



City of Alexandria, Virginia

**OLD TOWN NORTH SMALL AREA
PLAN UPDATE**

COMMUNITY MEETING #7
Monday, November 7, 2016
7:00 – 9:00 PM

OTN SAP UPDATE PHASES



OTN SAP UPDATE – PHASES AND TIMING

Phase I (Plan Framework) – Vision, Principles, Objectives and Concepts (Fall 2015)

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 Policy Statements/Recommendations (Summer/Fall 2016)

Phase V – Plan Development, Public Review of Plan Document, and Public Hearings (Fall 2016 – Winter 2016/2017)



OTN SAP UPDATE PLANNING CATEGORIES AND CHAPTER TITLES COINCIDE



OTN SAP UPDATE PLANNING CATEGORIES

Titles of Planning Categories and Chapters Coincide:

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



WORKING SCHEDULE FOR MEETINGS AND RELEASE OF CHAPTERS

Full Schedule In Packet and Online



ANTICIPATED NOVEMBER – DECEMBER 2016 OTN SAP UPDATE

KEY DATES

November 7, 2016, 7:00 PM	Community Meeting #7	<ul style="list-style-type: none"> • Release 3 Draft Chapters: 1)Introduction; 2) Open Space, Recreation & Cultural Activities 3) and Historic Preservation
November 15, 2016, 7:00 PM	Advisory Group Meeting #11	<ul style="list-style-type: none"> • AG Prep for 12/15 Community Meeting • AG receives Transportation Study Update (Baseline Data Anticipated) • Anticipated Release 2 Draft Chapters: 1) Housing and 2) Economic Development • Anticipated Release of the OTN Historic Interpretation Guide
December 6, 2016, 7:00 PM	Planning Commission Work Session	<ul style="list-style-type: none"> • Update on Meetings held to-date and on Public Comments received to-date
December 13, 2016, 7:00 PM (Tentative)	City Council Work Session	<ul style="list-style-type: none"> • Update on Meetings held to-date and on Public Comments received to-date
December 14, 2016, 7:00 PM	Advisory Group Meeting #12	<ul style="list-style-type: none"> • Update of Public Comments received to-date • Update on Transportation Study (Build Analysis Anticipated)
December 15, 2016, 7:00 PM	Community Meeting #8	<ul style="list-style-type: none"> • Report on Public Comments received to-date • Anticipated Release of 4 Draft Chapters: (1) Infrastructure and Environmental Sustainability; (2) Transportation (3) Planning, Land Use and Design and 4) Implementation



PUBLIC COMMENT OPPORTUNITIES



OTN SAP UPDATE PUBLIC COMMENT OPPORTUNITIES

- Participation at OTN SAP Advisory Group Meetings - All Advisory Group Meetings include a Public Comment Period
- Participation at OTN SAP Update Community Meetings
- Email to Nancy.Williams@alexandriava.gov
- OTN SAP Update Comment Board at www.alexandriava.gov/86032
- Alex Engage Site https://engage.alexandriava.gov/portals/191/Issue_4109



FORMAT/CONTENT OF OTN SAP UPDATE CHAPTERS



OTN SAP UPDATE CHAPTER CONTENT

- Phase I (Visioning, Goals, Objectives and Concepts)
 - Key existing plans/policies for planning category
 - Existing data for planning category
 - Goal, objectives and key concepts for planning category
- Phases II and III (Subcommittee Work)
 - Description of Subcommittee analysis of planning category concepts
 - Description of Subcommittee analysis outcomes and/or next steps
- Phase IV (Plan Recommendations)
 - Draft recommendations for planning category



DRAFT OTN SAP UPDATE INTRODUCTION CHAPTER



INTRODUCTION

- Planning History
- Existing OTN Demographics (Projected 2040 Demographics to be included in the Planning, Land Use and Design Chapter
- Summary of Community Participation
- Organization of Plan Document
- Examples of Key Draft Recommendations



OTN PLAN AREA



OPEN SPACE, RECREATION AND CULTURAL ACTIVITIES KEY CONCEPTS



EXISTING OPEN SPACE GRAPHIC



Existing Open Space in Old Town North: 31.24 acres (includes public and private open space with public easements and National Park Service Open Space)

