OTN SAP Advisory Group Meeting #3
Thursday, December 17, 2015
7:00 – 9:00 PM
Sister Cities Conference Room
City of Alexandria, Virginia

OLD TOWN NORTH Visioning

Charrette Week
Old Town North
Working Draft Framework Plan
Working Draft Framework Plan: Existing Open Space
WORKING DRAFT FRAMEWORK PLAN: OPEN SPACE
Working Draft Framework Plan: Transportation
BACKGROUND
Forms of Connections
Working Draft Framework Plan: Transportation
WORKING DRAFT FRAMEWORK PLAN
LAND USE
WORKING DRAFT FRAMEWORK PLAN:
POTENTIAL RETAIL
Working Draft Framework Plan
Land Use
Potential Enhancements
View to Monuments

View looking North from NRG
Potential Enhancements
Montgomery Street

View looking West
Working Draft Framework Plan: Historic Preservation
Affordability at all life stages

• **Who**
  - Young people
  - Families
  - Empty nesters
  - Seniors - aging in place

• **Benefits**
  - Housing choices for all incomes, life stages, and physical abilities
  - People can live near employment & transit
  - Promote economic diversity in communities
  - Allow people to age-in-place
ECO DISTRICT CONCEPT
Implementing Eco-City Alexandria and sustainability through the Small Area Plan Process

DIVERSITY & MIXED USE
- Achieve a variety of building types, heights, and densities that support a diverse population and allows for aging in place.
- Prioritize the provision of on-site affordable housing.
- Achieve, sustain, and utilize a balanced land use mix including key features to create a complete neighborhood to meet the community’s social and economic needs.
- Explore innovative housing solutions such as micro-units and existing building conversions as feasible.
- Use open spaces to connect neighborhoods to view-sheds and public amenities such as, parks, and the Waterfront.

MULTI-MODAL TRANSPORTATION
- Provide a mix of land uses with an interconnected network that emphasizes walking, biking, and public transit to reduce vehicle trips.
- Prioritize public transport, biking, and walking as an economic, environmental and public health tool.
- Enable adoption of low-emission & electric vehicles through charging and clean fuel infrastructure.

ENERGY AND GREEN BUILDING
- Prioritize energy efficiency and high performance and enhanced green building.
- Emphasize on site renewable and district-scale energy systems
  - solar
  - ground source heat pumps
  - microgrid
  - storage

CARBON FOOTPRINT REDUCTION
- Prioritize clean, renewable and low-carbon energy sources locally and from external utility distribution.
- Promote ‘Smart Cities’ technologies.

WATER QUALITY
- Address impact of combined sewer overflows (CSOs).
- Implement stormwater management through green infrastructure and low-impact development.
- Increase tree canopy and enhance green space through appropriate planting, native trees and green roofs.
- Conserve water through re-use and use of low-flow fixtures.

MEASURES
- Energy and Greenhouse gas emissions per capita.
- Increase in open space.
- Percent of energy supply from renewable resources.
- Number of green / roofs, light colored pavements and increase in tree canopy coverage.
- Number of green infrastructure projects.
- Number of acres with separated sewers system.
- Increase in transit ridership / service.
- Increase in number of bike / pedestrian trips.
Next Steps (Jan. – Aug. 2016)

Evaluate the feasibility and potential impacts of proposed plan elements and design concepts

• **Phase II (Study)** – Study Plan Framework Elements

• **Phase III (Test/Refine)** – Test Framework Elements and Refine

• **Phase IV (Plan Recommendations)** – Recommendations for Plan Development
PROJECT ASSESSMENT (VISIONING)
# PLANNING, DESIGN AND LAND USE

## City Staff with Advisory Group Comments

- **GUIDING PRINCIPLES**
  - Identify and enhance Old Town North’s unique character and sense of place to complement area’s history, culture, and existing neighborhoods and to promote an active and balanced community.
  - Achieve a variety of building types and heights that are appropriately scaled for the surrounding neighborhood and community
  - Encourage high quality architectural building design that further defines the unique neighborhood character of OTN.
  - Achieve and sustain a balanced land use mix including key features that help create a complete neighborhood with a sense of place and to meet the community’s social and economic needs.
  - Identify areas for public facilities and institutions.
  - Identify areas for active street frontages including reinforcing retail focus areas in the 1992 OTN SAP
  - Promote high quality pedestrian oriented streetscapes that utilize appropriate lighting, landscaping and signage to promote a safe and vibrant community.
  - Promote sustainable land use and urban design patterns throughout OTN
  - Ensure flexibility in land use to accommodate changing market trends and unknown physical and economic constraints (see Economic Development)

