

**City of Alexandria, Virginia**

**OLD TOWN NORTH SMALL AREA  
PLAN UPDATE**

**ADVISORY GROUP MEETING #9**

Thursday, September 29, 2016  
6:00 – 9:00 PM

# UPDATES ON RELATED STUDIES



# OTN TRANSPORTATION STUDY



# TRANSPORTATION STUDY

- Phase 1 (Spring 2016)
  - Streetscape improvements
  - Connectivity / Trails / Street Extensions
  - Railbanking
  - Preliminary transit considerations
  - Preliminary review of One-way street conversion
- Phase 2 (Summer 2016)
  - Parking Study
  - Compilation of Developer traffic studies
- Phase 3 (Fall 2016)
  - Transportation Study
    - Traffic
    - Two-way conversions
    - Parking
    - Transit
    - Pedestrian/Bicycle Needs



# TRANSPORTATION STUDY

- Preliminary (high level) transportation recommendations in Fall
  - Streetscape improvements
  - Connectivity / Trails / Street Extensions
  - Railbanking
  - Parking
- Transportation Study to test traffic impacts, and have more detailed recommendations by Winter
- Final Small Area Plan to incorporate transportation study findings after study is completed



# TRANSPORTATION STUDY

## Transportation Study Scope

- Transit, Bicycle, Pedestrian analysis
  - Rail Spur
  - Madison Street Bikeway
  - Royal Street Neighborhood Bikeway
- Traffic Analysis
  - Existing Conditions
  - 2040 Baseline
  - 2040 Build
    - Madison / Montgomery Conversion analysis
    - Abingdon?
    - Turns on Washington
  - 2040 Mitigation
- Parking Analysis
  - Use of completed Parking Study
- Final Report

# TRANSPORTATION STUDY

## Schedule/Status

- Study Kicked off late August
- Consultant is reviewing background data and developing traffic model
- Existing Conditions analysis complete mid October
- Baseline Scenario complete late November
- Build Scenario substantially complete in December
- Build with Mitigation substantially complete in January



