AGENDA

1. Welcome and Opening Remarks
2. Themes and Feedback from Public Meeting #1 and #2
3. Draft Working Framework Plan Refinements
4. Interactive Polling Exercise on Retail
5. Questions & Comments
6. Roadmap for Moving Forward
7. Charrette Week Celebration

SMALL AREA PLAN

City of Alexandria, Virginia

OLD TOWN NORTH Visioning

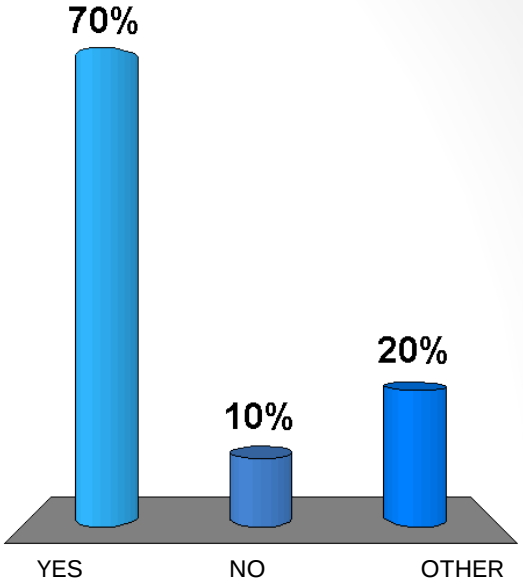
Charrette Week

Public Meeting #3 and Celebration
Friday, November 20, 2015
6:00 PM

Themes from feedback

Planning, Design, Land Use

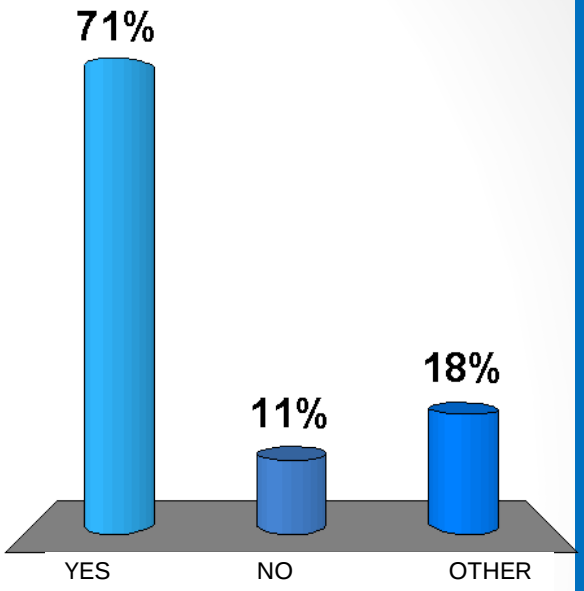
- Enrich community livability
- Cultivate urban village character
- Manage development scale and context
- Promote viable balance of uses
- Parking
- Building heights



Themes from feedback

Transportation

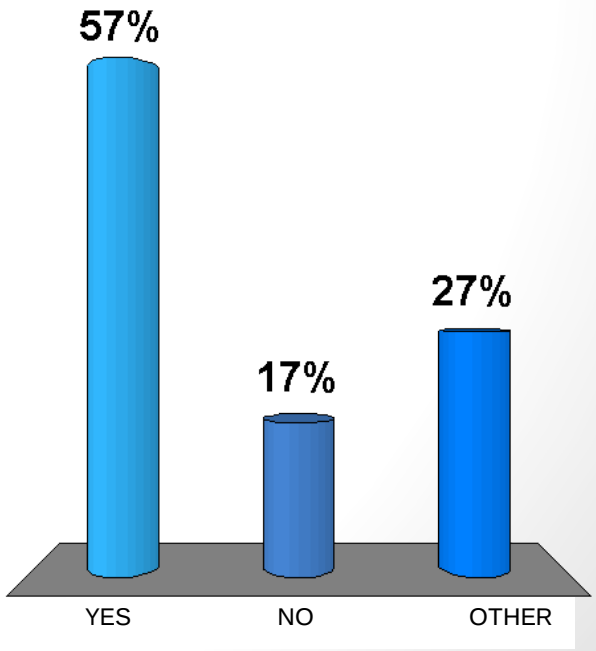
- Foster neighborhood walkability
- Improve connectivity between Marina Towers, Parkway and Old Town
- Strengthen transit, bicycle, pedestrian links to Metro
- Use of tracks/trail
- Connectivity
- Streetscape improvements



Themes from feedback

Housing

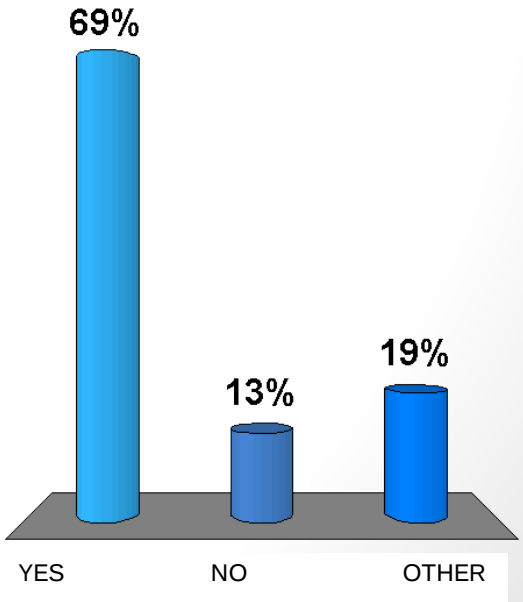
- Increase housing opportunities for a range of incomes and abilities
- Community facilities
- Rental/ownership/specifics



Themes from feedback

Infrastructure / Environment

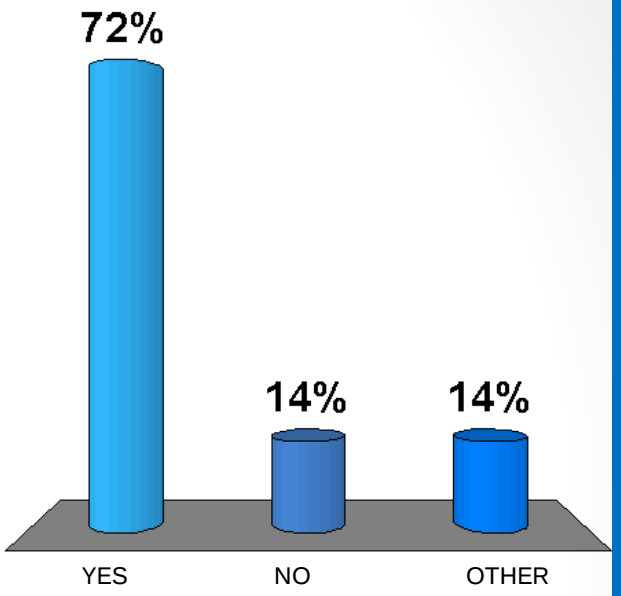
- Establish an eco-district with measures
- Employ neighborhood energy efficiency and stormwater recovery solutions
- Specifics for redevelopment sites



