OLD TOWN NORTH SMALL AREA PLAN UPDATE

NOVEMBER 2015 CHARRETTE
AND JUNE 2016 CHARRETTE
REPORT

CANAL CENTER PLAZA

August 19, 2016

CITY OF ALEXANDRIA, VA

DEPARTMENT OF PLANNING AND ZONING

301 KING STREET, SUITE 2100

ALEXANDRIA, VA  22314

WWW.ALEXANDRIAVA.GOV/86032 (OTN SAP UPDATE WEBPAGE)
Old Town North Small Area Plan Update – Charrette Report

PURPOSE

This Report details how the City of Alexandria, Virginia and the Old Town North Community prepared for and executed two Charrettes to advance the initial phases of the Old Town North Small Area Update planning process. Charrettes are an intensive, collaborative design and planning process that occurs over a multi-day period. This Report documents the extensive logistical and event planning efforts, the tools of community engagement and the contributions by many people that made these Charrettes a success. Further, in delineating the sequential steps of these Charrettes, this Report provides the City with a record of the processes and outcomes that others can utilize as a guide when undertaking future Charrettes as part of an Alexandria planning effort.

ACKNOWLEDGEMENTS

The City of Alexandria, and the Old Town North Small Area Plan Advisory Group, thanks Old Town North residents and other stakeholders for your participation in Old Town North Charrette Week, held in November 2015, and the Old Town North June Charrette, held in June 2016. Your participation whether online or in person was critical to the Charrette process, which facilitated a draft Plan Framework with vision elements, goals, objectives and concepts for the Old Town North Small Area Plan Update (i.e., the draft Plan Framework is the Phase I work product) and subsequently a draft preliminary illustrative design and the initiation of policy statements resulting from five months of initial study and testing of the Plan Framework ideas and concepts (i.e., the draft illustrative design and related policy statements are the Phases II and III June work products).

Continued participation of Community members and other stakeholders is very important during the remaining phases of the planning process and to the overall success of this effort. The City therefore encourages attendance at meetings, events and other activities through the completion of the Old Town North Small Area Plan Update planning process. All Old Town North Small Area Plan Update meetings and events are open to the public. Information regarding future meetings and events is readily accessible through the webpage and through the City’s eNews.

We appreciate the support and involvement of all who participated in one or both of the Charrettes, including:

Old Town North Community and Stakeholders

Alexandria City Council

Alexandria Planning Commission

Alexandria Office of the City Manager

City Departments
  – Planning and Zoning Department

  – Information Technology Services
  – Office of Historic Alexandria
  – Office of Housing
  – Recreation, Parks and Cultural Activities Department
  – Transportation and Environmental Services Department
  – General Services
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Other Partners
- Alexandria Redevelopment & Housing Authority
- Alexandria Economic Development Partnership
- United States National Park Service
- Washington Metropolitan Area Transit Authority

City of Alexandria, Virginia Old Town North Small Area Plan Advisory Group

November Charrette
- Maria Wasowski, Chair (Planning Commission)*
- Steven Arabia (Property Owner Representative)
- Engin Artemel (Community Representative – At Large)*
- Scott Barstow (Environmental Policy Commission)
- Anna Bentley (Community Representative – At Large)
- The late Vincent (Chip) Carlin (Board of Architectural Review – Old & Historic District)*
- Elizabeth Chimento (Community Representative - At Large)
- Herbert J. (Herb) Cooper-Levy (Community Representative - At Large)
- Krista Di laconi (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)*
- Marie McKenney Tavernini (Urban Design Advisory Committee)
- Bruce M. Machanic (Business Representative)
- Carlos Mejias (Business Representative)
- Thomas Soapes (Community Representative - NOTICe)*
- David Speck (Alexandria Economic Development Partnership)
- Jeff Strup (Property Owner Representative)*
- Christa Watters (Community Representative – Homeowner Associations/At-Large)*

June Charrette
- Maria Wasowski, Chair (Planning Commission)*
- Steven Arabia (Property Owner Representative)*
- Engin Artemel (Community Representative – At Large)*
- Scott Barstow (Environmental Policy Commission)
- Anna Bentley (Community Representative – At Large)
- The late Vincent (Chip) Carlin (Board of Architectural Review – Old & Historic District)*
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- Carolyn Griffin (Community Representative – At Large)
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- Bruce M. Machanic (Business Representative)
- Carlos Mejias (Business Representative)
- Jesse O’Connell (Park and Recreation Commission)
- Thomas Soapes (Community Representative - NOTICe)*
- David Speck (Alexandria Economic Development Partnership)
- Jeff Strup (Property Owner Representative)
- Christa Watters (Community Representative – Homeowner Associations/At-Large)*

*Member of the OTN SAP Advisory Group Charrette Subcommittee

Special Appreciation To:

- American Real Estate Partners for the use of space within Canal Center Plaza for both the November 2015 and June 2016 Charrettes
- Department of Planning and Zoning Senior Interns Heba ElGawish and Anuradha Samarajiva for their summer 2015 work under Stage I of the Charrette Process.
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OLD TOWN NORTH CHARRETTE WEEK REPORT

BACKGROUND
The City, Old Town North Small Area Plan Advisory Group (Advisory Group), Old Town North Community, and other stakeholders participated in two Charrettes that played an important role in advancing the Old Town North Small Area Plan Update planning process (OTN SAP Update). The first was a week-long Charrette (Charrette Week), November 16 through 20, 2015, to kick off the OTN SAP Update planning process. This Charrette was utilized after a discussion between the City and Advisory Group about advantages a Charrette would provide, as a planning tool, in the development of a Small Area Plan (SAP)’s visioning process, also known as the Plan Framework development phase of the planning process. Typically, three to four months are utilized for a SAP visioning process. Conversely, a Charrette can significantly expedite that timeline, given its intense multi-day format, thereby leaving more time during the planning process to finalize, as appropriate, the Plan Framework elements through study and testing. The second Charrette was held on June 23 through June 25, 2016. The June Charrette was utilized to begin developing the draft OTN SAP Update recommendations through a draft illustrative design and draft policy statements, resulting from studying and testing the ideas and concepts generated as part of the Plan Framework.

This Report documents the preparatory tasks leading up to Charrette Week, the events of Charrette Week and the June Charrette, and the phases of the planning process between the two Charrettes that entailed studying and testing the draft Plan Framework elements which resulted during Charrette Week.

