

City of Alexandria, Virginia

# Old Town North Small Area Plan Advisory Group Meeting #1



**Thursday, October 29, 2015**

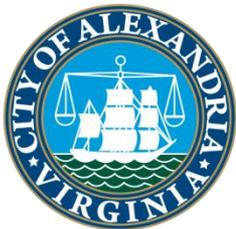
**7:00 – 9:00 PM**

**City Hall - Sister Cities Conference Room**



City of Alexandria, Virginia

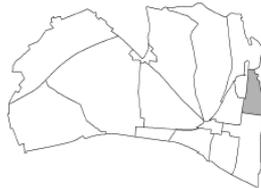
# 1992 OTN SAP BACKGROUND



# 1992 OTN SAP Background



## OLD TOWN NORTH SMALL AREA PLAN



## ADOPTED 1992 MASTER PLAN ALEXANDRIA, VIRGINIA

*Amended 6/17/1995, Ordinance 3805  
Amended 12/12/1998, Ordinance 4030  
Amended 1/25/2003, Ordinance 4287  
Amended 6/28/2011, Ordinance 4733  
Amended 2/25/2012, Ordinance 4749  
Amended 11/16/2013, Ordinance 4841  
Amended 3/15/2014, Ordinance 4862  
Amended 4/18/2015, Ordinance 4398*

## List of Old Town North Community Task Force Participants and Attendees

ADAMS, Madeleine	MEEKS, William L.
ADAMS, Steve	MEJIAS, Carlos
ANDERSON, Carol	MERCK, Carolyn
ANDROUS, A.P.	METZBOWER, Frank
ANHUT, Bill	MEUSHAW, Carey
ARTEMEL, Engin	MIDDLETON, Barton
BEACH, Barbara (Attorney)	MIDDLETON, Howard (Atty.)
BLAIR, Duncan (Attorney)	NORTON, Howard R.
BOATNER, Jim	OLVERA, Orlando
CHURCH, Jerry	PAYTON, Neal
CLARK, Marion L.	PEFFLEY, Karen
CRADDOCK, Robert E.	PIERCE, Beth H.
CRITTEOUS, Henry (Attorney)	PLEDGER, Donald
DEMPSEY, Eob	POLAK, Willem
DRIVER, Robert	QUILL, Lee, Chairman (Architect)
EMRICH, Jerry	RAK, Jonathan (Attorney)
EPSTEIN, Peter	RICHARDS, Darrin
EURIPIDES, Barbara	RITTER, Kenneth
EURIPIDES, Charlie	RITTER, Linda
FISHER, Bob	ROUSOS, Bill
GAHRES, James	SCHIEFER, Andrew
GILLILAND, Richard	SMITH, Buzz
GREER, Sally Ann	SPENCER, Keith
GUENTHER, Matthew	SWISHER, Ron
HARPER, Mary Anne	TALBOT, Nancy
HART, Bud (Attorney)	THOMAS, Eugene
HARWOOD, Alan	THOMAS, Henry A. (Attorney)
HENNIGAN, Tom	THOMAS, Wade
HOFFMAN, John	THOMPSON, George R.
HOLLIS, Janet	THOMPSON, Jean
HOLLIS, Richard	VAN HOUTEN, Beth
HUTTON, Linda	VERGARA, Frank
JOHNSON, Debbie	VOSS, Mark R.
KALERGIS, James G.	WALKER, Chris
KESTERMAN, Fritz	WAY, George Ann
KNIGHT, Jeff	WEINBERG, Rick
LABOVITZ, Peter C.	WHITTON, Linda
LABOWITZ, Ken (Attorney)	WIESMAN, Anita
LAMOND, Angus S. Jr.	WILLIAMS, John
LEE, Karen	WOODMAN, Jan B.
LONG, Teak	ZATERMAN, Sunia
MACHANIC, Roger	ZIMMERMAN, Gil
MACRAE, Marion M.	ZIMMERMAN, Lia
MARTINO, Marty	
MCAFFEE, Skip	
MCLAUGHLIN, Shawn P.	
MEEKS, Virginia	

# 1992 OTN SAP Background



1958 Sanborn  
Map



# 1992 OTN SAP

## Background - Early to late 20<sup>th</sup> Century Context



### Examples of Manufacturing Sites in Early to mid 20<sup>th</sup> Century

- Cotton Mill (Washington/Pendleton)
- Norton Meat Rendering (Madison/Lee)
- Shell Oil Co (Madison/Fairfax)
- Texaco (Pendleton/Fairfax)
- American Chemical Co  
(Union/Oronoco)
- Tidewater Oil Co (Pitt/Wythe)
- ABC W. Transit Bus Garage  
(Pitt/Pendleton)
- Portner's Brewery (Pendleton/Wythe)
- Alexandria Glass Co  
(Fairfax/Montgomery)
- Alexandria Gas Co (Oronoco/Lee)
- Fertilizer Companies
- Coal Companies
- Kilns

