Summary of Topics Covered:

- Advisory Group Organizing Meeting
- OTN Planning Chronology
- OTN SAP Work Plan’s Five Phases
- Using a Charrette for Phase 1
- Outreach Methods
- Opportunities for Participation Beyond the Meetings
Questions from the Advisory Group

- SAP Boundary: Hopkins-Tancil
- Old and Historic District
- 2015 Employment and Land Use
- Clarification of Framework Plan
- Implementation Phase
- Technical Guidance
 PART I: THE CHARRETTE
A. What’s going to happen?
B. Why will it work?
C. What if it doesn’t?
TYPICAL SAP PLANNING PHASES

- **Framework (Visioning) Phase**
  - Information gathering and analysis
  - Development of vision, principles (goals), and objectives
  - Identification of planning topical areas (ex., land use, open space transportation) against vision, goals and objectives.

- **Options Phase** – Develop land use options to meet vision.

- **Preferred Option Phase** – Select preferred option for testing and refinement.

- **Plan Recommendations Phase** – Produce a draft plan and associated maps, graphics.

- **Plan Adoption Phase** – Present plan for approval.

- **Plan Implementation Phase** – Begin Implementation.
EISENHOWER WEST SAP FRAMEWORK DEVELOPMENT

**CHARRETTE**

<table>
<thead>
<tr>
<th>Information Gathering</th>
<th>Refinement of vision and goals</th>
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<tbody>
<tr>
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<tr>
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**Community Meeting 1:**
- Staff provided a lot of background information
- First Group Activity: What are the defining issues in the planning area?
  - Land Use and Building Height
  - Community Amenities
  - Industry
  - Environment (Energy, Open Space, Stormwater Management)
  - Transportation (Street Grid, Pedestrian Environment, Bicycle Accessibility, Transit, Automobiles)
- **Product: Issues of Importance**

[Between meetings – online opportunity to weigh in]
## Community Meeting 2: Visioning

- Summary of previous meeting
- Full group exercise: what will the future EW be like? Artist recorded participant thoughts
- Exercise at stations for each neighborhood: participants’ thoughts on land use, open space, amenities, height, etc.
- Preserve, enhance, transform map (dot exercise)
- **Product**: draft goals and principles; amenities and services; heights

[Between meetings – online opportunity to weigh in]
Recap: Community Meeting #2 – Priorities

- **Land Uses and Building Heights**
- **Parks and Public Spaces**
- **Streetscape and Amenities**

Sub-Area 1

Sub-Area 2

Sub-Area 3

Sub-Area 4
### Community Meeting 3 & 4: Framework – centers and connections, land use

- **Summary of previous meeting**
- **Where should the centers of activity be?**
  - There are different kinds of activity: recreation, shopping, working, etc. – parks, retail centers or corridors
- **How do we connect those centers?**
  - Pavement and green connections
- **Product: framework options – centers, connections, activities, land uses**

[Between meetings – online opportunity to weigh in]
Community Meeting #3: Centers, Connections, Green Connections
Community Meeting #4 & AlexEngage: Concept C
### Community Meeting 5: Refined Framework Plan

- **Summary of previous meeting**
- **Community evaluation of proposed framework incorporating the best elements of all options**
- **Product:** refined framework plan

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Community Meeting #5: Refined Concept Plan

- Mixed-use Nodes
- Green Nodes
- Walking Distances
- Parks, Green Fingers
- Ped/Bike Bridges
- Retail
- Residential
- Office/Institutional
- Civic
- Flex Space

¼ mile – 5 minute walk
1/2 mile – 10 minute walk
1 mile – 20 minute walk
### OLD TOWN NORTH
FRAMEWORK DEVELOPMENT

<table>
<thead>
<tr>
<th>Eisenhower West</th>
<th>June &amp; July</th>
<th>Sept &amp; Dec</th>
<th>February</th>
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- **Old Town North**
- **Monday**
- **Wednesday**
- **Friday**
Why a Charrette?

Why might we be able to compress the time it takes to prepare a draft framework plan compared to Eisenhower West?

• Difference in scale and complexity of plan area
• Better upfront preparation
• Many framework elements already in place
• 1992 OTN Plan is a great starting point
Why a Charrette?

• Community is enthused and ready to get to work; traditional process has long pauses between meetings

• Interdisciplinary team focused on Old Town North for a full week; not interrupted by other projects.

• Product of charrette still has a lot of evaluation and public input in its future: the vision, principles (goals) and objectives and framework elements -- all will be evaluated, tested, and subject to more discussion.

• Highly interactive process offering a variety of ways public can interact. Series of feedback loops to gauge real time public assessment at every key stage.
## OLD TOWN NORTH PLANNING

Staff organizes input from previous meeting into distinct “options” for public to react to.

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**Open House**

Staff continues to refine the options for the evening meeting.

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Staff documents feedback; creates one or more synthesis proposals.

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Staff continues to refine synthesis proposal for the evening meeting.

