OLD TOWN NORTH SMALL AREA PLAN CHARRETTE

June 23, 2016

Overview

6:00 PM

AGENDA

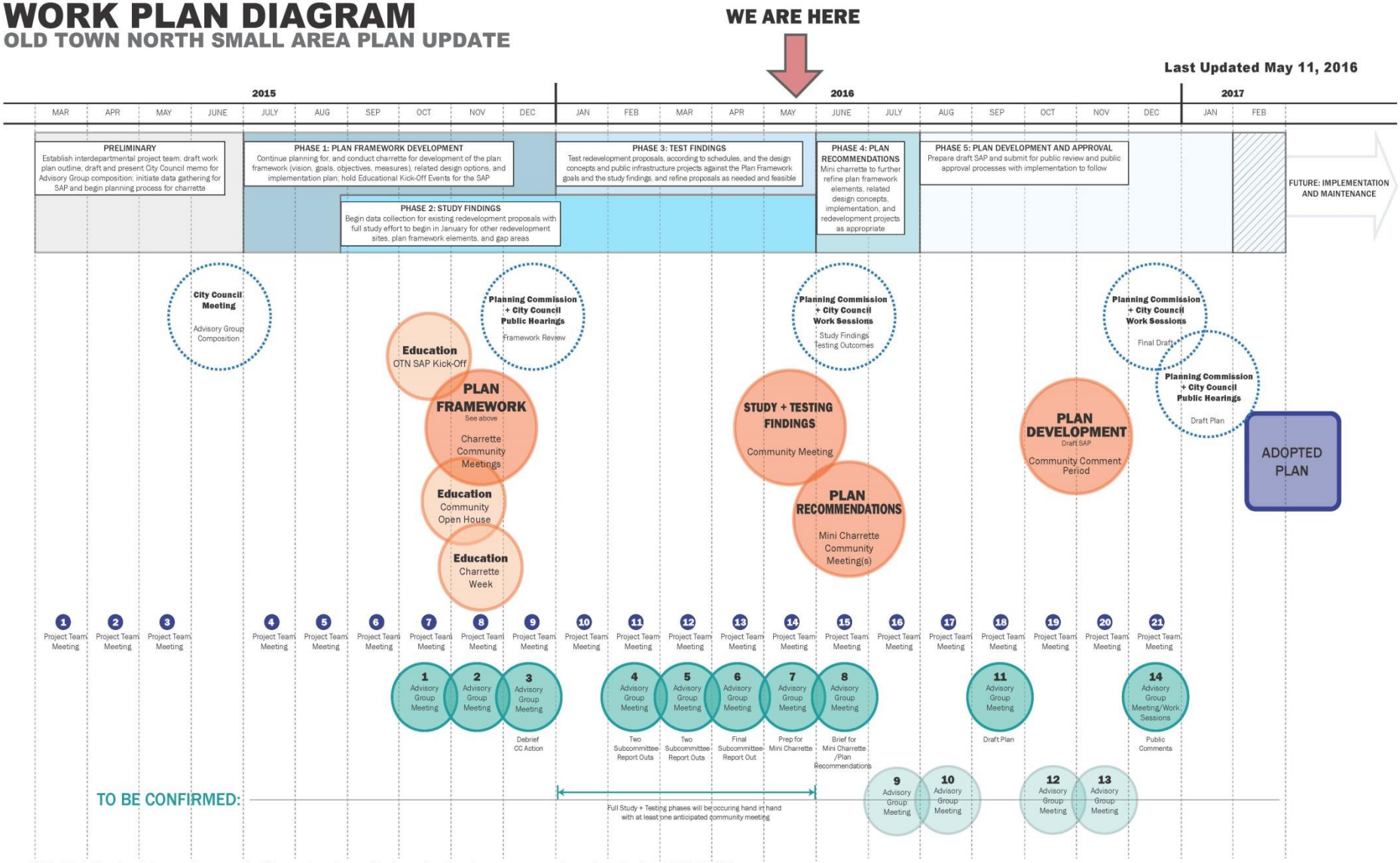
6:00 – 7:00	**Old Town North SAP Update Overview**
7:00 – 8:30	**Panel Discussion** - *Placemaking through Innovation Districts and Creative Uses*
8:30 – 9:00	**Q&A**

