



City of Alexandria, Virginia

OLD TOWN NORTH SMALL AREA PLAN UPDATE

Planning, Land Use and Design and Housing

Subcommittee Meeting #1
Wednesday, January 20, 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

Urban Design Overview

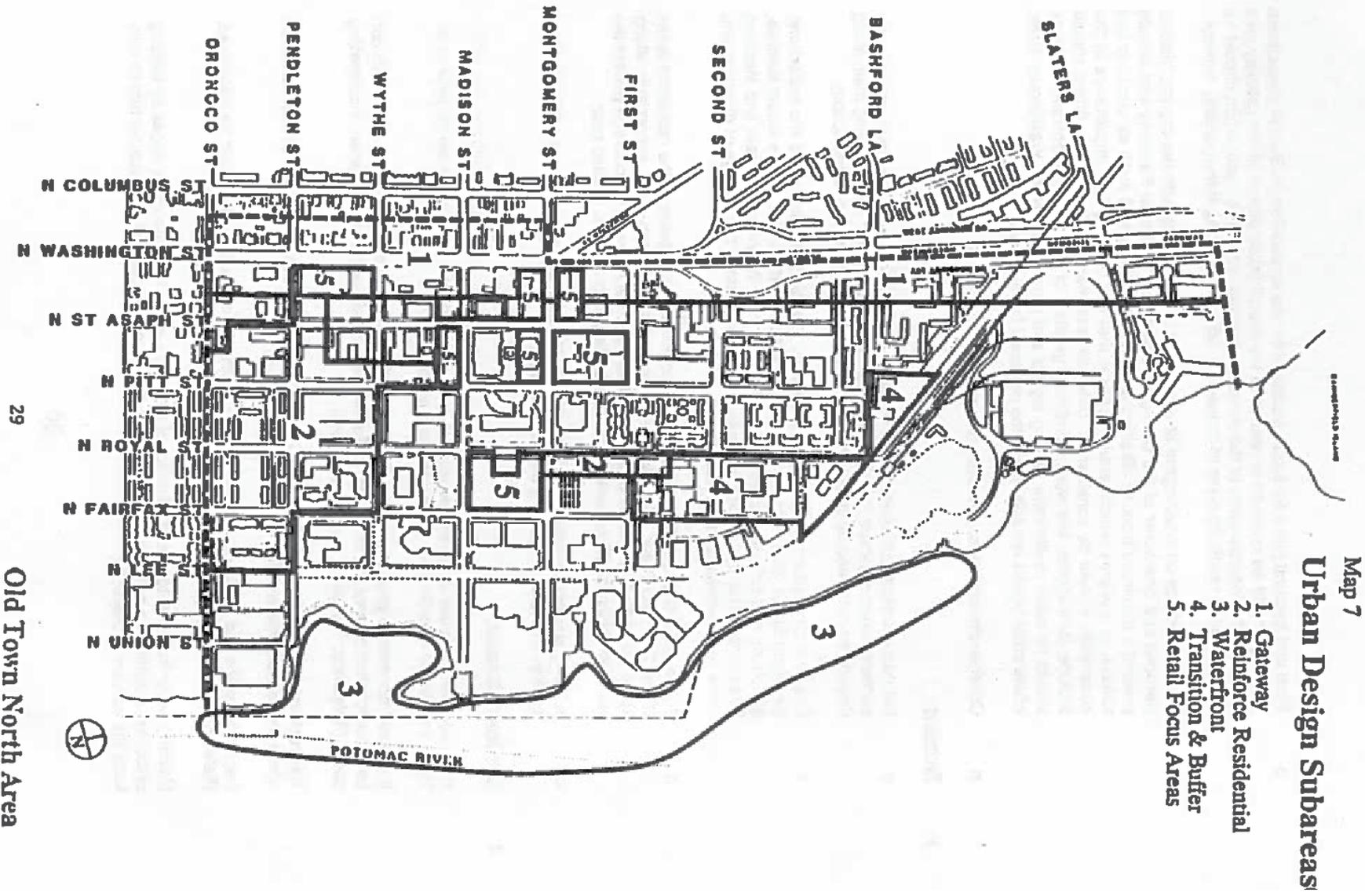


1992 Urban Design Objectives & 1994 Urban Design Guidelines

1992 OTN SAP Urban Design Objectives	1994 Central Goals	1994 OTN Urban Design Guidelines
Gateway	Sense of Arrival and Community	Gateway Sites
Pathways		Waterfront Sites
Viewpoints		General Issues
Residential Character		
Building Orientation	Orientation of Buildings to the Street	Site Orientation
Heights, Mass and Scale		Frontage
		Setback
Streetscape	Attractive Pedestrian Environment	Architectural Details and Elements of Scale
Transition Areas and Buffers		Building Entrances
Open Space		Streetscape Elements
Retail Centers		Location of Uses
		Open Space
Complementarity of Use	Compatible Development	Parking and Service Areas
		Signs
		Roofscapes
		Materials
		Accessibility for Persons with Disabilities
		Solar Access
Urban Design Review		Utilities



1992 URBAN DESIGN SUBAREAS



Map 7
Urban Design Subareas

1. Gateway
2. Reinforce Residential
3. Waterfront
4. Transition & Buffer
5. Retail Focus Areas

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Old Town North Area



CHARRETTE KEY THEME AREAS

- Connectivity
- Viewsheds
- Ground Floor Activity
- Streetscape Enhancements
- Balanced Land Use Mix

CONNECTIVITY - CHARRETTE DRAFT OPEN SPACE



OPEN SPACE
Ideas for Future Study



LEGEND			
	TRAIL CONNECTION		GREEN CONNECTIONS
	TRAIL WITH POTENTIAL TRANSPORT		ENHANCED WASHINGTON STREET STREETSCAPE
	ENHANCED		POTENTIAL OPEN SPACE OPPORTUNITIES