Daingerfield Island: 106 acres



DRAFT ILLUSTRATIVE OPEN SPACE GRAPHIC

Figure 7.04: Illustrative Open Space



LEGEND

- | | |
|--|--|
|  Existing Parks and Open Space |  Proposed Linear Trail Park |
|  Proposed Public Open Space |  Proposed improvement to existing rail/trail corridor |
|  Proposed Green Roofs |  Existing Connections/Views to River |
|  Proposed Public Open Space on the Power Plant Site |  Potential New Connections/Views to River |

Note: The buildings, open spaces, and roof gardens depicted on this drawing are for illustrative purposes. The final design and configuration of buildings, open spaces, and roof gardens will be developed as part of the development review process.

DRAFT ILLUSTRATIVE LINEAR TRAIL PARK GRAPHIC

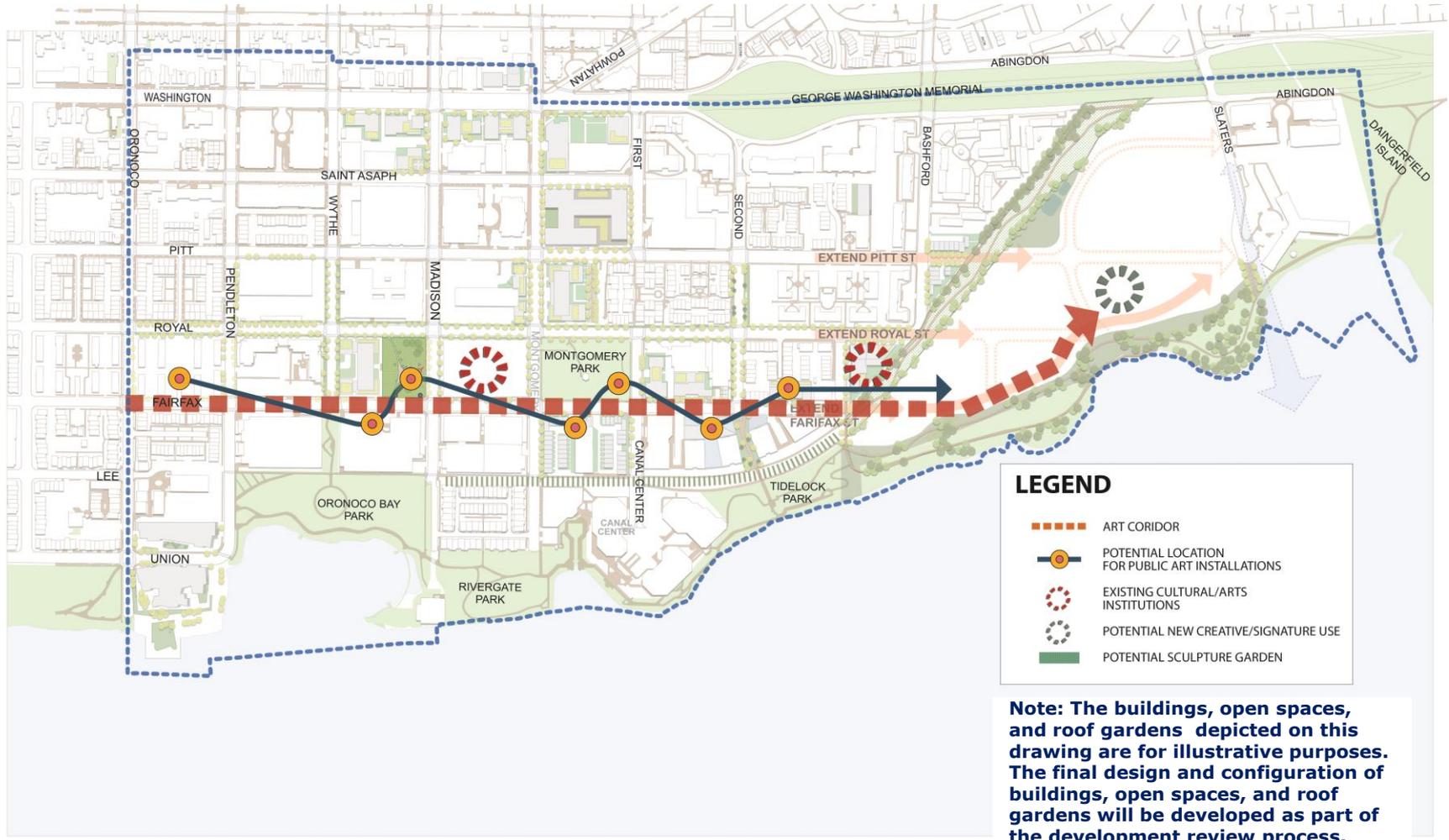
- 01 Enhanced Trail Connection
- 02 Separated Bike/Ped Trails
- 03 Street Crossing
- 04 Active Use Area
- 05 Additional Sections of Trail
- 06 Play Area
- 07 Enhanced Planting Area
- 08 Selective Tree Clearing
- 09 Enhanced Habitat
- 10 New Tree Planting
- 11 Incorporate Industrial Heritage
- 12 Existing Trail Retained