Themes from feedback

Open Space, Recreation, Culture

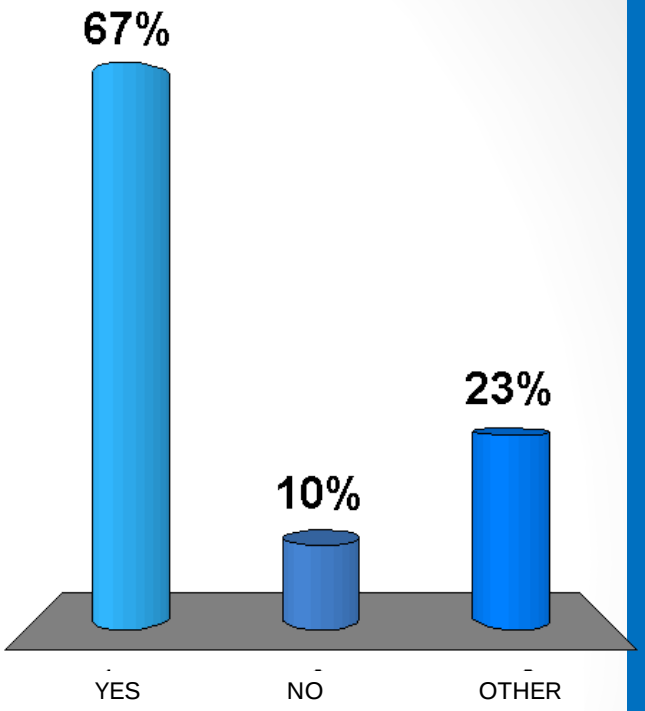
- Preserve & support cultural spaces & the arts
- Enhance & connect existing parks and public spaces
- Add community open spaces
- Add community meeting spaces
- Montgomery Park as heart of the community
- Waterfront activity



Themes from feedback

Historic Preservation

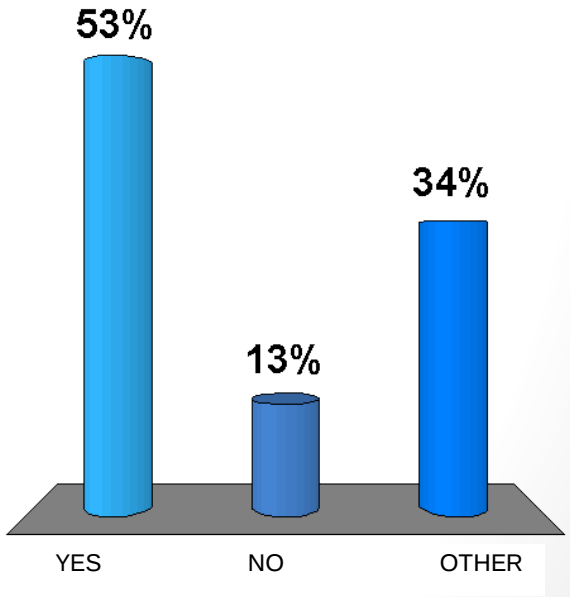
- Memorialize and celebrate industrial and transportation heritage
- Make history an integral part of the Plan



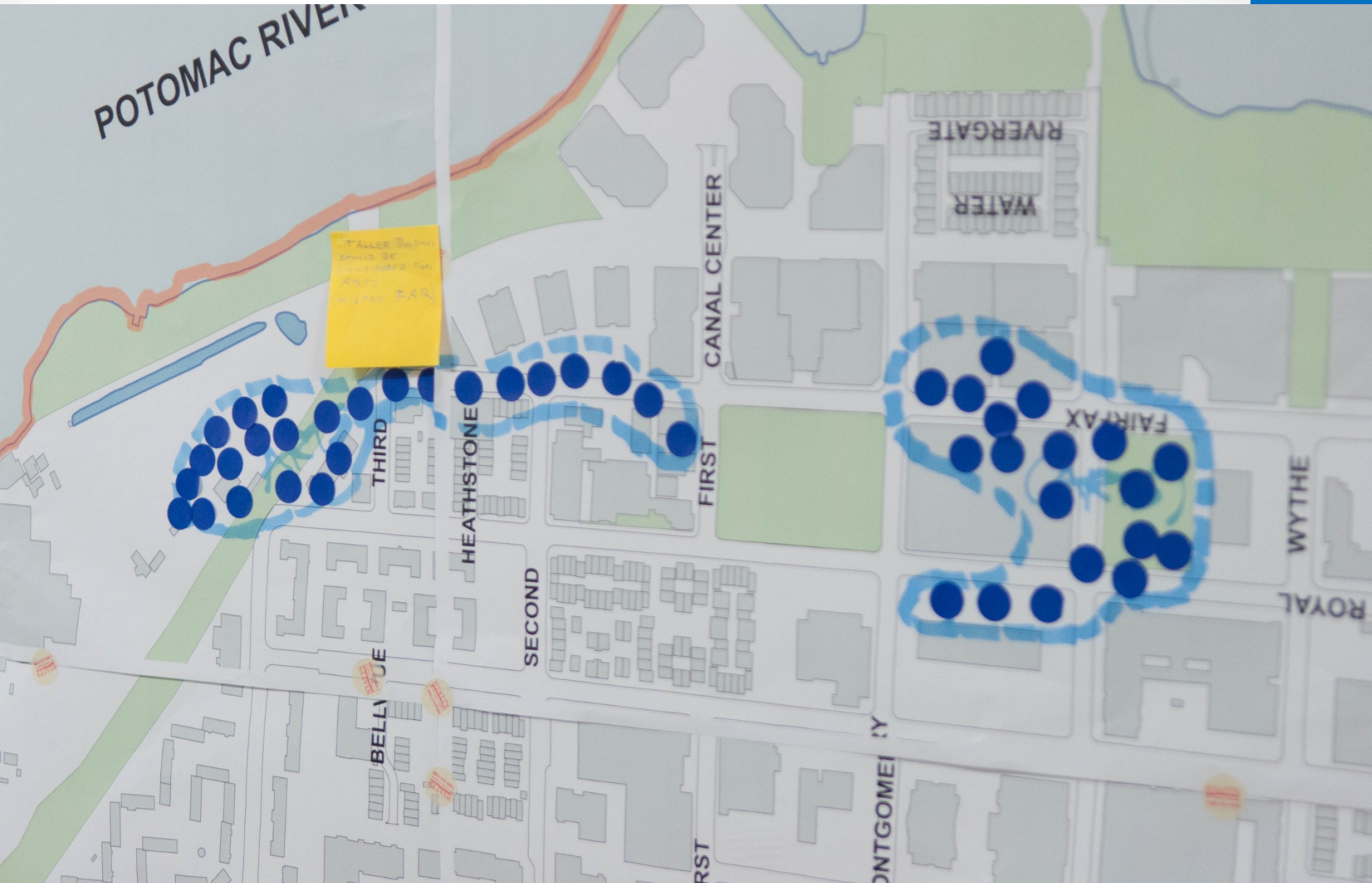
Themes from feedback

Economic Development

- Support and increase small businesses and retail establishments
- Focus/target retail areas

