Welcome and Acknowledgements
Advisory Group Chair Maria Wasowski convened OTN SAP Advisory Group Meeting #12 reminding the Advisory Group that three chapters of the draft OTN SAP Update were released at Community Meeting #7 on November 7th, and two chapters were released at Advisory Group Meeting #11 on November 15th. The draft chapters which have been released to-date include: 1) Draft Introduction Chapter, 2) Draft Open Space, Recreation and Cultural Activities Chapter, 3) Draft Historic Preservation Chapter, 4) Draft Housing Chapter and, 5) Draft Economic Development Chapter. Additionally, members of the Advisory Group and the public received draft meeting notes from the 10th Advisory Group meeting on October 27th and the 11th Advisory Group Meeting on November 15th. No changes were identified.

Staff Debrief of December Updates to Planning Commission and City Council - Staff gave a debrief on the OTN SAP Update Informational Presentation given to the Planning Commission on December 6th; at that time, staff reviewed the OTN SAP Update chapters released to-date and the public comments received on those chapters as of late November. Additionally, Staff notified the Planning Commission of the need for an extension to the OTN SAP Update schedule; the reason being the need to complete technical studies, including the Transportation Study, which is anticipated to be substantially completed by late March 2017.

Advisory Group Discussion of Needed Schedule Extension – Staff proposed an updated schedule outline to the Advisory Group with a detailed schedule to be developed and shared with the Advisory Group in January. The new schedule will be a working draft to include tentative release dates between February and April for the remaining four draft chapters of the OTN SAP Update: (1) Infrastructure and Environmental Sustainability Chapter, (2) Transportation Chapter, Planning, (3) Land Use and Design Chapter, and (4) Implementation Chapter:

Tentative Extended Schedule:
- **Late February 2017 Advisory Group Meeting #13** – Anticipated release of the Draft Infrastructure and Environmental Sustainability Chapter and draft OTN Urban Design Guidelines
- **Late March 2017 Advisory Group Meeting #14** – Anticipated release of the Draft Transportation Chapter and the draft Planning, Land Use and Design Chapter
- **April 2017 Community Meeting** – Anticipated release of the Draft Implementation Chapter and the combined OTN SAP Update Plan for a 45 Day Public Comment Period.
- **April 2017 Advisory Group Meeting #15** – Anticipated Advisory Group discussion of potential mitigation under the Transportation Study
• **May 2017** – Anticipated Planning Commission and City Council Work Sessions  
• **June 2017** – Anticipated Planning Commission and City Council Public Hearings

The Advisory Group and the public will continue to have the chance to share their comments on the draft chapters released to-date as well as future draft chapters to be released. Comments on the draft chapters may be submitted using the following: 1) [Old Town North Comment Board](#); 2) [AlexEngage](#); 3) [Email Nancy Williams, Assistant Director, Planning and Zoning](#) 4) Advisory Group Meetings; and 4) Community Meetings.

**Review of Public Comments Released To-Date** – For tonight’s Advisory Group Meeting #12 (December 14, 2016) Staff shared a [presentation](#) that included the recommendations from the five draft chapters released to-date as well as comments received from the public at meetings and through online means. The presentation is posted [online](#).

**Question:** When is the Transportation Chapter anticipated to be released? **Response:** The Draft Transportation and Draft Planning, Land Use and Design Chapters are anticipated to be released in late March 2017 at an Advisory Group Meeting (Advisory Group Meeting #14). We anticipate holding Advisory Group Meeting #15 in April at which time both chapters will be further discussed and mitigation will also be discussed in more detail.

**Question:** What will the Transportation Study include? **Response:** The Transportation Study will include existing conditions (previously reviewed with the Advisory Group in October: [Existing Transportation Conditions](#), Advisory Group Meeting# 10 on October 27th), and the future 2040 build scenario which assumes all identified potential redevelopment sites, potential traffic impacts and potential mitigation strategies.

**Question:** Initially the Transportation Study was supposed to be released in phases. Aside from the [OTN Transportation Existing Conditions material](#) shared with the Advisory Group in October (Meeting #10), are we getting the rest of the study all at once now? **Response:** The Draft Transportation Chapter will be released and discussed at the anticipated March Advisory Group Meeting (Meeting #14) but staff will also come back in April to the Advisory Group (Meeting #15) to further discuss it and to discuss mitigation in more detail. Also, in April the OTN SAP Update will be released in its entirety (all chapters and appendices) and that will kick off a 45 day public comment period.

**Comment:** It is important to have the Transportation Study results before completing the Land Use component. The Advisory Group for the Eisenhower West SAP did not get a chance to review the Transportation Study because it got delayed and the Land Use piece had already been completed. **Response:** We will be releasing the Transportation Chapter and the Planning, Land Use and Design Chapter simultaneously in March giving the Advisory Group and the Public enough time to review both. Also, we will follow-up the release of these two draft chapters in March with a Community Meeting (Community Meeting #8) in April that will kick off a 45-day public comment period of the entire draft document (all chapters and appendices).
**Question:** Will the 2040 build scenario include the proposed development densities that have been discussed to-date? **Response:** Yes.