- OPEN SPACE AS A PRIORITY ON THE NRG SITE
- MAXIMIZE OPEN SPACE CORRIDOR ON THE WATERFRONT

Old Town North



CHARRETTE DRAFT VIEWSHED MAP



URBAN DESIGN - A WATERFRONT NEIGHBORHOOD

Ideas for Future Study



LEGEND	
	EXISTING WATER VIEWS
	PROPOSED WATER VIEWS
	POTENTIAL CONNECTIONS
	TERMINATING VISTAS

Old Town North



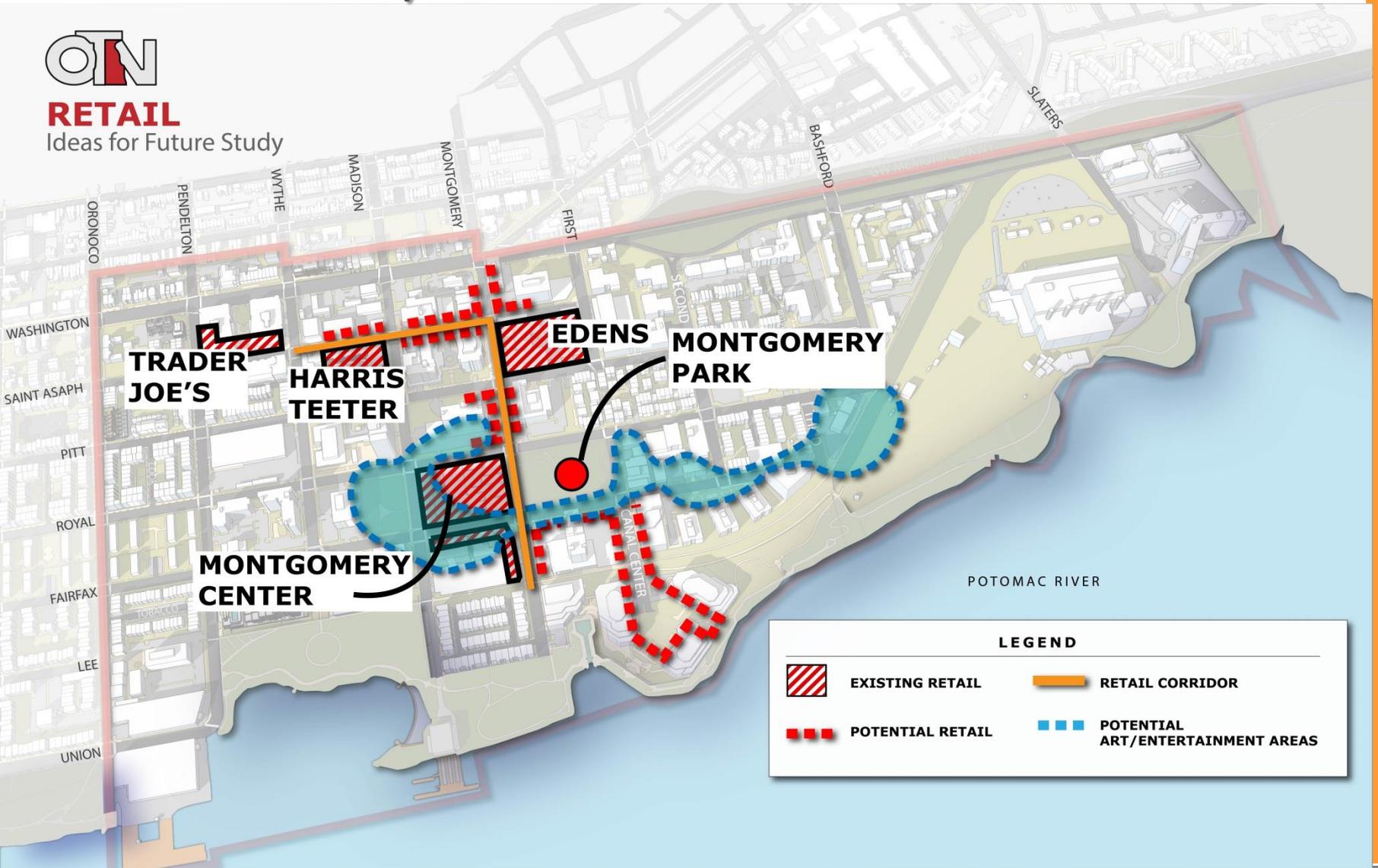
GROUND FLOOR ACTIVITY - CHARRETTE DRAFT

RETAIL + ARTS/ENTERTAINMENT DISTRICT



RETAIL

Ideas for Future Study



Old Town North

LEGEND

	EXISTING RETAIL		RETAIL CORRIDOR
	POTENTIAL RETAIL		POTENTIAL ART/ENTERTAINMENT AREAS



STREETSCAPE ENHANCEMENTS - CHARRETTE DRAFT WASHINGTON STREET



Old Town North



CHARRETTE DRAFT LANDUSE MAP



LAND USE

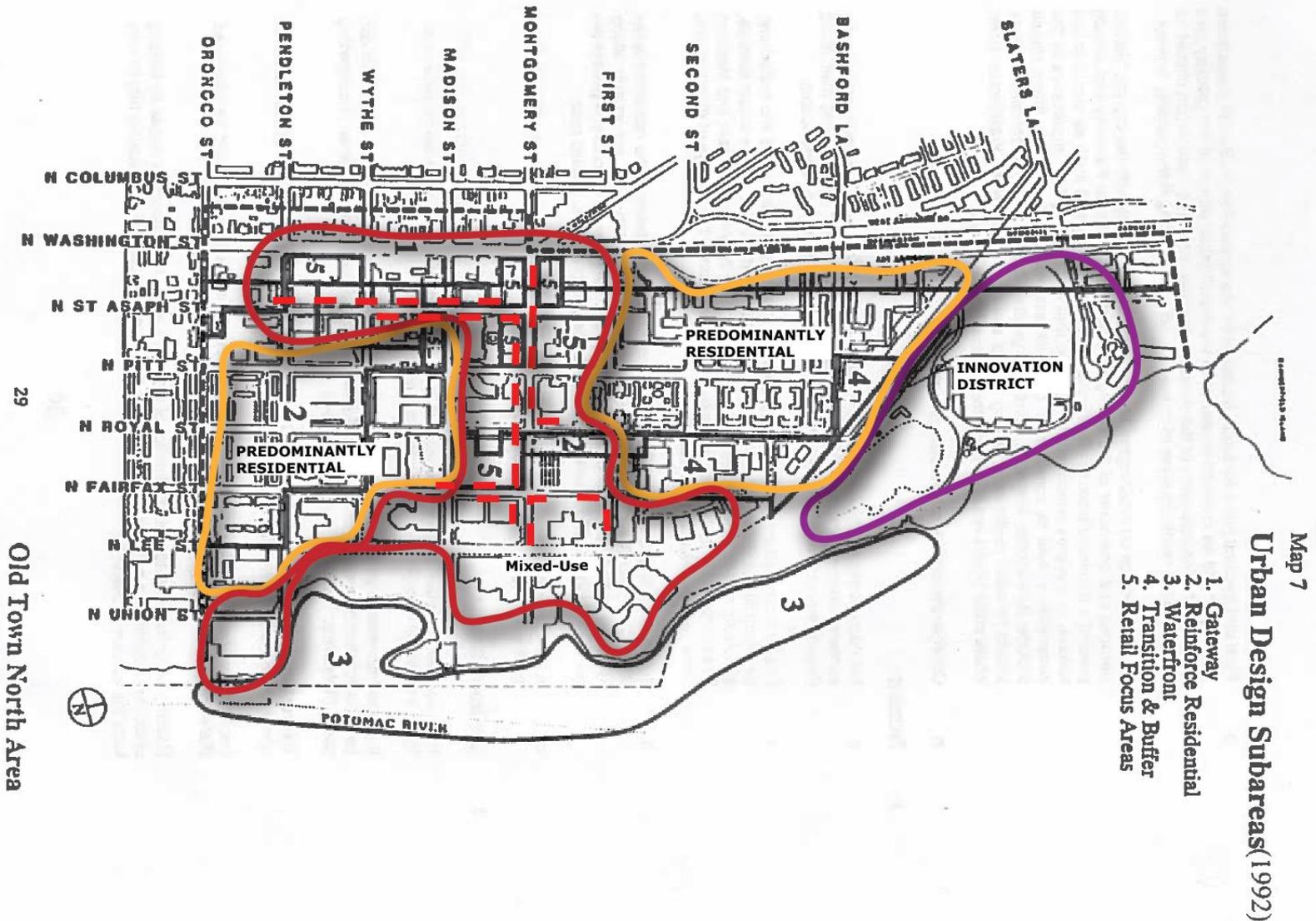
Ideas for Future Study



Old Town North



1992 SUBAREAS AND CHARRETTE LAND USE OVERLAY



1992 AND 2015 GOALS ALIGNMENT

- 1992 Goals and Design Guidelines are still Relevant
- Alignment of the 1992 Objectives and Design Guidelines to the Charrette Key theme Areas and Land Use Map
- Enhancement of tools to strengthen the Urban Design Goals from 1992
- Examples of precedents to help strengthen the goals

Urban Design Precedents



Placemaking – Urban Design

- Variety and Order
- Compact
- Orientation – Scale
- Pedestrian Level and Building Materials
- Signage
- Streetscape

