

Waterfront Work Group Report and Discussion of Outstanding Issues

City Council – Planning Commission Joint Worksession
January 10, 2012

Agreement on Contentious Issues

- Work Group made 71 recommendations, including those on major issues, such as:
 - Hotels as a preferred use
 - Foot of King Street
 - Flood mitigation
 - Pleasure boat marina
 - Arts and history
 - Traffic and parking

Outstanding Waterfront Plan Issues

1. Allowable density on redevelopment sites
2. Developer contributions and developer controls
3. Hotels
4. Public space on the redevelopment sites
5. Funding and implementation

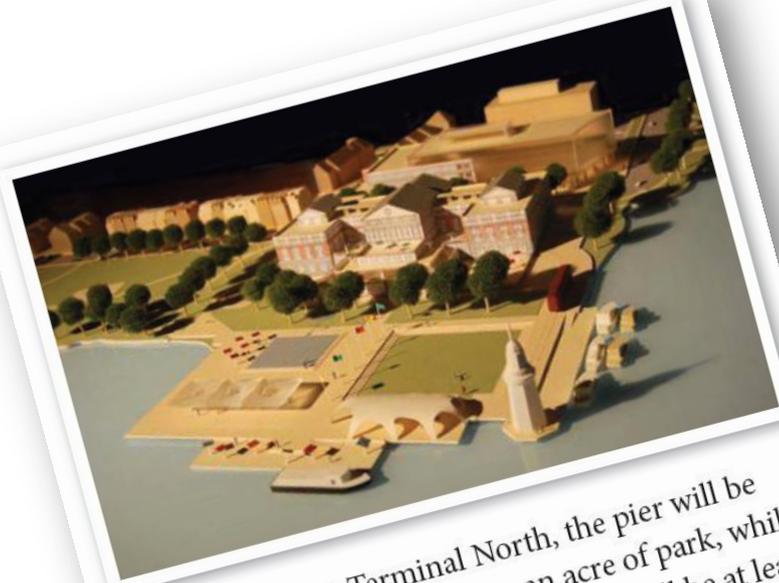
Allowable Density on Redevelopment Sites

Site	Existing (sf)	Change	Current Zoning with SUP (sf)	Change	Settlement Agreement (sf)	Change	Waterfront Plan (sf)
Robinson Terminal North	91,814		195,296		238,816		238,816
Robinson Terminal South	139,141		327,393		380,529		380,529
Cummings/Turner Block	70,732		128,360		128,360*		192,540
Totals	301,687	349,362	651,049	96,656	747,705	64,180	811,885

- Existing Conditions → Current Zoning (SUP) → Small Area Plan
- Controls to ensure benefits?
- Legal action by RTWC?

Developer Contributions & Development Controls

Plan: some additional density in exchange for increased developer contributions and greater control over development

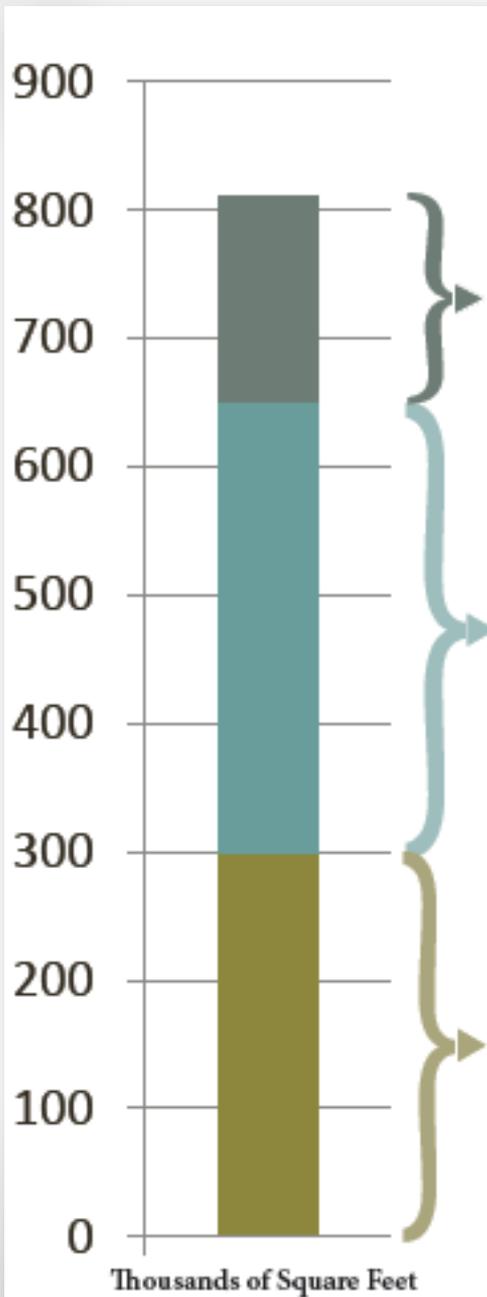


At Robinson Terminal North, the pier will be transformed into more than an acre of park, while the public space along the shoreline will be at least 50 feet wide. A green, natural shoreline will replace concrete and rip-rap.



Robinson Terminal South's pier will become a wide public promenade. Development here and on the Cumming/Turner block (background) will contribute to the new public park that will replace the Dandy Parking lot.

