



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

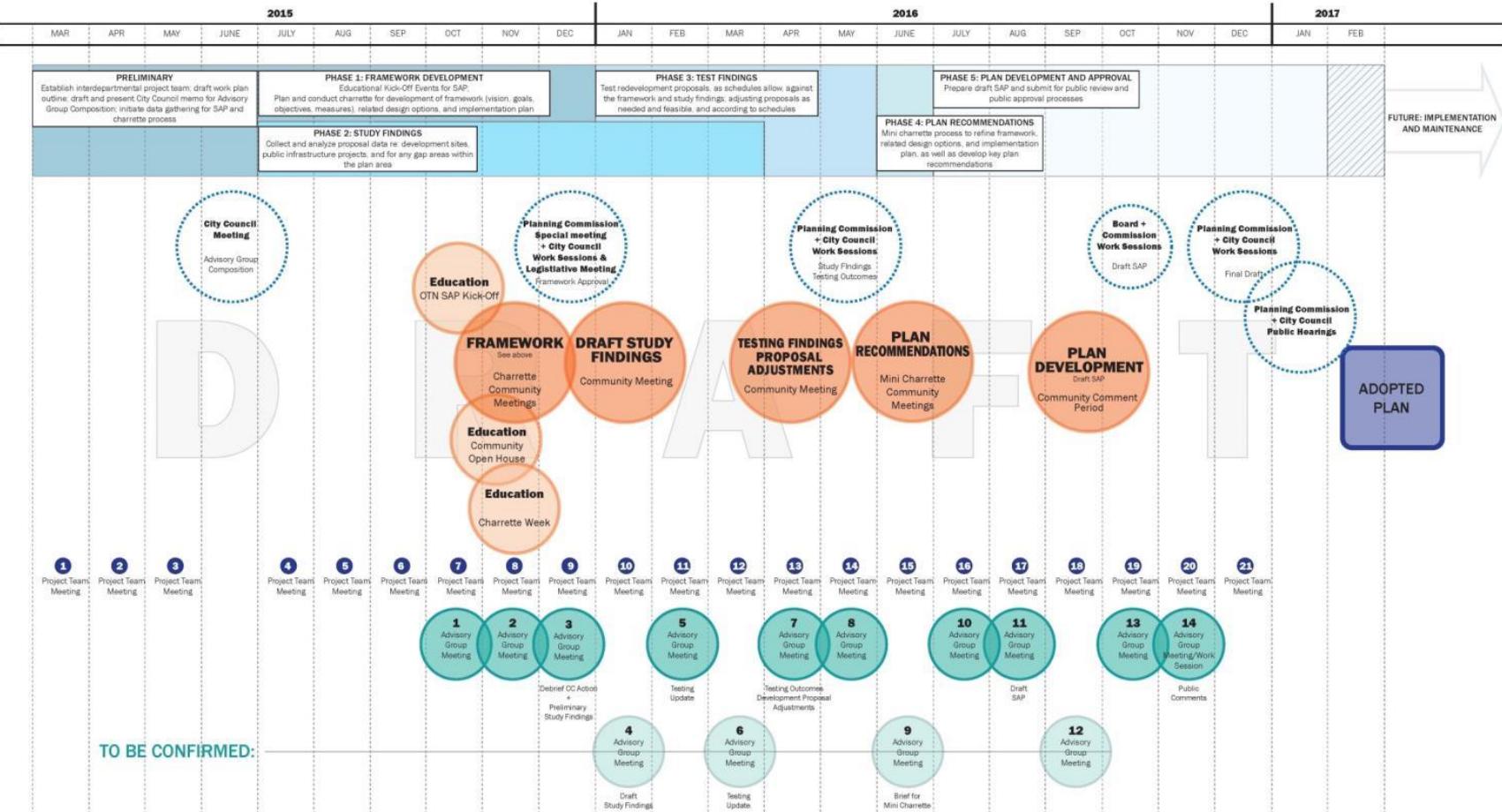
COMMUNITY INPUT CRITICAL COMPONENT OF ALL PHASES



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, 4TH 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



