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
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
Infrastructure/Environment

- Establish an eco-district with measures
- Employ neighborhood energy efficiency and stormwater recovery solutions
- Specifics for redevelopment sites
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
Old Town North
Working Draft Framework Plan
Working Draft Framework Plan: Existing Open Space
WORKING DRAFT FRAMEWORK PLAN: OPEN SPACE

OPEN SPACE
Ideas for Future Study

- OPEN SPACE AS A PRIORITY ON THE NRG SITE
- MAXIMIZE OPEN SPACE CORRIDOR ON THE WATERFRONT

LEGEND
- TRAIL CONNECTION
- TRAIL WITH POTENTIAL TRANSPORT
- ENHANCED
- GREEN CONNECTIONS
- ENHANCED WASHINGTON STREET STREETSCAPE
- POTENTIAL OPEN SPACE OPPORTUNITIES
Working Draft Framework Plan: Transportation
BACKGROUND
Forms of Connections
Working Draft Framework Plan: Transportation

TRANSPORTATION: CONNECTIVITY
Ideas for Future Study

LEGEND
- POTENTIAL BIKE/PED, TRANSIT AND OPEN SPACE CORRIDOR IMPROVEMENTS
- POTENTIAL NEW STREET CONNECTION
- POTENTIAL NEW STREET CONNECTION (BIKE-PED PRIORITY)
- EXISTING PEDESTRIAN CONNECTION/TRAIL
- NEW PEDESTRIAN CONNECTION/TRAIL

POTOMAC RIVER
WORKING DRAFT FRAMEWORK PLAN: POTENTIAL RETAIL
Working Draft Framework Plan
Land Use

URBAN DESIGN - A WATERFRONT NEIGHBORHOOD
Ideas for Future Study

LEGEND
- EXISTING WATER VIEWS
- PROPOSED WATER VIEWS
- POTENTIAL CONNECTIONS
- TERMINATING VISTAS
Potential Enhancements
View to Monuments

View looking North from NRG
Potential Enhancements
Montgomery Street

View looking West
Working Draft Framework Plan: Historic Preservation

HISTORY & ARCHAEOLOGY: THEME AREAS

LEGEND
- Canal
- Railroad
- Agrarian Economy
- Industries
- Cross Canal (African American Neighborhood)
- Sunken Vessels

ALEXANDRIA ORIGINS (West’s Point, see Waterfront Plan & Robinson Terminal North Development)

* Civil War theme not illustrated
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 Waterfront.

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 (Solar, microgrid, ground source heat pumps)

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 infrastructure 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