ESTABLISHMENT OF THE ADVISORY GROUP
A 21 member Advisory Group was appointed by the City Manager in September 2015 with representation by various Community and City-wide stakeholder groups as designated in City Council Resolution 2682. The Advisory Group, led by Planning Commissioner Maria Wasowski, is working in close collaboration with the Interdepartmental City Project Team and Community throughout the anticipated 18-month OTN SAP Update planning process. A Charrette Subcommittee of the Advisory Group was established consisting of approximately 8 members who helped to lead the Charrettes, with other Advisory Group members also participating.

OLD TOWN NORTH SMALL AREA PLAN UPDATE WORK PLAN FOR THE FULL PLANNING PROCESS
The Charrettes were utilized as planning tools to help advance key phases of the overall OTN SAP Update planning process. The overall planning process is 18 months and is divided into five phases, as described below, with the process expected to extend from September 2015 through January/February 2017. The phases of the full planning process include:

1. **Phase I** – Plan Framework Development Phase: This phase occurred in fall 2015 and generated the Plan Framework elements including draft planning categories; principles, goals, objectives, big ideas and conceptual design elements to guide the planning process for
the OTN SAP Update. This phase also kicked off the identification of issues needing further evaluation.

2. **Phase II – Study Phase:** This phase occurred simultaneously with Phase II between January and June 2016; it began studying the Plan Framework elements and began identifying issues, impacts and potential solutions pertaining to those elements.

3. **Phase III – Testing/Refinement Phase:** This phase, occurred simultaneously with Phase II, and called for the testing of the feasibility of the Plan Framework, making needed refinements, modifications, or alternatives to those elements as appropriate.

4. **Phase IV – Recommendations Phase:** This phase is continuing the study and testing tasks under Phases II and III, as needed, and is developing draft policy statements and a draft illustrative design on which to base OTN SAP Update recommendations.

5. **Phase V – Plan Development Phase:** This phase will entail preparation of the OTN SAP Update in plan format; submittal of it for consideration by policymakers; and then execution of Plan implementation components.

**CHARRETTE DEFINITION**
The National Charrette Institute (NCI™) defines Charrette as a design-based, accelerated, collaborative project management system. It is a flexible, three-stage process that can be customized for a given project. The typical Charrette Road Map, as depicted in Figure 1-3 Stage Plan Framework, has been adapted for the OTN SAP Update planning process; it is a tool to identify the timing of major events that occur during the three Charrette System stages; Stage 1 – Research, Education, and Charrette Preparation; Stage 2 - Charrette; and Stage 3 – Post Charrette Activities.

A Historical Note -- Origins of the Word "Charrette" - The term "Charrette" is derived from the French word for "little cart." In Paris during the 19th century, professors at the École de Beaux Arts circulated with little carts to collect final drawings from their students. Students would jump on the "Charrette" to put finishing touches on their presentation minutes before the deadline.
FIGURE 1 – OLD TOWN NORTH SAP UPDATE CHARRETTE 3-STAGE PLAN FRAMEWORK (Prepared for the November 2015 Charrette and updated in December 2015 to include any adjustments in the process that may have occurred during the Charrette)
PREPARATION FOR THE NOVEMBER 2015 CHARRETTE

As noted, Charrettes extend over a multiple-day period and are a collaborative process that harnesses the talents and energies of all interested parties. Charrette key players include a Charrette Team, consisting of interdisciplinary planning professionals such as planners, engineers, architects, historic preservationists, and urban designers as well as Community representatives. Additional participants in a Charrette include other stakeholders, such as the Community at large, policy makers, property owners, institutions, and more. In the case of the Old Town North Charrettes, multi-disciplinary staff from a variety of City departments and sister agencies, representatives of the City’s Old Town North Advisory Group and others from the Community formed the Charrette Team.

STAGE I – OTN SAP UPDATE CHARRETTE PREPARATION AND EDUCATION

In mid-Fiscal Year (FY) 2015, the City Council received a preliminary presentation of the draft FY 2016 City of Alexandria, VA Interdepartmental Long Range Planning Work Program (Interdepartmental Work Program). The City Council acknowledged the OTN SAP Update as one of the projects on the Interdepartmental Work Program with a schedule from September 2015 to January/February 2017. In response to that schedule, City Council requested staff to start pre-planning and related technical analysis work between March and August 2015 to ensure there would be ample data gathering, and analysis completed in order to jump start the planning and civic engagement phases for that given project before the start of FY 2016. Accordingly staff utilized those months to:

1. Establish an Interdepartmental Project Team (City Project Team)
   A City Project Team led by the Planning and Zoning Department was established in March 2015 consisting of staff from Planning and Zoning (P&Z); Transportation and Environmental Services (T&ES), including T&ES Planning, Transit and the Office of Environmental Quality (OEQ) Divisions; the Office of Housing; the Office of Historic Alexandria (OHA-Archaeology); the Department of General Services; and the Alexandria Economic Development Partnership (AEDP). The purpose of this City Project Team is to help lead and facilitate the development of the OTN SAP Update, throughout an 18 month period, working closely with the Advisory Group and the Community at large.

2. Staff Charrette Training - NCI™
   In anticipation of possible use of Charrettes for the OTN SAP Update visioning process, in June 2015, the City Project Team underwent a 3.5 day NCI™ Charrette System Training on tools and techniques for planning and managing a successful Charrette.

3. Charrette Project Assessment and Organization Document
   As a pre-November Charrette task, the City Project Team generated the first draft of the OTN Charrette Project Assessment and Organization document in summer 2015, following the NCI™ Charrette training. This document is intended to be utilized during a Charrette as a visioning tool. In this case, the City Project Team developed the first draft of the Project Assessment for the purpose of: (a) identifying planning categories to address under the OTN SAP Update; (b) identifying draft principles, goals and objectives for each planning category and (c) identifying possible big ideas related to the draft principles, goals and objectives. In
that regard, the draft Charrette Project Assessment and Organization document identified seven planning categories:

1. Planning, Design and Land Use
2. Transportation
3. Housing
4. Infrastructure & Environmental Sustainability
5. Open Space, recreation & Cultural Activities
6. Historic Preservation
7. Economic Development

The draft Project Assessment document was then presented to the Advisory Group. Upon reviewing it, the members augmented the initial draft, adding more goals and objectives or modifying and strengthening those that were suggested by staff. The Advisory Group also added the Implementation planning category, for a subsequent total of eight planning categories. The document was then updated, with the input from the Advisory Group, for presentation during the November Charrette so that the Community would have an opportunity to review the information and add their thoughts and ideas pertaining to planning categories and goals and objectives as well during the visioning process.

