



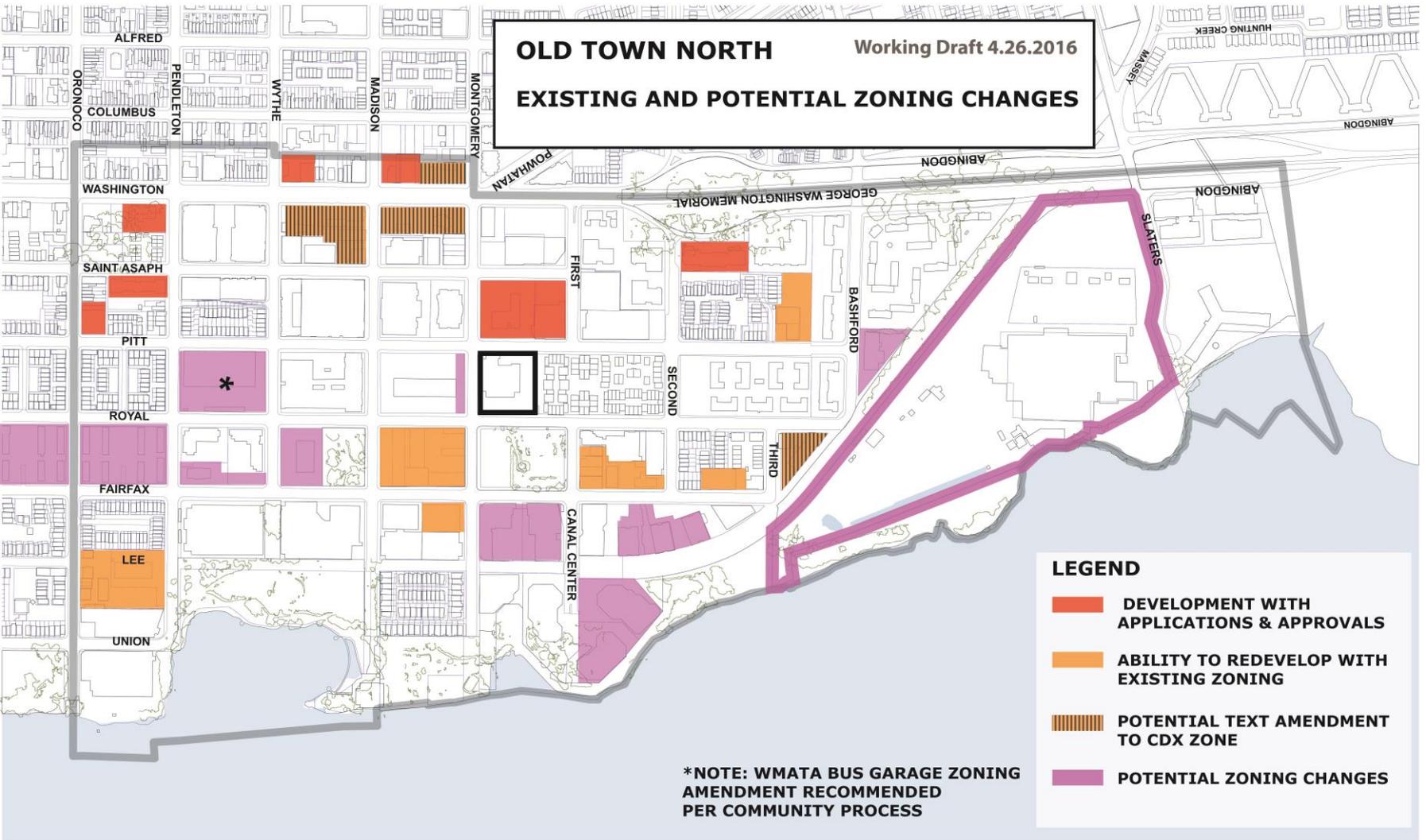
City of Alexandria, Virginia

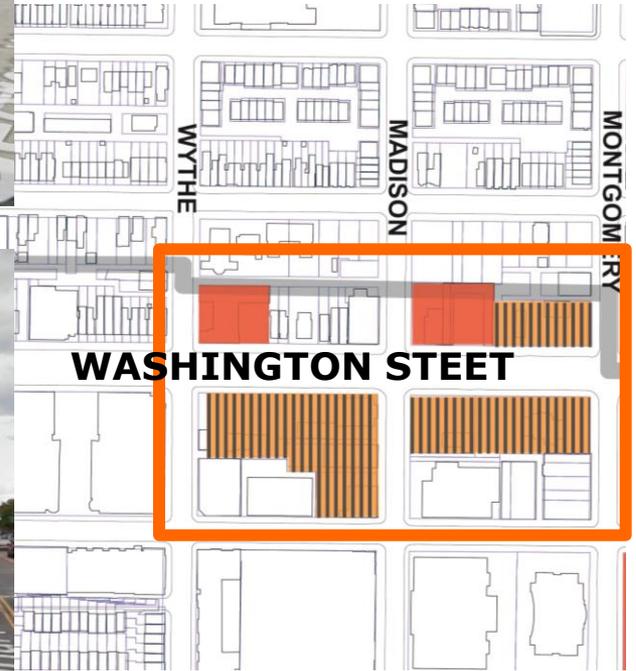
**OLD TOWN NORTH SMALL AREA
PLAN UPDATE**

