SMALL AREA PLAN
City of Alexandria, Virginia
OLD TOWN NORTH
SMALL AREA PLAN UPDATE
City Council Public Hearing
Saturday, December 12, 2015
9:30 AM
POTOMAC RIVER
CANAL CENTER
GW MEMORIAL PKWY
WASHINGTON
SAINT ASAPH
PITT
ROYAL
FAIRFAX
LEE
UNION
PENDELTON
WYTHE
MADISON
MONTGOMERY
BASHFORD
SLATERS
CITY OF ALEXANDRIA VIRGINIA

OTN SAP PLANNING HISTORY

1974 CITY MASTER PLAN

- Transition of OTN from an industrial area to a **mixed-use neighborhood**

1992 OTN SAP

- Strengthened OTN's **mixed-use character and balance** with comprehensive planning tools: zoning, urban design, retail focus areas, street network

OTN SAP Update

- To further strengthen the **mixed use character and balance** of the neighborhood given
  - Pending Development/Redevelopment
  - Projected Growth

OTN SAP UPDATE WORK PLAN

(Sept 2015 – January 2017)

- **Phase I – Plan Framework Elements Phase**
  - Plan principles/goals/objectives and themes
  - Plan categories
  - Plan concept designs
- **Phase II** – Study Phase
- **Phase III** – Testing/Refinements Phase
- **Phase IV** – Recommendations Phase
- **Phase V** – Plan Development, Consideration and Implementation Phase

COMMUNITY INPUT CRITICAL COMPONENT OF ALL PHASES

SMALL AREA PLAN

City of Alexandria, Virginia

OLD TOWN NORTH Visioning

Charrette Week

CHARRETTE OVERVIEW

LOCATION – 44 CANAL CENTER PLAZA, 4TH FLOOR (American Real Estate Partners)

HOURS – 8:00 AM TO 9:00 PM

ACCESS – WEEKLONG OPEN PUBLIC ACCESS PROVIDED; A COMMUNITY TOUR ON MONDAY; AND THREE COMMUNITY OPEN HOUSES DURING THE WEEK

THREE PUBLIC MEETINGS

- **Public Meeting #1 – Monday, November 16, 2015**
  Purpose – Discussion and Community Input on Principles/Goals/Objectives and Identification of Themes
- **Public Meeting #2 – Wednesday, November 18, 2015**
  Purpose – Discussion and Community Input on Themes, Plan Categories and Conceptual Design Options
- **Public Meeting #3 – Friday, November 20, 2015**
  Purpose – Synthesis of Weeklong Community Input

Community Input: Plan Principles/Goals/Objectives and Themes by Plan Categories

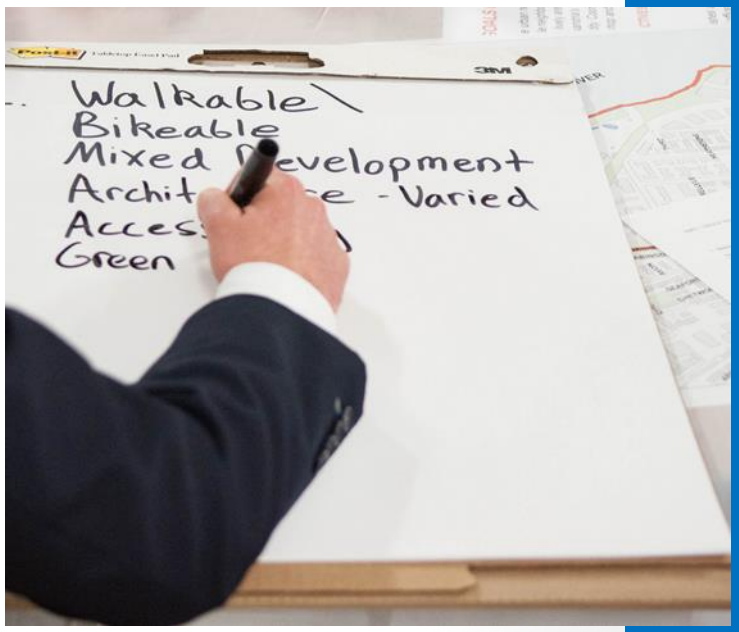
Planning, Design, Land Use

- Enrich community livability
- Cultivate urban village character
- Manage development scale and context
- Promote viable balance of uses
- Parking
- Building heights