City of Alexandria, Virginia
OLD TOWN NORTH
Visioning

Charrette Week

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



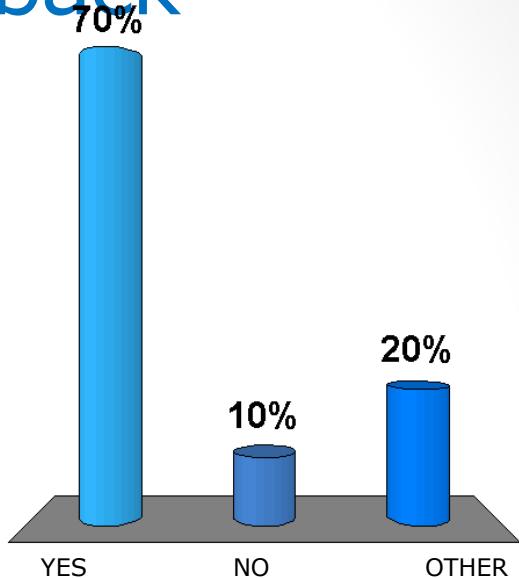
Public Meeting #1

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



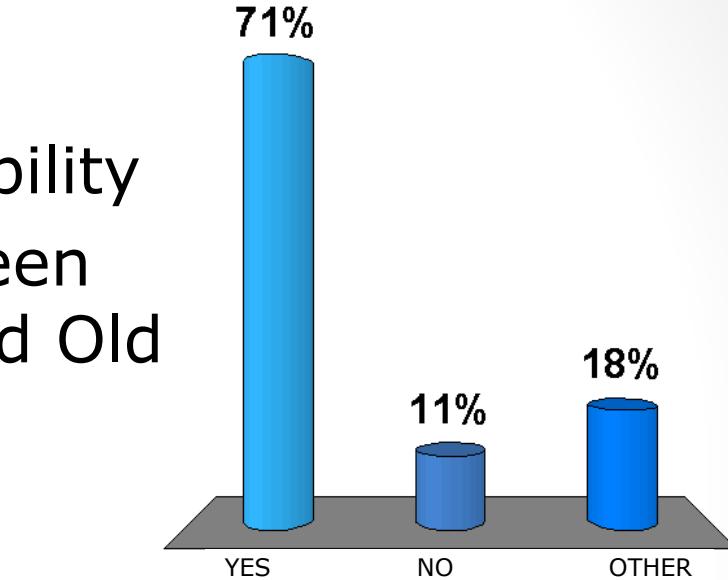
Public Meeting #1

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



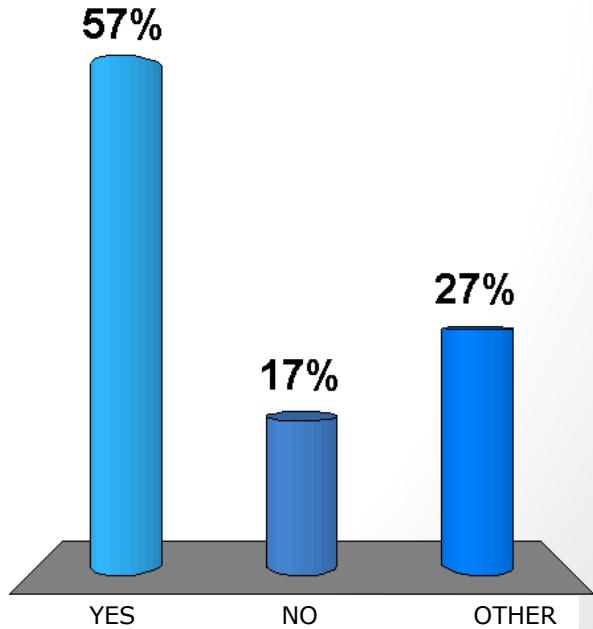
Public Meeting #1

Themes from feedback



Housing

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

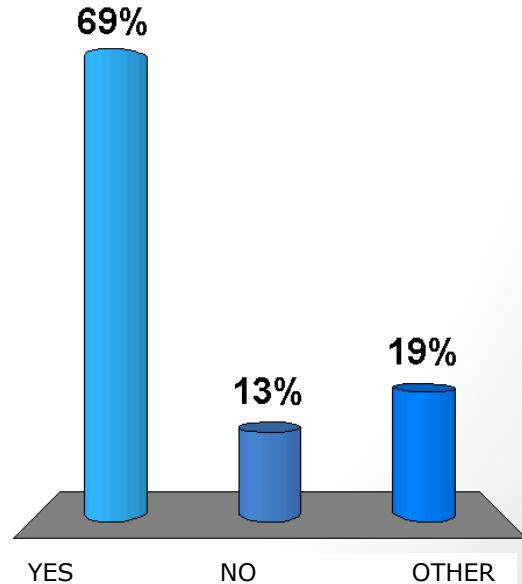


Public Meeting #1

Themes from feedback

Infrastructure/Environment

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



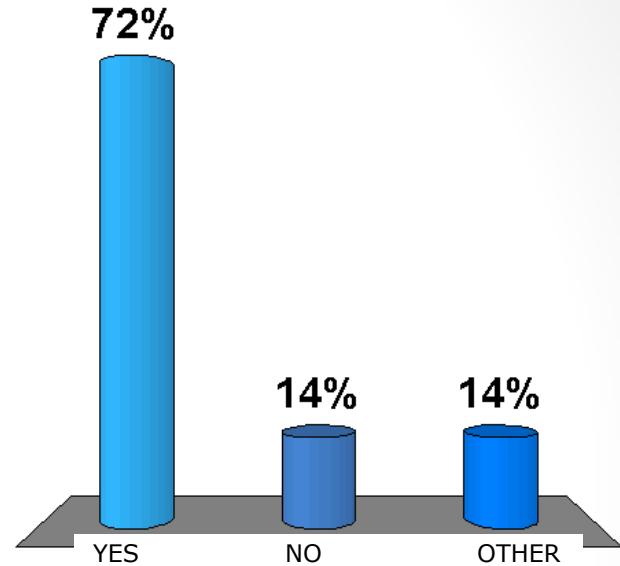
Public Meeting #1

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



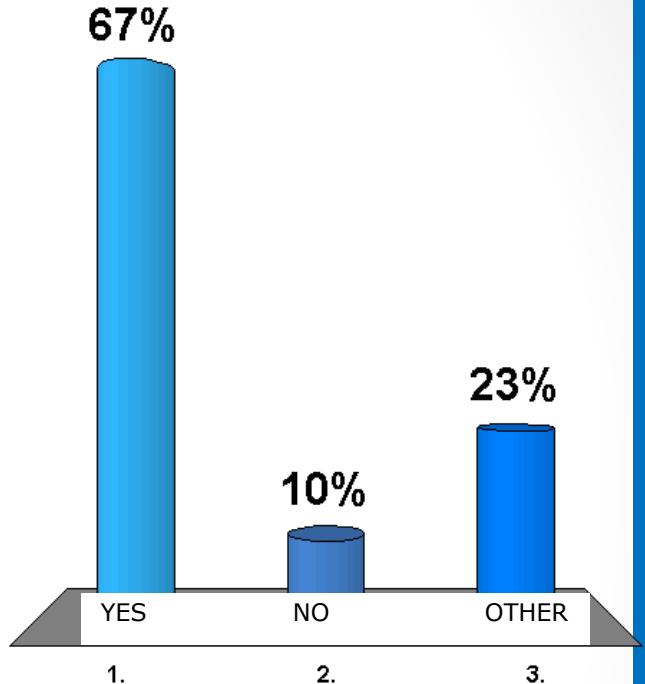
Public Meeting #1

Themes from feedback



Historic Preservation

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



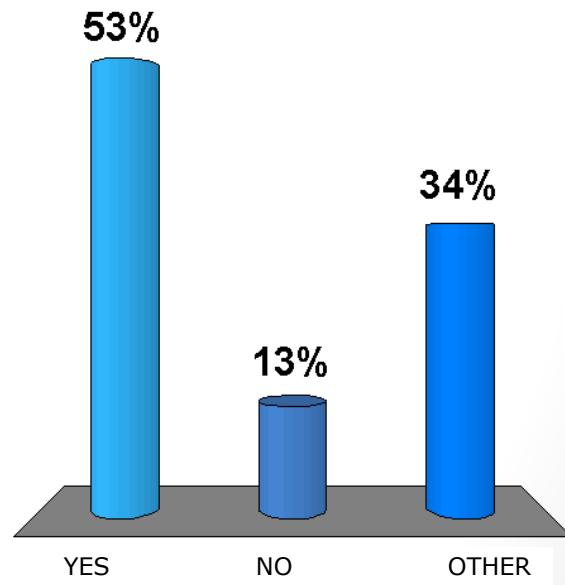
Public Meeting #1

Themes from feedback



Economic Development

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



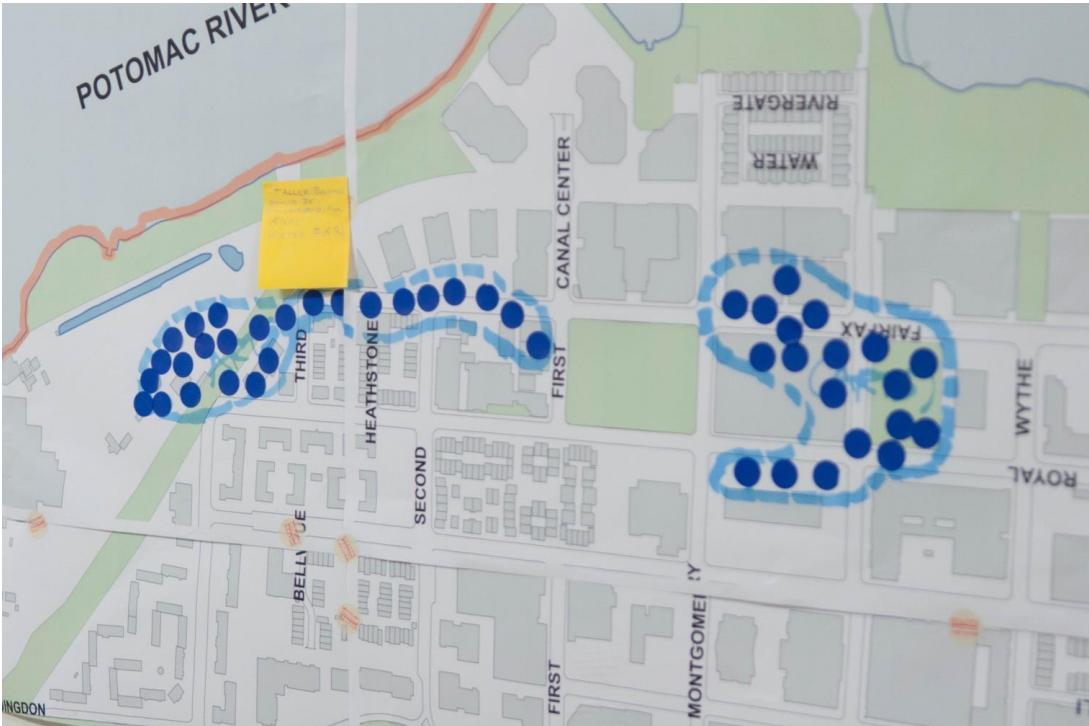
Public Meeting #2: Open Space & Connectivity Options Exercise