OLD TOWN NORTH

Small Area Plan Boundary Map

WORK PLAN DIAGRAM

OLD TOWN NORTH SMALL AREA PLAN UPDATE



* This Work Plan is subject to change and will be updated accordingly as the planning process continues. Last Updated 05/11/2016

OTN SAP UPDATE – CURRENT STATUS AND ESTIMATED COMPLETION

Phase I (Plan Framework) – Completed in December 2016

Phases II and III (Study and Testing) – Significant progress from January to June 2016

Phase IV – Plan development w/initiation of public review in fall (Summer/Fall 2016)

Phase V – Completion of public review with plan approval in winter (January 2017)

Phase I
Plan Framework Phase
(Draft Principles and Goals)

Planning Categories

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

PLANNING, DESIGN AND LAND USE			
	City Staff with Advisory Group Comments	**Planning Commission Comments**	**City Council 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.**	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) Ensure new developments and land use tools are flexible and not too prescriptive	Create and **underscore neighborhood uniqueness** through placemaking strategies
OBJECTIVES	**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)**		
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

HOUSING			
	City Staff with Advisory Group Comments	**Planning Commission Comments**	**City Council Comments**
GUIDING PRINCIPLES	**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.**	Explore opportunities for **market affordable housing** Explore **creative solutions for affordable housing**	
OBJECTIVES	**Explore innovative housing solutions 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 affordable units** **Prioritize the provision of on-site affordable housing.** **Replace ARHA units on a one-to-one basis, and on-site to the greatest extent feasible, as properties in Old Town North develop.** **Incorporate community spaces within housing developments** **Ensure on-site recreational space in new ARHA redevelopment**		
IMPLEMENTATION	**Tax Revenue** **Developer Contributions** **Development Phasing** **Zoning** **Other**		

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TRANSPORTATION			
	City Staff with Advisory Group Comments	**Planning Commission Comments**	**City Council Comments**
GUIDING PRINCIPLES	**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.**	Explore Feasibility of **Madison and Montgomery as 2-way streets** Explore **connectivity to Daingerfield Island and Potomac Yard Metro**	**Coordinate any new construction on Madison and Montgomery** with proposed reconstruction of those streets (CIP)
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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INFRASTRUCTURE AND ENVIRONMENTAL SUSTAINABILITY			
	City Staff with Advisory Group Comments	**Planning Commission Comments**	**City Council 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.**		**Concepts** should be explored **beyond eco-district themes**
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		
IMPLEMENTATION	**Tax Revenue** **Developer Contributions** **Development Phasing** **Zoning** **Other**		

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OPEN SPACE, RECREATION AND CULTURAL ACTIVITIES			
	City Staff with Advisory Group Comments	**Planning Commission Comments**	**City Council Comments**
GUIDING PRINCIPLES	**Expand, enhance and connect publicly accessible passive and active open space.**	**Leverage the Waterfront Plan** Preserve, enhance, and expand **public art opportunities** Explore **Royal Street as a greenway**	Provide the **right tools to support an Arts District** beyond a land use designation to include wayfinding, tax policy, economic development incentives, etc. 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
OBJECTIVES	**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.)**		
IMPLEMENTATION	**Tax Revenue** **Developer Contributions** **Development Phasing** **Zoning** **Other**		

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HISTORIC PRESERVATOIN			
	City Staff with Advisory Group Comments	**Planning Commission Comments**	**City Council Comments**
GUIDING PRINCIPLES	**Further Identify, protect, and enhance the historic architectural and archaeological elements and resources of Old Town North.**	Define, enhance and reinforce the special character of the Washington Street corridor **in conjunction with the Washington Street Standards and other tools** Policy/Plan to **preserve buildings of historic significance** in OTN	**Celebrate and recognize historic sites**
OBJECTIVES	**Preserve, integrate and celebrate historic and archaeological resources to maintain neighborhood authenticity.** **Promote cultural richness and an understanding of the history of the neighborhood.** **Define, enhance and reinforce the special character of the Washington Street corridor** **Incorporate Historic interpretation in the natural environment** **Celebrate railroad history**		
IMPLEMENTATION	**Tax Revenue** **Developer Contributions** **Development Phasing** **Zoning** **Other**		

