

# Old Town North



Planning Commission Work Session 04-06-17

# Topics

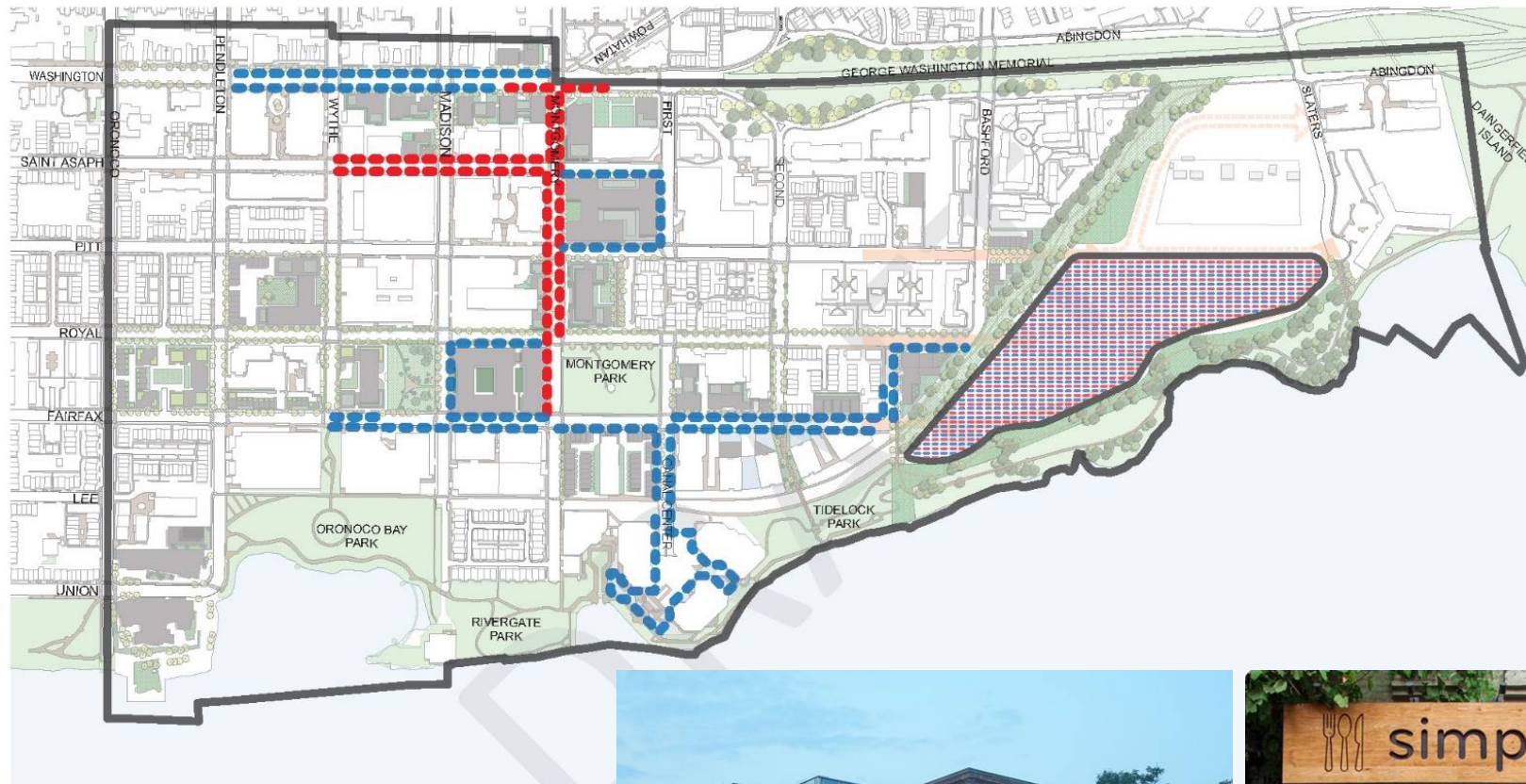
- 01. Land Use
- 02. Sustainability
- 03. Transportation

