

Attachment 3
Project Descriptions
Potential projects for FY 2016 and beyond

Old Town North Small Area Plan, including the Potomac River Generating Station Site

Council's adoption of the FY 2014 work program slotted the Old Town North Plan to begin in July 2015 and finish 18 months later (December 2016). The Old Town North Small Area Plan approved in 1992 as part of a comprehensive re-planning of the City identifies a number of redevelopment sites that have not yet redeveloped. However, in the past few years, redevelopment pressure has increased considerably, with construction completed or nearly complete on multiple projects, and other redevelopment projects are in the approval process or planning stages.

The largest of the potential redevelopment sites is the Potomac River Generating Station (PRGS), which ceased operations in October 2012. The PRGS site represents a significant potential benefit for the City, both in terms of the undesirable use that is departing as well as the prospect of creating new public amenities and economic opportunities. Among the amenities long identified as desirable: an increase in waterfront open space that significantly improves the connection between Daingerfield Island and Old Town North's waterfront. From a development point of view, the site has many positive attributes, including a waterfront location, great views, access to the GW Parkway and to National Airport, but considerable care will need to be taken to address potential neighborhood impacts and to maximize the public benefits to the degree feasible. In addition, environmental mitigation will be a significant redevelopment cost. NRG, which controls the former GenOn/Mirant site, has indicated that it is looking forward to the upcoming Old Town North planning process and will actively participate in this planning process.

There is considerable interest by the Old Town North community in beginning the update to the Old Town North Small Area Plan. The North Old Town Independent Citizens Civic Association (NOTICE) land use subcommittee has developed principles in advance of the small area plan process.

Other Potential FY 2016 (and beyond) Planning Efforts

Although not proposed for FY 2015 action, several other areas of the City are potential candidates for future small area planning work. These include:

- *North Potomac Yard:* Staff recommends that this re-planning effort begin after selection of preferred Metro site; Developer has expressed willingness to explore funding for a consultant and staff person.
- *Duke Street Corridor:* Duke Street is a planned high capacity transit corridor ("Corridor B"), to be implemented subsequent to Corridors A (Route 1) and C (Beauregard/Van Dorn). Along Duke Street there are residential neighborhoods as well as pockets of strip commercial, some of which are on shallow lots that make redevelopment difficult. Of major significance in the plan area will be the existing garden apartments, including

Foxchase, in the corridor that represent a large portion of the remaining “market affordable” housing in the City, requiring extensive internal coordination and planning well in advance.

- *Del Ray Strategic Update to Mount Vernon Avenue Business Plan:* Del Ray Business Association and Del Ray Civic Association have expressed an interest in conducting a strategic update to the 2005 Plan in order to address and respond to factors affecting the neighborhood and the business environment, specifically looking at the elements that contribute to a vital business district such as streetscaping, lighting, and parking, and maintain the unique character of the neighborhood.
- *Fairlington/Bradlee:* The area is located in the heart of the City. Portions of the commercial area are dominated by auto-oriented uses, large surface parking lots, and parcels that are not well connected to each other. There are other portions of the commercial area that are more pedestrian-oriented. The area is home to a variety of neighborhood-serving retail and service establishments, many of which are locally-owned. Nearby land uses include churches and TC Williams High School. A project to rebuild the Safeway is under construction and redesign of the Quaker/Braddock/King Street intersection is under consideration.
- *Industrial Use Study:* Recent early work on Eisenhower West and Oakville Triangle has highlighted the lack of citywide policy on industrial use. This study would examine existing industrial uses and areas, explore issues regarding market and construction trends and draft city wide industrial policy.