Old Town North Small Area Plan Update (OTN SAP Update)
Advisory Group Meeting #10
Thursday, October 27, 2016, 7:00 – 9:00 PM
Crowne Plaza Hotel, 901 N. Fairfax Street


I. Welcome by Chair Wasowski and receipt of September 29, 2016 Draft OTN SAP Meeting #9 Summary Meeting Notes – No changes were noted.

II. Proposed Second Street Green Infrastructure Demonstration Project
Presentation – Brian Meli, PE, Department of Project Implementation:
A. Click here to view Proposed Second Street Green Infrastructure Demonstration Project Presentation.
B. Questions/Comments (Advisory Group and Public Comments):
   1. Question - Project Costs - are we getting the best bang for our buck or should the money for the demonstration project be held (and added to other money the community wants the City to find) to help move up the Pendleton/Oronoco Bay CSO separation project (Outfall #4)? The community really wants the Pendleton project moved up. City’s Update: City Council Docket for November 9, 2016 – Item 32 Consideration Options to Accelerate CSO Mitigation Efforts - 16-5839_CSO-001 Alternatives Schedule.pdf. This docket item was approved. Accordingly, TES is providing the following updated information relative the status of Outfall #4:
      a. The City is committed to reducing overflow from the Outfall #4 (at Pendleton/Oronoco Bay), and is accelerating the feasibility study by 14 years versus the previous schedule.
      b. Although the City will install green infrastructure at Oronoco Bay in the short-term, the cost to fully address Outfall #4 could be up to an additional $130 million and related construction work would have a significant impact on the surrounding neighborhood for many years. Meanwhile, new private developments in the area will install separate sewer connections that will reduce flow to the Outfall, and the City will be able to apply engineering results from the work being done at the first three Outfalls. The City also has limited capacity to take on simultaneous capital projects of this magnitude. For all these reasons, the City's timeline to take action on the Pendleton/Oronoco Bay Outfall is reasonable and responsible.
      c. The U.S. Environmental Protection Agency and the Virginia Department of Environmental Quality recognize that these types of mega-projects have long lead and planning times and can be very disruptive to communities, and that using a long-term, phased approach is the generally accepted practice.
2. **Question** - What role does this project play in reducing storm water filtration overall in OTN?  **Response:** This is something the City can look into but please know that the Second Street Demonstration Project is not meant to meet all of OTN’s storm water reduction requirements. It is just a part of the overall effort, as noted in TES’ update above on Outfall #4.

3. **Comment/Question** - The Watergate HOA thinks this could be an opportunity for the Watergate HOA and the City to work together to jointly address the subsidence problems it has along Second Street – Watergate has already invested six figures into this problem. It is important that none of the improvements that the homeowners have done to-date be threatened in any way by this demonstration project but instead is there a way the City and Watergate can work together to improve the situation further, along with gaining other improvements which the demonstration project will bring?  **Response** - The City has been made aware of the problem at Watergate and is interested in learning more about the extent of it in the hopes of being able to work together.

4. **Comment** - Remember environmental sustainability is occurring incrementally – for example, remember the recycling centers – at first, there was only one and now there are many. The same with green infrastructure. This demonstration project can facilitate the growth of more such efforts which is what the OTN planning project is trying to do and what this demonstration project is endeavoring to do.

5. **Comment** - Likes that more trees are to be part of the Second Street Demonstration project.

6. **Question** - How do you guard against people stepping into the landscaped bio-retention areas? That will be important.  **Response** - There are wells with fences around them.

7. **Comment** - Maintenance – It is imperative that the City commit to maintaining this (landscaping etc.) including in the winter time with the appropriate snow removal.  **Response** - The City would look to utilize low maintenance plants and we have also been made aware of the snow issue and can share that with TES.

### III. Autonomous Vehicles and Related Infrastructure

This presentation was requested by Advisory Group member David Speck at the last meeting. It is an important topic given that the use of the personal vehicle is diminishing in urban centers with Uber, Lift and Car Share, etc., along with more transit options and more pedestrian and bicycle friendly streets. Those trends are important considerations for planning efforts like this one with a 25 year time horizon.