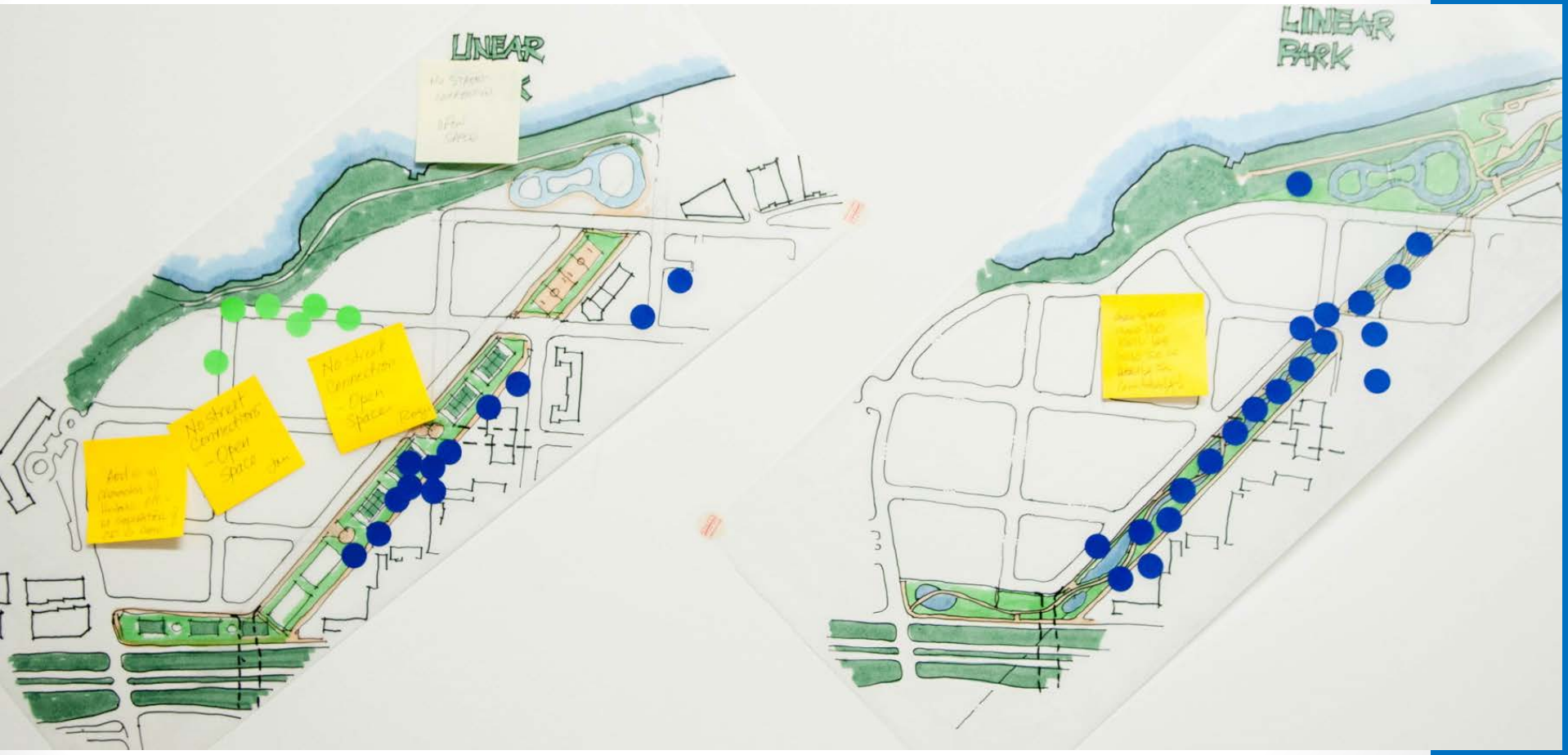


Arts District Options Exercise



Open Space and Connectivity Options Exercise

Open Space and Connectivity Options Exercise



OTN
SMALL AREA PLAN

OLD TOWN NORTH
WORKING DRAFT FRAMEWORK PLAN

WORKING DRAFT FRAMEWORK PLAN: EXISTING OPEN SPACE

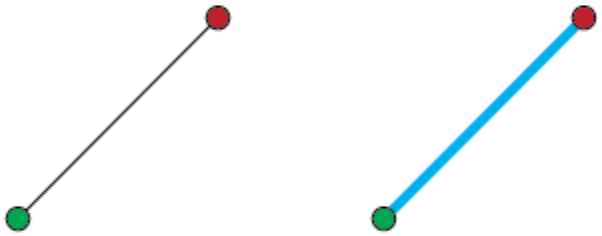
WORKING DRAFT FRAMEWORK PLAN: OPEN SPACE

WORKING DRAFT FRAMEWORK PLAN: WASHINGTON STREET STREETSCAPE

BACKGROUND
Streets – Connectivity

- Streets are an important resource, for transportation, retail, neighborhood interaction and a sense of identity
- Access to diverse spaces – such as great streets and blocks are important open space resources