# OTN PARKING STUDY



# PARKING STUDY

Consultant –  
Fehr & Peers

Data  
collection –  
May 2016

- On-street parking
- Eight off-street locations



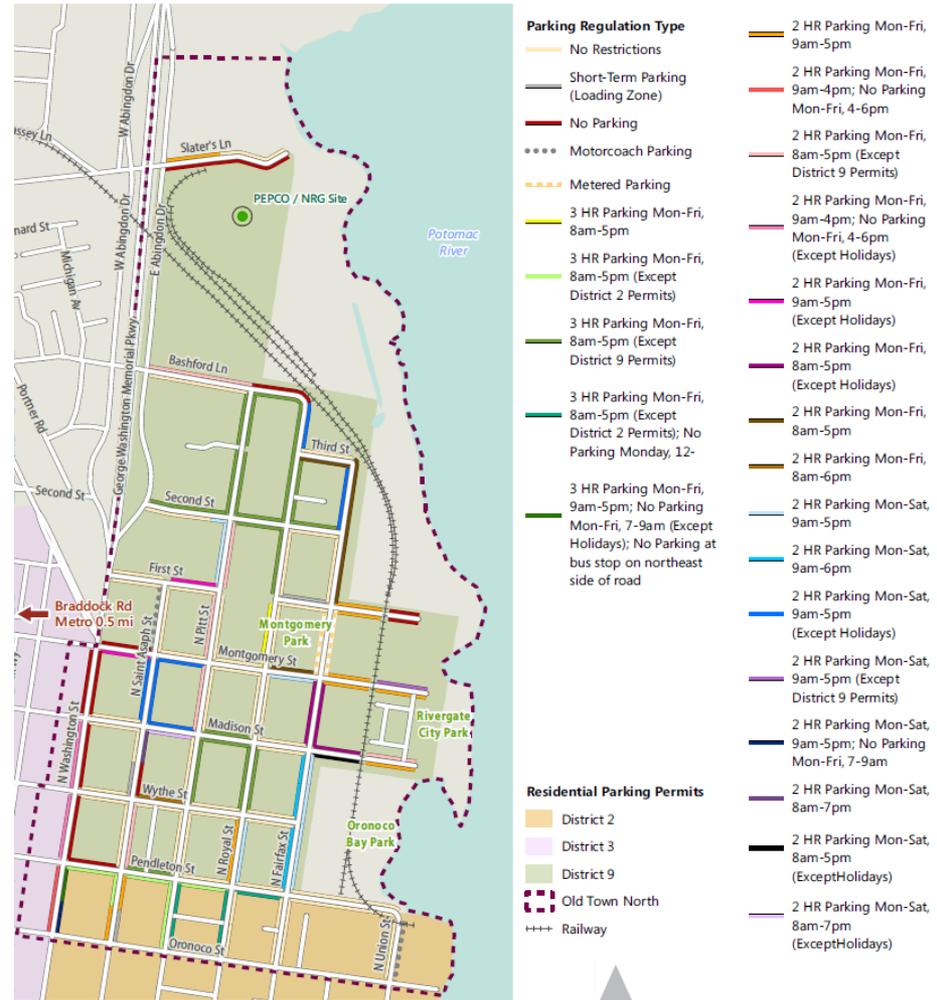
# PARKING STUDY

## Key Findings: On-Street

~ 1,100 spaces

Variety of on-street parking regulations

1/3 of the blocks are unrestricted

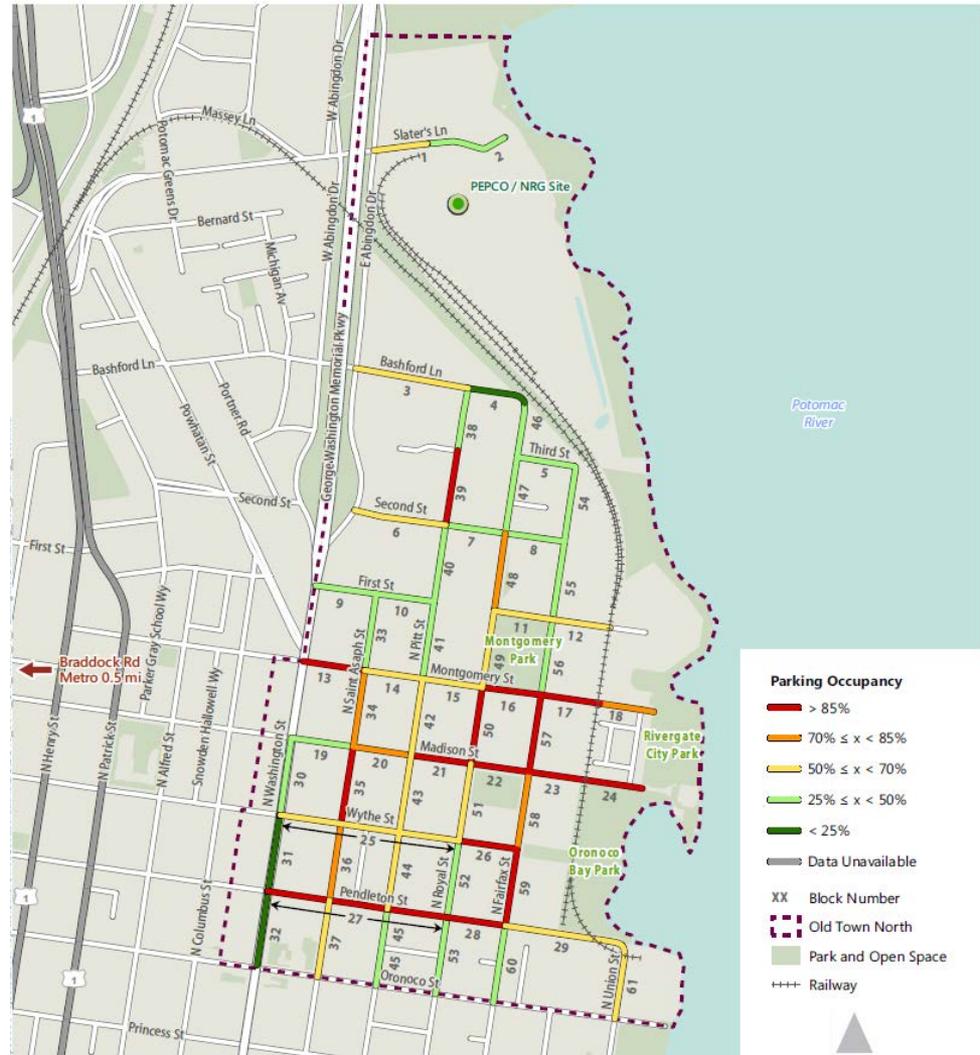


# PARKING STUDY

## Key Findings: On-Street

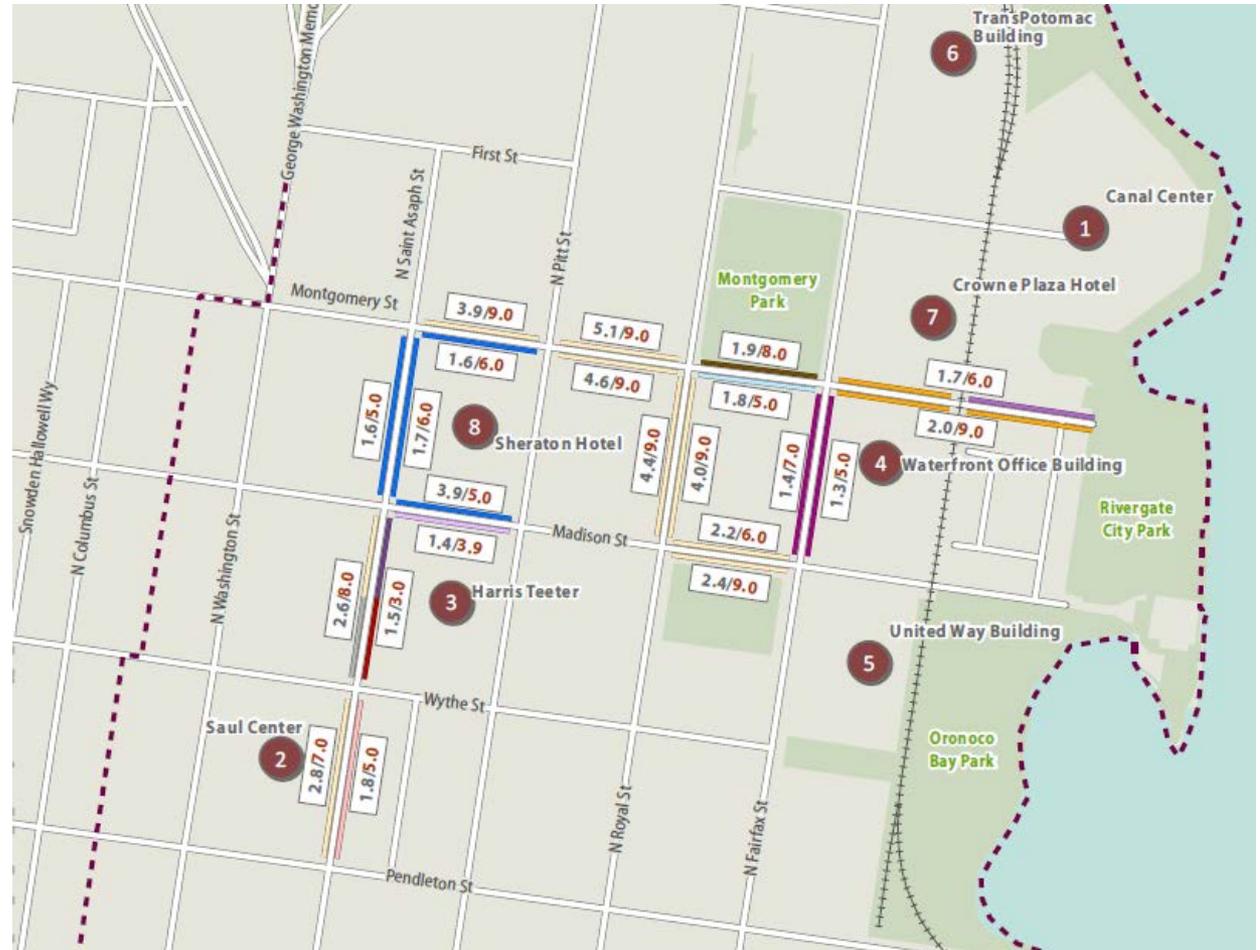
Peak parking occurred weekday at 6PM (~70% overall occupancy)

Many of the retail blocks were observed as full  
 \*Many of these blocks have unrestricted parking



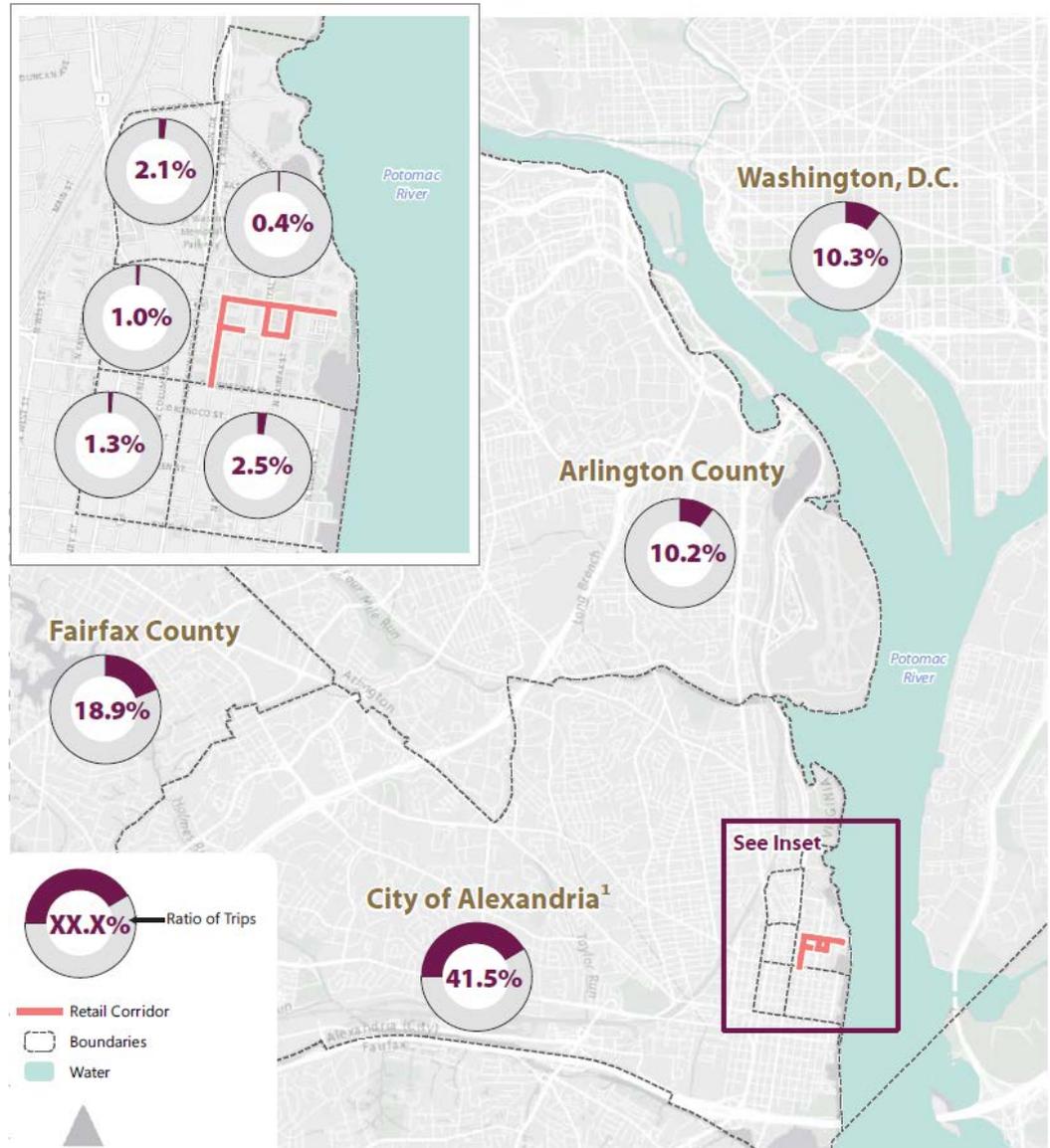
# PARKING STUDY

Turnover analysis found parkers stay on average **1.5-5 hours** (depending on block), with several parking for **9 hours**



# PARKING STUDY

Origin and Destination Study found that **less than 10%** of vehicles parking in OTN are from within 1 mile of OTN, and **less than 1%** are from within OTN





# PARKING STUDY

	Existing		Net Increase (2016-2025)		Expected 2025		Expected 2025 w/ Reduced Commercial Code	
	Supply	Demand <sup>1</sup>	Supply <sup>2</sup>	Demand <sup>3</sup>	Supply	Demand	Supply <sup>4</sup>	Demand
Off-Street Parking <sup>5</sup>	3,756	1,778	4,889	4,494	8,645	6,272	8,490	6,272
On-Street Parking	1,159	812	N/A	N/A	1,159	812	1,159	812
<b>Total</b>	<b>4,915</b>	<b>2,590</b>	<b>4,889</b>	<b>4,494</b>	<b>9,804</b>	<b>7,084</b>	<b>9,649</b>	<b>7,084</b>
Parking Surplus	2,325		395		2,720		2,565	



# PARKING STUDY

## *Potential Recommendations for Consideration*

- Promote shared parking
- Adjust on-street parking restrictions to generate turnover
- Consider a meter zone for the retail area
- Improve wayfinding and information

# OTN STORMWATER AND SANITARY SEWER STUDY



# STORMWATER AND SEWER STUDY

- City's developed Long Term Control Plan to address Hunting Creek TMDLs. Plan incorporates capital infrastructure such as tunnel and tank, sewer separation and green infrastructure. Cost range \$125- \$188 million
- Plan for outfall 1 takes into consideration anticipated redevelopment in Old Town North SAP.
- Two phased approach for CSO-001 (Oronoco Bay):
- **CSO-001 Phase I**
  - **Enhanced sewer separation and green infrastructure opportunities**
    - Sewer separation as condition of redevelopment
    - Promote green infrastructure as part of redevelopment
    - City-led green infrastructure and sewer separation (additional monies to be added to CIP)
    - First of the GI project being considered for 2<sup>nd</sup> Street.
- **CSO-001 Phase II**
  - Assess following CSO-001 Phase I and CSO-002/003/004 Projects (Hunting Creek)
  - Implement a plan consistent with the current regulatory requirements (potentially a store and treat strategy)



# STORMWATER AND SEWER STUDY

- OTN study purpose and goals:
  - Evaluate opportunities for sanitary and storm sewer separation for redevelopment areas
  - Evaluate opportunities for Green Infrastructure for redevelopment areas
  - Costs of required sewer upgrades
  - Reduction in combined sewer overflows (volume and bacteria)
  - Evaluate level of stormwater compliance for volume and pollutants (TN, TP, TSS)



# STORMWATER AND SEWER STUDY

- Schedule and current status:

Milestone	Description/ Deliverables	Status
1.	Identify survey needs	Completed
2.	Preliminary Old Town North SAP Capacity Evaluation	Completed
3.	New Task Order Procurement	Completed
4.	Field Survey	Completed
5.	Draft Alternatives Evaluation Technical Memorandum	Ongoing – to be submitted mid-late October
6.	Final Alternatives Evaluation Technical Memorandum	Following Milestone #5 – Two weeks after comments received (mid-late November)



# STORMWATER AND SEWER STUDY

- Provide categories of strategies that meet, exceed existing regulations
  - Development and redevelopment must meet water quality and water quantity requirements
    - Virginia Stormwater Management Program local compliance
    - Alexandria water quality volume default
- Menu of Green Infrastructure practices to prioritize for implementation



# STORMWATER AND SEWER STUDY

- Take a planning level approach to stormwater for the entire area
- Look for targets of opportunity for stormwater treatment on public and private lands
- Explore restoration of Resource Protection Area (RPA)
- Consider Green Infrastructure and rainwater harvesting and reuse



# OTN ECO-DISTRICT STUDY



# ECO-DISTRICT STUDY

## Old Town North Small Area Plan EcoDistrict



Energy - Carbon  
+ Renewables



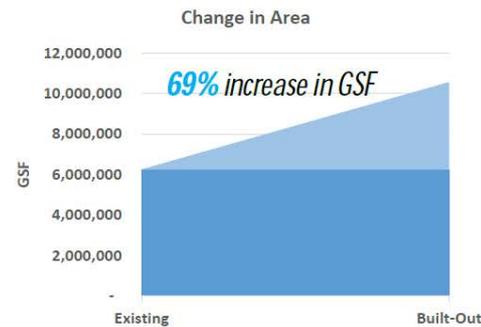
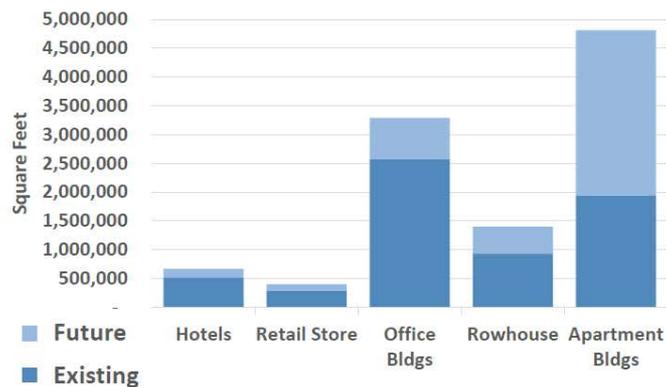
Water



Stormwater



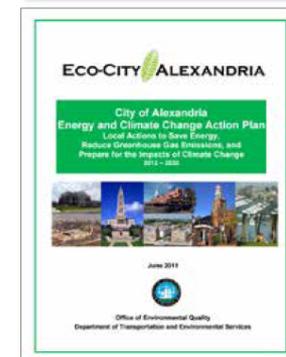
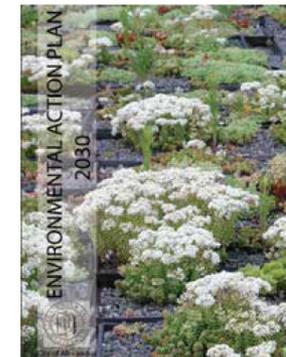
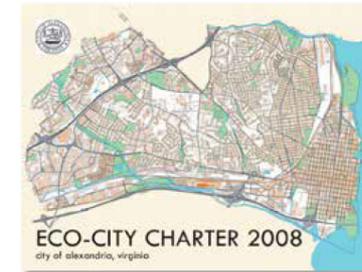
Tree Canopy  
+ Habitat



# OTN Eco-District Aims at Accelerating Implementation of Eco-City Goals and Targets

## Citywide Goals and Targets

ECO-CITY CHARTER GOALS	
<b>Energy Carbon Renewables</b>	<ul style="list-style-type: none"> <li>• Reduce energy consumption through conservation.</li> <li>• Conserve energy and achieve carbon-neutrality.</li> <li>• Produce energy locally and sustainably, through installation and promotion of the use of renewable and efficient energy technologies.</li> <li>• Convert existing uses of fossil-fuel energy to renewable energy.</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>• Promote public health by continuing to ensure safe and reliable drinking water</li> <li>• Advocate water conservation and reuse in order to preserve the quantity, not just the quality, of our water resources.</li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>• Use environmentally responsible flood management, stormwater control, and wastewater treatment to protect the public's health and property.</li> <li>• Promote - through sustainable practices - safe, swimmable, and fishable waterways for its citizens and visitors, and enhance the ecological integrity of its downstream waters, by minimizing stormwater runoff and pollutants draining to the Potomac River and Chesapeake Bay.</li> <li>• Identify ways to reduce/eliminate nutrient loading to waterways.</li> </ul>
<b>Resilience/ Sea-Level Rise</b>	<ul style="list-style-type: none"> <li>• Make policy, infrastructure, and land use decisions that prepare for flooding, drought, disease, and other impacts to humans and wildlife from environmental threats such as climate change.</li> </ul>
<b>Urban Tree Canopy</b>	<ul style="list-style-type: none"> <li>• Be proactive in protecting public health and ecological quality by lowering the amount and number of sources of air, light, and noise pollution.</li> <li>• Enhance their ability to manage outdoor air quality from damaging pollutants in its jurisdiction and will consider emerging threats when establishing outdoor air quality goals and regulatory approaches.</li> <li>• Identify ways to reduce/eliminate nutrient loading to waterways.</li> </ul>
<b>Habitat</b>	<ul style="list-style-type: none"> <li>• Protect, enhance, and increase Alexandria's open space and green infrastructure including wildlife habitat, parks, trails, tree canopy, and watersheds.</li> </ul>



# Citywide Goals and Targets

## ENVIRONMENTAL ACTION PLAN TARGETS

### Energy Carbon Renewables

- By 2010, the City will purchase 5% of electricity needs through green certificates.
- By 2012, reduce Business As Usual (BAU) emissions by 10% below 2012 level.
- By 2015, reduce the per capita energy use in Alexandria by 15%.
- By 2015, track energy use of 30% of multi-family residence units.
- **By 2020, reduce emissions by 20% below 2005 levels.**
- By 2020, 25% of the City's energy portfolio will consist of clean, renewable energy sources.
- **By 2020, all new buildings will achieve LEED Gold certification.**
- **By 2020, 60% of all existing buildings will achieve a 20% energy consumption reduction**
- By 2025, track energy use of 60% of multi-family residence units.
- By 2025, existing City buildings in the aggregate are 25% more energy efficient.
- **By 2025, all new buildings will achieve LEED Platinum standards.**
- By 2030, 50% of the City's energy portfolio will consist of clean, renewable energy sources.
- By 2030, track energy use of 100% of multi-family residence units.
- **By 2030, all new buildings will be carbon neutral**
- By 2050 at least an 80% reduction in emissions from 2005 levels.

### Water

- By 2015, reduce per-capita water consumption by 10%
- By 2020, all new buildings will achieve LEED Gold certification.
- By 2025, all new buildings will achieve LEED Platinum standards

### Stormwater

- By 2015, establish mechanism for long-term dedicated funding for maintaining and improving stormwater infrastructure by 2013.
- By 2020, retrofit 70% of feasible City facilities with BMPs and explore water reuse operations.
- By 2030, retrofit 100% of feasible City facilities with BMPs.

### Urban Tree Canopy + Habitat

- By 2015, preserve and/or acquire the remaining 35 acres of open space to complete 100-acre goal of the Open Space Master Plan.
- Ensure that all plantings on City property are non-invasive and incorporate native Plants.
- By 2020, achieve 40% tree canopy coverage.



# Methodology

Analysis based on Existing and Potential Future Development, then . . .

TARGETS		
LOW	MEDIUM	HIGH
<b>TIERED TO PROVIDE FLEXIBILITY</b>		
STRATEGIES		
LOW	MEDIUM	HIGH
<b>RETURN ON INVESTMENT 0-5 YEARS</b>	<b>RETURN ON INVESTMENT 5-10 YEARS</b>	<b>RETURN ON INVESTMENT 10-20 YEARS</b>



# Study Findings: Potential Impacts

- **Energy**
  - 38% increase in energy use & 35% increase in GHG emissions
  - PVs can supply 10.6% of demand for existing development and 13.2% of planned development
- **Water**
  - 30.5% increase in water use
- **Stormwater**
  - ~ 5,500,000 gallons/yr stormwater to manage in OTN
  - BMPs, Green Infrastructure and incentives to reduce volume
- **Tree Canopy**
  - Existing tree canopy ~26.5 acres, i.e., 12.8% of land area; OTN SAP increases it to 18.9%
- **Sea-level Rise**
  - ~17 acres of land could be impacted by a 5-foot sea level rise including 11 acres of park space



