City of Alexandria, Virginia

OLD TOWN NORTH SMALL AREA PLAN UPDATE

ADVISORY GROUP MEETING #8

Wednesday, June 8, 2016
7:00 – 9:00 PM
PREVIOUS DEVELOPMENT DISCUSSION
POTENTIAL TO REDEVELOP UNDER EXISTING ZONING

LEGEND

- **RED**: DEVELOPMENT WITH APPLICATIONS & APPROVALS
- **ORANGE**: ABILITY TO REDEVELOP WITH EXISTING ZONING
POTENTIAL ZONING CHANGES & TEXT AMENDMENT

LEGEND

- POTENTIAL TEXT AMENDMENT TO CDX ZONE
- POTENTIAL ZONING CHANGES

*NOTE: WMATA BUS GARAGE ZONING AMENDMENT RECOMMENDED PER COMMUNITY PROCESS

Advisory Group Meeting #8 – June 8, 2016
OTN PROJECTIONS

a) Development
b) Population
c) Employment
PROJECTIONS

a) Purpose
b) Need
POTENTIAL REDEVELOPMENT AREAS
2016-2040

AREA 1

AREA 2

AREA 3

AREA 4

LEGEND
- DEVELOPMENT WITH APPLICATIONS & APPROVALS
- ABILITY TO REDEVELOP WITH EXISTING ZONING
- POTENTIAL TEXT AMENDMENT TO CUX ZONE
- POTENTIAL ZONING CHANGES

*NOTE: WMATA BUS GARAGE ZONING AMENDMENT RECOMMENDED PER COMMUNITY PROCESS
AREA 1 (2016-2040)

Site 1
- Potential for Affordable Housing
- Connectivity
- Streetscape Improvements
- Improved Urban Design Features

Sites 2, 3 & 4
- Potential for Affordable Housing
- Connectivity
- Streetscape Improvements
- Improved Urban Design Features
- Mix of Uses
- Retail

Site 5
- Streetscape Improvements
- Improved Urban Design Features
- Retail

Site 6
- Potential for Affordable Housing
- Connectivity
- Streetscape Improvements
- Improved Urban Design Features
IMPLEMENTATION OF PLAN PRINCIPLES
AREA 3 (2016-2040)

Site 1
- Potential for Affordable Housing
- Streetscape Improvements
- Improved Urban Design Features

Site 2
- Potential for Affordable Housing
- Streetscape Improvements
- Improved Urban Design Features

Site 3
- Potential for Affordable Housing
- Streetscape Improvements
- Improved Urban Design Features
IMPLEMENTATION OF PLAN PRINCIPLES
AREA 4 (2016-2040)

Site 1
- Potential for Affordable Housing
- Connectivity
- Streetscape Improvements
- Improved Urban Design Features
- Mix of Uses
- Expanded Public Waterfront/Open Space
- Signature/Innovative Uses
POTENTIAL OPEN SPACE DIAGRAM
AREA 4 (NRG/PEPCO)

* Plan and diagrams are for illustrative purposes only. Designs may vary based on economic and environmental conditions as development occurs.
POTENTIAL LAND USE DIAGRAM
AREA 4 (NRG/PEPCO)

Plan and diagrams are for illustrative purposes only. Designs may vary based on economic and environmental conditions as development occurs.

* A substation currently exists and will remain on this area. The substation should be designed and configured into the overall Plan.

LEGEND

- PUBLIC OPEN SPACE
- POTENTIAL STREET CONNECTIONS
- MIXED-USE/INNOVATION DISTRICT
- MIXED-USE INNOVATION/UTILITY
- WATERFRONT ADDITIONAL TRAIL
POTENTIAL BUILDING SCALE DIAGRAM
AREA 4 (NRG/PEPCO)

LEGEND
- WATERFRONT OPEN SPACE
- LOW SCALE
- MID SCALE
- MID TO HIGH SCALE
- OHAD BOUNDARY LINE
- GREEN LANDSCAPED EDGE
- LINEAR PARK

* Plan and diagrams are for illustrative purposes only. Designs may vary based on economic and environmental conditions as development occurs.
ALLOWED UNDER EXISTING ZONING AND POTENTIAL UNDER PROPOSED PLANNED DEVELOPMENT
2016-2040

EXISTING ZONING

POTENTIAL UNDER PROPOSED PLAN

EXISTING DEVELOPMENT

EXISTING ZONING

PLAN AREA (New Areas 1, 2 & 3)

NRG/PEPCO (New Area 4)

* Numbers are in Millions

Advisory Group Meeting #8 – June 8, 2016
FLOOR AREA RATIO (FAR)

