

Old Town North



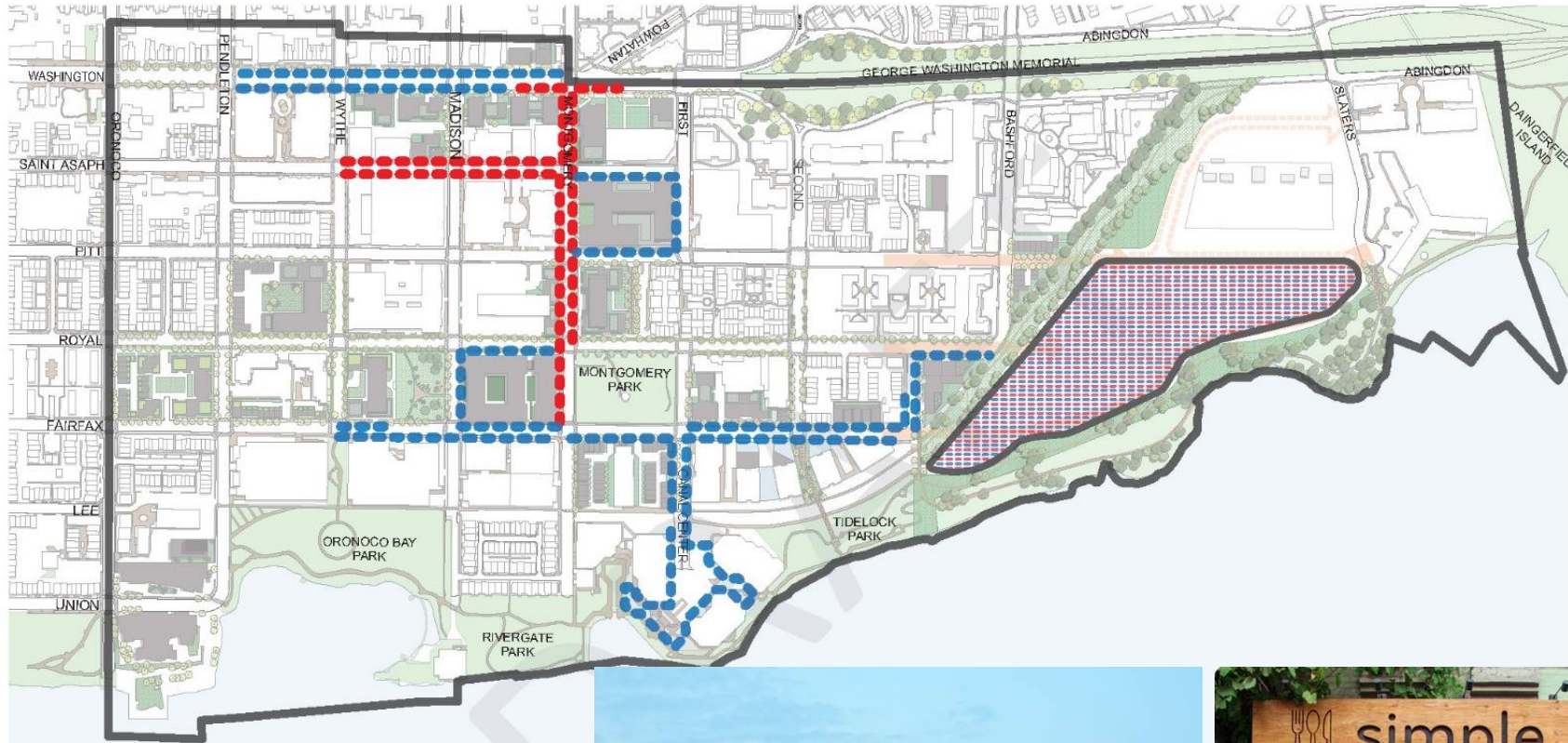
City Council Work Session

April 25, 2017

Planning, Land Use, and Design



Retail Focus Areas and Corridors

