City of Alexandria, Virginia

OLD TOWN NORTH SMALL AREA PLAN UPDATE

Charrette Week

Public Meeting #1
Monday, November 16, 2015
7:00 – 9:00 PM
Plans identified with red boundaries signify overlay plans. Overlay plans are supplemental plans and amendments to existing Small Area Plans. Properties located within the boundaries are subject to the requirements and regulations per the overlay plan. If the overlay plan is silent to or does not address a specific issue or topic, then the underlying Small Area Plan applies.
• 18th century (1730’s), Alexandria began as a tobacco trading port at West’s Point in OTN.

• 19th century, OTN was a farming and industrial area spurred by:
  • 1830’s Construction of the Alexandria Canal
  • 1850’s Construction of the Railroads.

• 20th century, opening of the GW Memorial Parkway to DC.

• Post WWII, boom in residential and, particularly, in commercial Development occurred.

• 1974 OTN SAP, encouragement of a mixed-use area.

• 1980’s Settlement Agreements between the Federal Government and local waterfront property owners, inclusion of mixed use and open space specifications in land deeds.

• 1992 OTN SAP, smart planning and zoning tools, including Urban Design principles.
Old Town North Evolution
Buildings by Year Built

LEGEND

Year Built

- <=1909
- 1910 - 1949
- 1950 - 1964
- 1965 - 1984
- 1985 - 2004
- 2005 - 2013

OTN Small Area Plan Boundary
“This 1990 Small Area Plan for Old Town North aims to achieve a fair balance between competing residential and commercial interests. It applies comprehensive planning, zoning and urban design techniques as innovative, creative tools to improve the character and quality of the area. . .”

1992 Goals and Recommendations in the following Areas:

- Mix of land uses
- Established height limits
- Urban design and review process
- Promote uses and activities that make OTN lively
- Inviting streetscape and traffic patterns
- Revitalize N Washington Street as a gateway.
- Protect the visual sightlines to the Waterfront
- Make better use of existing open space
Waterfront Plan 2012
Prior to the OTN Update

- Council guidance for processing applications
- NOTICe vision and goals
- WMATA Bus Board planning Process
- Montgomery Park Planning process
NOTICe Vision Statement

- Creating a Sense of Place with Innovative Architecture, Design, and Open Spaces
- Maintaining Water Views and Public Access to Maritime Uses
- Respecting Existing Residential Neighborhoods
- Contributing to a Cultural Milieu Hospitable to Museum and Performance Spaces that also serve as Community Meeting Places
- Preserving Walkability and Accessibility through Multiple Transportation Modes without Creating Congestion
Bus Barn Design Principles

**Design Principles**

- Any development proposals shall be compatible with the goals recommended in the Old Town North Small Area Plan as well as the Urban Design Guidelines.
- A potential rezoning to a CRMU-zone and a maximum of 2.5 FAR will be considered.
- Development shall be predominantly residential and may include a limited amount of ground floor accessory retail, personal service or community-serving use.
- Compatible building components and avoid the appearance of a single large building.
- Appropriate transition in Heights
- All parking shall be located either below-grade or in rear load garages and accessed from an internal alley.
- All existing and proposed utilities shall be located underground.
- At the pedestrian streetscape level, any proposed development shall provide for a variety of architectural elevations, quality architectural details and materials, and articulation of the wall plane.
- Off-site open space improvements shall be provided to enhance connections to the Potomac River and Oronoco Bay Park.
- Review by the Urban Design Advisory Committee, the following exhibits will be required.
Potential future redevelopment sites without current proposals
PEPCO substation on NRG site
Proposed Dominion Virginia Power (DVP) 230-KV Transmission Line on NRG Site
Future railroad tracks use
Capitalizing on the proximity to the Potomac River
Potomac Yard Metro Station
Dangerfield Island anticipated improvements
2015 Existing Land Use Map