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ECONOMIC DEVELOPMENT			
	City Staff with Advisory Group Comments	**Planning Commission Comments**	**City Council Comments**
GUIDING PRINCIPLES	**Attract unique uses that serve as an economic engine to grow and sustain a balanced economy.**	Include **Washington Street as a retail corridor** Explore **economic niches** that are unique to OTN	
OBJECTIVES	**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~~ Rethink 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.]).** **Ensure flexibility in land use to accommodate changing market trends and unknown physical and economic constraints (see Planning, Design and Land Use)** **Encourage/ Provide opportunities for employment of local residents** **Encourage broadband deployment**		
IMPLEMENTATION	**Tax Revenue** **Developer Contributions** **Development Phasing** **Zoning** **Other**		

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KEY CONCEPTS FOR STUDY

- Land Use Mix
- Eco District
- Retail Focus Areas/Retail Corridors
- Art Corridor
- History
- Streetscape
- Development Analyses
- Innovation District

LAND USE CONCEPT

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 Water front.

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

ENERGY AND GREEN BUILDING

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

CARBON FOOTPRINT REDUCTION

- Prioritize clean, renewable and low-carbon energy sources locally and from external utility distribution.
- Promote 'Smart Cities' technologies.

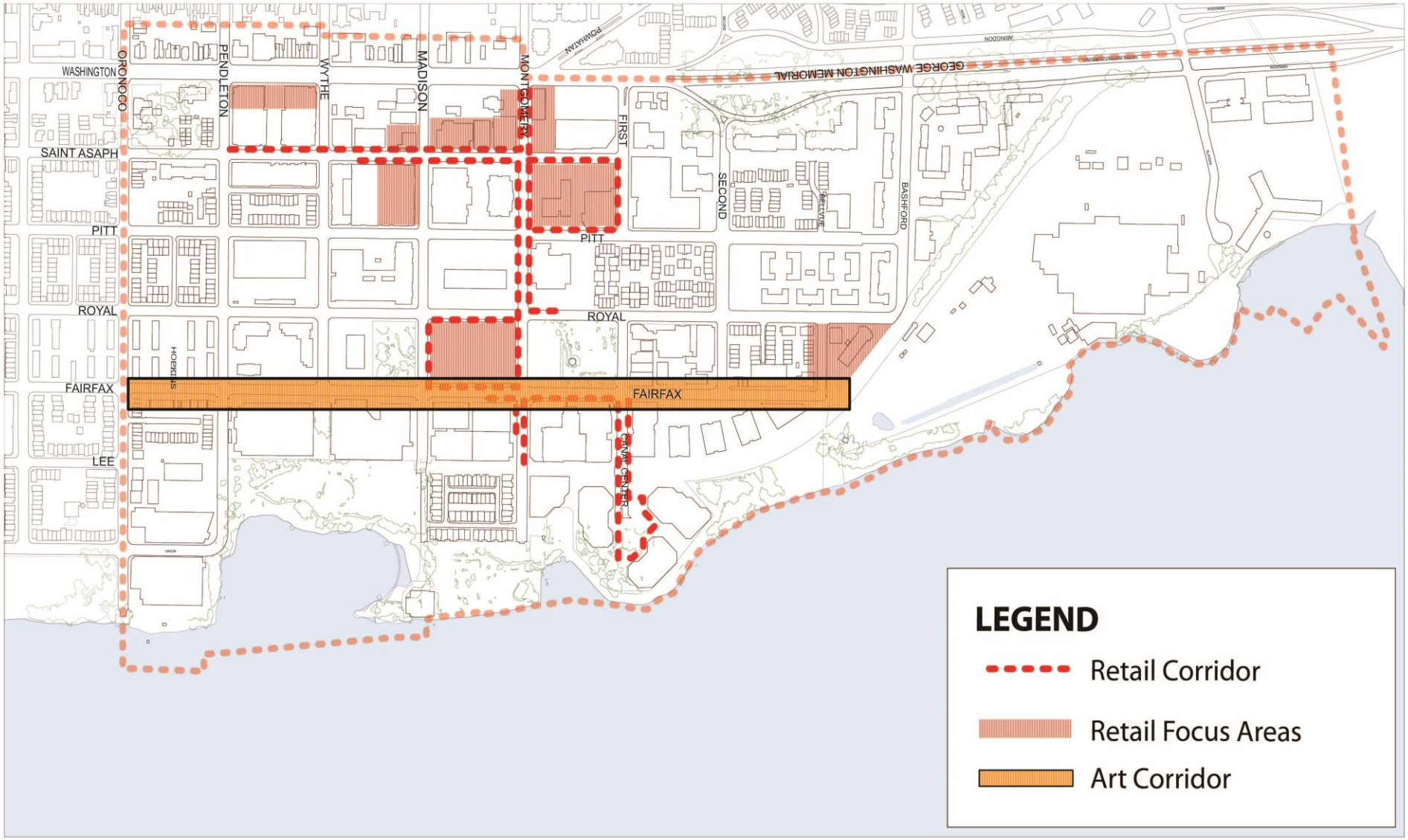
WATER QUALITY

- Address impact of combined sewer overflows (CSOs).
- Implement stormwater management through green infra-structure 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 sewer system.
- Increase in transit ridership / service.
- Increase in number of bike / pedestrian trips.

RETAIL AND ARTS CONCEPT



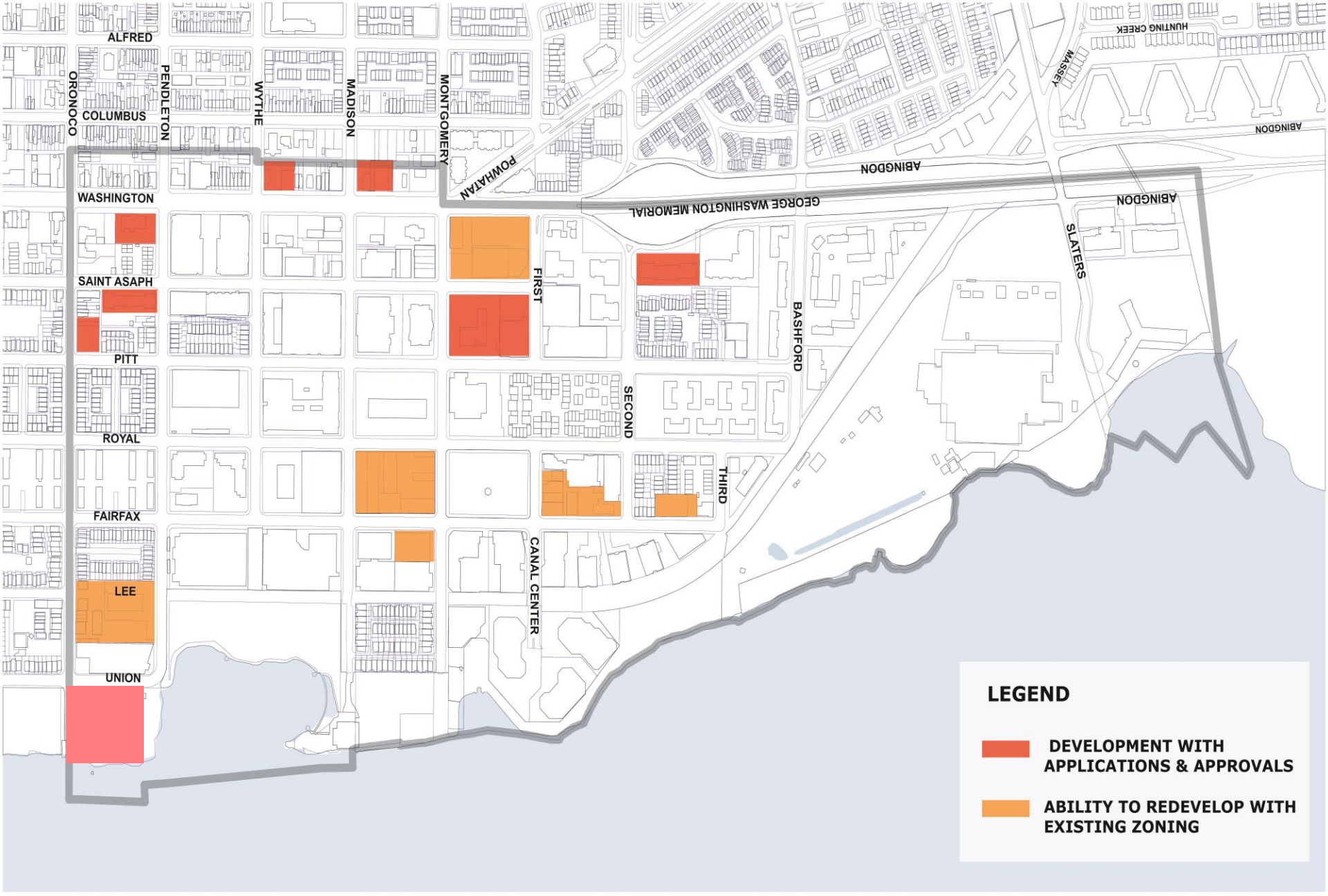
HISTORIC INTERPRETATION THEMATIC CONCEPT

