



City of Alexandria, Virginia

**OLD TOWN NORTH SMALL AREA
PLAN UPDATE**

**Planning, Land Use and Design and
Housing
Subcommittee Report**

Thursday, March 24, 2016
7:00 – 9:00 PM

PLANNING & LAND USE



CHARRETTE DRAFT LANDUSE MAP



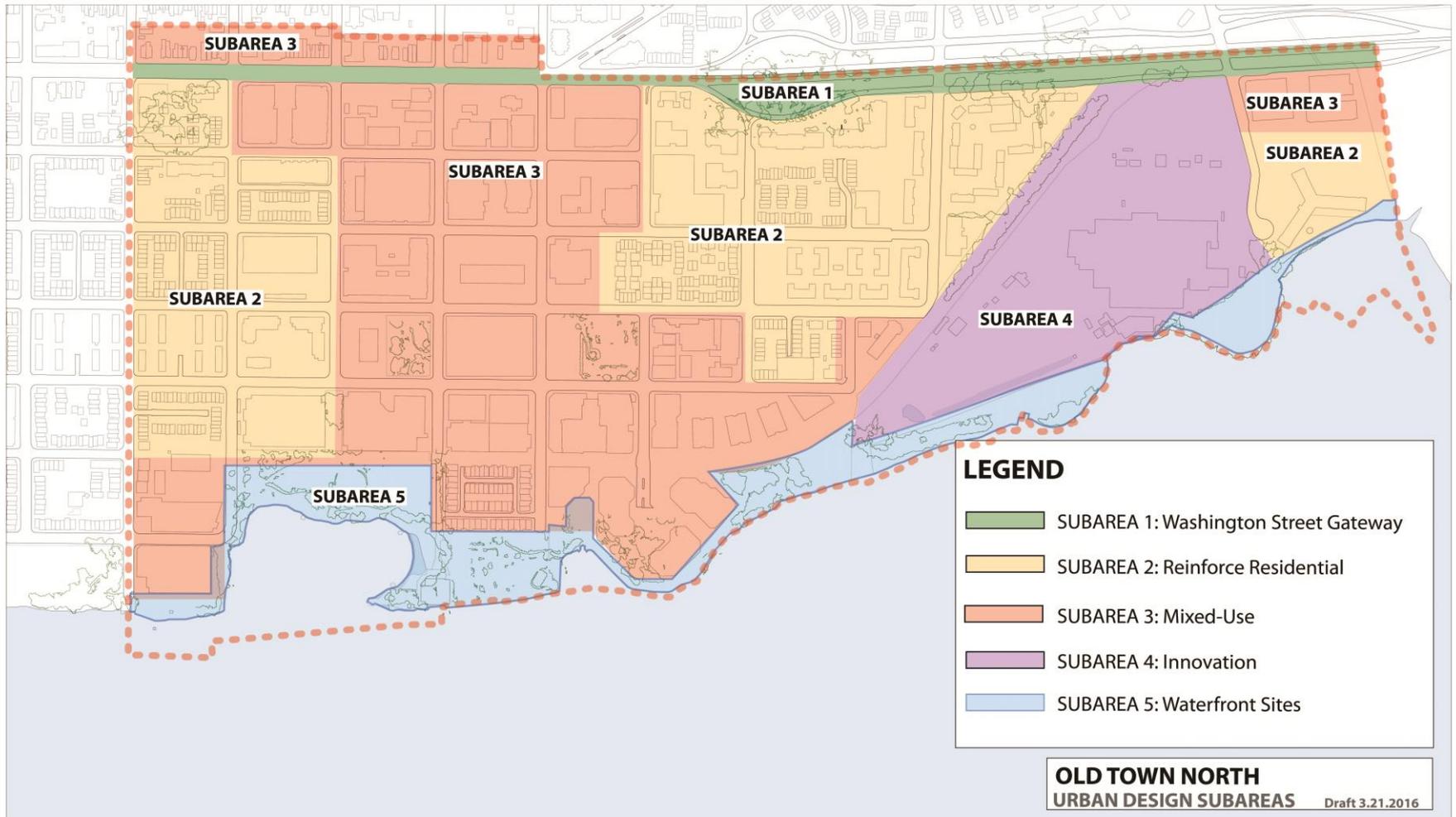
LAND USE
Ideas for Future Study



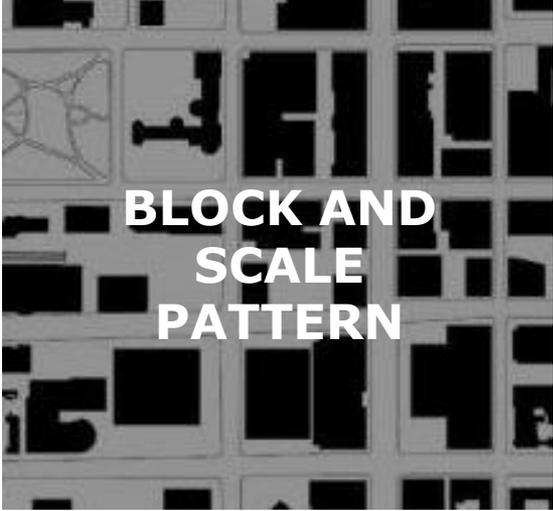
Old Town North



URBAN DESIGN SUBAREAS MAP DRAFT UPDATE



Urban Design Guidelines - Building Community & Place



**BLOCK AND
SCALE
PATTERN**



**ARCHITECTURAL
QUALITY**



**PUBLIC
OPENS SPACES**



SUSTAINABILITY



**MIX OF
USES**



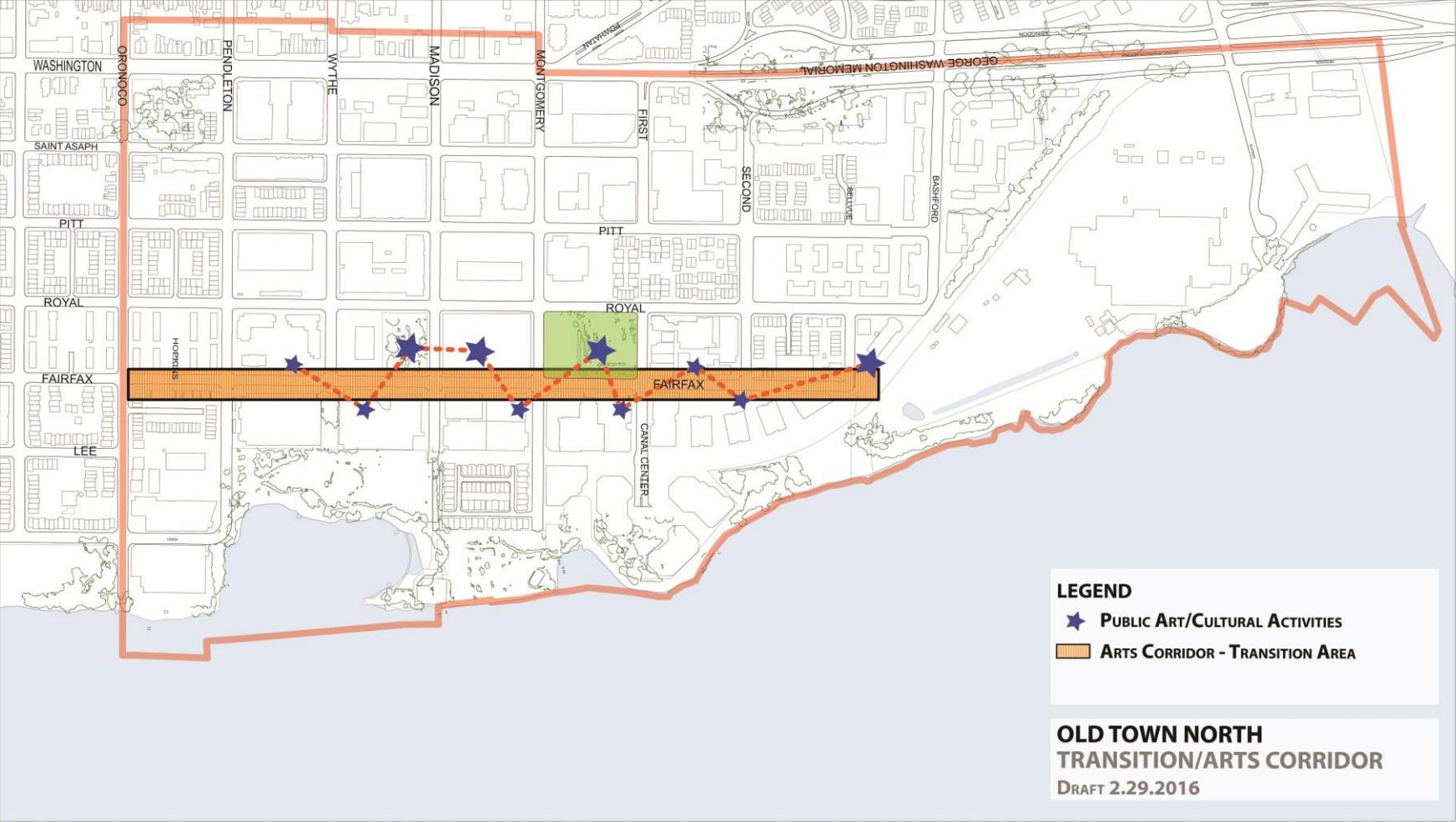
**PEDESTRIAN
EXPERIENCE**



**PEDESTRIAN
SCALE
BUILDINGS
AND STREETS**

