

PLANNING COMMISSION RETREAT

August 18, 2017

City of Alexandria



OLD TOWN NORTH

BRADDOCK

WATERFRONT

EISENHOWER EAST

EISENHOWER WEST

BEAUREGARD

OAKVILLE TRIANGLE

NORTH POTOMAC YARD

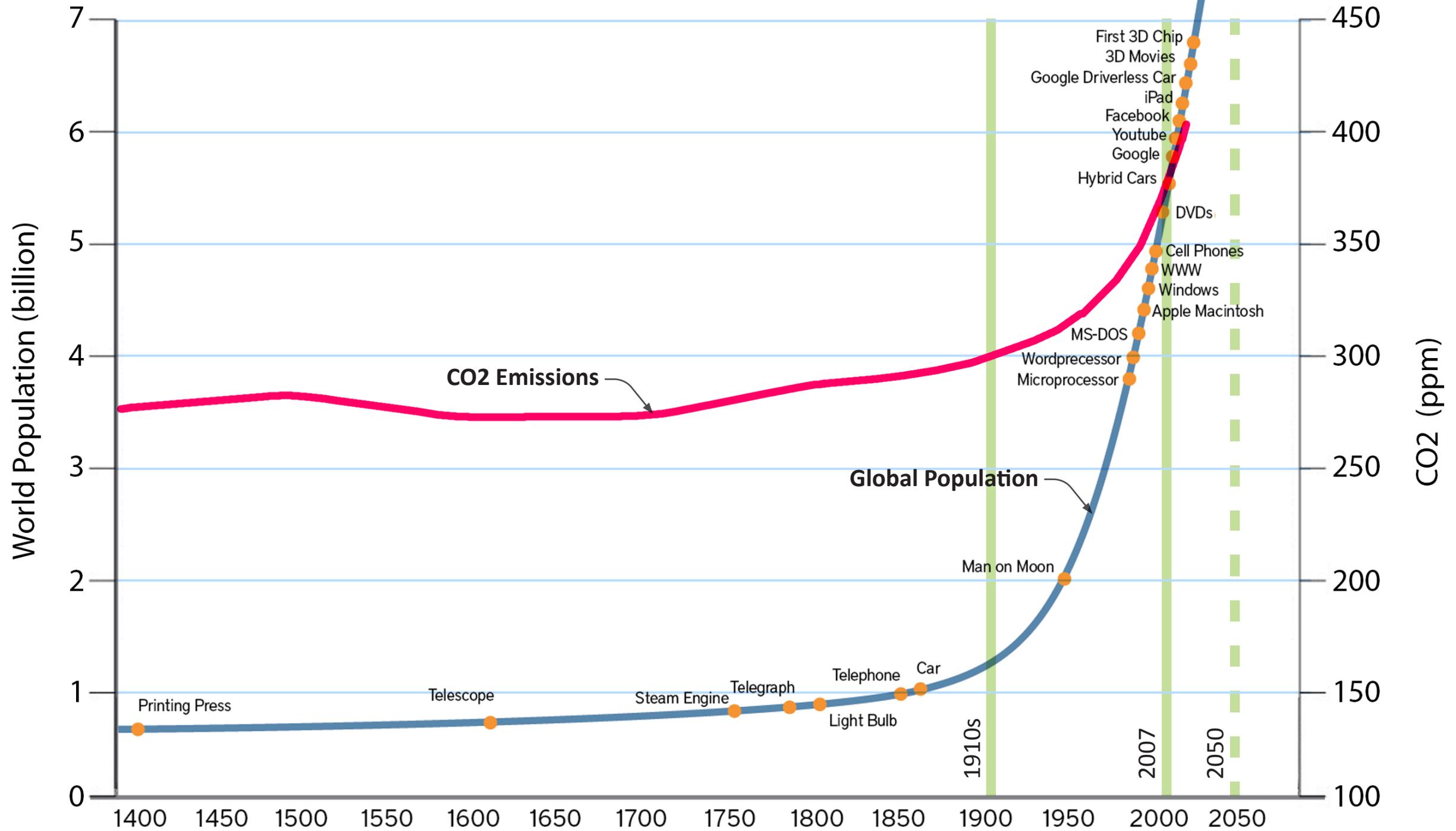
POTOMAC YARD