Community Input: Plan Principles/Goals/Objectives and Themes by Plan Categories

Transportation

- Foster neighborhood walkability
- Improve connectivity between Marina Towers, Parkway and Old Town
- Strengthen transit, bicycle, pedestrian links to Metro
- Use of tracks/trail
- Connectivity
- Streetscape improvements



Community Input: Plan Principles/Goals/Objectives and Themes by Plan Categories

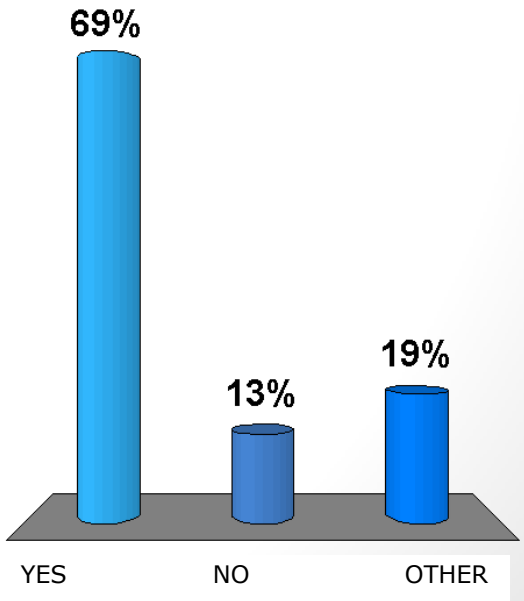
Housing

- Increase housing opportunities for a range of incomes and abilities
- Community facilities
- Rental/ownership/specifics

Community Input: Plan Principles/Goals/Objectives and Themes by Plan Categories

Infrastructure/Environment

- Establish an eco-district with measures
- Employ neighborhood energy efficiency and stormwater recovery solutions
- Specifics for redevelopment sites



Community Input: Plan Principles/Goals/Objectives and Themes by Plan Categories

Open Space, Recreation, Culture

- Preserve & support cultural spaces & the arts
- Enhance & connect existing parks and public spaces
- Add community open spaces
- Add community meeting spaces
- Montgomery Park as heart of the community
- Waterfront activity

Historic Preservation

- Memorialize and celebrate industrial and transportation heritage
- Make history an integral part of the Plan

Economic Development

- Support and increase small businesses and retail establishments
- Focus/target retail areas