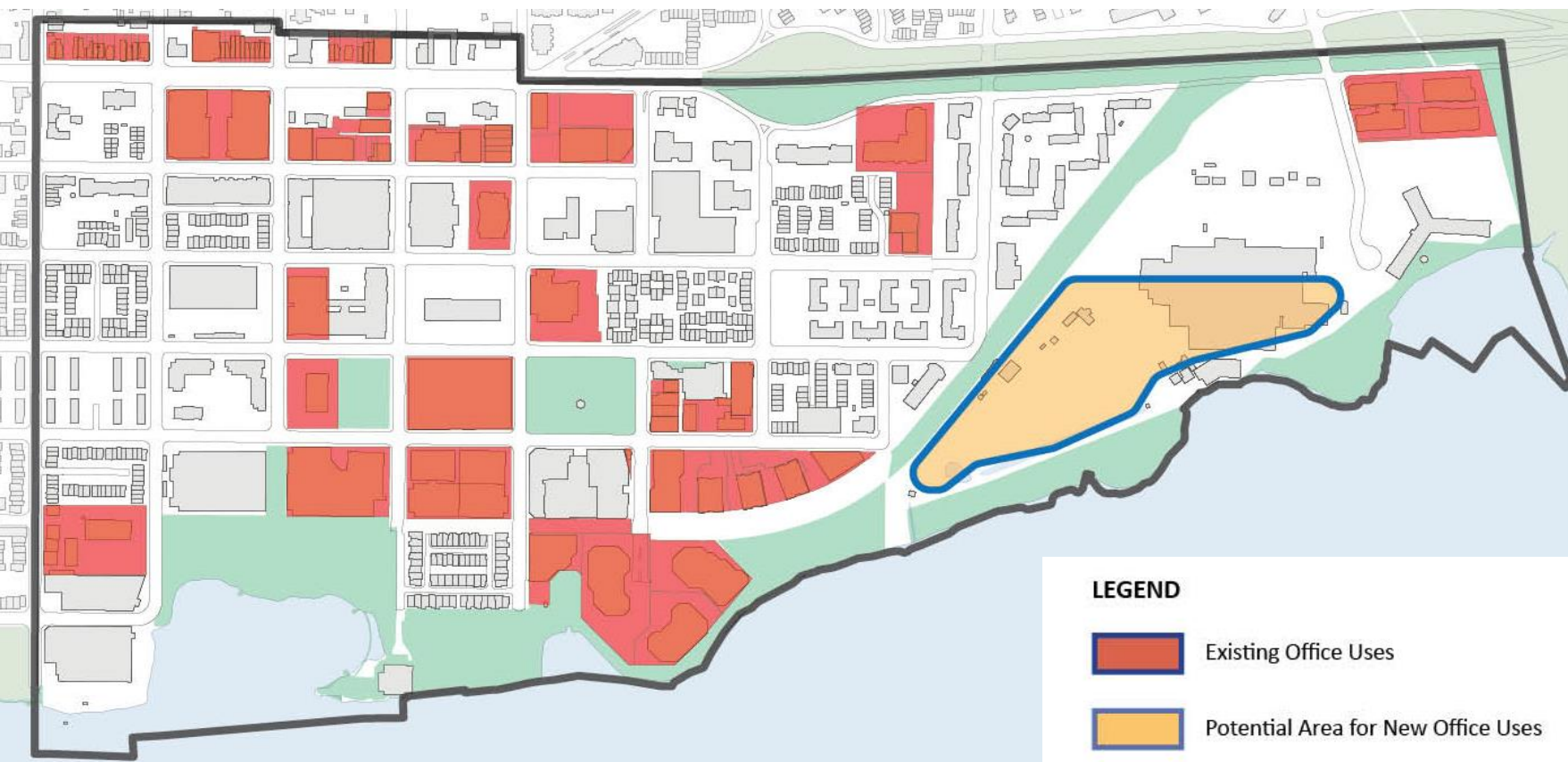


LEGEND

- - - - - 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

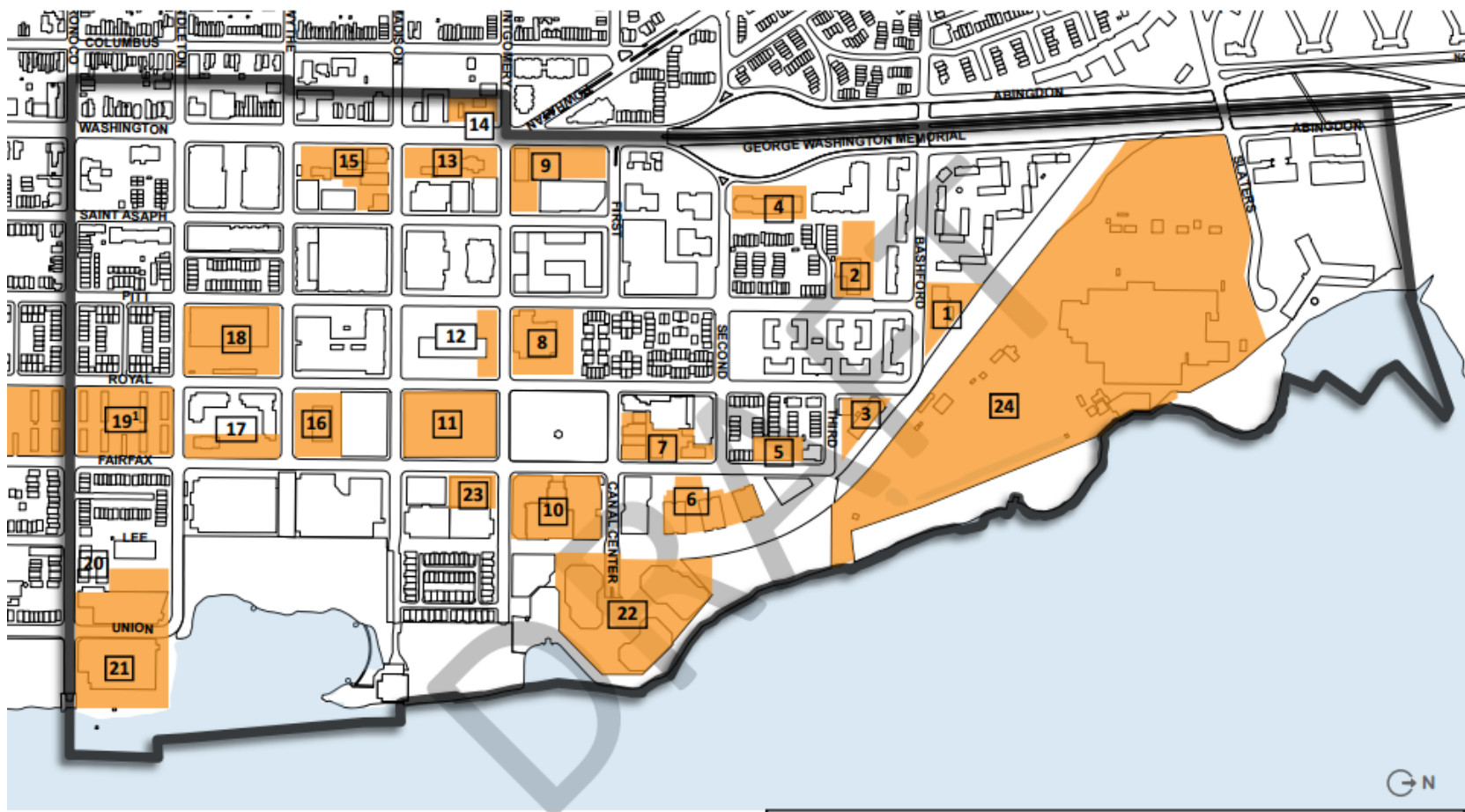


Art and Cultural Uses (Anchors)


