Old Town North Small Area Plan Advisory Group Meeting #1

Thursday, October 29, 2015
7:00 – 9:00 PM
City Hall - Sister Cities Conference Room
List of Old Town North Community Task Force Participants and Attendees

ADAMS, Madeleine
ADAMS, Betsy
ANDERSON, Carol
ANDERSON, A.P.
ANNUT, Bill
ARSTEIN, Elin
BEACH, Barbara (Attorney)
BLAIR, Donald (Attorney)
BODNER, Jeff
CRAPO, Jerry
CRADDOCK, Robert E.
CROTEAU, Harry (Attorney)
DEMPESEY, Bob
DRIVER, Robert
EMRICH, Jerry
EPSTEIN, Peter
EUROPE, Valerie
EUROPE, Charlie
FISHER, Bob
GARRISON, James
GILLILAND, Richard
GRIER, Sally Ann
GuINNESS, Matthew
HARPER, Mary Anna
HART, Bud (Attorney)
HARWOOD, Sam
HEWING, Tom
HOPFMAN, John
HOLLIS, Janet
HOLLIS, Richard
HUFFTON, Linda
JOHNSTON, Debbie
KALEBIS, James G.
KESTERMAN, Fritz
KNIGHT, Jeff
LABOVITZ, Peter C.
LABOVITZ, Ken (Attorney)
LAMKIN, Angela S. Jr.
LIEBER, Ken
LONG, Ted
MACFARLANE, Roger
MACRAE, Maxon M.
MARTINDALE, Mary
MCFARLIN, Sheila
MCLAUGHLIN, Shawn P.
MEEKS, Virginia
MEYER, William L.
MEYERS, Charles
MEYER, Gerhard
MEYERS, Frank
MEYERS, Casey
MIDDLETON, Jon
MIDDLETON, Howard (Attly)
MILLS, Howard R.
OLIVER, Orson
PATTEN, Neil
PEPPLE, E. W.
Pierce, Earl H.
PLUGGER, Donald
POLAN, William
QUILL, Lee (Chester (Architect)
RAV, Jonathan (Attorney)
RICHARDS, Darrel
RITTEN, Kenneth
RITTER, Linda
ROUSOS, Bill
SCHUEPP, Andrew
SMITH, Buzz
SPENCER, Karl
SWEET, Richard
TALBOT, Nancy
THOMAS, Eugene
THOMAS, Harry A. (Attorney)
THOMAS, Katie
THOMOSFINSKI, George R.
THOMPSON, Jim
VAN HOUTEN, Keith
VERGUIA, Frank
VOS, Max R.
WALKER, Chris
WATE, George Ann
WEINBERG, Rick
WHITTON, Linda
WIESMAN, Anita
WILLIAMS, John
WOODMAN, Jim B.
ZATERMAN, Susan
ZIMMERMAN, Bill
ZIMMERMAN, Lisa
1992 OTN SAP
Background

1958 Sanborn Map
### 1992 OTN SAP
Background - Early to late 20th Century Context

#### Examples of Manufacturing Sites in Early to mid 20th Century
- Cotton Mill (Washington/Pendleton)
- Norton Meat Rendering (Madison/Lee)
- Shell Oil Co (Madison/Fairfax)
- Texaco (Pendleton/Fairfax)
- American Chemical Co (Union/Oronoco)
- Tidewater Oil Co (Pitt/Wythe)
- ABC W. Transit Bus Garage (Pitt/Pendleton)
- Portner’s Brewery (Pendleton/Wythe)
- Alexandria Glass Co (Fairfax/Montgomery)
- Alexandria Gas Co (Oronoco/Lee)
- Fertilizer Companies
- Coal Companies
- Kilns

#### Demographics

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>2,010</td>
<td>2,087</td>
<td>2,764</td>
<td>3,118</td>
</tr>
<tr>
<td>Housing Units</td>
<td>1,180</td>
<td>1,413</td>
<td>2,045</td>
<td>2,280</td>
</tr>
<tr>
<td>Households</td>
<td>1,069</td>
<td>1,349</td>
<td>1,880</td>
<td>2,101</td>
</tr>
<tr>
<td>Population in Households</td>
<td>2,010</td>
<td>2,081</td>
<td>2,755</td>
<td>3,109</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>1.88</td>
<td>1.54</td>
<td>1.47</td>
<td>1.48</td>
</tr>
</tbody>
</table>
# 1992 OTN SAP

