



# Royal Street Bus Garage Ad hoc Advisory Committee

March 12, 2014



# Meeting Agenda

- Review of February 8<sup>th</sup> Meeting
  - Street Level Character
  - Open Space – Connections
  - Building Scale and Transitions
- Land Uses Discussion
- Public Benefits Discussion
- Wrap-Up and Next Steps



# Meeting Goals

- Develop draft design principles for these topic areas:
  - Street Level Character
  - Open Space – Connections
  - Building Scale and Transitions
- Identify appropriate land uses for the site
- Identify key public benefits
- Wrap-Up and Next Steps



# Street Level Character

# Street Level Character

- Parking – Location and Access
- Underground Utilities
- Building Character – Streetscape



# Parking - Location and Access

## Comment:

- *Curb cuts should be minimized and limited to N. Pitt and N. Royal*

## Potential Strategies:

- Parking shall be located below-grade (excluding townhomes)
- Access to parking shall be from an internal alley
- All townhomes shall be rear load



# Underground Utilities

## Comment:

- *All utilities on the perimeter of the block will be located below grade*



# Building Character - Streetscape

## Comment:

- *Provide variation in facades to create visual interest*

## Potential Strategies:

- Where residential uses are provided, individual entries, stoops and canopies should be provided on the street frontage at regular intervals
- Building materials shall be brick, stucco, wood, metal, stone or similar durable material
- Adjacent to the existing townhouse communities to the west and south, provide elements such as bays, projections and step-backs



Open Space - Connections

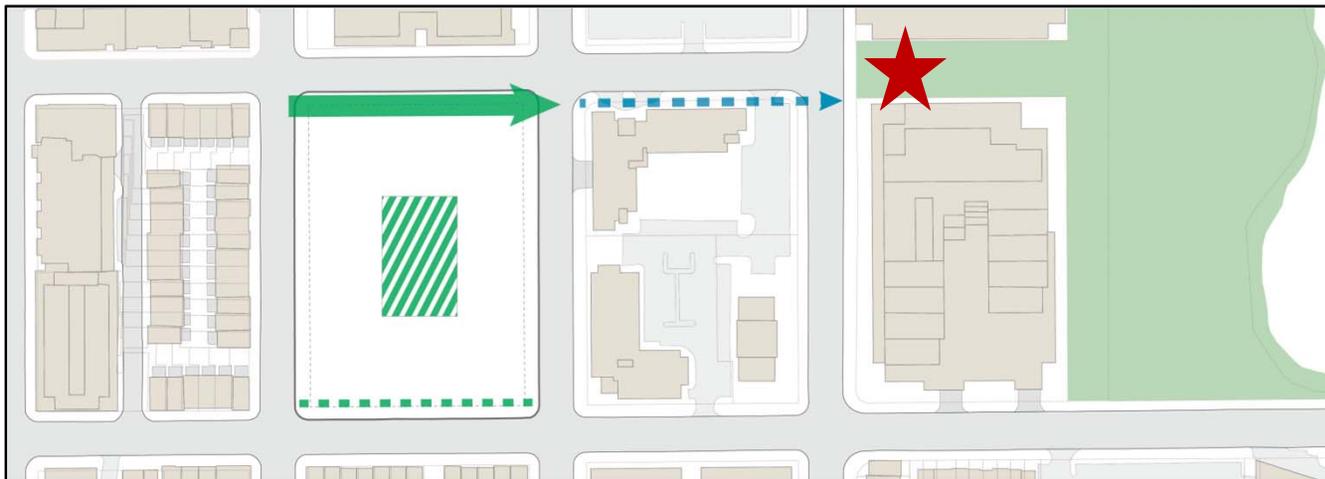
# Open Space - Connections

## Comment:

- *Provide a contribution to improve adjacent open space*

## Potential Strategies:

- Contributions shall be used for streetscape improvements on the adjacent block to the east to provide a continuous open space connection from the site to the River.
- Contributions shall be used for improvements to Wythe St Park.



# Open Space - Connections

## Comment:

- *Public open space should look and “feel” public*

## Potential Strategies:

- Provide a publicly accessible open space, a minimum of 25 ft. in width, along the Wythe St frontage to connect with the River.
- Include elements such as street trees and seating areas to reinforce the public nature of the open space connection.



# Open Space - Connections

## Comment:

- *Achieve a balance between public and private open space*

## Potential Strategies:

- Provide appropriate setbacks (not to exceed 10 feet) on North Pitt and Pendleton Streets to respect these sensitive edges.