ADVISORY GROUP MEETING #6

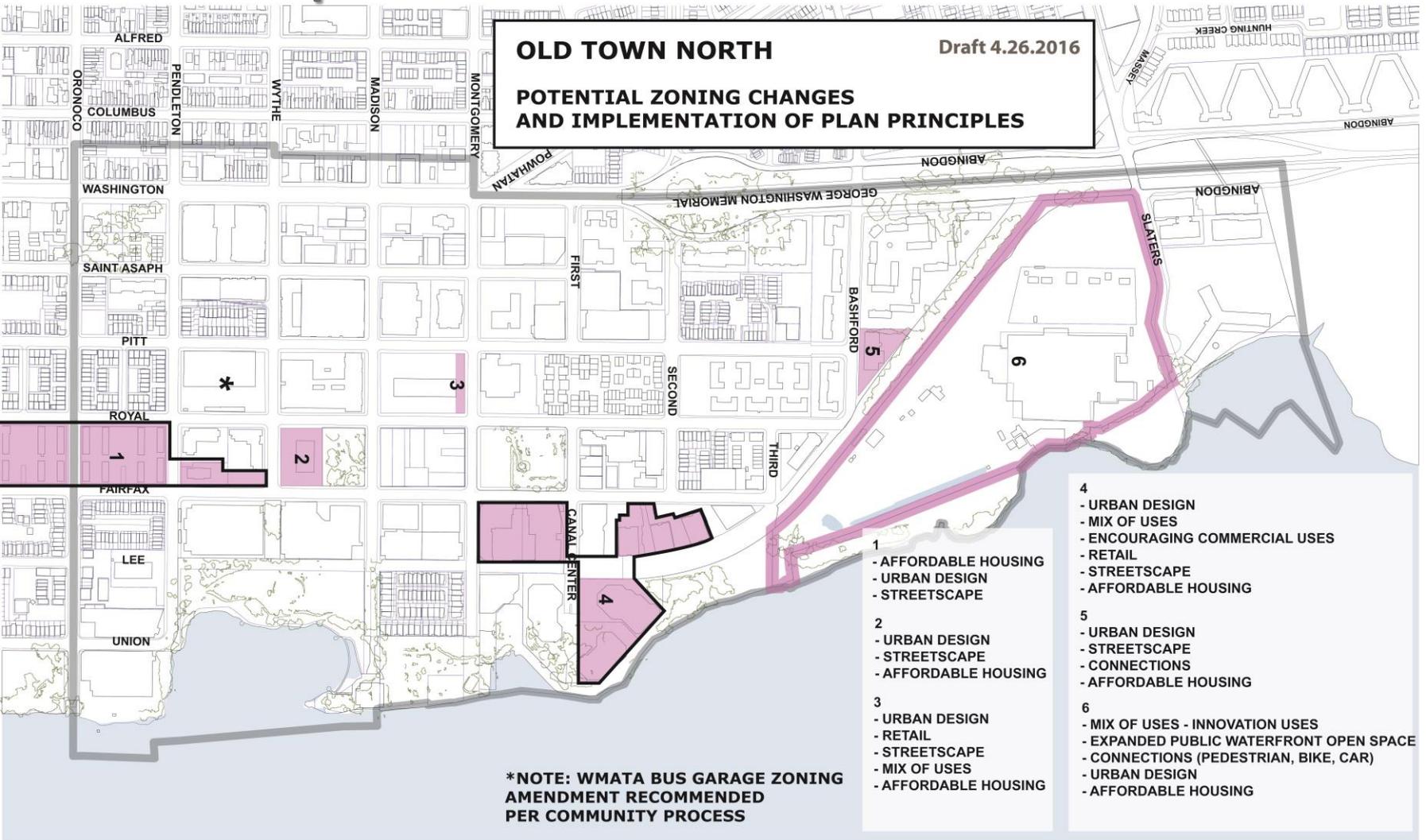
Thursday, April 28, 2016
7:00 – 9:00 PM

Existing and Potential Zoning Changes





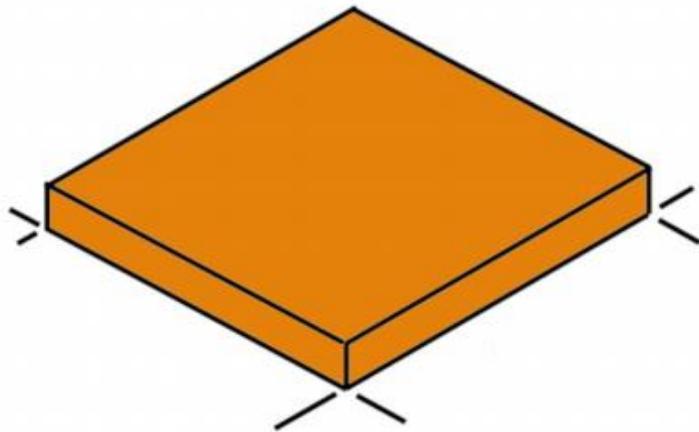