PROPOSED ART CORRIDOR MAP

Temporary Art Installation and Mini Charrette



Old Town North



POTENTIAL DEVELOPMENT SITES ANALYSIS

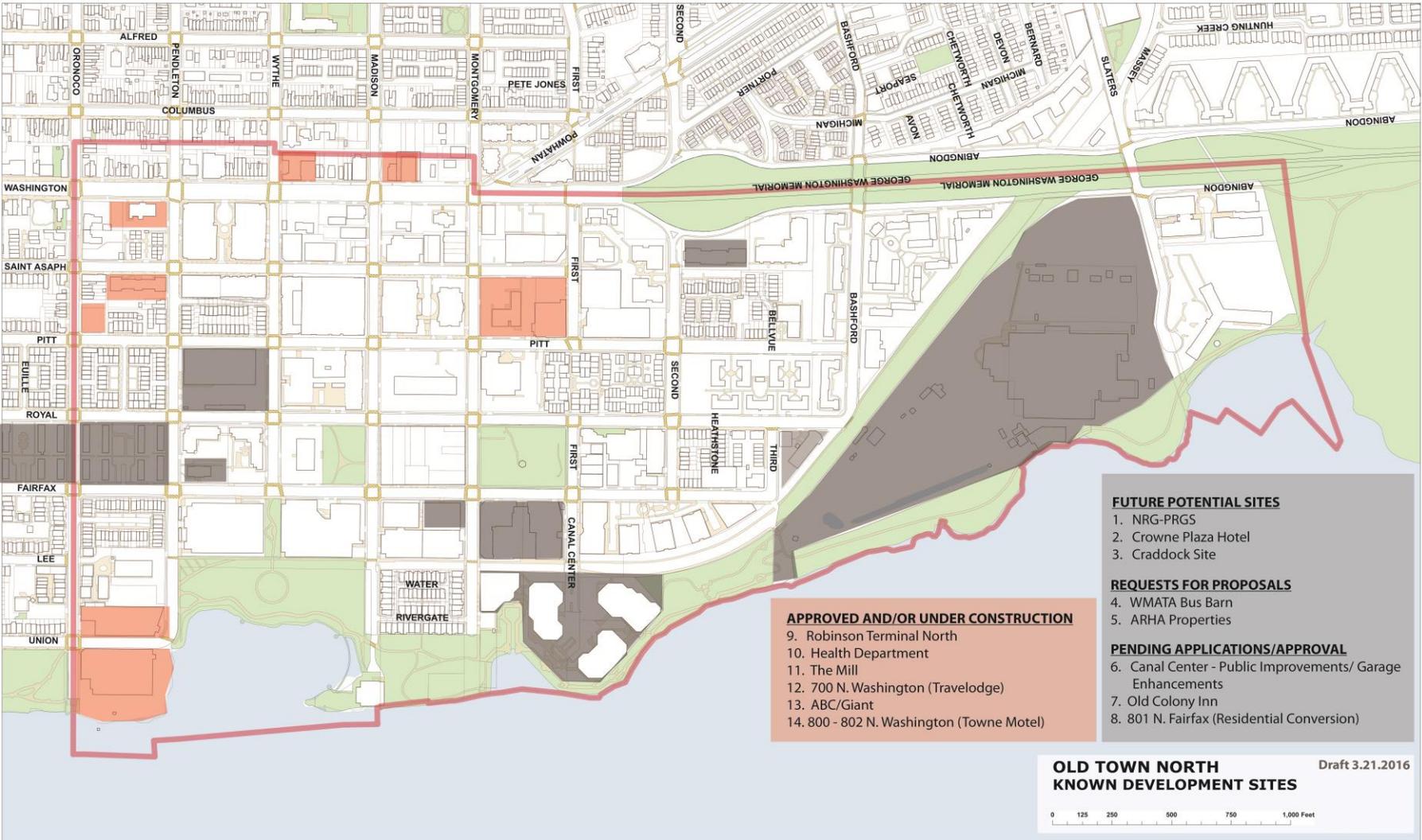


STRATEGIES TO ACCOMPLISH PLAN GOALS & OBJECTIVES

- Affordable Housing throughout plan area for a mix of incomes, ages and abilities
- Balance and Flexibility of Land Use
- Reinforced Retail Focus Areas
- Active Street Frontages
- Improved Access and Connectivity
- Enhanced and Expanded Open Space



KNOWN DEVELOPMENT SITES



- APPROVED AND/OR UNDER CONSTRUCTION**
- 9. Robinson Terminal North
 - 10. Health Department
 - 11. The Mill
 - 12. 700 N. Washington (Travelodge)
 - 13. ABC/Giant
 - 14. 800 - 802 N. Washington (Towne Motel)

