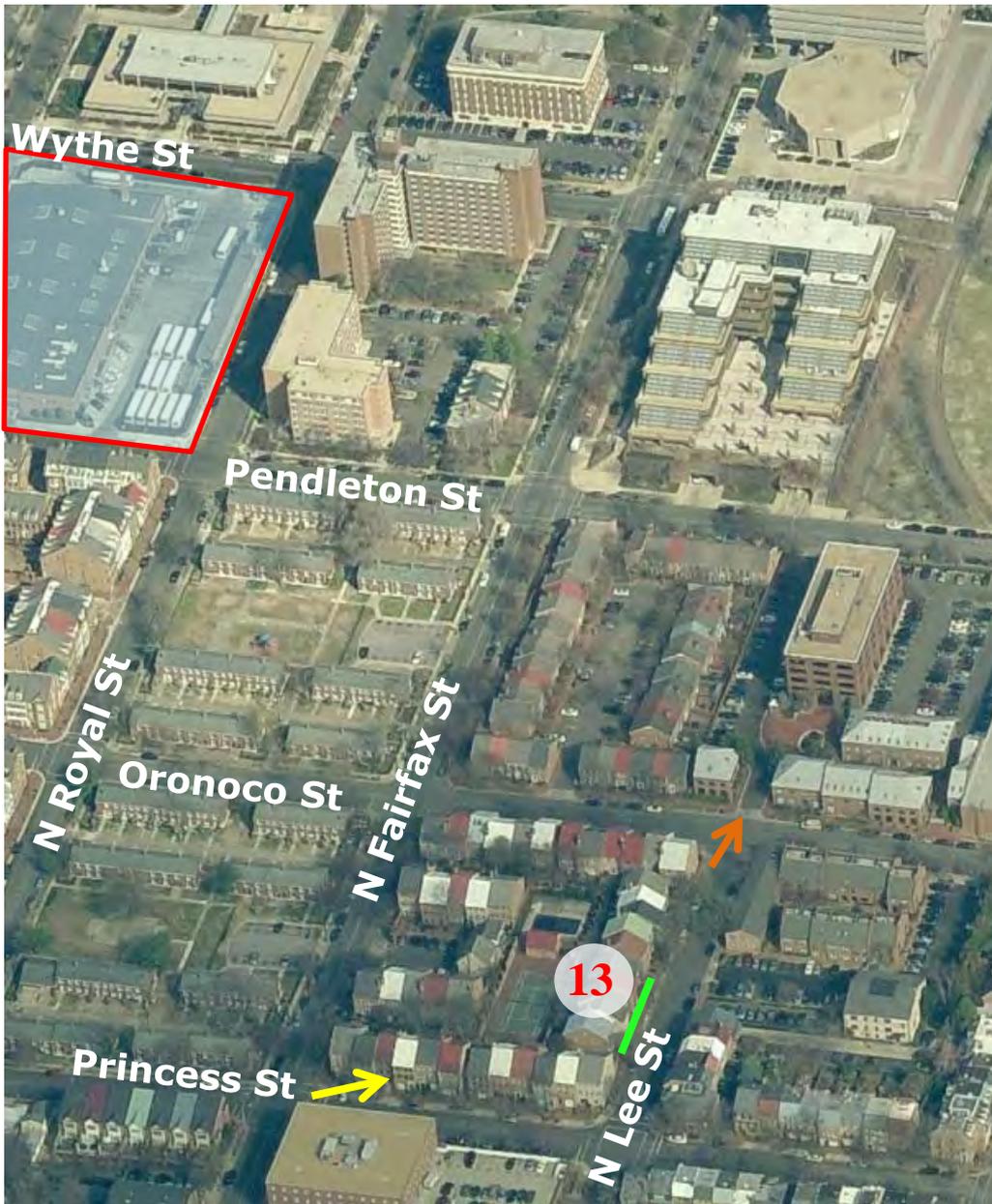
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