- 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

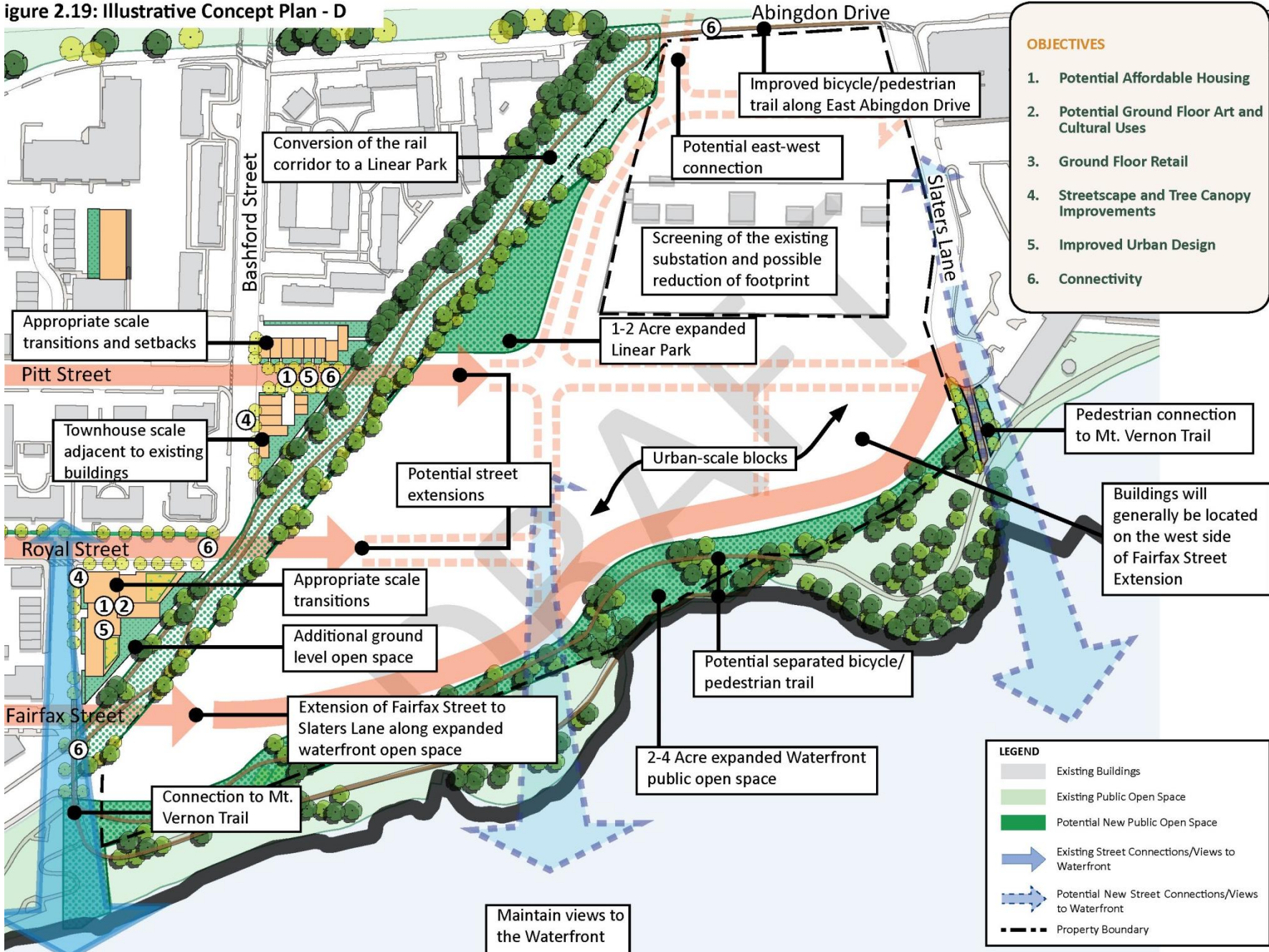
 Redevelopment Site Number as shown in the Development Summary Tables.