## Planning Commission Comments

- Expand OTN contextual area to include Daingerfield Island and to highlight connections to nearby amenities and attractions (such as Braddock Planning Area and Slaters Lane)

## City Council Comments

- Create and underscore neighborhood uniqueness through placemaking strategies
- Ensure new developments and land use tools are flexible and not too prescriptive

## IMPLEMENTATION

- Tax Revenue
- Developer Contributions
- Development Phasing
- Zoning
- Other

*Implementation section includes possible topics to be addressed as the planning process progresses. There will be an Implementation section under each category with the topics possibly changing as appropriate.*
## TRANSPORTATION

<table>
<thead>
<tr>
<th>Guiding Principles</th>
<th>Planning Commission Comments</th>
<th>City Council Comments</th>
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</thead>
<tbody>
<tr>
<td>City Staff with Advisory Group Comments</td>
<td>Explore Feasibility of Madison and Montgomery as 2-way streets</td>
<td>Coordinate any new construction on Madison and Montgomery with proposed reconstruction of those streets (CIP)</td>
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<tr>
<td>Further encourage an integrated multi-modal transportation network using the existing street grid, and grid extensions where necessary, to promote a healthy, auto-independent lifestyle.</td>
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### Objectives

- Consistent with the Transportation Master Plan, provide an interconnected network that supports walking, biking, and transit use.
- Investigate opportunities for improving the existing network by utilizing major future redevelopment sites and the railroad tracks.
- Continue to investigate and monitor parking conditions as properties in OTN develop.
- Improve and expand bike storage facilities in commercial and residential developments.
- Consider the future potential impacts of autonomous cars on road design.

### Implementation

- Tax Revenue
- Developer Contributions
- Development Phasing
- Zoning
- Other

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### Housing

<table>
<thead>
<tr>
<th>Guiding Principles</th>
<th>City Staff with Advisory Group Comments</th>
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<th>City Council Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td></td>
<td>Explore opportunities for market affordable housing</td>
<td>Explore creative solutions for affordable housing</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Objectives</th>
<th>Planning Commission Comments</th>
<th>City Council Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Explore innovative housing solutions such as micro-units and building conversions if feasible</td>
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<tr>
<td>Fully utilize tools within the Housing Master Plan such as leveraging the density bonus policy to achieve affordable units</td>
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<tr>
<td>Prioritize the provision of on-site affordable housing.</td>
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<tr>
<td>Replace ARHA units on a one-to-one basis, and on-site to the greatest extent feasible, as properties in Old Town North develop.</td>
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<tr>
<td>Incorporate community spaces within housing developments</td>
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<tr>
<td>Ensure on-site recreational space in new ARHA redevelopment</td>
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</table>

### Implementation

- Tax Revenue
- Developer Contributions
- Development Phasing
- Zoning
- Other

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## INFRASTRUCTURE AND ENVIRONMENTAL SUSTAINABILITY

### City Staff with Advisory Group Comments

**GUIDING PRINCIPLES**

- Create an eco-district model with sustainable environmental solutions that support sewer and stormwater management, efficient energy use including renewable energy, and clean air and soil.