4. **Information Gathering (Old Town North Project Brief)**

   Also as a pre-November Charrette task, the City Project Team developed an Old Town North Project Brief document which is a compilation of existing data, plans, and policies for the Old Town North planning area. The Project Brief was developed to serve as a reference tool for the City, the Advisory Group and the Community to use not only during the Charrette but during the full planning process ahead. It is available online for easy access. The document starts with an introduction that summarizes Old Town North’s planning history; its transformation over time from a farming and industrial area to a mixed use Community, and it contains recent demographics and land use data. The other sections of the Project Brief are organized by planning categories:

   - Planning, Urban Design and Land Use
   - Transportation
   - Housing
   - Infrastructure and Environmental Sustainability
   - Open Space, Recreation and Cultural Activities
   - Historic Preservation
   - Economic Development
   - Implementation (Implementation is a category but it is not addressed in the Project Brief; it will be addressed in the OTN SAP Update as it is developed)

5. **Educational Events Leading into the November Charrette**

   - **November 10, 2015 OTN Montgomery Park Check-in and Tone-Up** - The purpose of this event was to introduce the Community to the OTN SAP Update planning process. The City Project Team partnered with local health and fitness businesses in Old Town North to provide free activities for children, adults and pet dogs at Montgomery Park; MetroStage, the local performing arts theatre, delivered a short live performance; and food vendors offered a healthy variety of nuts, pastries
and juice. The City Project Team provided information about the OTN SAP Update planning process, invited participants to sign up for notices about the planning process and informed the public of ways it could become involved.

- **November 12, 2015 OTN Charrette Community Open House** – This Community Open House was held at the planned November Charrette venue where the public was able to become familiar with the site and learn about opportunities for public engagement throughout the Charrette itself scheduled for the following week. Information was also provided about public engagement opportunities anticipated during the full 18-month OTN SAP Update planning process. The Open House program further included an electronic exhibit of Historic Old Town North sites; information boards on recent and/or proposed Old Town North development projects; wall displays of 1992 Old Town North Small Area Plan maps; and 2015 Old Town North existing conditions.

**STAGE II – NOVEMBER CHARRETTE WEEK**

**Overview**

The location of Charrette Week was a donated American Real Estate Partners’ vacant office suite located in neighborhood-based Canal Center, allowing a self-sufficient environment with adequate space for public meetings, Charrette Team meetings, studio work, and the display of information for public review. The hours of the Charrette were 8:00 am to 9:00 pm, over the 5 day period which extended from November 16 – November 20, 2015. As noted above, Charrette Week was preceded by a Community Open House onsite at the venue on Thursday, November 12. Special events for the public during Charrette Week included a Community Tour, three Open Houses, three Public Meetings, and an Old Town North History presentation. In addition, the public was invited to stop in anytime to view the process, and the progress, and to ask questions and to continue to share ideas. There was, and continues to be, online engagement through the OTN SAP Update webpage. Additionally, Alex Engage, an online public engagement tool, soliciting much of the same information as was solicited onsite during Charrette Week was activated during Charrette Week to give those who could not attend Charrette activities, in person, the opportunity to share their thoughts and ideas electronically. Alex Engage was available through December 13, 2015. Public meetings and other portions of Charrette Week were videotaped and are online at [www.alexandriavaa.gov/86032](http://www.alexandriavaa.gov/86032) (Alexandria’s OTN SAP Update webpage). Approximately 200 people participated in the Charrette, in person and online during the Charrette Week, with still more participating electronically through December 13 through Alex Engage. See Figure 2 – 5 Day Charrette Schedule.
FIGURE 2 - 5 DAY NOVEMBER CHARRETTE SCHEDULE

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, 703-746-3385.
November Charrette Day 1, Monday November 16, 2015 – Community Visioning

Day 1 started with a Community Tour of the planning area in the morning that was hosted by members of the Advisory Group and accompanied by several staff members and the Community. In the afternoon, an Open House of the Charrette venue, similar to the November 12, 2015 Community Open House, gave the Community an opportunity to walk in and view a wall display of the existing conditions of the neighborhood covering land use, zoning, ground floor retail, the transit network, open space network, building heights and FAR, historic sites and more. In addition, there was also a wall display of similar maps from the 1992 OTN SAP process and a display of current or proposed development projects. This Open House was also an opportunity to learn more about the Charrette process.

Charrette Public Meeting #1 – The Framework Development Phase (Visioning)

After a presentation on the OTN SAP Update planning process to the attendees of Public Meeting #1 on Monday evening, participants were divided among seven tables to take part in two group exercises.

Exercise #1 - Visioning

The first was a visioning exercise where the Community reviewed, discussed and provided input on the draft principles, goals and objectives, as contained in the draft Project Assessment, for the following eight planning categories to help initiate the Community visioning process during Charrette Week. Again, the Implementation planning category was not discussed in any great detail, given that it will be the focus of future phases of the planning process as recommendations are being developed.

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

Exercise #2 - Mapping

Through the second group exercise, undertaken during Public Meeting #1 on Monday night, members of the Community were given a map of Old Town North and were asked to depict in graphic format some of their ideas expressed in exercise 1 such as opportunities for connectivity, expanded open space, retail, activation of streets, and locations for other special nodes of activity that they envision for Old Town North’s future.

November Charrette Day 2, Tuesday, November 17 2015 – Alternative Concepts Development

The Charrette Team began compiling and organizing into theme areas the information gathered during Public Meeting #1 for each of the noted draft planning categories and the associated draft goals and objectives that were shared by the Charrette Team. Charrette Team meetings were held throughout the day to discuss and draft conceptual design options that represented the theme areas.
Also throughout the day on Tuesday, members of the Advisory Group and the Community continued to have open access to the Charrette space which enabled more people to contribute their thoughts, ideas and concerns and interact with the Charrette Team.

**November Charrette Day 3, Wednesday, November 18, 2015 – Themes and Conceptual Design Options**

The Charrette Team continued to work on the theme areas and, also, began developing related conceptual design options in preparation for Public Meeting #2 on Wednesday when that work would be presented to the Community for feedback and input.