Notes:

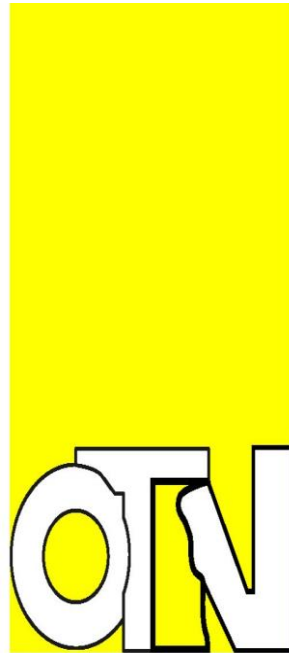
1. The public process for this Plan included review and discussion of the Hopkins-Tancil blocks, even though a portion of the site is located within the Old Town Small Area Plan. Proposed zoning for the full site was analyzed. While a separate Master Plan amendment will need to be processed for the southern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



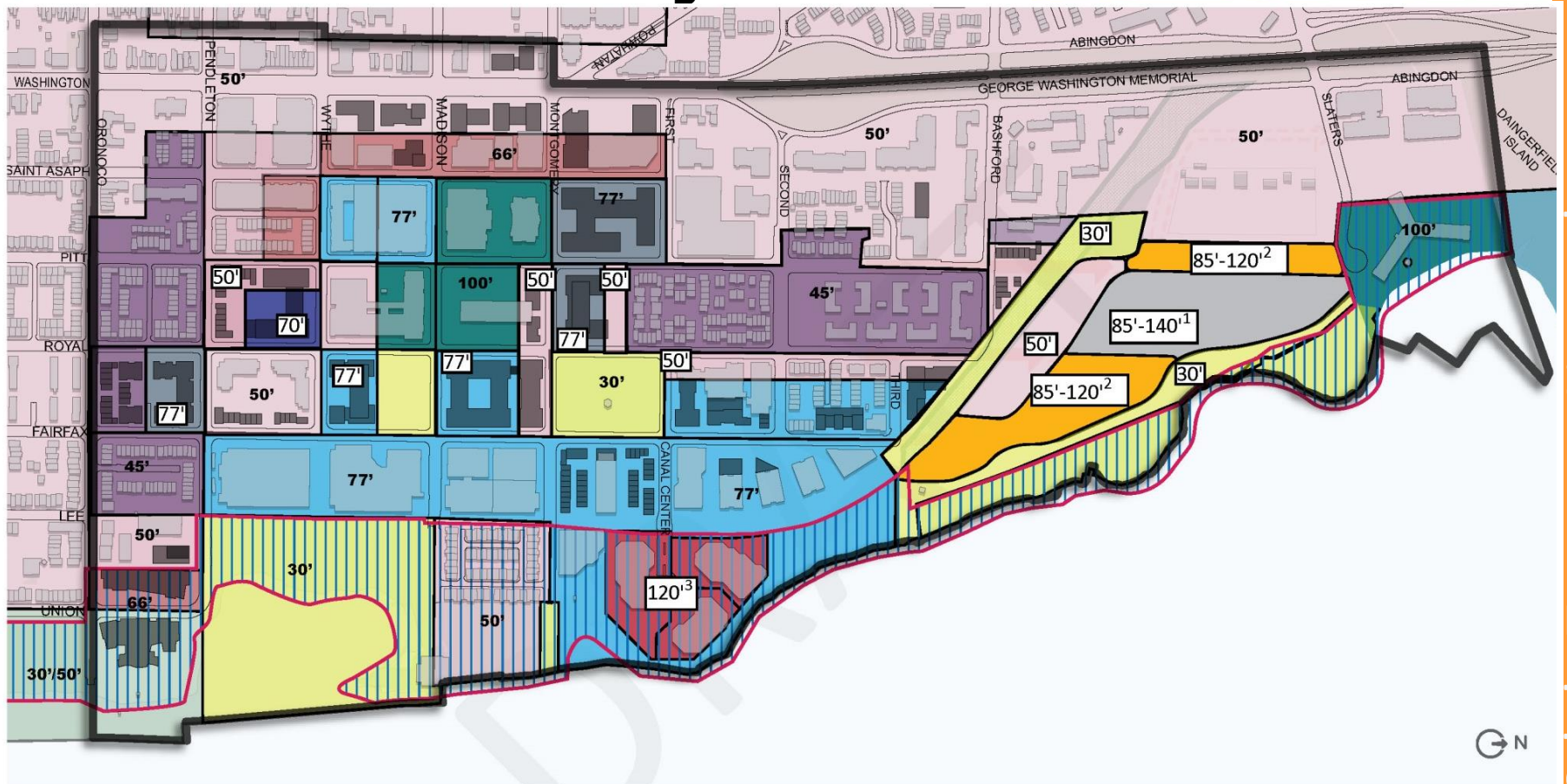
Figure 2.19: Illustrative Concept Plan - D



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)

Building Height Precedents

120-140 ft.