# Open Space - Connections

## Comment:

- *Private open spaces should be distinguished from public open spaces*

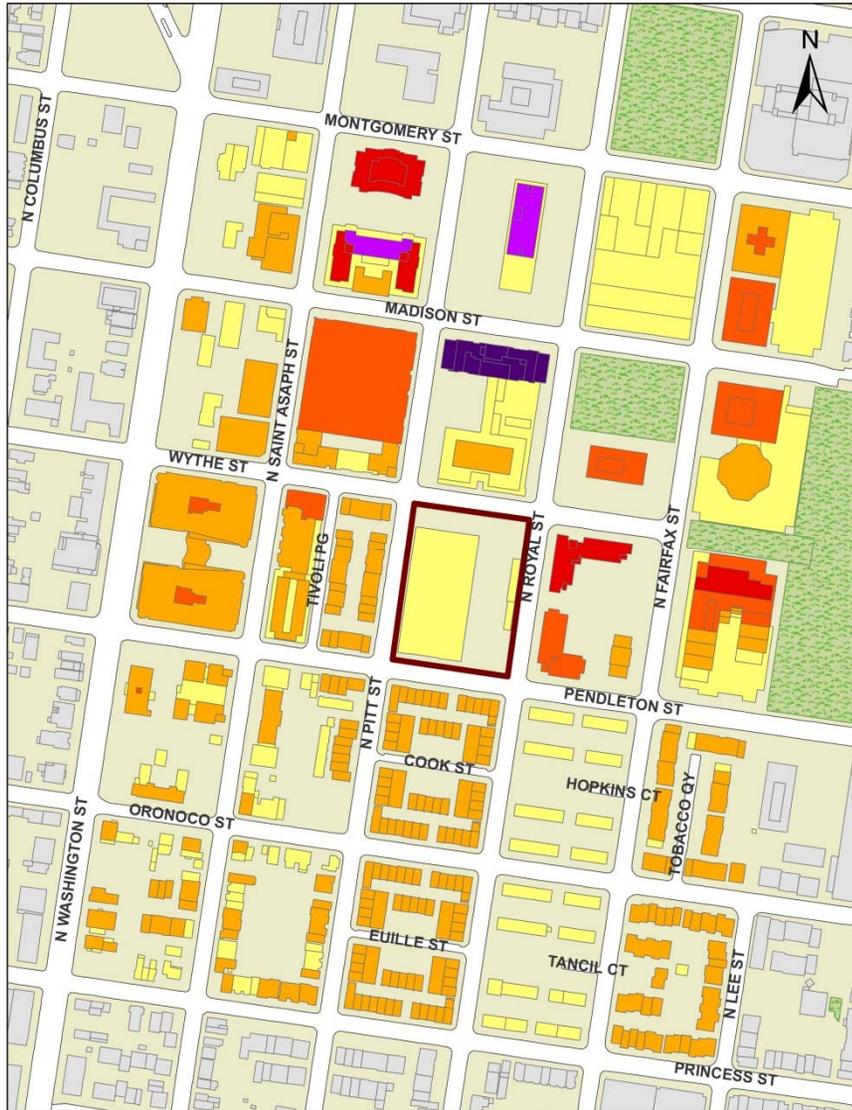
## Potential Strategies:

- In addition to the publicly accessible (physically and visually) open space, provide ground level open space for residents.
- The final location and amount shall be determined through the development review process.



# Building Scale and Transitions

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# Building Scale and Transitions

**30 – 40 ft. (3-4 stories)**



**40 – 50 ft. (4-5 stories)**



**50 - 60 ft. (5-6 stories)**



**60 - 80 ft. (6-7 stories)**



# Building Scale and Transitions

## Comment:

- *Maintain lower-scale along south and west with additional height contemplated north and east*



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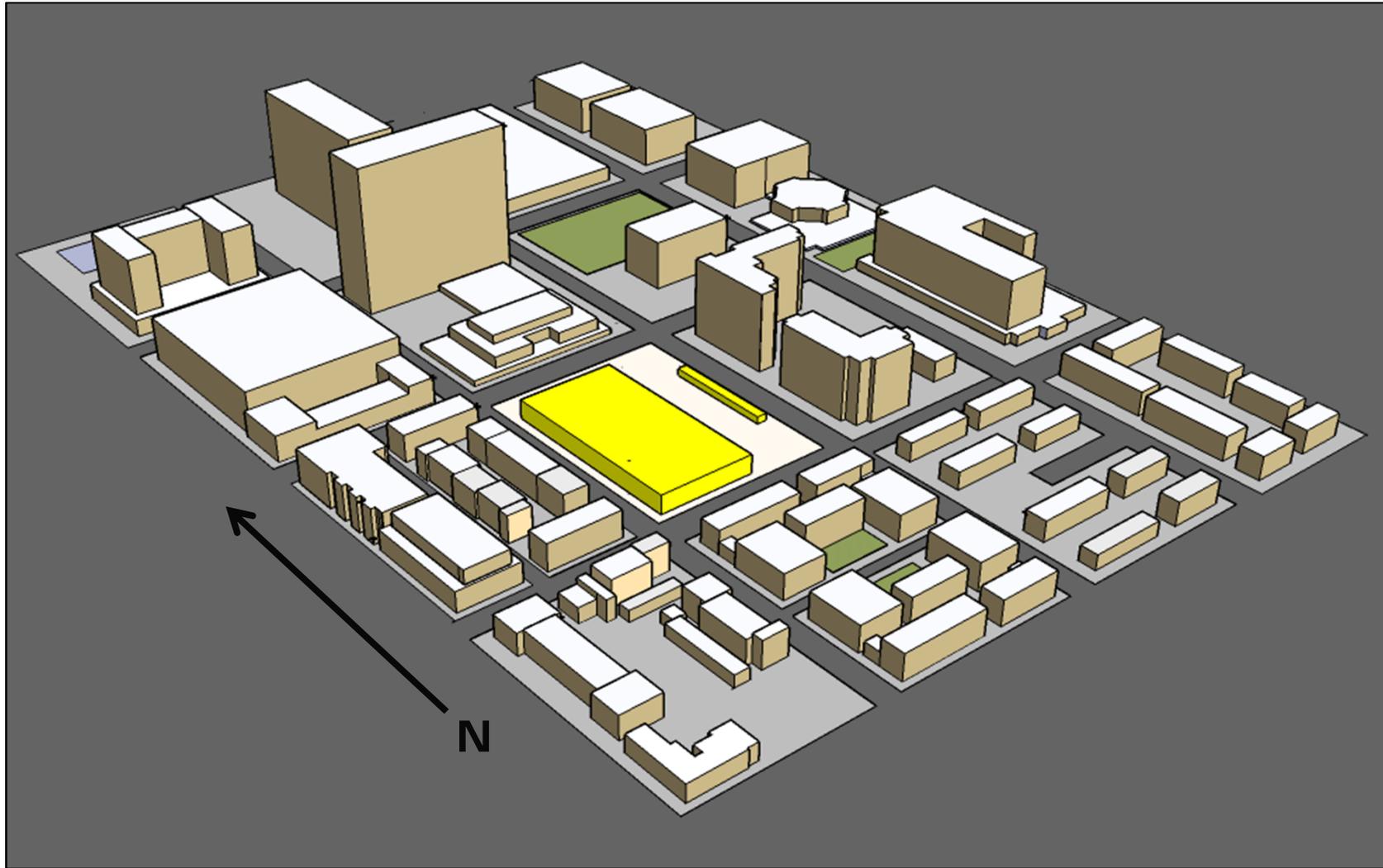
# Building Scale and Transitions