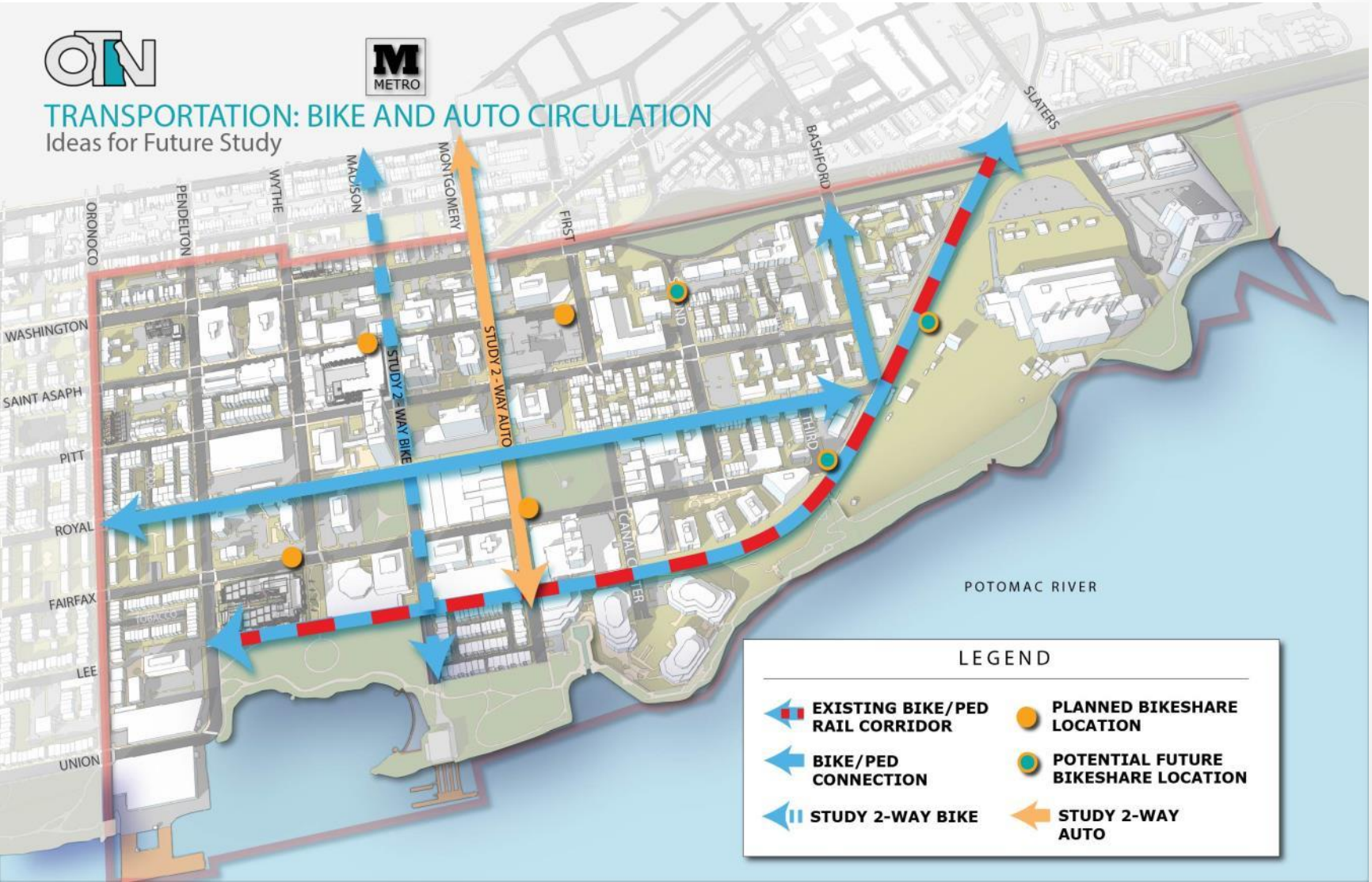
OTN
SMALL AREA PLAN

Old Town North
Working Draft Framework Plan

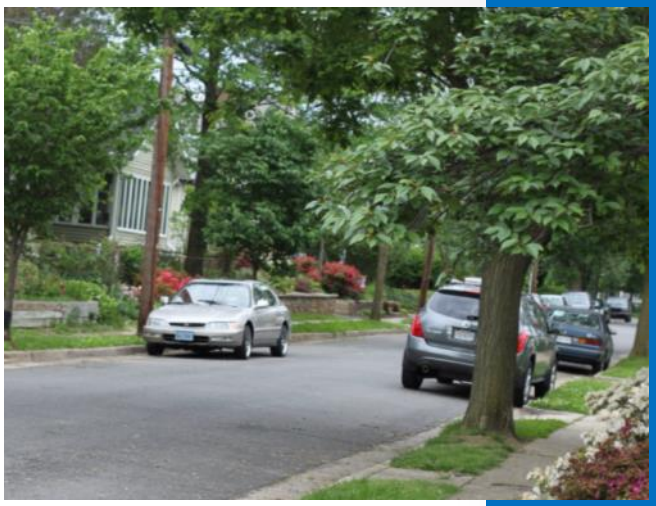
Working Draft Framework Plan: Existing Open Space