LANDMARK VAN DORN

SMALL AREA PLANS

Neighborhood Planning and
Community Development

PLANNING FOR THE FUTURE

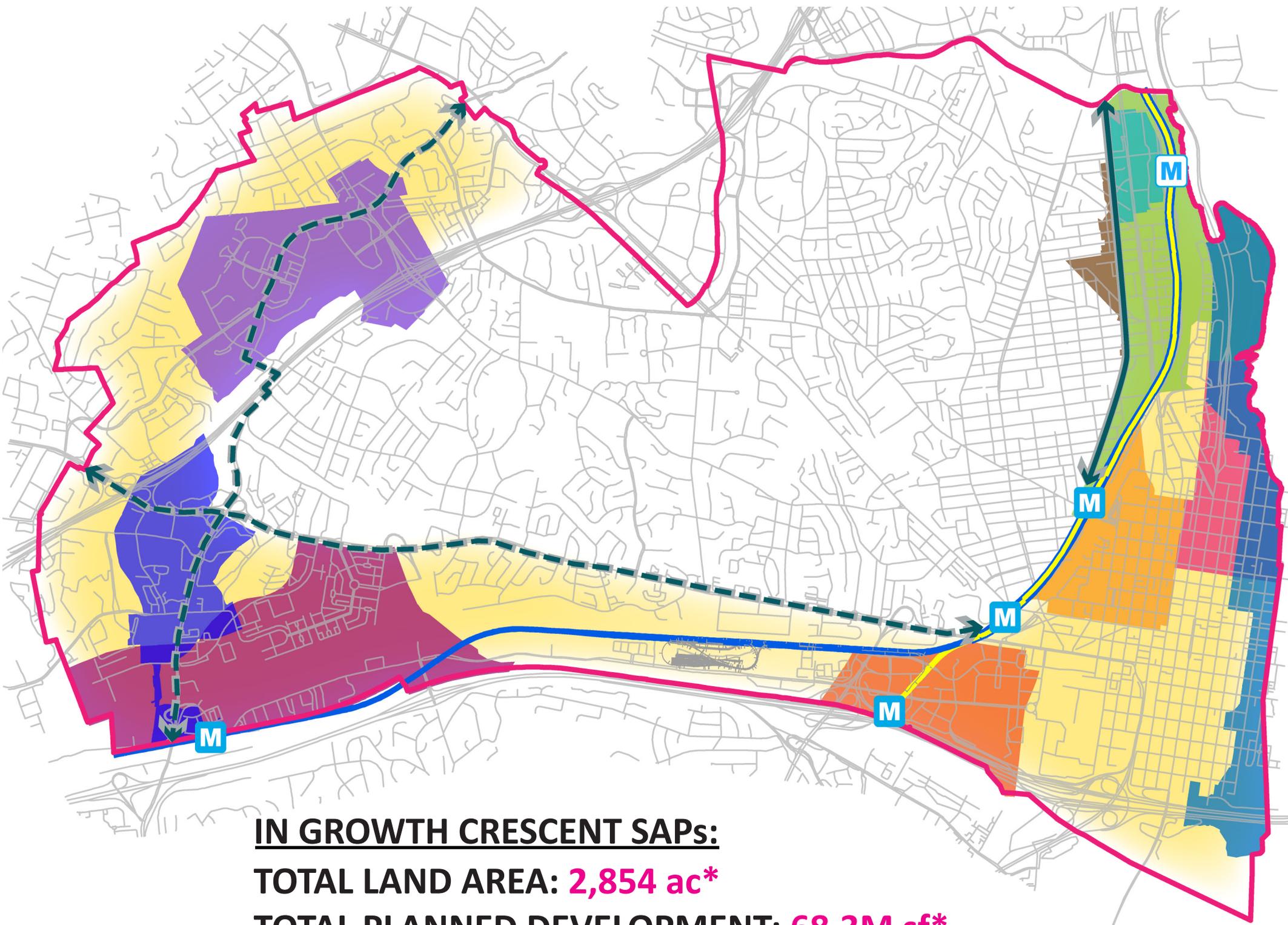


- Major Technological Advances
- Dates of Significant Urban Migration

Sources:

- https://19january2017snapshot.epa.gov/climate-change-science/causes-climate-change_.html
- <https://www.brookings.edu/blog/techtank/2015/07/30/bioscience-will-accelerate-east-west-convergence-in-the-century-ahead/>
- <https://miovision.com/blog/the-internet-of-things-and-transportation/>

PLANNING FOR GROWTH

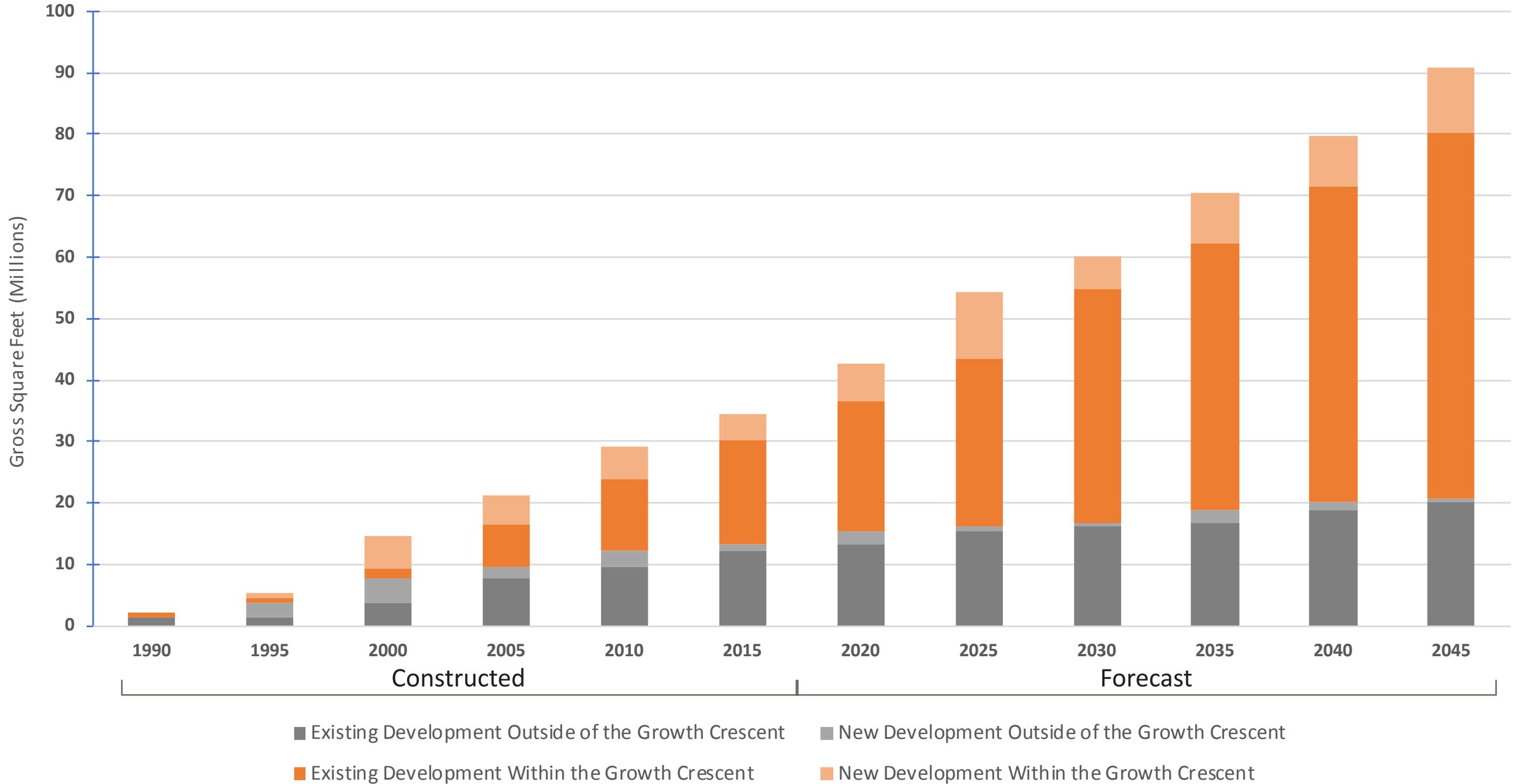


North Potomac Yard	Land Area: 73 ac	2017
	Planned Dev: 7.5 M sf	
Potomac Yard/ Potomac Greens	Land Area: 382 ac	1992
	Planned Dev: 4.5 M sf	
Oakville Triangle	Land Area: 37 ac	2015
	Planned Dev: 2.7 M sf	