Potential Zoning Changes and Implementation of Plan Principles



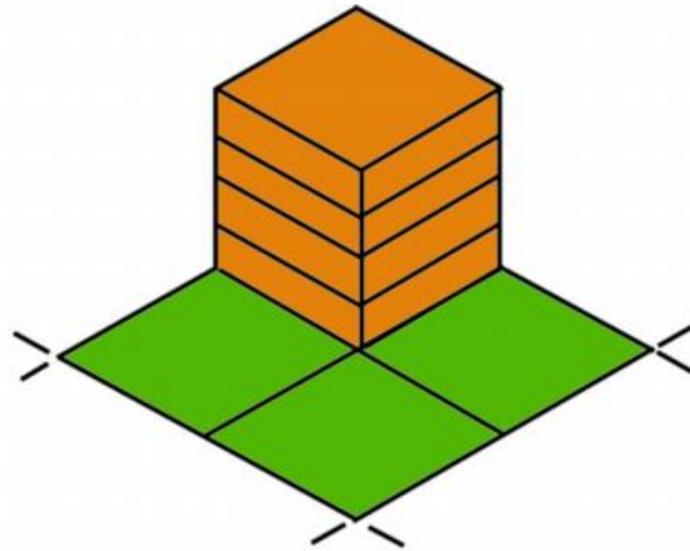
FLOOR AREA RATIO DEVELOPMENT ASSUMPTIONS



FLOOR AREA RATIO (FAR)