## Comment:

- *Maintain lower-scale along south and west with additional height contemplated north and east*

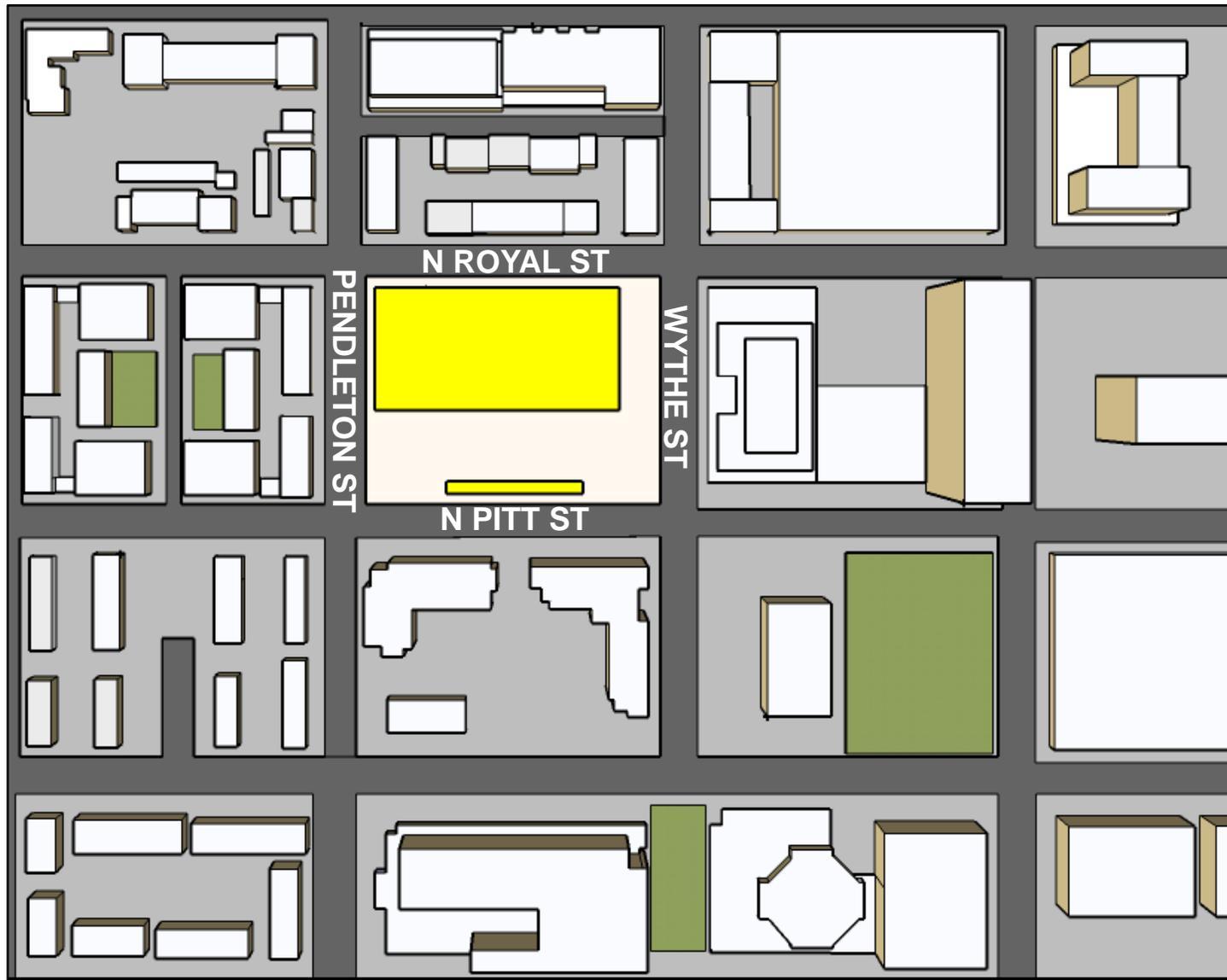


# Existing Building



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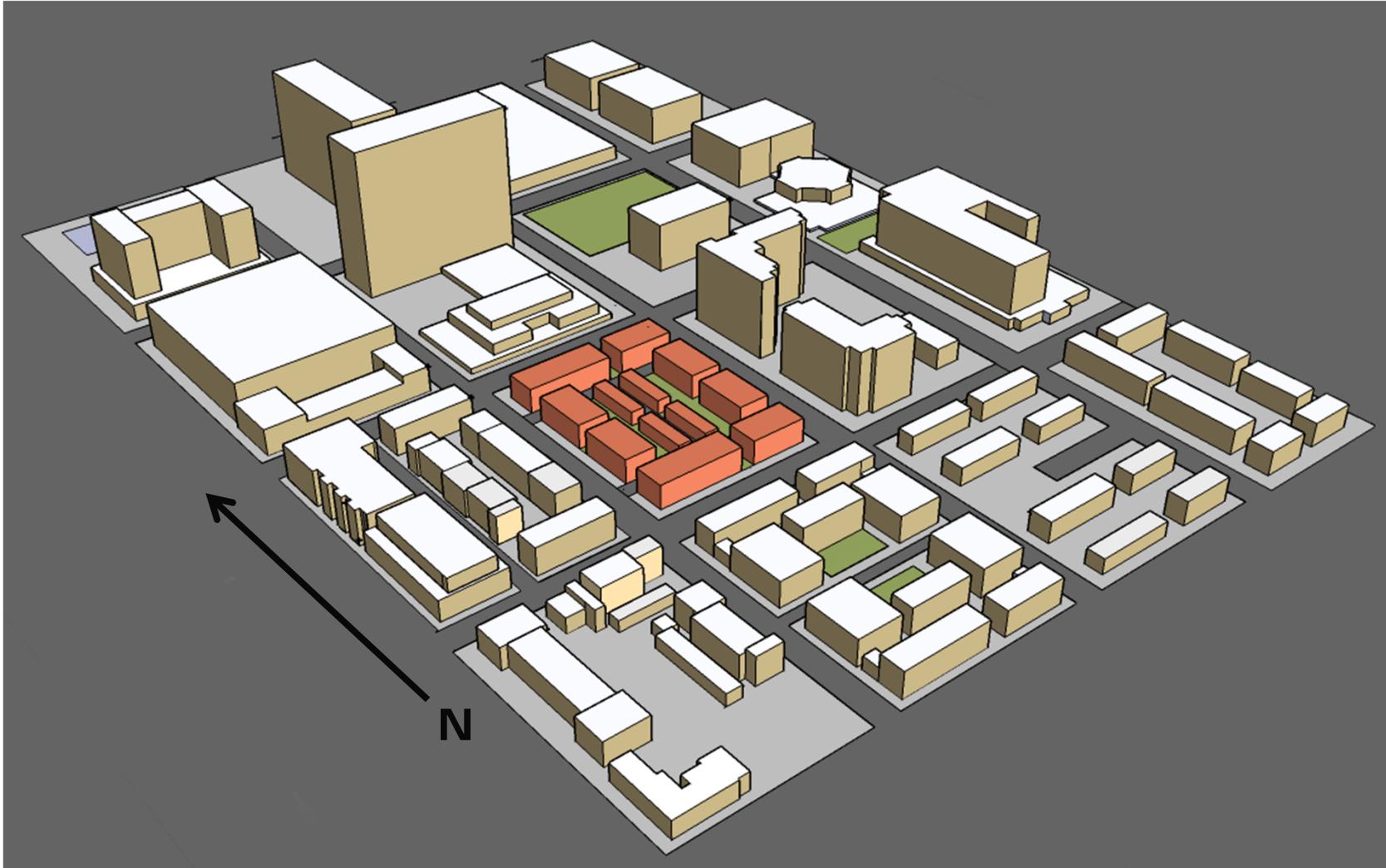