Old Town North

Perspective View

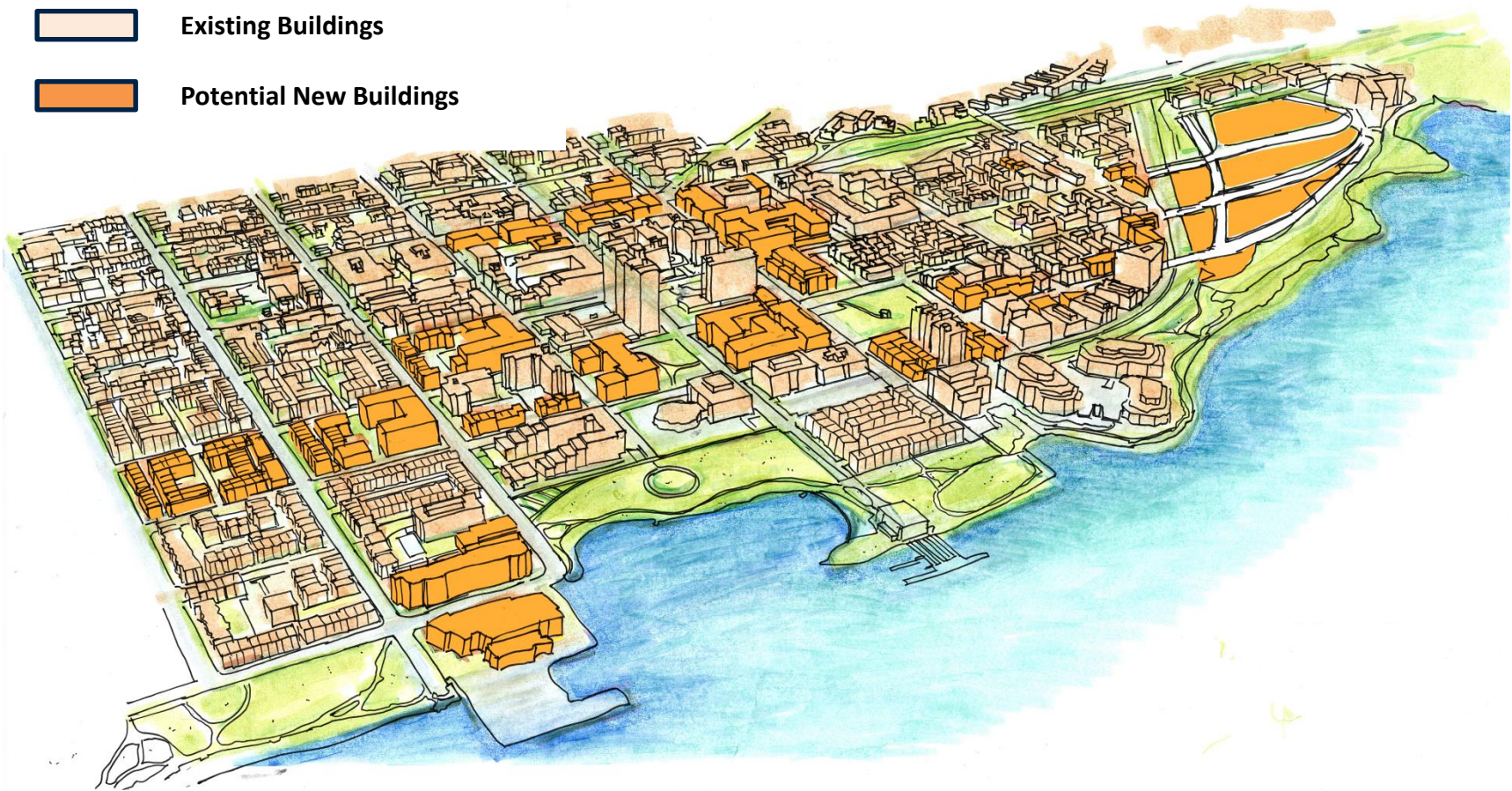
LEGEND



Existing Buildings



Potential New Buildings



Eco-District Plan Priorities

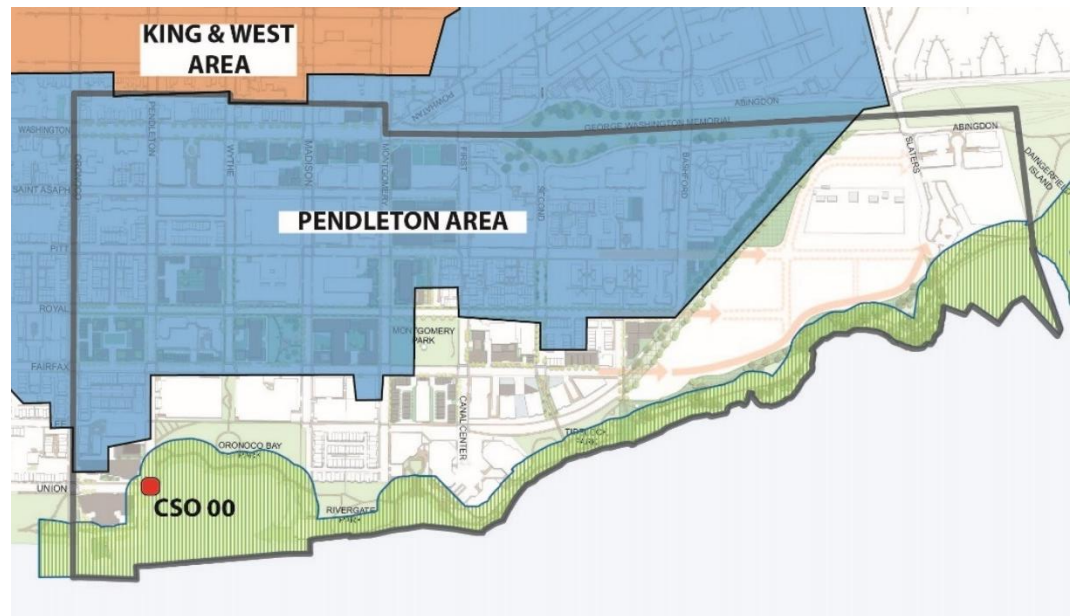
- Water Quality: Combined Sewer System;
- Water Quality: Stormwater Management and Green Infrastructure;
- Energy and Green Building; and
- Design, Land Use, and Transportation