1.0 FAR



1.0 FAR

DENSITY COMPARISON



Old Town North



DENSITY – FLOOR AREA

What Density Can Tell You

Number of units

What Density Can't Tell You

Affordability

Tall or short

Attractive or Unattractive

Ownership vs Rental

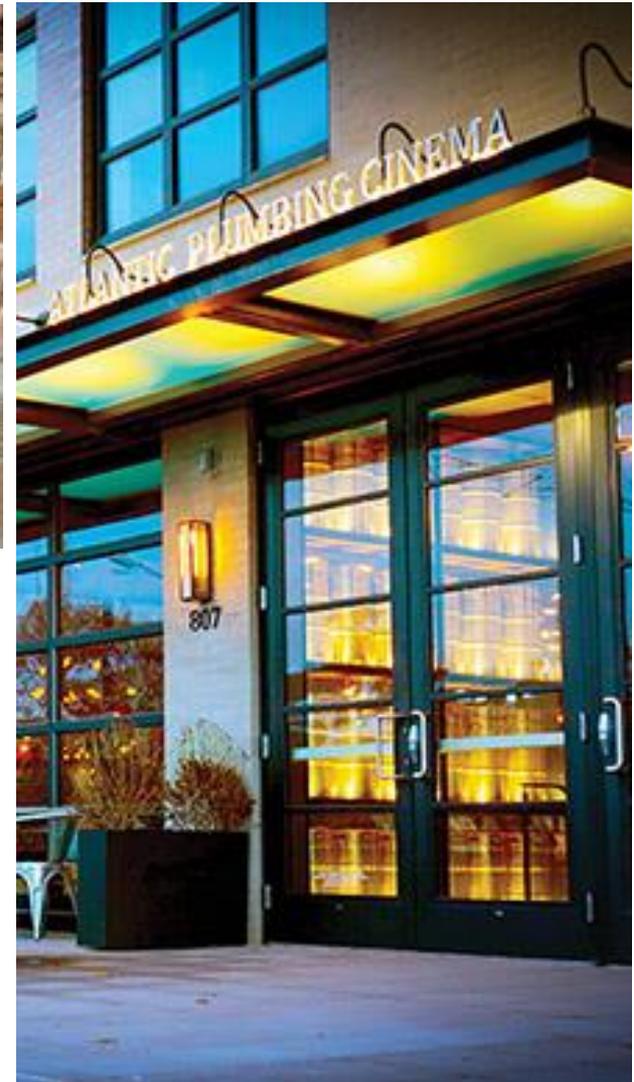
Other Factors

Open Space

Height

Design

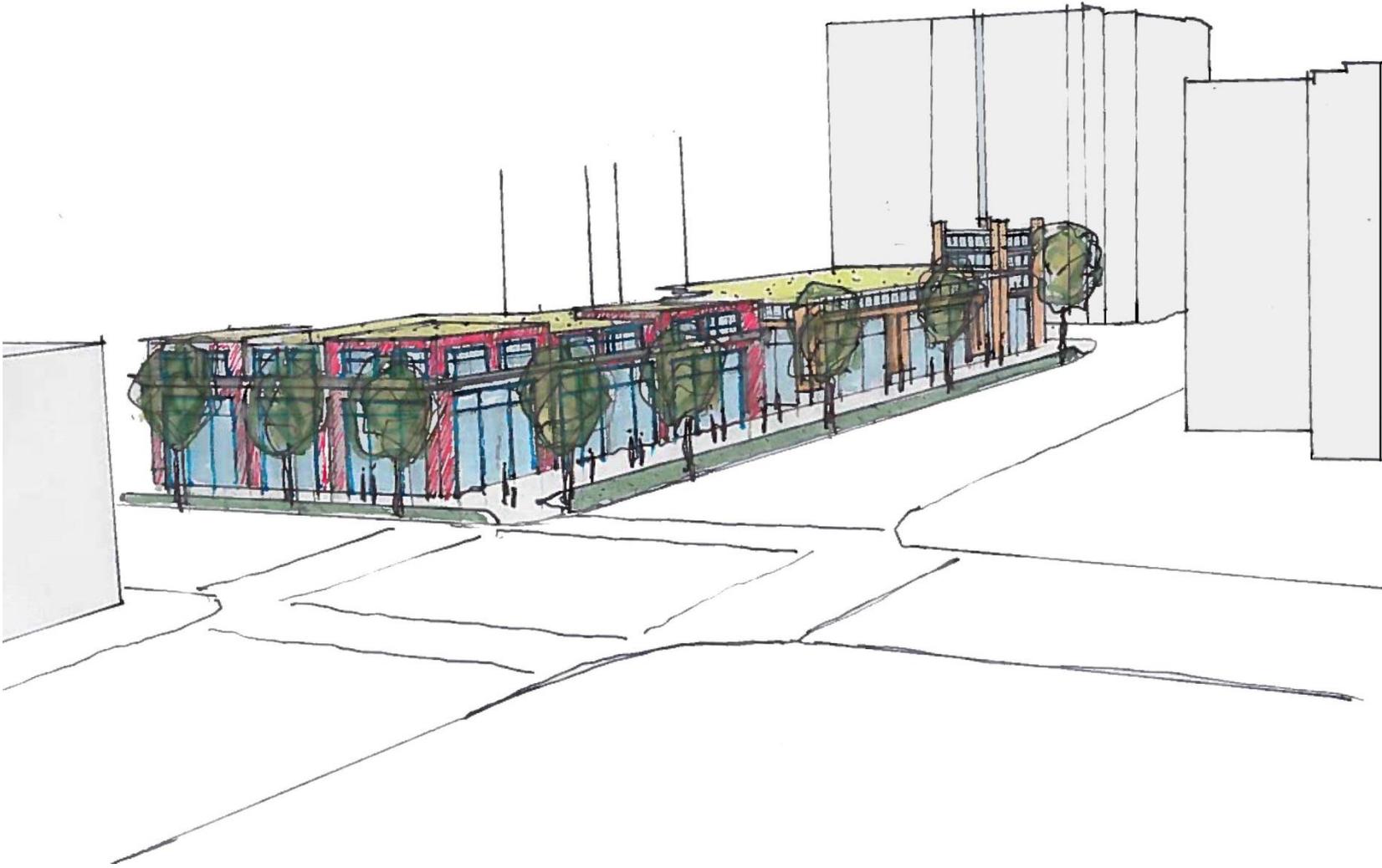
DESIGN MATTERS