**Charrette Week Public Meeting #2 – Key Themes and Conceptual Design Options**

During Public Meeting #2, on Wednesday evening, a key pad polling exercise was conducted with the Community. The planning categories and goals and objectives around which consensus was developed are listed below. As noted above, from these planning categories, and the goals, objectives several themes emerged from the Community discussion on Monday to support and strengthen a neighborhood with a balanced mix of uses, pleasant and inviting streetscapes and view corridors, connectivity to and through the area, housing choices and affordability, environmental sustainability, open space, heritage, strategic retail areas and niches and implementation tools for success.

1. **Planning and Land Use:**
   a. Enrich Community viability
   b. Cultivate urban village character
   c. Manage development scale and context
   d. Promote a viable balance of uses
   e. Manage Parking
   f. Manage Building Heights

2. **Transportation**
   a. Foster neighborhood viability
   b. Improve connectivity between Marina Towers, the Parkway, and Old Town
   c. Strengthen transit/bicycle/pedestrian links to the Metro
   d. Use of tracks/trail
   e. Promote connectivity
   f. Make streetscape improvements

3. **Housing**
   a. Increase housing opportunities for a range of incomes and abilities
   b. Incorporate Community facilities
   c. Explore proportion of renting housing and ownership

4. **Infrastructure/Environment**
   a. Establish an eco-district
   b. Employ neighborhood energy efficiency and storm water recovery solutions
   c. Identify opportunities for applying sustainability features to redevelopment sites
5. Open Space/Recreation/Cultural Activities  
   a. Preserve and support cultural spaces and the arts  
   b. Enhance and connect existing parks and public spaces  
      c. Add Community open spaces  
      d. Add Community meeting spaces  
      e. Identify Montgomery Park as heart of the Community  
      f. Explore waterfront activities and leverage the Waterfront Plan  

6. Historic Preservation  
   a. Memorialize and celebrate industrial and transportation heritage  
   b. Make history an integral part of the Plan  

7. Economic Development  
   a. Support and increase small businesses and retail establishments  
   b. Encourage broadband  
   c. Promote targeted retail areas (1992 OTN SAP Retail Focus Areas)  

8. Implementation  
   a. Include implementation  
   b. Include measures to gauge implementation success  

During the November Charrette Week, issues thought to be associated with each of these planning categories and the goals and objectives under them, were also identified.  **Appendix 1 is a November Charrette Complete Plan Framework Public Comment List**, updated as of December 21, 2015 which is organized as follows:  (1) Planning Category, (2) Opportunities under the given Planning Categories – An opportunity can be a goal, objective or big idea; and (3) Related Comments or Challenges thought to be associated with the given Planning Category and its goals, objectives and big ideas.  This document is being utilized throughout other next phases of the planning process -- Phases II and III --, entailing both studying and testing the Phase I Plan Framework elements.

Also in Public Meeting #2, several conceptual design options were developed for three of the theme areas and were presented for the Community’s review and assessment.  

1. Open Space Conceptual Design Options – This concept explores three options for a linear park extending from Tide Lock Park westward along the rail tracks to the Parkway.  One option is a green trail with environmental features; another option is a green trail with recreational uses; and the third option is a green trail with the study of transportation uses.  Use of the rail tracks for the linear trail received a lot of attention and interest.  The trail option with a transportation feature seemed to be the most popular of the noted options.  

2. Connectivity – This concept explores extensions of the grid into the PEPCO owned Potomac River Generating Station (PRGS) site along Fairfax Street and possibly Royal and Pitt Streets or from Fairfax Street around the eastern perimeter of the PRGS site to Slaters Lane.  Both options received some level of interest.
3. Arts/Entertainment Area – This concept explores an arts/entertainment area to preserve and support existing and new art institutions. One option looked at use of the Alexandria House Park for a sculpture garden that could be curated by the Art League. It also discussed exploring in the general vicinity other potential properties where art related uses could be incorporated. Another option reviewed extending an arts/entertainment area along the northern end of Fairfax Street from Montgomery Street, creating additional space for visual and performance arts. Both options received a lot of interest. Additionally, there was thought of merging the two options into one, creating one option possibly extending from approximately Madison Street to the area of Third Street, along Fairfax and vicinity.

November Charrette Day 4, Thursday, November 19, 2015 – Design Synthesis
Using the Community’s feedback from public meeting #2, the Charrette Team began synthesizing the design concepts into a draft working Plan Framework, highlighting the preferred options from Wednesday night, while also further developing some of the other goals, objectives and themes highlighted earlier in the week. Once again through Charrette Team meetings, open houses, and technical meetings, the Community, Advisory Group and various stakeholders were able to provide their input and hold discussions with the Charrette Team that enriched the concept designs, and that helped develop some of the other theme areas into graphical format.

November Charrette Day 5, Friday, November 20, 2015 – Design Synthesis and Charrette Closing
Charrette Week Public Meeting #3 – Framework Elements
Public Meeting #3 took the Community input and ideas from Public Meetings #1 and #2, and throughout Charrette Week, and combined them into a synthesis of draft Plan Framework Elements.

STAGE III - POST CHARRETTE AND NEXT STEPS (PHASE II and III)
The following table includes Charrette draft products that are part of the Plan Framework Elements and are detailed graphically in Appendix II. They are organized under their respective Planning Categories and by their stage of development, meaning their initial design presented in Public Meeting #2 and their secondary design presented in Public Meeting #3.

The next steps in the planning process called for studying and testing the Plan Framework elements for feasibility. Phase II of the OTN SAP Update planning process is the Study Phase and Phase III of the OTN SAP Update planning process is the Testing Phase. Those phases extended through spring 2016 before the process advanced to Phase IV which is the Plan Recommendations Phase and Phase V which is the Plan Development Phase (followed by Plan Approval and Implementation) of the overall OTN SAP Update planning process.
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ADVISORY GROUP SUBCOMMITTEES
To get started with Phases II (Study Phase) and III (Testing Phase), the Advisory Group organized itself into the following four Subcommittees aligned with the Planning Categories:

1. Planning, Land Use and Design & Housing Subcommittee
2. Transportation and Infrastructure and Environmental Sustainability Subcommittee
3. Parks, Recreation, and Cultural Facilities & Historic Preservation Subcommittee
4. Economic Development Subcommittee

Each Subcommittee held at least two meetings over a 4 month period, extending from January to April 2016. The Subcommittee members worked in collaboration with the City Project Team and all meetings were open to the public.