STREETSCAPE CONCEPT

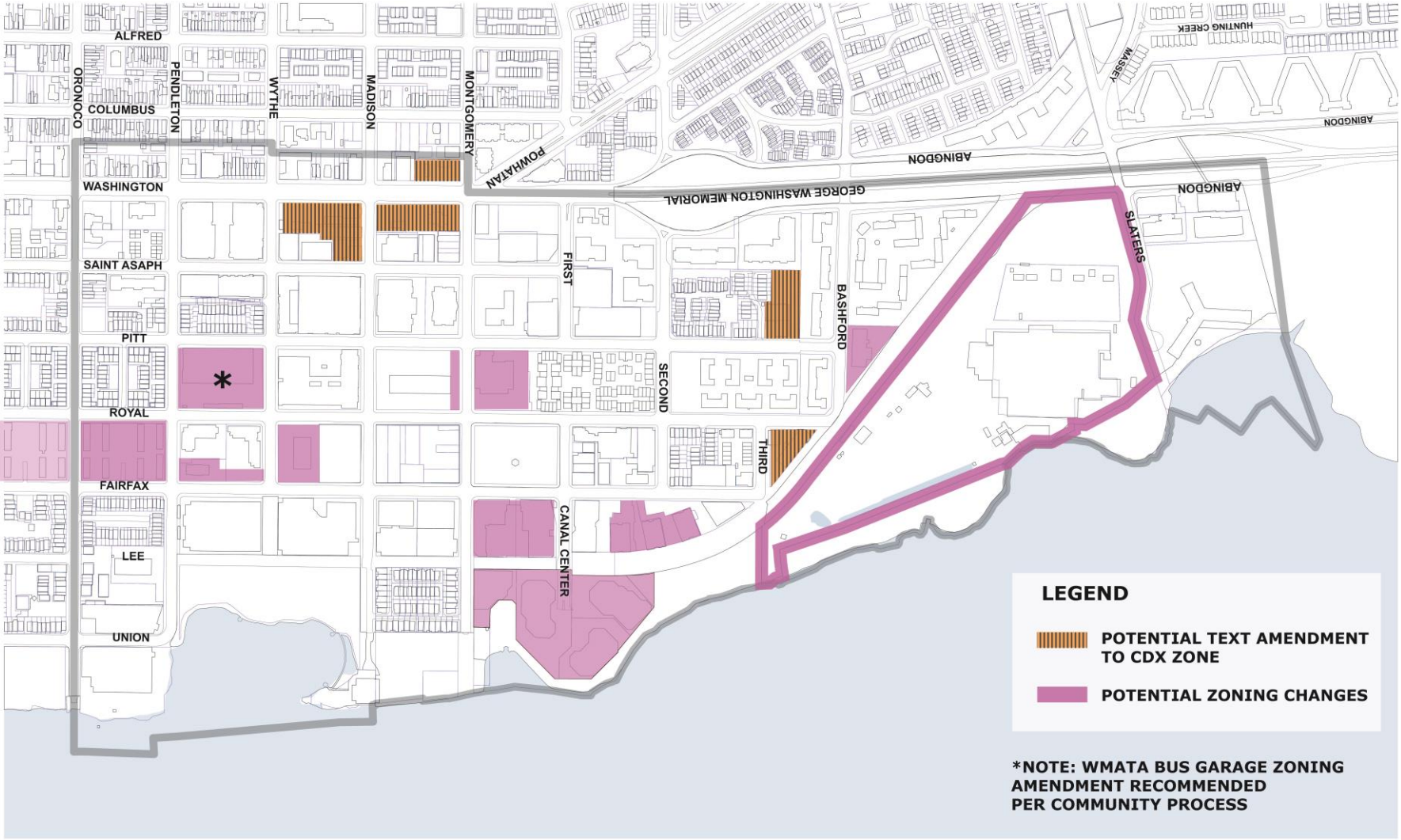
DEVELOPMENT ANALYSIS UNDER PHASES II (STUDY) AND III (TESTING)