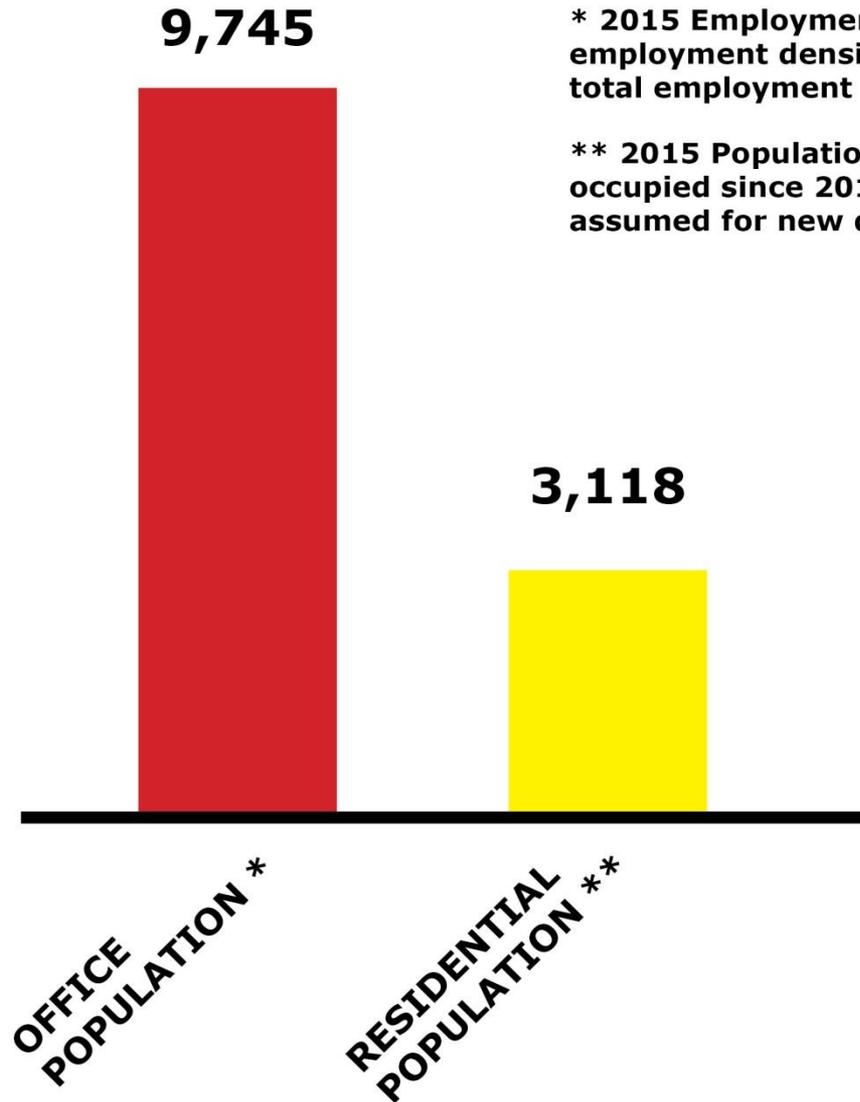
Old Town North



SITE ANALYSIS



OFFICE VS RESIDENTIAL POPULATION



* 2015 Employment based on building area with standard employment density factors for use, controlled to citywide total employment

** 2015 Population data based on development projects occupied since 2010, with 1.6 persons per household assumed for new development.