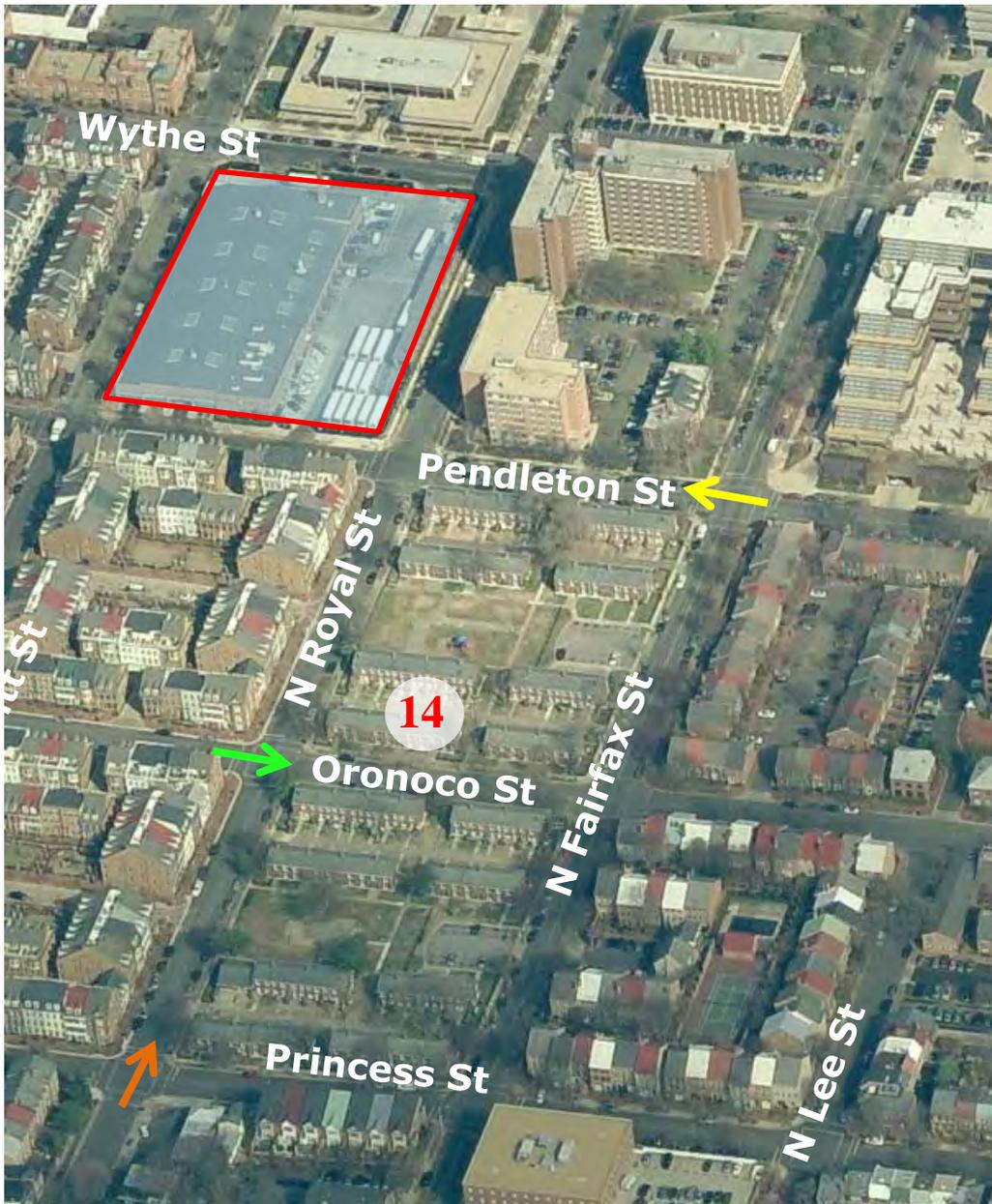
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# Parameters and Standards