Braddock	Land Area: 237 ac	2008
	Planned Dev: 3.6 M sf	
Old Town North	Land Area: 222 ac	2017
	Planned Dev: 6.5 M sf	
Waterfront	Land Area: 357 ac	2012
	Planned Dev: 811 k sf	
Eisenhower East	Land Area: 245 ac	2003
	Planned Dev: 10.3 M sf	
Eisenhower West	Land Area: 621 ac	2015
	Planned Dev: 9.3 M sf	
Landmark Van Dorn Corridor	Land Area: 621 ac	2009
	Planned Dev: 13.5 M sf	
Beauregard	Land Area: 621 ac	2012
	Planned Dev: 9.7 M sf	

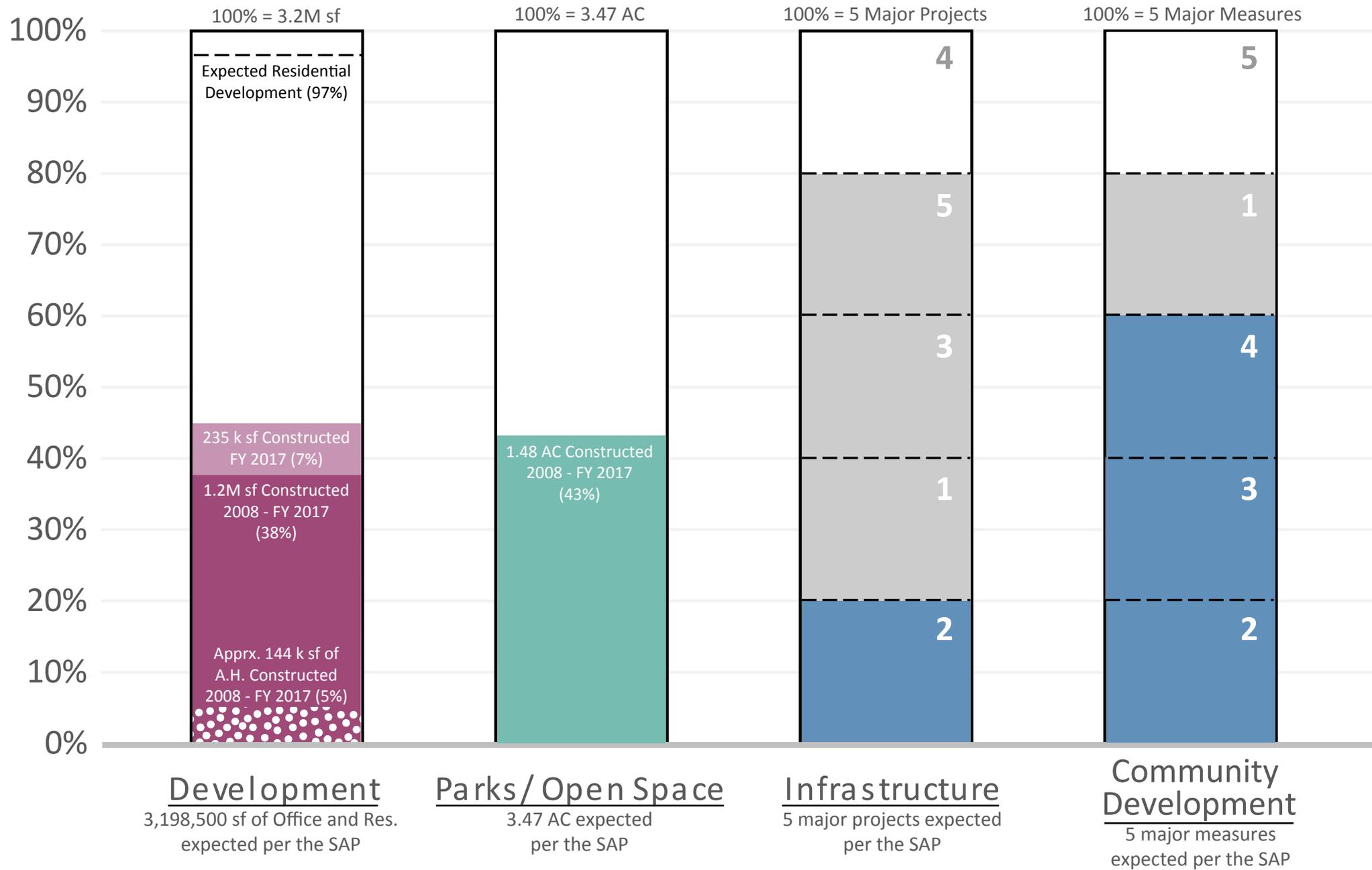
IN GROWTH CRESCENT SAPs:
TOTAL LAND AREA: 2,854 ac*
TOTAL PLANNED DEVELOPMENT: 68.3M sf*
 * Excludes overlap