**A. Presentation (Pages 12-16):** Autonomous Vehicles and Related Infrastructure – Ravindra Raut, PE, Department of TES

**B. Other related sources on the OTN SAP Webpage**

1. [Government Technology – “Inside One of the Most Aggressive Intelligent Transportation Efforts in the U.S.”](#)
2. [Detroit news – “Who’s Responsible When a Driverless Car Crashes?”](#)
3. [U.S. Department of Transportation – “Planning for the Future of Transportation: Connected Vehicles and ITS”](#)
IV. **OTN Transportation Study: Existing Conditions Presentation** – The OTN SAP Update will include a Transportation Study. The Study is already underway, with the City working with the consultant team of Kimley-Horn. The results of the Existing Conditions Analysis was provided tonight. The full Study scope includes:

A. Transit, Pedestrian and Bicycle Analysis

B. Traffic Analysis:  (1) **Existing Conditions** (Pages 1-11); (2) Baseline; (3) 2040 Build and (4) 2040 Build with Mitigation

C. Parking Analysis – The OTN Related Parking Study is online

D. Final Report

V. **Draft Policy Statements** – The Advisory Group reviewed the draft policy statements for each of the anticipated plan chapters with the thought that the policy statements would serve as the recommendations for the given chapters. Comments were received from both the Advisory Group and the Public on the **draft Policy Statements**.

VI. **Open Space Policy Statements** – Advisory Group and Public Comments

- Bullets 2 and 3 (M.C.Gibbs) – Please replace “initial implementation phase” with “implementation.”
- Bullet 5 (M. Towsend and A. Artemel) – Montgomery Park – Please speak to the importance of existing programming and uses such as the Farmers’ Market.
- Bullet 6 (Comment written by A. Artemel) bullet 6 - When we talk about improvements to Montgomery Park, let’s keep in mind that we have come a long way already, and that there are valuable uses to the park that should be retained, e.g. the Farmers Market. The recreation staff has identified other needs, but the park works fairly well now, and existing uses should not be displaced by new uses that could be accommodated elsewhere.
- Bullet 7 (M. Wasowski) – Please add some language here and/or where “views” are discussed about how “roof top open spaces can also be a great opportunity for expansive views.”
- Bullet 7 (Several Advisory Group and Public Members) – Please address public play/recreational spaces for 2-5 year old children here or in a general bullet. Such space should also be included on private sites.
- (M. Tavernini) – Please add active recreational space for people of all ages in the community (Agreement that this should be a general policy).
- Bullet 7 (Comment written by A. Artemel) - Agree with comments from other speakers about the need for recreational facilities for multiple age groups, particularly play spaces for children and facilities that can be used by the elderly.
- Bullet 9 – Tree Canopy (Comment written by A. Artemel) – The City should be more aggressive in replacing street trees. They have a hard time surviving in small tree wells with poor soil, and die slowly but visibly over a period of
months. When they have been reduced to sticks, it still takes several months to either remove them or replace them. This makes the neighborhood look uncared for. Trees that aren’t healthy should be replaced.

- Bullet 12 (Comment written by A. Artemel) - Our community desperately needs a community meeting space. We should be creative about how such a space might be obtained; it doesn’t have to be a dedicated space for full-time use, but rather, could meeting spaces within private sector buildings be opened up for community use from time to time?

- New Bullet (draft language from C. Watters) – “Undertake strategies to grow Old Town North’s creative economy and maintain current OTN based art institutions and anchors, specifically Metro Stage and the Art League, and include incentives to accomplish this such as FAR and parking management solutions.”

- New Bullet (Comment written by A. Artemel) - Take advantage of the neighborhood's already well-developed sports theme and build on that -- both as part of recreation and in economic development and marketing. We have several yoga studios, Crossfit and other gyms, Sport & Health, and who knows what else for the workout crowd; we also have businesses related to the extensive use of bicycles on the Mt. Vernon trail. We used to have volleyball courts in Rivergate Park, and we once had a kayak rental facility.

**Historic Preservation Policy Statements – Advisory Group and Public Comments**

- Bullet 6 (Comment written by A. Artemel) - I am very much in favor of retaining historic elements within new development -- including items that remind us of the neighborhood's industrial past.