Variety and Order



Old Town North



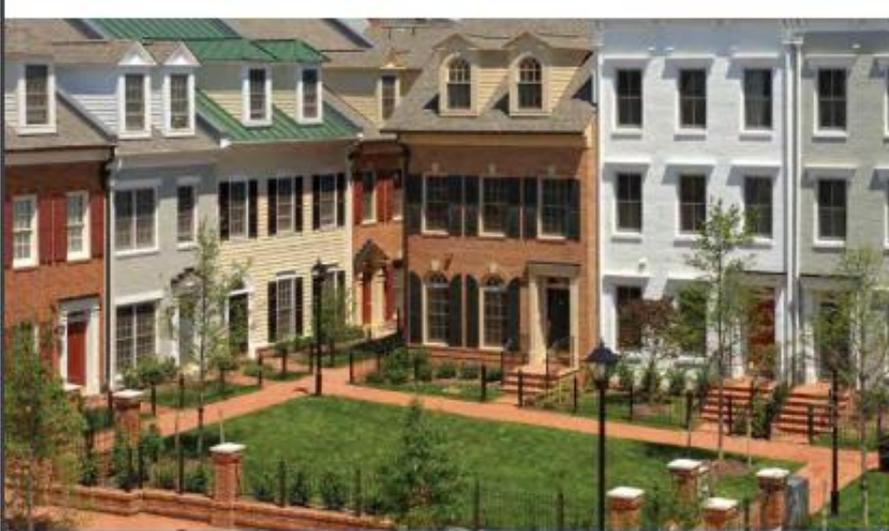
Compact



Orientation – Scale



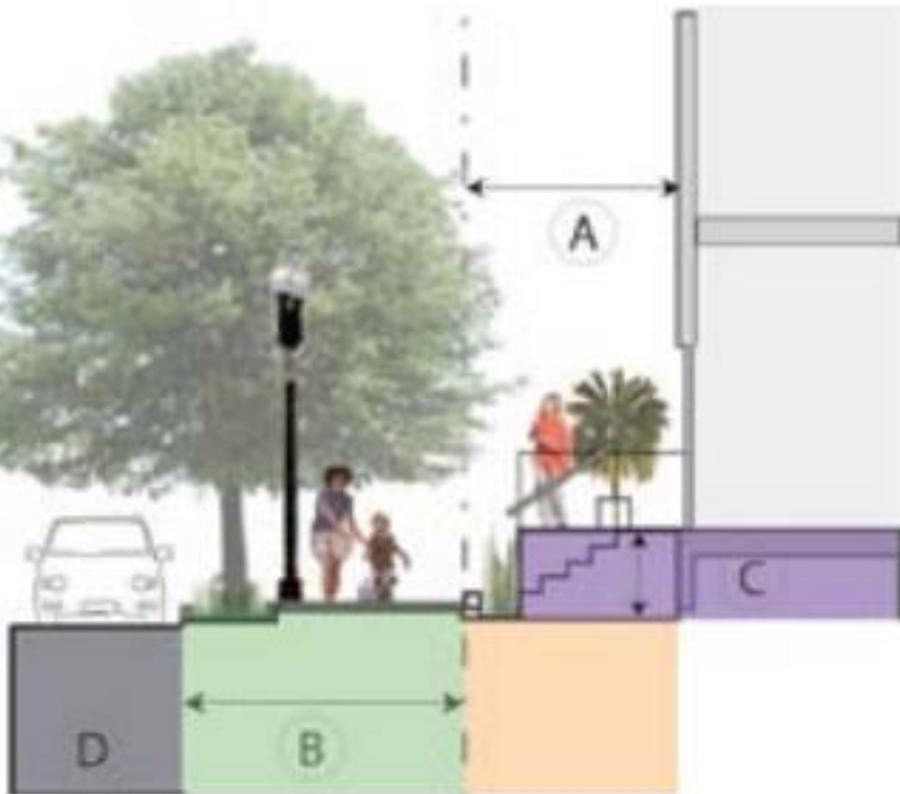
Orientation – Scale



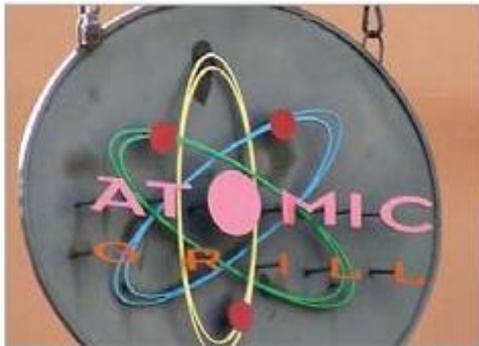
Old Town North



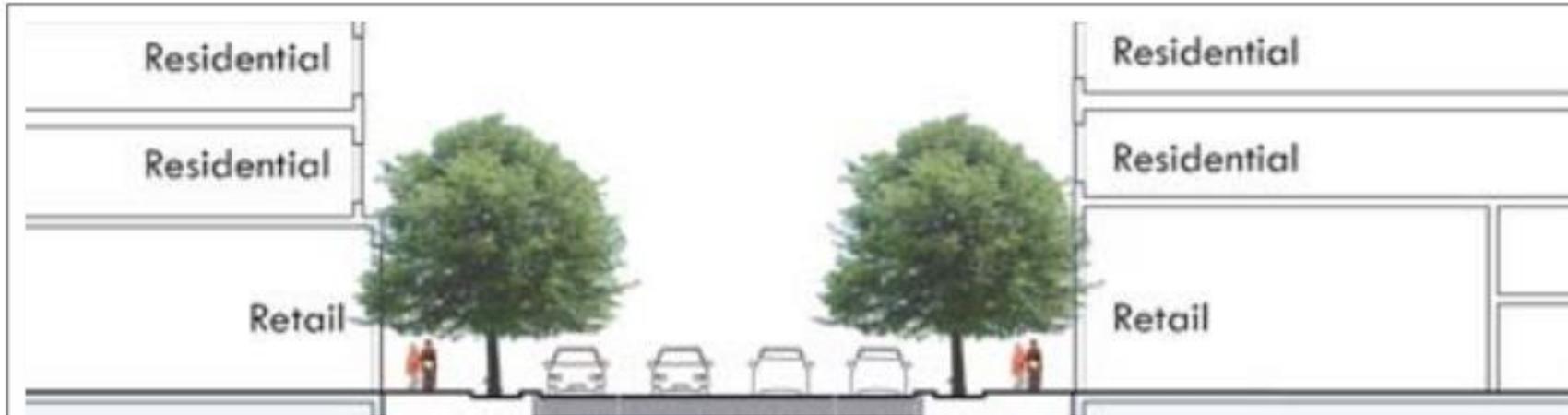
Pedestrian Level and Building Materials



Signage



Streetscapes – Sidewalk (by land use and location)



Urban Design Opportunities

Blank Walls and Surface Parking Lots



EXISTING BLANK WALLS AND SURFACE PARKING LOTS



STREETSCAPE - SURFACE PARKING LOTS & BLANK STREET WALLS



Old Town North



STREETSCAPE ENHANCEMENT OPPORTUNITIES



LEGEND

BLANK STREETWALLS

- Podium Building - Open Ground Floor Parking
- Podium Building - Closed Ground Floor Parking
- Blank Wall - Landscaping
- Blank Wall - No Landscaping
- Surface Parking
- Podium Parking Structure