- Street Level Character
- Open Space - Connections
- Scale and Transitions

# Street Level Character

# Character



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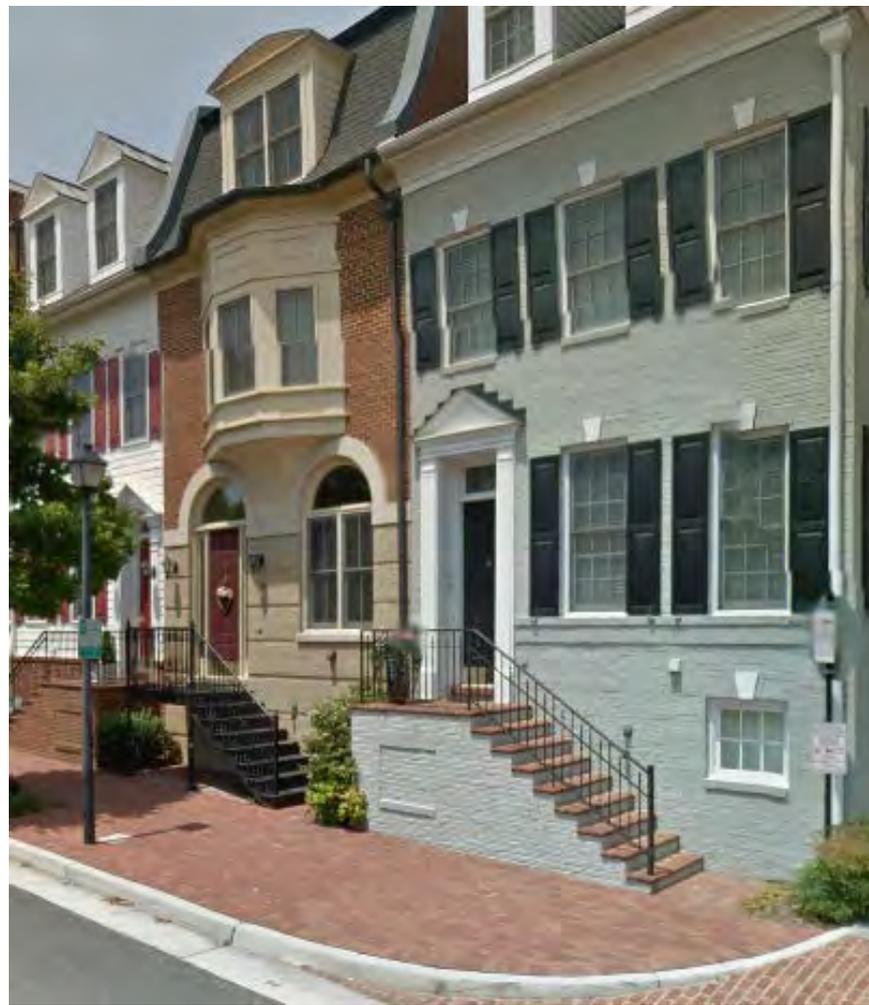