# For each Key Area, Targets and Strategies are developed



## Energy Targets

ENERGY TARGETS FOR EXISTING BUILDINGS			
	LOW	MEDIUM	HIGH
<b>1</b>	Provide incentives to encourage existing building owners to improve the energy consumption of their properties by <b>X%</b> .	By 2020, all existing commercial properties to disclose their energy use publicly	By 2020, all existing commercial properties to disclose their energy use publicly
		By 2030, all commercial properties reduce their energy use by <b>X%</b> over 2020 levels.	By 2030, all commercial properties reduce their energy use by <b>X%</b> over 2020 levels.
<b>2</b>	Require that all existing buildings when they change hands, are renovated to current code.	Require that all existing buildings when they change hands, are renovated to exceed current energy code by <b>X%</b> .	Require that all existing buildings when they change hands, are renovated to exceed current energy code by <b>X%</b> .
<b>3</b>	When seeking to replace existing roofs, property owners must ensure that each rooftop maximizes its productive space.	Provide a City-Wide Solar Co-Op that existing home owners can take advantage of.	Require that all existing roofs when buildings change hands, incorporate photovoltaics.
ENERGY TARGETS FOR FUTURE PLANNED BUILDINGS			
	LOW	MEDIUM	HIGH
<b>4</b>	Between now and 2025, all new projects and major renovations achieve an energy consumption that is <b>X%</b> better than current code (assumed IECC 2015)	Between now and 2025, all new projects and major renovations achieve an energy consumption that is <b>X%</b> better than current code (assumed IECC 2015)	Between now and 2025, all new projects and major renovations achieve an energy consumption that is <b>X%</b> better than current code (assumed IECC 2015)
<b>5</b>	Planned development and major renovations constructed after 2025 achieve an energy consumption that is <b>X%</b> better than CBECS 2003 Average	Planned development and major renovations constructed after 2025 achieve an energy consumption that is <b>X%</b> better than CBECS 2003 Average	Planned development and major renovations constructed after 2025 are <b>X</b> .
<b>6</b>	All planned development must ensure that each rooftop is designed to accommodate photovoltaics, and provide <b>X%</b> of available roof with photovoltaics.	All planned development must ensure that each rooftop is designed to accommodate photovoltaics, and provide <b>X%</b> of available roof with photovoltaics.	Planned development to provide <b>X%</b> of available roof with photovoltaics
<b>7</b>	All planned development must purchase Green Power to provide <b>X%</b> of total energy use.	All planned development must purchase Green Power to provide <b>X%</b> of total energy use.	All planned development must purchase Green Power to provide <b>X%</b> of total energy use.



# For each Key Area, Targets and Strategies are developed



## Energy Reduction Strategies

ENERGY STRATEGIES FOR EXISTING BUILDINGS		
LOW	MEDIUM	HIGH
Lamp replacements	Items from "Low Column" +	Items from "Medium Column" +
Energy Audits	Envelope Improvements	Window replacements
Equipment replacements	Light fixture and ballast replacements	HVAC equipment upgrades
Showerhead replacements		
Programmable Thermostats		

ENERGY STRATEGIES FOR FUTURE PLANNED BUILDINGS		
LOW	MEDIUM	HIGH
Exterior sun-shading	Items from "Low Column" +	Items from "Medium Column" +
Optimized window-to-wall ratio	Thermally-improved glazing	Radiant Conditioning with DOAS
Infiltration barriers and envelope commissioning	Optimized wall insulation	Natural Ventilation
Optimized roof insulation	Daylighting controls on lighting	Solar Domestic Hot Water
High-performance lighting	Plug-load controls	Photovoltaics
Energy Star equipment	Total Energy Recovery	HVAC upgrades
Demand Controlled Ventilation	Drain Heat Recovery	Ground Source Heat Pumps
Hot Water Demand Reduction	Co-generation / District Energy	



## Next Steps

- SmithGroup is preparing a draft report for staff input
- Final draft report incorporating staff input will be presented to the OTN
- Final Report Information + Stakeholders → prioritize the parameters, strategies and targets for implementation
- Under the initial implementation phase, staff will develop a process for getting public and stakeholder input on proposed Eco-District priorities, targets, strategies and incentives



# OTN INTERPRETIVE CATALOGUE



# OTN INTERPRETIVE CATALOGUE



## HISTORY & ARCHAEOLOGY: THEME AREAS

Ideas for Future Study

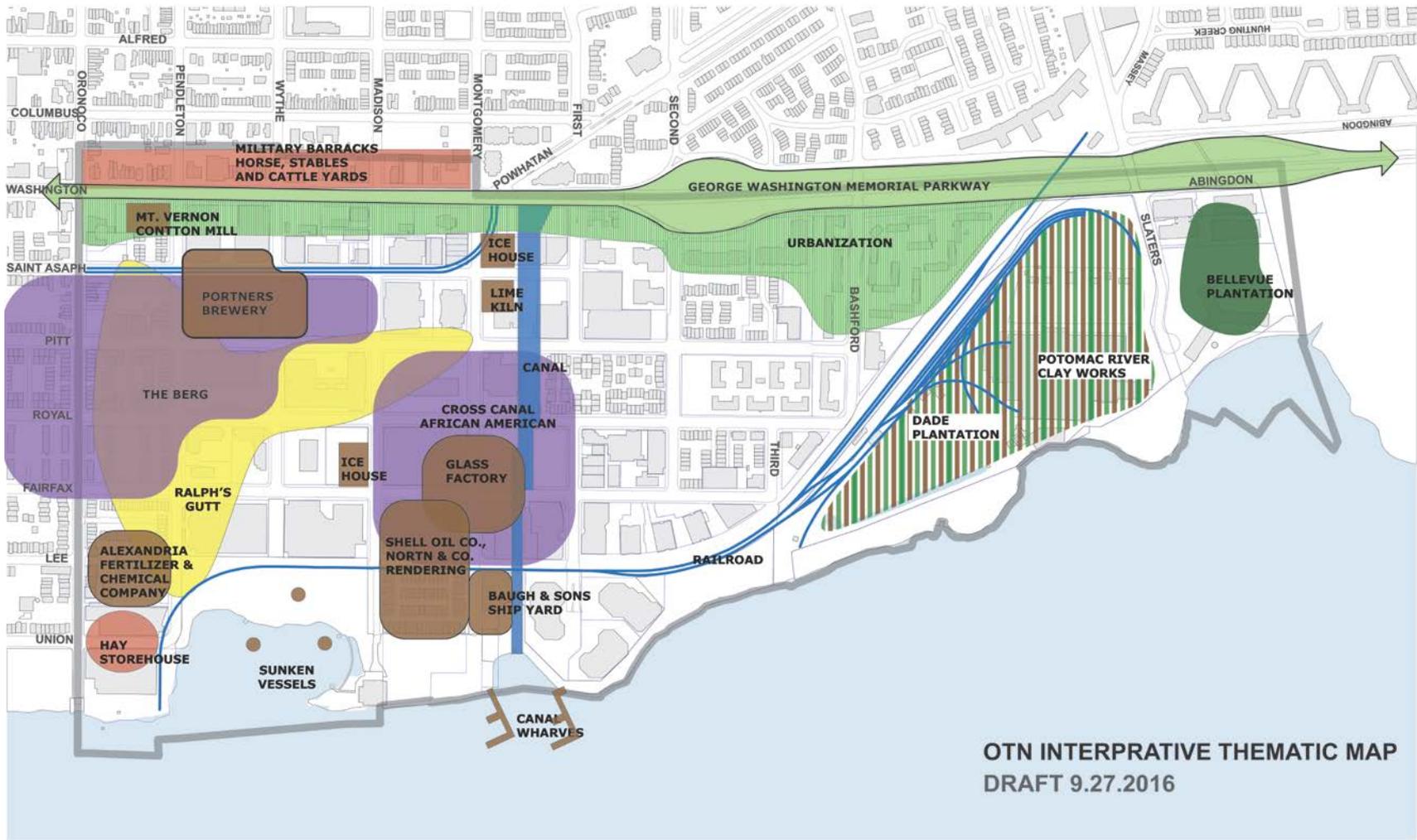


# OTN INTERPRETIVE CATALOGUE

- NOT a traditional history plan
- Overview of cultural landscape from early settlement through 1960s
- 7 key themes
- Catalogue of interpretation ideas involving built form, naming, education and more



# OTN INTERPRETIVE CATALOGUE



OTN INTERPRATIVE THEMATIC MAP  
DRAFT 9.27.2016



# OTN STREETScape IMPROVEMENT TOOLBOX



# OTN STREETScape IMPROVEMENT CATALOGUE



## STREETScape - SURFACE PARKING LOTS & BLANK STREET WALLS

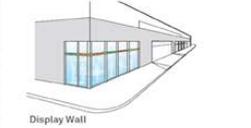
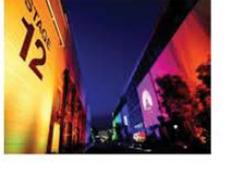
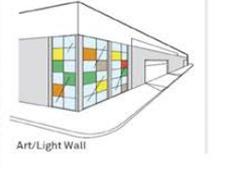


# Streetscape Enhancements Strategies Toolbox

## NEXT STEPS:

- Develop Voluntary Streetscape Enhancements Toolbox for Existing Private Properties including:
  - Categories
  - Tools
  - Potential Incentives



<p><b>SURFACE PARKING</b></p> 	<p><b>PODIUM BUILDING</b></p> 	<p><b>BLANK WALL</b></p> 
<p><b>ACTIVE USE - LINER</b></p> 	<p><b>DISPLAY WALL / ARCHITECTURAL TREATMENT / WINDOWS</b></p> 	<p><b>DISPLAY WALL / ARCHITECTURAL TREATMENT / WINDOWS</b></p>  <p>Display Wall</p>
<p><b>LANDSCAPE - SCREENING</b></p> 	<p><b>ART/LIGHT WALL</b></p> 	<p><b>ART/LIGHT WALL</b></p>  <p>Art/Light Wall</p>
<p><b>UNDERGROUND PARKING</b></p> 	<p><b>LIVING (GREEN) WALL</b></p> 	<p><b>LIVING (GREEN) WALL</b></p> 
<p><b>CONVERSION - OPEN SPACE</b></p> 	<p><b>ACTIVE USE - CONVERSION</b></p> 	

**STRATEGY TIMEFRAME**  
 1- TEMPORARY - INTERIM  
 2- MID-TERM  
 3- LONG-TERM



# OTN STREETScape IMPROVEMENT TOOLBOX

## PURPOSE

- (1) Identify locations with urban design streetscape challenges such as blank walls, surface parking lots and podium buildings
- (2) Develop Urban Design Toolbox to address streetscape challenges
- (3) Identify potential regulatory and other incentives to encourage the use of toolbox by property owners
- (4) Recommendations on implementation of the urban design toolbox and incentives

STATUS – SOLICITATION PROCESS PENDING

# OTN MARKET STUDY



# OTN MARKET STUDY

## PURPOSE

- (1) Assess Old Town North's Current Creative Economy
- (2) Assess the overall potential benefits of expanding Old Town North's Creative Economy and strategies to achieve that
- (3) Assess the appropriateness of an Old Town North Art and Cultural District, under VA Code
- (4) Identify potential strategies to assist existing art institutions to remain as anchor institutions
- (5) Identify potential innovative uses for the power plant site that could also potentially generate spinoff entrepreneurial businesses/incubators.