- Identification of **properties with existing approvals/potential to redevelop with existing zoning**
  Identification of **properties for potential re-zonings**
- Analysis of **potential new development through 2040**
- Analysis of **population and employment growth through 2040**

POTENTIAL TO REDEVELOP UNDER EXISTING ZONING

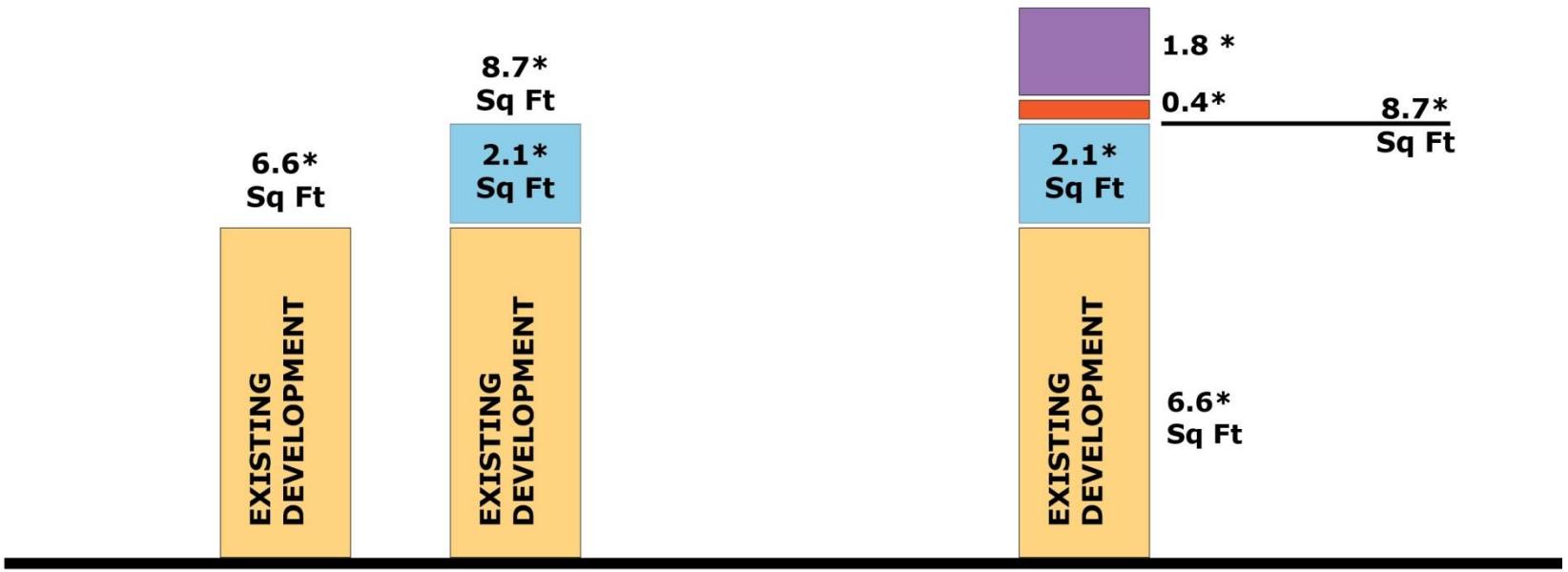


POTENTIAL ZONING CHANGES & TEXT AMENDMENT



Old Town North

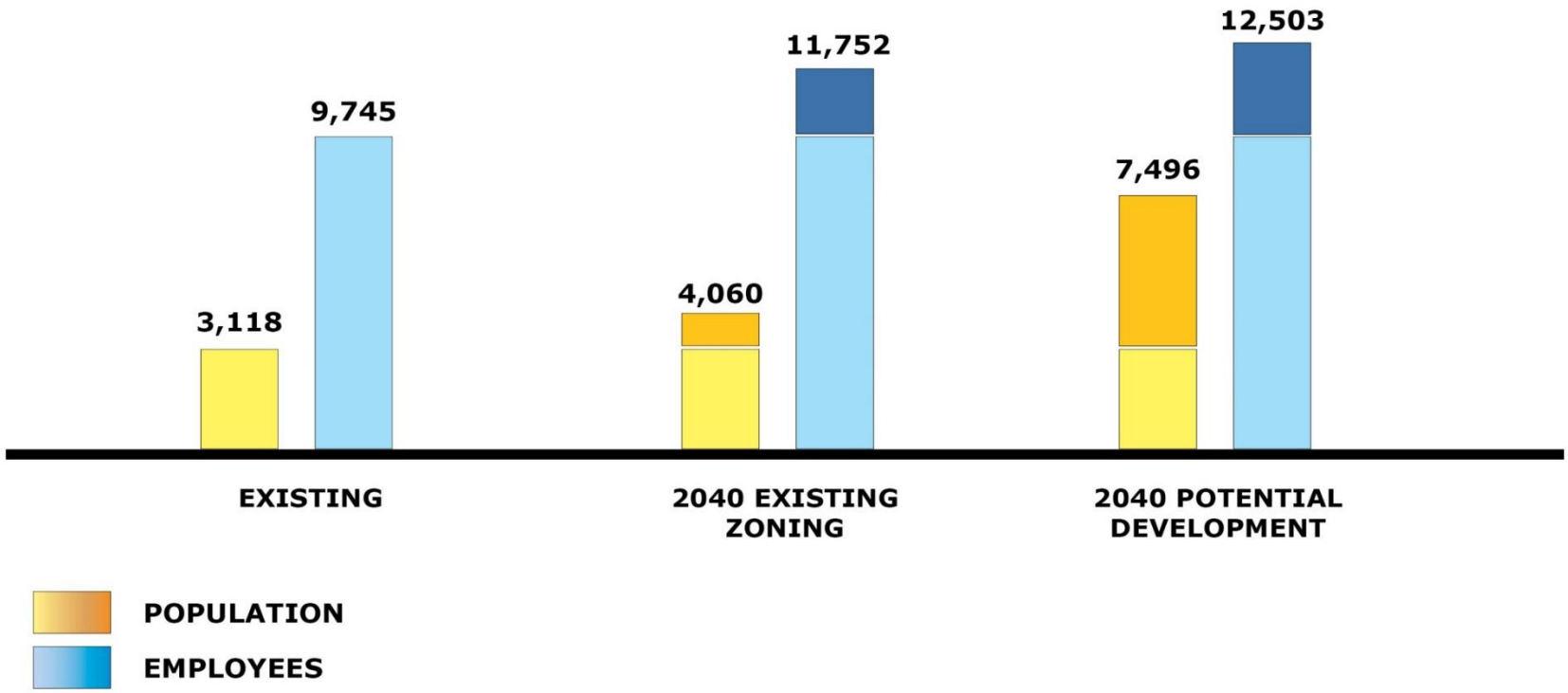
ALLOWED UNDER EXISTING ZONING AND POTENTIAL UNDER PROPOSED PLANNED DEVELOPMENT 2016-2040



- EXISTING DEVELOPMENT
- EXISTING ZONING
- PLAN AREA (New Areas 1, 2 & 3)
- NRG/PEPCO (New Area 4)

* Numbers are in Millions

POTENTIAL POPULATION - EMPLOYMENT GROWTH



IMMEDIATE NEXT STEPS TO GUIDE PLAN DEVELOPMENT IN SUMMER/FALL 2016

- Mini-Charrette – June 23 – June 25th
  - Draft Illustrative Design
  - Draft Related Policies
- Related Studies (Summer/Fall 2016)
  - Parking (Summer)
  - Eco-District (Summer)
  - History Plan (Summer)
  - Streetscape Improvements/Incentives (Summer)
  - Transportation Study (Fall)
  - Sewer/Stormwater Manaement Study (Fall)

Eight Placemaking Principles for Innovation Districts

- **Identity**: Make innovation visible and public
- **Diversity**: Mix innovation with a range of other uses
- **Continuity**: Start with existing people and places
- **Sociability**: Bring people together through places and programming
- **Proximity**: Build things close together on the ground—not just on the map
- **Mobility**: Connect to the broader city and region through multiple transportation modes
- **Flexibility**: Experiment, Observe, Repeat
- **Unity**: Govern with vision and holistic inclusive strategies