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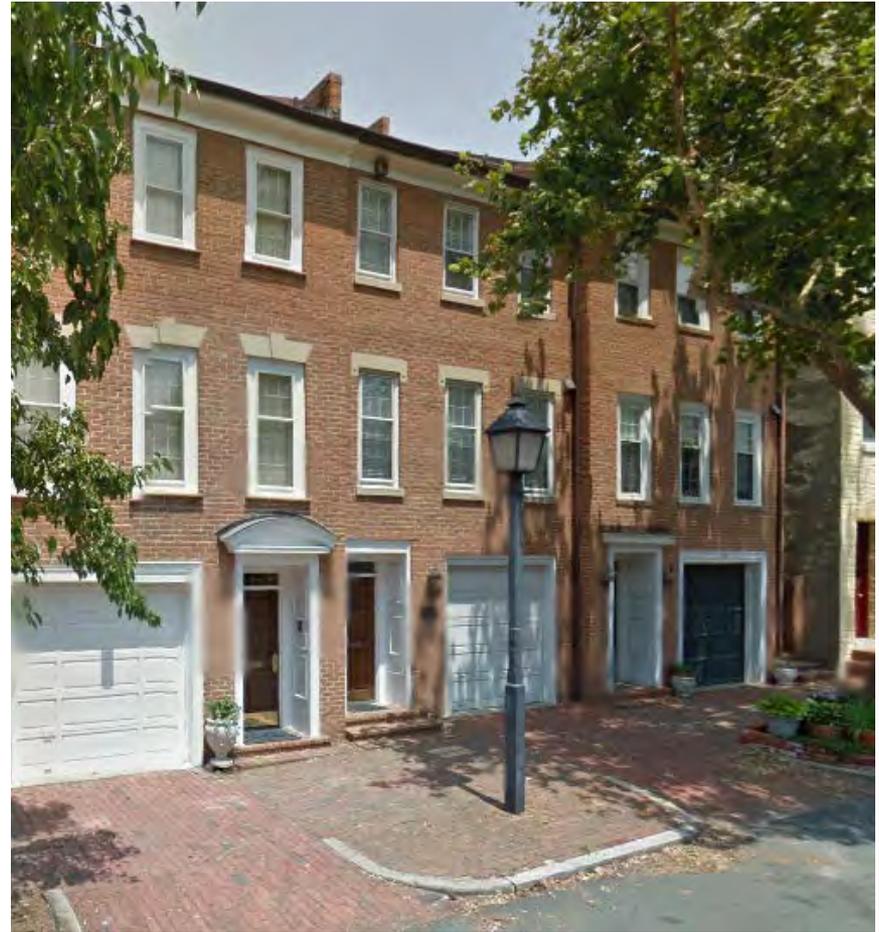
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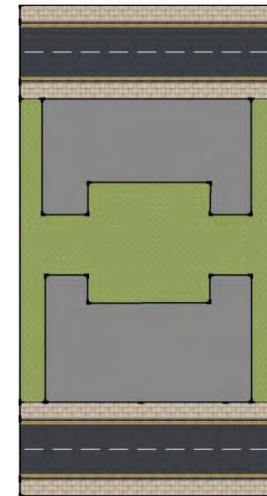
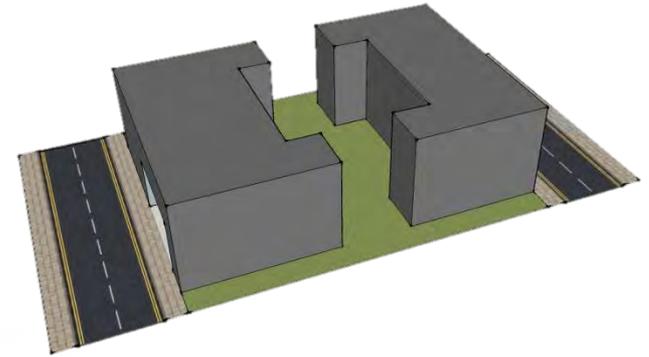
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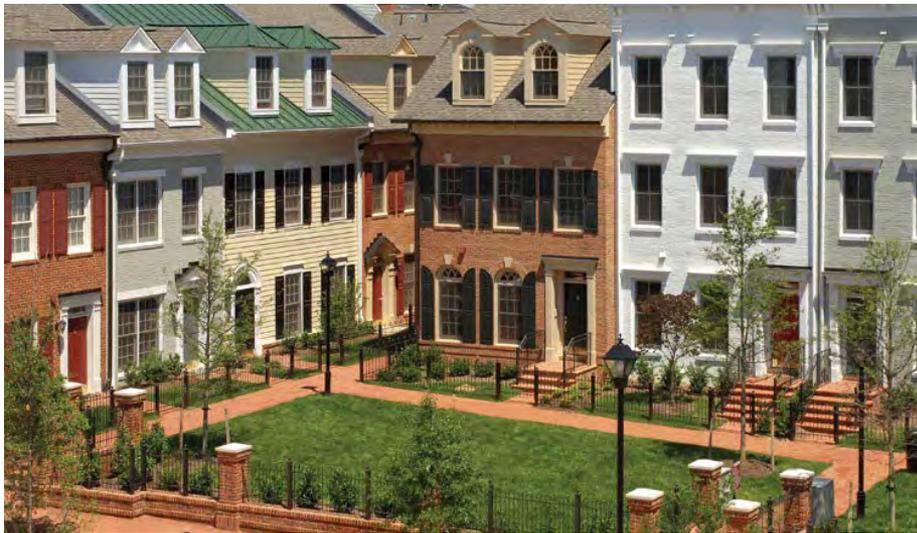