Public Meeting #2: Open Space & Connectivity Options Exercise



Public Meeting #2: Arts District Options Exercise





ON

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: OPEN SPACE



OPEN SPACE
Ideas for Future Study



- OPEN SPACE AS A PRIORITY ON THE NRG SITE
- MAXIMIZE OPEN SPACE CORRIDOR ON THE WATERFRONT

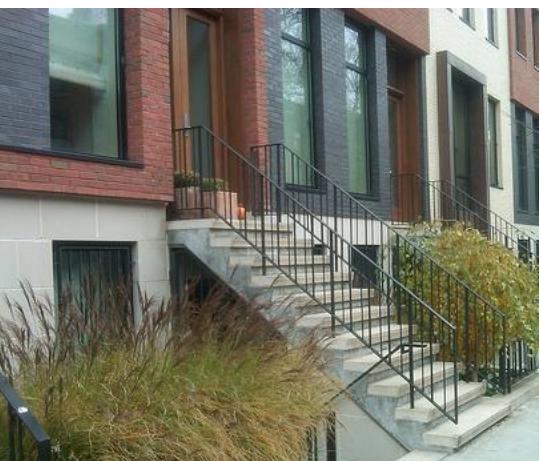


Working Draft Framework Plan: Washington Street Streetscape



BACKGROUND

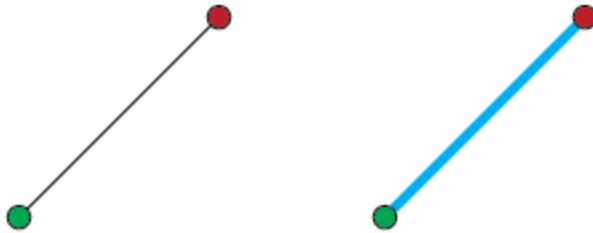
Streets – Connectivity



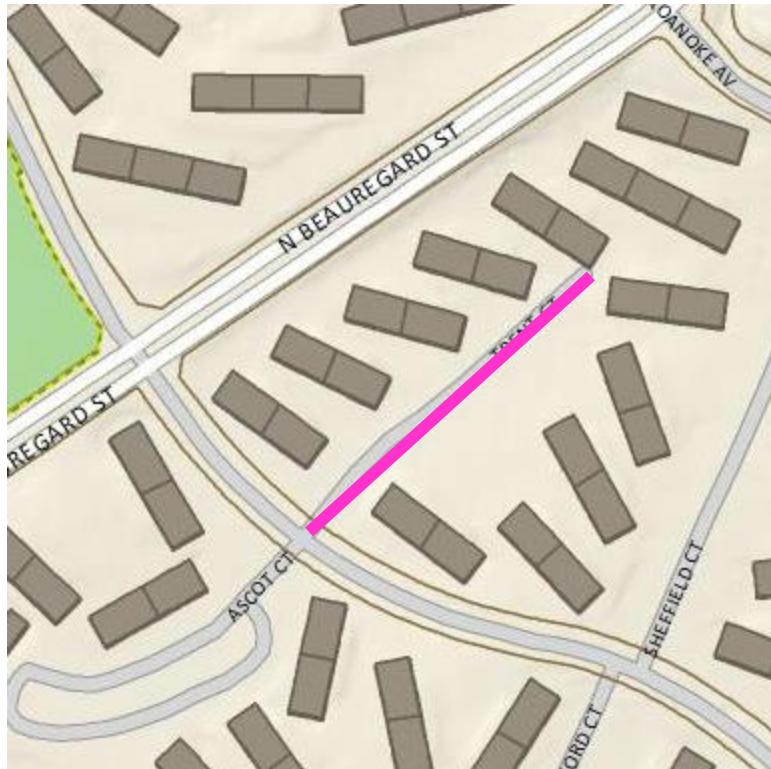
- Streets are an important resource, for transportation, retail, neighborhood interaction and a sense of identity
- Access to diverse spaces – such as great streets and blocks are important open space resources