Subcommittee Meetings #1 and #2:

1. Subcommittees reviewed the “Plan Framework Public Comment List of Opportunities and Related Comments or Challenges” for the particular Planning Category assigned to it. Opportunities are goals, objectives, theme areas and concept designs generated during Charrette Week. Related Comments or Challenges are issues that may pose barriers that needed to be studied to determine if and how to meet the Opportunities.

2. Of the Opportunities that apply to a given Planning Category, the Subcommittee assessed the level of benefit that could be achieved in reaching the desired vision for Old Town North during the next 25 years.

3. Further, of the Opportunities that apply to a given Planning Category, the Subcommittee also identified the Challenges associated with those Opportunities and worked with staff to develop a research task list. Staff then researched the Challenges, associated with the Opportunities and returned to the Subcommittee in meeting #2 with possible remedies, modifications or alternatives as appropriate for discussion.

4. The Subcommittee then generated their findings and recommendations for presentation and input by the full Advisory Group.

5. It should be noted that out of the Subcommittee process came the need for several additional studies, most of which require consulting services such as a Transportation Study, Parking Study, Eco District Study, and Market Study as examples. Those studies were kicked off, for the most part, in late spring and are part of the Phase IV, Plan Recommendation Phase, of the planning process.

The Subcommittees meetings and materials are posted on the OTN SAP Update webpage and all meetings were open to the public.
The Advisory Group continued to meet monthly on the fourth Thursday of each month during Phases II and III. Those meetings and materials are posted on the OTN SAP Update webpage and were also open to the public. The Advisory Group reviewed the work of each Subcommittee and added its collective input and recommendations.

**NOVEMBER CHARRETTE WORK PRODUCTS**
Community Input and Graphics developed during the November 2015 Charrette are included on pages 26 to 59 as part of the appendices.
PHASE IV – PLAN RECOMMENDATIONS
JUNE 2016
CHARRETTE
JUNE 2016 CHARRETTE OVERVIEW
The City of Alexandria and the Old Town North Small Area Plan Update (OTN SAP Update) Advisory Group held a 2.5 day Charrette on June 23-25, 2016. This effort followed: (1) the November 2015 five-day OTN Charrette which produced a draft Plan Framework with a vision, goals, objectives and concepts for the OTN SAP Update, and (2) five months of Advisory Group and Subcommittee work studying and testing the ideas and concepts which were part of the Plan Framework.

The June Charrette set-up was similar to the November Charrette. It again took place in a donated American Real Estate Partnership vacant office suite in the neighborhood-based Canal Center. The intent of the June Charrette was to develop a preliminary draft illustrative design and draft policy statements that bring together ideas and concepts generated and examined since September under the OTN SAP Update planning process. This Charrette included Community Open Houses, panel discussions and guest presentations, workshops and design studios. Exhibits were set-up to provide the Community with background information on all the work that has been done since the beginning of the planning process. Public meetings and other portions of Charrette Week were videotaped and are online at www.alexandriavaa.gov/86032 (Alexandria’s OTN SAP Update webpage).

June Charrette Day 1, Thursday June 23, 2016, 5PM-9PM – Community Open House and Panel Discussion
The June Charrette kicked-off with a Community Open House followed by a panel discussion on “Placemaking through Innovation Districts and Creative Uses”. Panel members included:
- Scott Andes, Senior Policy Analyst and Associate at the Brooking Institution and;
- David McDonough, Assistant Director, Facilities and Real Estate Department at Johns Hopkins University.

Scott Andes, Senior Policy and Associate at the Brooking Institution, gave a presentation on the Rise of Innovation Districts, describing the different models of an innovation district (Anchor Plus, Urbanized Science Park and Re-imagined Urban Area) and the assets that can make up an innovation ecosystem such as Economic Assets, Physical Assets and Networking Assets. David McDonough of Johns Hopkins University gave a Part I and Part II presentation that explored two topics: Innovation Drivers within a global context and how those drivers have helped to advance science in Montgomery County and Placemaking Drivers which look at placing science campuses within an urban mixed-use/retail district, with quality streetscapes, affordable housing and more, to help enhance and sustain the area’s overall quality of life and economy for everyone.

June Charrette Day 2, Friday June 24, 2016, 9AM-8:30PM – Topical Workshops and Studios
The second day of the June Charrette began with a collaborative design studio between City staff, members of the Advisory Group and Community members. Topical workshops were held throughout the day to begin drafting a preliminary illustrative design that represents the goals and objectives of the Plan Framework and to begin developing some preliminary draft policy statements relevant to each of the eight Old Town North planning categories.
Old Town North Small Area Plan Update – Charrette Report

A Community Meeting was held in the evening starting with a Community Open House and Reception. Guest speaker, Anne L’Ecuyer, Project Director of Art Lives Here, was invited to give a presentation on the creative leadership, inventive visibility strategies, and the ongoing effort by the team at Art Lives Here to ensure that local artists and small businesses benefit from capital and commercial investment coming to the Gateway Arts District in Prince George’s County, Maryland.

June Charrette Day 3, Saturday June 25, 2016, 9AM-6PM – Topical Workshops and Studios
The third day of the June Charrette focused on identifying potential policy implications - based on discussions from the previous day - for consideration and preliminary recommendations. Again workshops were divided by topical areas starting with:
1. Planning, Land Use and Design;
2. Housing;
3. Economic Development;
4. Open Space, Recreation and Cultural Activities;
5. Infrastructure and Environmental Sustainability;
6. Transportation and;

JUNE 2016 CHARRETTE WORK PRODUCTS DESCRIPTION
For immediate and easy reference, Community input generated during these workshops is included in the following summary. These workshops concluded at the end of Day 3 with a Community Open House. Members of the public viewed exhibits that highlighted all the work that had been accomplished as of that point under the OTN SAP Update planning process from Phase I to Phase III, highlighting the draft illustrative plan area design and draft policy statements for many of the planning categories but recognizing that more work is needed to move this phase (Phase IV – Recommendations) of the process further ahead. For documentation of the June Charrette see pages 60 to 65 of the appendices.

With that, work is continuing over the summer and early fall, including work related to the additional studies mentioned above and ongoing development of policy statements for each of the planning categories on which recommendations can be based.