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# Townhouse Example



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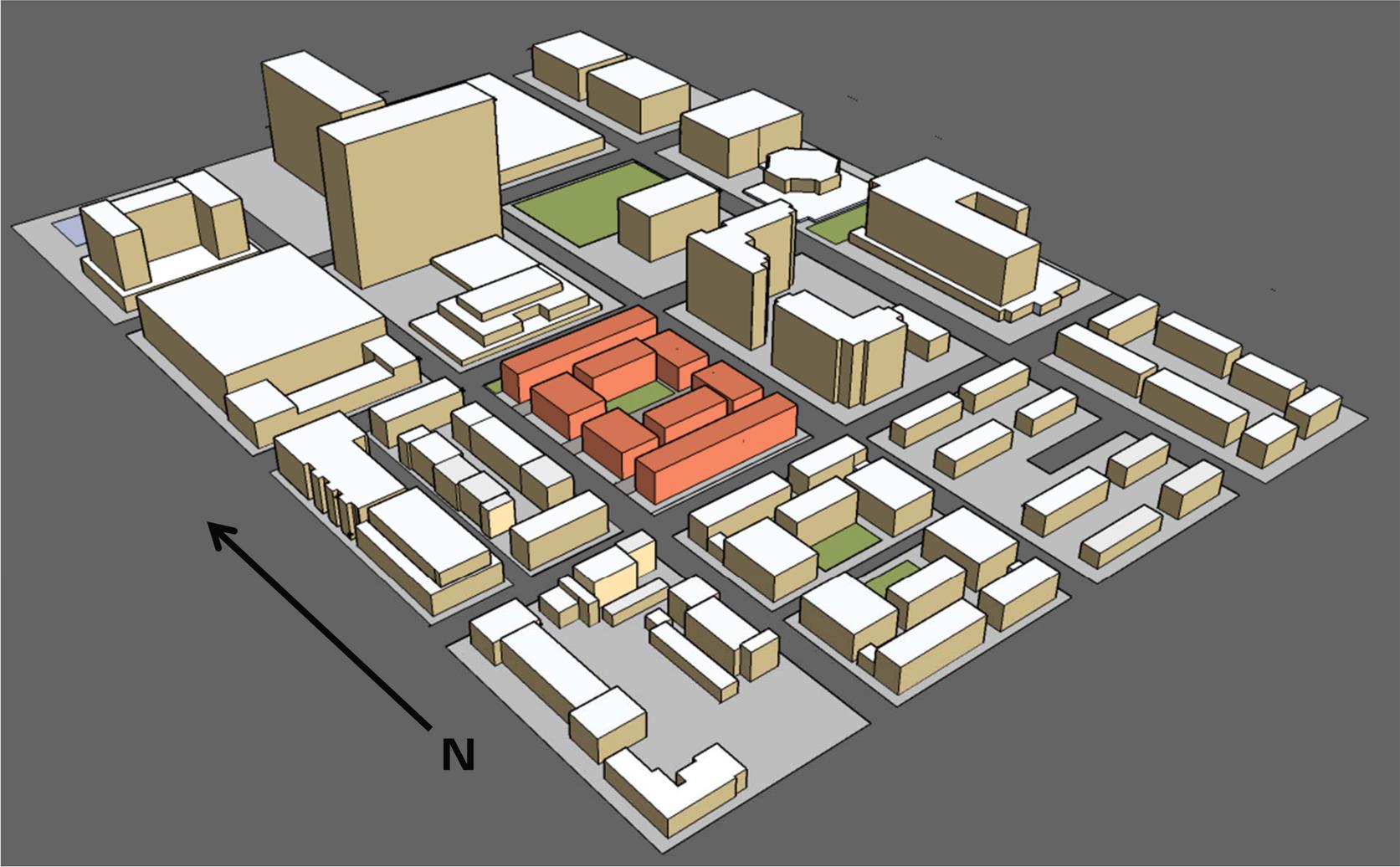




