Welcome and Agenda
Agenda

• 7:00pm Welcome Housekeeping
• 7:05pm Land Use – Zoning and Heights
• 7:45pm Transportation
• 8:25pm Implementation
• 8:40 Advisory Group Endorsement Letter
• 8:50pm Next Steps
Release of Draft Old Town North Small Area Plan

Community Comment Through May 18

- Advisory Group and Community Meetings
- Comment Board alexandriava.gov/86032
- Email Heba.ElGawish@alexandriava.gov
- Public Hearings
LAND USE

HEIGHTS AND ZONING
Art and Cultural Uses (Anchors)

- Additional floor area not to exceed 30% above building maximum

- Provide minimum contiguous size of 5,000 to 10,000 SF to qualify

- Total additional floor area not to exceed 250,000 SF in the Plan area

- On site parking requirement may be fulfilled with shared parking

- Space will include a restrictive covenant of 30 years requiring compliance with Plan
Potential Redevelopment Sites

Notes:
1. The public process for this Plan included review and discussion of the Hopkins-Tancil blocks, even though a portion of the site is located within the Old Town Small Area Plan. Proposed zoning for the full site was analyzed. While a separate Master Plan amendment will need to be processed for the southern block, the analysis for the full site occurred as part of the Old Town North Small Area Plan process.
Recommended District Height Limits

Notes:
1. A limited number of buildings will be of heights up to 140'. The final number and location of those buildings will be determined through the development review process.
2. The height ranges shown on the former power plant site are intended to provide a variety of building heights for each building and within each block.
3. Any changes to building heights on Canal Center will require all applicable approvals by the National Park Service (NPS).

LEGEND
- 120'
- 100'
- 77'
- 70'
- 66'
- 50'
- 30'/50'
- 45'
- Area subject to the 1981 Settlement Agreement and the NPS document titled Alexandria Waterfront: Land Use Agreements, June 1992
- Existing Height Limit
- Recommended New Height Limit

Area: [Map showing height limits and zones]
Recommended District Height Limits

LEGEND

- 100'
- 66'
- 30'
- 30'/50'
- 45'
- 77'
- 77' (50' Maximum along North Royal)
- 77' Maximum 50' Average

Subject to the 1981 Settlement Agreement and the NPS document titled Alexandria Waterfront: Land Use Agreements, June 1992
Existing Power Plant

85-120 ft.
Building Height Precedents

30-50 ft.
Building Height Precedents 50-75 ft.
Building Height Precedents

75-90 ft.
Building Height Precedents 120-140 ft.
Legend

- Existing Buildings
- Potential New Buildings
DISCUSSION
TRANSPORTATION
SECTION AB-01: ABINGDON DRIVE @ PEPCO SITE

EXISTING

PROPOSED

NOTES
1. Widen Sidewalk by Moving Curb
2. Widen Sidewalk without Moving Curb
3. New/Improved Tree Wells
4. New/Improved Landscape Strip
5. Remove Utility Poles
6. New Street Trees
7. Measures to Retain Existing Trees
8. Install Brick Sidewalk
9. Special Paving
10. Potential BMPs
11. Enhanced Planting
12. Replacement Lighting
13. Curb Extensions at Intersections
Montgomery Street

- Montgomery Street recommended to convert from a one-way operation to a two-way operation

- 80% of great retail streets are two-way

- Advantages of a two-way street:
  - A more pedestrian friendly street
  - Direct Access to retail and commercial uses
  - Access to offices and the waterfront

- Converting Montgomery Street to a two-way operation does not adversely impact traffic operations
Montgomery Street

Geometry is tightened at the intersection of Powhatan Street and N. Washington Street and the Powhatan Street approach would be controlled by a stop sign.
Potential New East/West Connection
East and West Abingdon Drive

Existing

Improvement Concept

Signal on E. Abingdon Dr. would operate all day

Final striping length to be determined

Next to scale
DISCUSSION
IMPLEMENTATION
Implementation

1. Implementation Strategy and Matrix
   • Identifying short, mid and long term tasks

2. Developer Contributions

3. Planning Commission Report
   • Implementation updates and refinements will be provided to the Planning Commission at regular intervals for review and guidance.

4. Design Standards and Guidelines
   • UDAC will continue to provide recommendations on compliance with the OTN Design Standards and Guidelines
Blank Walls Toolbox

1. Description of Challenges
2. Best Practices
3. Potential Tools (Toolkit)
   - Parking
   - Podium Infill
   - Administrative Review
   - Grants
NEXT STEPS
## NEXT STEPS - OTN SAP Schedule through June

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Notes</th>
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<tbody>
<tr>
<td>April 27</td>
<td>Advisory Group Meeting #15</td>
<td>• Follow-up on other topics as needed</td>
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<tr>
<td>May 16</td>
<td>Waterfront Commission</td>
<td>• OTN SAP Update</td>
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<tr>
<td>May 16 7:30 AM</td>
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<tr>
<td>May 17 7:00 PM</td>
<td>Transportation Commission</td>
<td>• Update on Transportation Chapter and Study</td>
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<tr>
<td>May 18 7:30 PM</td>
<td>Park and Recreation Commission</td>
<td>• OTN SAP Update</td>
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<tr>
<td>June 6</td>
<td>Planning Commission Public Hearing</td>
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<tr>
<td>June 24</td>
<td>City Council Public Hearing</td>
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Department of Planning and Zoning
301 King Street, Room 2100
Alexandria, VA 22314

www.alexandriava.gov/86032
(OTN SAP Update webpage)

Contact: Heba ElGawish

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