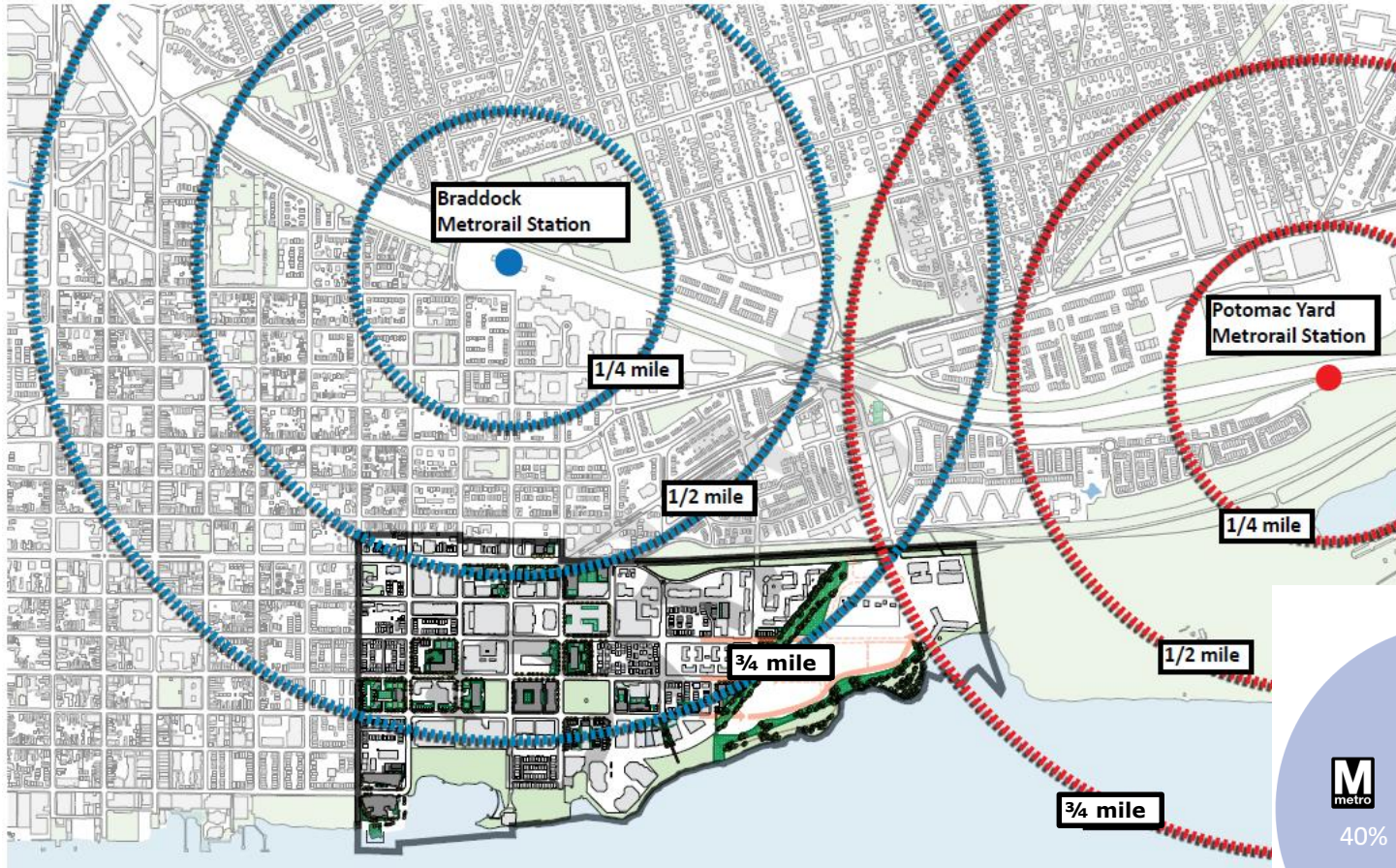
Water Quality: Combined Sewer System

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.