STATUS – SOLICITATION PROCESS PENDING



# DISCUSSION

1. Advisory Group
2. Public Comment

# SPEAKERS AT JUNE 2016 CHARRETTE



# JUNE 2016 OTN CHARRETTE INNOVATIVE AND CREATIVE USE SPEAKERS

- **Scott Andes, The Brooking Institution** – An innovative district does not necessarily have to be a new world changing research facility; it can be a use that already exists in a community that can be further leveraged to increase its economic and social/cultural value to the community.
- **David McDonough, Johns Hopkins University** – Decisions on uses in an innovative district should also be based on a market study.
- **Anne L'Ecuyer, Art Lives Here** – For art and cultural districts, it is important to include community processes/vehicles to promote collaboration, cooperation and communication among and between residents, artists, creative economy-based businesses, and other stakeholders.

# PROPOSED ROYAL STREET BIKEWAY



# DISCUSSION

1. Advisory Group
2. Public Comment

# JUNE 2016 CHARRETTE PRODUCTS

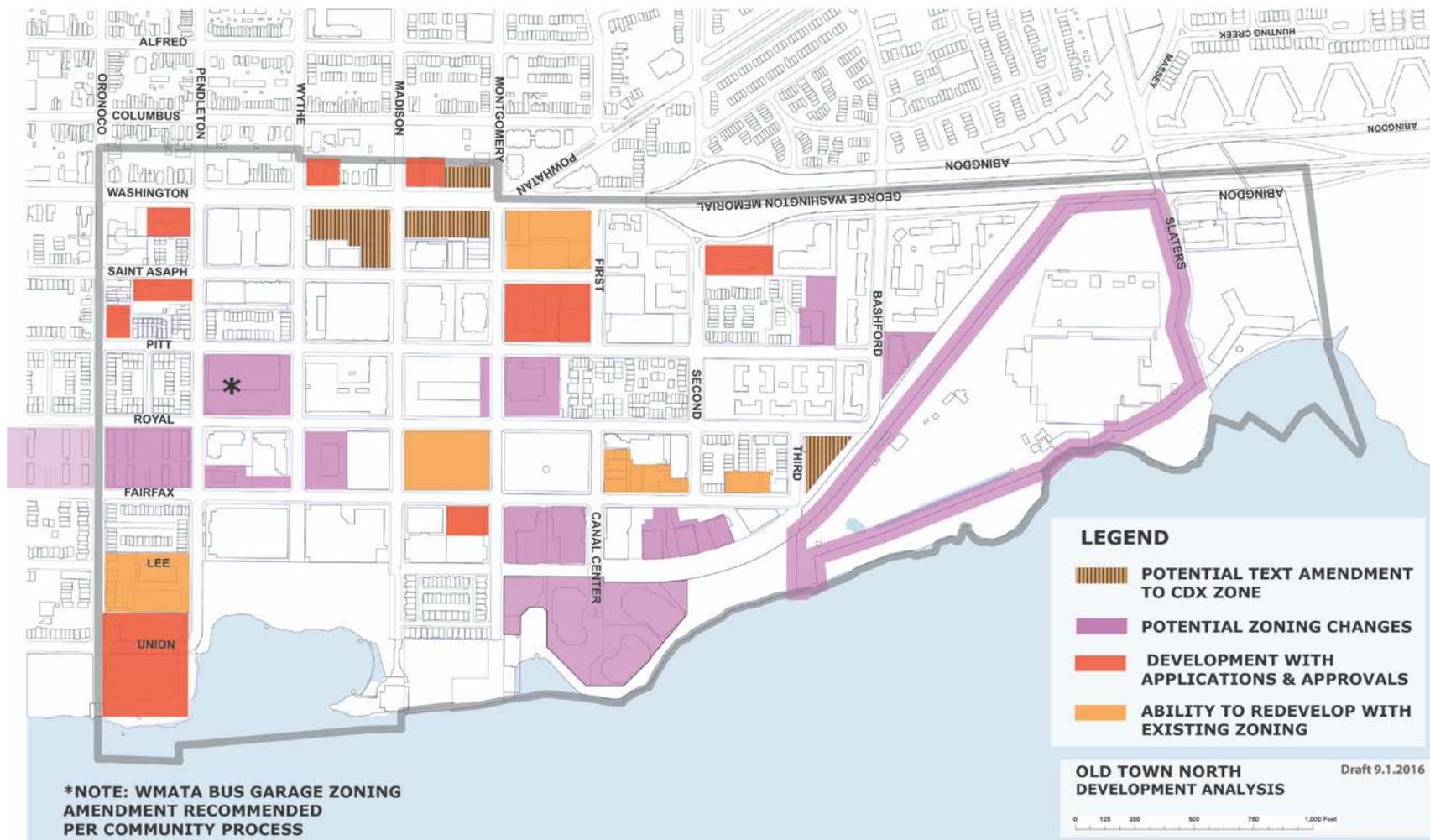


# Streetscape Concept Design



# DEVELOPMENT ANALYSIS

DRAFT 9.1.2016

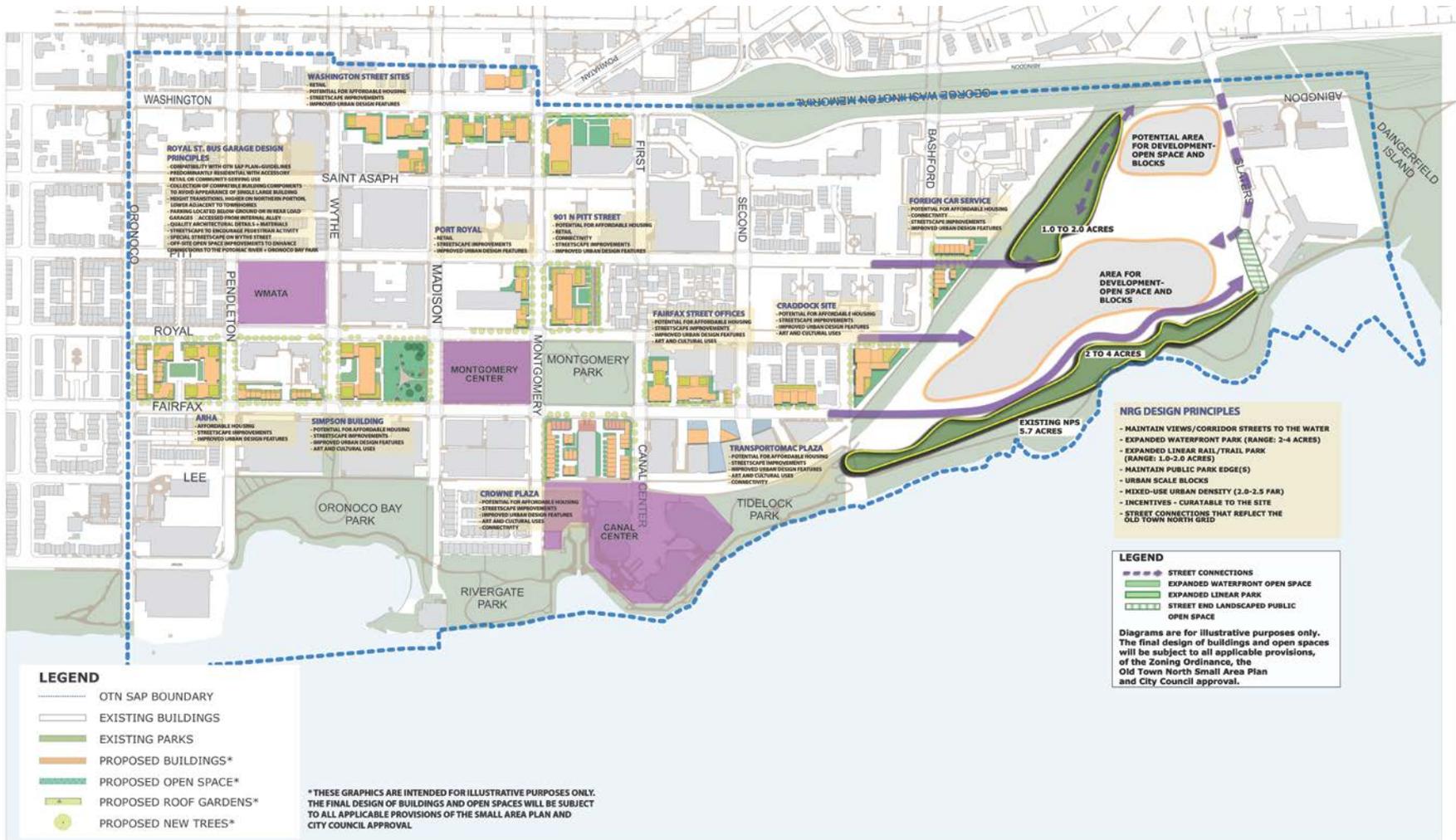


Old Town North



# DRAFT ILLUSTRATIVE DESIGN

DRAFT 9.1.2016

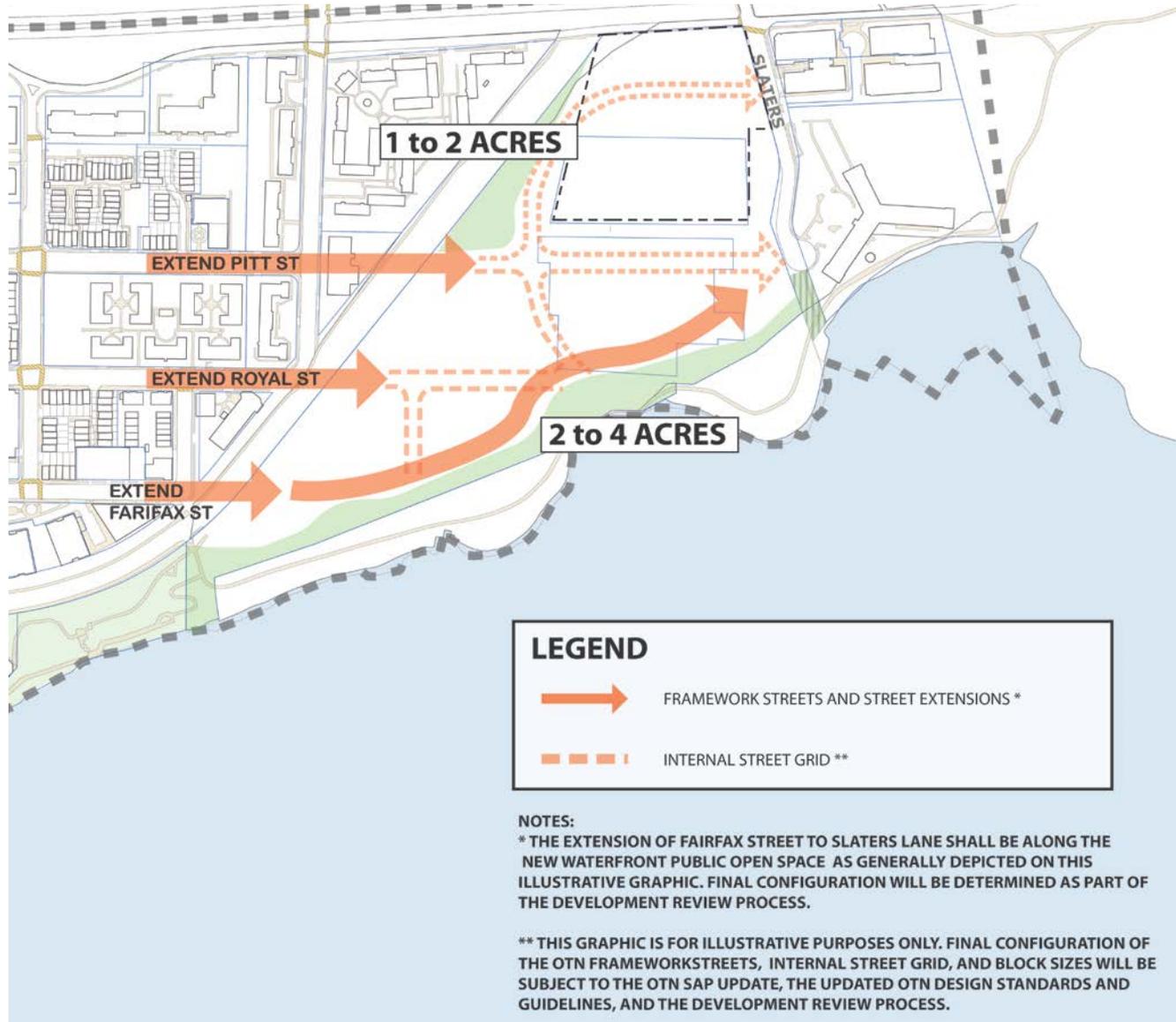


Old Town North



# NRG Proposed Framework Streets

Draft 9.23.2016



Old Town North



# NRG Proposed Building Scales

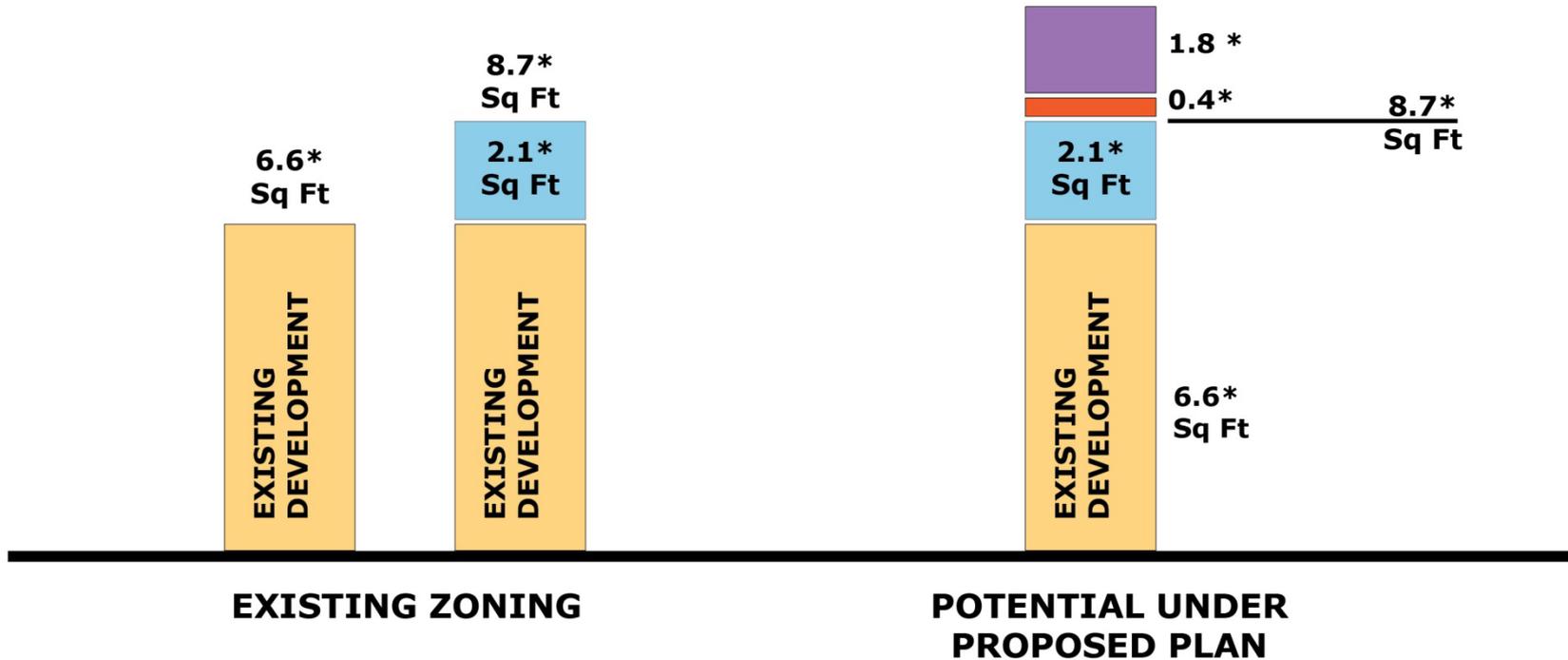
Draft 9.23.2016



Old Town North



# ALLOWED UNDER EXISTING ZONING AND POTENTIAL UNDER PROPOSED PLANNED DEVELOPMENT 2016-2040

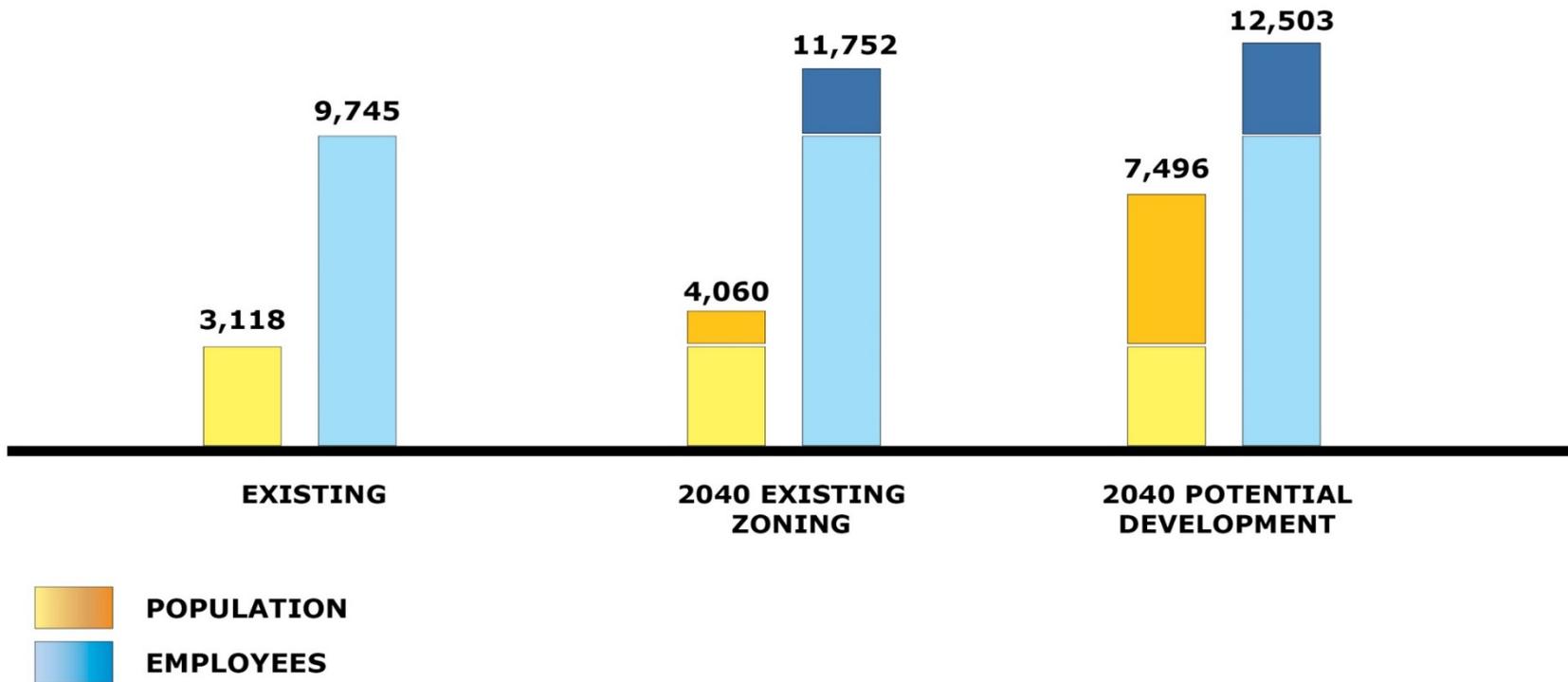


- EXISTING DEVELOPMENT
- ALLOWED UNDER EXISTING ZONING
- PLANNED DEVELOPMENT
- PLANNED DEVELOPMENT ON POWER PLANT SITE

\* Numbers are in Millions



## POTENTIAL POPULATION - EMPLOYMENT GROWTH



# WORKING DRAFT POLICY STATEMENTS



# PLANNING, LAND USE AND DESIGN



# Working Draft Planning, Land Use and Design Policy Statements (Draft Preliminary Recommendations)

## PLANNING

Within new development, and within the community as a whole, art and the creative economy are high priorities of the OTN SAP Update, along with a balanced mix of land uses, mixed-income housing, environmental sustainability, high quality design, historical interpretation, pedestrian and multi-modal connections, and streetscape, open space, and other infrastructure improvements.

- Pursuant to the Streetscape Improvements Map shown in Figure \_\_, developers should actively collaborate with nearby development sites, when feasible, to achieve efficiency and coordination.
- Prioritize under the initial implementation phase the creation of an OTN Streetscape Improvement Fund that developers of private properties can contribute to if, to the satisfaction of the City, they have made every attempt possible but cannot meet their streetscape improvements onsite in conformance with City regulations and OTN standards and guidelines.



# Working Draft Planning, Land Use and Design Policy Statements (Draft Preliminary Recommendations)

## LAND USE REGULATIONS

- Under the initial phase of implementation, the City will draft zoning text amendments for consideration to facilitate retail, art and cultural uses, and enhanced parking management, as recommended under the OTN SAP Update.
- Pursuant to the Development Analysis Map shown in Figure \_\_, the City will draft ordinances for consideration pertaining to re-zonings, height, and zoning text amendments under the initial phase of implementation.
- Development under existing zoning and development sites requiring re-zonings, height and/or zoning text changes should demonstrate how they meet the plan goals/objectives.
- The Waterfront Plan should be leveraged for the benefit of City residents and visitors alike, particularly to ensure continuous public access along the Waterfront.



# Working Draft Planning, Land Use and Design Policy Statements (Draft Preliminary Recommendations)

## DESIGN

- The updated Old Town North Small Area Plan Design Standards and Guidelines should be adopted as part of this planning process and utilized for new development and existing buildings that may be redeveloped.