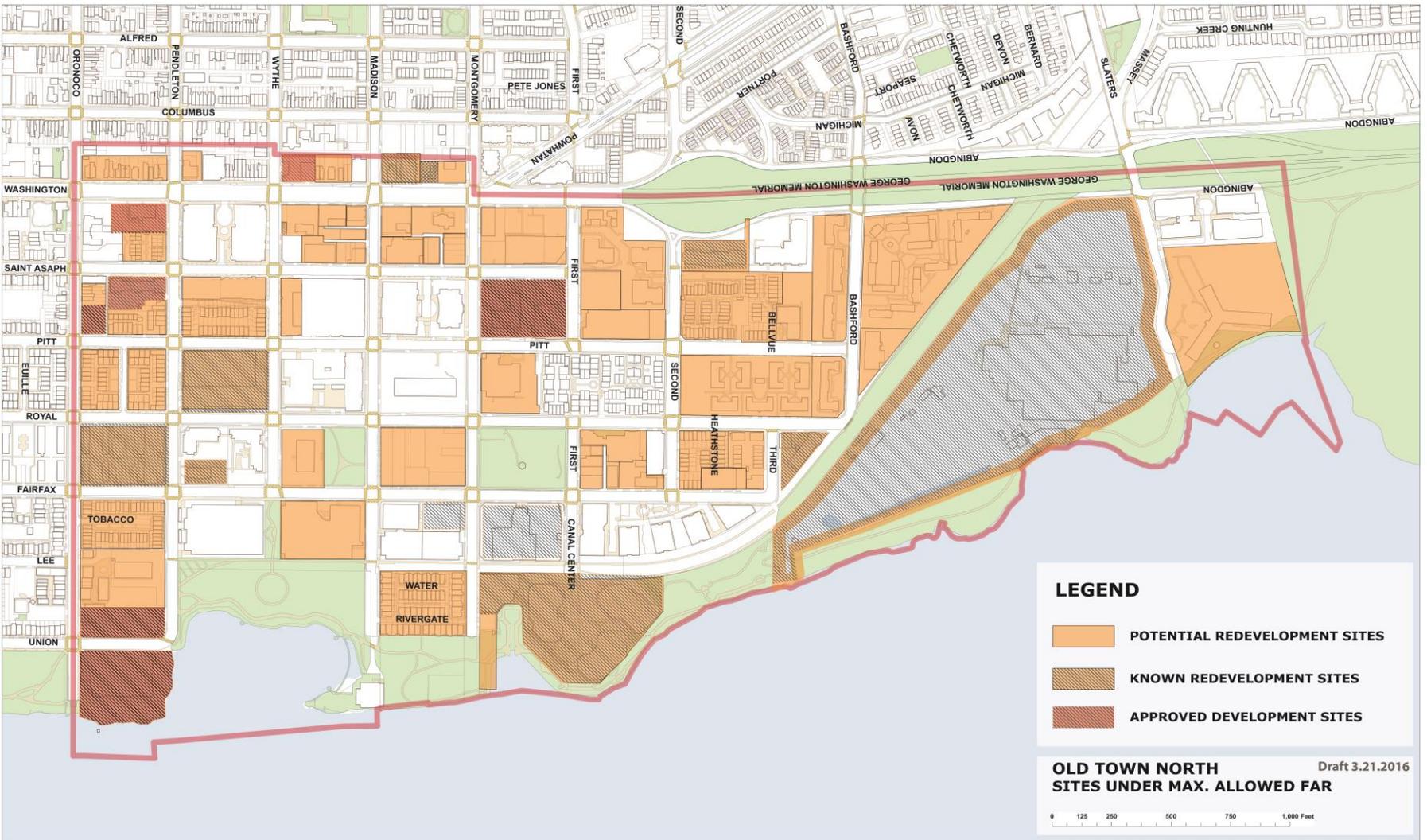
- FUTURE POTENTIAL SITES**
- 1. NRG-PRGS
 - 2. Crowne Plaza Hotel
 - 3. Craddock Site
- REQUESTS FOR PROPOSALS**
- 4. WMATA Bus Barn
 - 5. ARHA Properties
- PENDING APPLICATIONS/APPROVAL**
- 6. Canal Center - Public Improvements/ Garage Enhancements
 - 7. Old Colony Inn
 - 8. 801 N. Fairfax (Residential Conversion)

