



**SMALL AREA PLAN**

**City of Alexandria, Virginia**

# **OLD TOWN NORTH SMALL AREA PLAN UPDATE**

**Planning Commission Public Hearing  
Tuesday, December 1, 2015  
7:00 PM**



# OTN SAP PLANNING AREA



# OTN SAP UPDATE WORK PLAN

## Pre-Planning Stage - Preparatory Staff Work and Technical Analysis (March-Sept 2015)

- **Establishment of an Interdepartmental City Project Team**
- **Staff Training**
- **Stakeholder Meetings**
- **21 Member Advisory Group Appointed** (September 2015)– City Council Resolution 2682 in June 2015
- **Information Gathering** – Existing conditions, plans and policies compiled into a **Project Brief** to use as a reference tool throughout the anticipated 18 month planning process
- **Create Draft Old Town North Small Area Plan Update Work Plan for Planning Process (5 Phases over anticipated 18 Month period)**

# OTN SAP PLANNING HISTORY

## 1974 CITY MASTER PLAN

- Transition of OTN from an industrial area to a **mixed-use neighborhood**

## 1992 OTN SAP

- Strengthened OTN's **mixed-use character and balance** with comprehensive planning tools: zoning, urban design, retail focus areas, street network

## OTN SAP Update

- To further strengthen the **mixed use character and balance** of the neighborhood given
  - Pending Development/Redevelopment
  - Projected Growth

# OTN SAP UPDATE DEVELOPMENT/REDEVELOPMENT SITES



## OLD TOWN NORTH

2015 RE-DEVELOPMENT &  
DEVELOPMENT SITES  
October 26, 2015

### FUTURE POTENTIAL SITES

1. NRG-PRGS
2. Crowne Plaza Hotel
3. Craddock Site

### REQUESTS FOR PROPOSALS

4. WMATA Bus Barn
5. ARHA Properties

### PENDING APPLICATIONS

6. Canal Center - Public Improvements/ Garage Enhancements
7. 800 - 802 N. Washington (Towne Motel)
8. Old Colony Inn
9. ABC/Giant
10. 801 N. Fairfax (Residential Conversion)

### APPROVED AND/OR UNDER CONSTRUCTION

11. Robinson Terminal North
12. Health Department
13. Cotton Factory (The Mill)
14. 700 N. Washington

### RECENTLY CONSTRUCTED

15. Harris Teeter/ The Kingsley
16. The Oronoco
17. Printers Row

\*These are sites as they have been identified  
at the start of the planning process.



# OTN SAP UPDATE WORK PLAN

(Sept 2015 – January 2017)

- **Phase I – Plan Framework Elements Phase**
  - Plan principles/goals/objectives and themes
  - Plan categories
  - Plan concept designs
- **Phase II – Study Phase**
- **Phase III – Testing/Refinements Phase**
- **Phase IV – Recommendations Phase**
- **Phase V – Plan Development, Consideration and Implementation Phase**

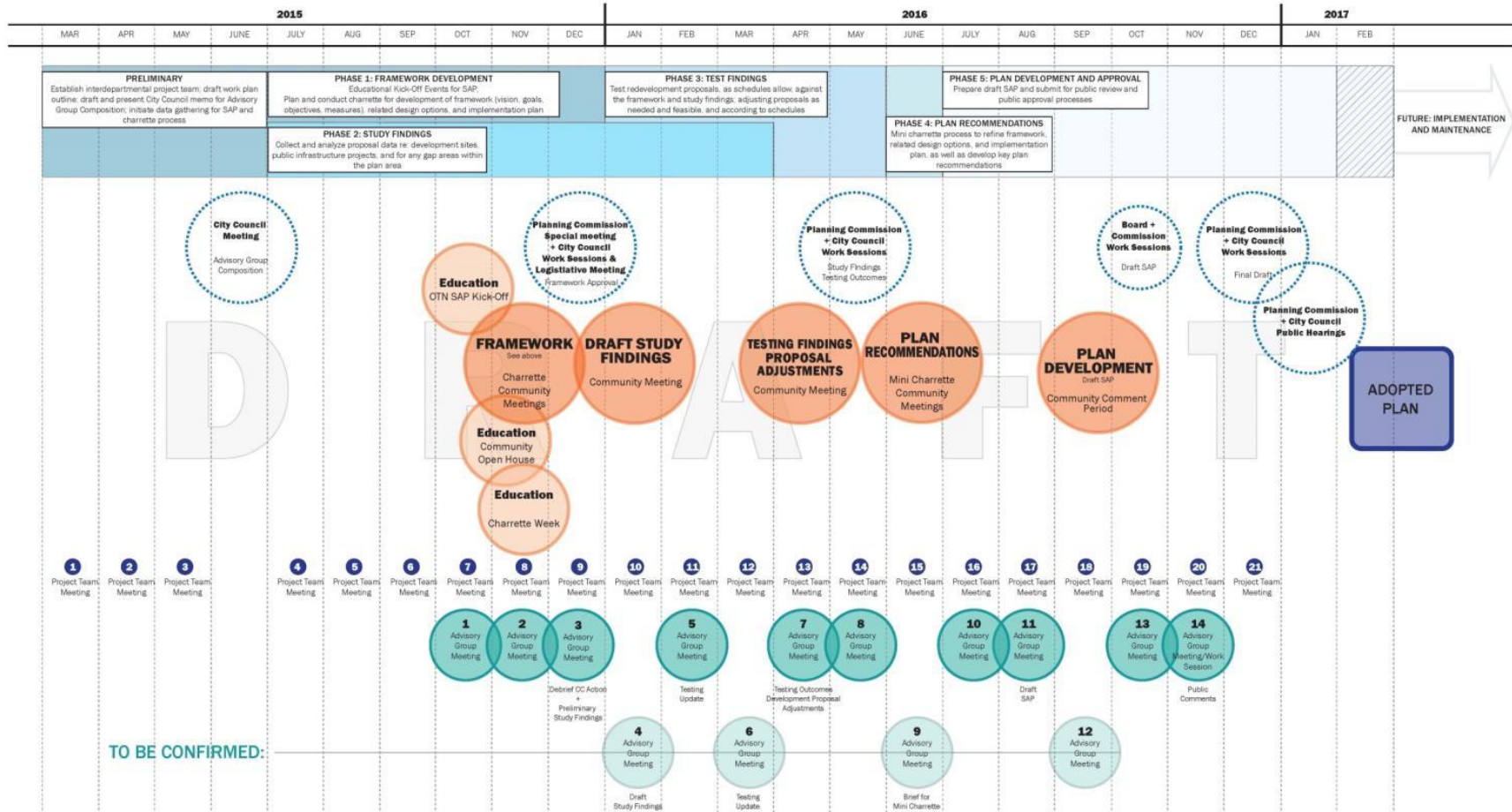
**COMMUNITY INPUT CRITICAL COMPONENT OF ALL PHASES**