The floor area ratio of the building or buildings on any lot or tract or tract of land is the total aggregate floor area of such building or buildings divided by the area of that lot or tract or tract of land (Source: City of Alexandria Zoning Ordinance)
# Potential Proposed Planned Floor Area Ratio (FAR) and Comparison to Other Small Area Plans

<table>
<thead>
<tr>
<th>Small Area Plan</th>
<th>Oakville Triangle/RT 1 Corridor</th>
<th>North Potomac Yard</th>
<th>Old Town North</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan Area (Acres)</td>
<td>37</td>
<td>70</td>
<td>200</td>
</tr>
<tr>
<td>Development FAR</td>
<td>2.50</td>
<td>3.60</td>
<td>1.80*</td>
</tr>
</tbody>
</table>

* Potential under proposed planned development
COMPARISON OF DEVELOPMENT
What Does 20 Acres of Development in Old Town North Look Like?
POTENTIAL POPULATION AND EMPLOYMENT GROWTH

CURRENT 2015

RESIDENTIAL 25%
EMPLOYEES 75%

PLAN 2040

RESIDENTIAL 38%
EMPLOYEES 62%
DISCUSSION

1. Advisory Group
2. Public Comment
These terms are for purposes of generating a common understanding of general planning terms that may be discussed under the OTN planning process. For specific direction on policies and processes for needed permits and development applications, care should be utilized to contact the appropriate department for assistance and guidance.
GLOSSARY

• Draft Glossary to follow after internal review.
• Meanwhile, is the list complete?
• Please send any additions by Wednesday, June 15th to Nancy Williams
MINI-CHARRETTE
HOST: AMERICAN REAL ESTATE PARTNERS
(66 Canal Plaza – Base of Montgomery Street)
This Mini-Charrette is part of the planning process for the Old Town North Small Area Plan Update which began in September 2015. In concert with the community, the City and OTN SAP Advisory Group will utilize the Mini-Charrette to develop a draft illustrative design and a draft narrative that brings together the ideas and concepts examined since September under the OTN SAP Update planning process. The process recognizes that the composite illustrative graphics and narrative will be preliminary with additional study to follow.
MINI-CHARRETTE LOCATION & SCHEDULE

Location: 66 Canal Center Plaza, 2nd Floor

Thursday, June 23, 5-9PM, Kick-Off Open House
5-6PM Open House and Reception
6-7PM Overview of Weekend Mini-Charrette
7-9PM Community Meeting: Panel Discussion

Friday, June 24, 8AM–9PM, Mini-Charrette
9AM-5PM Topical Workshops and Studios
7-8:30PM Community Meeting

Saturday, June 25, 8AM-6PM, Mini-Charrette
8AM-Noon Open House (No Workshops/Studios)
1-3:30PM Continuation of Topical Workshops and Studios
4:30-6PM Community Meeting and Closing Reception
6PM Montgomery Park Celebration
LOGISTICS

- All activities in 66 Canal Plaza, 2nd Floor
- Daytime Parking Status
- Community Meetings’ Parking – After 6:30 PM, 801 N. Fairfax Street
- Childcare during Community Meetings
- Outreach – Flyer; Websites, eNews, & Advisory Group Assistance
- Videos/Notes - Community Meetings and some Workshops
PARTICIPANTS

• Advisory Group Members
• City Project Team
• OTN Community/Stakeholders
November Charrette OTN SAP Advisory Group
Charrette Subcommittee

- Maria Wasowski
- Engin Artemel
- Vincent (Chip) Carlin
- Austin Flajser
- Kevin Harris
- Thomas Soapes
- Jeff Strup
- Christa Watters
DISCUSSION

1. Advisory Group
2. Public Comment
IMPLEMENTATION
ADDITIONAL RELATED STUDIES

- Eco District Plan Study (Summer)
- OTN History Plan (Summer)
- OTN Parking Study (Summer)
- Streetscape Improvements for Surface Parking Lots (Summer)
- Transportation Study (Fall)
- Sewer and Stormwater (Fall)
POST CHARRETTE (July & August)

• Summarizing Charrette Outcomes
• Management of Pending Related Studies
• Begin Plan Development Process
  – Development of Chapters – Planning Categories
  – Drafting of background text
  – Following up on Charrette outcomes
• Coordinate with Implementation Subcommittee
IMPLEMENTATION SUBCOMMITTEE

Anticipated Role (July & August)
• Advisory Group representation for help as needed with Plan Development Process
• Check-ins with staff on progress of key studies
• Check-ins with staff on progress with key Plan elements from the Mini-Charrette
• All materials to be submitted for Advisory Group review/input at September 29th Meeting
• Anticipated October 2016 Schedule
  – Community Meeting
  – Planning Commission Work Session
  – City Council Work Session
• Anticipated Release of Draft Plan for Public Comment Period
DISCUSSION

1. Advisory Group
2. Public Comment