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# Chatham Square Example



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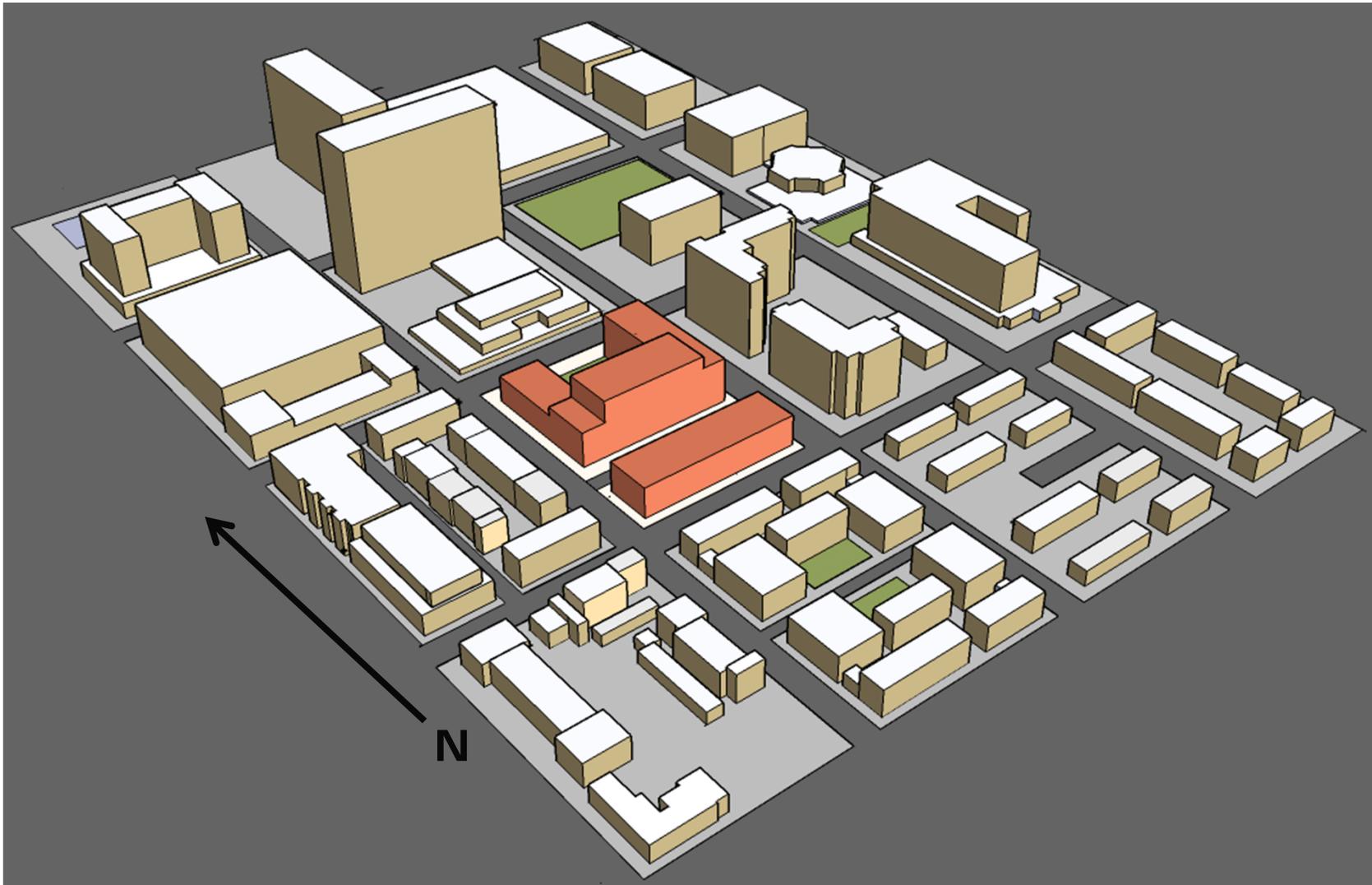