**OLD TOWN NORTH
KNOWN DEVELOPMENT SITES** Draft 3.21.2016

0 125 250 500 750 1,000 Feet



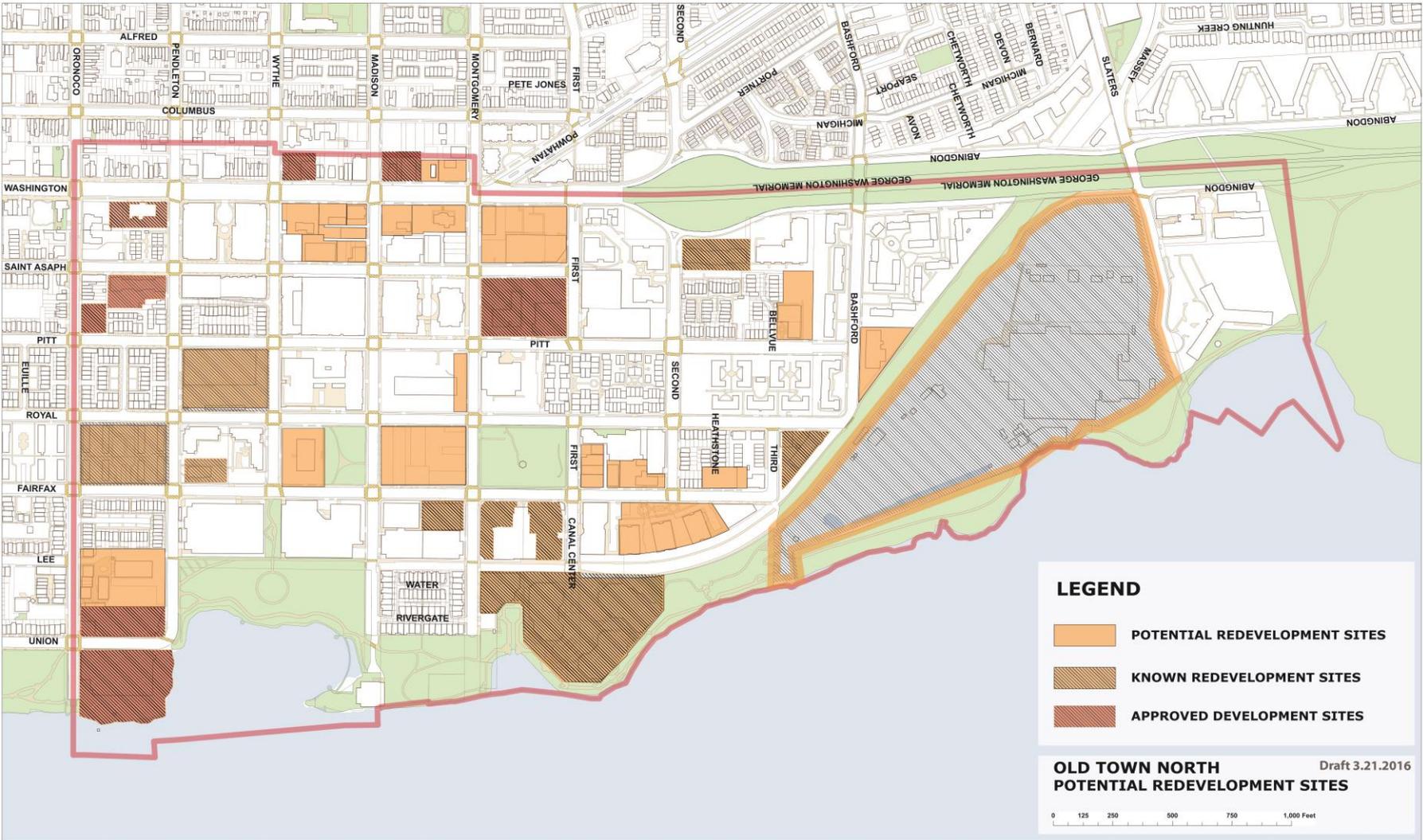
CURRENT ZONING - SITES UNDER MAX. FAR



Old Town North



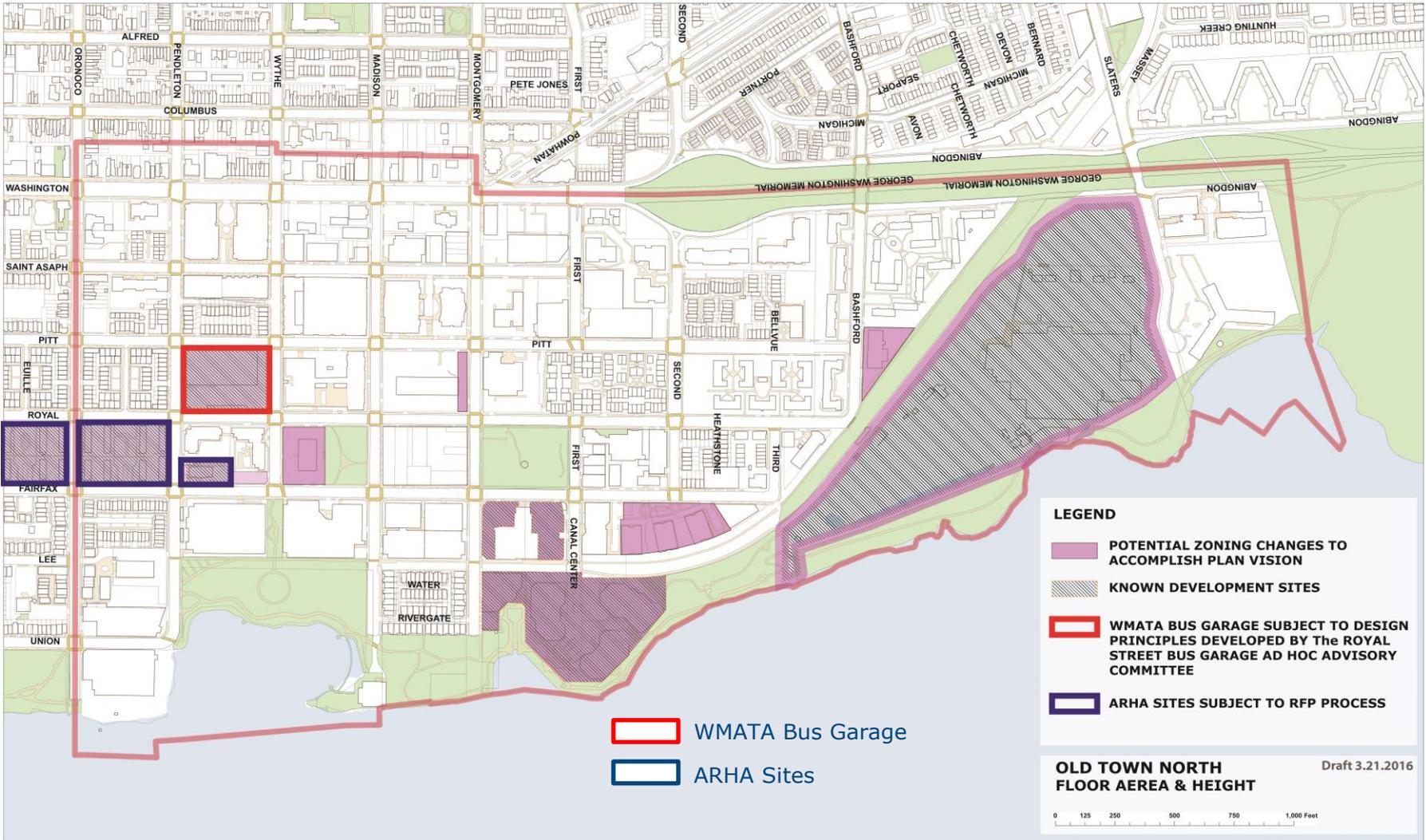
POTENTIAL REDEVELOPMENT SITES– (Over The Next 20 Years)