Figure 7.06: Illustrative Linear Trail Park



POTENTIAL ART CORRIDOR LOCATION



DRAFT RECOMMENDATIONS ARE ORGANIZED UNDER THESE SUBJECT AREA TITLES

- General Open Space and Recreation
- Linear Trail Park
- Power Plant Site
- Waterfront Public Open Space
- Additional Recreational Space next to Linear Trail Park
- Recreation on other Development Sites
- Art and Cultural Uses
- Tree Canopy
- Maintenance, Funding and Implementation
- Community Facilities and Cultural Art Uses



HISTORIC PRESERVATION KEY CONCEPTS

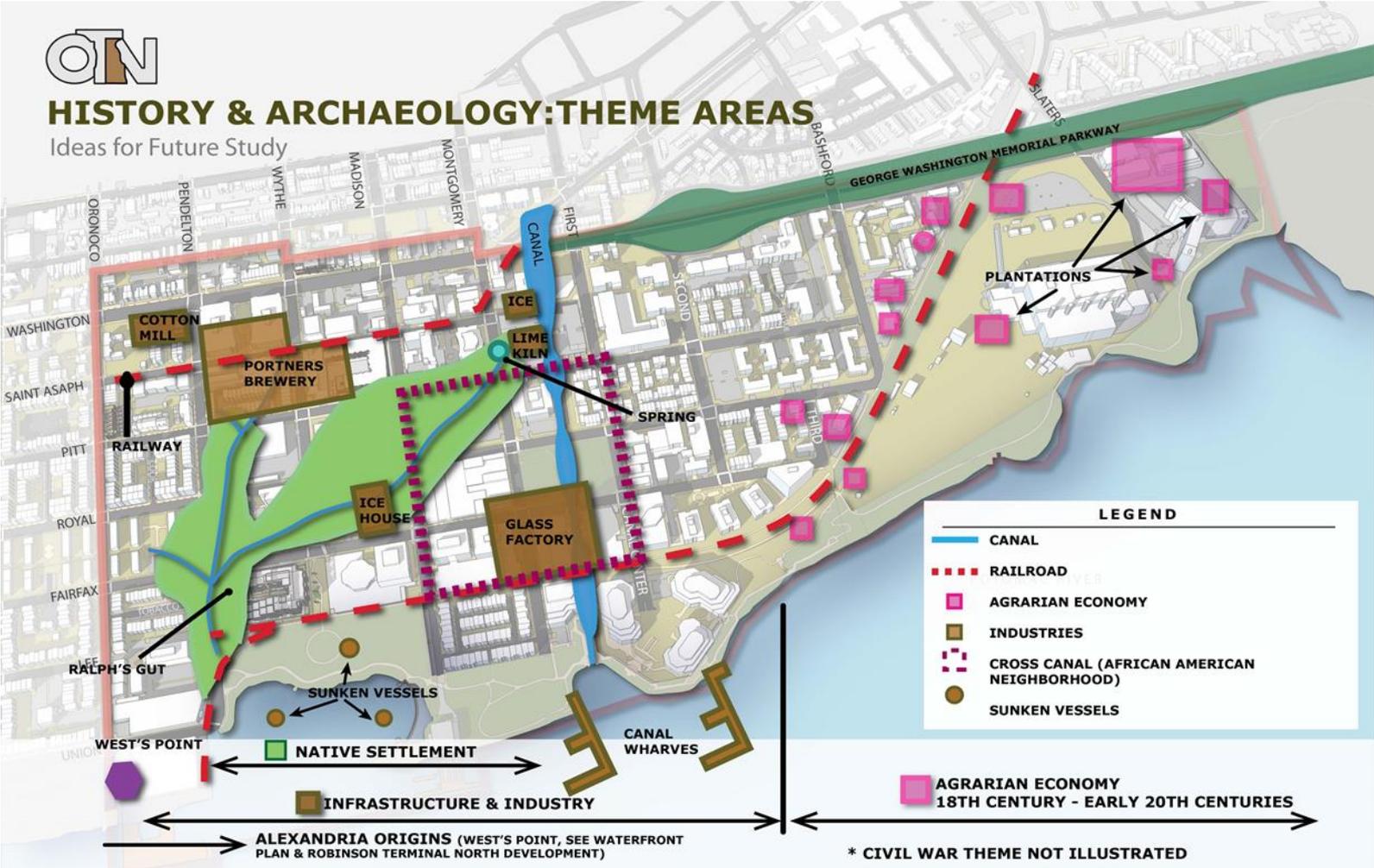


CHARRETTE MAP



HISTORY & ARCHAEOLOGY: THEME AREAS

Ideas for Future Study



Old Town North

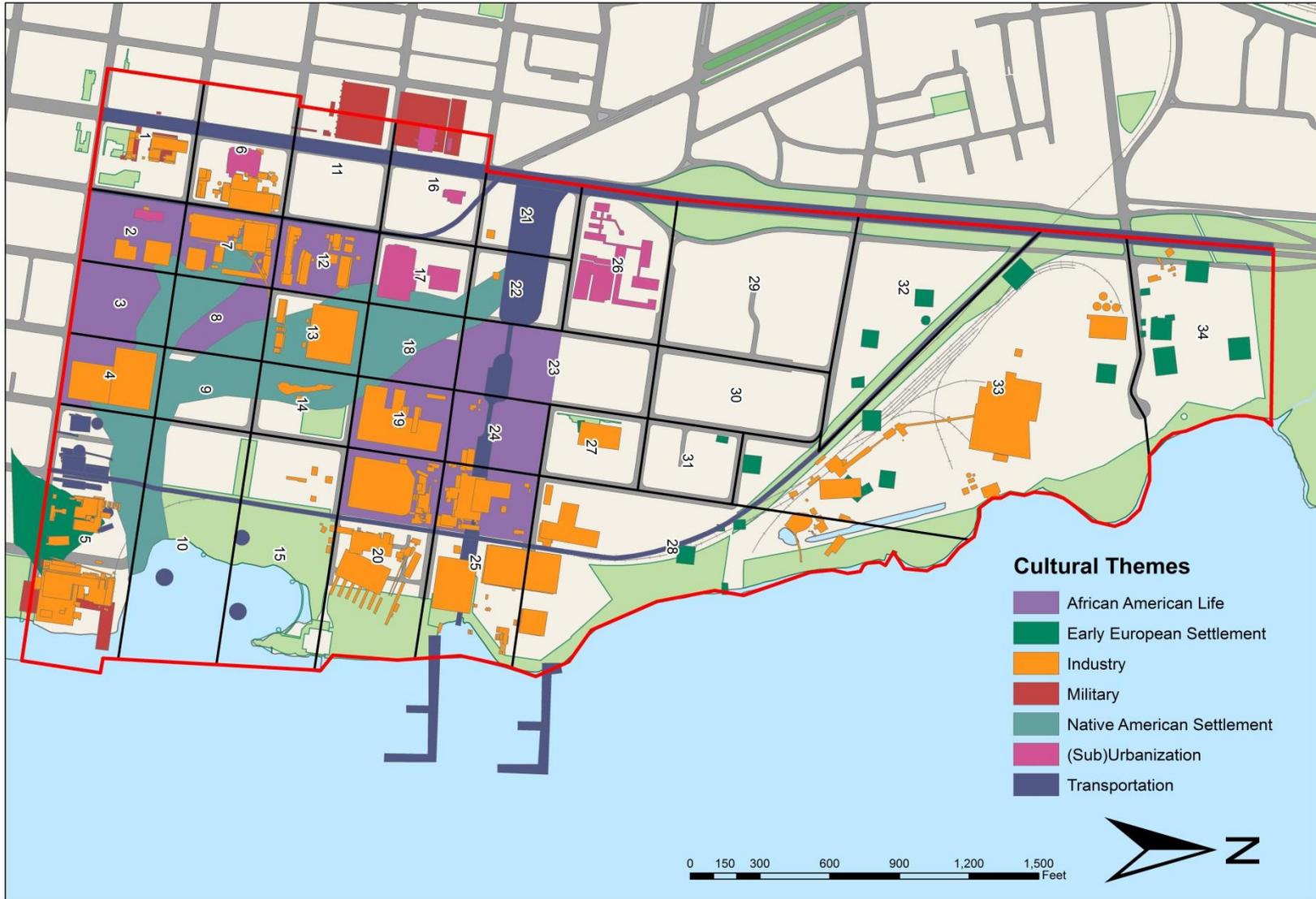


ANTICIPATED OTN HISTORIC INTERPRETATION GUIDE

- **PURPOSE**

- Provide an overview in the form of a **historical narrative** of the neighborhood's cultural landscape from early settlements to 1960s
- Provide a **broad foundation** that can be built upon through individual efforts to create a comprehensive story of the neighborhood's cultural resources
- Identify **themes** in the neighborhood's cultural landscape for interpretation