- New development should utilize the Catalogue of Old Town North Interpretative Themes and Strategies as a reference tool in undertaking archaeological surveys and integrating interpretation into their projects and site plans.
- North-South and East-West views should be implemented as generally depicted in the Illustrative Plan as shown in Figure\_\_.



# Working Draft Planning, Land Use and Design Policy Statements (Draft Preliminary Recommendations)

## Power Plant Site

Redevelopment of the power plant site will be subject to environmental, infrastructure and other development-related feasibility studies. In addition, like other provisions of the OTN SAP Update, the final design of buildings and open space will be subject to all applicable provisions of the Zoning Ordinance, Plan adoption and City Council approval.

- Expand Old Town North’s grid into the power plant site while ensuring compatibility with neighboring areas and the Parkway.
- Expand Old Town North’s mixed use character into the power plant site with a focus on a balanced, viable mix of residential, office/hotel, community, retail and open spaces.
- The scale of buildings on the power plant site should be guided as generally depicted by the Illustrative Plan.
- The provision of public ground level open space and amenities on the power plant site should be provided as generally depicted in the Illustrative Plan.



# Working Draft Planning, Land Use and Design Policy Statements (Draft Preliminary Recommendations)

## Power Plant Site

- Attraction of major innovative and spin-off entrepreneurial/incubator uses is a high priority for the power plant site and should be implemented pursuant to recommendation \_\_ in Chapter\_\_.
- Community facilities with meeting/event, cultural, after-school and recreational space should be sited on the power plant site and/or within Old Town North, facilitated in part through proposed regulatory incentives under Recommendation\_\_. A process for determining operation, management and maintenance of the facilities will be developed under the implementation phase.
- Consideration should be given to the design of PEPCO's substation in a more compact and screened manner.
- Exploration of the viability of retaining portions of the industrial character of the power plant site as interpretative art should be undertaken.



# HOUSING



# Working Draft Housing Policy Statements (Draft Preliminary Recommendations)

- Mixed income housing development should be a priority in the plan area to provide opportunities for a range of households and income groups.
- Pursuant to Section 7-700 of the Zoning Ordinance, an increase of the density bonus from 20% to 30% is recommended as a major tool to encourage mixed-income housing and affordability opportunities throughout the plan area.
- A 40 year term of affordability is a goal for new affordable housing units in the plan area.
- The goal of one to one on-site replacement of Old Town North ARHA units that have been demolished is a priority of the plan area.
- Exploration of other regulatory strategies is recommended to further expand mixed-income housing and to foster public-private-nonprofit partnerships.



# Working Draft Housing Policy Statements (Draft Preliminary Recommendations)

- Artist housing, with regulatory and financial tools as well as partnerships that can help foster it, should be considered.
- Housing developments should incorporate open space and community space for the use of residents and, as possible, for use by the public.
- Housing developments should incorporate universal design to enable residents to age-in-place and improve the safety and utility of housing for people with disabilities; visibility features should be incorporated.
- Quality standards should be a high priority for the exterior design of units within mixed-income developments to ensure an indistinguishable appearance.