BACKGROUND

Street Network Connectivity

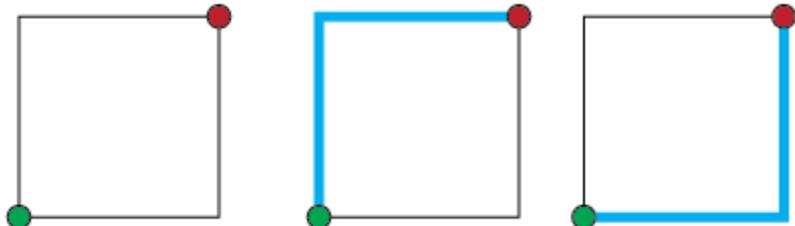


1 street
1 route



BACKGROUND

Street Network Connectivity

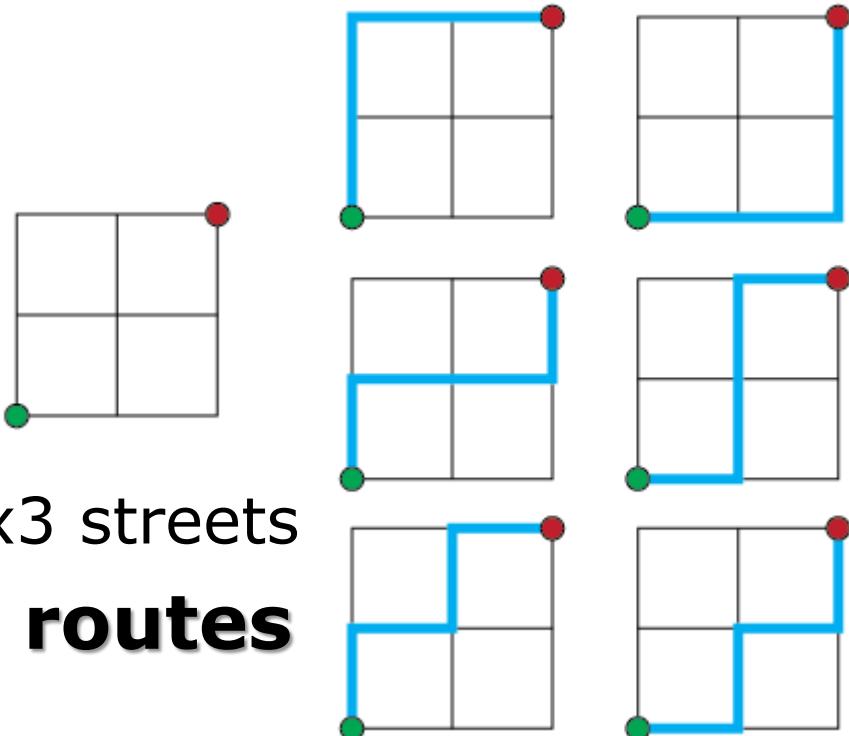


2 streets
2 routes

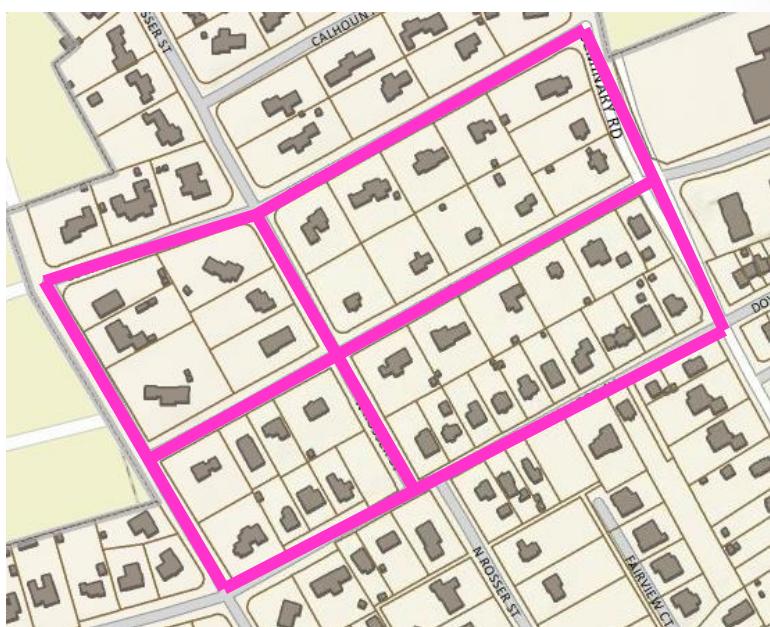


BACKGROUND

Street Network Connectivity



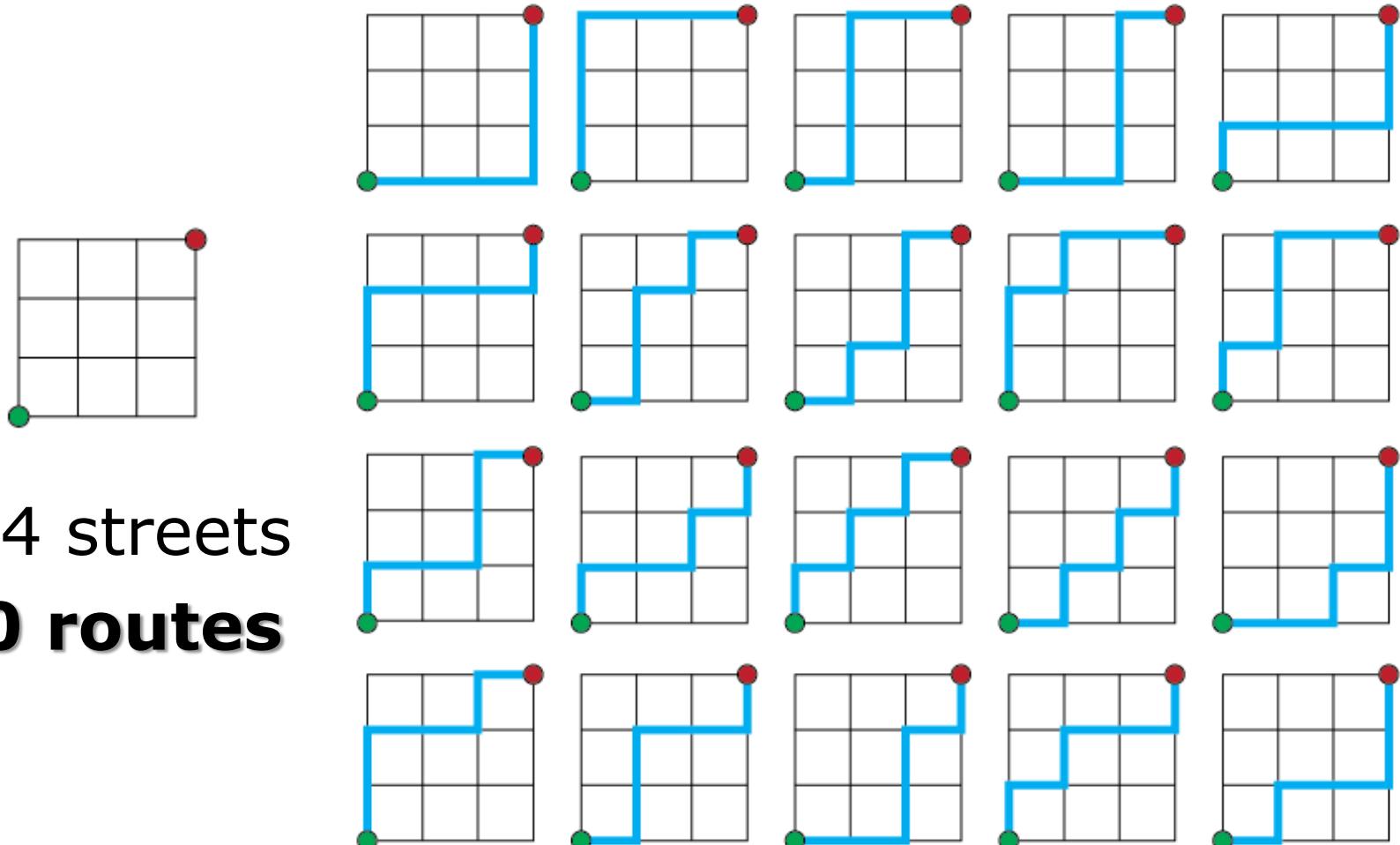