# Street Level Character

- Garage Access – Internal Alleys
- Active Uses – Frontages
- Scale – Scaling Elements

# Open Space - Connections

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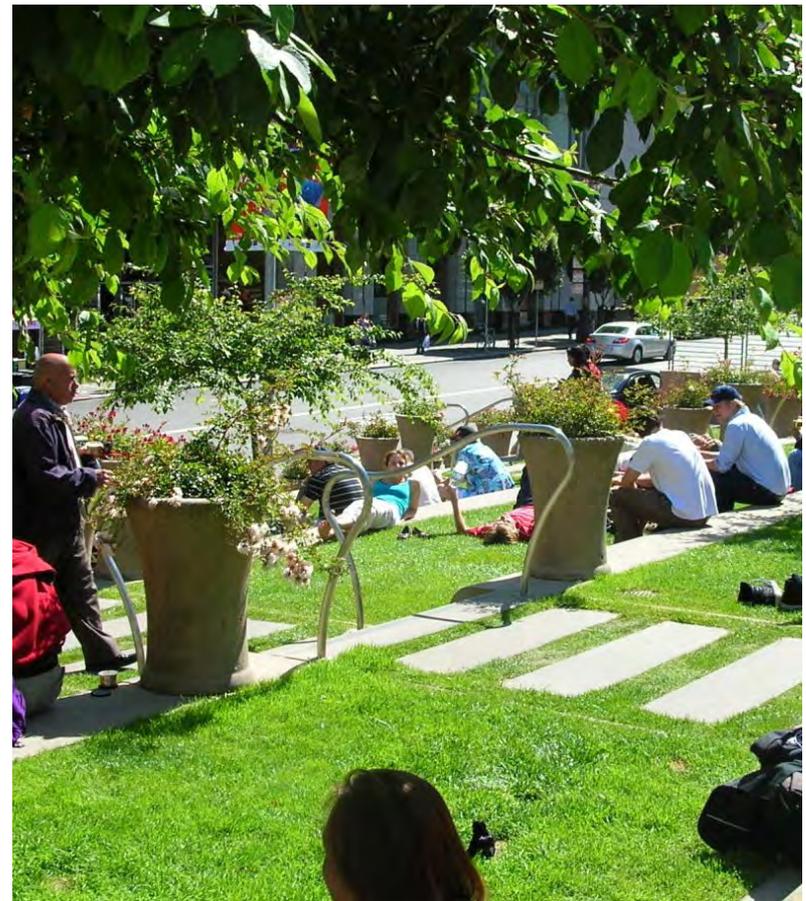
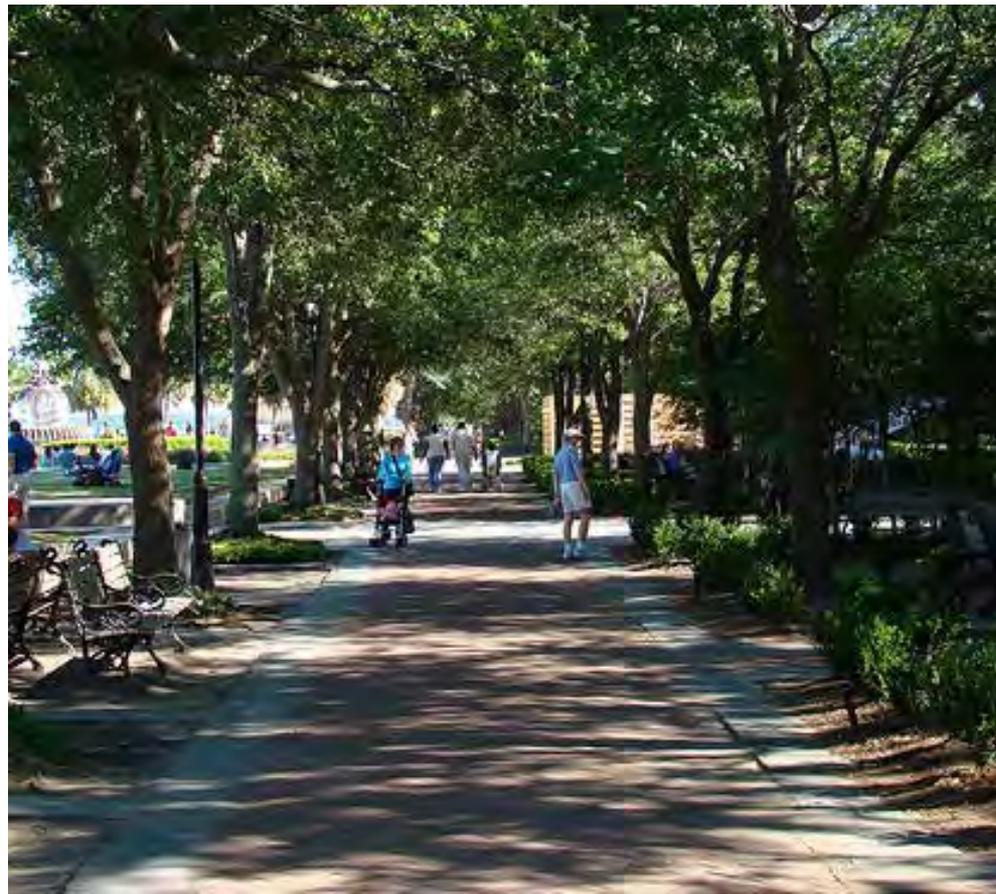
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# Open Space - Connections