- Construction, fixtures and operation of residential developments should meet sustainability standards and guidelines in keeping with the priorities of the Old Town North Eco-District Study.



# OPEN SPACE, RECREATION AND CULTURAL ACTIVITIES



# Working Draft Open Space, Recreation and Cultural Activities Policy Statements (Draft Preliminary Recommendations)

- Pursue rail banking opportunity with Norfolk Southern Railroad for the creation of a possible new trail from the Waterfront to the Mt. Vernon Trail connection on Abingdon Drive and work with other nearby property owners as appropriate.
- Under the initial implementation phase and through the development review process, pursue an opportunity for a 1-2 acre active recreational area, as generally depicted in the Illustrative Plan.
- Under the initial implementation phase and through the development review process, pursue an opportunity for a 2-4 acre park along the water's edge, as generally depicted in the Illustrative Plan.
- The Waterfront Plan and the OLIN Schematic Design should be leveraged to achieve recommendations for improvements to Old Town North Waterfront parks and to achieve continuous public access along the Waterfront.



# Working Draft Open Space, Recreation and Cultural Activities Policy Statements (Draft Preliminary Recommendations)

- Leverage the City's Neighborhood Park Improvement Plan and related community recommendations for enhancements to Montgomery Park.
- Well-designed ground level and roof top open space for residents is of high priority throughout the plan area, including the power plant site, and should be incorporated to the extent possible in all new developments.
- Promote a stronger network of open spaces through more connections between public and publicly accessible spaces.
- Under the initial implementation phase, the City and the owner of the power plant site should collaborate on an agreement pertaining to responsibilities around operation and management of public open space on the power plant site and the potential for property transfer.



# Working Draft Open Space, Recreation and Cultural Activities Policy Statements (Draft Preliminary Recommendations)

- Pursuant to sustainability measures, opportunities for enhanced tree canopy throughout Old Town North should be maximized to achieve the desired canopy coverage and environmental benefits.
- Identify under the initial implementation phase, potential sites for public art throughout the community and in particular along N. Fairfax Street and identify and undertake coordinated strategies for securing the art, working through the City's development process, the Office of the Arts and identifying new partnership opportunities.
- Prioritize under the initial phase of implementation, and with guidance from the Old Town North Market Study, possible options for consideration of: 1) designation of an Old Town North Art and Cultural District under the Virginia Code; and/or 2) establishment of an Art Corridor along N Fairfax Street.



# Working Draft Open Space, Recreation and Cultural Activities Policy Statements (Draft Preliminary Recommendations)

- Community facilities with meeting/event, cultural, after-school and recreational space should be sited on the power plant site and/or within Old Town North, facilitated in part through proposed regulatory incentives under Recommendation \_\_\_\_. A process for determining operation, management and maintenance of the facilities will be developed under the implementation phase. The City should promote the provision of other multi-purpose space within new developments throughout Old Town North.
- The City will continue to actively help Alexandria House explore the concept of a sculpture garden, as described in the OTN SAP Update, within Alexandria House Park.
- Prioritize under the initial implementation phase the creation of an Old Town North Open Space fund that developers can contribute to if to the satisfaction of the City they have made every attempt possible but cannot incorporate open space onsite (at ground level ~~and/or roof top~~) in conformance with City regulations and OTN standards and guidelines.