3x3 streets
6 routes





BACKGROUND

Street Network Connectivity

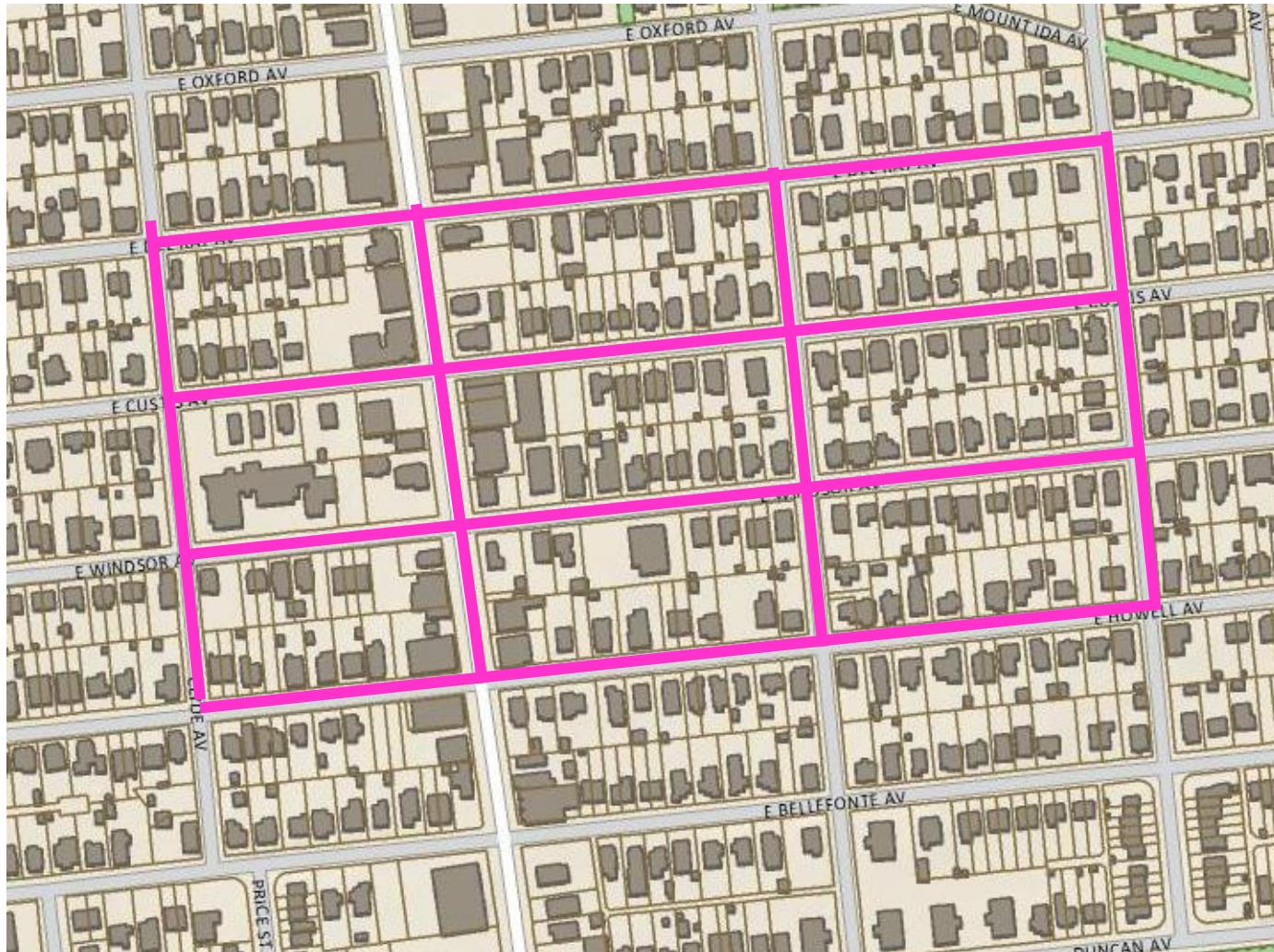


4x4 streets
20 routes



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

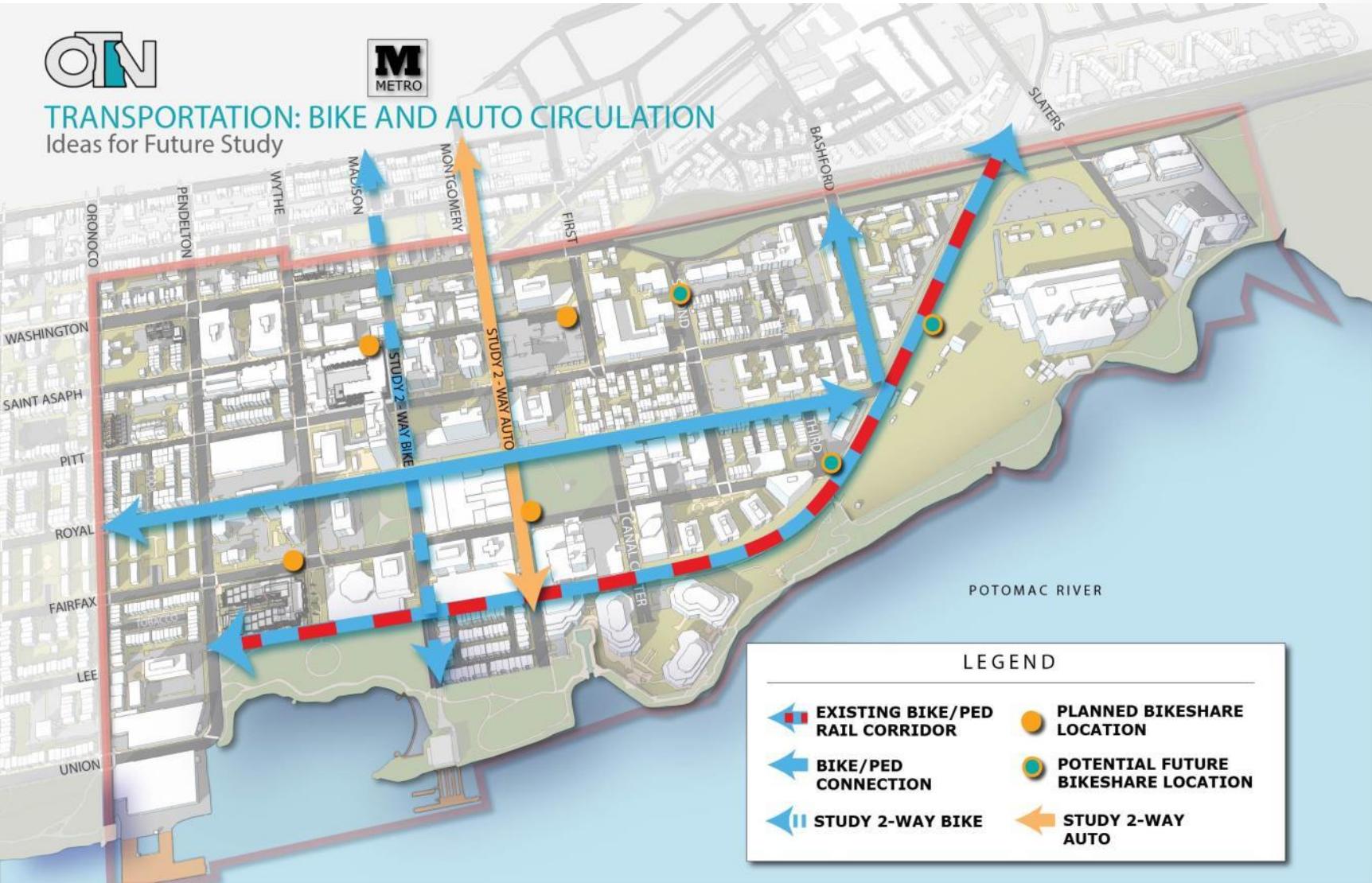


Working Draft Framework Plan: Transportation



TRANSPORTATION: BIKE AND AUTO CIRCULATION