- Bullet 7 (Suggested modifications in red from C. Watters) – “The use and retention of canal stones, railroad lines, and other historical features that may come to light in archaeological investigations (such as foundations, outlines of wells and privies, etc.) should be integrated as interpretative elements and historic artifacts in public and other spaces as feasible within Old Town North.”

**Economic Development Policy Statements – Advisory Group and Public Comments**

- Bullet 2 (Suggested modifications in red from C. Watters) - “In the initial phase of implementation and with guidance from the Old Town North Market Study, undertake strategies to grow Old Town North’s creative economy and maintain current OTN based art institutions and anchors, specifically Metro Stage and the Art League, and include incentives to accomplish this such as FAR and parking management solutions.”

- Bullet 6 (General) – Define the Art Corridor geographically or indicate how it will be defined; define artists or indicate the process for defining them.

- New Bullet (A. Bentley) – Speak to the importance of supporting the area’s creative economy with new spinoff opportunities but, also, to maintaining those businesses that are here already.
• New Bullet (S. Barstow) – Include that the “plan will help prepare Old Town North for the effects of climate change and for a low-carbon economy.”

• (Comments written by A. Artemel) - These policy statements need more work. Here are a few thoughts:
  o work with local business groups in promotion and branding of the neighborhood
  o continue to facilitate restaurants to locate in the neighborhood; facilitate outdoor dining
  o allow longer hours of operation for restaurants, cafes, and bars so that office uses catering to tech/creative/“young” staff will want to locate in OTN (because amenities are being provided)
  o Leverage the existing "sports" theme to attract related or complementary businesses
  o Leverage the existing Farmers Market to attract new households, office users, and related businesses
  o Determine what the "right mix" of retail/restaurant tenants would be (through a retail market study)
  o Allow temporary events and outdoor dining in Oronoco Bay Park during the summer months (e.g. a temporary tea garden or beer garden) without massive permitting hoops to go through
  o Have AEDP focus on the growth and retention of existing businesses

Housing Policy Statements (Advisory Group and Public Comments)

• Bullet 6 (C. Watters edit in red) – Artist housing, with regulatory and financial tools as well as partnerships that can help foster it should be considered “encouraged”.

• Bullet 10 (M.C. Gibbs and A. Bentley: This policy statement also applies to commercial development and should be included in the plan accordingly) – "Construction, fixtures and operation of residential developments should meet sustainability standards and guidelines in keeping with the priorities of the Old Town North Eco District Study.”

Transportation Policy Statements (Advisory Group and Public Comments)

• Draft Pedestrian Policy Statements
  o New Bullet (S. Barstow) “Development will prioritize pedestrian and bicycle use consistent with the City’s Complete Streets policy”

• Draft Bicycle Policy Statements
  o Suggested Revised language in red for Bullet #1 (S. Barstow) “The Madison Street corridor has been designated in previous adopted plans to . . .”

• Draft Parking Policy Statements
  o New Bullet (S. Barstow) “Development should include accommodations for electric vehicles and car-sharing.”
Implementation Policy Statements (Advisory Group and Public Comments)

- (M. Wasowski) – Suggested delaying this section until staff has time to develop it further. Anticipates that AEDP will play a role in the ultimate process recommended. **Next Steps for Implementation:** Staff will come back with more options on an implementation group with defined tasks since this draft chapter will be among the last to be rolled out.

- (C. Watters) – Under establishment of processes and procedures for OTN Funds, add “3rd bullet for implementing and maintaining public spaces.”

- (A. Artemel) (See Below)
  - This section also needs more work. However, we should finalize the principles first, then work on the implementation strategies.
  - I'd like to see more proactive implementation than what has occurred in other plan areas in the city.

VII. Anticipated Schedule for release of first five chapters of the OTN SAP Update (Update – these chapters have been released with the links to them below)
A. Draft Chapters released in November 2016
   i. Introduction
   ii. Open Space, Recreation and Cultural Activities
   iii. Historic Preservation
   iv. Economic Development
   v. Housing
B. Comments on the draft chapters can be submitted using one or more of the following options: 1) Attendance at Old Town North Advisory Group Meetings/Events; 2) Old Town North Comment Board; 3) AlexEngage; or 4) Email Nancy Williams, Assistant Director, Planning and Zoning.

Attendance – Sheet misplaced; the attendance was close to all members.