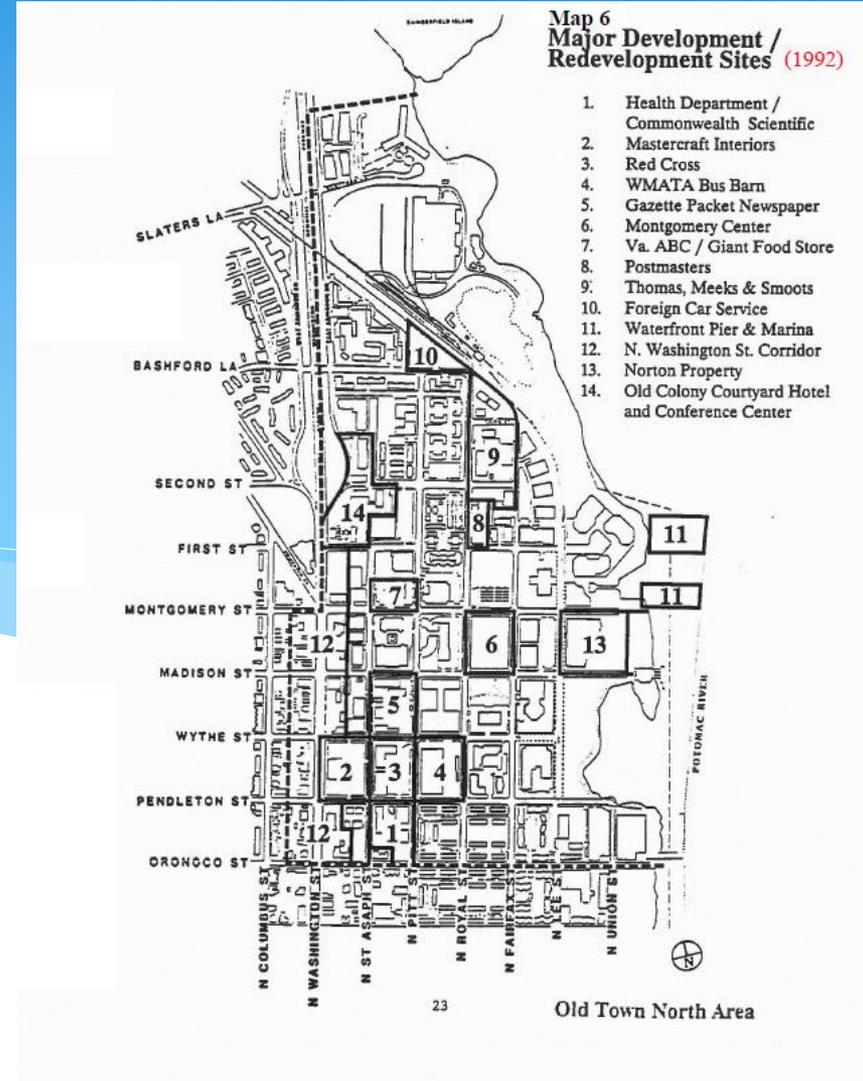
Demographics	1970	1990	2010	2015
Population	2,010	2,087	2,764	3,118
Housing Units	1,180	1,413	2,045	2,280
Households	1,069	1,349	1,880	2,101
Population in Households	2,010	2,081	2,755	3,109
Average Household Size	1.88	1.54	1.47	1.48

# 1992 OTN SAP

## Background - 1992 Land Use Mix & Development Sites

### 1992 OLD TOWN NORTH SMALL AREA PLAN EXISTING LAND USE – OLD TOWN NORTH (Exclusive of Rights of Way)

LAND USE	ACREAGE	PERCENT OF TOTAL
Residential	31.9	23.0%
Office/Office Warehouse	41.8	30.2%
Other Commercial	19.2	13.9%
Utility/Transportation	27.9	20.1%
Parks	7.2	5.2%
Common Area	7.2	5.2%
Vacant Land	3.4	2.5%
	<b>138.6</b>	<b>100.1%</b>



# 1992 OTN SAP

## Background - Goals and Recommendations



**Page 1:** “This 1990 Small Area Plan for Old Town North aims to achieve a fair balance between competing residential and commercial interests. It applies comprehensive planning, zoning and urban design techniques as innovative, creative tools to improve the character and quality of the area. . .”