# Planning, Land Use, and Design





# Retail Focus Areas and Corridors

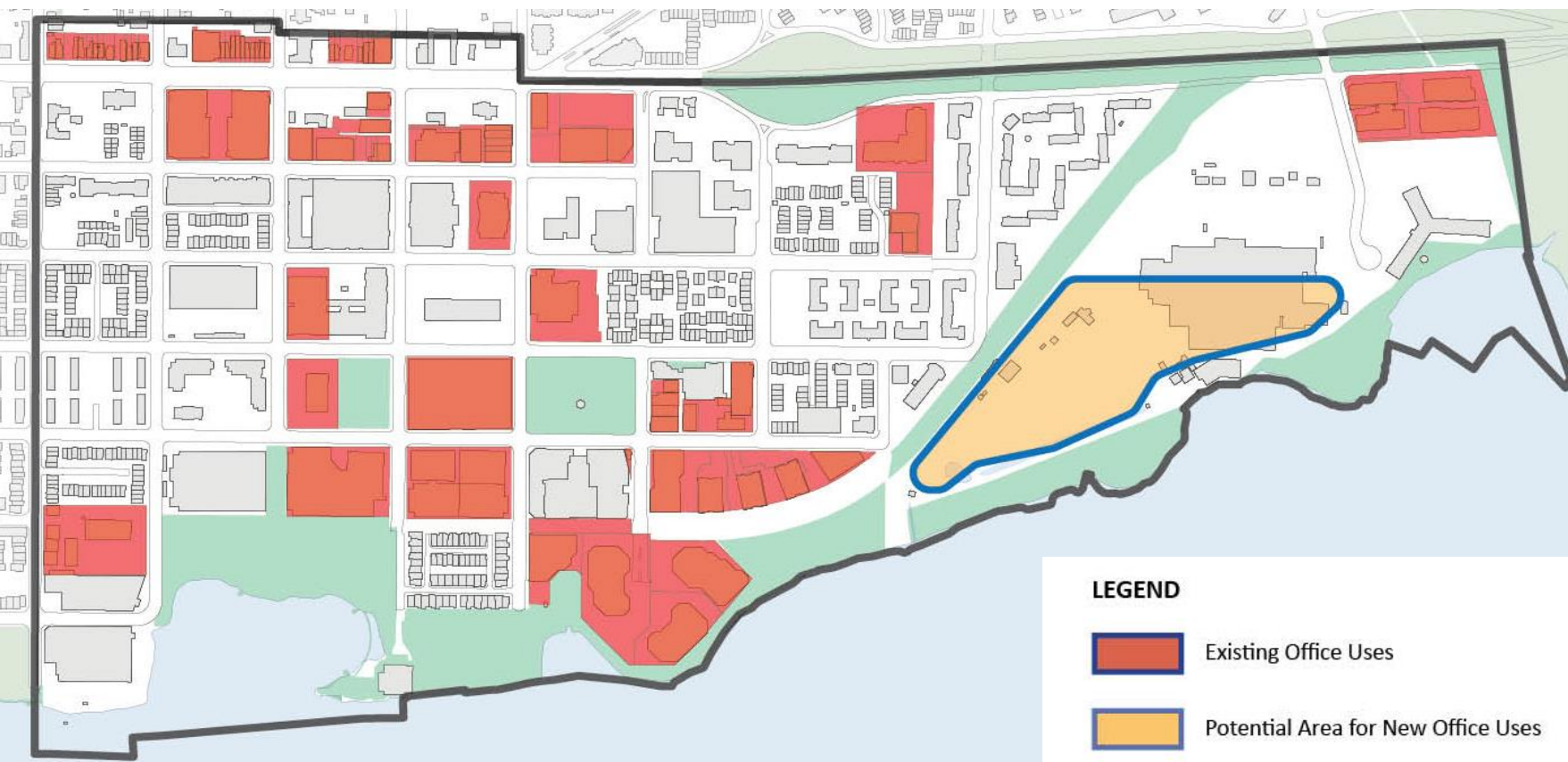


## LEGEND

- - - - - Required Retail or Art and Cultural Uses
- - - - - Optional Retail or Art and Cultural Use
- Potential Area for Retail or Art and Cultural Uses
- Plan Boundary



# Existing and Planned Office Uses



## challenges

- Changing Occupancy Rates for New Office
- Age of building
- Building footprint,
- Ceiling heights
- Market rate affordable office

## strategies

- Provide framework for more retail, amenities
- Amend zoning for strategic areas
- Better connections to Metrorail, transit
- Enhance and Connect open space and cultural amenities
- Design buildings to be more flexible



# Art & Cultural Uses

- Ground floor space dedicated to these uses is excluded from the maximum floor area.
- Required to commit to these uses in ground floor; may need to charge rents that accommodate them
- Space allocated for these uses will include a restriction of 10 years