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# The Asher Example



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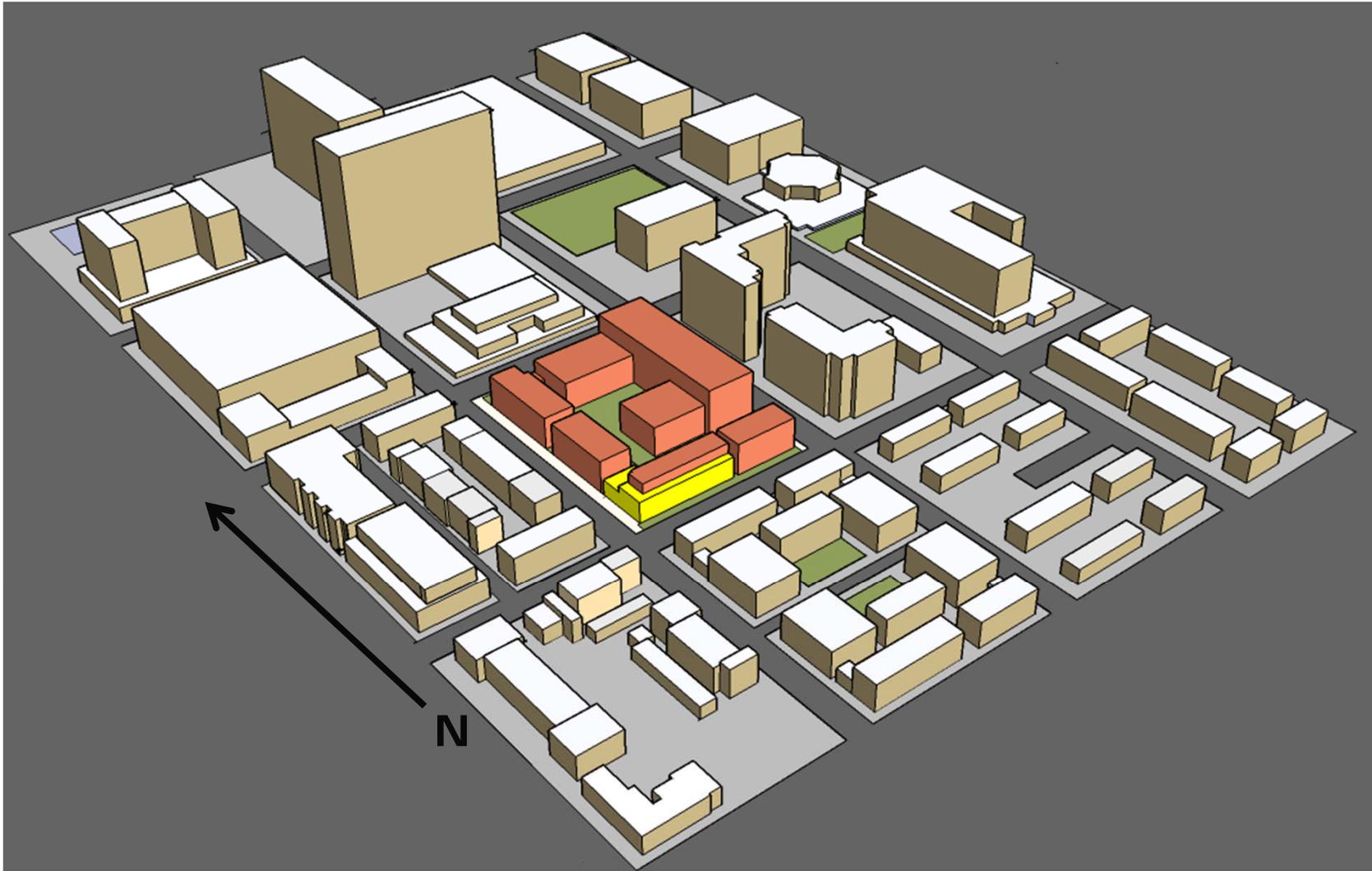




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# Varied Heights Example



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# Retention of Existing Building



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# Variety of Building Heights / Types