Density in context



Proposed density increase in Waterfront Plan: 160,836 sf

New development permitted by current zoning: 349,362 sf

Existing development on the three Waterfront sites: 301,687 sf

Greater Control Over Development

- Land uses: active uses (such as museums and hotels) facing parks and on ground floor
- Architecture and site design
- Amount and location of parking
- Restaurants and Hotels:
 - Size and numbers
 - Deliveries and loading
 - Employee transit subsidies and parking
 - Pedestrian and vehicle congestion
 - Other neighborhood impacts

Major Benefits from Additional Density

- 2.5 acres of new parks
- Contribute to:
 - 3 acres of off-site parks and public spaces
 - Contribute to the Art Walk
 - Historic interpretation
- Construct a more natural shoreline treatment
- Preserve and restore all historic buildings
- Improved the streetscape
- Increased tax revenues to make sure the new and improved parks, art, history, and water-based activities are actually built.

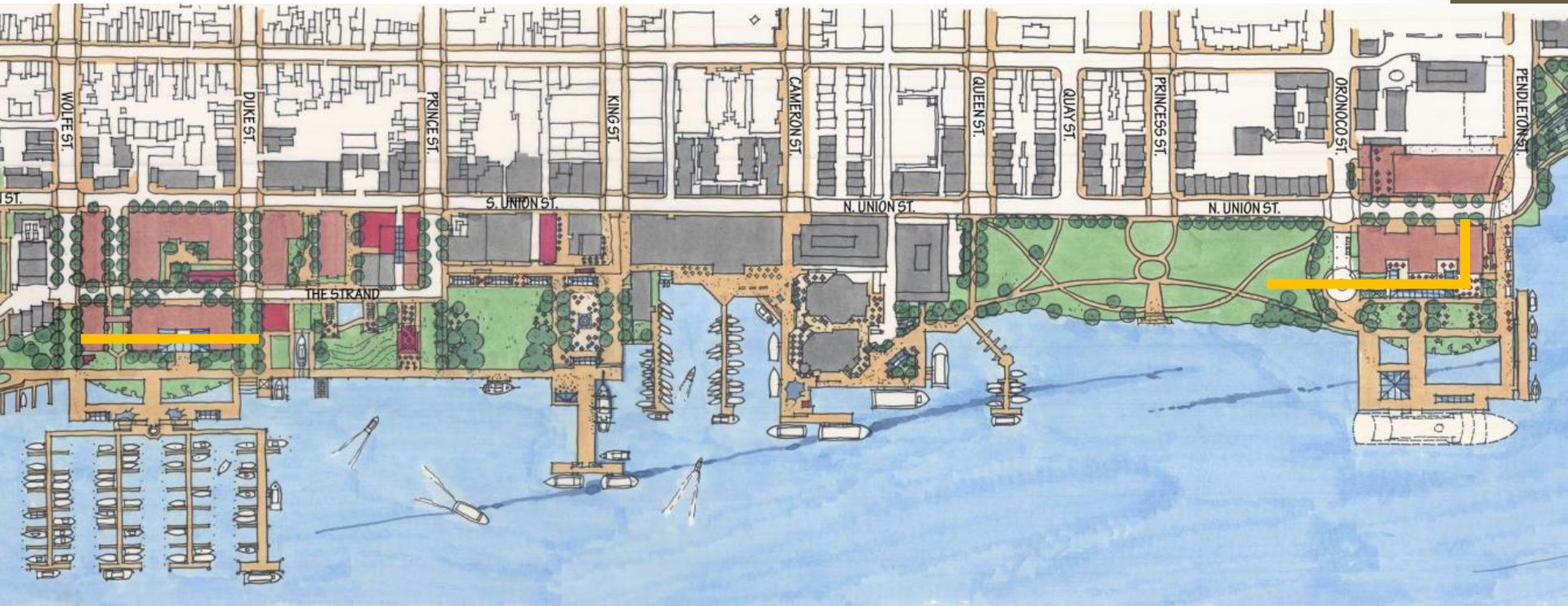
Hotels

- Hotels thrive on active public spaces and have low neighborhood impacts.
- No more than 3 hotels; no more than 150 rooms each.
- WPWG supports this intent but recommends modified language to emphasize a mix of active uses, such as hotels, but also others, such as museums.
- WPWG strengthened language explicitly discouraging residential development.
- WPWG modified language limiting meeting room size to that which serves hotel guests, rather than a numeric limit.

Public Space on the Redevelopment Sites

- Plan: Settlement agreements are a starting point
 - Redevelopment sites have no open space now; there will be more open space on-site when redevelopment occurs.
 - Continuous access does not occur until redevelopment
 - Robinson piers are great opportunities to add riverside public space.
 - From the community:
 - Create “alley-like” public spaces through sites connect people to river and to City’s history
 - Add variety in types of public space; make uniquely Alexandrian thru history and art
 - Extend The Strand thru Robinson South
 - Maximize riverside public space
- Work Group suggests riverside open space widths of 100 feet or more are desirable

Public Space on the Redevelopment Sites



indicates 100 ft. from shoreline/bulkhead

Funding and implementation

- Plan: financial analysis is a feasibility measure; general thoughts on post-adoption roles and responsibilities
- Work Group suggests:
 - Early implementation activities: overall design plan, Union Street congestion study, parking implementation plan, programming, signature project
 - Stronger City role: Distinct, coordinated management structure; proactive in retaining/attracting cultural uses; fund and support fundraising for art and history elements
 - Public body for oversight
 - Sufficient funding for timely progress (at least as much as net new revenue from redevelopment)