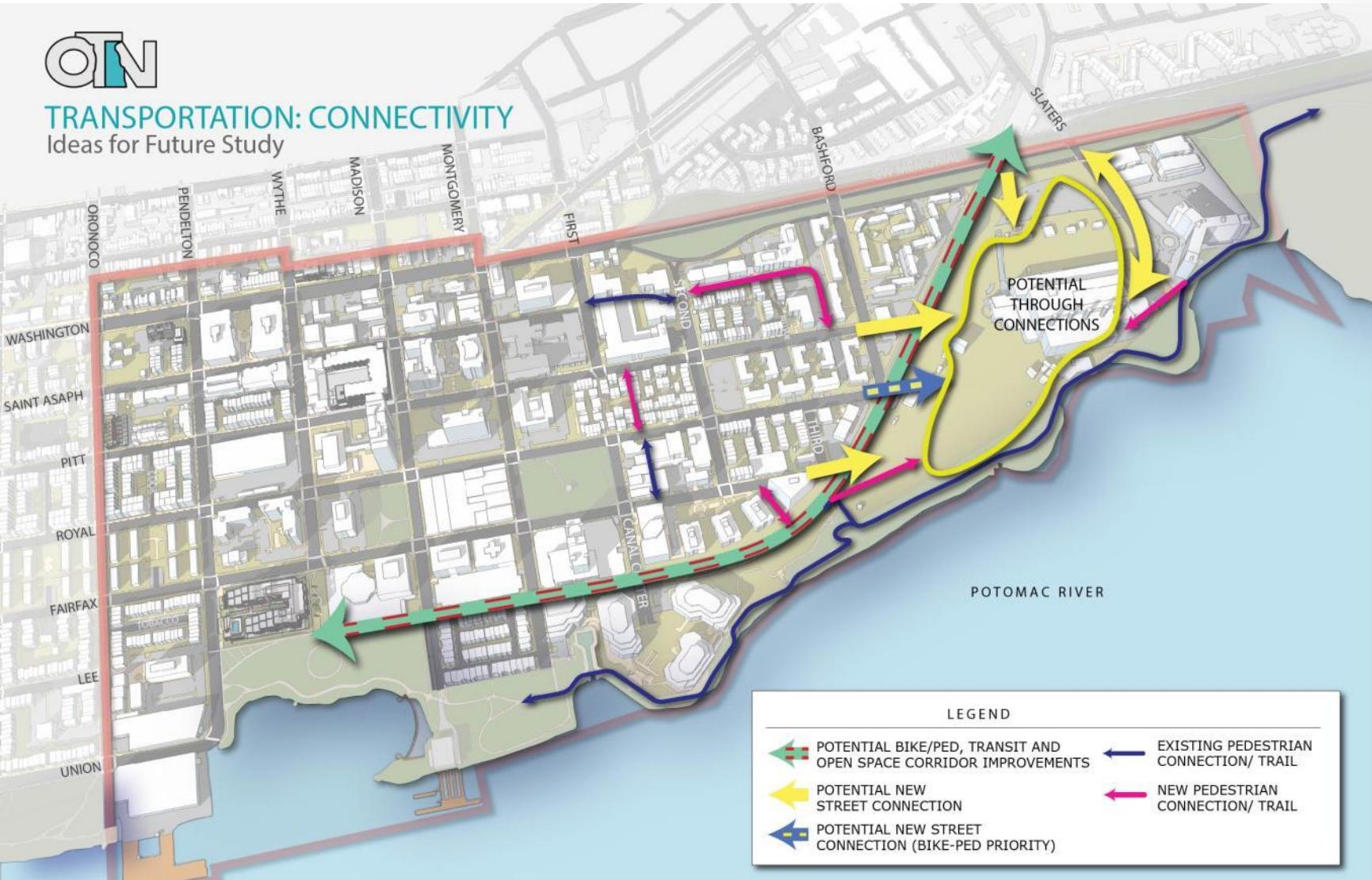
Ideas for Future Study



Working Draft Framework Plan: Transportation



TRANSPORTATION: CONNECTIVITY Ideas for Future Study



WORKING DRAFT FRAMEWORK PLAN LAND USE



LAND USE

Ideas for Future Study



Working Draft Framework Plan

Land Use



