Thursday, April 28, 2016
7:00 – 9:00 PM
Existing and Potential Zoning Changes

**Old Town North**

**Existing and Potential Zoning Changes**

*NOTE: WMATA Bus Garage Zoning Amendment Recommended Per Community Process*

**Legend**
- Development with Applications & Approvals
- Ability to Redevelop with Existing Zoning
- Potential Text Amendment to CDX Zone
- Potential Zoning Changes
Advisory Group Meeting #6 – April 28, 2016
Potential Zoning Changes and Implementation of Plan Principles

OLD TOWN NORTH

Potential Zoning Changes and Implementation of Plan Principles


NOTE: WMATA BUS GARAGE ZONING AMENDMENT RECOMMENDED PER COMMUNITY PROCESS

1. Affordable Housing
   - Urban Design
   - Streetscape

2. Urban Design
   - Streetscape
   - Affordable Housing

3. Urban Design
   - Retail
   - Streetscape
   - Mix of Uses
   - Affordable Housing

4. Urban Design
   - Mix of Uses
   - Encouraging Commercial Uses
   - Retail
   - Streetscape
   - Affordable Housing

5. Urban Design
   - Streetscape
   - Connections
   - Affordable Housing

6. Mix of Uses - Innovation Uses
   - Expanded Public Waterfront Open Space
   - Connections (Pedestrian, Bike, Car)
   - Affordable Housing

Advisory Group Meeting #6 – April 28, 2016
FLOOR AREA RATIO
DEVELOPMENT ASSUMPTIONS
FLOOR AREA RATIO (FAR)

1.0 FAR

1.0 FAR
DENSITY COMPARISON

Advisory Group Meeting #6 – April 28, 2016
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
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

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

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[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.

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Advisory Group Meeting #6 – April 28, 2016
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