PLANNING FOR GROWTH

Cumulative Development Since 1990



STATUS OF IMPLEMENTATION: BRADDOCK



Development

- Office**
- Constructed FY 2017
- Constructed 2008-FY 2017

- Residential**
- Constructed FY 2017
- Constructed 2008-FY 2017

- Affordable Housing**
- Constructed FY 2017*
- Constructed 2008-FY 2017**
- * \$920 k Contributions Pledged
- ** \$1.18 M Contributions Pledged; \$2.7 M Contributions Received

Parks/ Open Space

- Constructed FY 2017
- Constructed 2008-FY 2017

Infrastructure

- 1 Walking Streets & 1 to 2 Way Conversions
 - 2 Feasibility Study of Metro Tunnel
 - 3 1 AC Post Office Park
 - 4 Metro Plaza
 - 5 Ped. Connection from Metro to Northern Gateway
- Not Started
 - In Progress
 - Complete

Community Development

- 1 CDD for Northern Gateway
 - 2 Establish Open Space Fund
 - 3 Establish Community Amenities Fund
 - 4 Establish IAG & Provide Annual Status of Imp. Report
 - 5 Historic Preservation
- Not Started
 - In Progress
 - Complete

SMALL AREA PLANS: PLANNING APPROACH

1. PROCESS

- Advisory Group vs. No Advisory Group
- Charrette vs. Traditional Topic Discussions/ Meetings
- Type and amount of outreach
- Process for Small, Medium and Large Plans
- Studies at beginning of process

1



2. PLANS

- Shorter; more graphics; more user friendly
- Clearly defined scope;
- Clarification on what is on and off the table
- Level of specificity vs. flexibility
- Design Guidelines/ Standards - or - refer to City Wide
- Work sessions with the Planning Commission and City Council

2



3. IMPLEMENTATION

- Planning Commission as Implementation Group
- Scheduled check-ins with Planning Commission on topic areas and policy issues
- Annual summaries of Implementation

3



SMALL AREA PLANS: PROPOSED APPROACH

Small Studies Ex. Bonus Density; Eisenhower East Phase I



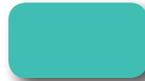
Amendments/ Updates Ex. North Potomac Yard; Oakville Triangle



Large/ Complex/ New Plans Ex. Old Town North



 Pre-Planning/ Implementation

 Plan Process/ Community Engagement Period

THEMES FOR DISCUSSION

1. Implementation:

- Roles (staff, property owners, public, Planning Commission)

2. Planning Process:

- Lessons learned from Old Town North & North Potomac Yard
- Upcoming processes (Eisenhower East & Route 1 South)

TOPICS OF INTEREST

OPEN SPACE IN NEW DEV.