### **1992 Goals and Recommendations in the following Areas:**

- Land Use, Heights and Zoning
- Urban Design
- Thoroughfare and Traffic Improvements
- Retail Focus Areas

# 1992 OTN SAP Background



## OLD TOWN NORTH

2015 RE-DEVELOPMENT &  
DEVELOPMENT SITES  
October 26, 2015

### 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

6. Canal Center - Public Improvements/ Garage Enhancements
7. 800 - 802 N. Washington (Towne Motel)
8. Old Colony Inn
9. ABC/Giant
10. 801 N. Fairfax (Residential Conversion)

### APPROVED AND/OR UNDER CONSTRUCTION

11. Robinson Terminal North
12. Health Department
13. Cotton Factory (The Mill)
14. 700 N. Washington

### RECENTLY CONSTRUCTED

15. Harris Teeter/ The Kingsley
16. The Oronoco
17. Printers Row

\*These are sites as they have been identified at the start of the planning process.



# 1992 OTN SAP

## Background – Post Plan Approval



### AMENDMENTS TO 1992 OLD TOWN NORTH SMALL AREA PLAN (As of 4/21/2015)

Master Plan Amendment	Passage Date	Address	Land Use Change
MPA94-0003A	6/17/1995	1200 N. Pitt Street	Change in land use designation from OC to CD-X
MPA98-0005	12/12/1998	No specific address; Text changes	
MPA 2002-0004	1/25/20003	409 N. Pitt Street (blocks bounded by N. Pitt, N. Royal, Princess and Pendleton Street)	Change in land use designation from RM/Residential to CRMU-X/Residential
MPA 2011-0002	6/28/2011	717, 716, 723, 735 N. St. Asaph; 716 N. Pitt Street (Harris Teeter)	Change in land use designation from CD to CDD#20
MPA2011-001	2/25/2012	Waterfront Plan	Incorporation of the Waterfront Plan into the Master Plan
MPA 2013-0004	11/16/2013	700 & 710 N. Washington Street (Travelodge)	Change in land use designation from CD-X to CRMU-X
MPA2014-0001	3/15/2014	509 N. St. Asaph Street (Health Department)	Change in land use designation from RM/Townhouse to CRMU-X
MPA2014-0010	4/18/2015	513 & 515 N. Washington St. (The Mill)	Change in land use designation from RM to OC

City of Alexandria, Virginia

# OTN SAP UPDATE



# OTN SAP UPDATE

## FY 2016 Interdepartmental Long Range Planning Work Program



Last modified: 01/13/2016 4:00 PM

Housing, Planning and Zoning, Recreation, Parks and Cultural Activities, Transportation and Environmental Services, Office of Historic Architecture, Code Administration, General Services, Department of Project Implementation, AEDP, ACVA

### ATTACHMENT 2: Updated Draft FY 2016 Interdepartmental Long Range Planning Work Program (Chronological)

Item #	Title and Status	Calendar 2015		Calendar 2016		Calendar 2017		Calendar 2018	
		FCM	FCM	FCM	FCM	FCM	FCM	FCM	FCM
1	Long Range Education Facilities Plan(FC, ACFA, EPCA)								
2	Del Ray Historic Preservation Plan (update book + GIS being) (FC)								
3	Travel Corridor Concept Redesigning SA(TEB, FC, DP)								
4	Old Town Parking Data Collection/Old Town Parking Policy Update (TEB, FC)								
5	Columbia Triangle/Route 1 West Study: MPA (FC, TEB, EPCA, Housing)								
6	Roanoke River Transportation Study (TEB, FC)								
7	Roanoke River Small Area Plan (FC, TEB, EPCA, Housing)								
8	Neighborhood Park Improvement Plan (EPCA, FC, TEB)								
9	Parkland/Waterfront Complete Streets Manual (TEB, FC)								
10	Del Ray Parking Study Implementation (TEB, FC)								
11	New Permitting System Software Implementation (Code, FC, TEB, Fire)								
12	Sanitary Sewer/CID Plan (TEB, FC, No/Storm, EPCA)								
13	Procal Park Plan (EPCA, FC, TEB)								
14	Mulmochie Study (TEB)								
15	Roanoke River National Estuary (TEB, DP, etc)								
16	Old Town South Small Area Plan (FC, TEB, EPCA, Housing)								
17	North Potomac Yard Comprehensive Plan (TEB, FC, EPCA)								
18	North Potomac Yard Reimaging (FC, TEB, EPCA, Housing)								
19	Updating Environmental Action Plan (All Departments)								
20	Parking Manifesto for New Development (FC, TEB, Housing)								
21	New City Strategic Plan (All Departments)								
22	Del Ray Strategic Update to SEV Area Business Plan (FC)								
23	Leadbale Avenue/Morris Avenue Planning Study (FC, TEB, EPCA, Housing)								
24	Transportation Master Plan (TEB, FC)								
25	Green Building Policy (FC, GE, EPCA, Housing)								
26	SEVA Redevelopment Sites (FC, TEB, EPCA, Housing, ACFA, DCAM)								