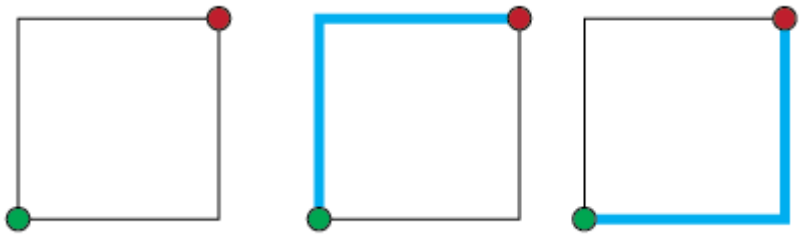
BACKGROUND
Street Network Connectivity



1 street

1 route

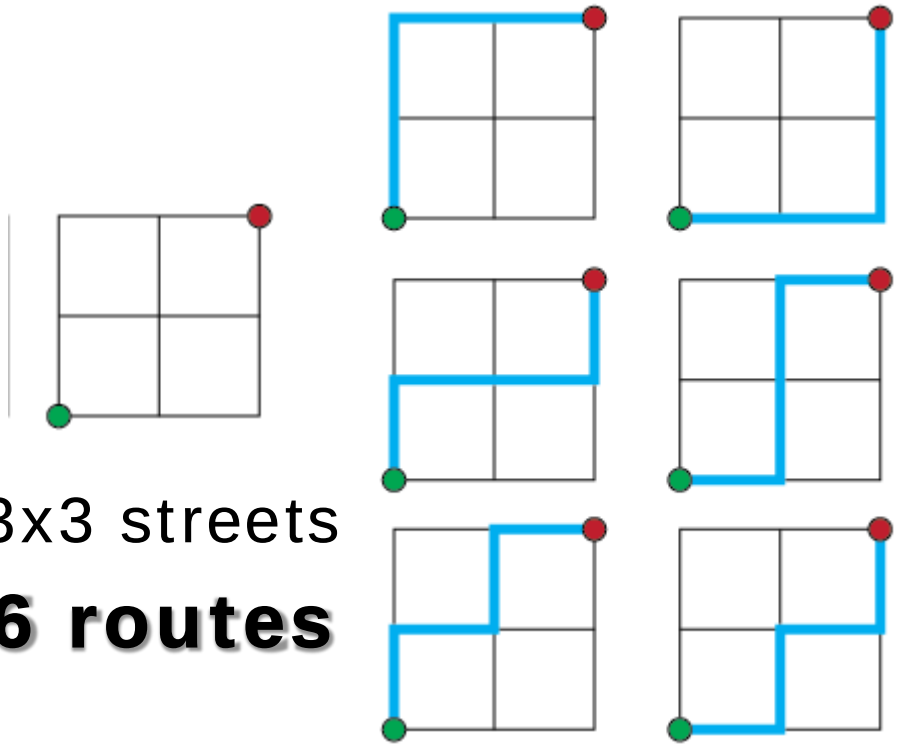
BACKGROUND
Street Network Connectivity



2 streets

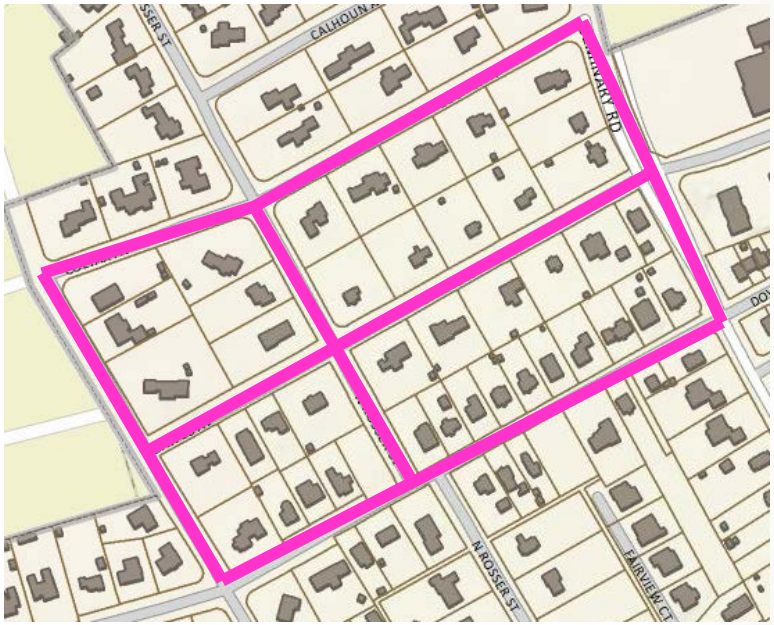
2 routes

BACKGROUND
Street Network Connectivity