**LEGEND**

- Res - SF Detached
- Res - SF Attached
- Res - Multi-Family
- Res - Other
- Retail/Service
- Mixed Res w/Retail
- Hotel/Motel
- Office
- Warehouse
- Common Area
- Vacant
- School
- Institutional
- Library
- Government - City
- Government - State
- Government - Federal
- Recreation and Parks
- Open Space
- Transportation
- Utility

Based on City of Alexandria Real Estate Data
Parcel Land Use Code
2015 OTN
Existing Retail

OLD TOWN NORTH
EXISTING GROUND FLOOR RETAIL
(PHASE 1 SURVEY)
October 22, 2015

Restaurants/Cafes
- Bistro Royal
- Salsa on 1st
- Cafe au Lait
- Fiu & Rooftop
- Perfect Pizza
- Tokyo Japanese Steakhouse
- Asian Wok Cafe
- Maui Dole
- 10,000 Stories
- Hank’s Public Bar (opening soon)
- Cork & Fork
- Eats Public Coffee Shop
- Ben & Jerry’s
- Union
- Fantasia Deli
- Royal Thai Restaurant
- Royal Restaurant
- Starbucks
- Teasum

Hotels
- Blue Wren Inn Old Town
- Holiday Inn & Suites
- Crown Plaza Old Town
- Thorne Hotel Alexandria
- Sheraton Suites Old Town
- Turnbull Alexandria

Health & Fitness
- 9Hills
- Wheel New Bike Shop
- River’s Edge Yoga
- Alexandria Women’s Collective
- Sashimono Karate
- CrossFit Old Town
- Old Town: Sport & Health
- Fifty-Five Personal Training
- 52 Yoga
- Utopia

Salon/Spa
- Solar Planet of Alexandria
- New York Beauty Salon
- Serenity Day Spa
- Aquabona Salon
- Flat Roll Salon
- Sandra Cope of Old Town
- Nail Magic
- Nitty Gritty Nail Design

Gas Station/Car Repair
- Kenmanian Foreign Car Service
- Old Town Gas & Auto Repair
- Sixth & Old Town Car Care
- Liberty
- Exxon

Interior Design
- Aboca Imports
- Stavridis Interiors
- Alexandria Framing
- Retailer’s Secret Tile & Bath
- Michel’s Flowers
- Erickson & Beggs Gallery
- Studio Antiques & Fine Arts
- SC&I Interiors
- Kelly’s Art & Frame

Grocery/Liquor
- AWC
- Rite Aid
- Cummins
- Health Tree
- Trader Joe’s

Cleaners/Clothing Care
- Bed Bath & Beyond
- Clark Asian Designs
- Michaels Dry Cleaning
- Alain Cleaners

Auction/Antiques
- Potomack Company
- PT Auctioneers
- Dental Antiques & Artifacts

Jewelry
- Bulb Jewelry
- Della Master Watchmaker

Shipping/Office
- Avery Graphics
- Computer Help
- EBay Digital Printing
- Pack & Ship Plus
- FedEx

Education/Childcare/Training
- St. Andrew’s Day School
- Veterans’ Career Services
- Learning Stars
- Rainbow Stars Montessori
- Great Beginnings Early Learning

Medical/Dental
- Alexandria Dental Art
- Alexandria Medical Arts Pharmacy
- Larson Orthodontics
- Alexandria Art of Dentistry

Arts
- Rafter Stays
- Alexandria Art League

Business/Marketing
- Lowe’s
- Adobe
- How to Market
- Combined Media Strategies

Attorneys/Accountants
- Bons & Monico
- Woodacre & Stowers, P.C.