Group Discussion - Direction

STREETSCAPE TOOLBOX



STREETSCAPE TOOLBOX

SURFACE PARKING



PODIUM BUILDING



BLANK WALL



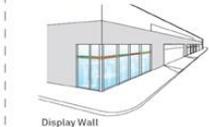
ACTIVE USE - LINER



DISPLAY WALL / ARCHITECTURAL TREATMENT / WINDOWS



DISPLAY WALL / ARCHITECTURAL TREATMENT / WINDOWS



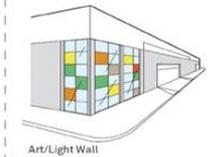
LANDSCAPE - SCREENING



ART/LIGHT WALL



ART/LIGHT WALL



UNDERGROUND PARKING



LIVING (GREEN) WALL



LIVING (GREEN) WALL



CONVERSION - OPEN SPACE



ACTIVE USE - CONVERSION



STRATEGY TIMEFRAME

- 1- TEMPORARY - INTERIM
- 2- MID-TERM
- 3- LONG-TERM

Old Town North



Planning & Land Use Overview



LAND USE OVERVIEW

1974 Master Plan recommendations for Old Town North – Transition from Industrial to Mixed-Use Neighborhood

1992 OTN SAP Goals – Balanced Land Use Mix including Retail Focus Area and more Residential



1992 AND 2015 LAND USE COMPARISON

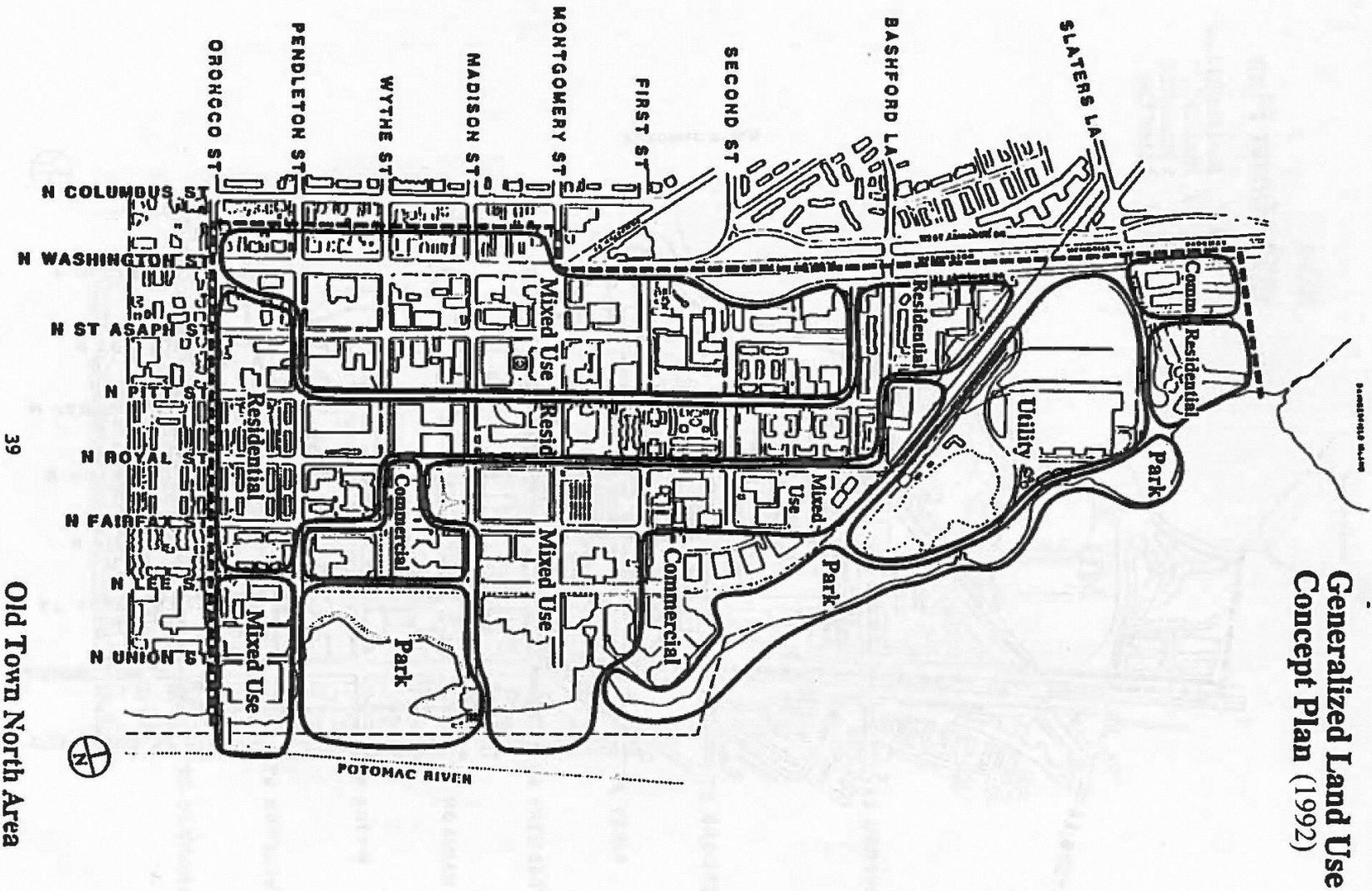
2015 and 1992 Old Town North Land Use Data Comparison				
Land Use	2015 Land Use ¹ Acreage	1992 Land Use ² Acreage	Difference Acreage	% Difference
Residential (includes mixed residential with retail)	49.5	31.9	+17.6	+55%
Office/Office Warehouse	30.7	41.8	-11.1	-26.5%
Other Commercial	17.3	19.2	-1.9	-9.9%
Utility/Transportation	27.4	27.9	-0.5	-1.8%
Recreation and Parks	6.4	7.2	-0.8	-11.1%
Common Area	11.2	7.2	+4	+55.5%
Vacant Land	0.9	3.4	-2.5	-73.5
Grand Total	140.64	138.6	—	—

¹ Land Use information is preliminary based on City of Alexandria Real Estate Data Parcel Land Use Code

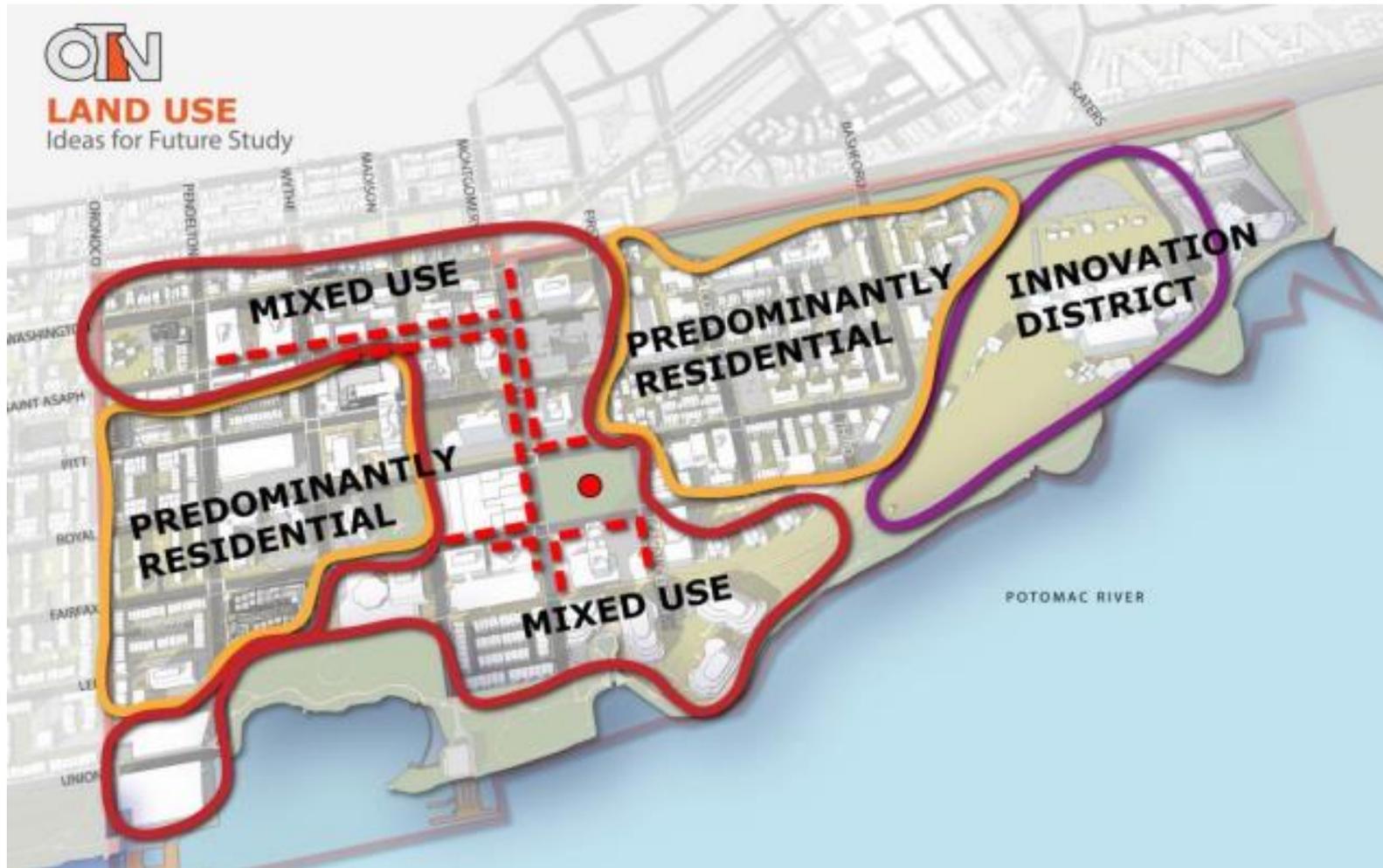
² Land Use information from the 1992 Old Town North Small Area Plan



1992 GENERALIZED LAND USE MAP



CHARRETTE DRAFT LAND USE MAP



2015 RE-DEVELOPMENT & DEVELOPMENT SITES

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)