- Item #
- A. Housing Master Plan (Housing, FC, GE, AWA, TEB, Code, GE, ACFA, DCAM/Office of Aging)
  - B. Reimagined Plan (FC, DP, TEB, EPCA, Housing)
  - C. Landmark/Van Dorn Corridor Plan (FC, DP, TEB, EPCA, Housing)
  - D. Adriatic Action Plan (FC, Housing, TEB), Four Mile Run (EPCA, TEB)
  - E. Ballston Plan (FC, EPCA, Housing, TEB)
  - F. South Potomac Yard Plan (FC, TEB, EPCA, Housing)
  - G. Waterfront (DP, FC, EPCA, TEB)
  - H. Hayballing (FC, TEB)
  - I. Citywide Parks Plan (EPCA)
  - J. Open Space Master Plan (EPCA)
  - K. Public Art Implementation Plan (EPCA, FC, TEB, GE)
  - L. Urban Forestry Master Plan (EPCA)
  - M. DASH (TEB, DCAM)
  - N. Downtown SE KY Line (TEB, FC, GE, EPCA)
  - O. AEDP Strategic Plan (AEDP, PAZ, ACVA, DP, Code, Housing)
  - P. Census, Forecasting and Demographics (PAZ)
  - Q. Fire Station Location Study (DPA, GE, Fire, GE)
  - R. Intermodal Study Phase 2 (PAZ, AEDP)
  - S. Regional Transportation Initiative (TEB)
  - T. Regional Planning and Policy Initiative (All Departments)
  - U. Carlyle Village (PAZ, EPCA, AEDP, Vail Alexandria, TEB)
  - V. Civic Engagement (PAZ & all Departments)

**COLOR KEY**

- Temporary staff with little technical expertise
- Planning with public engagement
- Approved process
- Implementable with public engagement

# OTN SAP UPDATE

## Advisory Group Charge (City Council Resolution 2682)



- **That the role of the Advisory Group shall be to provide assistance and insight to City staff throughout the key stages of the Old Town North Small Area Plan Update process.**
- **That the Advisory Group shall complete the following tasks:**
  - **Attend scheduled meetings** which shall be open to the public and which shall be identified in an Old Town North Small Area Plan Update Work Plan that is to be produced for this project.
  - **Provide input and insight on issues and opportunities** throughout the key stages of the planning process.
  - **Assist in development and execution of the civic engagement process** consistent with the Work Plan and the City's *What's Next Alexandria* processes and procedures; and
  - **Advise and make recommendations regarding Plan content, including vision, framework, principles and other elements of the Plan.**

# OTN SAP UPDATE

## Advisory Group Charge (City Council Resolution 2682)



- That throughout the planning process, **the Advisory Group shall work towards development of consensus positions**, brokered compromises and formal votes to the extent possible and, in cases where there are differing opinions, they shall be included in reports to City Council.
- That the Advisory Group shall work with staff and other professionals involved in the project throughout the planning process to **achieve a final set of recommendations for incorporation into a proposed Old Town North Small Area Plan Update** and such recommendations shall be summarized in a letter forwarded from the Advisory Group to the Director of Planning and Zoning with the letter also included in the final staff report to City Council; and
- That the Advisory Group shall sunset when the Old Town North Small Area Plan Update is approved by City Council.

# OTN SAP UPDATE

## Meetings and City Project Team



### **Meetings**

- All Advisory Group Meetings are Public
- All Advisory Group Meetings require advance Public Notification
  - eNews; Website;
  - Other
- Limitations

### **City Interdepartmental Project Team**

- Planning and Zoning Department (Lead)
- Alexandria Economic Development Partnership
- City's Energy Manager
- Department of Recreation, Parks and Cultural Activities
- Department of Transportation and Environmental Services
- Office of Historic Alexandria
- Office of Housing