- Convey concepts for **interpretative strategies** to apply to private redevelopment sites, public infrastructure and open space or community led initiatives

OTN HISTORICAL THEMES OVERVIEW MAP



ANTICIPATED OTN HISTORIC INTERPRETATION GUIDE: THEMES



AFRICAN AMERICAN LIFE



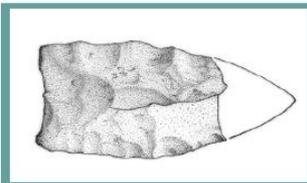
EUROPEAN SETTLEMENT



INDUSTRY



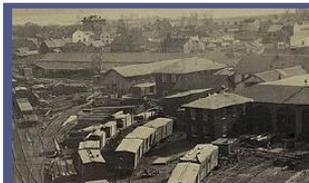
MILITARY



NATIVE AMERICAN SETTLEMENT



(SUB)URBANIZATION



TRANSPORTATION

AFRICAN AMERICAN LIFE

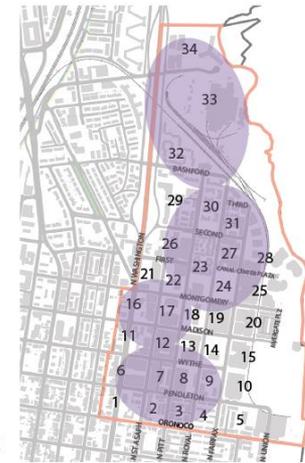


Before the Civil War, documentation shows that early European settlers established plantations in the vicinity of Old Town North and brought with them slaves. Records show that Townshend Dade, first rector of Christ's Church and namesake of Dade Plantation (once located at the far north end of Old Town North), owned eight slaves. It is possible that other large land owners also owned slaves, and additional research may yield specific information on slavery in the area.

African American life in Old Town North is best defined, however, by the freedman settlements that emerged during and after the Civil War. The War opened opportunity and civil rights to African Americans, thousands of whom fled to Union-held Alexandria and contributed their labor to the war effort. The locations of African American domestic development in Old Town North are generally understood to be concentrated in the center of the neighborhood, starting south of Oronoco Street and extending north to approximately Second Street. Many residents of these neighborhoods were employed at the City's wharves or at industrial concerns such as the Dominion Glass Factory.

Old Town North was the site of two specific domestic African American developments: the Cross Canal neighborhood and the Berg neighborhood. African Americans escaping slavery established the Berg during the Civil War in Union occupied Alexandria. Oral history with longtime resident Henry Johnson yielded the derivation of "the Berg." He reported that the term refers to Petersburg, Virginia, from where many African Americans escaped. Similarly, Cross Canal was established during the Civil War era, when African Americans established a small, largely rural neighborhood in the vicinity of the Alexandria Canal. First located on the north side of the Alexandria Canal, to reach the community from Old Town proper one had to pass across the canal, thus lending the neighborhood its name.