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# Questions and Discussion

# Draft Design Principles

- Street Level Character

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



# Draft Design Principles

- Open Space – Connections

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



# Draft Design Principles

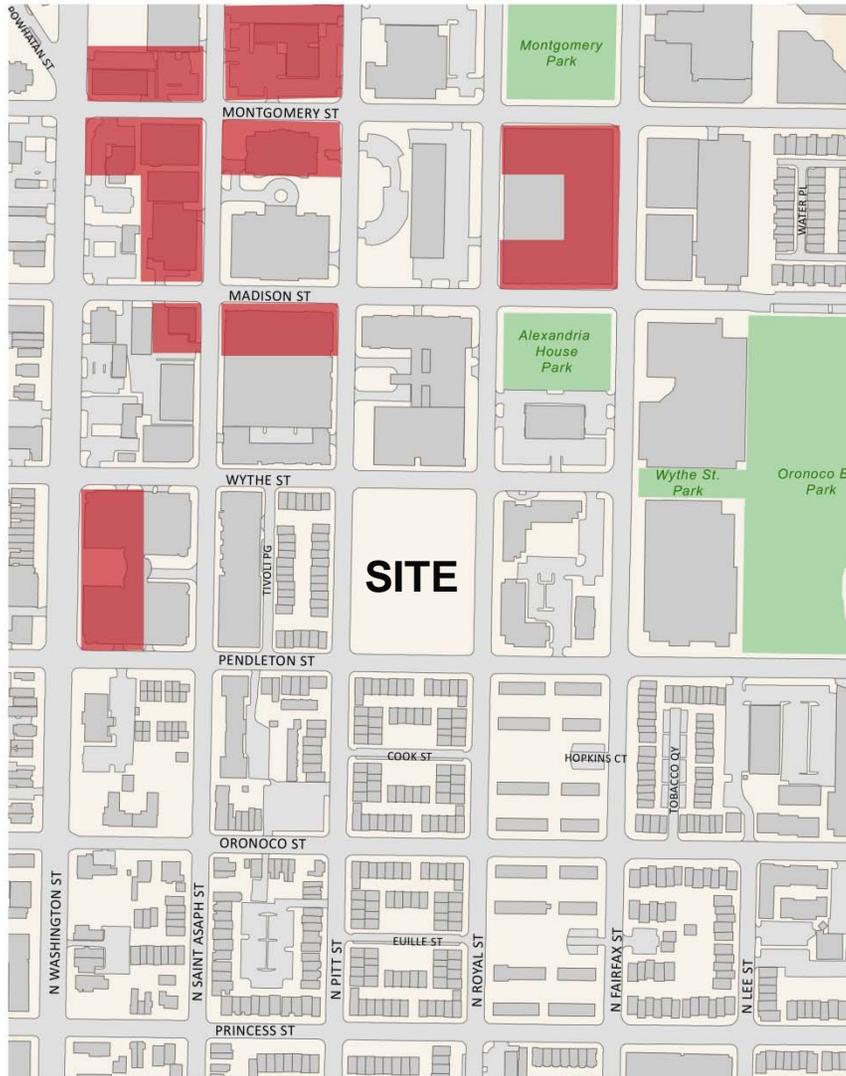
- Building Scales and Transitions

- \_\_\_\_\_
- \_\_\_\_\_
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# Land Use

# 1992 Small Area Plan Retail Focus Areas



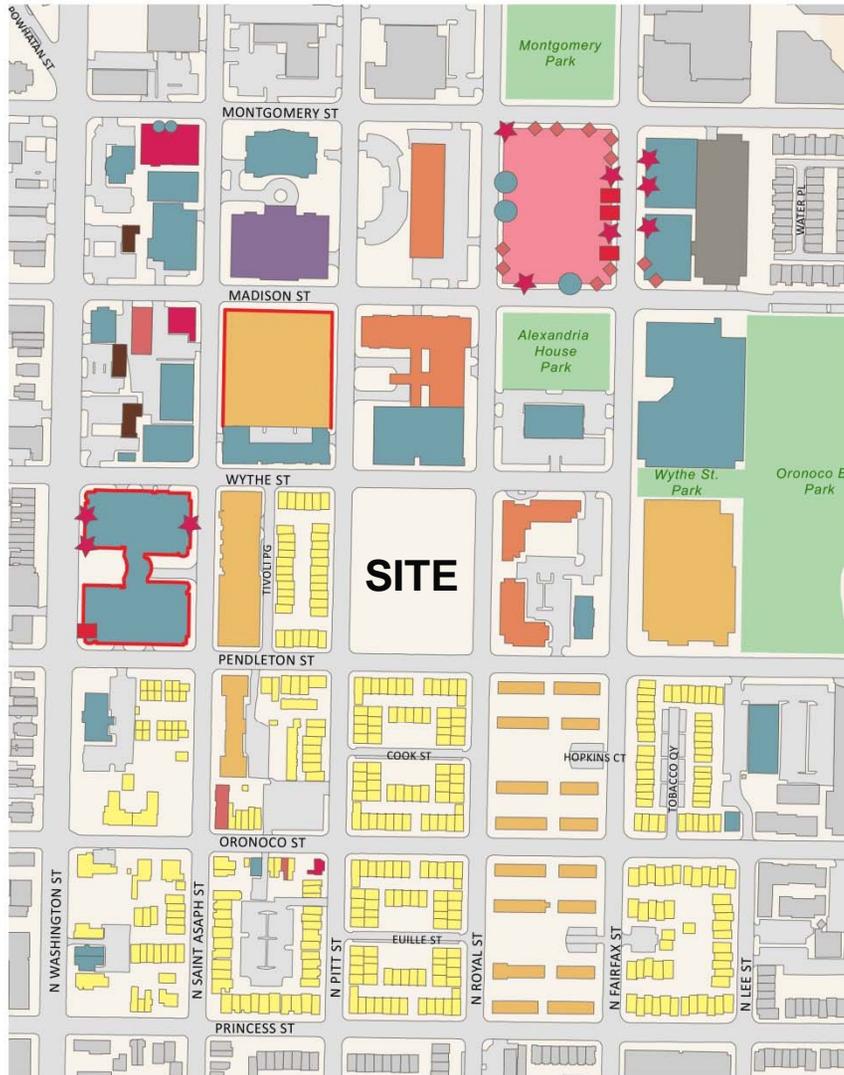
*Plan seeks to reinforce the viability of existing retail activity and add additional retail and other service uses to the mix of uses to provide a more urban flavor and enhanced pedestrian activity.*