URBAN DESIGN - A WATERFRONT NEIGHBORHOOD

Ideas for Future Study



LEGEND

- ← EXISTING WATER VIEWS
- ← PROPOSED WATER VIEWS
- ← POTENTIAL CONNECTIONS
- ★ TERMINATING VISTAS

Potential Enhancements

View to Monuments



View looking North from NRG

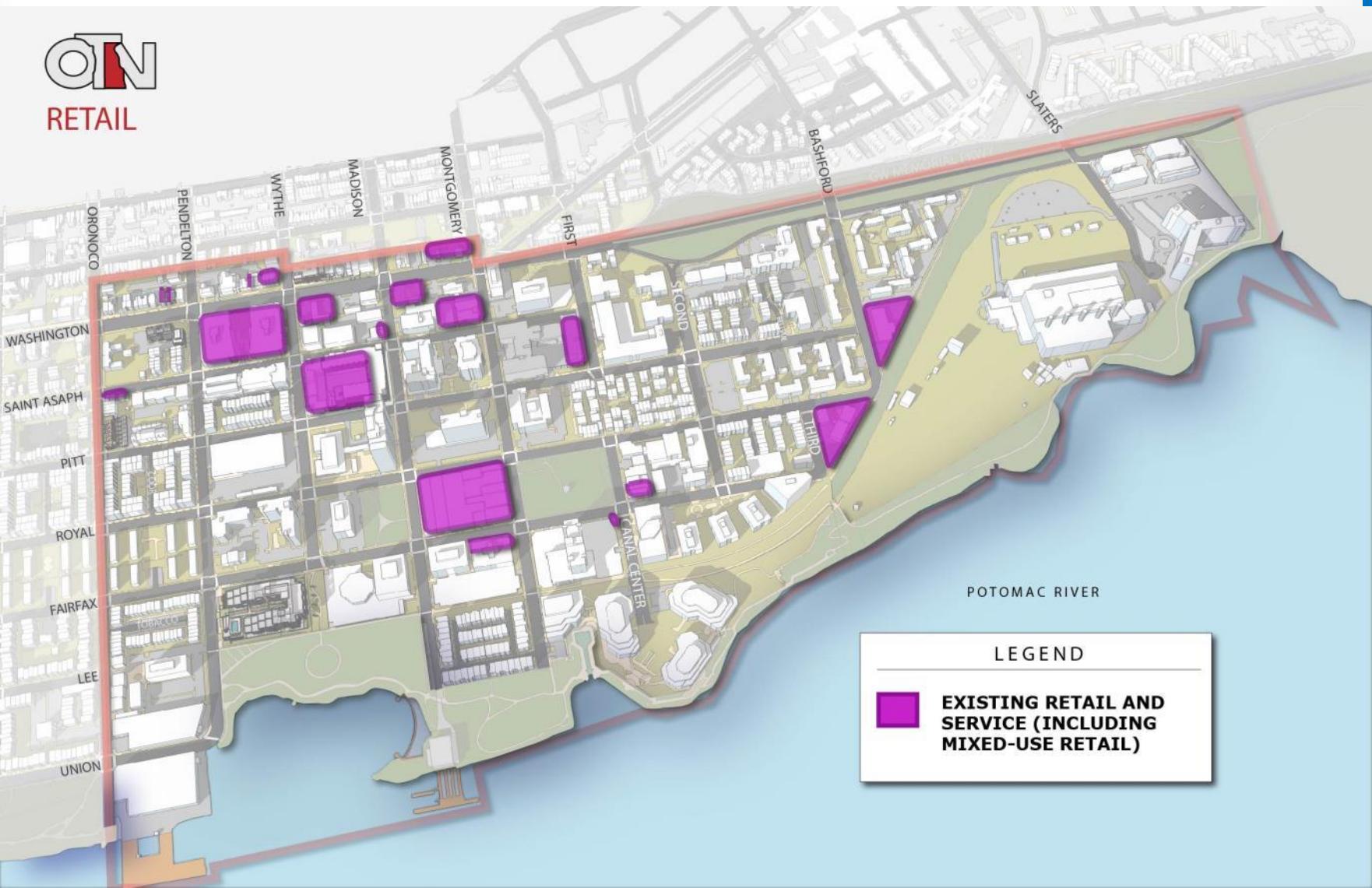
Potential Enhancements Montgomery Street