WORKING DRAFT FRAMEWORK PLAN: OPEN SPACE

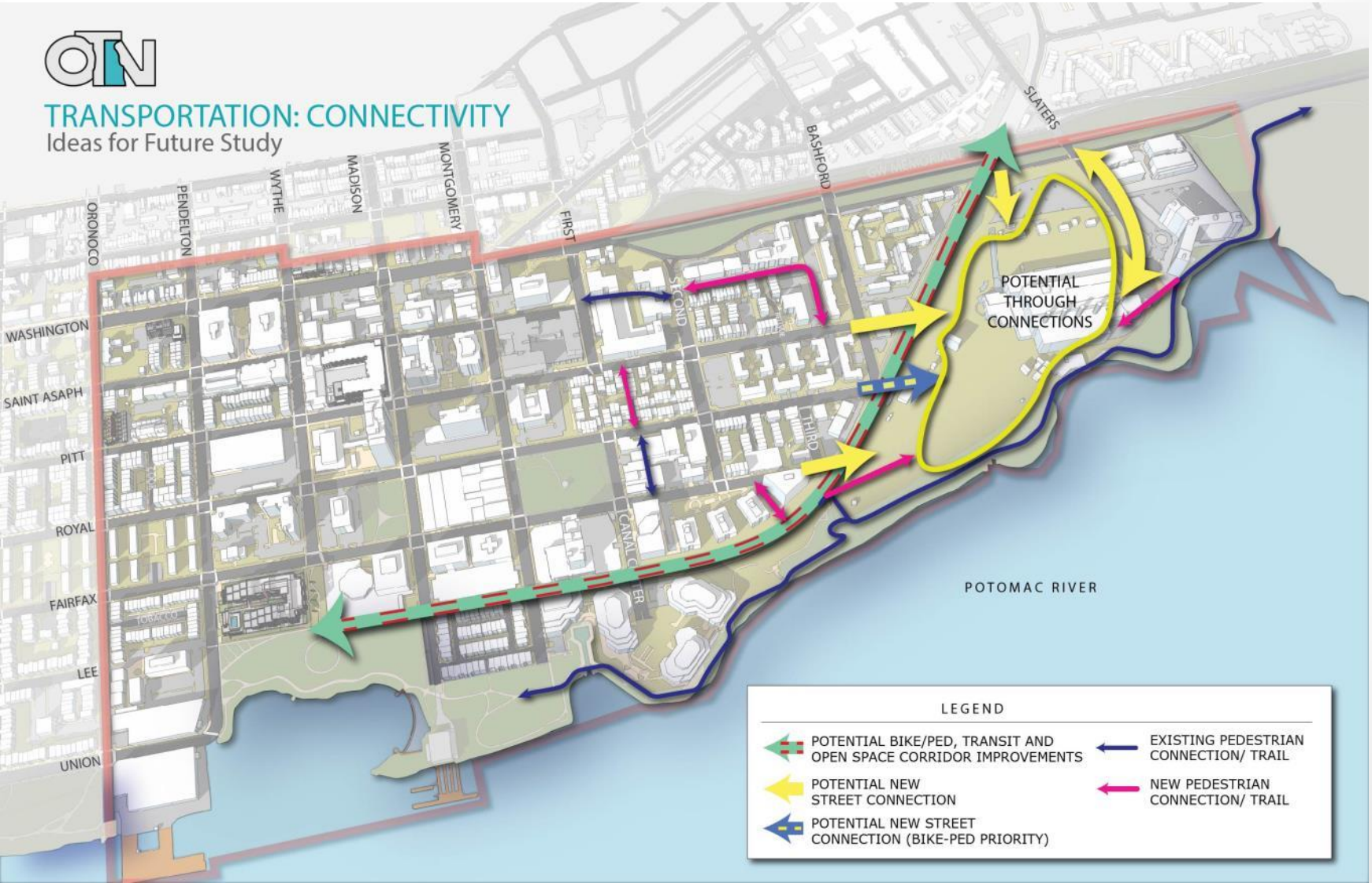
Working Draft Framework Plan: Transportation