## Background - 1992 Land Use Mix & Development Sites

### 1992 OLD TOWN NORTH SMALL AREA PLAN

**EXISTING LAND USE – OLD TOWN NORTH**
(Exclusive of Rights of Way)

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>ACREAGE</th>
<th>PERCENT OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>31.9</td>
<td>23.0%</td>
</tr>
<tr>
<td>Office/Office Warehouse</td>
<td>41.8</td>
<td>30.2%</td>
</tr>
<tr>
<td>Other Commercial</td>
<td>19.2</td>
<td>13.9%</td>
</tr>
<tr>
<td>Utility/Transportation</td>
<td>27.9</td>
<td>20.1%</td>
</tr>
<tr>
<td>Parks</td>
<td>7.2</td>
<td>5.2%</td>
</tr>
<tr>
<td>Common Area</td>
<td>7.2</td>
<td>5.2%</td>
</tr>
<tr>
<td>Vacant Land</td>
<td>3.4</td>
<td>2.5%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>138.6</td>
<td><strong>100.1%</strong></td>
</tr>
</tbody>
</table>

Map 6

**Major Development / Redevelopment Sites (1992)**

1. Health Department / Commonwealth Scientific
2. Mastercraft Interiors
3. Red Cross
4. WMATA Bus Barn
5. Gazette Packet Newspaper
6. Montgomery Center
7. Va. ABC / Giant Food Store
8. Postmasters
9. Thomas, Meeks & Smoots
10. Foreign Car Service
11. Waterfront Pier & Marina
12. N. Washington St. Corridor
13. Norton Property
14. Old Colony Courtyard Hotel and Conference Center

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Old Town North Area
Page 1: “This 1990 Small Area Plan for Old Town North aims to achieve a fair balance between competing residential and commercial interests. It applies comprehensive planning, zoning and urban design techniques as innovative, creative tools to improve the character and quality of the area. . .”

1992 Goals and Recommendations in the following Areas:
- Land Use, Heights and Zoning
- Urban Design
- Thoroughfare and Traffic Improvements
- Retail Focus Areas
1992 OTN SAP
Background

Map 6
Major Development/Redevelopment Sites (1992)

1. Health Department / Commonwealth Scientific
2. Mastercraft Interiors
3. Red Cross
4. WMATA Bus Barn
5. Gazette Packet Newspaper
6. Montgomery Center
7. Va. ABC / Giant Food Store
8. Postmasters
9. Thomas, Meeks & Smoots
10. Foreign Car Service
11. Waterfront Pier & Marina
12. N. Washington St. Corridor
13. Norton Property
14. Old Colony Courtyard Hotel and Conference Center

OLD TOWN NORTH
2015 RE-DEVELOPMENT & DEVELOPMENT SITES
October 26, 2015

FUTURE POTENTIAL SITES
1. BNC 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 Oranoco
17. Printers Row

*These are sites as they have been identified at the start of the planning process.
# 1992 OTN SAP

## Background – Post Plan Approval

### AMENDMENTS TO 1992 OLD TOWN NORTH SMALL AREA PLAN

*(As of 4/21/2015)*

<table>
<thead>
<tr>
<th>Master Plan Amendment</th>
<th>Passage Date</th>
<th>Address</th>
<th>Land Use Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>MPA94-0003A</td>
<td>6/17/1995</td>
<td>1200 N. Pitt Street</td>
<td>Change in land use designation from OC to CD-X</td>
</tr>
<tr>
<td>MPA98-0005</td>
<td>12/12/1998</td>
<td>No specific address; Text changes</td>
<td></td>
</tr>
<tr>
<td>MPA 2002-0004</td>
<td>1/25/2003</td>
<td>409 N. Pitt Street (blocks bounded by N. Pitt, N. Royal, Princess and Pendleton Street)</td>
<td>Change in land use designation from RM/Residential to CRMU-X/Residential</td>
</tr>
<tr>
<td>MPA 2011-0002</td>
<td>6/28/2011</td>
<td>717, 716, 723, 735 N. St. Asaph; 716 N. Pitt Street (Harris Teeter)</td>
<td>Change in land use designation from CD to CDD#20</td>
</tr>
<tr>
<td>MPA2011-001</td>
<td>2/25/2012</td>
<td>Waterfront Plan</td>
<td>Incorporation of the Waterfront Plan into the Master Plan</td>
</tr>
<tr>
<td>MPA 2013-0004</td>
<td>11/16/2013</td>
<td>700 &amp; 710 N. Washington Street (Travelodge)</td>
<td>Change in land use designation from CD-X to CRMU-X</td>
</tr>
<tr>
<td>MPA2014-0001</td>
<td>3/15/2014</td>
<td>509 N. St. Asaph Street (Health Department)</td>
<td>Change in land use designation from RM/Townhouse to CRMU-X</td>
</tr>
<tr>
<td>MPA2014-0010</td>
<td>4/18/2015</td>
<td>513 &amp; 515 N. Washington St. (The Mill)</td>
<td>Change in land use designation from RM to OC</td>
</tr>
</tbody>
</table>
OTN SAP UPDATE
That the role of the Advisory Group shall be to provide assistance and insight to City staff throughout the key stages of the Old Town North Small Area Plan Update process.