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**Location:** 44 Canal Center Plaza, 4th Floor, Alexandria, VA 22314

For detailed information about these events, please visit the Old Town North Small Area Plan Update webpage; or contact Nancy Williams, Principal Planner nancy.williams@alexandriava.gov, 703.746.3858.
Charrette space

NEW CIRCUITS - EXACT LOCATIONS TBD IN FIELD WHEN WORK STARTS

44 CANAL CENTER PLAZA
ALEXANDRIA, VA
It’s flexible

• We’re not locked in!
• More time to explore ideas
• More coordination with people who couldn’t attend
• Opportunities to reconsider
• Some ideas are intriguing but need more thought?
• **We won’t move to the next step if we are not ready.**
• **Who decides if we’re ready? We all do!**
Charrette Process
Public Comment
PART II: Draft Principles (Goals) and Objectives
Project Assessment (draft Principles and Objectives)
- Help participants get started
- For each of seven planning categories:
  - One draft guiding principle or goal
  - One to six draft objectives
Advisory group: input we want from you:
- Are we missing any?
- Any we should drop?
- Do any need to be revised?
# Project Assessment Organization- Old Town North Small Area Plan (OTN SAP)
(Visioning Exercise for the Old Town North Small Area Plan Update)

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>GUIDING PRINCIPLES (Goals)</th>
<th>OBJECTIVES</th>
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<tr>
<td>PLANNING, DESIGN, AND LAND USE</td>
<td>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</td>
<td>Achieve a variety of building types and heights that are appropriately scaled.</td>
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<td>Encourage high quality architectural building design that further defines the unique neighborhood character of OTN.</td>
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<td>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.</td>
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<td>Identify areas for public facilities and institutions.</td>
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<td>Identify areas for active street frontages including reinforcing the retail focus areas in the 1992 OTN SAP</td>
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<td>Promote high quality pedestrian oriented streetscapes such as appropriate lighting, landscaping and signage to promote a safe and vibrant community.</td>
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<tr>
<td>TRANSPORTATION</td>
<td>Further encourage an <strong>integrated multi-modal transportation network</strong> using the existing street grid, and grid extensions where necessary, to promote a healthy, auto-independent lifestyle.</td>
<td>Consistent with the Transportation Master Plan, provide an <strong>interconnected network that supports walking, biking, and transit use.</strong></td>
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## Project Assessment Organizational- Old Town North Small Area Plan (OTN SAP)
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<td>HOUSING</td>
<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>Explore <strong>innovative housing solutions</strong> such as micro-units and building conversions if feasible. Fully utilize tools within the Housing Master Plan such as leveraging the density bonus policy to achieve <strong>affordable units</strong>. Prioritize the provision of <strong>on-site affordable housing</strong>. Replace ARHA units on a <strong>one-to-one basis, and on-site</strong> to the greatest extent feasible, as properties in Old Town North develop.</td>
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<tr>
<td>INFRASTRUCTURE &amp; ENVIRONMENTAL SUSTAINABILITY</td>
<td>Create <strong>an eco-district model with sustainable environmental solutions</strong> that support sewer and stormwater management, efficient energy use including renewable energy, and clean air and soil.</td>
<td>Consistent with the EAP and associated Master Plans, implement <strong>innovative sustainable design</strong> throughout the plan area addressing interior and exterior improvements in energy, water, air quality and soils at the district scale through:</td>
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<tr>
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<td>• Utilizing <strong>renewable energy resources</strong> and promoting energy efficient buildings</td>
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<td>• Reducing the <strong>Urban Heat Island Effect</strong></td>
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<td>• Minimizing the impact of <strong>combined sewer overflows</strong></td>
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<td>• Employing <strong>green infrastructure</strong>/ low impact stormwater methods (LID)</td>
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<td>• Integrating <strong>air quality enhancements</strong> in all aspects of design</td>
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<td>OPEN SPACE, RECREATION &amp; CULTURAL ACTIVITIES</td>
<td>Expand and connect publicly accessible passive and active open space.</td>
<td>Use open space to connect neighborhoods to viewsheds and public amenities such as parks, and the waterfront.</td>
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<td>Identify new open space and cultural activities.</td>
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<td>Identify new public art opportunities.</td>
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<td>Design open space to accommodate a variety of recreational and cultural uses for all ages and abilities.</td>
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<td>HISTORIC PRESERVATION</td>
<td>Further Identify, protect, and enhance the <strong>historic architectural and archaeological elements</strong> and resources of Old Town North.</td>
<td>Preserve, integrate and celebrate <strong>historic and archaeological resources</strong> to maintain neighborhood authenticity.</td>
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<td>Promote <strong>cultural richness and an understanding of the history of the neighborhood.</strong></td>
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(Visioning Exercise for the Old Town North Small Area Plan Update)

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| **ECONOMIC DEVELOPMENT** | Attract unique uses that serve as an economic engine to grow and sustain a balanced economy. | **Use NRG site as a catalyst** *Subject to full involvement by NRG.*  
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.**  
Strengthen **hospitality related economic opportunities** in Old Town North.  
Maintain **office space inventory** as part of the desired balance of land use.  
Maximize **proximity to metro, biking, walking** as an economic tool (Transit Oriented Development [T.O.D.]). |

Category: Implementation

Principle: Guide implementation to balance development and public facilities, ensure plan goals are feasible and implementable in a timely manner.

1. The pace of development and the provision of public facilities will be staged so that facilities are provided in a timely way.

2. The plan will estimate the costs of the facilities needed to support the plan and include a funding strategy to pay for them.

3. Plan goals and requirements will be tested for feasibility.
Principles, Goals, and Objectives
Public Comment
NOVEMBER 9, 2015 OTN SAP ADVISORY GROUP
MEETING #2

PART III: PROJECT BRIEF
Feedback from the Advisory Group
Thursday, November 12, 2015
- **Time:** 7:00 – 9:00 PM
- **Location:** 44 Canal Center Plaza, 4th Floor
- **Program**
  - 7-7:30 PM: Exhibits of Historic and New/Pending Development Projects
  - 7:30 – 8:30 PM: Description of Charrette Process and Schedule and Sample Visioning Exercise
  - 8:30 – 9:00 PM: Exhibits of Historic and New/Pending Development Projects
  - Refreshments – Sponsored by MRE Properties
Questions and Information

Contact
Nancy Williams, Principal Planner
Alexandria City Hall
3100 King Street, Room 2200
Alexandria, VA 22314
nancy.williams@alexandriava.gov
703.746.3858

Website:
www.alexandriava.gov/86032