**OBJECTIVES**

- Consistent with the EAP, the Energy and Climate Change Action Plan, and associated Master Plans, implement innovative design throughout the plan area to minimize fossil fuel use and improve energy, water, air, and soil quality at the district scale through.
- Utilizing renewable energy:
  - Evaluate level of efficiency required of buildings
  - Emphasize renewable district energy
    - Solar
    - Ground Source heat pumps
    - Microgrid
    - Battery storage
  - Prioritize clean energy or low carbon fuels provided through external utility distribution as a supplemental energy source only
  - Emphasize natural gas electricity from the grid
- Reducing the Urban Heat Island Effect through green roofs, tree canopies, materials for buildings
- Minimizing impact of combined sewer overflows through green infrastructure and BMPs
- Employing plantings, native trees, and other green infrastructure/low impact stormwater methods (LiID)
- Integrating air quality enhancements in all aspects of design, including PM 2.5, Ozone, and Nox
- Targeting open space in NRG along the Waterfront

### Planning Commission Comments

**City Council Comments**

- Concepts should be explored beyond eco-district themes

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## OPEN SPACE, RECREATION AND CULTURAL ACTIVITIES

<table>
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<tr>
<th>GUIDING PRINCIPLES</th>
<th>Planning Commission Comments</th>
<th>City Council Comments</th>
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<tbody>
<tr>
<td>Expand, enhance and connect publicly accessible passive and active open space.</td>
<td>Leverage the Waterfront Plan</td>
<td>Provide the right tools to support an Arts District beyond a land use designation to include wayfinding, tax policy, economic development incentives, etc.</td>
</tr>
<tr>
<td>Use open space to connect neighborhoods to viewsheds and public amenities such as parks, and the waterfront. Identify new open space and cultural activities. Identify new public art opportunities. Design open space to accommodate a variety of recreational and cultural uses for all ages and abilities. Identify new opportunities for cultural spaces and activities Explore opportunities for interior community spaces that accommodate all ages and abilities (such as libraries, schools, etc.)</td>
<td>Preserve, enhance, and expand public art opportunities Explore Royal Street as a greenway</td>
<td>Explore ideas such as alignment of arts and crafts with brewery establishments Study impacts on north views as Waterfront development occurs Montgomery Park Neighborhood Plan should be amended if necessary pursuant to the OTN SAP Update Coordinate the OTN SAP Update with the NPS Daingerfield Island Master Plan Leverage partnerships with cultural spaces such as the Art League</td>
</tr>
</tbody>
</table>

### IMPLEMENTATION

- Tax Revenue
- Developer Contributions
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- Zoning
- Other

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## Historic Preservation

### Guiding Principles

<table>
<thead>
<tr>
<th>City Staff with Advisory Group Comments</th>
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</thead>
<tbody>
<tr>
<td>Further identify, protect, and enhance the historic architectural and archaeological elements and resources of Old Town North.</td>
<td>Define, enhance and reinforce the special character of the Washington Street corridor in conjunction with the Washington Street Standards and other tools.</td>
<td>Celebrate and recognize historic sites.</td>
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</table>

### Objectives

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<tr>
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<tbody>
<tr>
<td>Preserve, integrate and celebrate historic and archaeological resources to maintain neighborhood authenticity.</td>
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<tr>
<td>Promote cultural richness and an understanding of the history of the neighborhood.</td>
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<tr>
<td>Define, enhance and reinforce the special character of the Washington Street corridor</td>
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<tr>
<td>Incorporate Historic interpretation in the natural environment</td>
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<td>Celebrate railroad history</td>
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### Implementation

- Tax Revenue
- Developer Contributions
- Development Phasing
- Zoning
- Other

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<tbody>
<tr>
<td></td>
<td>Attract unique uses that serve as an economic engine to grow and sustain a balanced economy.</td>
<td>Include <em>Washington Street</em> as a retail corridor Explore <em>economic niches</em> that are unique to OTN</td>
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<td></td>
<td>Reinforce the identified retail focus areas in the 1992 OTN SAP plan (3rd Street, Montgomery Street, Montgomery Center) and further strengthen St. Asaph as a concentrated retail corridor.</td>
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<td>Strengthen hospitality related economic opportunities in Old Town North.</td>
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<td>Maintain Rethink office space inventory as part of the desired balance of land use.</td>
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<tr>
<td>OBJECTIVES</td>
<td>Maximize proximity to metro, biking, walking as an economic tool (Transit Oriented Development [T.O.D.]).</td>
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<td></td>
<td>Ensure flexibility in land use to accommodate changing market trends and unknown physical and economic constraints (see Planning, Design and Land Use)</td>
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<td></td>
<td>Encourage/ Provide opportunities for employment of local residents</td>
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<td>Encourage broadband deployment</td>
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<tr>
<td>IMPLEMENTATION</td>
<td>Tax Revenue</td>
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<td>Developer Contributions</td>
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<td>Other</td>
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Subcommittee Configuration