OPEN SPACE CONTRIBUTIONS

OPEN SPACE OWNERSHIP

STANDARDS FOR

GREEN BUILDING

Development Review

DEVELOPMENT PROJECTS

TOPICS OF INTEREST

- What Happens in the Development Process After Preliminary Approval
- Lessons Learned from Completed Projects
- Achieving Aspirational, City-wide Goals in the Development Process
- On-site - vs - Off-site Public Art Contributions
- Addressing Time Spent on Unbuilt Projects
- Recommendations for Improving the Development Process at the Planning Commission

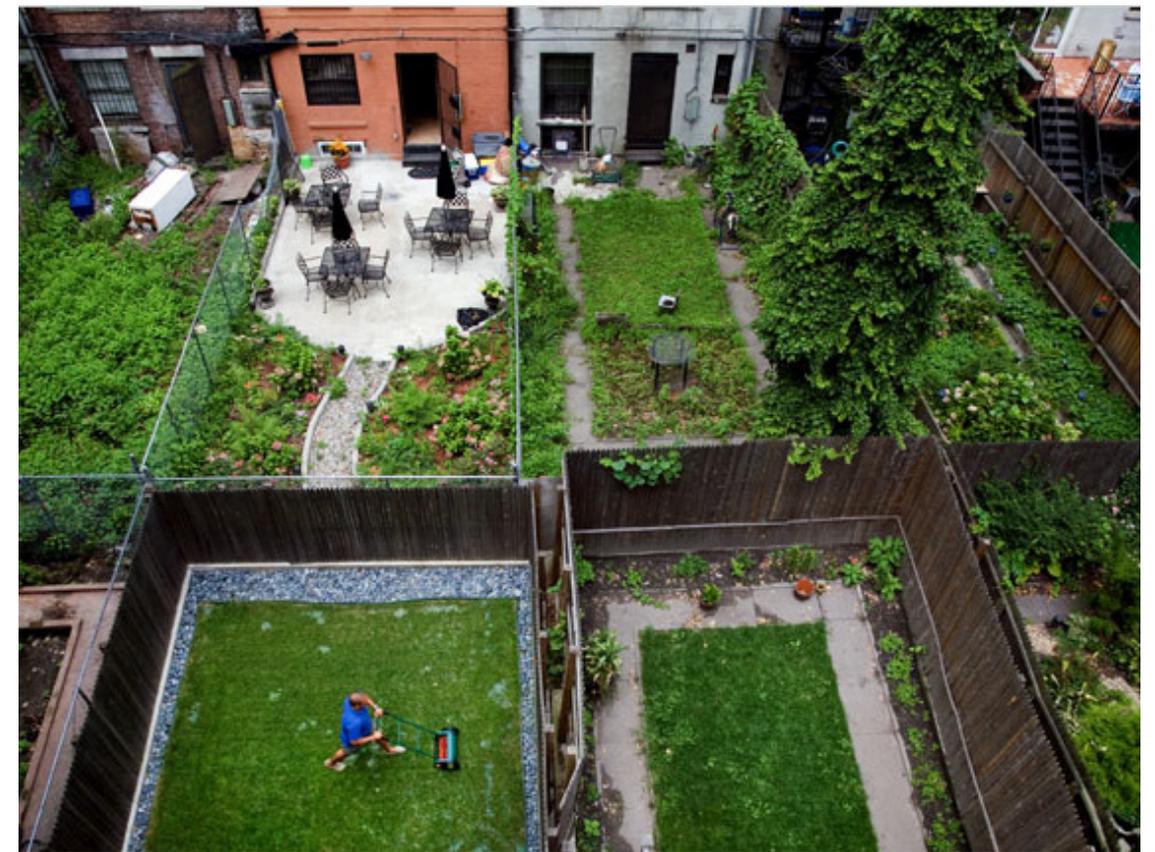


**OPEN SPACE
in New
Development**



PUBLIC AND PRIVATE OPEN SPACE

- What amount of open space needs to be ground level?
- How much space in projects should be reserved as private space - the “backyard” retreat?
- How much open space should be open and visible to the public in new development?



OFF-SITE OPEN SPACE CONTRIBUTIONS

- Minimums on-site, open space deficit to trigger contributions?
- Private - vs - public open space deficit for contributions?
- Methodology in development conditions for open space contributions?