*“A retail focus area (RFA) is a location where retail and personal service uses are viewed as vital to the neighborhood.”*

*“...All retail focus uses are to be at ground floor locations and are required to provide street front, sidewalk-access entrances.”*



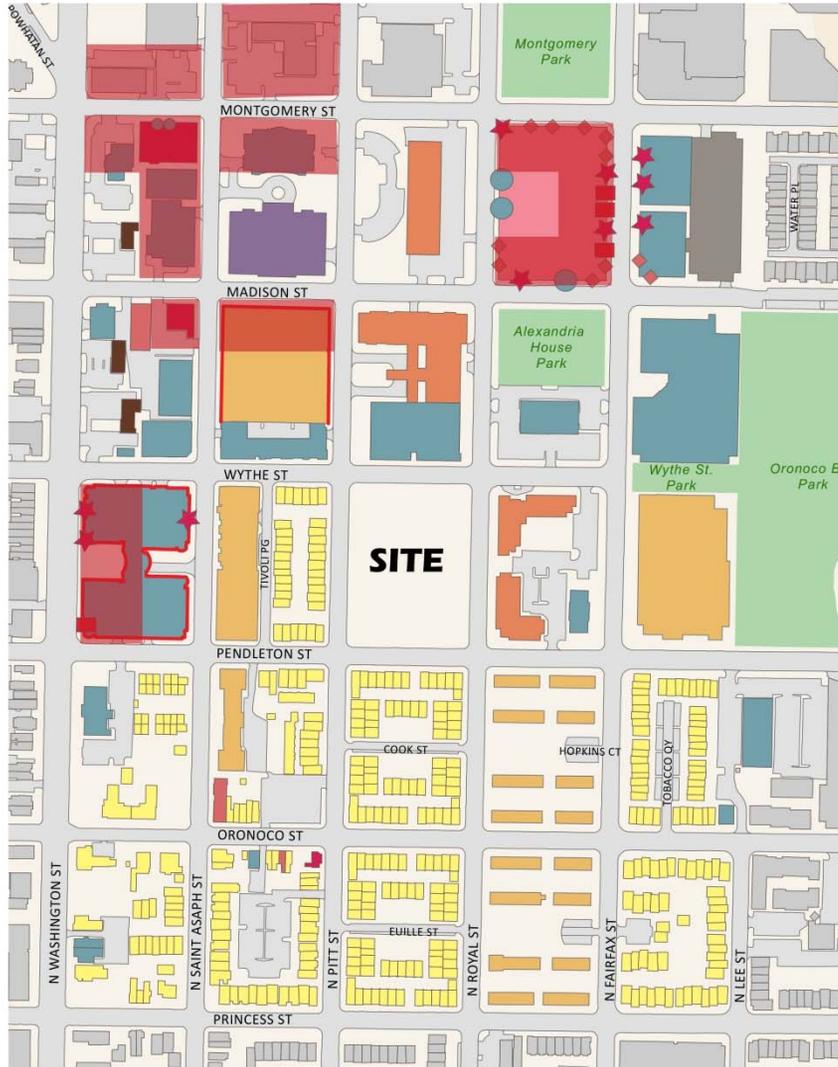
# Existing Land Use



- Predominantly residential South of Pendleton Street.
- Varied mix of uses North of Pendleton with retail, service, office and hotel uses.



# Existing Land Use / Retail Areas



- Generally, the location of existing retail uses align with those identified by the 1992 RFA strategy.



# Land Use

## Comment:

- *Predominantly residential, although some nonresidential uses could be contemplated*

## Potential Use Categories to Consider:

- Office
- Hotel
- Residential
- Retail
- Entertainment
- Is it necessary to define use?

*\*The RM zone permits single-family, two-family and townhouse dwellings, but not multi-family, office, hotel, retail or entertainment uses.*



# Questions and Discussion

# Public Benefits

# Typical Benefits through DSUP

- Streetscape improvements surrounding the site
  - Underground utilities, enhanced sidewalks, street trees and pedestrian-scale lighting
- Public art (contribution or on-site)
- Green building
- Affordable / workforce housing (contribution or on-site units)
- Stormwater management
- High quality building design and materials
- Underground or embedded parking
- Capital Bike Share / similar contributions



# Additional Benefits - Rezoning

- Off-site pedestrian, bicycle or streetscape improvements (crosswalks, bike lanes, etc.)
- Improvements to adjacent open space / parks (contribution or physical work completed)
- Additional affordable / workforce housing (contribution or units)
- Retention of a portion of existing building
- Community Space
- Other?



# Wrap-Up and Next Steps

# Wrap-Up and Next Steps

- Wrap-Up
  - Are there other topic areas which should be considered in the redevelopment parameters and design standards?
- Next Steps
  - Staff to synthesize observations and comments and develop an initial draft of the design principles for discussion during the April Committee Meeting
  - Future Meeting Dates