# DRAFT OTN SAP UPDATE WORK PLAN

## WORK PLAN DIAGRAM OLD TOWN NORTH SAP

November 25, 2015



# PHASE 1 WORK PLAN – FRAMEWORK DEVELOPMENT (OCT. – DEC. 2015)

- **Educational and Kick-Off Events**
  - 10/10/2015 Montgomery Park Tone-Up and Check In
  - 11/12/2015 Pre-Charrette Community Open House
  
- **Charrette Week**
  - Draft plan principles/goals/objectives and Themes
  - Plan categories
  - Plan design concepts



# CHARRETTE OVERVIEW

**LOCATION – 44 CANAL CENTER PLAZA, 4<sup>TH</sup> FLOOR  
(American Real Estate Partners)**

**HOURS – 8:00 AM TO 9:00 PM**

**ACCESS – WEEKLONG OPEN PUBLIC ACCESS PROVIDED; A  
COMMUNITY TOUR ON MONDAY; AND THREE COMMUNITY  
OPEN HOUSES DURING THE WEEK**

## **THREE PUBLIC MEETINGS**

- **Public Meeting #1 – Monday, November 16, 2015**  
Purpose – Discussion and Community Input on  
Principles/Goals/Objectives and Identification of Themes
- **Public Meeting #2 – Wednesday, November 18, 2015**  
Purpose – Discussion and Community Input on Themes,  
Plan Categories and Conceptual Design Options
- **Public Meeting #3 – Friday, November 20, 2015**  
Purpose – Synthesis of Weeklong Community Input



**SMALL AREA PLAN**

**City of Alexandria, Virginia**

# **OLD TOWN NORTH Visioning**

## **Charrette Week**

**Public Meeting #3 and Celebration  
Friday, November 20, 2015  
6:00 PM**



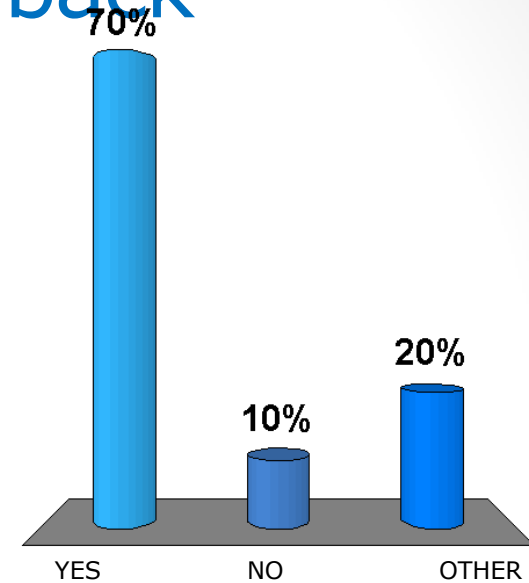
# Public Meeting #1

## Themes from feedback



### Planning, Design, Land Use

- Enrich community livability
- Cultivate urban village character
- Manage development scale and context
- Promote viable balance of uses
- Parking
- Building heights

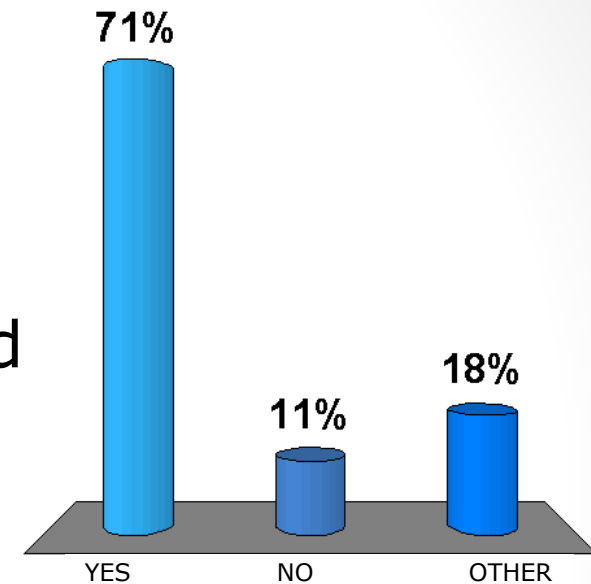


# Public Meeting #1

## Themes from feedback

### Transportation

- Foster neighborhood walkability
- Improve connectivity between Marina Towers, Parkway and Old Town
- Strengthen transit, bicycle, pedestrian links to Metro
- Use of tracks/trail
- Connectivity
- Streetscape improvements



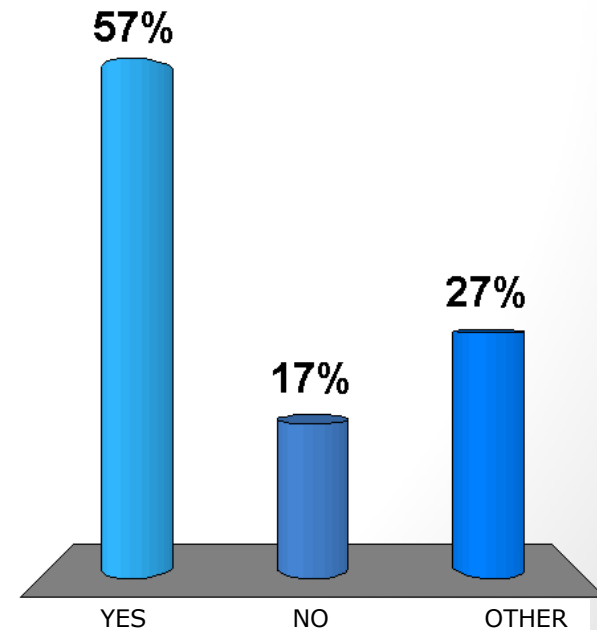


# Public Meeting #1

## Themes from feedback

### Housing

- Increase housing opportunities for a range of incomes and abilities
- Community facilities
- Rental/ownership/specifics