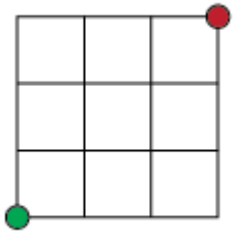


3x3 streets

6 routes

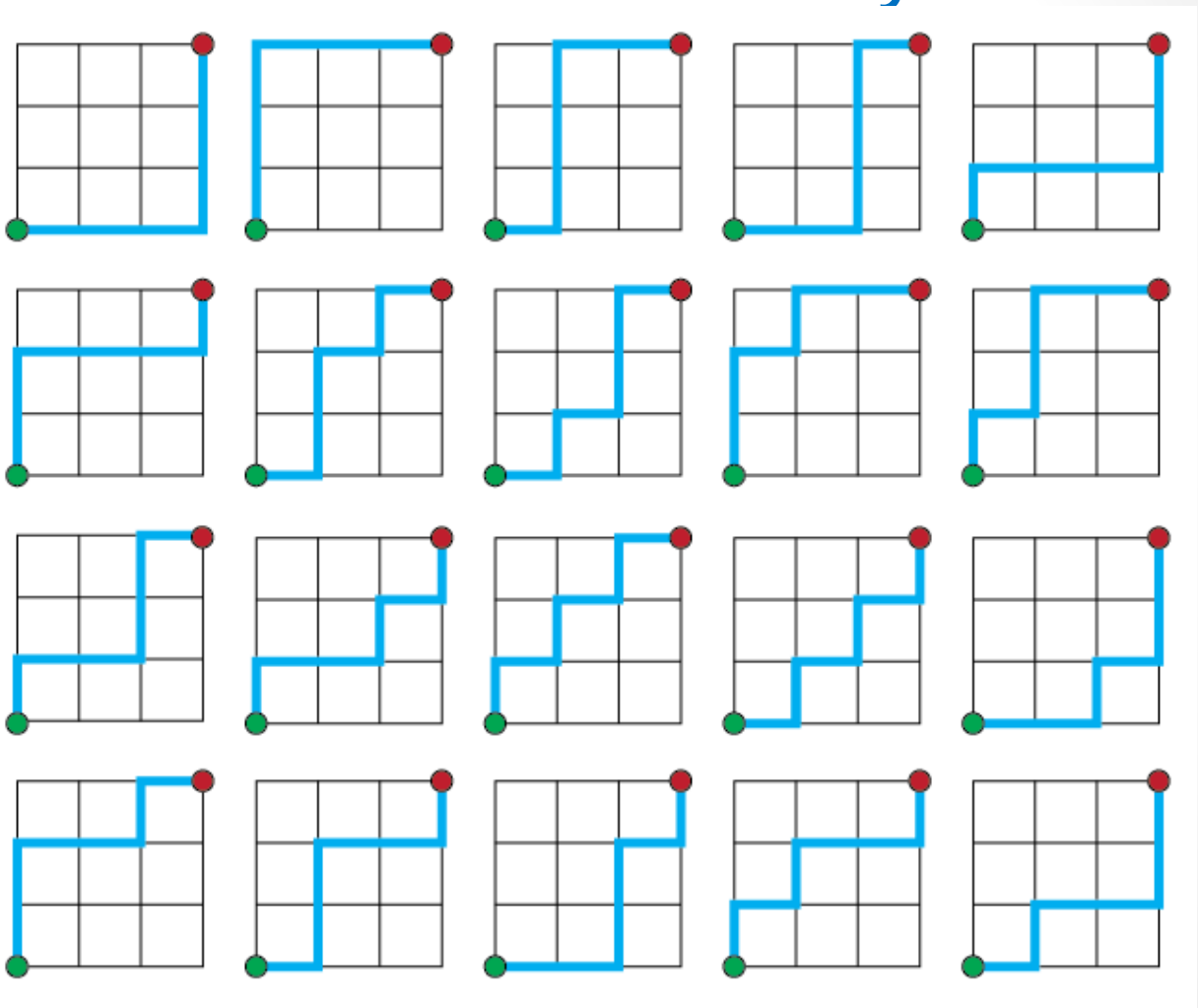


BACKGROUND
Street Network Connectivity

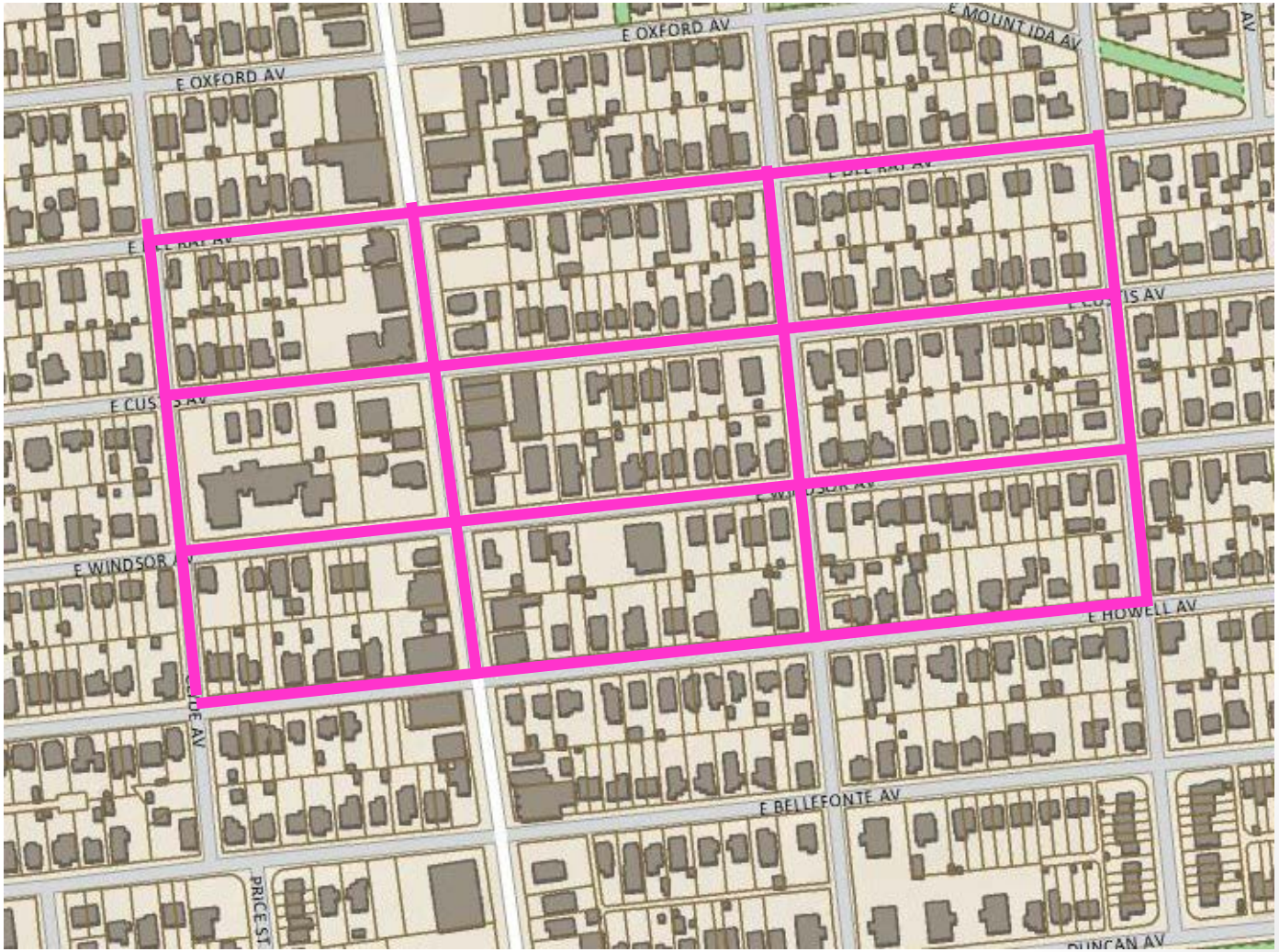


4x4 streets

20 routes



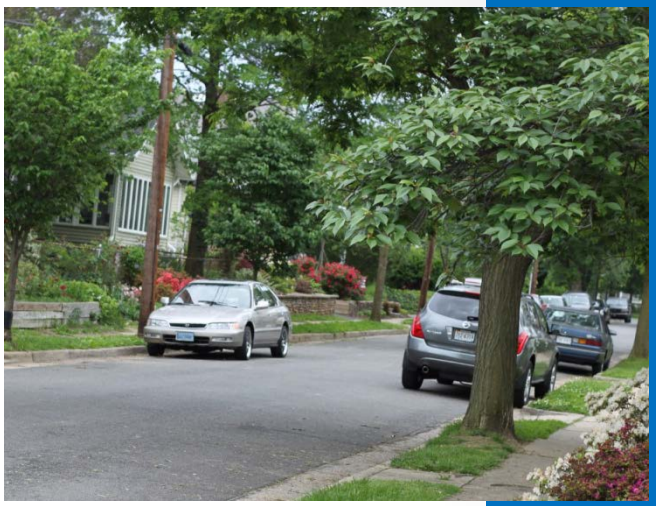
BACKGROUND