That the Advisory Group shall complete the following tasks:

- Attend scheduled meetings which shall be open to the public and which shall be identified in an Old Town North Small Area Plan Update Work Plan that is to be produced for this project.
- Provide input and insight on issues and opportunities throughout the key stages of the planning process.
- Assist in development and execution of the civic engagement process consistent with the Work Plan and the City's What's Next Alexandria processes and procedures; and
- Advise and make recommendations regarding Plan content, including vision, framework, principles and other elements of the Plan.
That throughout the planning process, the Advisory Group shall work towards development of consensus positions, brokered compromises and formal votes to the extent possible and, in cases where there are differing opinions, they shall be included in reports to City Council.

That the Advisory Group shall work with staff and other professionals involved in the project throughout the planning process to achieve a final set of recommendations for incorporation into a proposed Old Town North Small Area Plan Update and such recommendations shall be summarized in a letter forwarded from the Advisory Group to the Director of Planning and Zoning with the letter also included in the final staff report to City Council; and

That the Advisory Group shall sunset when the Old Town North Small Area Plan Update is approved by City Council.
Meetings
- All Advisory Group Meetings are Public
- All Advisory Group Meetings require advance Public Notification
  - eNews; Website; Other
- Limitations

City Interdepartmental Project Team
- Planning and Zoning Department (Lead)
- Alexandria Economic Development Partnership
- City’s Energy Manager
- Department of Recreation, Parks and Cultural Activities
- Department of Transportation and Environmental Services
- Office of Historic Alexandria
- Office of Housing
What’s Next Alexandria
- Civic Engagement Handbook
- Civic Engagement Phases for Planning Processes
  - Information Gathering
  - Options
  - Recommendations
  - Plan Implementation and Maintenance
- Principles for each Phase
- Tools for each Phase

A Tour of the Framework

For the Complete Civic Engagement Framework, worksheet, see Appendix D on page 72.
Civic Engagement Tools – Advisory Group
- AG Regular Meetings
- AG Community Meetings
- AG Special Events
- Regular Feedback loops between AG members and respective stakeholder groups (in person - electronic)
- Tours
- Other

Civic Engagement Tools - Electronic
- OTN SAP Update Webpage
- OTN SAP Comment Board (pending)
- OTN SAP Alex Engage (pending)
- Other

Document Sharing
- Meeting Materials
- Work Plan
- Tour Itineraries
- Project Brief
- Future Documents
OTN SAP UPDATE
DRAFT WORK PLAN FOR REVIEW AND DISCUSSION
DEVELOPMENT OF THE FRAMEWORK
Build on the 1992 OTN SAP Goals and Recommendations

Planning Framework Areas
- Planning, Urban Design and Land Use
- Transportation
- Housing
- Infrastructure and Environmental Sustainability
- Open Space, Recreation, and Cultural Activities
- Historic Preservation
- Economic Development

Key Planning Tool for Framework – Charrette

OTN SAP Advisory Group Charrette Subcommittee

Post Charrette Public Hearings – Seek Green Light to move from Phase 1 to Phases 2 and 3 of Work Plan
CHARRETTE AS TOOL FOR DEVELOPMENT OF FRAMEWORK
CHARRETTE

Definition: The National Charrette Institute™ defines ‘Charrette’ as “a multiple-day collaborative design and planning workshop held on-site and inclusive of all affected stakeholders.”

HISTORICAL NOTE
The term "charrette" is derived from the French word for "little cart." In Paris during the 19th century, professors at the Ecole de Beaux Arts circulated with little carts to collect final drawings from their students. Students would jump on the "charrette" to put finishing touches on their presentation minutes before the deadline.