# OTN SAP UPDATE

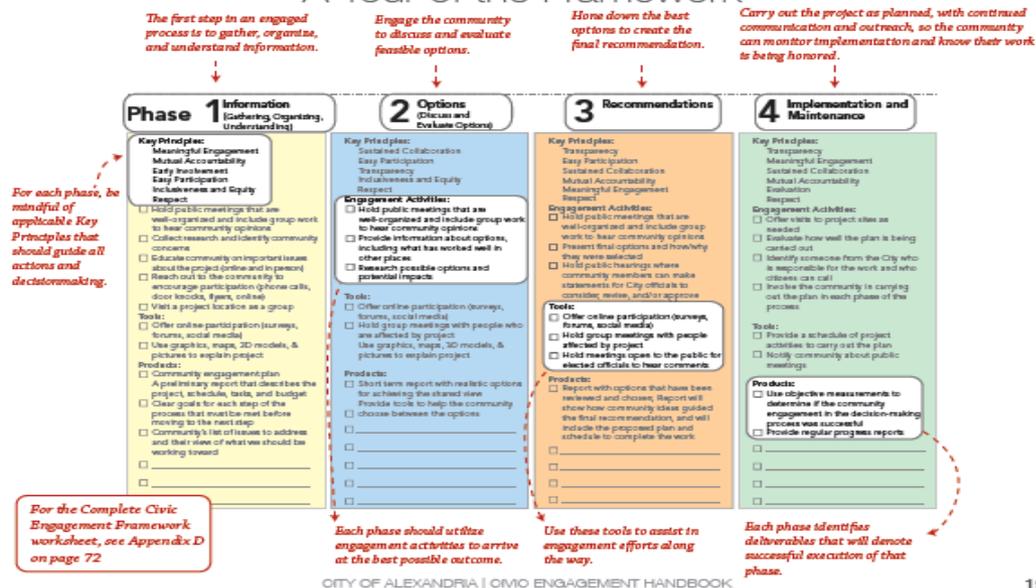
## Civic Engagement Phases

SECTION 4 | FRAMEWORK

### What's Next Alexandria

- What's Next Alexandria Civic Engagement Handbook
- What's Next Alexandria Civic Engagement Phases for Planning Processes
  - Information Gathering
  - Options
  - Recommendations
  - Plan Implementation and Maintenance
- Principles for each Phase
- Tools for each Phase

### A Tour of the Framework



# OTN SAP UPDATE

## Civic Engagement



### **Civic Engagement Tools – Advisory Group**

- AG Regular Meetings
- AG Community Meetings
- AG Special Events
- Regular Feedback loops between AG members and respective stakeholder groups (in person - electronic)
- Tours
- Other

### **Civic Engagement Tools - Electronic**

- OTN SAP Update Webpage
- OTN SAP Comment Board (pending)
- OTN SAP Alex Engage (pending)
- Other

### **Document Sharing**

- Meeting Materials
- Work Plan
- Tour Itineraries
- Project Brief
- Future Documents

City of Alexandria, Virginia

# OTN SAP UPDATE DRAFT WORK PLAN FOR REVIEW AND DISCUSSION





City of Alexandria, Virginia

# DEVELOPMENT OF THE FRAMEWORK



# OTN SAP UPDATE

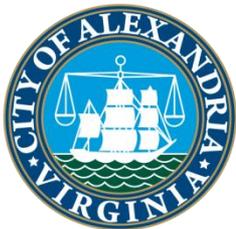
## Framework Development



- Build on the 1992 OTN SAP Goals and Recommendations
- Planning Framework Areas
  - Planning, Urban Design and Land Use
  - Transportation
  - Housing
  - Infrastructure and Environmental Sustainability
  - Open Space, Recreation, and Cultural Activities
  - Historic Preservation
  - Economic Development
- Key Planning Tool for Framework – Charrette
- OTN SAP Advisory Group Charrette Subcommittee
- Post Charrette Public Hearings – Seek Green Light to move from Phase 1 to Phases 2 and 3 of Work Plan

City of Alexandria, Virginia

# BRIEF PUBLIC COMMENT



City of Alexandria, Virginia

# CHARRETTE AS TOOL FOR DEVELOPMENT OF FRAMEWORK



# CHARRETTE



**Definition:** The National Charrette Institute™ defines ‘Charrette’ as *“a multiple-day collaborative design and planning workshop held on-site and inclusive of all affected stakeholders.”*

## **HISTORICAL NOTE**

The term "charrette" is derived from the French word for "little cart." In Paris during the 19th century, professors at the Ecole 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.



Eisenhower West Community Meeting



# Proposed 5 Day Charrette Schedule

City of Alexandria, Virginia

## 5-DAY CHARRETTE SCHEDULE

Draft - October 8, 2015

	MON NOV 16	TUE NOV 17	WED NOV 18	THU NOV 19	FRI NOV 20
	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast
8 AM	Studio Set-up	Team Meeting	Team Meeting	Team Meeting	Team Meeting
9:00					
10:00	Community Tours (AG Host)	Alt. Concepts Development	Alt. Concepts Development	Preferred Plan Synthesis	Plan Development / Production
11:00			Technical Meetings		
12 PM	Lunch	Lunch	Lunch	Lunch	Lunch
1:00				Preferred Plan Synthesis	
2:00	Open House (AG Host)	Alt. Concepts Development	Alt. Concepts Development	Technical Meetings	Production
3:00					
4:00				Plan Development	
5:00	Meeting Preparation		Meeting Preparation	Open House	Meeting Preparation
6:00					
7:00	Dinner	Dinner	Dinner	Dinner	Final Charrette Public Meeting (AG Host)
8:00	Public Meeting #1 (AG Host)	Alt. Concepts Development	Public Meeting #2 (AG Host)	Plan Development	Celebration
9:00		Open House		Open House	
10:00					