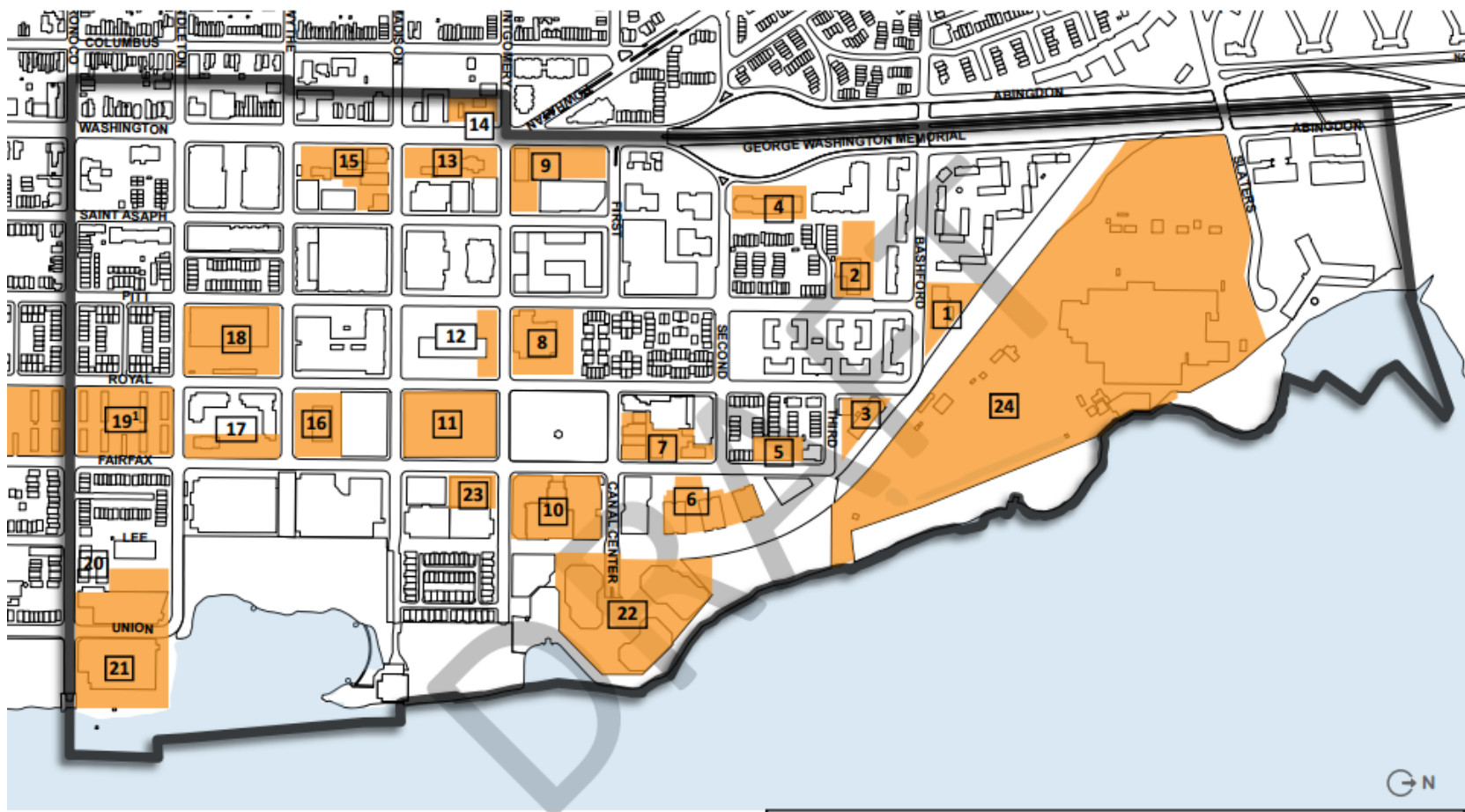


# Art and Cultural Uses (Anchors)


- Additional floor area not to exceed 30% above building maximum
- Provide minimum contiguous size of 10,000 sf to qualify
- Total additional floor area not to exceed 250,000 sf in the Plan area
- On site parking requirement may be fulfilled with shared parking
- Space will include a restrictive covenant of 30 years requiring compliance with Plan




# Potential Redevelopment Sites



**LEGEND**

 Potential Redevelopment Sites

 Redevelopment Site Number as shown in the Development Summary Tables.

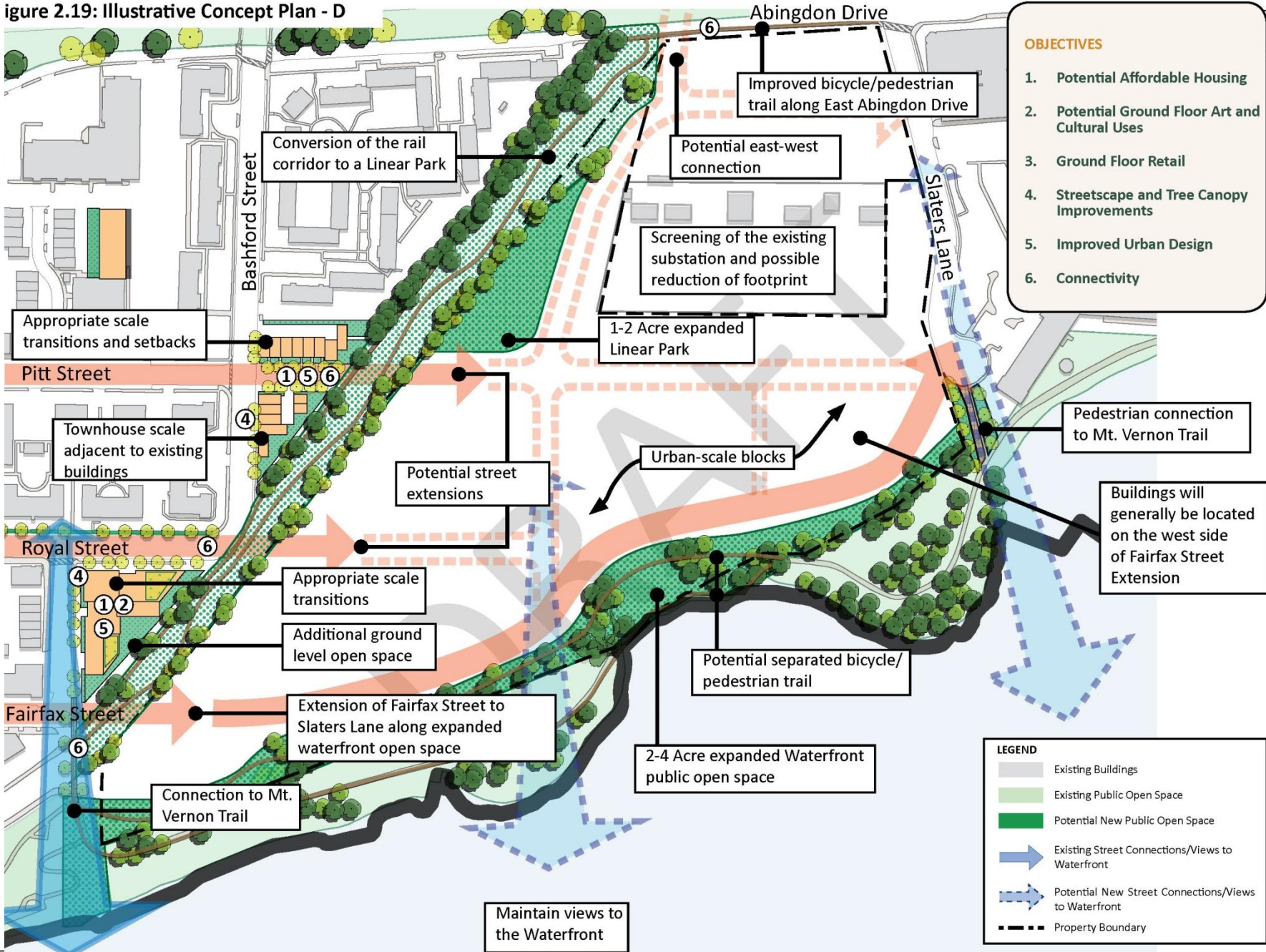
**Notes:**

1. The public process for this Plan included review and discussion of the Hopkins-Tancil blocks, even though a portion of the site is located within the Old Town Small Area Plan. Proposed zoning for the full site was analyzed. While a separate Master Plan amendment will need to be processed for the southern block, the analysis for the full site occurred as part of the Old Town North Small Area Plan process.