Street Network Connectivity

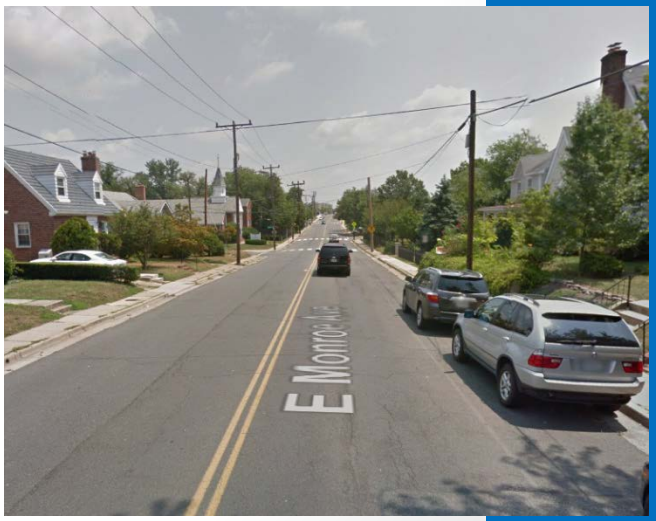


BACKGROUND
Street Network Connectivity

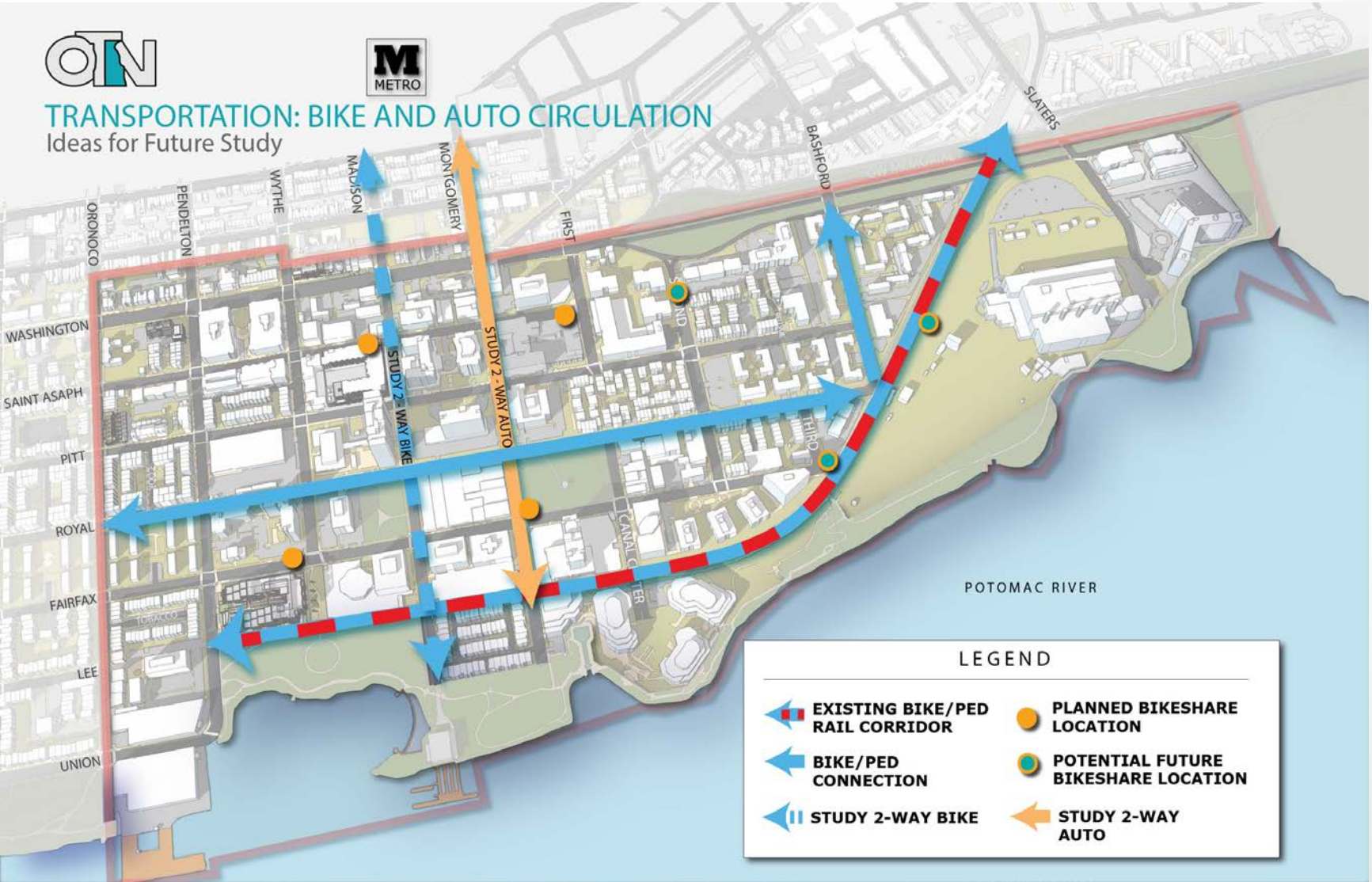
- 5x5 streets = 70 routes
- 6x6 streets = 252 routes
- 7x7 streets = 924 routes
- 8x8 streets = 3,432 routes
- **9x9 streets = 12,870 routes**