- Membership
- Order of Topics
- Meeting Schedule
<table>
<thead>
<tr>
<th>SUBCOMMITTEE TOPICAL AREAS BY PLANNING CATEGORIES</th>
<th>SUBCOMMITTEE CO-CHAIRS</th>
<th>RECOMMENDED SUBCOMMITTEE MEMBERS</th>
<th>DEPARTMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SUGGESTED COMBINED SUBCOMMITTEE TOPICAL AREAS BY PLANNING CATEGORIES</strong></td>
<td>Maria Wasowski and Kevin Harris</td>
<td>M. Wasowski K. Harris E. Artemel H. Cooper-Levy A. Flajser S. Goodman T. Soapes</td>
<td>P&amp;Z and Housing</td>
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<tr>
<td><strong>SUBCOMMITTEE TOPICAL AREAS</strong></td>
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<td></td>
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<tr>
<td>(1) Planning, Land Use and Design (2) Housing</td>
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<tr>
<td><strong>SUBCOMMITTEE TOPICAL AREAS</strong></td>
<td>Scott Barstow and Maria Wasowski</td>
<td>S. Barstow M. Wasowski S. Arabia E. Chimento K. Di Iancioni J. Strup</td>
<td>TES OEQ and TES Planning, Energy, P&amp;Z</td>
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<tr>
<td>(1) Infrastructure and Environmental Sustainability (2) Transportation</td>
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<tr>
<td><strong>SUBCOMMITTEE TOPICAL AREAS</strong></td>
<td>Christa Watters and Chip Carlin</td>
<td>Christa Watters Chip Carlin C. Griffin A. Bentley M. Tavernini</td>
<td>P&amp;Z HP, OHA</td>
</tr>
<tr>
<td>(1) Parks, Recreation and Cultural Facilities (2) Historic Preservation</td>
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<tr>
<td><strong>SUBCOMMITTEE TOPICAL AREA</strong></td>
<td>David Speck</td>
<td>D. Speck B. Machanic C. Mejias</td>
<td>P&amp;Z, AEDP</td>
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<tr>
<td>(1) Economic Development</td>
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---TURN OVER FOR SUGGESTED MEETING DATES FOR SUBCOMMITTEES AND ADVISORY GROUP---
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<tr>
<td>(Third Tuesday)</td>
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<td>(No Advisory Group</td>
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<td>Meeting Scheduled)</td>
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<tr>
<td>Additional Subcommittee</td>
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<td>6/8/2016</td>
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<tr>
<td>Meeting, if Needed</td>
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<td>(Second Wednesday)</td>
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ADVISORY GROUP
MEETING DATES
JANUARY - JUNE
### January – June 2016 Draft Advisory Group Meeting Dates

<table>
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<tbody>
<tr>
<td>Additional Advisory Group Meeting, if Needed</td>
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<td>5/9/2015 (Second Monday)</td>
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<tr>
<td>Special Event</td>
<td>2/29/2016 Community Meeting #4</td>
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<td>5/16/2015 Community Meeting #5</td>
<td>6/25 – 6/26/2016 (Mini Charrette)</td>
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### City Calendar Conflicts (Evenings)
- 1st Monday – EPC Work Session
- 3rd Monday – EPC
- 1st Tuesday – Planning Commission
- 2nd Tuesday – CC Legislative Meeting
- 3rd Tuesday – Arts Commission
- 4th Tuesday – CC Legislative Meeting
- 1st Wednesday – BAR
- 3rd Wednesday – Archaeological Commission
- Last Wednesday – Federation (1/27; 2/24; 3/30; 4/27; 5/25; 6/29)
- 3rd Wednesday – BAR
- 3rd Wednesday – Transportation Commission
- 2nd Thursday – Potomac Yard Metro Group
- 3rd Thursday – Park and Recreation Commission

### Holidays
- January – 3rd Monday (MLK Holiday)
- February – 3rd Monday (President’s Day)
- May – 5th Monday (Memorial Day)