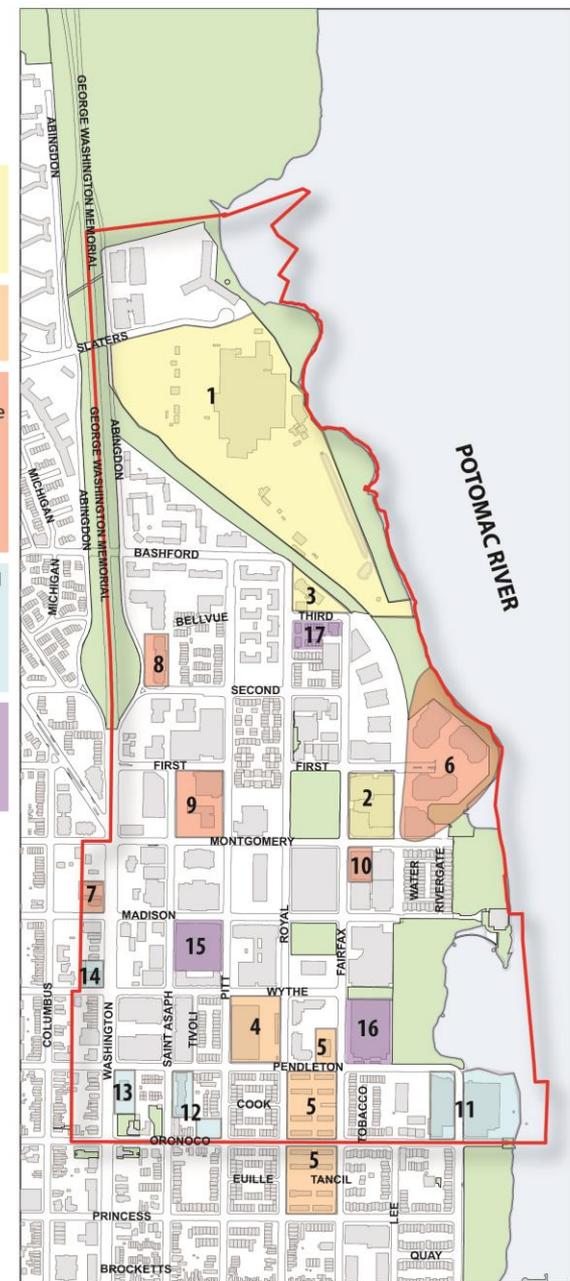
APPROVED AND/OR UNDER CONSTRUCTION

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.



Old Town North



2015 DEVELOPMENT MAP AND CHARRETTE DRAFT LAND USE MAP OVERLAY

OLD TOWN NORTH

2015 RE-DEVELOPMENT &
DEVELOPMENT SITES
October 26, 2015

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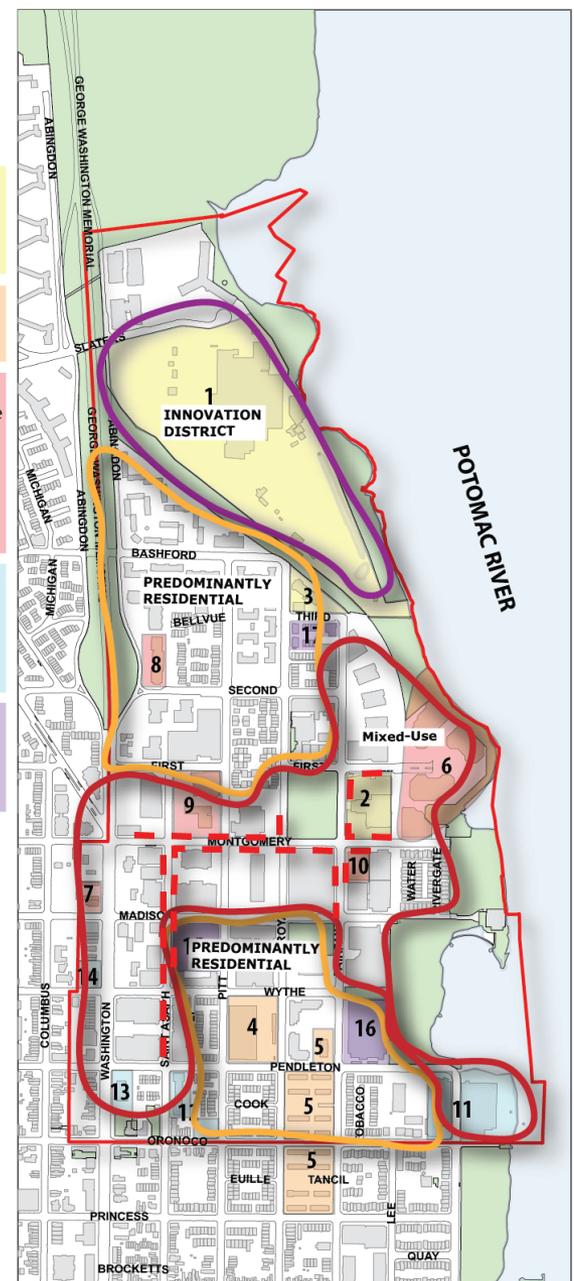
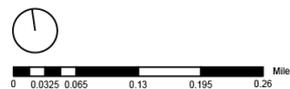
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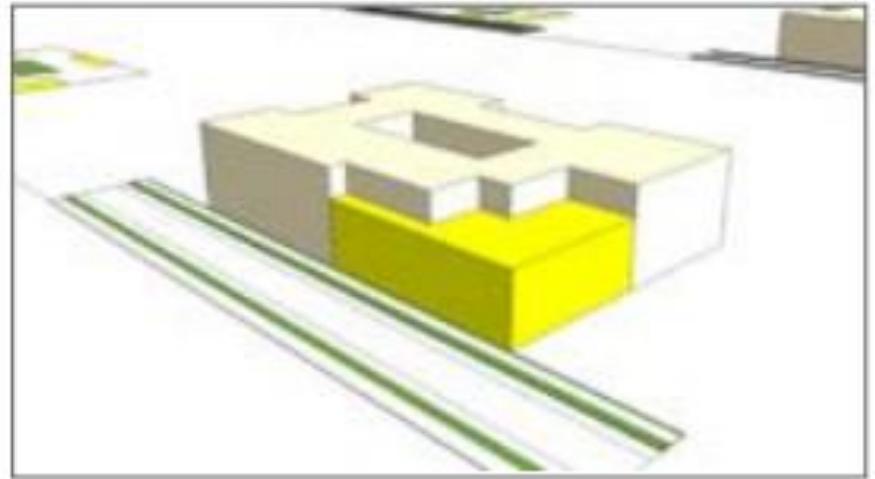
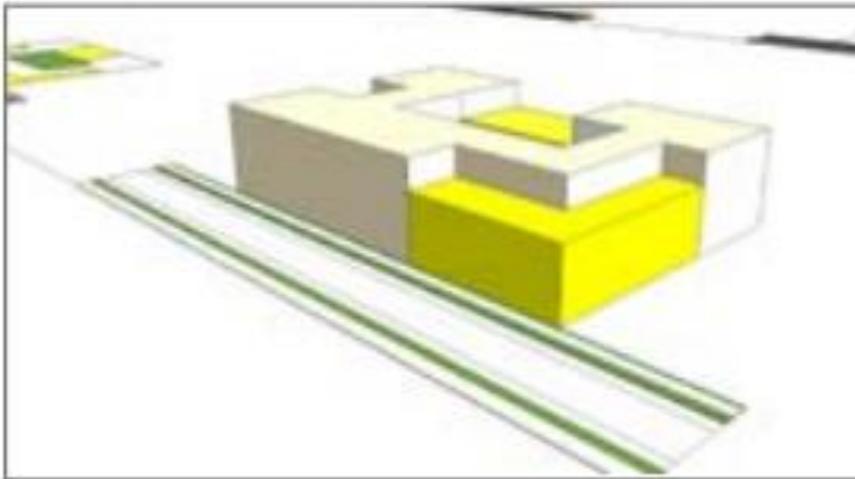
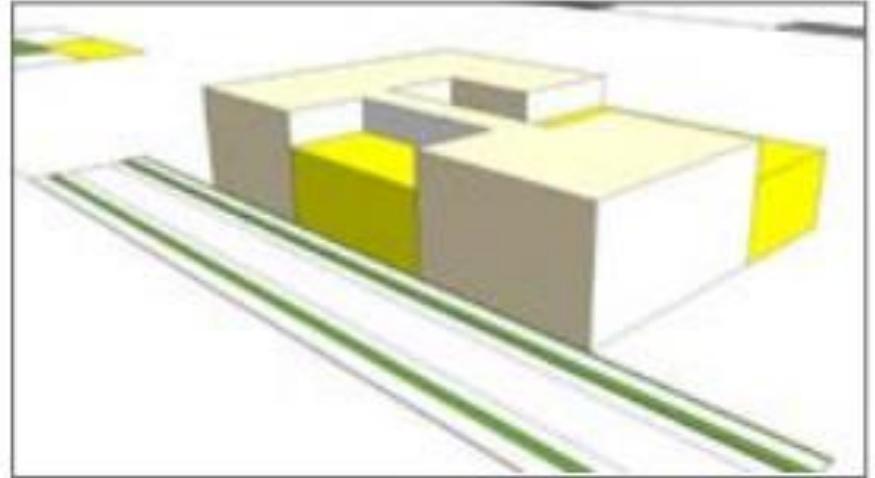
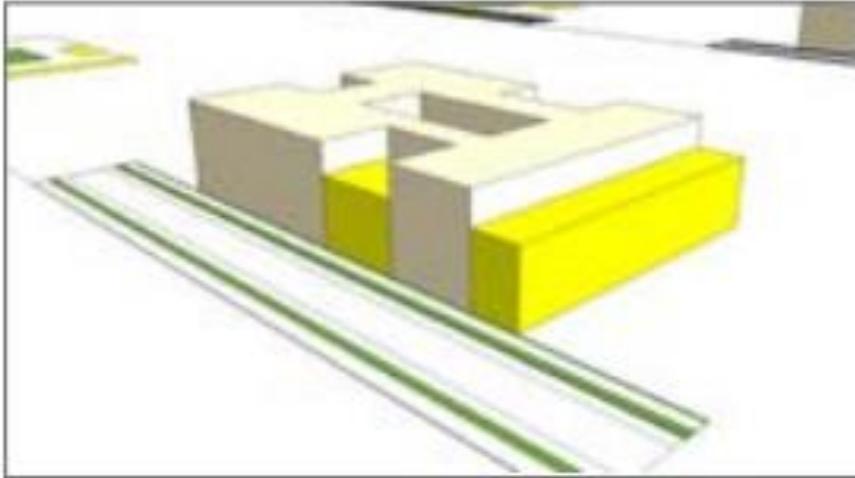
Development Considerations in an urban context