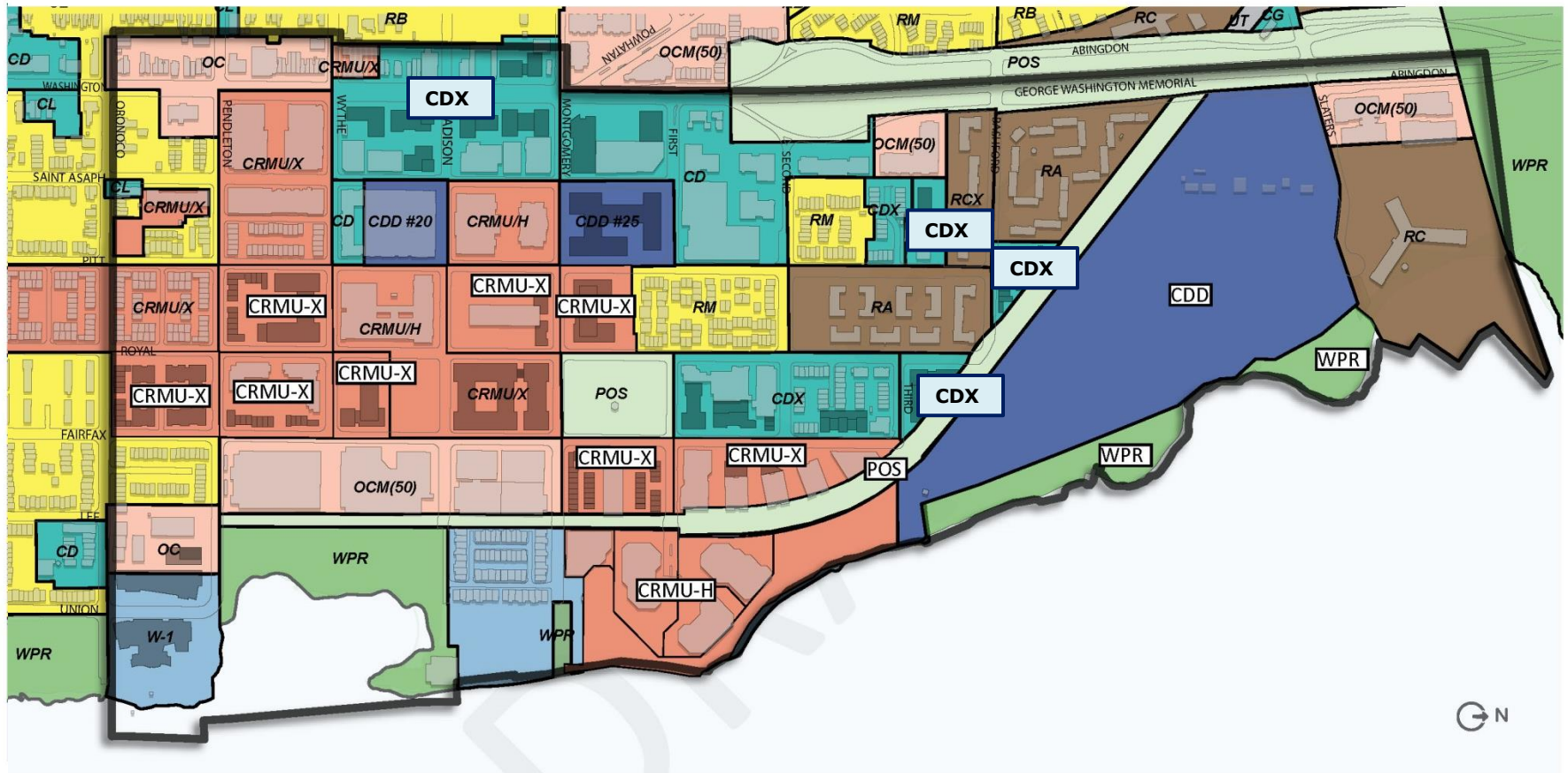




Figure 2.19: Illustrative Concept Plan - D



# Recommended Zoning



## LEGEND

- Townhouse Residential  
RB, RM, RT
- Multi-Family Residential  
RA, RC, RCX, RD
- Commercial  
CC, CD, CDX, CG, CL, CR, CSL, NR
- Commercial/Residential Mixed Use  
CRMU/H, M, L, X

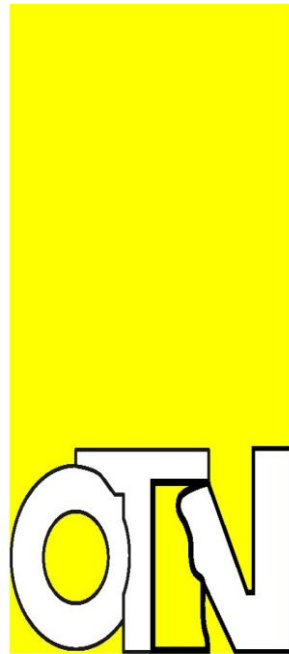
- Office Commercial  
OC, OCH, OCM(50), OCM(100)
- Coordinated Development District  
CDD
- Waterfront Mixed Use  
W-1

- Public Open Space  
POS
- Waterfront Mixed Use  
W-1
- XXX** Existing Zoning
- XXX Recommended New Zone