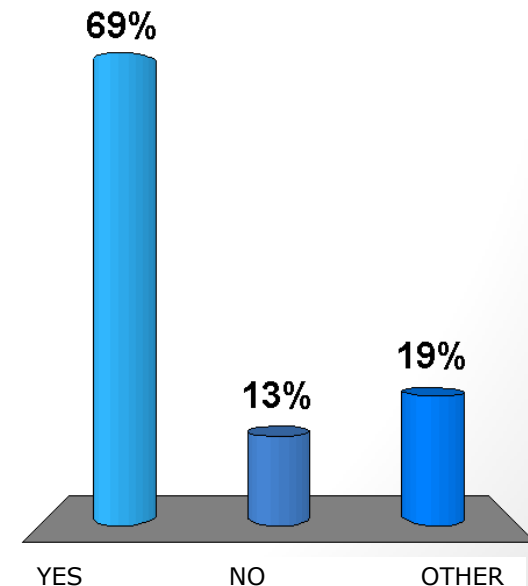


# Public Meeting #1

## Themes from feedback

### Infrastructure/Environment

- Establish an eco-district **with measures**
- Employ neighborhood energy efficiency and stormwater recovery solutions
- **Specifics for redevelopment sites**

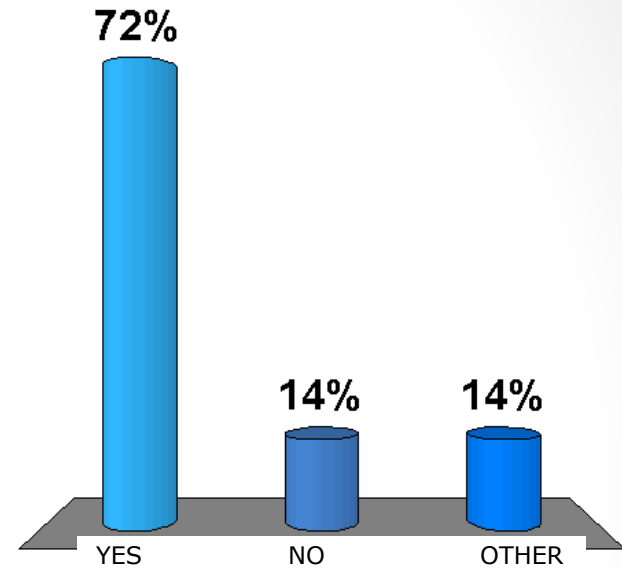


# Public Meeting #1

## Themes from feedback

### Open Space, Recreation, Culture

- Preserve & support cultural spaces & the arts
- Enhance & connect existing parks and public spaces
- Add community open spaces
- Add community meeting spaces
- Montgomery Park as heart of the community
- Waterfront activity



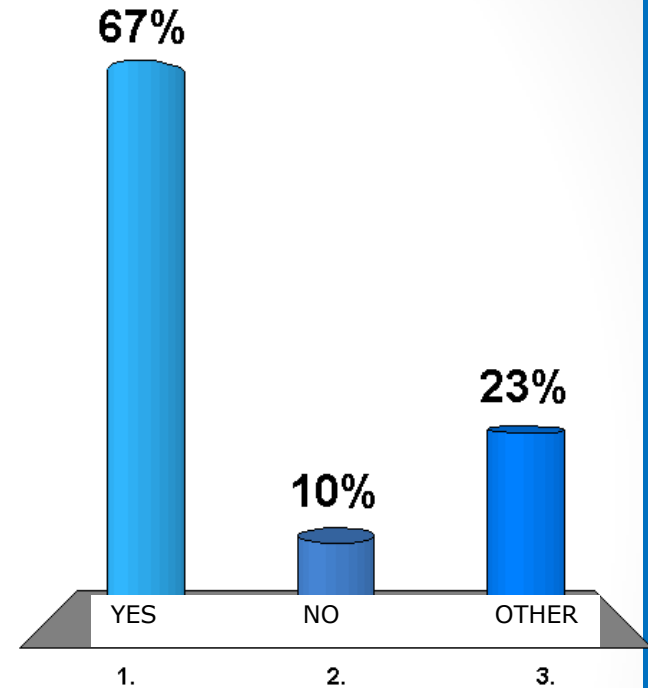
# Public Meeting #1

## Themes from feedback



### Historic Preservation

- Memorialize and celebrate industrial and transportation heritage
- Make history an integral part of the Plan

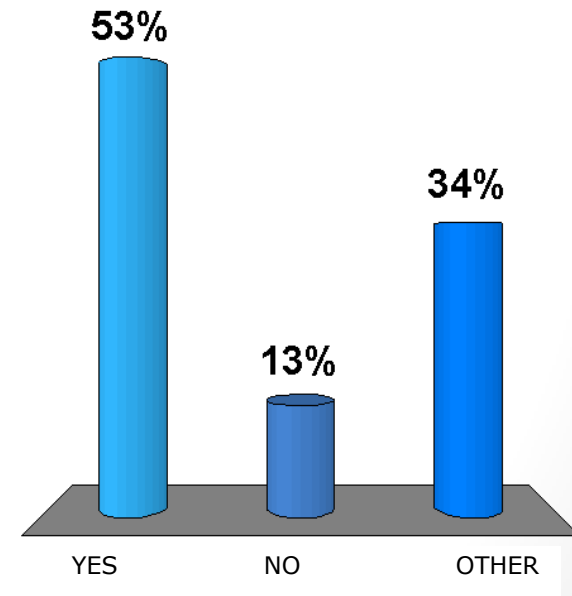


# Public Meeting #1

## Themes from feedback

### Economic Development

- Support and increase small businesses and retail establishments
- Focus/target retail areas