View looking West

BACKGROUND: EXISTING RETAIL & SERVICE

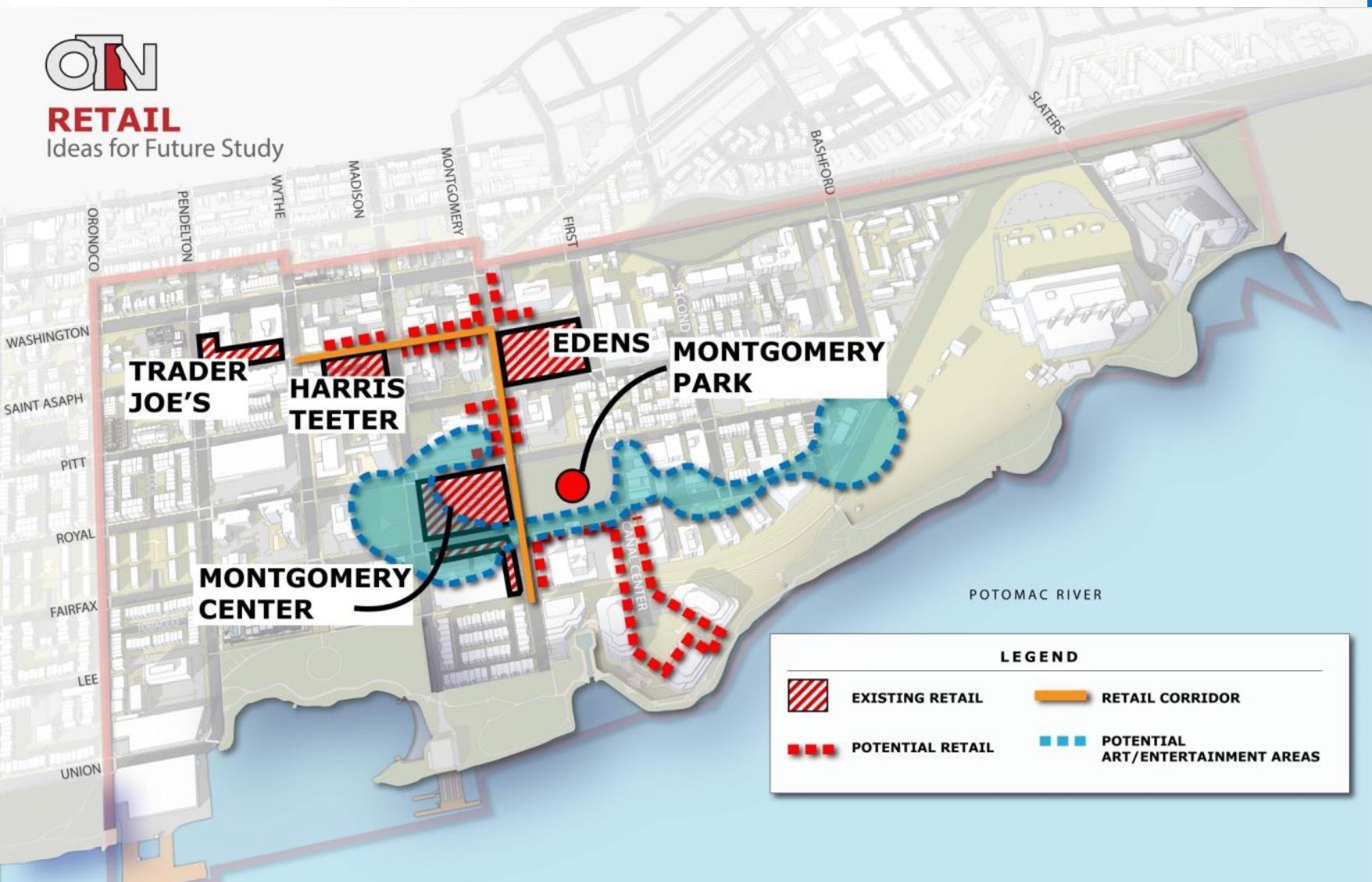
OTN
RETAIL



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



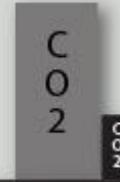
Benefits of a Range of Housing Affordability

- 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 view-sheds 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
 - solar
 - ground source heat pumps
 - microgrid
 - 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
(OTN SAP Update Webpage)

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