- Density – Massing (FAR)
- Height
- Use
- Parking

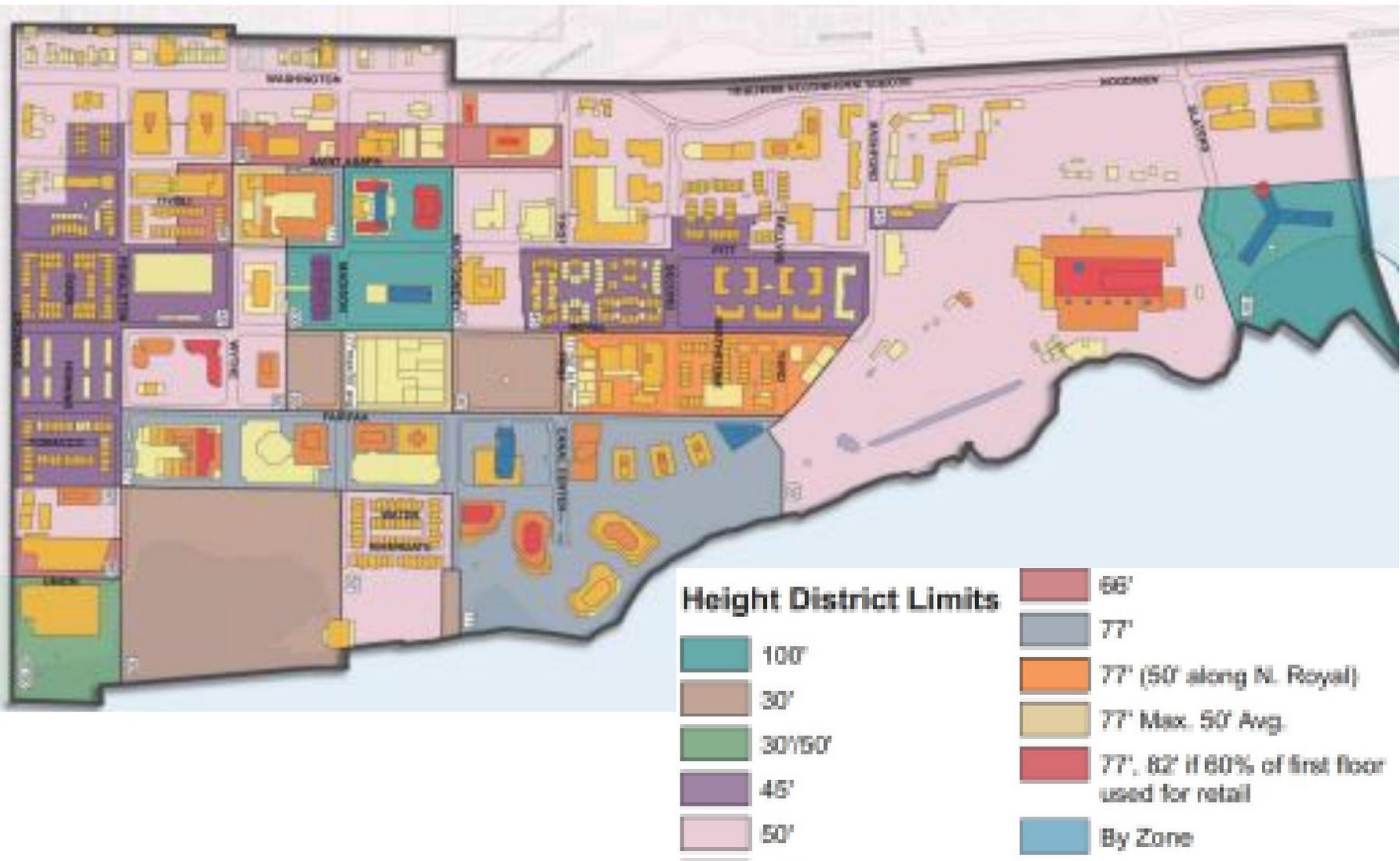
Zoning and Regulatory Tools and Strategies

- Density - Massing (FAR)
- Height – Scale Transitions – (Locations and strategies)
- Building Variety – (variety in building use and footprints)
- Parking (location, design)