Old Town North



POTENTIAL REDEVELOPMENT SITES – POTENTIAL ZONING CHANGES

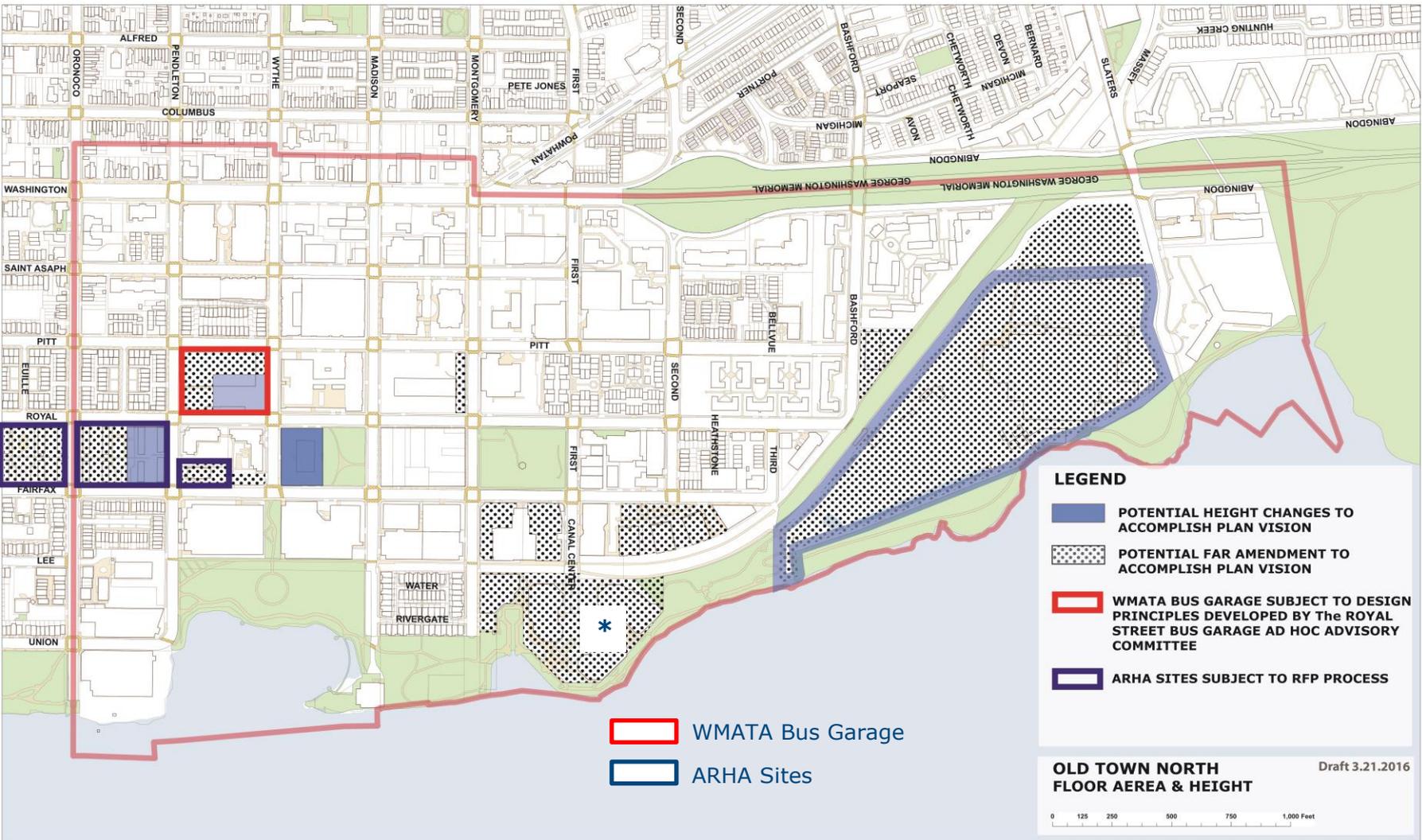


Old Town North



POTENTIAL REDEVELOPMENT SITES

– POTENTIAL FLOOR AREA AND HEIGHT CHANGES



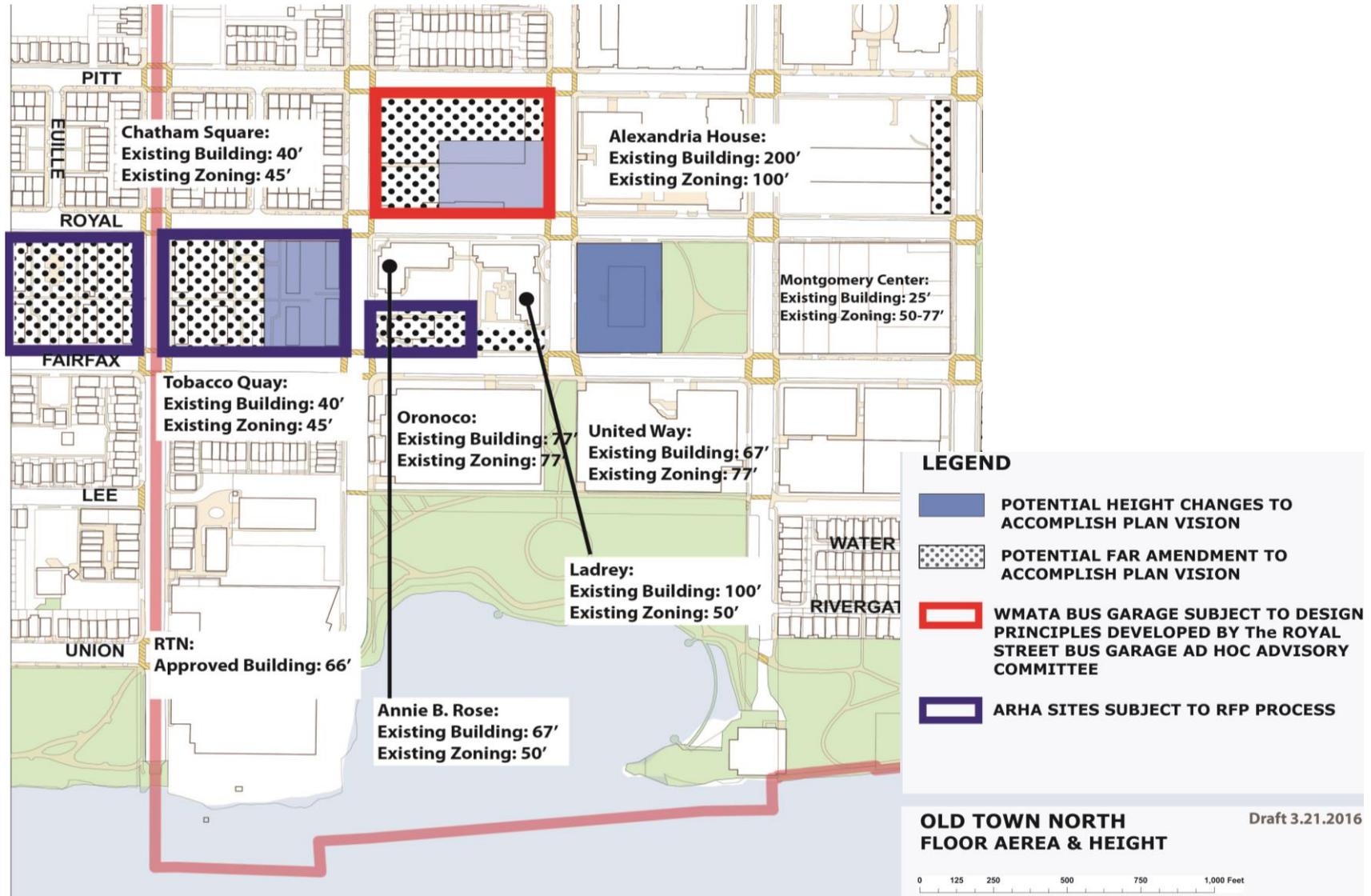
* A LIMITED NUMBER MAY BE INCREASED IN HEIGHT