Real Estate/Building
- Advanced Construction Group
- Vyear Properties

Clothing
- Tabbio
- Banks
- PNC Bank
- Capital Bank
- Bank of America

Pets
- Old Town Dog or Cat

1992 Plan - Retail Focus Areas
OLD TOWN NORTH

2015 RE-DEVELOPMENT & DEVELOPMENT SITES
October 26, 2015

FUTURE POTENTIAL SITES
1. NRG-FRGS
2. Crowne Plaza Hotel
3. Craddock Site

REQUESTS FOR PROPOSALS
4. WMATA Bus Barn
5. ARHA Properties

PENDING APPLICATIONS
6. Canal Center - Public Improvements/Garage Enhancements
7. 800 - 802 N. Washington (Towne Motel)
8. Old Colony Inn
9. ABC/Giant
10. 801 N. Fairfax (Residential Conversion)

APPROVED AND/OR UNDER CONSTRUCTION
11. Robinson Terminal North
12. Health Department
13. Cotton Factory (The Mill)
14. 700 N. Washington

RECENTLY CONSTRUCTED
15. Harl Teeter/The Kingsley
16. The Cronoco
17. Printer's Row

*These are sites as they have been identified at the start of the planning process.
Open Space and Connections

LEGEND

Park Use Type
- Active
- Mixed-Use
- Natural Area
- Passive

Bike Lane Type
- Mt Vernon Trail (Bike/ Ped)
- Walk/ Run Trail
- Off-Street Bike Trail
- On-Street Bike Lane

Activity
- Health & Fitness
  - Wheel Nuts Bike Shop
  - Alexandria Plates Collective
  - River’s Edge Yoga
  - Sechino Kanaz
  - CrossFit Old Town
  - Old Town Sport & Health
  - FitOne Personal Training
  - S2Yoga
  - Ultimate Results

Old Town North
Small Area Plan Boundary

* Publicly accessible primary park (including portions of Riverfront Parks). See Watershed Park District Maps for additional information.
Roads and Streetscapes
Will build on the 1992 OTN SAP Goals and Recommendations
Planning Framework Areas
- Planning, Urban Design and Land Use
- Transportation
- Housing
- Infrastructure and Environmental Sustainability
- Open Space, Recreation, and Cultural Activities
- Historic Preservation
- Economic Development
- Implementation
Key Planning Tool for Framework – Charrette
OTN SAP Advisory Group Charrette Subcommittee
Post Charrette Public Hearings – Seek Green Light to move from Phase 1 to Phases 2 and 3 of Work Plan
OTN SAP Update Advisory Group

- Maria Wasowski, Chair (Planning Commission and Transportation Commission)
- Steven Arabia (Property Owner Representative)
- Engin Artemel (Community Representative – At Large)
- Scott Barstow (Environmental Policy Commission)
- Anna Bentley (Community Representative – At Large)
- Chip Carlin (Board of Architectural Review – Old & Historic District)
- Elizabeth Chimento (Community Representative - At Large)
- Herbert J. (Herb) Cooper-Levy (Community Representative – At Large)
- William Cromley (Park and Recreation Commission)
- Krista Di Iaconi (Property Owner Representative)
- Austin Flajser (Property Owner Representative)
- Stephen Goodman (Community Representative – Homeowner Associations/At-Large)
- Carolyn Griffin (Community Representative – At Large)
- Kevin Harris (Community Representative – Alexandria Redevelopment & Housing Authority Resident Representative)
- Marie McKenney Tavernini (Urban Design Advisory Committee Representative)
- Bruce M. Machanic (Business Representative)
- Carlos Mejias (Business Representative)
- Thomas F. Soapes (Community Representative – NOTICe Representative)
- David Speck (Alexandria Economic Development Partnership)
- Jeff Strup (Property Owner Representative)
- Christa Watters (Community Representative – Homeowner Associations/At-Large)
OTN SAP Update - 18 Month Planning Process

- **Advisory Group Established** (September 2015)
- **Planning and Civic Engagement** (October 2015 to December 2016)
- **Anticipated Plan Update Approval** (January 2017)
- Implementation
Old Town North Small Area Plan
Work Plan
### 5-DAY CHARRETTE SCHEDULE

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

*The public is welcome to walk in at anytime during the charrette.*

**Child care will be provided.

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.
Public Meeting #1 Group Exercises
OTN SAP Update

Website
- www.alexandriava.gov

Online Engagement
- Comment Board – www.alexandriava.gov/86032
- Alex Engage – http://engage.alexandria.gov

Contact
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