**CDX** Text Amendment

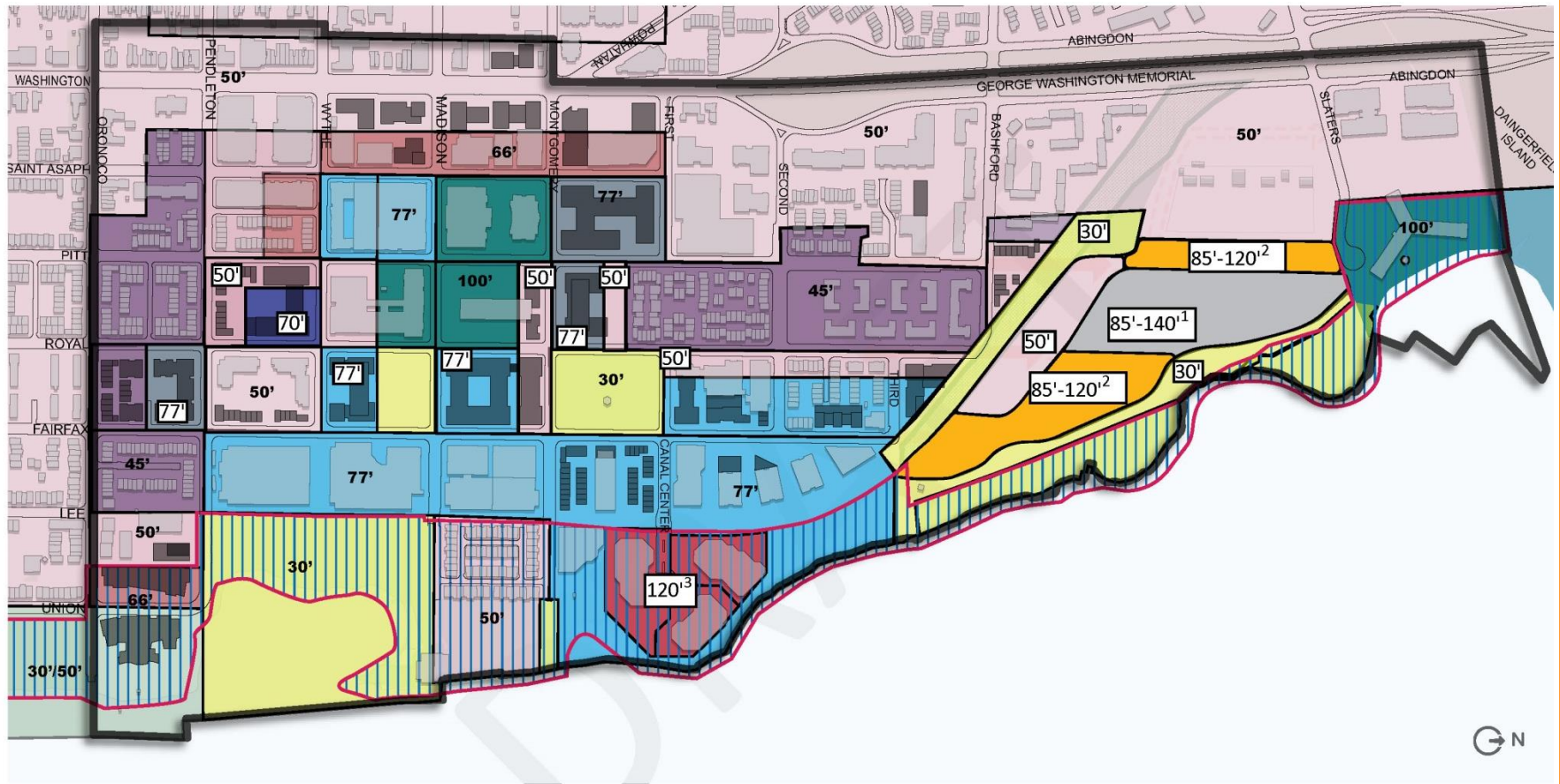


# Design Standards and Guidelines





# Recommended District Height Limits



## LEGEND

	120'		50'		Subject to the 1981 Settlement Agreement and the NPS document titled Alexandria Waterfront: Land Use Agreements, June 1992
	100'		30'/50'		Existing Height Limit
	77'		45'		Recommended New Height Limit
	70'		30'		
	66'				

## Notes:

1. The number and location of buildings with heights up to 140' will be determined through the development review process
2. The height ranges shown on the former power plant site are intended to provide a variety of heights for each building and within each block.
3. Any changes to building heights on Canal Center will require mutual agreement with the National Park Service (NPS)

# Existing Power Plant

85-120 ft.





# Building Height Precedents

50-75 ft.



Old Town North



# Building Height Precedents

120-140 ft.