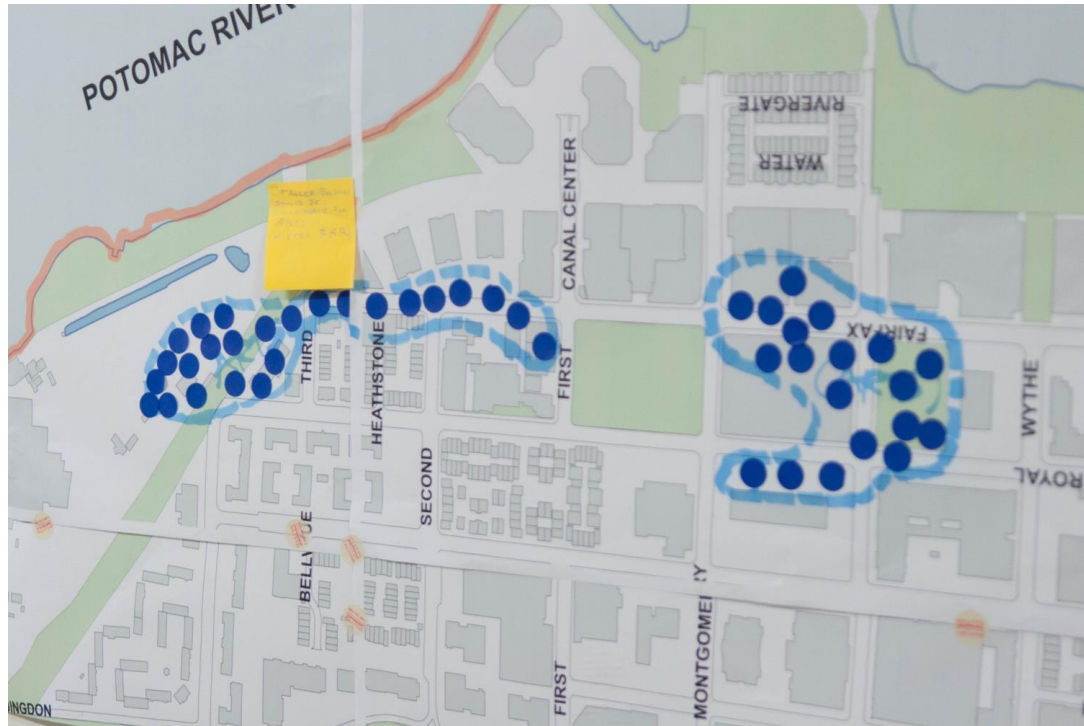
# Public Meeting #2: Open Space & Connectivity Options Exercise







# Public Meeting #2: Arts District Options Exercise





**SMALL AREA PLAN**





# Public Meeting #3: Old Town North Working Draft Framework Plan



# Working Draft Framework Plan: Existing Open Space



OPEN SPACE - EXISTING







# Working Draft Framework Plan: Washington Street Streetscape





# BACKGROUND

## Streets – Connectivity



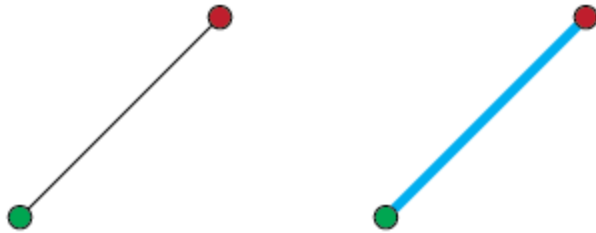
- Streets are an important resource, for transportation, retail, neighborhood interaction and a sense of identity



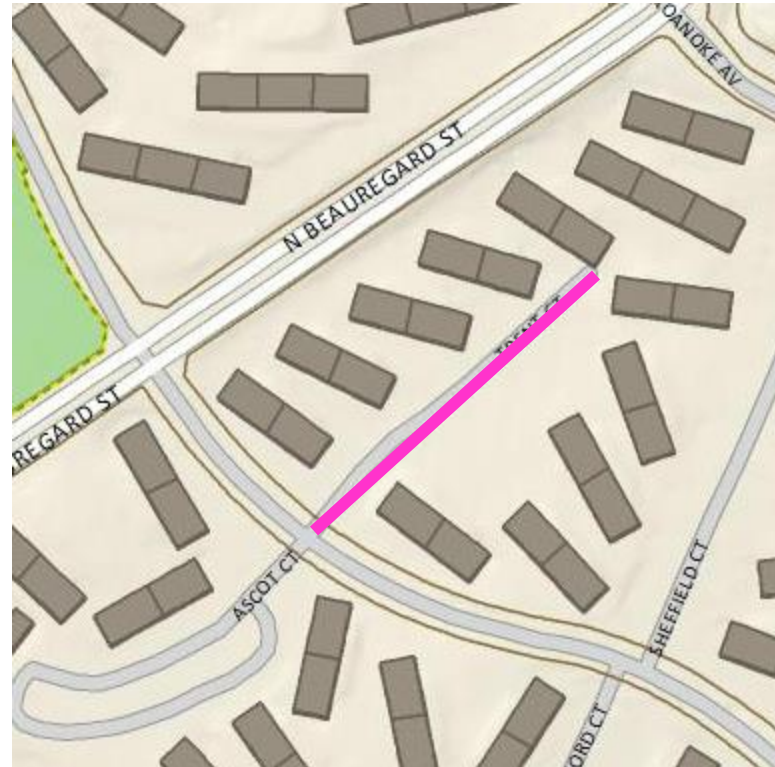
- Access to diverse spaces – such as great streets and blocks are important open space resources

