City of Alexandria, Virginia

OLD TOWN NORTH SMALL AREA PLAN UPDATE

Planning, Land Use and Design and Housing

Subcommittee Meeting #3
Wednesday, March 22, 2016
8:00 – 10:00 AM
Old Town North

a waterfront community

A hundred years after we are gone and forgotten, those who never heard of us will be living with the results of our actions. - Oliver Wendell Holmes
POTENTIAL DEVELOPMENT SITES

- **Urban Design**
  - Urban Design Subareas
  - Discussion Focus Areas

- **Review and Discuss Old Town North Development Sites**
  - Known Development Sites
  - Current Zoning – Sites Under Maximum FAR
  - Potential Development Sites – Over the Next 20 Years

- **Review/Discuss Analysis of Known and Potential Development Sites**
  - Sites Assessed for Potential Zoning Changes
  - Sites Assessed for Potential Height Changes

- **Review/Discuss Concepts for NRG site**
  - Open Space
  - Land Use
  - Scale
  - Innovative District Definition
  - Exercise
URBAN DESIGN GUIDELINES
SUBAREAS AND DISCUSSION
FOCUS AREAS
Urban Design Guidelines - Building Community & Place

- Block and Scale Pattern
- Architectural Quality
- Public Opens Spaces
- Sustainability
- Mix of Uses
- Pedestrian Experience
- Pedestrian Scale Buildings and Streets
Urban Design Guidelines - Focus Areas

- Urban Design Subareas
- Building Heights
- Scale and Transitions
- Building Variety
- Signage
- Pedestrian Level and Building Materials
- Parking Location
- Streetscape
- Special Places
URBAN DESIGN SUBAREAS MAP DRAFT UPDATE
Height - Variety
Height – **Scale Transitions** (Potential Strategies)
building - variety
BUILDING – VARIETY

Belle Pre  Bays - Pavilions

The Monarch  Building Recesses and Hyphens

Edmonson Plaza  Screens
Signage
Pedestrian Level And **Building Materials**

[Diagram showing pedestrian level and building materials]

[Image of a pedestrian-friendly street with vegetation and seating areas]

[Image of building materials used in construction]

_Old Town North_
Pedestrian Level – Design Matters A Lot
Parking – **Location, Access, Design**
Streetscapes – Sidewalk (By Land Use And Location)
PROPOSED ART CORRIDOR MAP

Temporary Art Installation and Mini Charrette
POTENTIAL DEVELOPMENT SITES ANALYSIS
STRATEGIES TO ACCOMPLISH PLAN GOALS & OBJECTIVES

- Affordable Housing throughout plan area for a mix of incomes, ages and abilities
- Balance and Flexibility of Land Use
- Reinforced Retail Focus Areas
- Active Street Frontages
- Improved Access and Connectivity
- Enhanced and Expanded Open Space
KNOWN DEVELOPMENT SITES

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

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

PENDING APPLICATIONS/APPROVAL
6. Canal Center - Public Improvements/ Garage Enhancements
7. Old Colony Inn
8. 801 N. Fairfax (Residential Conversion)

APPROVED AND/OR UNDER CONSTRUCTION
9. Robinson Terminal North
10. Health Department
11. The Mill
12. 700 N. Washington (Travelodge)
13. ABC/Giant
14. 800 - 802 N. Washington (Towne Motel)
POTENTIAL REDEVELOPMENT SITES— (Over The Next 20 Years)
POTENTIAL REDEVELOPMENT SITES—FLOOR AREA AND HEIGHT
POTENTIAL REDEVELOPMENT SITES – FLOOR AREA AND HEIGHT

* A LIMITED NUMBER MAY BE INCREASED IN HEIGHT
POTENTIAL REDEVELOPMENT SITES—FLOOR AREA AND HEIGHT

- **Chatham Square:**
  - Existing Building: 40'
  - Existing Zoning: 45'

- **Alexandria House:**
  - Existing Building: 200'
  - Existing Zoning: 100'

- **Montgomery Center:**
  - Existing Building: 25'
  - Existing Zoning: 50-77'

- **Tobacco Quay:**
  - Existing Building: 40'
  - Existing Zoning: 45'

- **Oroco:**
  - Existing Building: 77'
  - Existing Zoning: 77'

- **United Way:**
  - Existing Building: 67'
  - Existing Zoning: 77'

- **Ladrey:**
  - Existing Building: 100'
  - Existing Zoning: 50'

- **Annie B. Rose:**
  - Existing Building: 67'
  - Existing Zoning: 50'

LEGEND

- **POTENTIAL HEIGHT CHANGES TO ACCOMPLISH PLAN VISION**
- **POTENTIAL FAR AMENDMENT TO ACCOMPLISH PLAN VISION**
- **WMATA BUS GARAGE SUBJECT TO DESIGN PRINCIPLES DEVELOPED BY The ROYAL STREET BUS GARAGE AD HOC ADVISORY COMMITTEE**
- **ARHA SITES SUBJECT TO RFP PROCESS**

OLD TOWN NORTH
FLOOR AREA & HEIGHT

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LEGEND

- POTENTIAL HEIGHT CHANGES TO ACCOMPLISH PLAN VISION
- POTENTIAL FAR CHANGES TO ACCOMPLISH PLAN VISION
- WMATA BUS GARAGE SUBJECT TO DESIGN PRINCIPLES DEVELOPED BY The ROYAL STREET BUS GARAGE AD HOC ADVISORY COMMITTEE
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- POTENTIAL ZONING CHANGES TO ACCOMPLISH PLAN VISION

OLD TOWN NORTH
FLOOR AREA AND HEIGHT

Group Discussion - Direction
Public Comment
NRG/PEPCO SITE LAND USE STRATEGIES
NRG and Pepco site
Design Parameters - Building Community And Place
DESIGN PARAMETERS

• Required Open Spaces
• Industrial Heritage
• Framework Streets
• Land Uses (Mixed-Use/Innovation)
• Building Scale
• Site Design Guidelines
NRG/PEPCO POTENTIAL - OPEN SPACE STRATEGY

** Boundaries are for illustrative purposes only

LEGEND
- EXISTING OPEN SPACE OUTLINE
- WATERFRONT OPEN SPACE
- CENTRAL URBAN GATHERING SPACE
- GREENWAY CONNECTION
- WATERFRONT VIEWS AT STREET ENDS
- GREEN LANDSCAPED EDGE
- LANDSCAPE SETBACK/BUFFER
- LINEAR PARK
Types Of Open Spaces
Industrial Character
Industrial Heritage – Open Space Design
Industrial Heritage – Public Artifacts
Industrial Heritage – Potential Building Reuse
NRG/PEPCO POTENTIAL - HEIGHT STRATEGY

** Boundaries are for illustrative purposes only
A substation currently exists and will remain on this area. The substation should be designed and configured into the overall Plan.

** Boundaries are for illustrative purposes only
NRG/PEPCO POTENTIAL – COMPOSITE MAP

** Boundaries are for illustrative purposes only

Land Use, Planning, Design and Housing Subcommittee 3.22.16
Group Discussion - Direction
Subcommittee Discussion and Exercise
For NRG
• Concepts for Land Use
• Definition of Innovative Use
Public Comment
Next Steps

Advisory Group Meeting
March 24, 2016, 7:00-9:00PM – Report Out to the full Advisory Group - Crowne Plaza Hotel, 901 N Fairfax St, Washington Room

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