BACKGROUND
Forms of Connections

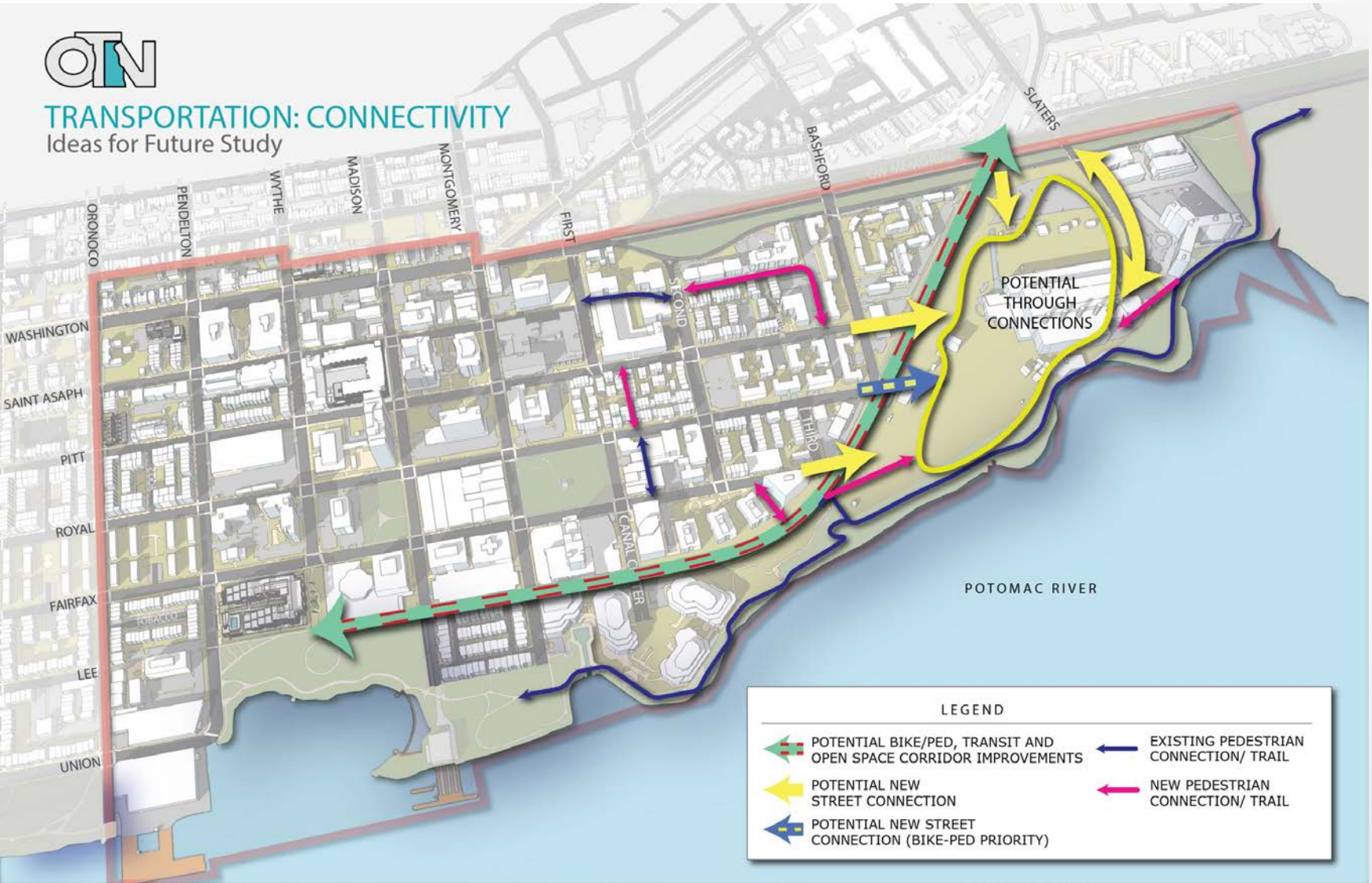




WORKING DRAFT FRAMEWORK PLAN: TRANSPORTATION

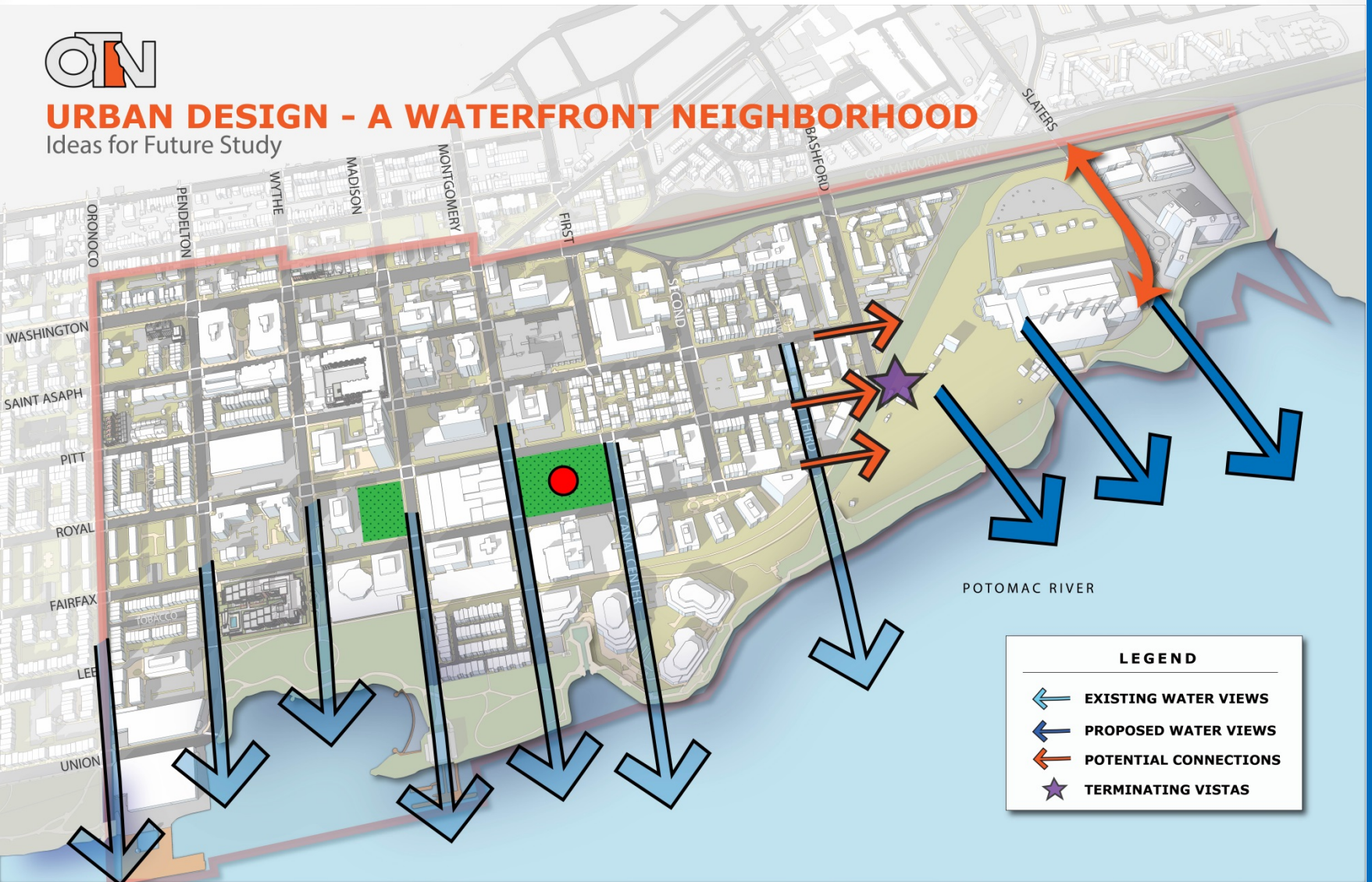


WORKING DRAFT FRAMEWORK PLAN: TRANSPORTATION



WORKING DRAFT FRAMEWORK PLAN
LAND USE

WORKING DRAFT FRAMEWORK PLAN
LAND USE



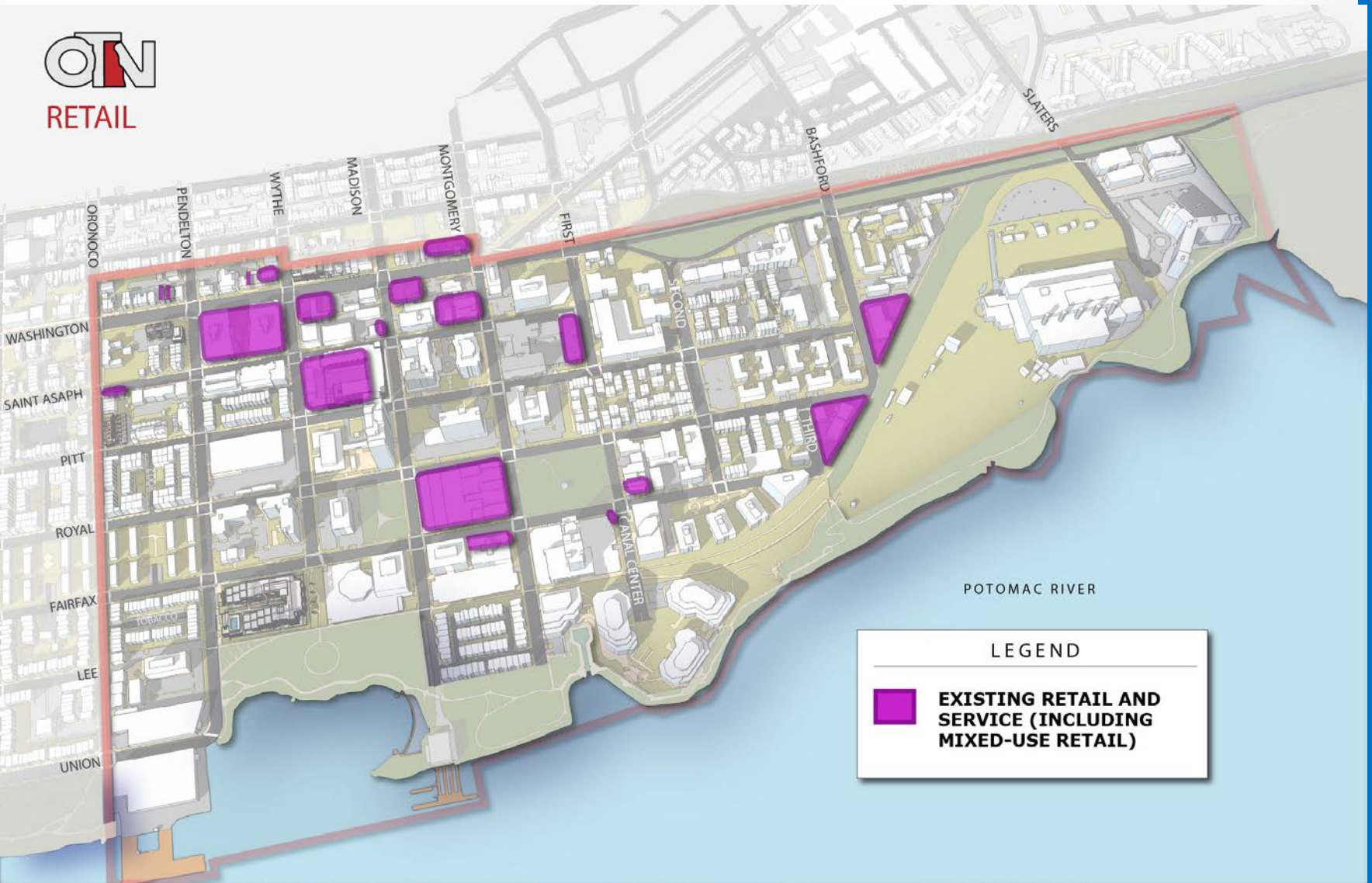
Potential Enhancements
View to Monuments