OWNERSHIP OF OPEN SPACE

- Ownership - vs - maintenance responsibility for new open space
- Different types of easements for open space access and enjoyment





**GREEN BUILDING
POLICY
Update**

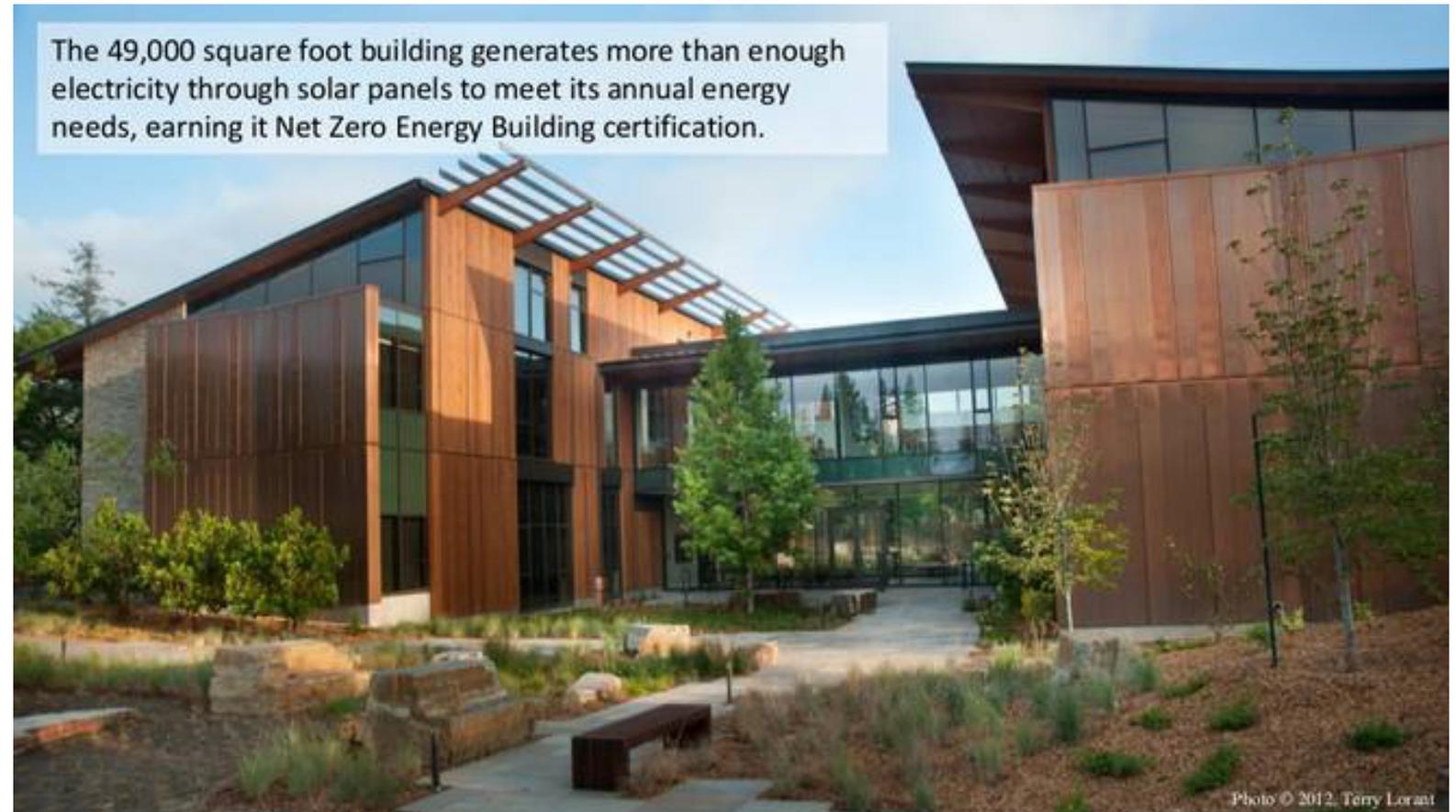
RAISING THE STANDARDS FOR GREEN BUILDING

- How effective are the current standards for green building?
- How would the PC prioritize green building with other city development goals such as affordable housing, economic development and infrastructure improvements?



RAISING THE STANDARDS FOR GREEN BUILDING

- Should we increase the current required standards?
- Should there be additional incentives for developments to exceed the minimum requirements?