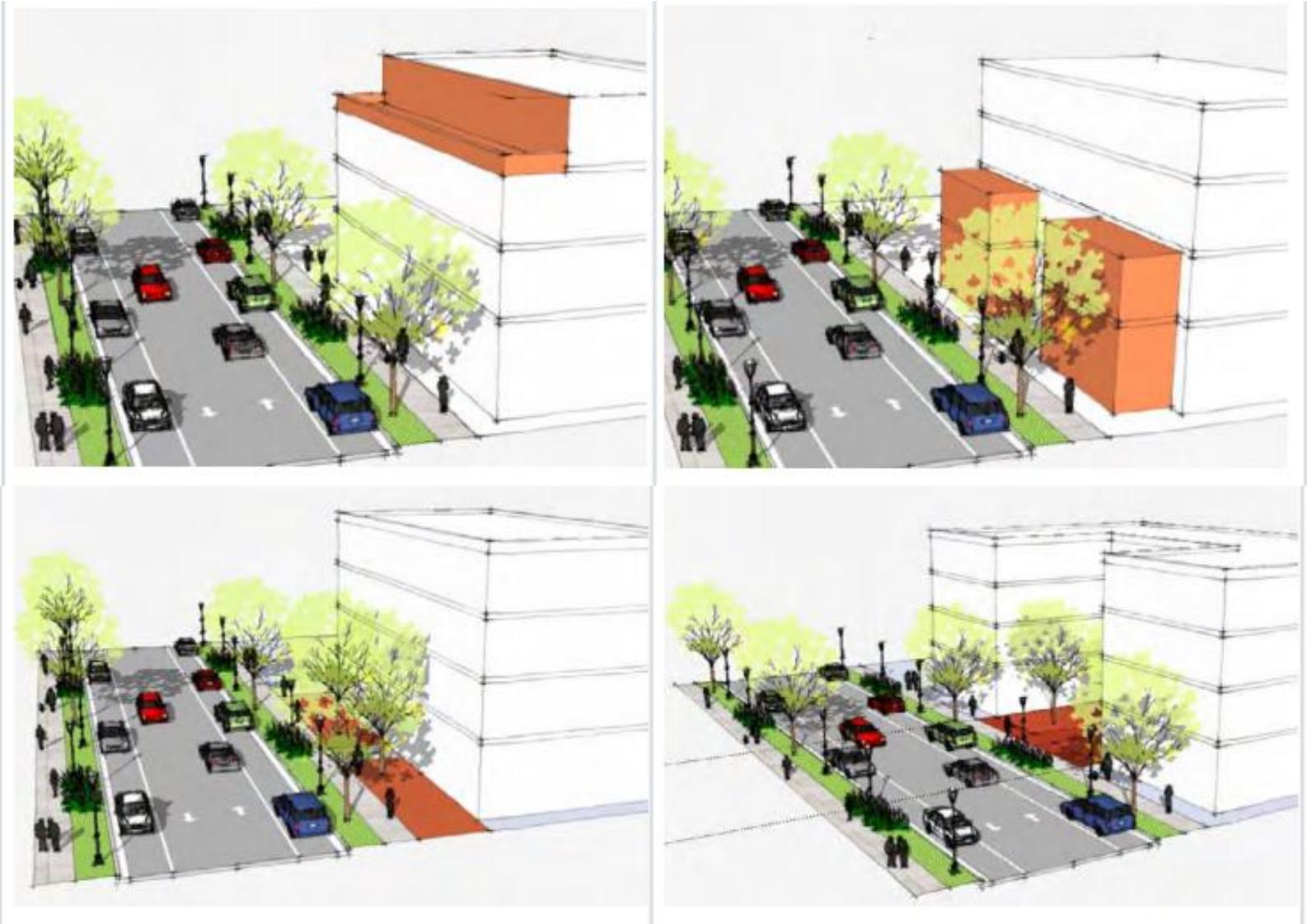
Massing



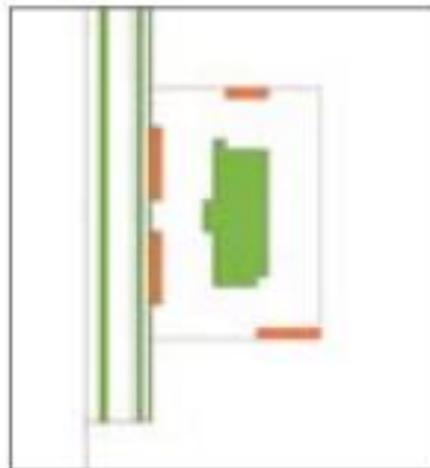
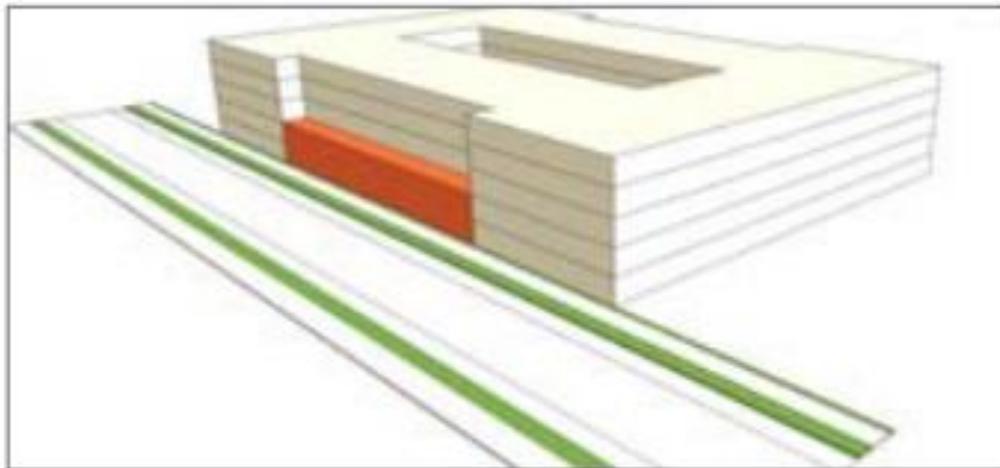
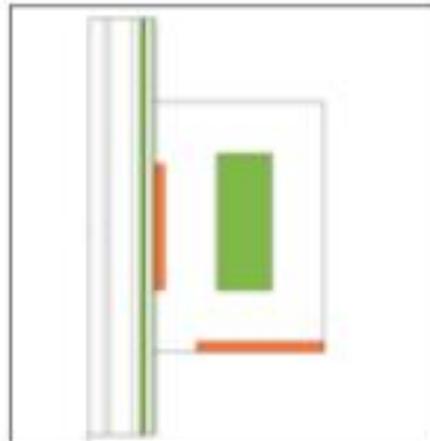
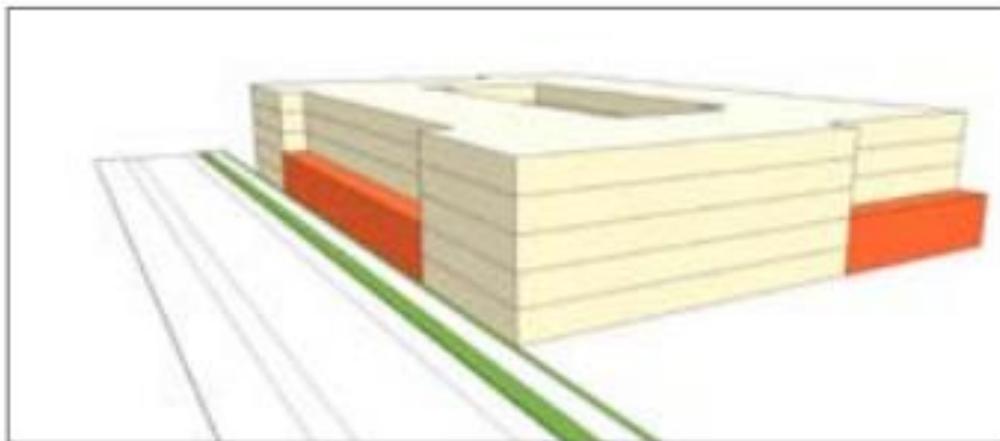
BUILDING HEIGHTS



Height – Scale Transitions



Building - Variety

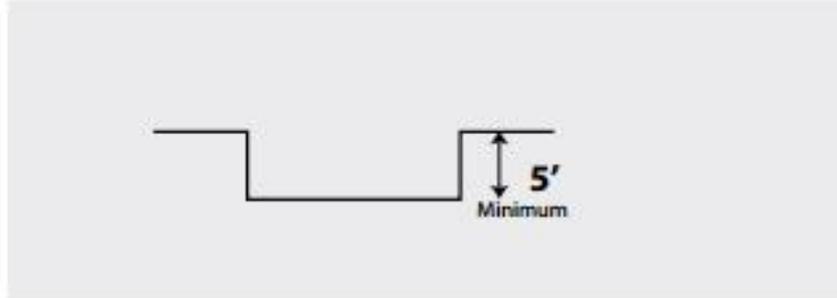


Building – Variety

Belle Pre



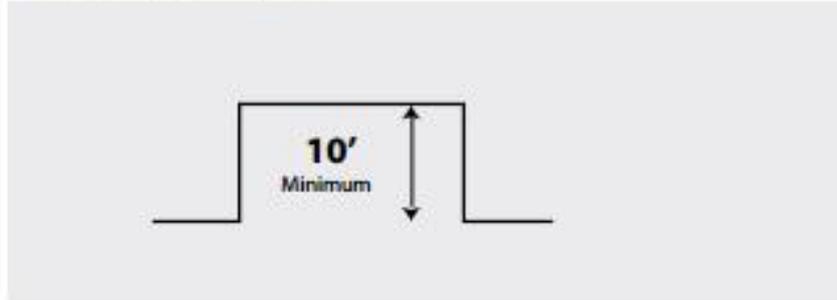
Bays - Pavilions



The Monarch



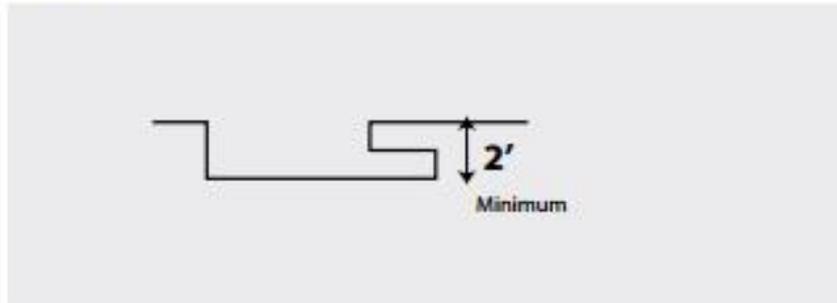
Building Recesses and Hyphens



Edmonson Plaza



Screens



Parking – Location, Access, Design (Townhouses)