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# Open Space - Connections

- Visual vs Physical Access
- Public vs Private
- Internal vs External (Ground-Level or Rooftop)
- Setbacks
- Sustainability

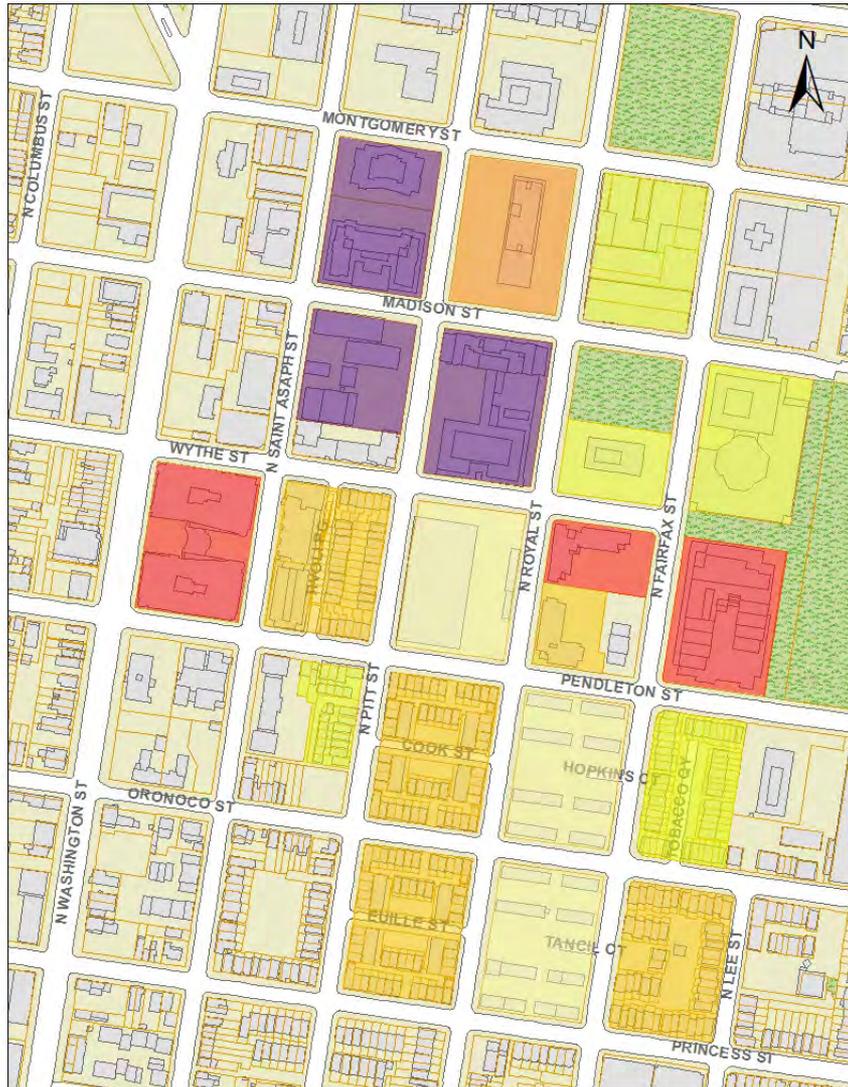
# Open Space - Connections



# Scale and Transitions



# Neighborhood Context - FAR



- FAR = Floor Area Ratio