# BACKGROUND

## Street Network Connectivity

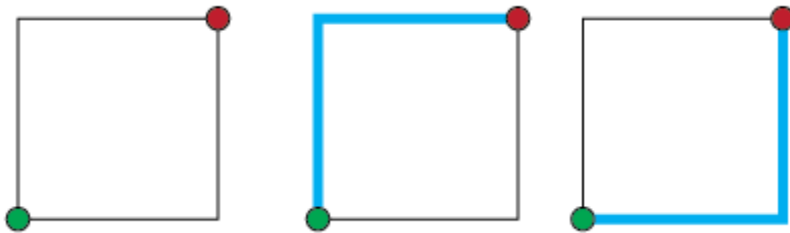


1 street  
**1 route**



# BACKGROUND

## Street Network Connectivity



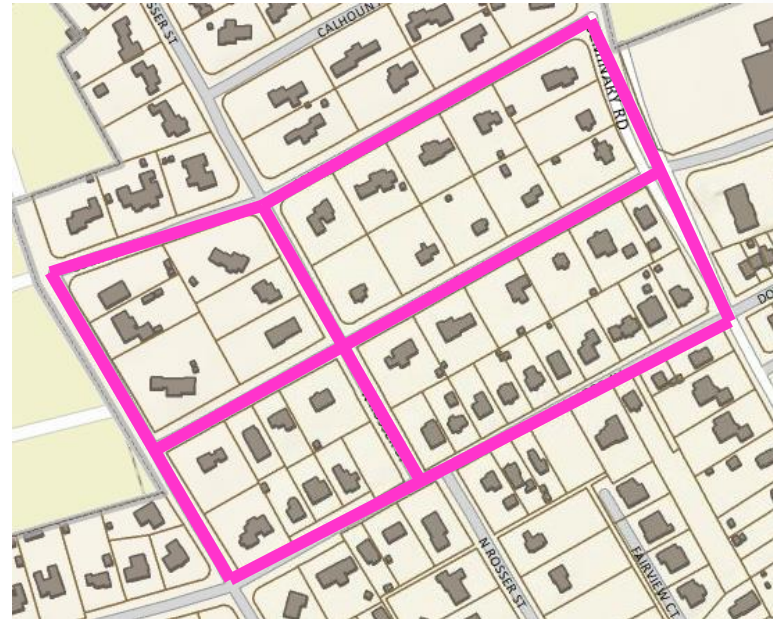
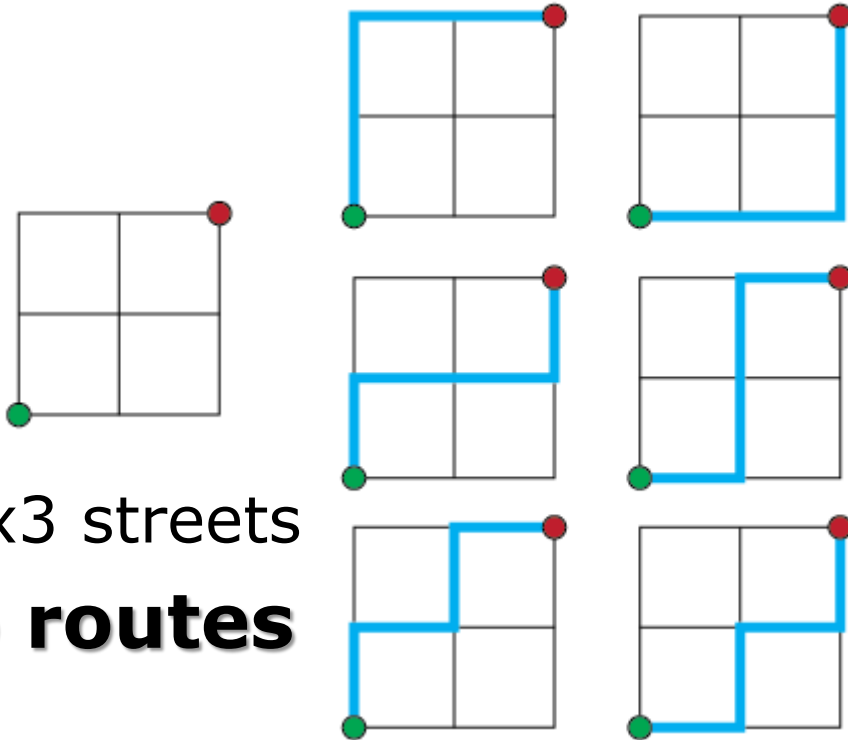
2 streets  
**2 routes**