Old Town North



POTENTIAL REDEVELOPMENT SITES

– POTENTIAL FLOOR AREA AND HEIGHT CHANGES



NRG/PEPCO SITE ILLUSTRATIVE CONCEPT

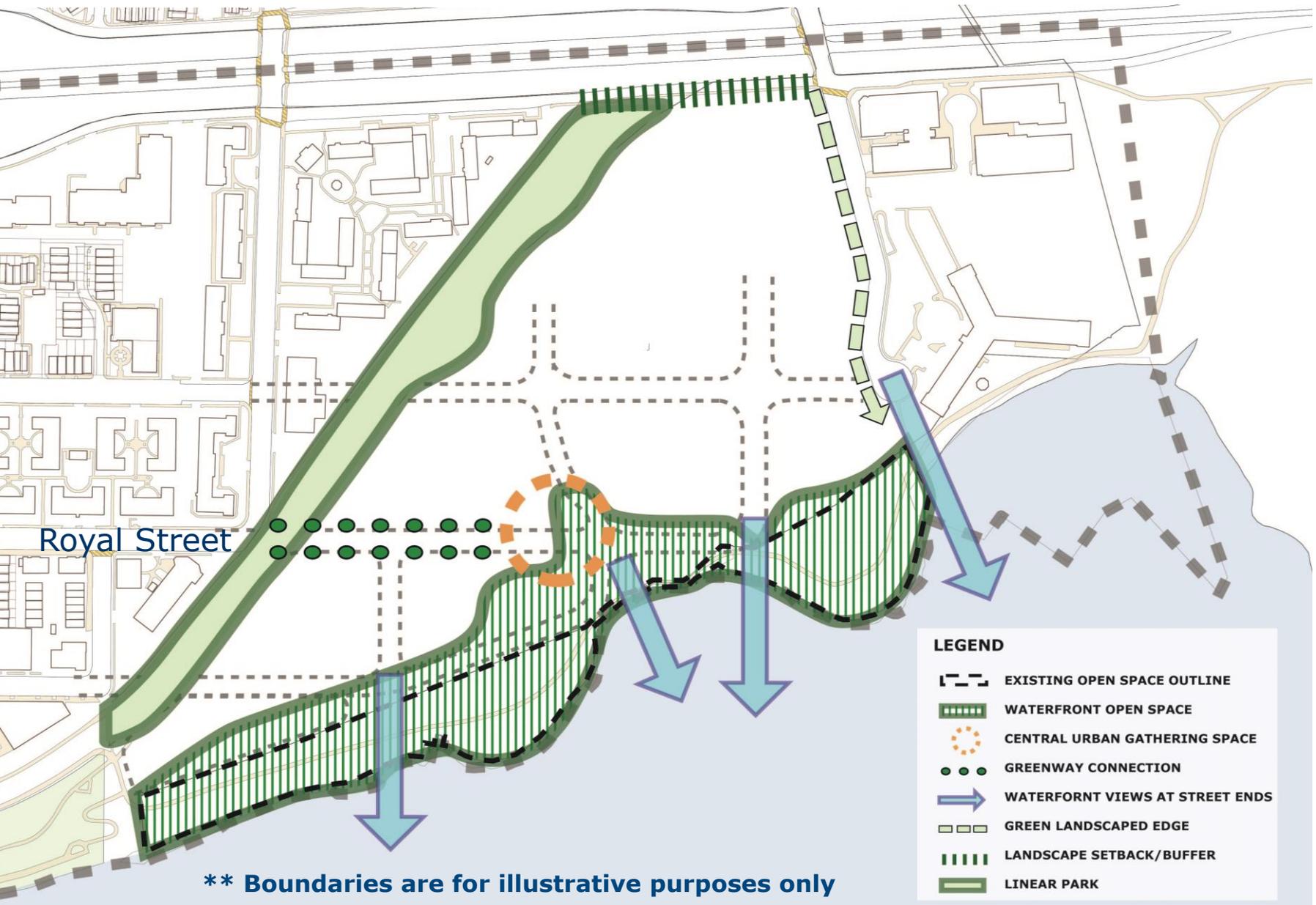


DESIGN PARAMETERS

- Required Open Spaces
- Industrial Heritage
- Framework Streets
- Land Uses (Mixed-Use/Innovation)
- Building Scale
- Site Design Guidelines



NRG/PEPCO POTENTIAL - OPEN SPACE STRATEGY



Royal Street

**** Boundaries are for illustrative purposes only**

LEGEND

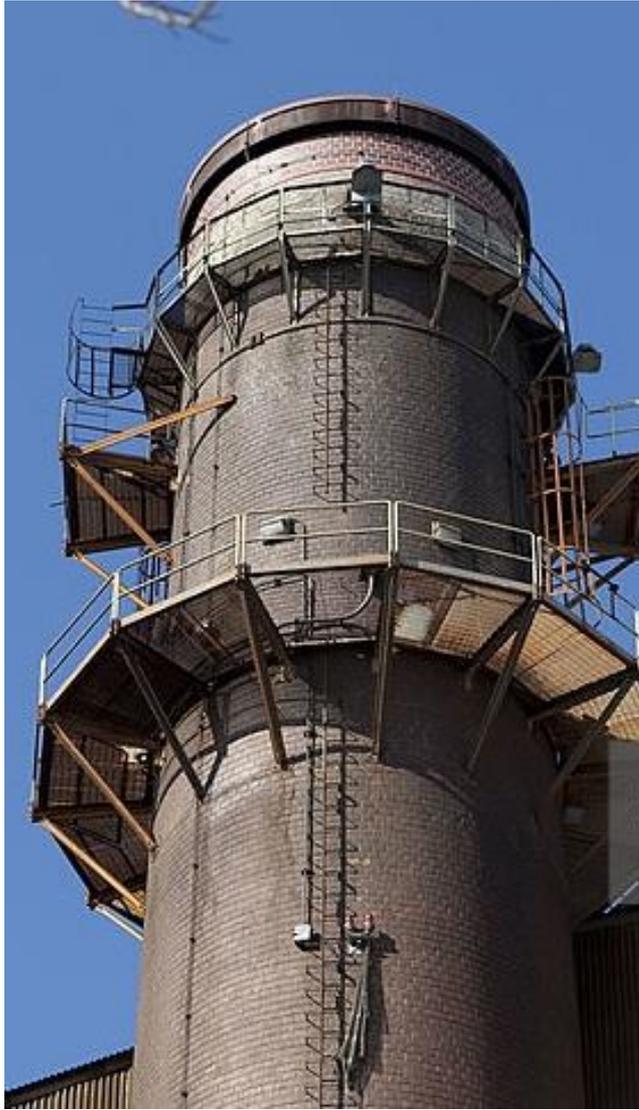
- EXISTING OPEN SPACE OUTLINE
- WATERFRONT OPEN SPACE
- CENTRAL URBAN GATHERING SPACE
- GREENWAY CONNECTION
- WATERFRONT VIEWS AT STREET ENDS
- GREEN LANDSCAPED EDGE
- LANDSCAPE SETBACK/BUFFER
- LINEAR PARK