Parking – Location, Access, Design (Multi-Family, Office)



Group Discussion - Direction

DISCUSSION

General thoughts on Zoning Tools and Strategies

- Density – Massing
- Height
- Use
- Parking

General thoughts on potential increase in Density and Height

2015 RE-DEVELOPMENT & DEVELOPMENT SITES

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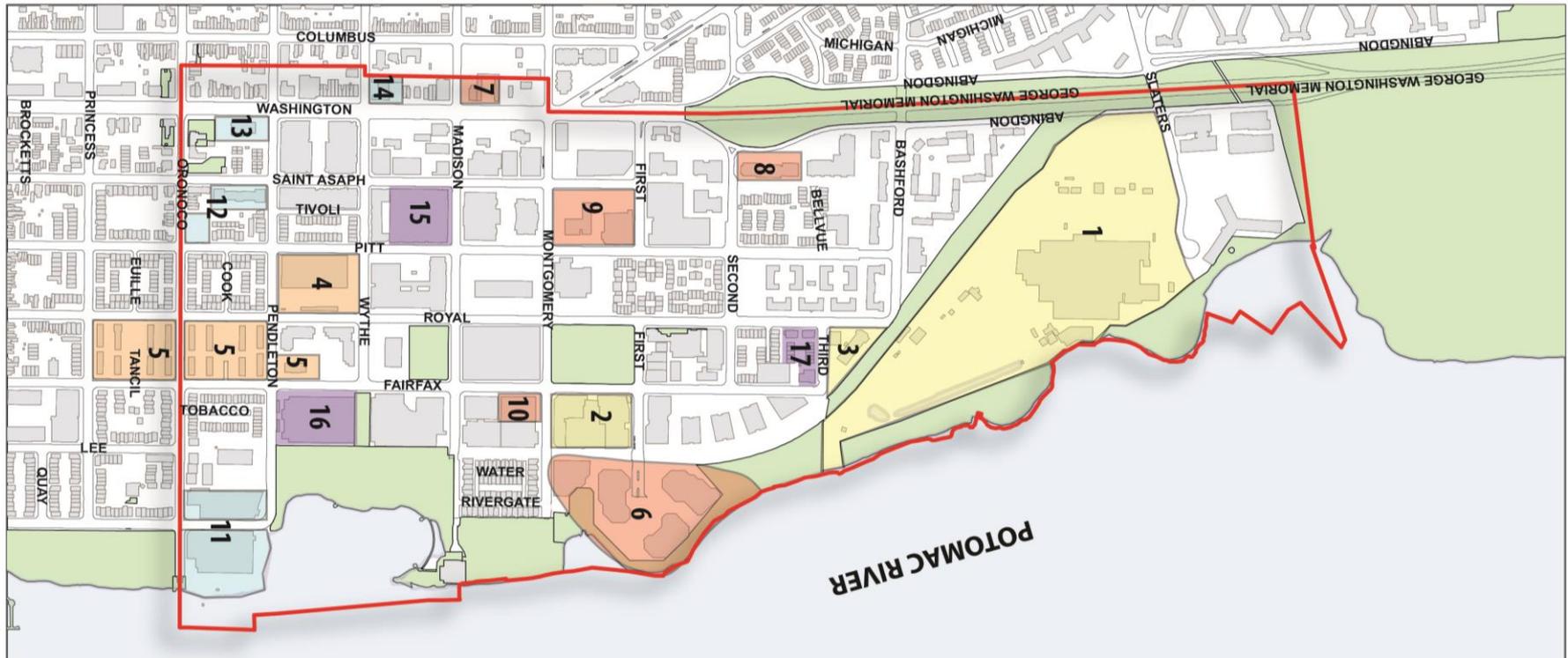
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EXISTING BLANK WALLS AND SURFACE PARKING LOTS



STREETSCAPE - SURFACE PARKING LOTS & BLANK STREET WALLS



Old Town North

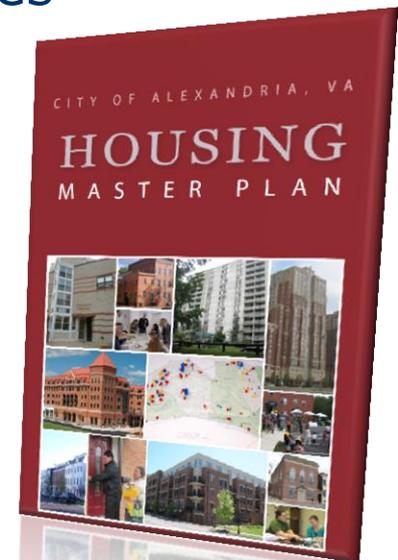


Housing



HOUSING MASTER IS THE ROADMAP

- Housing for all
- Geographic distribution throughout the City
- Affordable housing in areas with the greatest potential for density and mixed-use development; near transit, jobs and amenities
- Active partnerships
- Social, cultural and economic diversity
- Energy efficiency



HOUSING MASTER PLAN TARGET

New affordability in

2,000

Units by 2025

WHO BENEFITS FROM HOUSING AFFORDABILITY



2015 HUD Area Median Income for DC metro area is \$109,200

Household Size	1-Person	2-Persons	3-Persons	4-Persons
Income				
40% AMI	\$30,576	\$34,944	\$39,312	\$43,860
50% AMI	\$38,220	\$43,680	\$49,140	\$54,600
60% AMI	\$45,864	\$52,416	\$58,968	\$65,520



AFFORDABLE HOUSING PROJECTS



Old Town North



Tools for Achieving Housing Affordability - Regulatory

Bonus Density: Section 7-700

- City can approve bonus density
- Requires committed affordable units in exchange for additional density bonus (usually 20%, but can be more if in small area plan)
 - 1/3 of bonus units (or equivalent) onsite as affordable
 - Affordable offsite, if equivalent value
 - Cash, in lieu of units
- Set aside units can be rental or ownership

Where things get tricky...

- **Coordinated Development Districts and Rezonings**
 - When additional density is requested, the Housing Master Plan recommends contributions take into account that affordable housing is one of the City's highest priorities and that there should be a significant monetary or in-kind contribution to affordable housing in excess of what would normally be required with a Development Special Use Permit

Affordable Housing Contributions-Onsite/Set Asides (as of January 2016)

- Units recently completed
 - Braddock Metro Place – 10 units
 - Station 650 – 8 units
 - Notch 8 – 12 units
- Units pledged under construction
 - Park Meridian – 30 units
 - The Delaney – 4 units (ownership)
- Units pledged/proffered, not yet under construction
 - Stevenson Ave – 9 units
 - Hoffman – 56 units
 - Mt Vernon Village Center – 28 units
 - Slater’s Lane – 2 units (ownership)
 - Goodwin House (future II & III) - 6+ units
 - Memory Care – 2 beds
 - Oakville Triangle – 65 units
 - Beauregard- 800 units



Affordable Housing Contributions-Onsite/Set Asides (as of January 2016)

- Outstanding pledged monetary contributions: \$28+M
- Voluntary Monetary Contributions
 - Developers make monetary contributions to the Housing Trust Fund based on the square feet developed
 - Rates set annually
 - Pledged when development approved
 - Paid when projects completed
 - Housing Trust Fund used for loans to build affordable housing

NONPROFIT SPONSORED PROJECTS



PRIVATE DEVELOPER SPONSORED PROJECT



Financial – Loans to Nonprofit Partners

AHC St James
\$30.1m – 93 units

AHDC King and Beauregard
\$28.4m – 74 units

- \$5.7m City loan
- \$19m LIHTC
- \$4.4m Debt
- \$1.2m Deferred developer fee

- \$5.5m City loan
- \$15m LIHTC
- \$7m Debt
- \$1.2m Deferred developer fee



Alexandria Redevelopment & Housing Authority (ARHA) - Request For Proposal (RFP)



ARHA - RFP



ARHA – REDEVELOPMENT AS MIXED INCOME COMMUNITIES



Old Town North



Group Discussion - Direction

Next Steps



Next Steps

- January 25, 2015 – Subcommittee Report to the full Advisory Group
- February – Study and Testing Phases
- Next Subcommittee Meeting – March 9: Time and Location To be Decided

Old Town North Small Area Plan Update

Webpage:

www.alexandriava.gov/86032

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703.746.3858

Nancy.williams@alexandriava.gov