Eisenhower West Community Meeting
<table>
<thead>
<tr>
<th>Time</th>
<th>MON NOV 16</th>
<th>TUE NOV 17</th>
<th>WED NOV 18</th>
<th>THU NOV 19</th>
<th>FRI NOV 20</th>
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<tbody>
<tr>
<td>8 AM</td>
<td>Breakfast</td>
<td>Breakfast</td>
<td>Breakfast</td>
<td>Breakfast</td>
<td>Breakfast</td>
</tr>
<tr>
<td>9:00</td>
<td>Studio Set-up</td>
<td>Team Meeting</td>
<td>Team Meeting</td>
<td>Team Meeting</td>
<td>Team Meeting</td>
</tr>
<tr>
<td>10:00</td>
<td>Community Tours (AG Host)</td>
<td>Alt. Concepts Development</td>
<td>Alt. Concepts Development</td>
<td>Preferred Plan Synthesis</td>
<td>Plan Development / Production</td>
</tr>
<tr>
<td>11:00</td>
<td>Lunch</td>
<td>Lunch</td>
<td>Lunch</td>
<td>Lunch</td>
<td>Lunch</td>
</tr>
<tr>
<td>12 PM</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>1:00</td>
<td>Open House (AG Host)</td>
<td>Alt. Concepts Development</td>
<td>Meeting Preparation</td>
<td>Preferred Plan Synthesis</td>
<td>Meeting Preparation</td>
</tr>
<tr>
<td>2:00</td>
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<td></td>
<td></td>
<td>Technical Meetings</td>
<td></td>
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<tr>
<td>3:00</td>
<td></td>
<td></td>
<td></td>
<td>Plan Development</td>
<td></td>
</tr>
<tr>
<td>4:00</td>
<td>Meeting Preparation</td>
<td></td>
<td></td>
<td>Open House</td>
<td></td>
</tr>
<tr>
<td>5:00</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Dinner</td>
<td>Dinner</td>
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<tr>
<td>6:00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Final Charrette Public Meeting (AG Host)</td>
</tr>
<tr>
<td>7:00</td>
<td>Public Meeting #1 (AG Host)</td>
<td>Alt. Concepts Development</td>
<td>Public Meeting #2 (AG Host)</td>
<td>Plan Development</td>
<td>Open House</td>
</tr>
<tr>
<td>8:00</td>
<td></td>
<td>Open House</td>
<td></td>
<td>Open House</td>
<td>Celebration</td>
</tr>
<tr>
<td>9:00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10:00</td>
<td></td>
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</table>
# CHARRETTE ROAD MAP

## OLD TOWN NORTH SAP

### PHASE/ACTIVITY

<table>
<thead>
<tr>
<th>Charrette Teams (Core &amp; Super Core)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Finalize Formation of Teams</td>
</tr>
<tr>
<td>2. Charrette Team Meetings</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Charrette Products</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Team Membership Charts</td>
</tr>
<tr>
<td>2. Stakeholder Chart</td>
</tr>
<tr>
<td>3. Project Assessment &amp; Organization Chart</td>
</tr>
<tr>
<td>4. Pre-Charrette Ready Plan</td>
</tr>
<tr>
<td>5. Road Map</td>
</tr>
<tr>
<td>6. Overall SAP Work Plan Outline</td>
</tr>
</tbody>
</table>

### Development of Maps & Graphics

<table>
<thead>
<tr>
<th>Charrette Location - Identification &amp; Selection Process</th>
</tr>
</thead>
</table>

### Advisory Group

<table>
<thead>
<tr>
<th>1. Nomination &amp; Selection</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. First Meeting</td>
</tr>
</tbody>
</table>

### Pre-Charrette Project Brief

<table>
<thead>
<tr>
<th>1. Draft 1</th>
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</thead>
<tbody>
<tr>
<td>2. Draft 2</td>
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</table>

### Stakeholder Outreach

<table>
<thead>
<tr>
<th>Public Kick-off Meeting &amp; Educational Events</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charrette</td>
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</table>

### Stakeholder Reviews

<table>
<thead>
<tr>
<th>Product Refinement</th>
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</thead>
<tbody>
<tr>
<td>Follow-Up Project Public Meetings</td>
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</tbody>
</table>