**Question:** Does the Transportation Study taking the following into account:

1. Parking
2. Impact of the bicycle thoroughway on Royal Street
3. Impact of construction pads of already approved development
4. Tour Bus parking

**Response:**

1. A separate [OTN Parking Study](#) has already been completed for the Old Town North planning area and posted online. Staff provided the Advisory Group with an overview of the Parking Study at the September Advisory Group meeting (Meeting #9). In addition, the Transportation Study will take into account the findings from that Parking Study.
2. Royal Street is not being considered for a bicycle thoroughway. It is primarily designated as a Green Street. A Green Street typically includes stormwater management systems such as bio-retention, enhanced landscaping and tree canopy. A green street also includes traffic calming measures to make it friendlier to pedestrians such as curb extensions, raised intersections and keeping stop signs. We can include a definition of a green street as part of the OTN SAP Update.
3. The Transportation Study will address development sites that have been approved and/or are under construction.
4. Tour bus parking locations are currently not being considered in Old Town North. We can request more information from the Department of Transportation and Environmental Services and report back to you on efforts around Motorcoach Parking, including the fact that the Waterfront Commission has been looking at the consideration of increasing tour bus parking violation tickets.

**Comment:** Meetings were well attended earlier in the process, however, we are not hearing from as many people now. We should look at the Plan as a whole and not let one issue dominate the conversation and hinder the process. We need to emphasize outreach efforts. **Response:** Staff agrees and encourages the Advisory Group to continue to provide regular updates to their respective stakeholder groups and to encourage those stakeholders to utilize available outreach methods to share their views on the draft chapters (see top of page two of these notes and see your agenda as a reminder of the various ways in which stakeholder groups can weigh into this process). Also, staff sends out Advisory Group and Community Meeting notices via eNews and through an OTN list serve of over 200 stakeholders. All of these efforts are designed to reinforce each other. For example, we encourage those Advisory Group members with the ability to email their stakeholders with links to the City’s website and to draft chapters and/or to post such information to their websites, if possible, to please do so. It all helps. The City has been receiving comments online through the comment board, letters and email, but again a collective effort can help provide continued interest and input.

**Comment:** Small Area Plans typically pick up on policies that already exist in other City plans such as the [Transportation Master Plan](#), the [Pedestrian and Bicycle Master Plan](#), and the [Housing Plan](#).
**Master Plan, Response:** As you will recall, at the beginning of this process, an **OTN Project Brief** was developed to ensure the Advisory Group, Community and Staff have full access and knowledge of plans and policies that may have relevancy to the 7 OTN planning categories. That document remains accessible to the public.

**Comment:** City plans and policies, such as the Pedestrian and Bicycle Master Plan, look at a higher level; however, Small Area Plans look more closely at these policies and recommendations recognizing that certain general proposals may be more applicable to one neighborhood but not for another.

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**Release of the Draft Old Town North Historic Interpretation Guide** – Archeology staff provided Advisory Group members and the public that was in attendance with a copy of a **draft Old Town North Historic Interpretation Guide** (dated December 2016). Staff also gave an overview of the Old Town North Historic Interpretation Guide which provides a framework for the interpretation of the neighborhood’s cultural landscape from early settlement through the 1960s. The guide identifies seven themes of development and settlement that are delineated by geography and place, provides narratives for each theme and identifies strategies for interpreting each theme on any given block in the neighborhood. The Guide is essentially complete but staff would like the Advisory Group to review it and provide any feedback at the Advisory Group’s next meeting (Meeting #13 in February).

**Comment:** Certain things such as the retention of the rail tracks may conflict with other objectives in the Plan, such as the recommendation of a linear trail park.

**Response:** That is a good point but also as you will recall early on in this process, the Advisory Group and the Community expressed interest in recognizing the neighborhood’s history, including industry, transportation (with emphasis on the canal and rail roads in particular), and more. The design of the trail does include the tracks, mainly because we are seeking to utilize the rail corridor through rail banking, meaning it must remain in the ownership of the rail company through the City’s temporary use of it; to tear out the tracks and then to potentially have to replace them if the rail company would ever want the corridor back, under rail banking, could be cost prohibitive.

**Comment:** The **Highline Park** in New York City is a successful example of the integration of industrial elements such as rail tracks into the design of a public open space that attracts many visitors and families daily.

**Comment:** It is important to look at the context of the neighborhood. Alexandria is one of the oldest cities in the United States. While not many buildings from the past exist today, integrating historical interpretation into the framework of the Plan is a great way to celebrate the neighborhood’s history.

**Comment:** Multiple cultural themes are shown on Block 23 on the Thematic Overview Map; however, in the table on page 29, those themes are not checked for block 23.

**Response:** Thank you; Archeology will review the document once more for errors, including the one just mentioned, and it will complete any outstanding citations. The updated draft version
will be sent to the Advisory Group in January and that updated version will replace the version which is currently on the website (see link above).

Advisory Group Attendance
Maria Wasowski
Engin Artemel
Anna Bentley
Herb Cooper-Levy
Austin Flajser
Mary Catherine Gibbs
Stephen Goodman
Bruce Machanic
Carlos Mejias
David Speck
Marie McKenney Tavernini
Christa Watters