2015 and 1992 Old Town North Land Use Data Comparison

Land Use	2015 Land Use (1) Acreage	1992 Land Use (2) Acreage	Difference Acreage	% Difference
Residential (includes mixed residential with retail)	50.3	31.9	+18.2	+58.9
Office/Office Warehouse	30.30	41.8	-11.5	-27.5%
Other Commercial (3)	18.35	19.2	-1.15	+5.9%
Utility/Transportation	27.40	27.9	-0.5	-1.8%
Recreation and Parks	6.4 (4)	7.2	-0.8	-11.1%
Common Area (5)	11.2	7.2	+4	+55.5%
Vacant Land	0	3.4	-3.4	-100
Grand Total	143.95	138.6	-	-

[1] Land Use information is preliminary based on City of Alexandria Real Estate Data Parcel Land Use Code

[2] Land Use information from the 1992 Old Town North Small Area Plan

[3] Other Commercial includes retail/service, hotel and institutional uses

[4] City Owned Parks Only. Dee Campbell Rowing Center and private parks with public easement are not included

[5] As defined by the City of Alexandria Office of Real Estate Assessments: the Common Area is designated residential properties that share a common area which could be parking, ingress egress points or for condos the entire parcel is noted as common area and the building is bifurcated into individual ownerships. Common Area would also apply to privately owned parks on the waterfront.



Office Competitiveness and Conversion Study Status

- **What is the purpose of the Study?**
 - To provide recommendations on how to maintain and enhance the City's competitiveness in the commercial real estate market
- **Why is the City looking at Office to Residential conversions?**

To better understand the complexities of the market and to develop appropriate strategies to address them.
- **What will the Office to Residential Conversion study focus on?**
 1. Identify criteria and locations where office conversions are acceptable or desirable
 2. Analyze existing zones which allow for office conversions and identify possible changes to create disincentives, as appropriate, to conversions.



Office Competitiveness and Conversion Study Status - Continued

- **How will the City handle office conversions before the study is complete?**

To not encourage conversions pending completion of the study, but continue to evaluate on a case by case basis.

- **What is the timeframe for the study?**

The full study will be conducted between January 2016 and June 2017 with draft recommendations available for discussion in the fall of 2016



Zoning and Regulatory Analysis Related Topics Under Planning Process

- Potential Zoning Changes
- Potential Incentives to Meet Plan Goals
 - Affordable Housing
 - Creative Place making
 - Streetscape Improvements for Existing Properties
 - Other
- Potential Building Design Standards to meet Plan Goals
- Related Parking Standards Studies
- Urban Design Guidelines Update
- Developer Contributions



Development and Growth Projections Analysis Timeline

- Draft Density related Projections – Late May
- Draft Populations/Household Projections – Late May
- Steps for Public Service Needs Projections – Late May



Advisory Group Discussion
&
Public Comment

- **REVIEW OF SUBCOMMITTEE DRAFT FINDINGS FOR PLAN COORDINATION**
- **ADDITIONAL RELATED STUDIES**



Additional Related Studies

Related Studies

- Eco District Plan Study (Summer)
- OTN History Plan (Summer)
- OTN Parking Study (Summer)
- Streetscape Improvements for Surface Parking Lots and Blank Wall Possible Incentives (Summer)
- Market Study and Innovative Uses (Summer)
- Transportation Study (Fall)
- Sewer and Stormwater Study (Fall)

Related Work

- Art Night
- Innovation Night
- Retail and Commercial Strategy
- Urban Design Updates
- Office Competitiveness and Conversion Study



UPCOMING MEETINGS

- **May 12, 2016 (7-9pm) OTN SAP Community Meeting**
 - Purpose: Coordination of Subcommittee Draft Findings for Community Input and Review
- **May 26, 2016 (7-9pm) OTN SAP Advisory Group Meeting #7**
 - Purpose:
 - A. Feedback on May 12, 2016 Community Meeting
 - B. Plans for Mini Charrette
 - C. Draft Development and Growth Projections Analysis Timeline
- **Mini Charrette – June 24-26**
 - Purpose: Development of Preliminary Plan Recommendations and Composite Graphics for Plan Development