# CHARRETTE ROAD MAP

## OLD TOWN NORTH SAP

CHARRETTE TRAINING - JUNE 25, 2015  
 DRAFT -- Oct 8, 2015

PHASE/ ACTIVITY	Charrette Preparation & Education				Charrette		Approval by Policymakers	
	July	Aug	Sep	Oct	Nov	Dec	Jan	
<b>Charrette Teams (Core &amp; Super Core)</b>								
1. Finalize Formation of Teams								
2. Charrette Team Meetings								
<b>Charrette Products</b>								
1. Team Membership Charts	7/10							
2. Stakeholder Chart	7/10							
3. Project Assessment & Organization Chart	7/17							
4. Pre-Charrette Ready Plan	7/17							
5. Road Map	7/24							
6. Overall SAP Work Plan Outline		8/7						
<b>Development of Maps &amp; Graphics</b>								
<b>Charrette Location - Identification &amp; Selection Process</b>								
<b>Advisory Group</b>								
1. Nomination & Selection								
2. First Meeting								
<b>Pre-Charrette Project Brief</b>								
1. Draft 1								
2. Draft 2								
<b>Stakeholder Outreach</b>								
<b>Public Kick-off Meeting &amp; Educational Events</b>								
<b>Charrette</b>								
<b>Stakeholder Reviews</b>								
<b>Product Refinement</b>								
<b>Follow-Up Project Public Meetings</b>								
<b>Approvals</b>								

public meetings

in-house/team meetings

deliverable

ongoing task

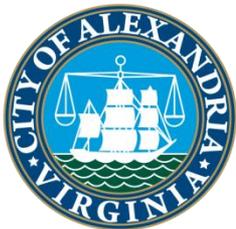
City of Alexandria, Virginia

# BRIEF PUBLIC COMMENT



City of Alexandria, Virginia

# PREPARATORY ACTIVITIES AND MATERIALS FOR FRAMEWORK DEVELOPMENT



# OTN SAP UPDATE

## Educational Events



- **Old Town North Small Area Plan Update - Educational Outreach Events**
  - Debrief October 10, 2015 Tone Up and Check In Event
  - Proposed Community Open House Event (November 12, 2015)
  - Framework Development - Charrette
  - [Old Town North Self-Guided Tours](#)

# OTN SAP UPDATE

## Draft Project Brief



- **Compilation of existing data, plans and policies** for City, Advisory Group, and Community use as a reference tool during the full planning process.
- **Organized by Planning Framework Areas**
  - Introduction
  - Planning, Urban Design and Land Use
  - Transportation
  - Housing
  - Infrastructure and Environmental Sustainability
  - Open Space, Recreation and Cultural Activities
  - Historic Preservation
  - Economic Development
- **Comments Welcomed**

