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
CHARRETTE DRAFT LANDUSE MAP

MIXED USE

PREDOMINANTLY RESIDENTIAL

PREDOMINANTLY RESIDENTIAL

INNOVATION DISTRICT

POTOMAC RIVER
URBAN DESIGN SUBAREAS MAP DRAFT UPDATE

LEGEND

- SUBAREA 1: Washington Street Gateway
- SUBAREA 2: Reinforce Residential
- SUBAREA 3: Mixed-Use
- SUBAREA 4: Innovation
- SUBAREA 5: Waterfront Sites

OLD TOWN NORTH
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
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

<table>
<thead>
<tr>
<th>APPROVED AND/OR UNDER CONSTRUCTION</th>
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<tbody>
<tr>
<td>9. Robinson Terminal North</td>
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<tr>
<td>10. Health Department</td>
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<tr>
<td>11. The Mill</td>
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<tr>
<td>12. 700 N. Washington (Travelodge)</td>
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<tr>
<td>13. ABC/Giant</td>
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<tr>
<td>14. 800 - 802 N. Washington (Towne Motel)</td>
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<tr>
<th>FUTURE POTENTIAL SITES</th>
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<tr>
<td>1. NRG-PRGS</td>
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<td>2. Crowne Plaza Hotel</td>
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<td>3. Craddock Site</td>
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<th>REQUESTS FOR PROPOSALS</th>
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<tr>
<td>4. WMATA Bus Barn</td>
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<td>5. ARHA Properties</td>
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<tr>
<th>PENDING APPLICATIONS/APPROVAL</th>
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<tr>
<td>6. Canal Center - Public Improvements/ Garage Enhancements</td>
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<td>7. Old Colony Inn</td>
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<td>8. 801 N. Fairfax (Residential Conversion)</td>
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OLD TOWN NORTH
KNOWN DEVELOPMENT SITES

OLD TOWN NORTH
KNOWN DEVELOPMENT SITES

CURRENT ZONING - SITES UNDER MAX. FAR

LEGEND

- POTENTIAL REDEVELOPMENT SITES
- KNOWN REDEVELOPMENT SITES
- APPROVED DEVELOPMENT SITES

OLD TOWN NORTH
SITES UNDER MAX. ALLOWED FAR


[Map of Old Town North showing current zoning and sites under max. FAR]
POTENTIAL REDEVELOPMENT SITES— (Over The Next 20 Years)
POTENTIAL REDEVELOPMENT SITES – POTENTIAL FLOOR AREA AND HEIGHT CHANGES

* A LIMITED NUMBER MAY BE INCREASED IN HEIGHT
POTENTIAL REDEVELOPMENT SITES
– POTENTIAL FLOOR AREA AND HEIGHT CHANGES

- Chatham Square:
  Existing Building: 40’
  Existing Zoning: 45’

- Alexandria House:
  Existing Building: 200’
  Existing Zoning: 100’

- Tobacco Quay:
  Existing Building: 40’
  Existing Zoning: 45’

- Oronoco:
  Existing Building: 77’
  Existing Zoning: 77’

- United Way:
  Existing Building: 67’
  Existing Zoning: 77’

- Ladrey:
  Existing Building: 100’
  Existing Zoning: 50’

- Annie B. Rose:
  Existing Building: 67’
  Existing Zoning: 50’

- Montgomery Center:
  Existing Building: 25’
  Existing Zoning: 50-77’

LEGEND
- POTENTIAL HEIGHT CHANGES TO ACCOMPLISH PLAN VISION
- POTENTIAL FAR AMENDMENT TO ACCOMPLISH PLAN VISION
- WMATA BUS GARAGE SUBJECT TO DESIGN PRINCIPLES DEVELOPED BY The ROYAL STREET BUS GARAGE AD HOC ADVISORY COMMITTEE
- ARHA SITES SUBJECT TO RFP PROCESS

OLD TOWN NORTH
FLOOR AREA & HEIGHT

NRG/PEPCO SITE
ILLUSTRATIVE CONCEPT
DESIGN PARAMETERS

- Required Open Spaces
- Industrial Heritage
- Framework Streets
- Land Uses (Mixed-Use/Innovation)
- Building Scale
- Site Design Guidelines
Types Of Open Spaces
Industrial Character
Industrial Heritage – Public Artifacts
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.

** Boundaries are for illustrative purposes only
NRG/PEPCO POTENTIAL - HEIGHT STRATEGY

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HOUSING
# OLD TOWN NORTH UPDATE

## HOUSING GOALS AND OBJECTIVES

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

LEGEND
- BLANK STREETWALLS
- SURFACE PARKING LOT
PROPOSED STREETSCAPE TOOLBOX

NEXT STEPS:

• Develop Streetscape Enhancements Toolbox for Existing Private Properties including:
  – Categories
  – Tools
  – Incentives

• Identify Locations for Temporary Art Installations/Exhibits
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