  - Building volume as related to site area



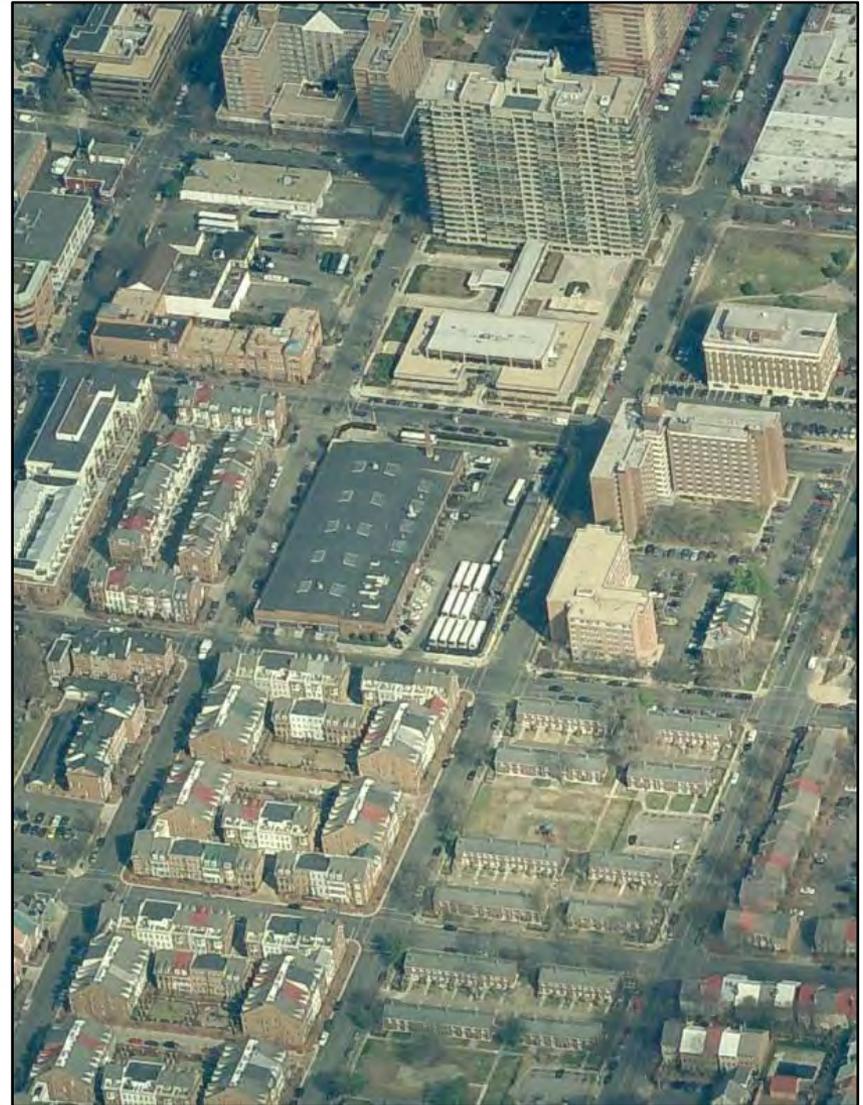
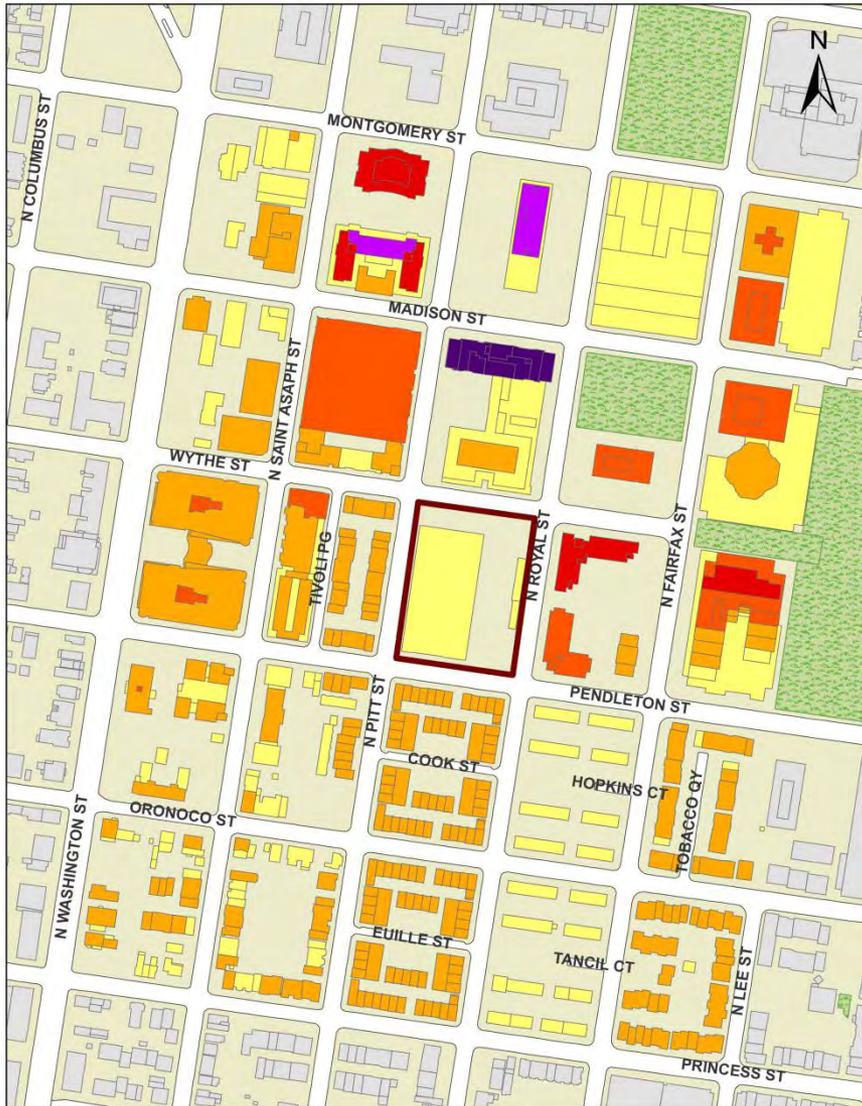
# Scale and Transitions



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- Appropriate areas for lower or taller heights

# Scale and Transitions



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# Wrap-Up and Next Steps

- Staff to synthesize observations and comments and develop an initial draft of desired public benefits and design principles
- Committee to review and edit initial draft
  - Encouraged to walk the neighborhood, or other locations within the region, and send images to staff which convey desired benefits and principles
  - Consider recent redevelopment you like / dislike and why
- Future Meeting Dates and Locations