### Approvals

<table>
<thead>
<tr>
<th>public meetings</th>
</tr>
</thead>
<tbody>
<tr>
<td>in-house/team meetings</td>
</tr>
<tr>
<td>deliverable</td>
</tr>
<tr>
<td>ongoing task</td>
</tr>
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</table>
BRIEF PUBLIC COMMENT
PREPARATORY ACTIVITIES AND MATERIALS FOR FRAMEWORK DEVELOPMENT
Old Town North Small Area Plan Update - Educational Outreach Events

- Debrief October 10, 2015 Tone Up and Check In Event
- Proposed Community Open House Event (November 12, 2015)
- Framework Development - Charrette
- Old Town North Self-Guided Tours
Compilation of existing data, plans and policies for City, Advisory Group, and Community use as a reference tool during the full planning process.

Organized by Planning Framework Areas
- Introduction
- Planning, Urban Design and Land Use
- Transportation
- Housing
- Infrastructure and Environmental Sustainability
- Open Space, Recreation and Cultural Activities
- Historic Preservation
- Economic Development

Comments Welcomed
## OTN SAP UPDATE

### Draft Project Assessment

(Looking Forward)

### PROJECT ASSESSMENT AND ORGANIZATION

#### OLD TOWN NORTH SAP

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>GUIDING PRINCIPLES</th>
<th>OBJECTIVE</th>
<th>MEASURE</th>
<th>CHARRETTE DRAFT PRODUCT</th>
<th>CHARRETTE TEAM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning and Land Use</td>
<td>Achieve a variety of building types and heights that are appropriately scaled; achieve high quality architectural design that further strengthens the unique neighborhood character of OTN; achieve an urban mix of uses including key features that create a complete community with a sense of place and to meet the community’s social and economic needs.</td>
<td>Community Character</td>
<td>3D Building Construction; New building construction that meets or exceeds the neighborhood guidelines, including mass, scale, design, and materials.</td>
<td>Layout, Design Guidelines, Building Codes, and Zoning</td>
<td>Landscape Architect, Urban Designer, Transportation Planner, St. George’s, Inc.</td>
</tr>
<tr>
<td>Housing</td>
<td>Ensure a variety of housing options that are affordable and accessible to a diverse range of ages, income, families, and household sizes throughout the plan area.</td>
<td>Accessible Housing</td>
<td>Incentives for affordable housing.</td>
<td>Affordable Units, Water, Sewer, and Sustainability</td>
<td>Affordable Housing Expert, St. George’s, Inc.</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>Create a sustainable public transportation network that supports walkable and accessible transportation.</td>
<td>Transportation</td>
<td>Sustainable Public Transportation Network</td>
<td>Sustainable Public Transportation Network</td>
<td>Transportation Planner, St. George’s, Inc.</td>
</tr>
<tr>
<td>Public Spaces and Cultural Activities</td>
<td>Expand and connect public accessibility and active open space.</td>
<td>Open Space and Cultural Activities</td>
<td>Public Open Space</td>
<td>Public Open Space</td>
<td>Public Open Space Consultant, St. George’s, Inc.</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>Further identify, protect, and enhance the historical and archaeological elements and resources of OTN.</td>
<td>Historic Preservation</td>
<td>Historic Preservation</td>
<td>Historic Preservation</td>
<td>Historic Preservation Consultant, St. George’s, Inc.</td>
</tr>
<tr>
<td>Economic Development</td>
<td>Address existing infrastructure gaps that serve as an economic engine to grow and sustain a balanced economy.</td>
<td>Economic Development</td>
<td>Economic Development</td>
<td>Economic Development</td>
<td>Economic Development Consultant, St. George’s, Inc.</td>
</tr>
</tbody>
</table>
FUTURE MEETINGS
Next Steps: Proposed Meeting Dates for Balance of 2015 – For Discussion:
- November 9th – Advisory Group Meeting #2 - Preparation for Framework Development (Charrette)
- November 12th – Advisory Group Community Open House
- November 16-20 – Framework Development (Charrette)
- December 1st – Planning Commission Public Hearing
- December 12th – City Council Public Hearing
- December 17th – Advisory Group Meeting #3 - Debrief Planning Commission and City Council Meetings and Next Steps
WWW.ALEXANDRIAVA.GOV/86032

Nancy J. Williams, Principal Planner
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Alexandria, VA  22314
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Nancy.williams@alexandriava.gov