# OTN SAP UPDATE

## Draft Project Assessment (Looking Forward)



### PROJECT ASSESSMENT AND ORGANIZATION

### OLD TOWN NORTH SAP

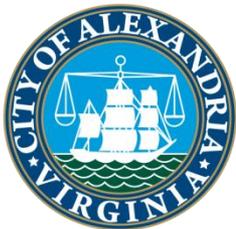
Charrette Training - June 25, 2015

Final Draft Oct 8 2015

CATEGORY	GUIDING PRINCIPLES	OBJECTIVE	MEASURE	CHARRETTE DRAFT PRODUCT	CHARRETTE TEAM
Planning, Design and Land Use	Identify and enhance OTN's unique character and sense of place to complement area's history, culture, and existing neighborhoods and to promote an active and balanced community	<ul style="list-style-type: none"> <li>Achieve a variety of building types and heights that are appropriately scaled</li> <li>Encourage high quality architectural building design that further defines the unique neighborhood character of OTN</li> <li>Achieve and sustain a balanced land use mix including key features that help create a complete neighborhood with a sense of place and to meet the community's social and economic needs</li> <li>Identify areas for public facilities and institutions</li> <li>Identify areas for active street frontages including reinforcing the retail focus areas in the 1992 OTN SAP plan "See Economic Development products"</li> <li>Promote high quality pedestrian oriented streetscapes such as appropriate lighting, landscaping and signage to promote a safe and vibrant community</li> </ul>	<ul style="list-style-type: none"> <li>Community Satisfaction Survey</li> <li>New building construction that meets or exceeds the design guidelines, including mass, scale, design and style</li> <li>New s.f. of residential, commercial, and entertainment relative to desired land use mix</li> <li>Net New s.f. of residential, commercial and entertainment</li> <li>Number of streetscape improvements, such as tree canopy, sidewalks and lights, compared to baseline</li> <li>Change in Walkscore, or equivalent</li> <li>Percent of active street frontages in targeted areas</li> </ul>	<ul style="list-style-type: none"> <li>Land Use and Development Plan</li> <li>Design Guidelines</li> <li>Principles outlining building use conversions</li> <li>Streetscape plan (Including cross sections)</li> <li>Renderings, Graphics and Maps</li> </ul>	<ul style="list-style-type: none"> <li>City Architect</li> <li>Landscape Architect</li> <li>Planners</li> <li>Urban Designers</li> <li>Transportation Planner (Including complete streets)</li> <li>Placemaking/Retail Consultant</li> <li>Contemporary &amp; Historic Design Architect (NPS)</li> <li>Renderer</li> </ul>
Transportation	Further encourage an integrated multi-modal transportation network using the existing street grid, and grid extensions where necessary, to promote a healthy, auto-independent lifestyle	Consistent with the Transportation Master Plan, provide an interconnected network that supports walking, biking, and transit use	<ul style="list-style-type: none"> <li>Increase in transit ridership/ service</li> <li>Increase in number of bike/ ped trips</li> <li>Traffic Counts</li> <li>Lower rate of car ownership</li> <li>Increase in Walkscore, or equivalent</li> <li>Increase in transit score</li> <li>Increase in bike score</li> <li>Decrease in crashes, injuries, and fatalities for all users</li> </ul>	<ul style="list-style-type: none"> <li>Street sections that have multi-modal characteristics</li> <li>Map of proposed bike network and facilities</li> <li>North/ south and east/west studies for the extension of the free public trolley</li> <li>Options for connections to existing and/ or proposed water transportation routes</li> <li>Concepts for train track re-use</li> <li>Expansion of Car Share, alternative fuel stations, and bikeshare station locations</li> </ul>	<ul style="list-style-type: none"> <li>Transportation Planner (Complete Streets/ Bike- Ped Planner)</li> <li>Transportation Engineer (Modeler)</li> <li>Transit Planner</li> <li>Parking Planner</li> <li>Civil Engineer (s)</li> <li>Landscape Architect</li> </ul>
Housing	Encourage a variety of housing choices that are affordable and accessible to a diverse range of ages, incomes, abilities and household sizes throughout the plan area	<ul style="list-style-type: none"> <li>Explore innovative housing solutions such as micro-units and building conversions if feasible</li> <li>Fully utilize tools within the Housing Master Plan such as leveraging the density bonus policy to achieve affordable units</li> <li>Prioritize the provision of on-site affordable housing</li> <li>Replace ARHA units on a one-to-one basis, and on-site to the greatest extent feasible, as properties in OTN develop.</li> </ul>	<ul style="list-style-type: none"> <li>Net new units by type, tenure, size and accessibility</li> <li>Increase in number of committed units affordable at various income levels</li> <li>% of affordable units (market affordable and committed affordable) as a proportion of new and total number of units within the plan area and city wide</li> </ul>	<ul style="list-style-type: none"> <li>Housing principles and strategies for OTN that are aligned with the City's Housing Master Plan</li> <li>Land use and Development Plan "See Planning, Design and Land Use products"</li> <li>Building use conversions "See Planning products above"</li> </ul>	<ul style="list-style-type: none"> <li>Housing Analyst</li> <li>Real Estate Assessor</li> <li>Development Director - ARHA</li> <li>Planners</li> <li>Affordability Expert (AHAAC)</li> </ul>