# HISTORIC PRESERVATION



# Working Draft Historic Preservation Policy Statements (Draft Preliminary Recommendations)

- The OTN Catalog of Interpretive Themes and Strategies has been created as part of this planning process. It should be utilized as a guide among other resources and processes by the public, developers and the City for interpreting the history of private and public sites in Old Town North.
- Old Town North has a rich history on nearly every block though it may not be readily apparent. All DSP or DSUP projects should incorporate an interpretation component as part of the review and approval process.
- Consideration of projects adjacent to Washington Street/GWMP for contribution to and enhancement the memorial character of the Parkway, pursuant to Washington Street Standards.
- Consideration should be given to the development of streetscape design guidelines for Washington Street to continue the City's commitment to protect the memorial character of the Parkway, pursuant to the OTN Design Standards and Guidelines.



# Working Draft Historic Preservation Policy Statements (Draft Preliminary Recommendations)

- Where significant historical buildings or elements remain, whether or not the site is located within the Old and Historic Alexandria District, consideration should be given for incorporating them into the final site design as part of an interpretive strategy.
- The power plant site retains significant elements that convey the City's 20th-century industrial heritage. Working with staff, portions of these elements should be reused on site and integrated into the final design, as feasible.
- The use of canal stones, railroad lines, and other historical features that may come to light in archaeological investigations (such as foundations, outlines of wells and privies, etc.) should be integrated as interpretive
- elements in public and other spaces as feasible within Old Town North.



# INFRASTRUCTURE AND ENVIRONMENTAL SUSTAINABILITY



# Working Draft Infrastructure and Environmental Sustainability Policy Statements (Draft Preliminary Recommendations)

- The Eco-District Study will contain proposed targets, strategies and incentives for Energy, Water, Stormwater, Tree Canopy and Habitat.
- Under the initial implementation phase, a process for achieving public and stakeholder input on proposed Eco-District Study targets, strategies and incentives, and the prioritization thereof, will be developed and executed.

## Notations:

- The Old Town North Stormwater and Sanitary Sewer Study is underway with a draft report anticipated in late October; draft recommendations will follow for Advisory Group and community review/input as part of the OTN SAP Update plan release process.
- The Old Town North Transportation Study is underway with deliverables anticipated as follows: existing conditions (October), baseline data (November), 2040 build analysis (December) and 2040 build analysis/mitigation (December/January) with draft recommendations to be developed, for Advisory Group and community review

# ECONOMIC DEVELOPMENT



# Working Draft Economic Development Policy Statements (Draft Preliminary Recommendations)

- As depicted in the Illustrative Plan, establish Retail Corridors to connect to existing Retail Focus Areas; and, under the initial phase of implementation, develop proposed zoning text amendments for consideration that would include regulatory incentives for the Retail Corridors, and adjustments, as needed, to the existing Retail Focus Areas regulations.
- Under the initial phase of implementation, and with guidance from the Old Town North Market Study, undertake strategies to grow Old Town North's creative economy, including possible strategies to maintain current Old Town North-based Art Institutions as Anchors.
- Under the initial phase of implementation, and with guidance from the Old Town North Market Study, undertake strategies for attracting innovative anchors on the power plant site which support the creative economy and which provide opportunities for spin-off entrepreneurial/incubator uses and jobs.



# Working Draft Economic Development Policy Statements (Draft Preliminary Recommendations)

- Under the initial phase of implementation, and with guidance from the Old Town North Market Study, pursue for consideration: 1) possible designation of an Old Town North Art and Cultural District under the Virginia Code; and/or 2) establishment of an Art Corridor along N Fairfax Street.
- Under the initial phase of implementation, and with guidance from the Old Town North Market Study, undertake strategies to attract and grow office uses/tenants.
- Pursuant to the intent of the Retail Focus Areas and Corridors Map, shown on Figure\_\_\_, increase amenities to support both daytime and nighttime population.
- Prioritize under the initial phase of implementation, and with guidance from the Old Town North Market Study, strategies to strengthen Old Town North's creative sense of place and brand.



# IMPLEMENTATION



# Working Draft Implementation Policy Statements (Draft Preliminary Recommendations)

**During an initial phase of implementation, the following are recommended:**

- **Establishment of an Implementation Group should be undertaken in the initial phase of implementation**
  - The charge of the committee will be related to a given task such as assisting with the prioritization and execution of strategies for attracting innovative and creative uses and to retain and expand commercial and retail tenants.
  - Committee membership composition will be determined by the expertise and input required.
  - Staff will assist the committee with its given charge but will also be responsible for other implementation tasks.
  - The committee will sunset one year from its establishment.
- **Establishment of processes and procedures for OTN Funds, as described in the OTN SAP Update:**
  - OTN Streetscape Improvement Fund
  - Open Space Fund
- **Drafting of ordinances for consideration that may be required for OTN SAP Update implementation.**



# Working Draft Implementation Policy Statements (Draft Preliminary Recommendations)

- **Establishment of processes for the following:**
  - For evaluating implementation of an Art District or Art Corridor and for facilitating the proposed Alexandria House Sculpture Garden with the active involvement and leadership of Alexandria House Homeowners Board.
  - For advancing use of the rail corridor for a pedestrian/bicycle trail from the Waterfront to East Abingdon Drive.
  - For further developing Old Town North's creative sense of place and brand.
  - For implementing a Catalogue of Streetscape Improvements for Blank Walls and Surface Parking Lots.
- **During a second phase of implementation, the following is recommended:**
  - Development of a schematic design for public improvement areas.
  - Development of updated cost estimates for public improvement areas.
  - Development of a developer contributions analysis.
  - Creation of a funding and phasing prioritization plan.



# DISCUSSION

1. Advisory Group
2. Public Comment

# NEXT STEPS



OTN SAP PLAN UPDATE  
 PROPOSED SEPTEMBER 2016 TO FEBRUARY 2017 PLAN RELEASE, MEETINGS AND  
 PUBLIC REVIEW SCHEDULE

## September 29, 2016 Working Draft

MILESTONE DATE	MILESTONE	PURPOSE
September 19, 2016, 7:30 PM	EPC	<ul style="list-style-type: none"> <li>Update on Eco District Study</li> </ul>
September 26, 2016, 7:30 PM	Traffic and Parking Board	<ul style="list-style-type: none"> <li>Update on Parking Study</li> </ul>
September 29, 2016, 6:00 – 9:00 PM	Advisory Group Meeting #9	<ul style="list-style-type: none"> <li>Draft Plan Update – AG reviews and provides comments on draft Plan Recommendations for Planning Categories and receives updates on Studies</li> </ul>
October 4, 2016,	Planning Commission Work Session	<ul style="list-style-type: none"> <li>Draft Plan Update – PC is presented with and provides comments draft Plan Recommendations for Planning Categories</li> </ul>
October 5, 2016	City Council Work Session	<ul style="list-style-type: none"> <li>Draft Plan Update – CC is presented with and provides comments on draft Plan Recommendations for Planning Categories</li> </ul>
October 27, 2016, 7:00 PM (Tentative)	Advisory Group Meeting #10	<ul style="list-style-type: none"> <li>AG receives Stormwater and Sanitary Sewer Management Study Update</li> <li>AG receives Transportation Study Update (Existing Data)</li> </ul>
November 7, 2016, 7:00 PM (Tentative)	Community Meeting #7	<ul style="list-style-type: none"> <li>Release of Draft Chapters: 1) Introduction; 2) Open Space, Recreation &amp; Cultural Activities and Historic Preservation; and 3) Economic Development,</li> </ul>
November 15, 2016, 7:00 PM (Tentative)	Advisory Group Meeting #11	<ul style="list-style-type: none"> <li>AG preparation for 12/15 Community Meeting</li> <li>AG receives Transportation Study Update (Baseline Data)</li> <li>Release of Draft Chapters: 1) Housing and 2) Infrastructure and Environmental Sustainability</li> </ul>
December 14, 2016 (Tentative)	Advisory Group Meeting #12	<ul style="list-style-type: none"> <li>Update of community comments to date;</li> <li>Update on Transportation Study (Build Analysis)</li> </ul>
December 15, 2016 (Tentative)	Community Meeting #8	<ul style="list-style-type: none"> <li>Report on Status of Community Comments to date</li> <li>Release of Draft Chapters: (1) Transportation (2) Planning, Land Use and Design and 3) Implementation</li> </ul>
January 5, 2017, 7:00 PM (Tentative)	Planning Commission Work Session	<ul style="list-style-type: none"> <li>PC is presented with and provides input relative Community Comments</li> <li>PC receives Transportation Study Update</li> </ul>
January 10, 2017, 7:00 PM (Tentative)	City Council Work Session	<ul style="list-style-type: none"> <li>CC is presented with and provides input relative Community Comments</li> <li>CC receives Transportation Study Update</li> </ul>
January 19, 2017, 7:00 PM (Tentative)	Advisory Group Meeting #13	<ul style="list-style-type: none"> <li>Final Draft Recommendations</li> <li>Review of Community Comments</li> </ul>
February 2017 Public Hearings (Tentative)	Planning Commission City Council	<ul style="list-style-type: none"> <li>Public Hearings</li> <li>Plan Adoption</li> </ul>
<ul style="list-style-type: none"> <li>PC – 2/7</li> <li>CC – 2/14</li> </ul>		

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