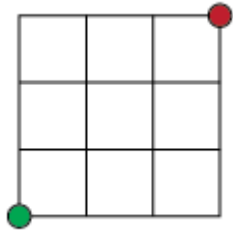
# BACKGROUND

## Street Network Connectivity

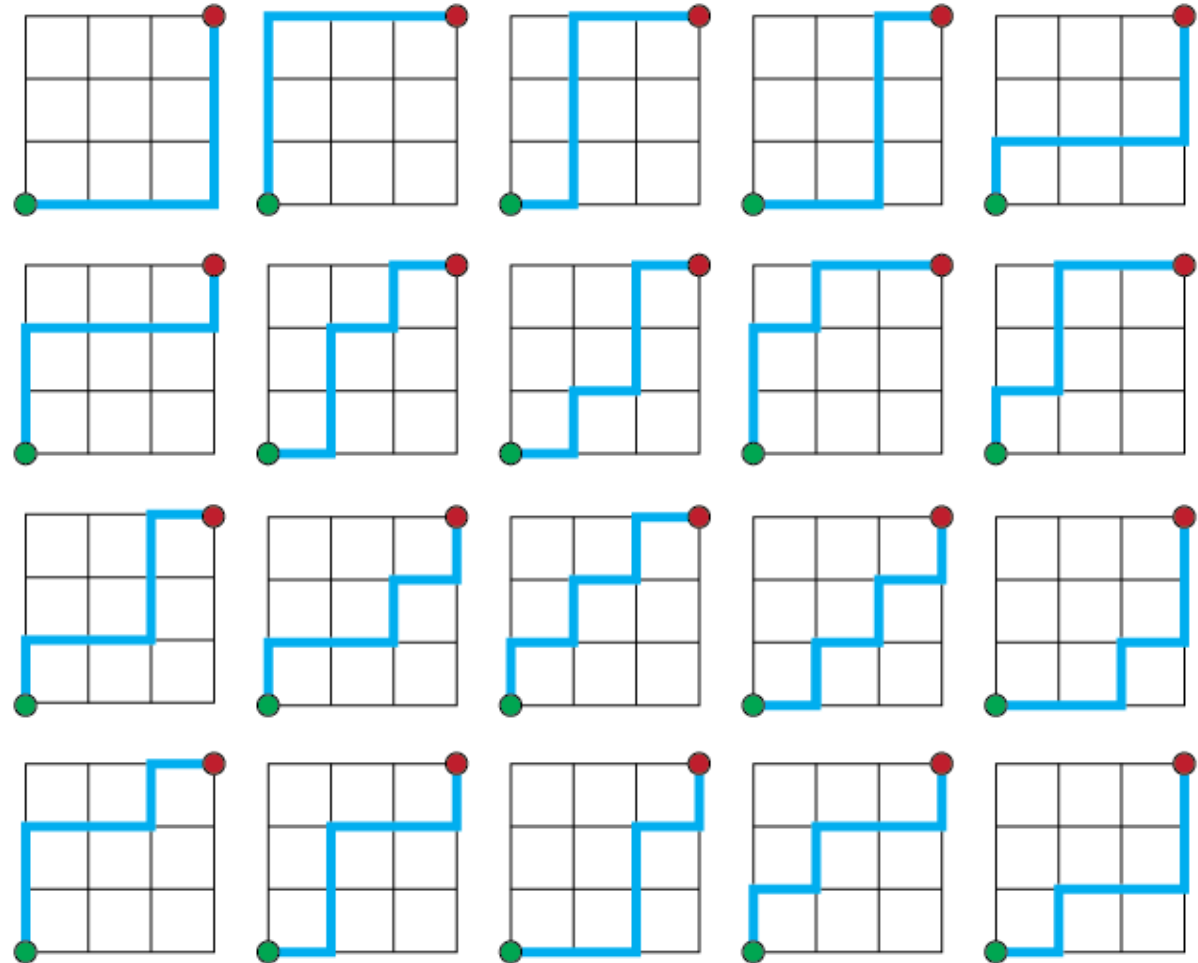


# BACKGROUND

## Street Network Connectivity

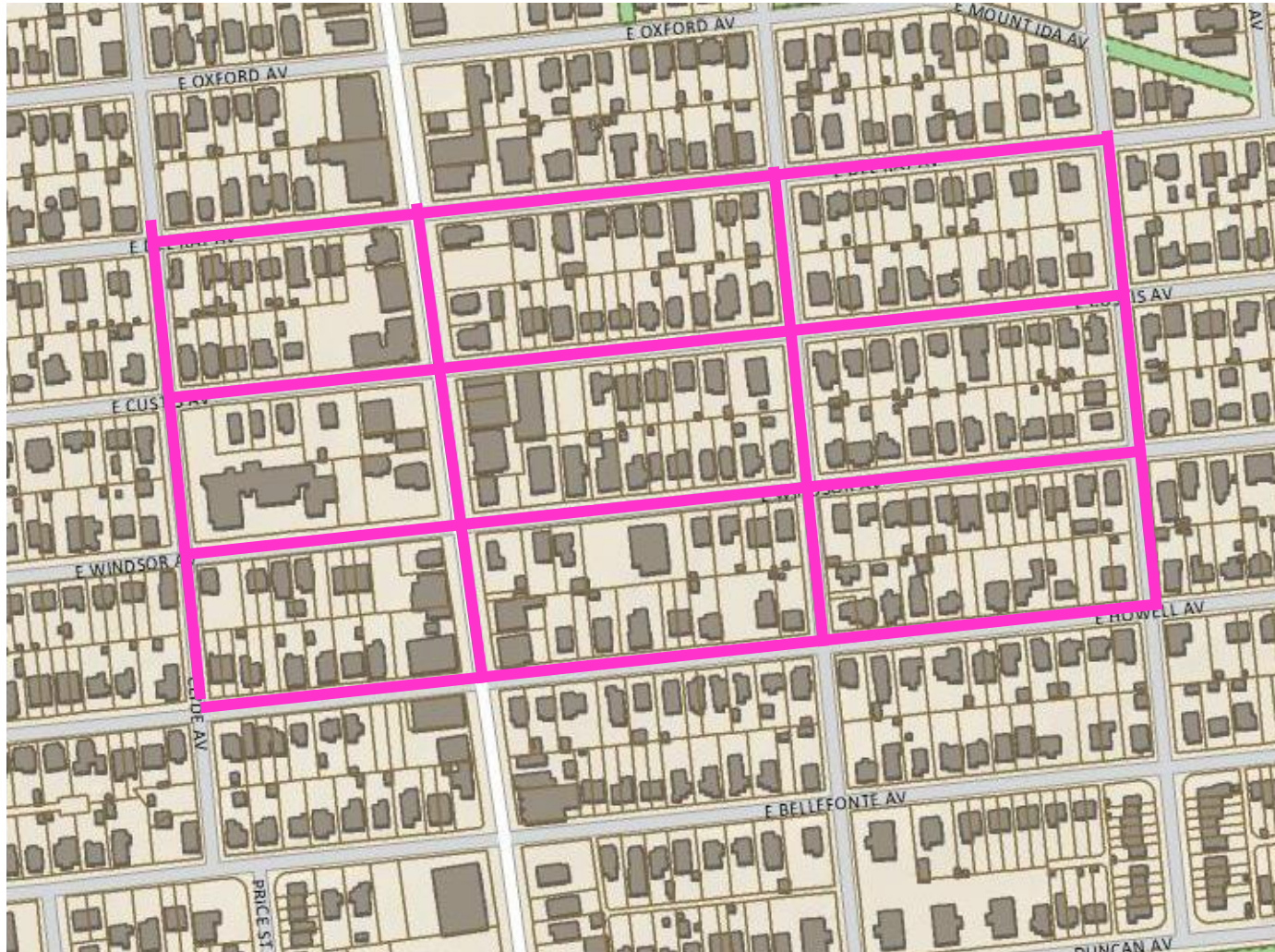


4x4 streets  
**20 routes**



# BACKGROUND

## Street Network Connectivity



# BACKGROUND

## Street Network Connectivity

- 5x5 streets = 70 routes
- 6x6 streets = 252 routes
- 7x7 streets = 924 routes
- 8x8 streets = 3,432 routes
- **9x9 streets = 12,870 routes**