Infrastructure & Environmental Sustainability	Create an eco-district model with sustainable environmental solutions that support sewer and stormwater management, efficient energy use including renewable energy, and clean air and soil	Consistent with the EAP and associated Master Plans, implement innovative sustainable design throughout the plan area addressing interior and exterior improvements in energy, water, air quality and soils at the district scale through: <ul style="list-style-type: none"> <li>Utilizing renewable energy resources and promoting energy efficient buildings</li> <li>Reducing the Urban Heat Island Effect</li> <li>Minimizing the impact of combined sewer overflows</li> <li>Employing green infrastructure/ low impact stormwater methods (LID)</li> <li>Integrating air quality enhancements in all aspects of design</li> </ul>	<ul style="list-style-type: none"> <li>% of energy supply from renewable resources</li> <li>Number of green/ vegetative roofs, light colored pavements and increase in tree canopy coverage</li> <li>% reduction of impervious surfaces</li> <li>Number of green infrastructure projects</li> <li>Increase in number of acres treated through CSO mitigation</li> </ul>	<ul style="list-style-type: none"> <li>An integrated Eco-District plan for OTN aligned with the vision and relevant goals from EAP, the Eco-City Charter and associated Master Plans</li> <li>A pilot project which highlights a given element of the Eco-District in a manner that is unique to OTN</li> </ul>	<ul style="list-style-type: none"> <li>Civil Engineer (s)</li> <li>Energy Manager</li> <li>Sustainability/Renewable Energy Experts (NRG)</li> <li>Landscape Architect</li> <li>Green Infrastructure Expert (NRG, WEF)</li> </ul>
Open Space, Recreation & Cultural Activities	Expand and connect publicly accessible passive and active open space	<ul style="list-style-type: none"> <li>Use open space to connect neighborhoods to viewsheds and public amenities such as parks, and the waterfront</li> <li>Identify new open space, cultural activities</li> <li>Identify new public art opportunities</li> <li>Design open space to accommodate a variety of recreational and cultural uses for all ages and abilities</li> </ul>	<ul style="list-style-type: none"> <li>Reduction in unmet recreational and cultural needs (activities and facilities)</li> <li>% of open space (acreage) in OTN</li> <li>Increased miles of Bike/ Ped trails &amp; connections</li> <li>Shoreline quality and access improvement</li> <li>Number of identified public art sites</li> </ul>	<ul style="list-style-type: none"> <li>Open space, cultural and public art plan for OTN</li> <li>Park Maintenance plan</li> <li>Updated Bike/ Ped trail map</li> </ul>	<ul style="list-style-type: none"> <li>Park Planner</li> <li>Arboret</li> <li>Marina Expert</li> <li>Park Programmer (Event Coordinator)</li> <li>Public Art Professional</li> <li>National Park Service Superintendent (NPS)</li> <li>Landscape Architect</li> <li>Urban Designers</li> <li>Planners</li> </ul>
Historic Preservation	Further identify, protect, and enhance the historic architectural and archaeological elements and resources of OTN	Preserve, integrate and celebrate historic and archaeological resources to maintain neighborhood authenticity <ul style="list-style-type: none"> <li>Promote cultural richness and an understanding of the history of the neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>Number of historic sites identified and interpreted in the plan area</li> <li>Architectural and cultural analysis of 50 year old buildings</li> <li>Number of historically related programming opportunities for identified areas</li> <li>Community Satisfaction Survey</li> <li>Public art sites "See Open Space, Recreation and Cultural activities"</li> </ul>	<ul style="list-style-type: none"> <li>Strategic plan to integrate historic sites with development in OTN</li> <li>Plan/ Policy to evaluate and identify 20th century buildings of historic significance in OTN</li> <li>Identify Theme Areas</li> <li>Common Elements for historic interpretation</li> </ul>	<ul style="list-style-type: none"> <li>Archaeologist</li> <li>Preservation Planner</li> <li>Architectural Historian</li> <li>Event Coordinator - OHA</li> </ul>
Economic Development	Attract unique uses that serve as an economic engine to grow and sustain a balanced economy	<ul style="list-style-type: none"> <li>Use NRG site as a catalyst * Subject to full involvement by NRG</li> <li>Reinforce the identified retail focus areas in the 1992 OTN SAP plan (3rd Street, Montgomery Street, Montgomery Center) and further strengthen St. Asaph as a concentrated retail corridor</li> <li>Strengthen hospitality related economic opportunities in OTN</li> <li>Maintain office space inventory as part of the desired balance of land use</li> <li>Maximize proximity to metro, biking, walking as an economic tool (T.O.D.)</li> </ul>	<ul style="list-style-type: none"> <li>% of occupied retail (sf) per household (Compare existing and potential purchasing power in the neighborhood)</li> <li>Comparison of plan's desired land use ratio goals to existing baseline data</li> <li>Increase of retail s.f. in targeted corridors and focus areas</li> <li>Increase in small businesses (neighborhood level services)</li> <li>Existing vs future anticipated tax revenue</li> </ul>	<ul style="list-style-type: none"> <li>Economic Development Analysis (Residential, retail, commercial, entertainment, etc.)</li> <li>Retail Strategy for OTN</li> <li>Building use conversions. "See Planning, Design and Land Use products"</li> </ul>	<ul style="list-style-type: none"> <li>Economic Development Expert</li> <li>Broker - Commercial &amp; Retail</li> <li>Real Estate Assessor</li> <li>Small Business Expert</li> <li>Hospitality Expert - Visit Alexandria Planners</li> <li>Placemaking/ Retail Consultant</li> </ul>

City of Alexandria, Virginia

# FUTURE MEETINGS



# OTN SAP UPDATE

## Proposed Future Meeting Dates



- **Next Steps: Proposed Meeting Dates for Balance of 2015 – For Discussion:**
  - November 9<sup>th</sup> – Advisory Group Meeting #2 - Preparation for Framework Development (Charrette)
  - November 12<sup>th</sup> – Advisory Group Community Open House
  - November 16-20 – Framework Development (Charrette)
  - December 1<sup>st</sup> – Planning Commission Public Hearing
  - December 12<sup>th</sup> – City Council Public Hearing
  - December 17<sup>th</sup> – Advisory Group Meeting #3 - Debrief Planning Commission and City Council Meetings and Next Steps

# Public Comment



# OTN SAP UPDATE



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