# Perspective View

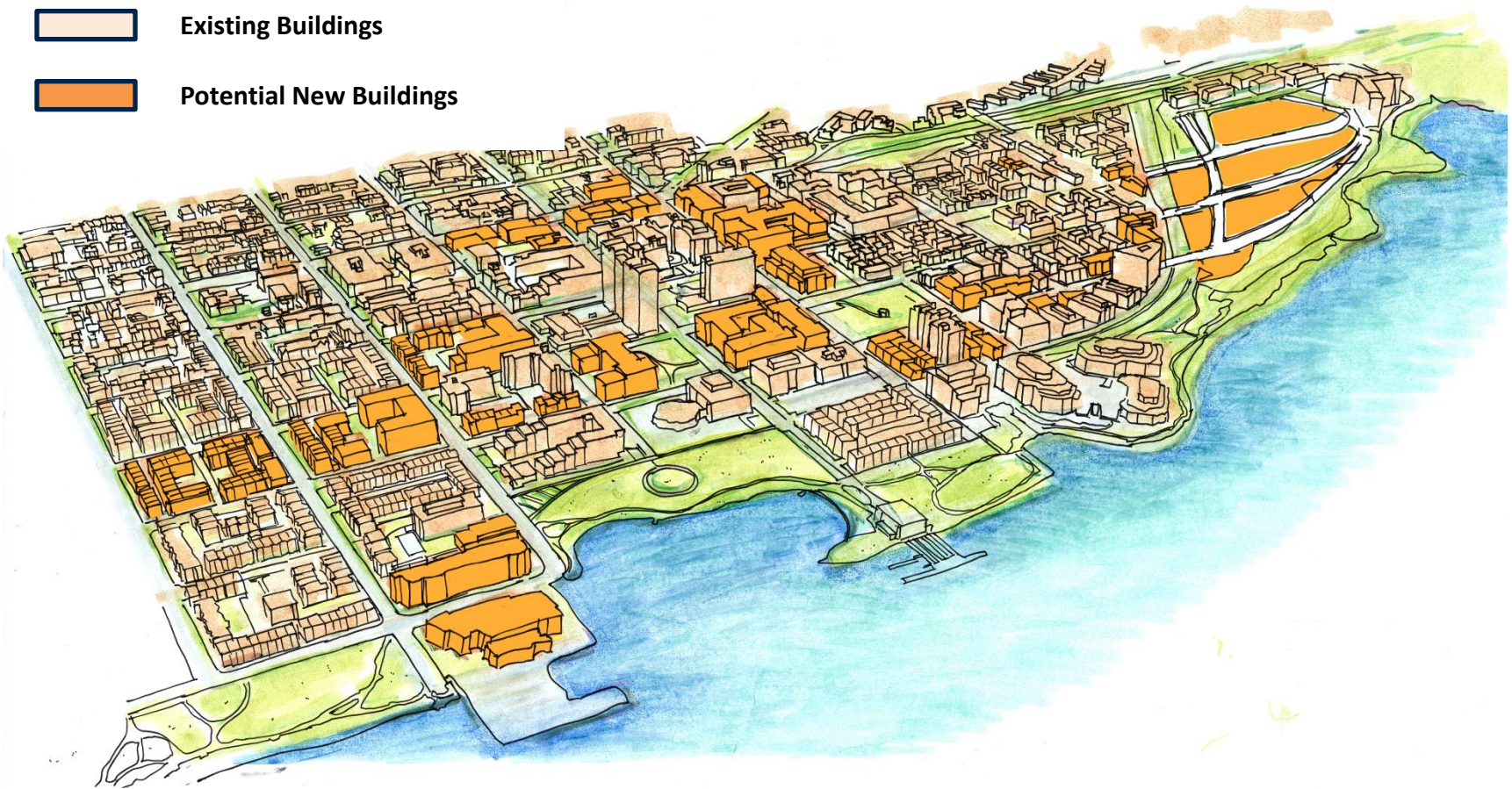
## LEGEND



Existing Buildings



Potential New Buildings





# Eco-District Plan Priorities

- Water Quality: Combined Sewer System;
- Water Quality: Stormwater Management and Green Infrastructure;
- Energy and Green Building; and
- Design, Land Use, and Transportation