SUMMARY OF JUNE CHARRETTE COMMUNITY INPUT
PLANNING, LAND USE AND DESIGN
Sub areas 1, 2, 3:
- Ensure tools are in place to implement plan vision – If we want an Arts Corridor/Innovation District/Eco District, etc., plan accordingly
- Allow for flexibility to ensure mixed use (may require rezoning to achieve vision)
Ensure quality materials (define them)
Plan for connections to water / ensure pedestrian/bike views to water
Provide north/south connections
Incorporate history including industrial heritage
Accommodate all types of users in Waterfront park area
Design roof top open space for aerial views
Explore regulatory and other possible financial and development incentives

Potomac River Generating Station Site:
Constrained by shape, environmental concerns, 230 KV line, RPA
Potential General Principles for site
  - Mixed use
  - Urban-sized blocks
  - Maintain view corridors/view of water
  - Connections to open space; All open space should be designed so that the public knows it’s for them and that we want them to use it
  - Fairfax Street should be adjacent to park (respect/reflect street grid)
  - Expanded waterfront park area
  - Reflect industrial heritage/character

Connectivity
  - Plan connections for bike/ped/transit users with Old Town, Old Town North, open spaces and Dangerfield Island
  - Include plantings along linear park / incorporate rail line
  - Allow for areas to explore and play that are still connected visually

HOUSING
Proposed Old Town North Small Area Plan Update Housing Goal: Housing that is affordable to a range of household incomes, ages and abilities
Proposed Housing Policies for Housing Affordability: Affordable Housing throughout the plan area
One to One on-site replacement of Alexandria Redevelopment and Housing Authority (ARHA) units that have been demolished
Increase of Density Bonus from 20% to 30% to achieve an increase in affordable units
Encourage A 40 Year Term of Affordability for Affordable Housing Units
Consideration of Artist Housing in addition to affordable housing
Maintain quality standards in the exterior design of units within mixed income developments

TRANSPORTATION
Streetscape Elements
Bikeways and traffic calming options
Street Extensions
Parking Principles
  - Underground Parking
  - Utilization
  - Shared
Old Town North Small Area Plan Update – Charrette Report

• Metered
• Incentive Related

• Rails to Trails
  o Process for gaining access
  o Examples of trails and trails with rails
  o Tracks for transit corridor

• Transportation Study
  o Transportation Study and Timeline
  o Development Sites Analysis
  o Traffic Analysis
  o Parking
  o One way street conversions

• Enhanced Bikeways

INFRASSTRUCTURE/SUSTAINABILITY
• Sewer/Stormwater Management
  o Continue to require reduced sewer/stormwater flow factors with site redevelopment
  o Require adequate sewer capacity (reduce the impact of combined sewer system)
  o Analysis and timeline of CSO reduction with site redevelopment
  o Study to determine parking and sewage estimates

• Eco-District Plan
  o Analysis leads to action items which lead to performance measures
  o Analysis of waste management
  o Clean energy policy and incentives
  o Explore Geothermal systems
  o Explore potential impact of sea level rise in the area
  o City Green Building Policy is effective, but the Eco-District takes a step further to a macro level.

OPEN SPACE
• Public Open Space
  o Capture railroad theme
  o Safety of active use in context of 230 KV line
  o Explore potential BRT service
  o Rail-banking; using areas around un-used rails for public use (trail or road)
  o Alexandria House Park – potential sculpture garden

• VISION: Sizeable open space on NRG site
• 13% tree canopy should increase, but recognize that OTN is within an urban

CULTURAL ACTIVITIES (ARTS CORRIDOR)
Where? North Fairfax Street
What?
• Streetscape Improvements
• Lighting
Old Town North Small Area Plan Update – Charrette Report

- Banners
- Improved/Unique Sidewalks
- Architectural Elements
- Public Art on Public Sites
- Public or Private Art On Private Sites
- Programming
- Crosswalk Art
- Art Galleries/Facilities
- Creative Enterprises

HISTORIC PRESERVATION
- History Plan
  - OTN history plan, not report; ways to commemorate/use innovatively
  - Incorporate history in parks/elsewhere. E.g., integrate the canal into a park design
  - Incorporate industrial heritage elements

ECONOMIC DEVELOPMENT
- Maintain Old Town North Retail Focus Areas and Floor Area Ratio (FAR) incentive
- Establish Retail Corridors to connect Retail Focus Areas
- New neighborhood with a possible anchor that is right for the Old Town North
- Exploration of incentives to attract and grow office uses/tenants
- Amenities to support both daytime and nighttime population
- Continue to strengthen the mixed-use balance
APPENDIX I

COMPLETE PLAN FRAMEWORK
PHASE I - PUBLIC COMMENTS LIST
OLD TOWN NORTH SMALL AREA PLAN UPDATE
PUBLIC COMMENTS FROM PUBLIC MEETINGS, ONLINE COMMENTS,
AND INDIVIDUAL COMMENTS
As of December 21, 2015

OVERALL
- Develop overarching vision/goal
- Identify 1992 OTN SAP goals in a variety of Advisory Group working materials

PLANNING, DESIGN & LAND USE
Opportunities
- Respect 1992 OTN SAP
- Promote existing scale of residential property/human scale
- Provide mixed development/urban village/thoughtful features
- Further promote OTN’s sense of Community
- Provide varied architecture
- Promote livability
- Incorporate Eco District targets in all land use redevelopment projects
- Utilize open smart growth concept
- Emphasize on streetscape improvements such as green canopies (including in front of businesses), street lighting, sidewalks and street corners

Related Comments or Challenges
- Ensure flexibility within land use and related policies
- Allow taller buildings for art on ground floor
- Avoid creating shallow canyons through height
- Do not allow SUPs and DSUPs for increased building heights and parking reductions
- Require adequate parking for new construction
- Consider that CRMUX zoning is not intended to substitute high density development on sites designated for low and moderate housing (1992 OTN SAP)
- Respect intent of the RM zone under the 1992 OTN SAP
- Be mindful of setback requirements
- Place ABC store in another Community
- Policymakers’ direction on new redevelopment/development projects is important
- Promote mixed use and unique development opportunities on an appropriate site(s) to help brand OTN in a major and infinite manner, and to maximize the area’s proximity to water
- Review design guidelines with Community and update as appropriate
TRANSPORTATION