# BACKGROUND

## Forms of Connections



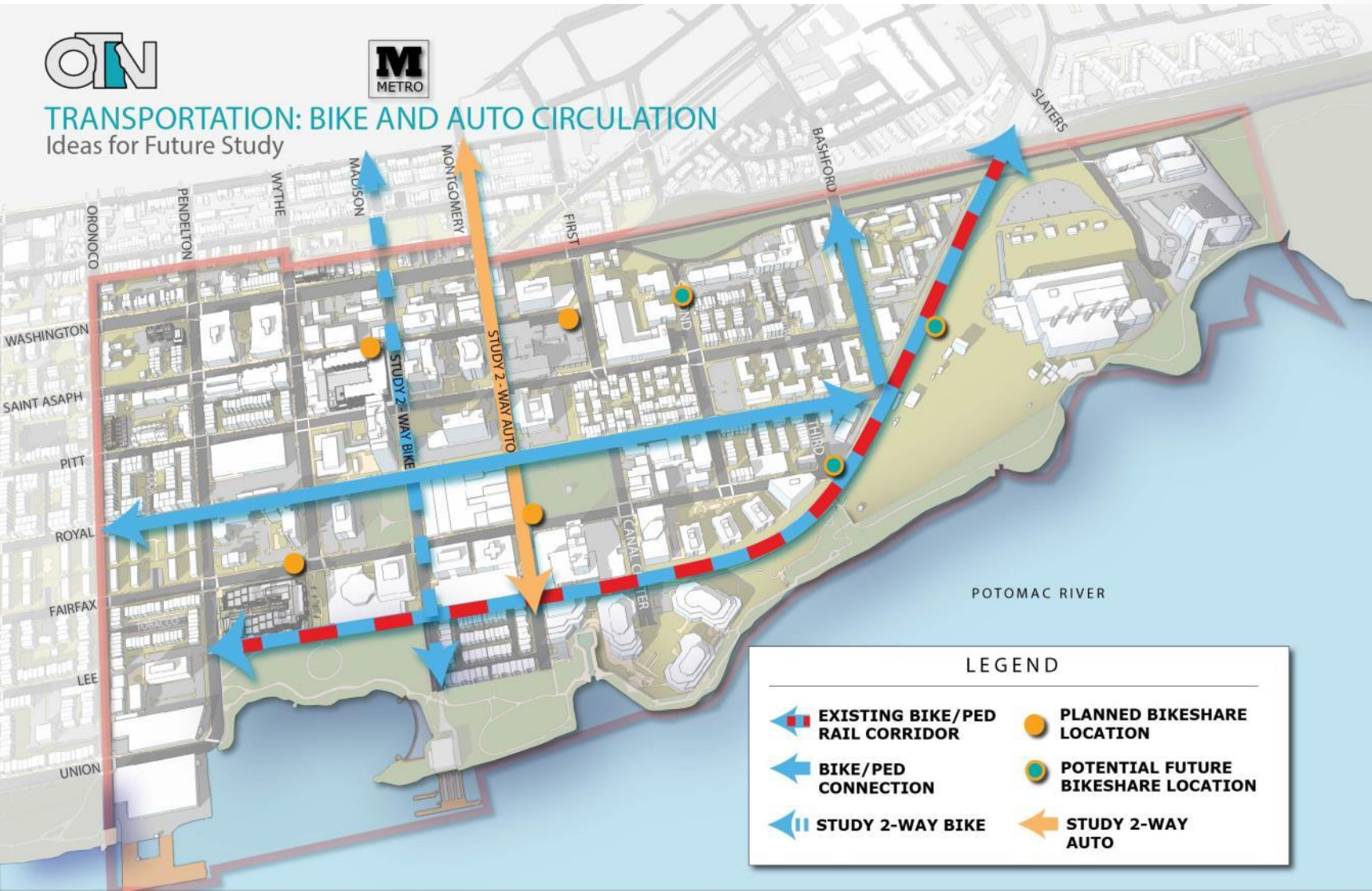


# Working Draft Framework Plan: Transportation



## TRANSPORTATION: BIKE AND AUTO CIRCULATION

Ideas for Future Study







# WORKING DRAFT FRAMEWORK PLAN LAND USE



**LAND USE**

Ideas for Future Study







## Ideas for Future Study



# Potential Enhancements View to Monuments



*View looking North from NRG*

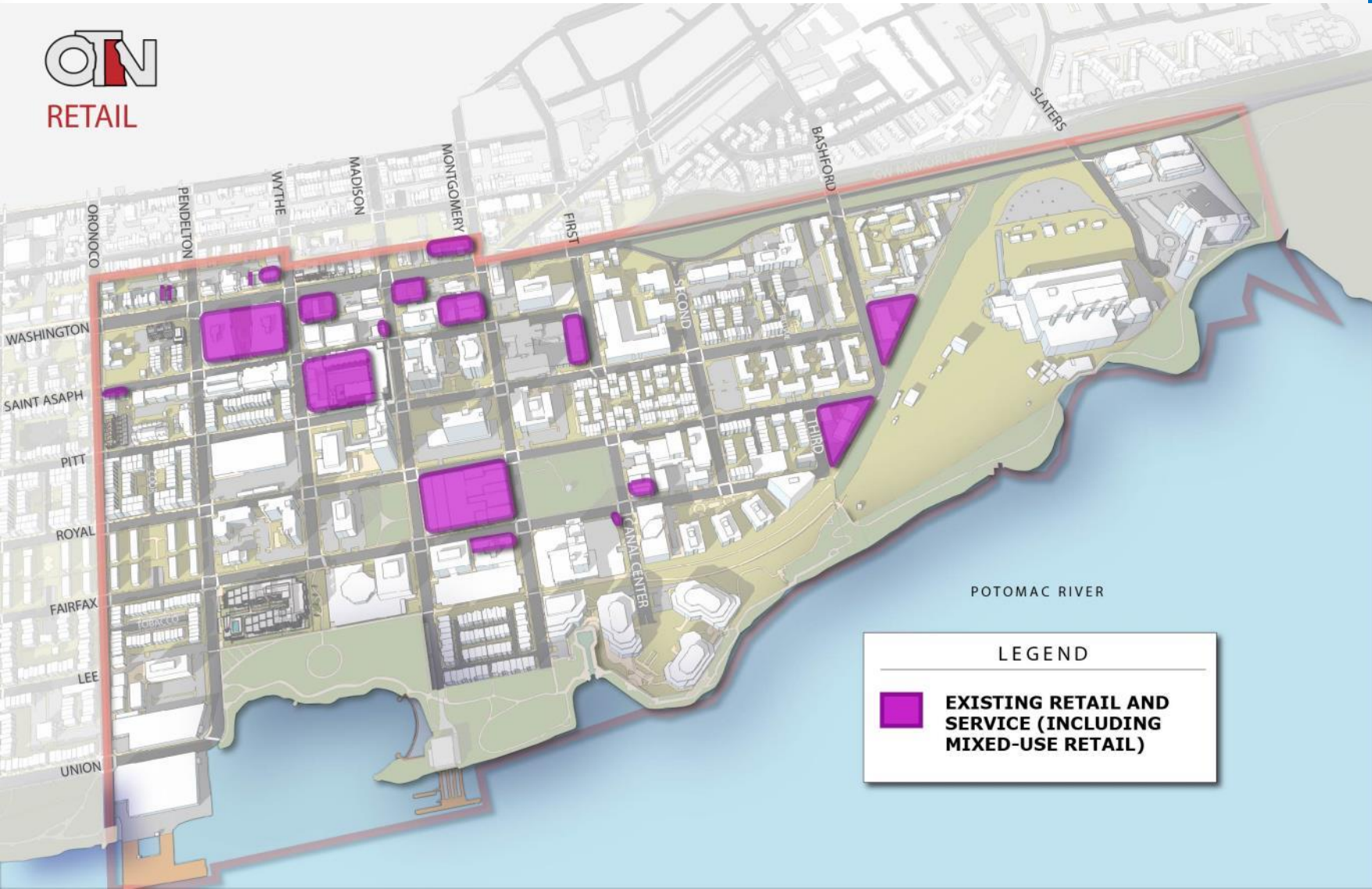


# Potential Enhancements Montgomery Street



*View looking West*

# BACKGROUND: EXISTING RETAIL & SERVICE



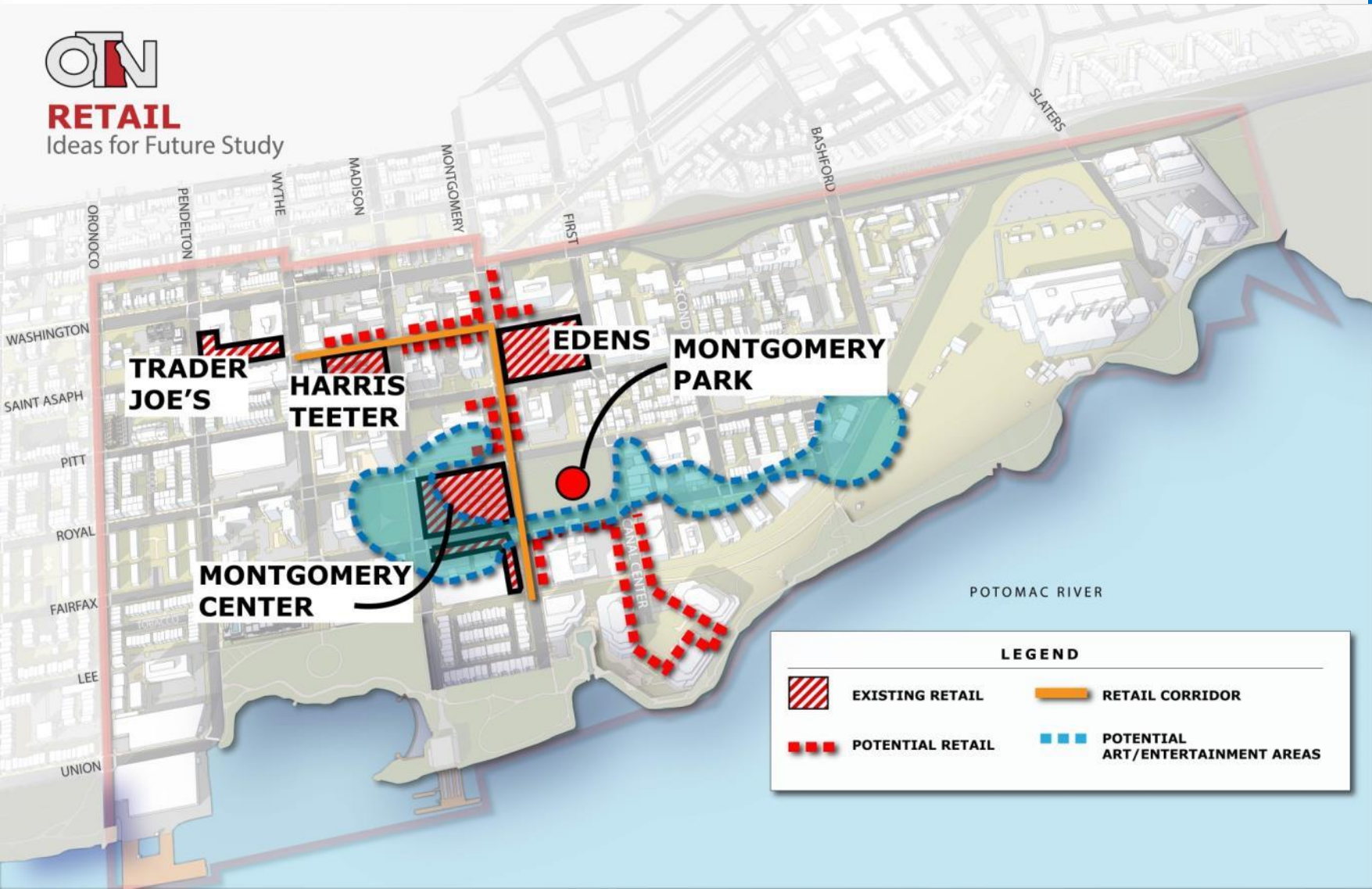


# WORKING DRAFT FRAMEWORK PLAN: POTENTIAL RETAIL



## RETAIL

Ideas for Future Study



# Opportunities For Streetscape Enhancement



## STREETSCAPE - BLANK STREET WALLS





# Working Draft Framework Plan: Historic Preservation



## HISTORY & ARCHAEOLOGY: THEME AREAS



# Affordability at all life stages

- Young people
- Families
- Empty nesters
- Seniors - aging in place



# Working Draft Framework Plan: Affordable Housing



## **Benefits of a Range of Housing Affordability**

- Housing choices for all incomes, life stages, and physical abilities
- People can live near employment & transit
  - Attract employers
  - Reduce impacts on transportation infrastructure
  - Reduce carbon emissions
  - Improve quality of life
- Promote economic diversity in communities
- Allow people to age-in-place



# ECO DISTRICT CONCEPT

Implementing Eco-City Alexandria and sustainability through the Small Area Plan Process



## DIVERSITY & MIXED USE

- Achieve a variety of building types, heights, and densities that support a diverse population and allows for aging in place.
- Prioritize the provision of on-site affordable housing.
- Achieve, sustain, and utilize a balanced land use mix including key features to create a complete neighborhood to meet the community's social and economic needs.
- Explore innovative housing solutions such as micro-units and existing building conversions as feasible.
- Use open spaces to connect neighborhoods to viewsheds and public amenities such as, parks, and the Water front.