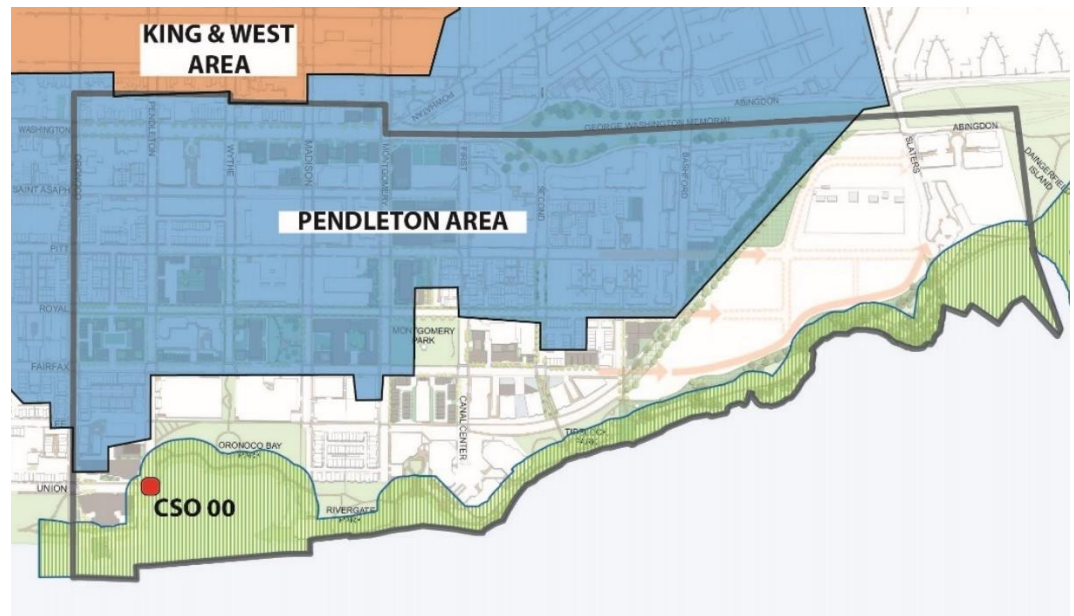




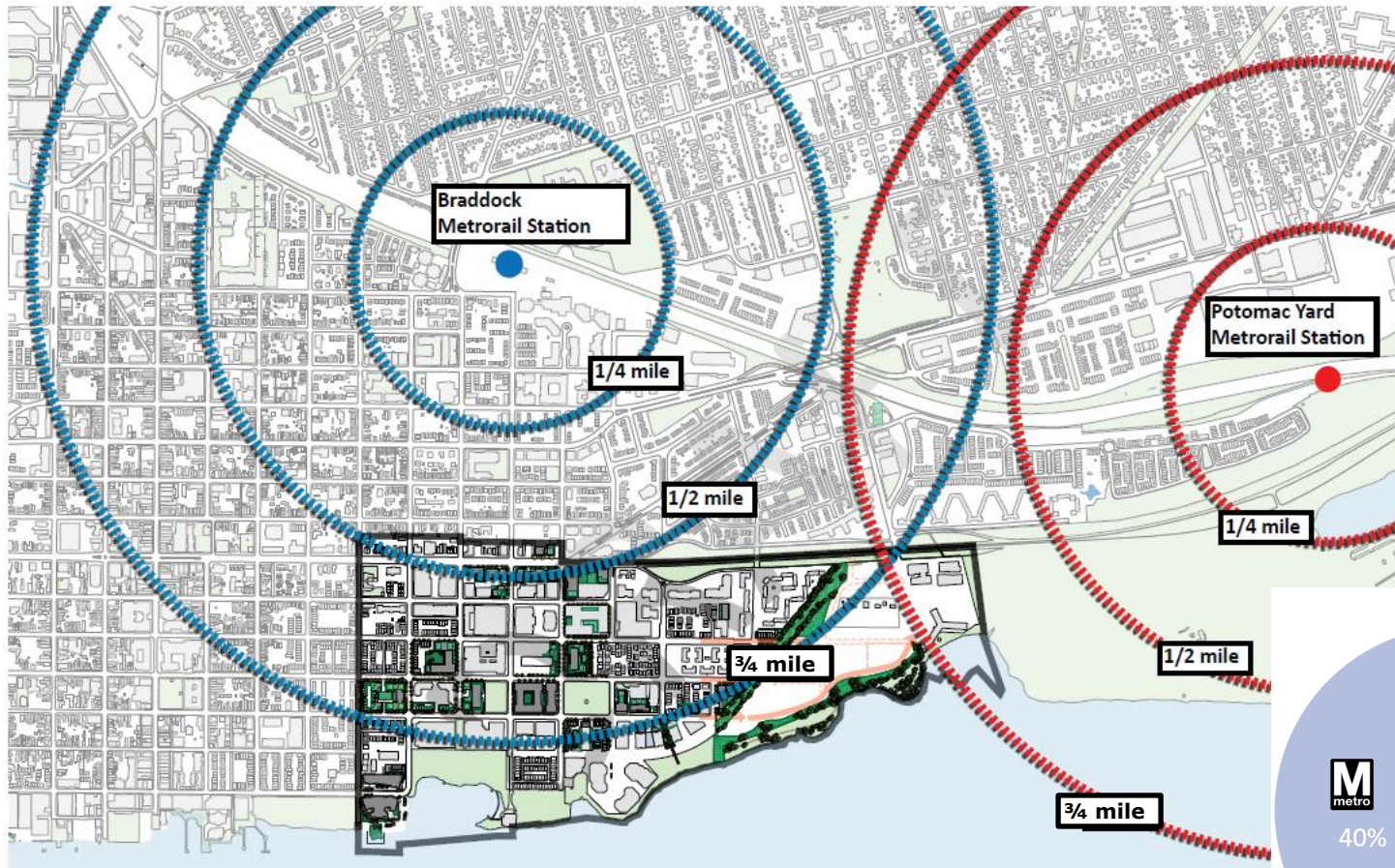
# Water Quality: Combined Sewer System

## Plan area mitigation measures:

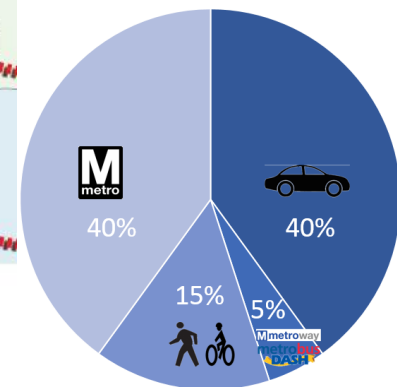
- On-site separation of storm and sanitary sewers.
- Redevelopment required to connect to separate sanitary and storm sewer systems, if available.
- If not feasible, redevelopment can implement green infrastructure that retains stormwater on-site or potentially in the public right-of-way.
- If neither sewer separation nor the implementation of green infrastructure is feasible, a contribution can be made toward mitigation of combined sewer overflows off-site.



# Transportation



- LEGEND**
- Old Town North Plan Boundary
  - - - Braddock Metrorail Station Walkshed
  - - - Potomac Yard Metrorail Station Walkshed





# Pedestrian Improvements

- Substantial demand for pedestrian access
  - Braddock Metro Station
  - 4% of people walk to work
  - 26% of Households make less than \$50,000 per year
- Baseline improvements
- New Street Network in Power Plant site
- Trail Improvements in Linear Park and waterfront
- Green Streets

## LEGEND

### Existing

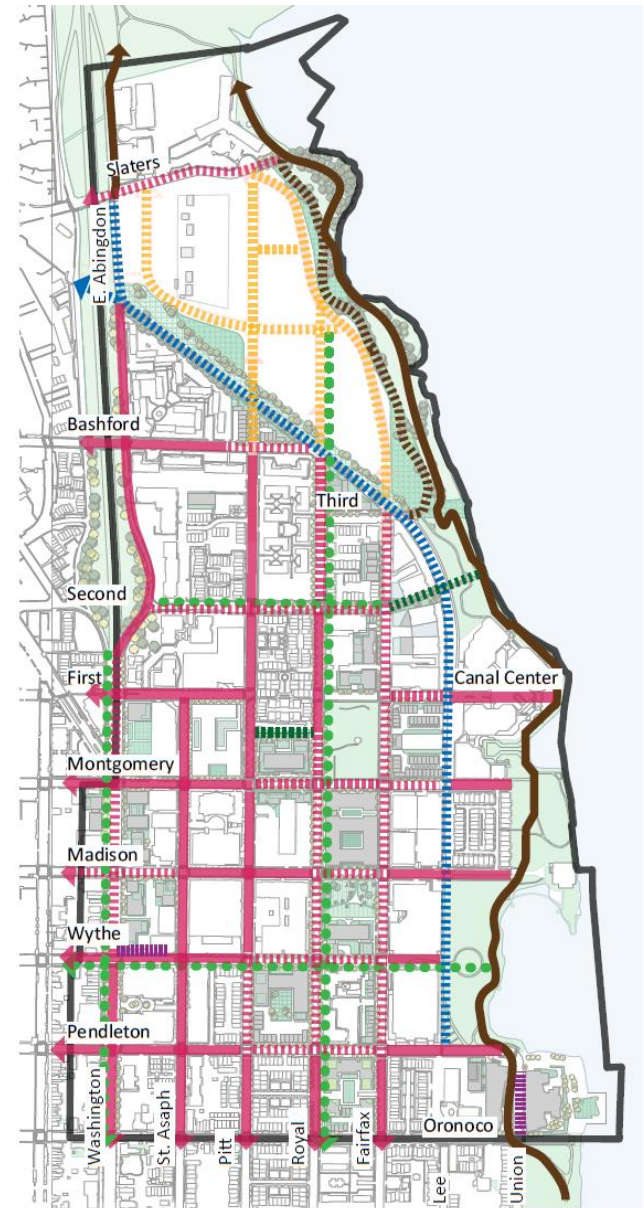
- Existing Multi-Use Path
- Existing Sidewalks