Types Of Open Spaces



Industrial Character



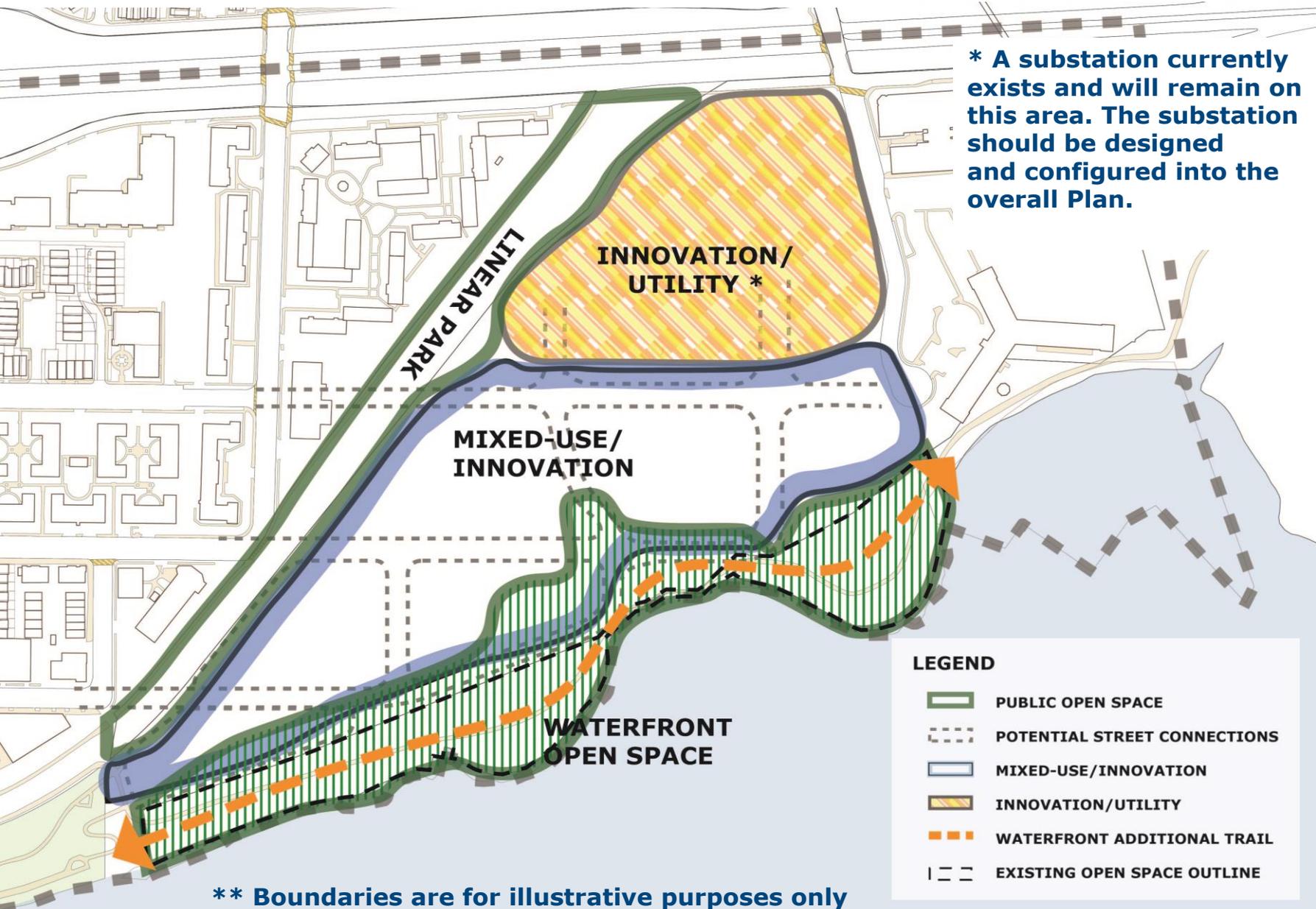
Industrial Heritage – Public Artifacts



Old Town North



NRG/PEPCO POTENTIAL - LAND USE STRATEGY



* A substation currently exists and will remain on this area. The substation should be designed and configured into the overall Plan.

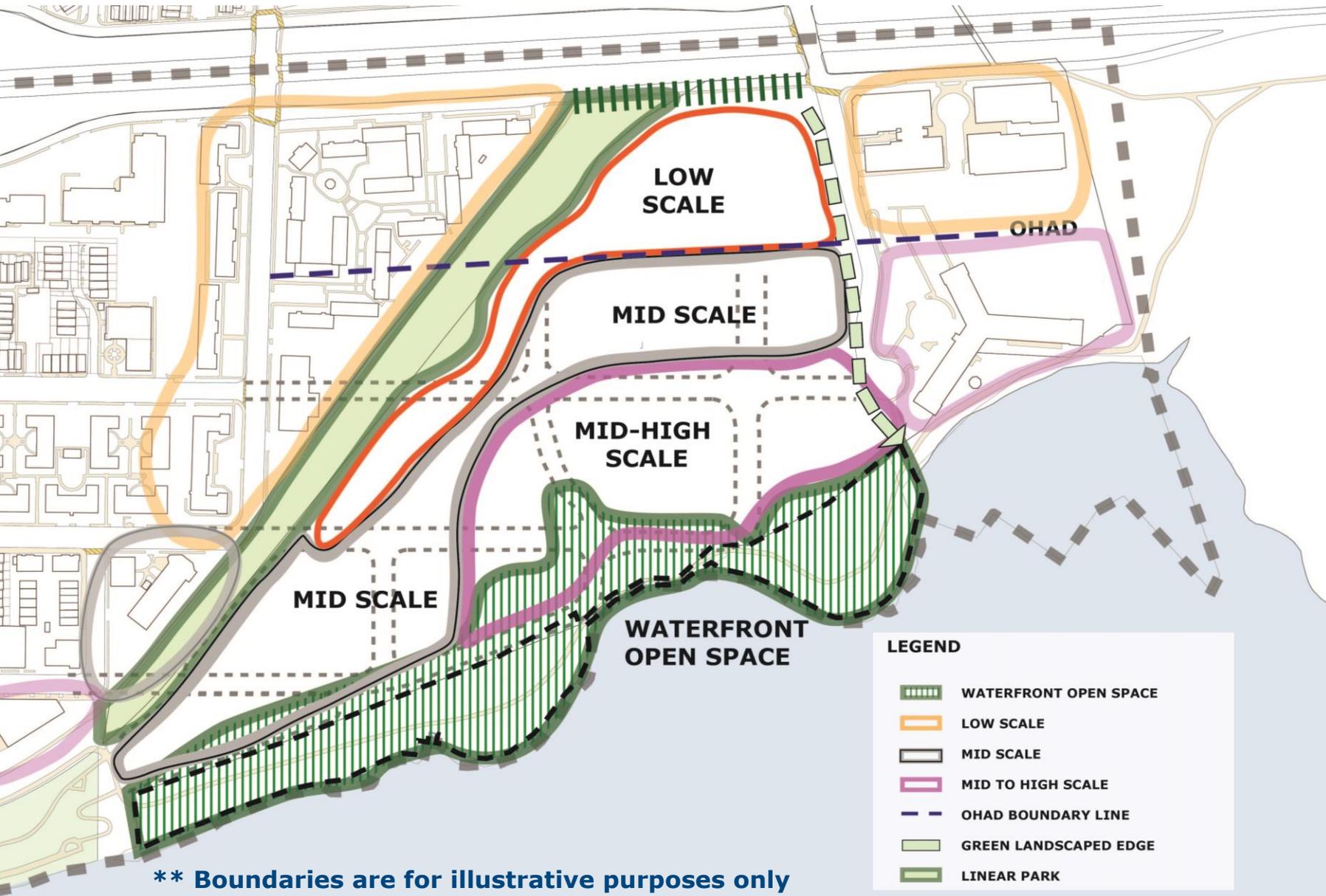
LEGEND

- PUBLIC OPEN SPACE
- POTENTIAL STREET CONNECTIONS
- MIXED-USE/INNOVATION
- INNOVATION/UTILITY
- WATERFRONT ADDITIONAL TRAIL
- EXISTING OPEN SPACE OUTLINE