Opportunities
- Promote accessibility
- Promote public transit
- Promote walkability
- Improve Fairfax Street – wider sidewalks, better grading, more stop signs
- Improve connectivity between Marina Towers, Parkway and Old Town
- Strengthen transit/bicycle/pedestrian links to Metro
- Bring back historic trolley, with use of rail tracks and connect to Potomac Yard, Braddock and Old Town (create a trolley loop for residents and visitors between these neighborhoods)
- Promote and protect Washington Street as Gateway (Washington Street Standards)

Related Comments or Challenges
- Identify when traffic studies will be done
- A traffic study should occur before a change of one-way streets
- Need to have proper Community representation when discussing idea of extending Royal and Fairfax Streets, and the idea of possibly converting Canal Way and other parking lots into parks and/or other uses.
- Study railroad easements on private properties
- Use existing grade crossing at Slaters Lane for vehicles/future bike and trolley
- Build complete streets with separate bicycle and pedestrian paths that are safer to cyclists, pedestrians and other vulnerable road users.
- Do not allow SUPs and DSUPs for parking reductions
- Explore parking policies that are visitor friendly
- Examine opportunity for appropriately located transit hub to support possible new n/s and e/w rail/trolley/shuttle routes for connectivity in and out of Old Town North and to accommodate motor coach parking in order that passengers can transfer to the new rail/trolley/shuttle services for local access

HOUSING

Opportunities
- Support diverse population
- Acknowledge benefits of maintaining moderate income housing
- Disperse some ARHA sites to new construction throughout neighborhood

Related Comments or Challenges
- Consider energy efficiency as part of affordable housing redevelopment
- Study public easements through private properties with proper Community and HOA representation
- Explore proportion of rental housing to homeownership
INFRASTRUCTURE & ENVIRONMENTAL SUSTAINABILITY

Opportunities
- Include an Eco District and Measures
- Expand the tree canopy and use permeable materials for better storm water management
- Explore research and development of new methodologies related to the environment

Related Comments or Challenges
- Bury electrical wires
- Consider concern about electromagnetic fields from lines
- Consider existing substation and future expansion and possibility of substation needs shrinking overtime
- Look at environmental impacts from new construction such as debris, dust and traffic
- Ensure that appropriate infrastructure is in place before new developments are built
- Consider low carbon and alternative fuel vehicles and infrastructure under Eco-district

OPEN SPACE, RECREATION & CULTURAL ACTIVITIES

Opportunities
- Create linear park and extend to Potomac Yard with outdoor shelters and paths
- Connect walkway to Daingerfield Island and leverage opportunity for Daingerfield Master Plan, working with NPS
- Include Community facilities, educational facilities and public safety
- Include a visitors/hospitality center
- Provide kayak launch (Waterfront Plan)
- Utilize Montgomery Park as a Community anchor (hub); expand Montgomery Park and improve its aesthetic beauty
- Protect the Art League school annex space as a cultural resource and economic generator
- Explore the creation of an “Art Block” with affordable spaces for artists and galleries
- Support Montgomery Park dog park and explore a new one on an appropriate development site
- Create a Norfolk and Western Heritage Trail
- Improve access to the Waterfront Trail
- Include green space in the north

Related Comments or Challenges
- Recognize that the City’s Montgomery Park Neighborhood Plan is flexible so, if necessary, the park plan can be brought back and updated as the vision for the OTN SAP Update evolves and is implemented
- Preserve open space that is not surrounded by tall buildings to allow views to the sky
- Contact railroad and begin discussions asap
- Do not extend grid northward; transform to green space
- One riverside street only; no grid
- Follow curvilinear path but do not force it
- A grid is in character with Old Town
Old Town North Small Area Plan Update – Charrette Report

- Consider alternative locations to Port Royal Parking Lot for art related uses

HISTORIC PRESERVATION
Opportunities
- Maintain neighborhood authenticity by preserving, integrating and celebrating historic/archaeological resources
- Make history part of the plan. Interpret history of area such as canal, springs, industry (Porters Brewery, glass factory), railroads, etc.
- Utilize appropriate and varied architecture
- Allow modern architecture

Related Comments or Challenges
- Industrial architecture may not always be right
- Use red brick

ECONOMIC DEVELOPMENT
Opportunities
- Support and increase small businesses and retail establishments
- Strengthen St. Asaph and Montgomery Streets as retail centers
- Include Broadband
- Carefully focus and target retail sites
- Maximize proximity to Metro, biking, and walking as an economic tool
- Neighborhood does not need any more hair salons, nail salons, and dry cleaners

IMPLEMENTATION
Opportunities
- Start thinking about implementation including measures
- Parkland over Canal Place has been studied; not pursued during earlier planning effort for several reasons; maybe look at another development that is yet to be built
- Use barges to haul construction debris and minimize traffic impacts from construction
- Manage impacts from dust on homes, ventilation systems, plants/gardens
APPENDIX II-A
CHARRETTE WEEK - PUBLIC MEETING #2 MAPS AND GRAPHICS
APPENDIX II – CHARRETTE DRAFT PRODUCTS MAPS AND GRAPHICS

A – PUBLIC MEETING #2 MAPS AND GRAPHICS

1. Urban Design – Gateways Waterfront View Corridors
2. Generalized Land Use Plan
3. Blank Walls for Potential Enhancements (Existing Surface Parking Lots)
4. Examples of Building Height Transitions
5. Transportation – Bicycle and Auto Circulation
6. Transportation – Connectivity
7. Housing – Affordable Housing Principles
8. Eco-district Concept: Elements and Measures
9. Open Space and Green Connections
10. History and Archaeology – Theme Areas
11. Potential Retail Corridor
12. Theme Area Design Options
   a. Open Space and Connectivity
   b. Linear Parks
   c. Arts Districts

B – PUBLIC MEETING #3 MAPS AND GRAPHICS

1. Urban Design – Gateways Waterfront View Corridors
2. Generalized Land Use Plan
3. Blank Walls for Potential Enhancements (Existing Surface Parking Lots)
4. Washington Street Streetscape Enhancements
5. Transportation – Bicycle and Auto Circulation
6. Transportation – Connectivity
7. Housing – Affordable Housing Principles
8. Eco-district Concept: Elements and Measures
9. Open Space and Green Connections
10. History and Archaeology – Theme Areas
11. Potential Retail Corridor
12. Renderings
   a. Potential Enhancements (View to Monuments Looking North from NRG)
   b. Potential Enhancements: Montgomery Street (Looking West)
1. URBAN DESIGN: GATEWAYS AND WATERFRONT VIEW CORRIDORS
2. GENERALIZED LAND USE PLAN
3. **BLANK WALLS FOR POTENTIAL ENHANCEMENTS (EXISTING SURFACE PARKING LOTS)**
4. EXAMPLES FOR BUILDING HEIGHT TRANSITIONS
5. TRANSPORTATION – BICYCLE AND AUTO CIRCULATION
6. TRANSPORTATION – CONNECTIVITY
7. AFFORDABLE HOUSING PRINCIPLES

