

City of Alexandria

Urban Design Advisory Committee

Committee Members:

Stephen Kulinski, Chair
Tom Soapes, Vice Chair
Abbey Oklak, Secretary
Katherine Bingler
Theresa del Ninno

March 15, 2022

Planning Commission for the City of Alexandria

Stephen Koenig
David Brown
Melissa McMahon
Vivian Ramirez
Nathan Macek, Chair
Melinda Lyle
Jody Manor

Re: 901 N Pitt Street

Concept Design Submission

The Urban Design Advisory Committee (UDAC) serves in an appointed advisory committee capacity to the Planning Commission and to City Council on the planning and design of projects within the Old Town North (OTN) small area plan boundaries. In that role, the committee has met on three separate occasions between September 2021 and January 2022 to review the concept plan submission for the above referenced project. The applicant was responsive to the Committees questions and concerns. It was noted that the applicant was proactive in engaging and responding to Watergate, the established community adjacent to the north property line of the project.

This redevelopment project is the fifth to be considered by UDAC since the adoption of the revised Urban Design Standards and Guidelines on September 16, 2017. The applicants responded to the Committees comments and revised the plans accordingly. The Committee unanimously endorsed the project as meeting the Old Town North Urban Design Standards and Guidelines.

The committee endorsed the overall concept design for the project at the January 12th, 2022 meeting for the presentation dated January 5, 2022.

Respectfully,

Urban Design Advisory Committee

Stephen Kulinski, AIA , Chair

City of Alexandria, Virginia

MEMORANDUM

DATE: April 5, 2022
TO: CHAIR MACEK AND MEMBERS OF THE PLANNING COMMISSION
FROM: KARL MORITZ, DIRECTOR; DEPARTMENT OF PLANNING & ZONING
SUBJECT: DSUP #2021-10030 / 901 N. PITT STREET

ISSUE: Building elements fueled by gas or other fossil fuels are limited to commercial/retail, food and beverage uses, emergency generators, and common area systems, as expressed through conditions related to sustainability for recently approved developments across the City. While the longer-term goal is to move toward full electrification, at this time there are limited building elements which staff can support with gas provided that they be installed so that in the future they can be converted to electric.

STAFF RECOMMENDATION: Staff recommends the following condition be modified:

Condition 42:

42. The building shall use electricity except for limited accessory elements of the building such as retail use, food and beverage uses, emergency generators, and common areas systems amenities including indoor or outdoor community fire pits ~~and gas-fired rooftop dedicated outside air unit~~. For these limited accessory elements, the buildings shall support low cost and easy conversion from fossil fuel to electricity in the future. (P&Z) (T&ES)

STAFF:

Karl Moritz, Director, Planning & Zoning
Robert M. Kerns, AICP, Chief of Development
Catherine Miliaras, AICP, Principal Planner
Daniel Welles, Urban Planner