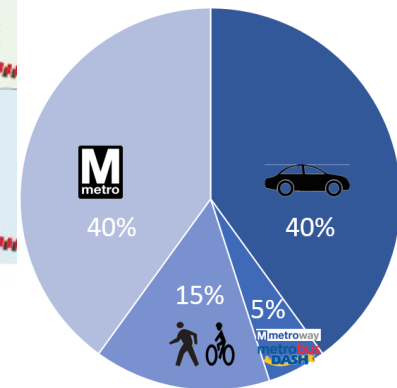


Transportation



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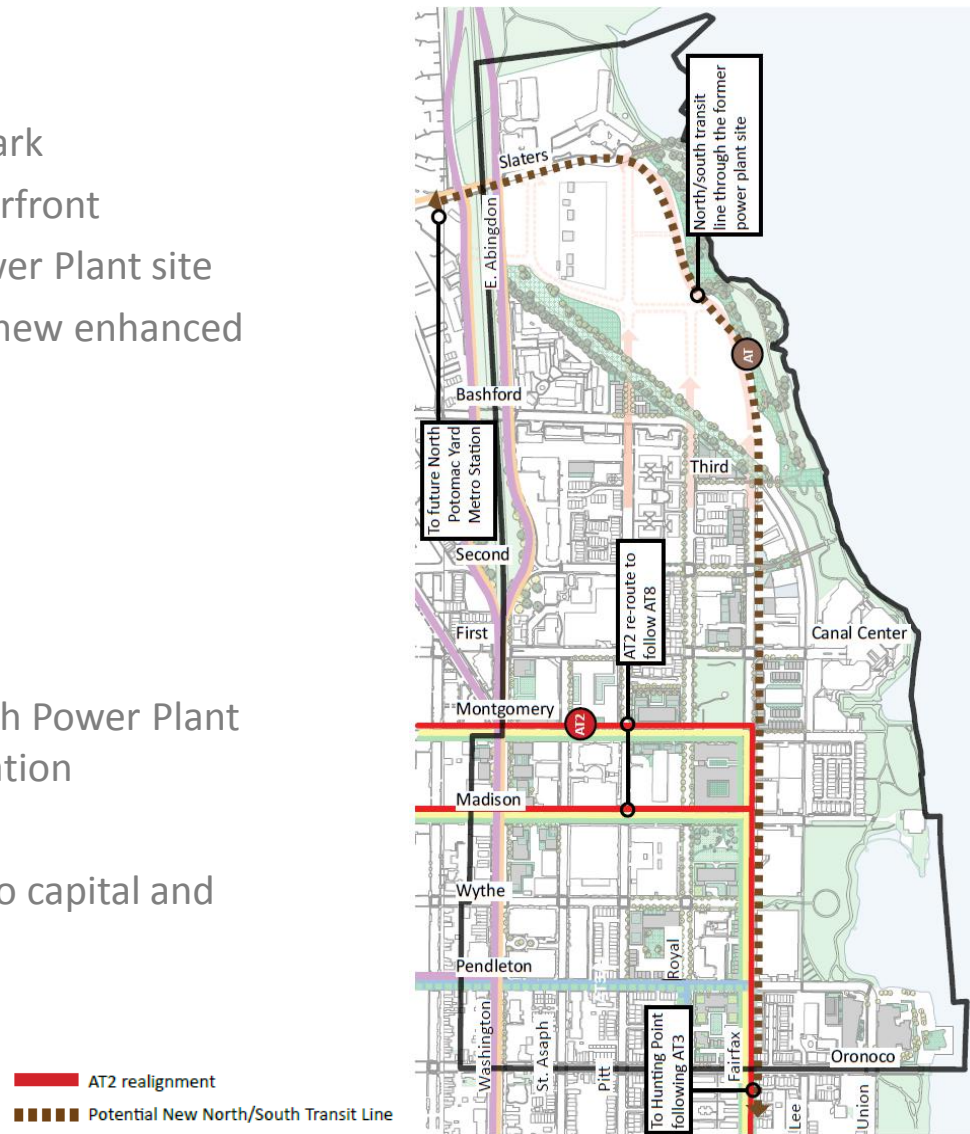
- Old Town North Plan Boundary
- Braddock Metrorail Station Walkshed
- Potomac Yard Metrorail Station Walkshed



Multimodal Improvements

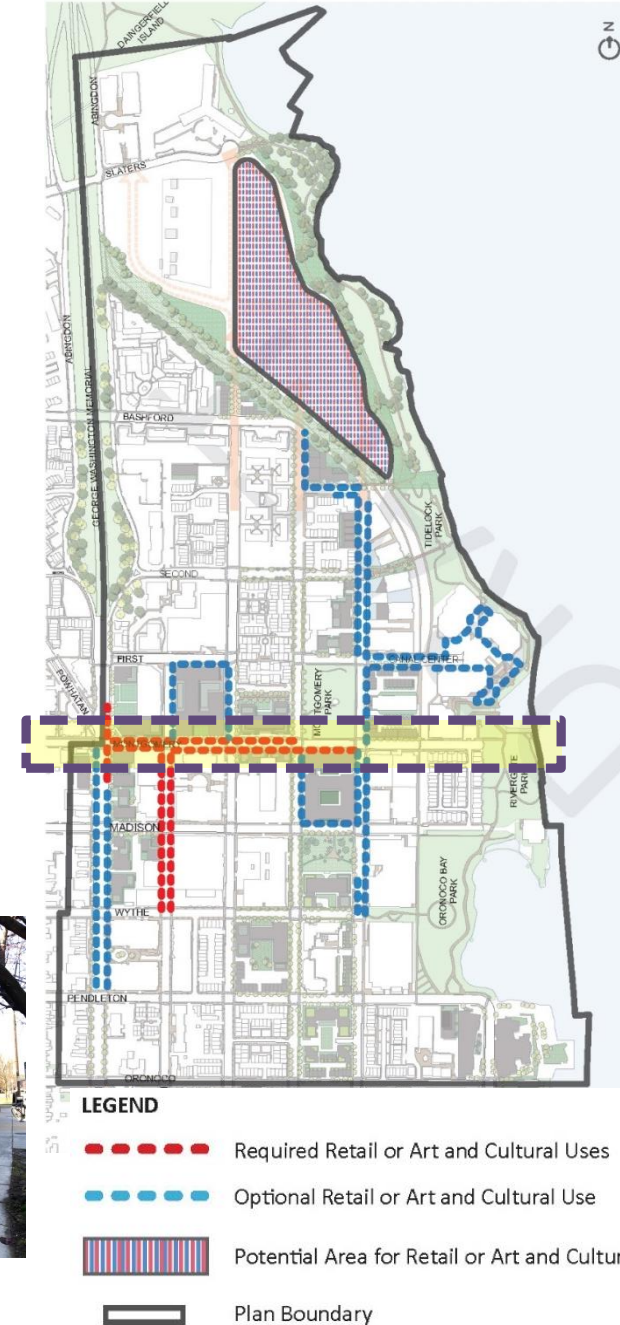
- Pedestrian and Bicycle
 - Trail improvements in Linear Park
 - Trail improvements along waterfront
 - New street connections to Power Plant site
 - Sidewalks where missing, and new enhanced sidewalks
 - Green Streets
 - Capital Bikeshare Expansion
- Transit
 - Old Town Circulator
 - New North-south route through Power Plant site to Potomac Yard Metro Station
 - Improved DASH headways
 - New transit service is subject to capital and operating funding