There is some ambiguity as to the exact locations of and the distinction between Cross Canal and the Berg. Much documentation accounts for the Berg being located on the southern end of the neighborhood, but a 1902 map identifies "Petersberg" (the origin of "The Berg") north of the canal, the area generally understood to be the location of the Cross Canal neighborhood. Additional research is needed to determine what the distinction is between the two neighborhoods and how the neighborhoods evolved over time.



Concentrations of African American History in Old Town North.

Old Town North Historic Interpretation Guide

ANTICIPATED OTN HISTORIC INTERPRETATION GUIDE: CATALOGUE



CORRIDORS

CORRIDORS

Interpretative corridors use unified treatment (consistent character or installation of continuous, linear elements) along stretches of streetscape or linear space to tell a story through a sense of place.

APPLICATION

Best applied to themes that present themselves linearly and to stories that benefit from large-scale space-based interpretation. For Old Town North, the theme of Transportation is strongly linear, with distinct corridors running east-west and north-south through the neighborhood. These elements spatially divided the neighborhood in a way that is now hard to envision today, and the creation of corridors could facilitate interpretation of these once prominent features of the neighborhood's infrastructure.

IDEAS

The following ideas are a starting point for interpretation through the use of corridors. Additional ideas for interpretative corridors should be developed in coordination with the City of Alexandria as opportunities for interpretation arise.

- Establish a Canal Corridor between First and Montgomery streets that spans east-west from N Washington Street to the waterfront. Design a cohesive streetscape system that applies the interpretive palette for the Canal. Artifacts from the canal, such as canal stones, should be incorporated as appropriate and at key spots along the corridor. The City should strongly consider the establishment of a prominent western terminus to this corridor that bookends Tidelock Park at the waterfront. The terminus could feature remnants of the canal basin if appropriate. Interpretation through other forms (programs, built form, education) should be strongly encouraged and carefully coordinated along this corridor.
- Create a Rail Corridor along Saint Asaph Street to indicate the previous location of the Alexandria and Washington rail line. Design a cohesive streetscape system that applies the interpretive palette for the Rail as appropriate. Interpretation through other forms (programs, built form, education) should be strongly encouraged and carefully coordinated along this corridor.
- Reinforce the Rail Corridor along the Washington and Old Dominion rail line, between Fairfax Street N and the Potomac River. The corridor should include the preservation of remaining rail tracks and ties at a minimum. Interpretation through other forms (programs, built form, education) should be strongly encouraged and carefully coordinated along this corridor.
- Preserve and enhance the "memorial character" of the Parkway through a consistent streetscape treatment along North Washington Street, including an enhancement of Memorial Circle.



Even modern treatments can be effective in conveying a corridor in the absence of historic remnants



Gateways, paving markers, landscaping, signage, and street furniture are mechanisms for creative cohesive corridor designs

HISTORIC PRESERVATION DRAFT RECOMMENDATIONS

- Use of the anticipated **OTN Historic Interpretation Guide**
- Incorporation of interpretive components in Development Site Plans (**DSPs**) and Development Special Use Permits (**DSUPs**)
- Enhancement of **Washington Street's Memorial Character**
- **Streetscape design guidelines for all of Washington Street**
- Where significant historic buildings or elements remain consideration retention of **character-defining elements into the final site design**
- Consideration of re-use of **elements which represent the power plant site's industrial heritage**
- Use and retention of **canal stones, railroad lines and other historical features** that may come to light in archaeological investigations



PUBLIC COMMENT



EXHIBIT TABLES AND NEXT STEPS

- **EXHIBIT TABLES**
 - Open Space, Recreation and Cultural Activities
 - Historic Preservation
- **Next Steps**
 - Public Comments Encouraged
- **Next Meeting**
 - Advisory Group Meeting: November 15, 2016, 7-9:00 PM, Location to be Confirmed by November 8, 2016 eNews, OTN List Serve and OTN SAP Update Webpage
 - Anticipated Release of Draft Economic Development and Housing Chapters



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(OTN SAP Update webpage)**

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