## MULTI-MODAL TRANSPORTATION

- Provide a mix of land uses with an interconnected network that emphasizes walking, biking, and public transit to reduce vehicle trips.
- Prioritize public transport, biking, and walking as an economic, environmental and public health tool.
- Enable adoption of low-emission & electric vehicles through charging and clean fuel infrastructure.

## ENERGY AND GREEN BUILDING

- Prioritize energy efficiency and high performance and enhanced green building.
- Emphasize on site renewable and district-scale energy systems
  - o solar
  - o ground source heat pumps
  - o microgrid
  - o storage

## CARBON FOOTPRINT REDUCTION

- Prioritize clean, renewable and low-carbon energy sources locally and from external utility distribution.
- Promote 'Smart Cities' technologies.

## WATER QUALITY

- Address impact of combined sewer overflows (CSOs).
- Implement stormwater management through green infrastructure and low-impact development.
- Increase tree canopy and enhance green space through appropriate planting, native trees and green roofs.
- Conserve water through re-use and use of low-flow fixtures.

## MEASURES

- Energy and Greenhouse gas emissions per capita.
- Increase in open space.
- Percent of energy supply from renewable resources.
- Number of green / roofs, light colored pavements and increase in tree canopy coverage.
- Number of green infrastructure projects.
- Number of acres with separated sewer system.
- Increase in transit ridership / service.
- Increase in number of bike / pedestrian trips.

# Next Steps (Jan. – Aug. 2016)

**Evaluate the feasibility and potential impacts of proposed plan elements and design concepts**

- **Phase II (Study)** – Study Plan Framework Elements
- **Phase III (Test/Refine)** – Test Framework Elements and Refine
- **Phase IV (Plan Recommendations)** – Recommendations for Plan Development

# Questions and Comments

**Department of Planning and Zoning  
301 King Street, #2100  
Alexandria, VA 22314**

**[www.alexandriava.gov/86032](http://www.alexandriava.gov/86032)**  
**(OTN SAP Update Webpage)**

**<http://engage.alexandriava.gov>**  
**(OTN SAP Alex Engage)**