Affordable Housing Principles

- On-site affordable units
- Accessible and adaptable units
- Encourage partnerships with non-profits to maximize units
- Mixed-income communities
- Range of affordability
- Consider Community space as part of redevelopment
- Conversion of uses
- Flexibility with redevelopment of public housing sites to gauge market conditions
8. ECO-DISTRICT CONCEPT: ELEMENTS AND MEASURES

**ECO DISTRICT:** MEASURING SUCCESS

- DIVERSITY
- TRANIST USE
- MIXED USE
- ENERGY USE
- WATER USE
- CARBON REDUCTION
9. OPEN SPACE AND GREEN CONNECTIONS
10. HISTORY AND ARCHAEOLOGY – THEME AREAS
11. POTENTIAL RETAIL CORRIDOR
12. THEME AREAS DESIGN OPTIONS

a. Open Space and Connectivity
b. Linear Parks

c. Arts District Concepts
APPENDIX II-B
CHARRETTE WEEK - PUBLIC MEETING #3 MAPS & GRAPHICS
1. URBAN DESIGN – GATEWAYS AND WATERFRONT VIEW CORRIDORS
2. GENERALIZED LAND USE MAP
3. BLANK WALLS FOR POTENTIAL ENHANCEMENTS (EXISTING SURFACE PARKING LOTS)
4. WASHINGTON STREET STREETSCAPE
5. TRANSPORTATION – BICYCLE AND AUTO CIRCULATION
6. TRANSPORTATION – CONNECTIVITY
7. **AFFORDABLE HOUSING PRINCIPLES**

Affordability at all life stages

- Young people
- Families
- Empty nesters
- Seniors - aging in place

Benefits of a Range of Housing Affordability

- Housing choices for all incomes, life stages, and physical abilities
- People can live near employment & transit
  - Attract employers
  - Reduce impacts on transportation infrastructure
  - Reduce carbon emissions
  - Improve quality of life
- Promote economic diversity in communities
- Allow people to age-in-place
8. ECO-DISTRICT CONCEPT: ELEMENTS AND MEASURES
9. OPEN SPACE AND GREEN CONNECTIONS
10. HISTORY AND ARCHAEOLOGY – THEME AREAS
11. POTENTIAL RETAIL CORRIDOR AND ARTS/ENTERTAINMENT DISTRICT
12. RENDERINGS

a. Potential Enhancements – View to Monuments (Looking North From the NRG Site)
b. Potential Enhancements – Montgomery Street (Looking West)
APPENDIX III
JUNE 2016 CHARRETTE MAPS
AND GRAPHICS
AREA 1 - ILLUSTRATIVE PLAN

ROYAL ST BUS GARAGE DESIGN PRINCIPLES
- COMPATIBILITY WITH OTS SAP PLAN GUIDELINES
- PREDOMINANTLY RESIDENTIAL WITH ACCESSORY COMMUNITY-SERVING USE
- COLLECTION OF COMPATIBLE BUILDING COMPONENTS, AVOID APPEARANCE OF SINGLE LARGE BUILDING
- HEIGHT TRANSITIONS, HIGHER ON NORTHERN PORTION, LOWER ALONG SOUTHERN PORTION
- ALL PARKING LOCATED UNDERGROUND
- QUALITY ARCHITECTURAL DETAILS + MATERIALS
- STREETSCAPE TO ENCOURAGE PEDESTRIAN ACTIVITY
- SPECIAL STREETSCAPE ON WYTHE STREET
- OFF-SITE OPEN SPACE IMPROVEMENTS TO ENHANCE CONNECTIONS TO THE POTOMAC RIVER + OXONOCO BAY PARK

- POTENTIAL FOR AFFORDABLE HOUSING
- STREETSCAPE IMPROVEMENTS
- IMPROVED URBAN DESIGN FEATURES
- PUBLIC ART

GROUND-LEVEL OPEN SPACE
EXISTING TREE
NEW STREET TREE
TREE WELL/PLANTING STRIP
POTENTIAL BMP (STORMWATER)
ROOFTOP OPEN SPACE
POTENTIAL REDEVELOPMENT SITE
AREA 3 - ILLUSTRATIVE PLAN

NRG DESIGN PRINCIPLES
- MAINTAIN VIEWS/CORRIDOR STREETS TO THE WATER
- EXPANDED WATERFRONT PARK (RANGE: 2-4 ACRES)
- EXPANDED LINEAR RAIL/TRAIL PARK (RANGE: 1.0-2.0 ACRES)
- MAINTAIN PUBLIC PARK EDGE(S)
- URBAN SCALE BLOCKS
- MIXED-USE URBAN DENSITY (2.0-3.5 FAR)
- INCENTIVES - CUMATABLE TO THE SITE
- STREET CONNECTIONS THAT REFLECT THE OLD TOWN NORTH GRID

LEGEND
- STREET CONNECTIONS
- EXPANDED WATERFRONT OPEN SPACE
- EXPANDED LINEAR PARK
- STREET AND LANDSCAPED PUBLIC OPEN SPACE

Diagrams are for illustrative purposes only. The final design of buildings and open spaces will be subject to all applicable provisions, of the Zoning Ordinance, the Old Town North Small Area Plan and City Council approval.
RETAIL FOCUS AREAS – ILLUSTRATIVE PLAN
NRG OPEN SPACE PRINCIPLES

OLD TOWN NORTH
SMALL AREA PLAN UPDATE
NRG SITE PRINCIPLES
WORKING DRAFT 6.23.2016

LEGEND
- STREET CONNECTIONS
- EXPANDED WATERFRONT OPEN SPACE
- EXPANDED LINEAR PARK
- STREET END LANDSCAPED PUBLIC OPEN SPACE

Diagrams are for illustrative purposes only. The final design of buildings and open spaces will be subject to all applicable provisions, of the Zoning Ordinance, the Old Town North Small Area Plan and City Council approval.