### Enhanced

- Enhanced Multi-Use Path
- Enhanced Sidewalks
- Install Missing Sidewalk
- Proposed Green Street

### New

- New Multi-Use Path
- New Sidewalks
- Potential Mid-Block Pedestrian










# Bicycle Improvements

- Trails
  - Norfolk Southern Spur
  - Fairfax Street extension
- Enhanced bicycle facilities
  - Madison Street Corridor
  - Slaters into Power Plant site
- Shared bicycle facilities
  - Royal Street
  - Bashford Lane
  - Oronoco Street
- Additional Capital Bikeshare stations

## LEGEND

-  Existing Trail
-  Existing Advisory Bicycle Lane; Bicycle Lane
-  Proposed Trail
-  Proposed Shared Roadway
-  Proposed Enhanced Bicycle Corridor



# Transit Improvements

- 6 DASH Routes
- 3 Metrobus Routes
- Metroway
- Realign Route AT2 to parallel AT8 as Old Town Circulator
- New North-South route to serve Power Plant and Potomac Yard Metro station

## LEGEND

### DASH

- AT5
- AT2
- AT8
- AT4
- AT3
- AT3/4

### WMATA

10E/10A/10B/11Y

AT2 realignment

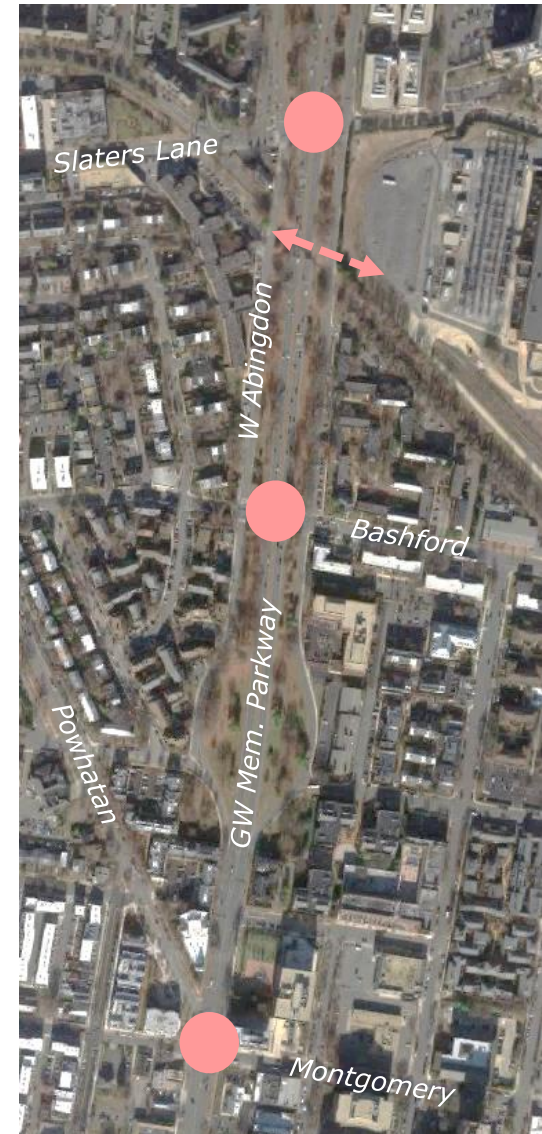
Potential New North/South Transit Line





# 2040 Build Assumptions – Traffic Operations

- Washington at Montgomery Street
  - Powhatan Street converted to Right-in / Right-out at Washington Street
  - Left turn pockets added on Montgomery Street at Washington Street (both directions)
- Additional mitigation
  - NB and SB left turns provided at Washington Street and Montgomery Street
  - New east-west street from Power Plant to W. Abingdon Drive
  - Lane configuration improvements on W. Abingdon at Slaters Lane
  - Lane configuration improvements on Bashford Lane



# Next Steps Schedule

<b>March 30</b>	Advisory Group Meeting #14	<ul style="list-style-type: none"> <li>• Release of Draft Transportation &amp; Land Use Chapters</li> <li>• Discuss Implementation Strategies</li> </ul>
<b>April 6</b>	Planning Commission Work Session	<ul style="list-style-type: none"> <li>• Update</li> </ul>
<b>April 13</b> <b>7:00-9:00 PM</b>	Community Meeting #8 – <i>Begin 45-day Public Comment Period</i>	<ul style="list-style-type: none"> <li>• Anticipated Release combined draft OTN SAP Update Document</li> </ul>
<b>April 25</b>	City Council Work Session	<ul style="list-style-type: none"> <li>• Update</li> </ul>
<b>April 27 – TBC</b>	Advisory Group Meeting #15	<ul style="list-style-type: none"> <li>• Follow-up on Land Use, Transportation, other topics as needed</li> </ul>
<b>May 16 - TBC</b>	Advisory Group Meeting #16	<ul style="list-style-type: none"> <li>• Update Comments received on Draft SAP</li> <li>• Advisory Group Letter of consensus</li> </ul>
<b>May 17</b>	Transportation Commission	<ul style="list-style-type: none"> <li>• Update on Transportation Chapter and Study</li> </ul>
<b>June 6</b>	Planning Commission Public Hearing	
<b>June 24</b>	City Council Public Hearing	

