OLD TOWN NORTH SMALL AREA PLAN UPDATE

City Council Work Session
October 5, 2016
OTN SAP UPDATE – CURRENT STATUS AND ESTIMATED COMPLETION


**Phases II and III (Study and Testing of Phase I Concepts)** – (Significant progress from January to June 2016)

**Phase IV** – Continuation of Studies and Development of Plan Recommendations (Summer/Early Fall 2016)

**Phase V** – Plan Development and Public Review of Plan Document with plan approval in Winter (February 2017)
Principles, Objectives, And Concepts Identified under the 8 following OTN Planning Categories

- Planning, Land Use and Design
- Housing
- Open Space, Recreation and Cultural Activities
- Historic Preservation
- Transportation
- Infrastructure and Environmental Sustainability
- Economic Development
- Implementation
DEVELOPMENT ANALYSIS

DRAFT 9.1.2016

*NOTE: WMATA BUS GARAGE ZONING AMENDMENT RECOMMENDED PER COMMUNITY PROCESS
DRAFT ILLUSTRATIVE DESIGN

DRAFT 9.1.2016

Legend:
- OTN SAP Boundary
- Existing Buildings
- Existing Parks
- Proposed Buildings*
- Proposed Open Space*
- Proposed Roof Gardens*
- Proposed New Trees*

*These graphics are intended for illustrative purposes only. The final design of buildings and open spaces will be subject to all applicable provisions, of the Zoning Ordinance, the Old Town North Small Area Plan, and City Council approval.
### Allowed under Existing Zoning and Potential Under Proposed Planned Development

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>Potential under Proposed Plan</th>
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<tbody>
<tr>
<td><strong>EXISTING DEVELOPMENT</strong></td>
<td><strong>ALLOWED UNDER EXISTING ZONING</strong></td>
</tr>
<tr>
<td>6.6* Sq Ft</td>
<td>2.1* 1.8* 8.7* Sq Ft</td>
</tr>
<tr>
<td></td>
<td><strong>PLANNED DEVELOPMENT</strong></td>
</tr>
<tr>
<td>8.7* Sq Ft</td>
<td>0.4*</td>
</tr>
</tbody>
</table>

*Numbers are in Millions*
POTENTIAL POPULATION - EMPLOYMENT GROWTH

<table>
<thead>
<tr>
<th></th>
<th>Population</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing</td>
<td>3,118</td>
<td>9,745</td>
</tr>
<tr>
<td>2040 Existing</td>
<td>4,060</td>
<td>11,752</td>
</tr>
<tr>
<td>2040 Potential</td>
<td>7,496</td>
<td>12,503</td>
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</table>
OTN SAP UPDATE – IMPLEMENTATION

• Phase I of the planning process is the development and adoption of the 2017 OTN SAP Update with Proposed Plan Illustrative and Proposed Recommendations.

• Proposed Implementation is in two parts
  – Phase IIA – Implementation is initiated post 2017 OTN SAP Update adoption; it is based on the adopted Illustrative Design and Recommendations.
  
  – Phase IIB – Schematic Design for OTN’s Public Improvements.
IMPLEMENTATION PHASE IIA - ADMINISTRATIVE RELATED RECOMMENDATIONS

1. Proposed Recommendation for the establishment of an Implementation Group
   – Anticipated Composition Categories
   – Anticipated Committee Charge (Plan Areas of Responsibilities)
   – Anticipated Staff Charge (Plan Areas of Responsibilities)
   – Anticipated Sunset Provisions

2. Proposed Recommendation for the establishment of Processes, Procedures and Timeline for the establishment of OTN Funds
   – Streetscape Improvements Fund
   – Open Space Fund

3. Proposed Recommendation with a timeline for development of Draft Ordinances to achieve Zoning/Height Amendments, Zoning Text Amendments and other proposed Regulatory Amendments, with associated public review process
IMPLEMENTATION PHASE IIA - IMPLEMENTATION OF SPECIAL INITIATIVES

Processes

• Further evaluating the Art District or Art Corridor and Sculpture Garden

• Advancing the Proposed Trail Railbanking and/or Abandonment Program

• Achieving Public and Stakeholder Input on the proposed Eco-District

• Further solidifying Branding Initiative for implementation

• Implementation of Streetscape Improvements for Private Properties and potential Incentives
IMPLEMENTATION PHASE IIB

• Proposed Recommendation for a Schematic Design for Public Improvement Areas

• Proposed Recommendation for Updated Cost Estimates for Public Improvement Areas

• Proposed Recommendation for Developer Contributions Analysis

• Proposed Creation of a Funding and Phasing Prioritization Plan for Public Improvements and other additional Public Benefits
NRG Proposed Framework Streets

LEGEND

FRAMEWORK STREETS AND STREET EXTENSIONS *
INTERNAL STREET GRID **

NOTES:
* THE EXTENSION OF FAIRFAX STREET TO SLATERS LANE SHALL BE ALONG THE NEW WATERFRONT PUBLIC OPEN SPACE AS GENERALLY DEPICTED ON THIS ILLUSTRATIVE GRAPHIC. FINAL CONFIGURATION WILL BE DETERMINED AS PART OF THE DEVELOPMENT REVIEW PROCESS.

** THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL CONFIGURATION OF THE OTN FRAMEWORK STREETS, INTERNAL STREET GRID, AND BLOCK SIZES WILL BE SUBJECT TO THE OTN SAP UPDATE, THE UPDATED OTN DESIGN STANDARDS AND GUIDELINES, AND THE DEVELOPMENT REVIEW PROCESS.
NRG Proposed Framework Streets


LEGEND

# - # PROPOSED BUILDING SCALE RANGES *

NOTES:
* MINIMUM BUILDING HEIGHTS WILL BE ESTABLISHED AS PART OF THE ZONING APPROVAL PROCESS.
OTN SAP UPDATE – ANTICIPATED NEXT STEPS

- Continued Monthly Public OTN SAP Advisory Group Meetings: Fall/Winter 2016-2017
- Planning Commission and City Council Work Sessions: Fall 2016
- Release of Draft Plan by Chapters and Community Outreach: Fall 2016
- Planning Commission and City Council Public Hearings: Winter 2017 (February 2017)
QUESTIONS