BACKGROUND
Forms of Connections

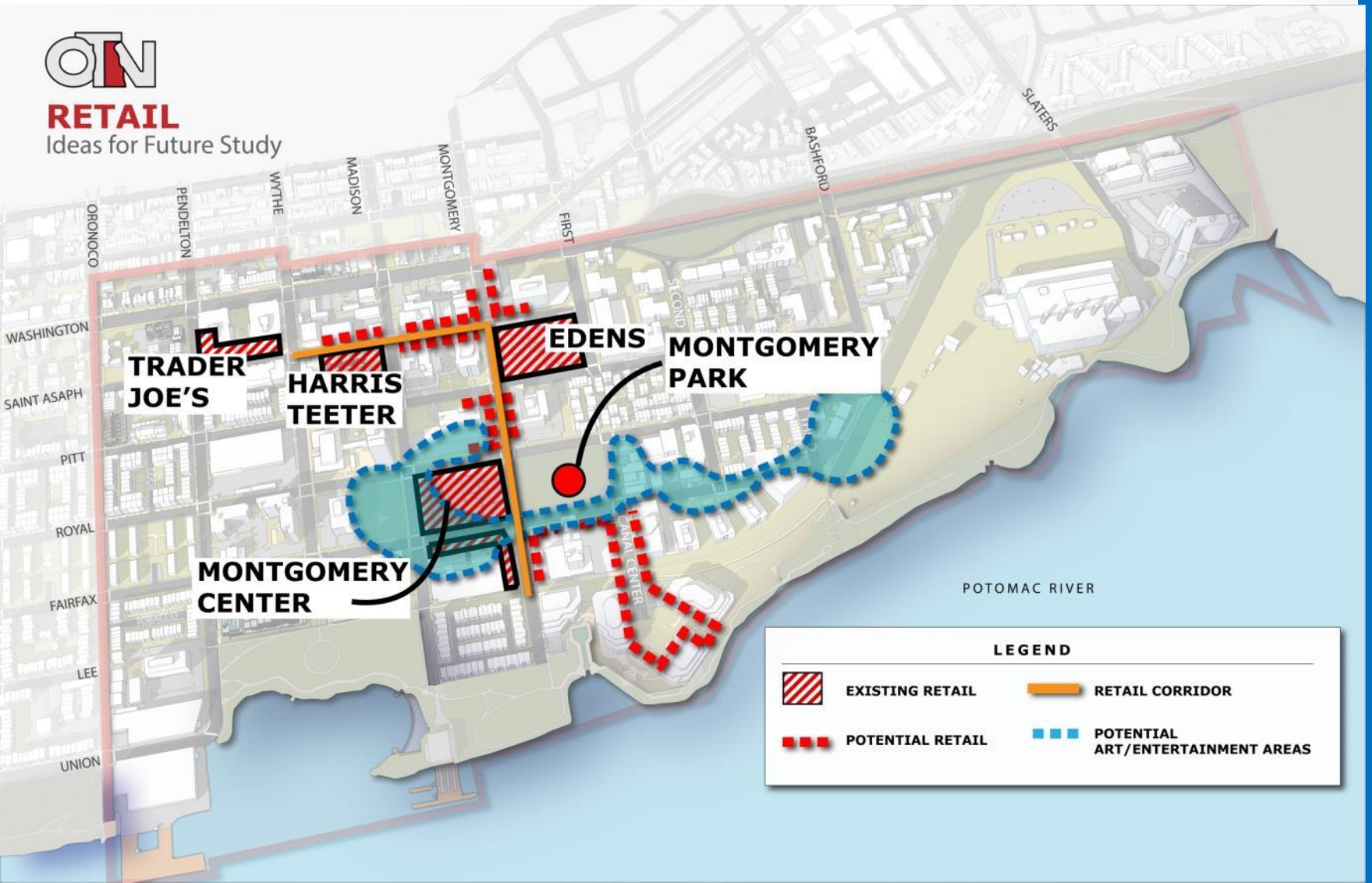


Working Draft Framework Plan: Transportation



WORKING DRAFT FRAMEWORK PLAN
LAND USE

WORKING DRAFT FRAMEWORK PLAN: POTENTIAL RETAIL



Working Draft Framework Plan
Land Use

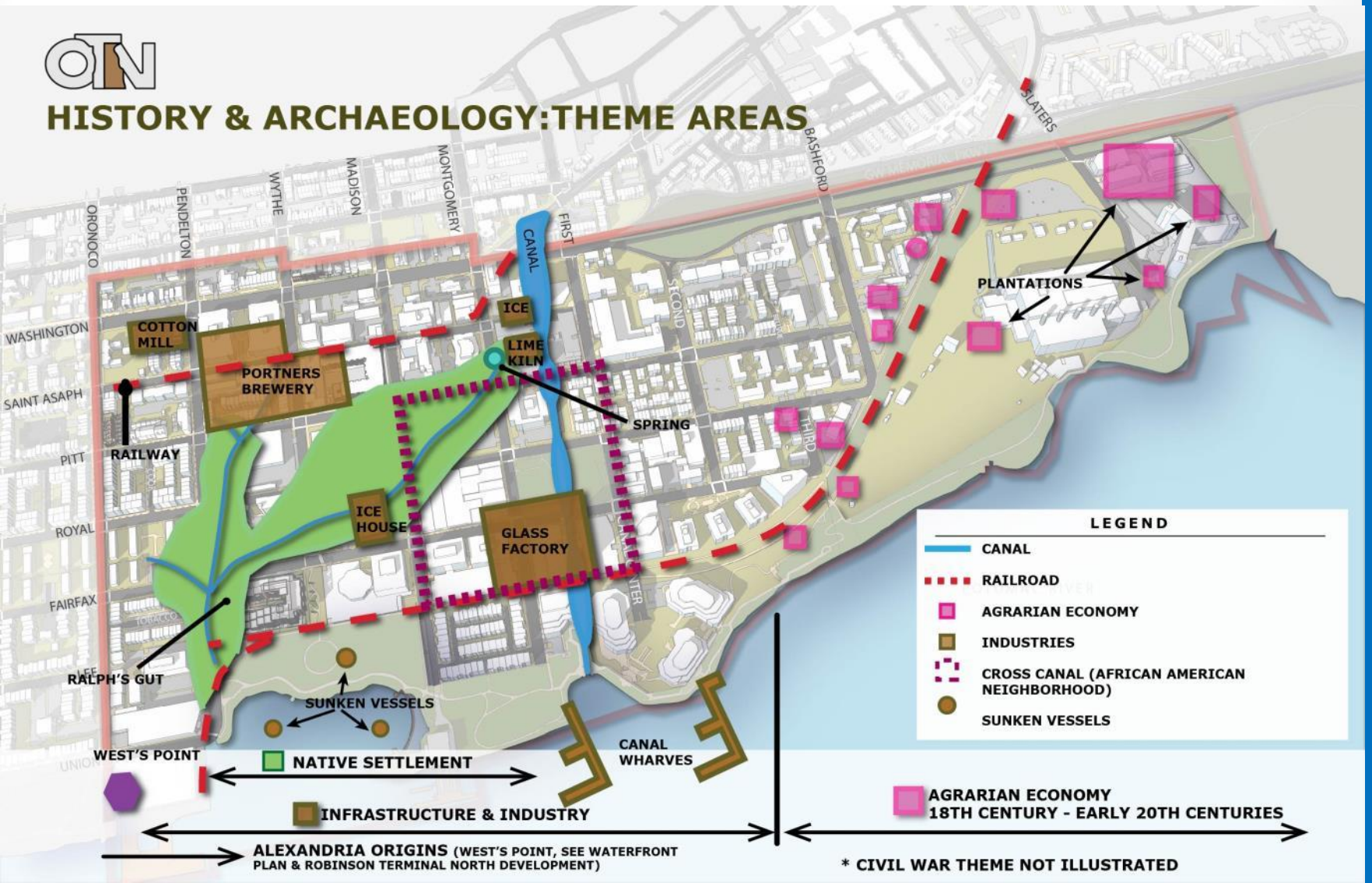
Potential Enhancements
View to Monuments

View looking North from NRG

Potential Enhancements
Montgomery Street

View looking West

Working Draft Framework Plan: Historic Preservation



Affordability at all life stages

- Who
  - Young people
  - Families
  - Empty nesters
  - Seniors - aging in place
- **Benefits**
  - Housing choices for all incomes, life stages, and physical abilities
  - People can live near employment & transit
  - Promote economic diversity in communities
  - Allow people to age-in-place

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 through charging and clean fuel infrastructure.

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.

Next Steps (Jan. – Aug. 2016)

Evaluate the feasibility and potential impacts of proposed plan elements and design concepts

- **Phase II (Study)** – Study Plan Framework Elements
- **Phase III (Test/Refine)** – Test Framework Elements and Refine
- **Phase IV (Plan Recommendations**) – Recommendations for Plan Development