** Boundaries are for illustrative purposes only



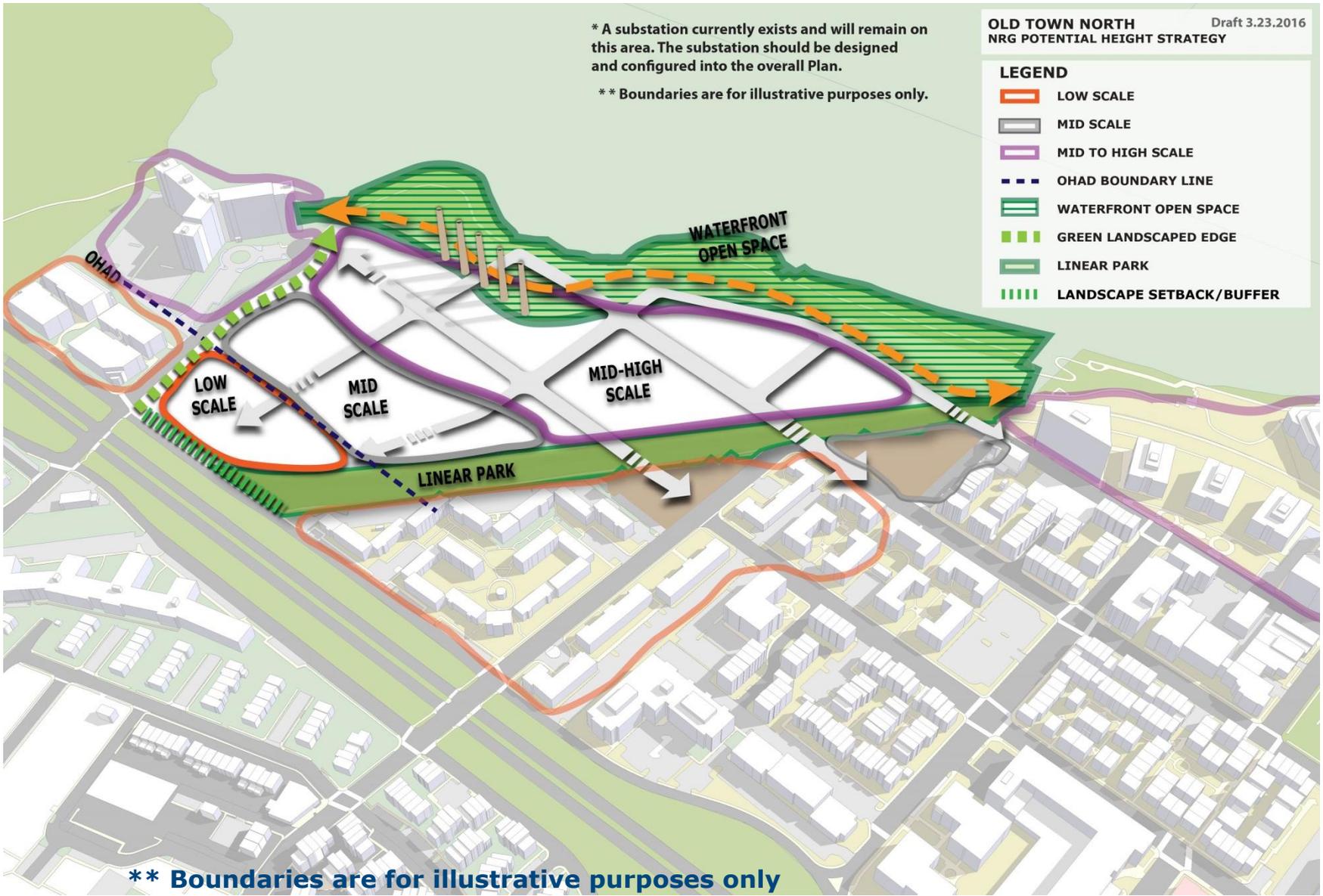
NRG/PEPCO POTENTIAL - HEIGHT STRATEGY



**** Boundaries are for illustrative purposes only**



NRG/PEPCO POTENTIAL - HEIGHT STRATEGY - NEW SLIDE



Old Town North



HOUSING



OLD TOWN NORTH UPDATE

HOUSING GOALS AND OBJECTIVES

Project Assessment Organization- Old Town North Small Area Plan (OTN SAP)
 (Visioning Exercise for the Old Town North Small Area Plan Update)

November 13, 2015

CATEGORY	GUIDING PRINCIPLES (Goals)	OBJECTIVES	Issues/ Follow-up Items
HOUSING	Encourage a variety of housing choices that are affordable and accessible to a diverse range of ages, incomes, abilities and household sizes throughout the plan area.	Fully utilize tools within the Housing Master Plan such as leveraging the density bonus policy to achieve affordable units .	
		Replace ARHA units on a one-to-one basis , and on-site to the greatest extent feasible, as properties in Old Town North develop.	
		Prioritize the provision of on-site affordable housing.	
		Explore innovative housing solutions such as micro-units and building conversions if feasible	
		Incorporate community spaces within housing developments	
		Ensure on-site recreational space in new ARHA redevelopment	



DISCUSSION ITEMS

Consistent with Phase I Plan Framework objectives:

- Encourage 10% Additional Density Bonus (to a total of 30%) to help achieve affordability as part of the OTN SAP Update
- Acknowledge Resolution 830 requirement for 1:1 replacement of ARHA units, preferably on-site
- Encourage on-site community and recreational spaces in public and other forms of housing
- Explore opportunities for affordable housing development, including potential Artist Housing with Performance/Studio space
- Apply City's longest Term of Affordability (40-60 years)



Proposed Streetscape Enhancements Toolbox for Existing Private Properties



EXISTING BLANK WALLS AND SURFACE PARKING LOTS



STREETSCAPE - SURFACE PARKING LOTS & BLANK STREET WALLS



Old Town North



PROPOSED STREETSCAPE TOOLBOX

NEXT STEPS:

- Develop Streetscape Enhancements Toolbox for Existing Private Properties including:
 - Categories
 - Tools
 - Incentives
- Identify Locations for Temporary Art Installations/Exhibits



SURFACE PARKING	PODIUM BUILDING	BLANK WALL
ACTIVE USE - LINER 	DISPLAY WALL / ARCHITECTURAL TREATMENT / WINDOWS 	DISPLAY WALL / ARCHITECTURAL TREATMENT / WINDOWS
LANDSCAPE - SCREENING 	ART / LIGHT WALL 	ART / LIGHT WALL
UNDERGROUND PARKING 	LIVING (GREEN) WALL 	LIVING (GREEN) WALL
CONVERSION - OPEN SPACE 	ACTIVE USE - CONVERSION 	

STRATEGY TIMEFRAME
 1- TEMPORARY - INTERIM
 2- MID-TERM
 3- LONG-TERM

Next Steps



Next Steps

- Continue analysis to generate potential development yield over 15-20 Plan Horizon (**April 2016**)
 - Development purposes
 - Transportation Study
 - Sewer and Stormwater Analysis
 - Public Services
- Complete discussions with property owners (**May 2016**)
- Establish principles for sites with potential Zoning Changes (**May/June 2016**)



Next Steps

- **April 13**, 2016 (5-7pm) Infrastructure and Environmental Sustainability & Transportation Subcommittee Meeting
- **April 20**, 2016 (4-6pm) Economic Development Subcommittee Meeting
- **April 28**, 2016 (7-9pm) OTN SAP Advisory Group Meeting #6
- **May 12**, 2016 (7-9pm) OTN SAP Update Community Meeting (Review and Coordination of all Subcommittee findings)
- **May 26**, 2016 (7-9pm) OTN SAP Advisory Group Meeting #7
- Mini Charrette (Tentative) – **June 24-26** (Development of Draft Plan Recommendations and Composite Graphics for Plan Development)



AG Discussion & Public Comment