Proposed Transit Improvements

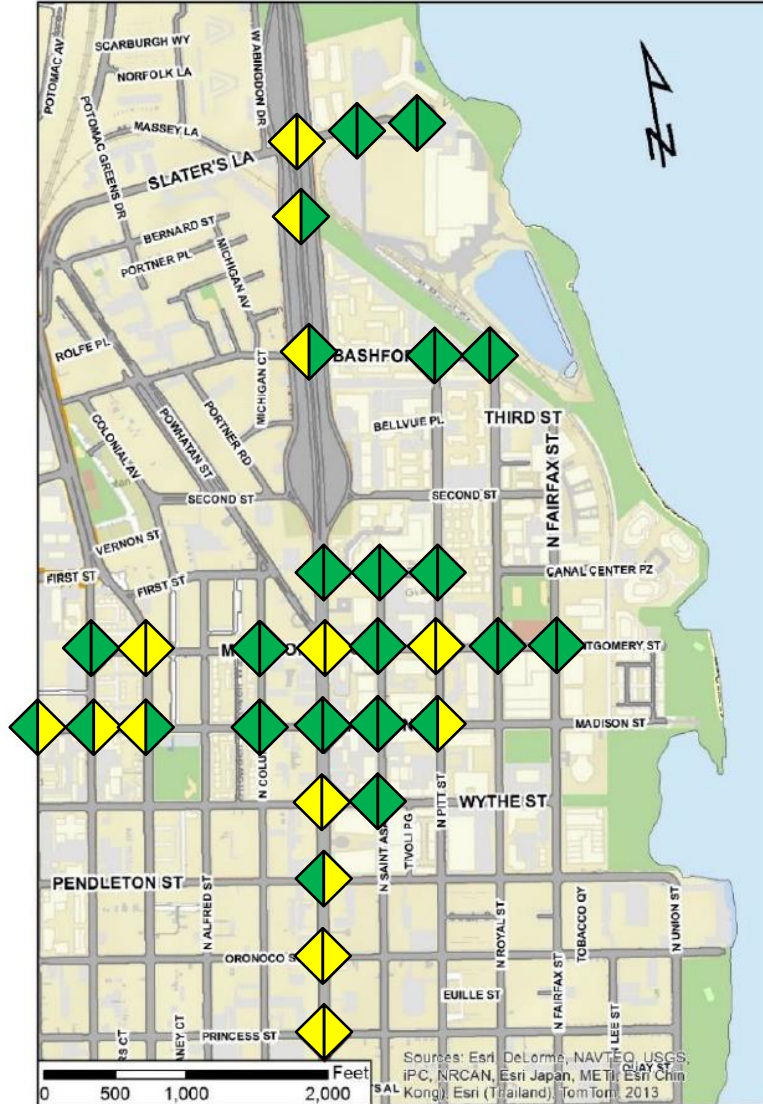


Montgomery Street

- Montgomery Street recommended to convert from a one-way operation to a two-way operation
- 80% of great retail streets are two-way
- Advantages of a two-way street:
 - A more pedestrian friendly street
 - Direct Access to retail and commercial uses
 - Access to offices and the waterfront
- Converting Montgomery Street to a two-way operation does not adversely impact traffic operations



2040 Build with Improvements – Traffic Operations



- Washington / Montgomery improvements
- New East-West Road
- Lane reconfiguration at W Abingdon and Slaters
- Lane reconfiguration at Washington at Bashford
- Non- Washington St intersections operate similar to Build scenario
- Washington St intersections improve as a result of mitigation, at LOS D or better

LEGEND:

- AM/PM Overall Intersection LOS A or B
- AM/PM Overall Intersection LOS C or D
- AM/PM Overall Intersection LOS E or F