RAISING THE STANDARDS FOR GREEN BUILDING

- Is it important for specific elements of green building to be prioritized in our projects (e.g. - energy savings, green infrastructure)?



INFILL

SMALL BUSINESS UPDATES

INTERIM USES

SMALL BUSINESS UPDATES

ADAPTIVE REUSE

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Land Use Regulatory Services

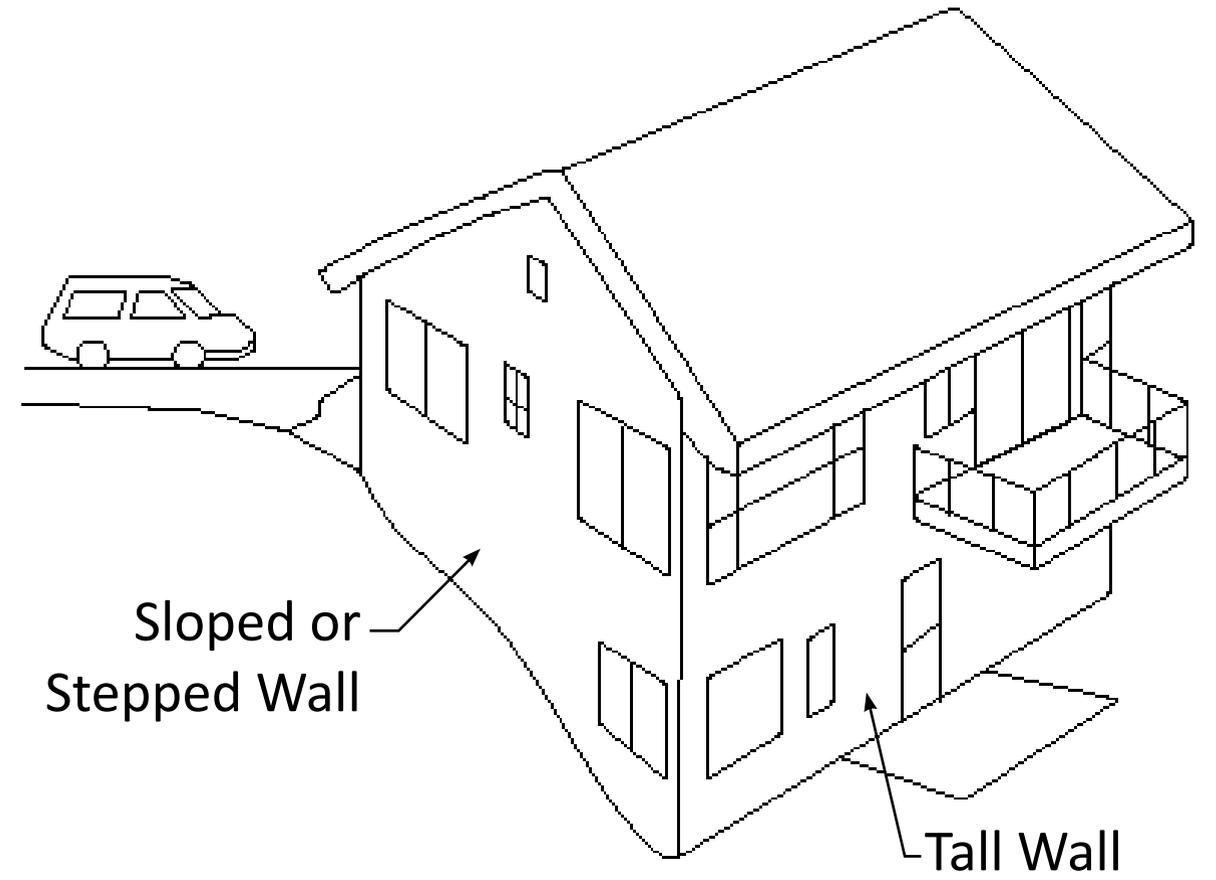


LAND USE

INFILL



INFILL



SMALL BUSINESS UPDATES/ INTERIM USES



LAND USE REGULATORY SERVICES

ADAPTIVE REUSE



THANK YOU



LAND USE REGULATORY SERVICES