View looking North from NRG

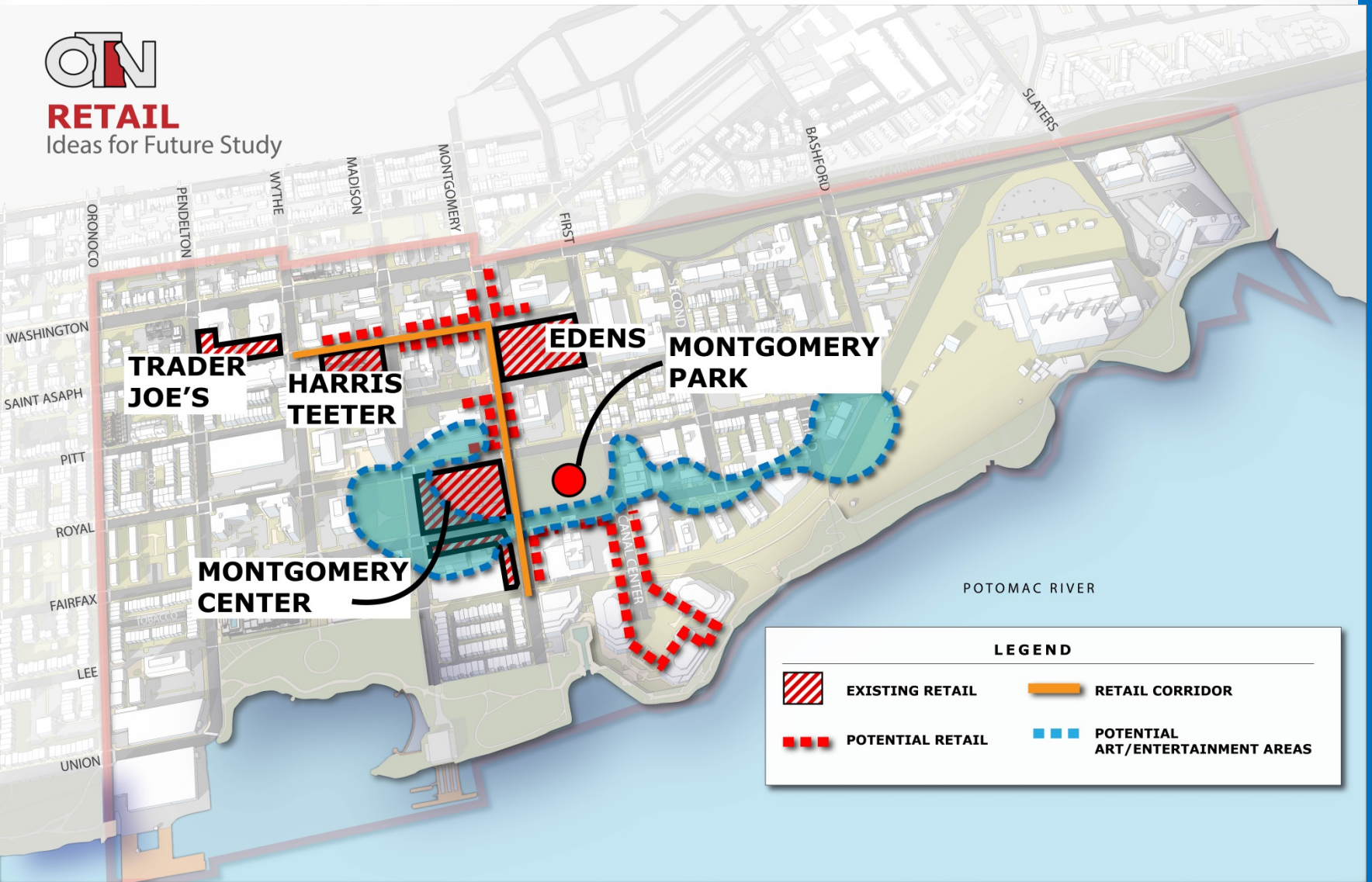
Potential Enhancements
Montgomery Street

View looking West

BACKGROUND:
EXISTING RETAIL & SERVICE



WORKING DRAFT FRAMEWORK PLAN: POTENTIAL RETAIL



OPPORTUNITIES FOR STREETSCAPE ENHANCEMENT

WORKING DRAFT FRAMEWORK PLAN: HISTORIC PRESERVATION

Affordability at all life stages

- Young people
- Families
- Empty nesters
- Seniors - aging in place

WORKING DRAFT FRAMEWORK PLAN: AFFORDABLE HOUSING

Benefits of a Range of Housing Affordability

- Housing choices for all incomes, life stages, and physical abilities
- People can live near employment & transit
  - Attract employers
  - Reduce impacts on transportation infrastructure
  - Reduce carbon emissions
  - Improve quality of life
- Promote economic diversity in communities
- Allow people to age-in-place

ECO DISTRICT CONCEPT

Implementing Eco-City Alexandria and sustainability through the Small Area Plan Process

DIVERSITY & MIXED USE

- Achieve a variety of building types, heights, and densities that support a diverse population and allows for aging in place.
- Prioritize the provision of on-site affordable housing.
- Achieve, sustain, and utilize a balanced land use mix including key features to create a complete neighborhood to meet the community's social and economic needs.
- Explore innovative housing solutions such as micro-units and existing building conversions as feasible.
- Use open spaces to connect neighborhoods to view-sheds and public amenities such as, parks, and the Water front.

MULTI-MODAL TRANSPORTATION

- Provide a mix of land uses with an interconnected network that emphasizes walking, biking, and public transit to reduce vehicle trips.
- Prioritize public transport, biking, and walking as an economic, environmental and public health tool.
- Enable adoption of low-emission & electric vehicles through charging and clean fuel infrastructure.

ENERGY AND GREEN BUILDING

- Prioritize energy efficiency and high performance and enhanced green building.
- Emphasize on site renewable and district-scale energy systems
  - o solar
  - o ground source heat pumps
  - o microgrid
  - o storage

CARBON FOOTPRINT REDUCTION

- Prioritize clean, renewable and low-carbon energy sources locally and from external utility distribution.
- Promote 'Smart Cities' technologies.

WATER QUALITY

- Address impact of combined sewer overflows (CSOs).
- Implement stormwater management through green infra-structure and low-impact development.
- Increase tree canopy and enhance green space through appropriate planting, native trees and green roofs.
- Conserve water through re-use and use of low-flow fixtures.

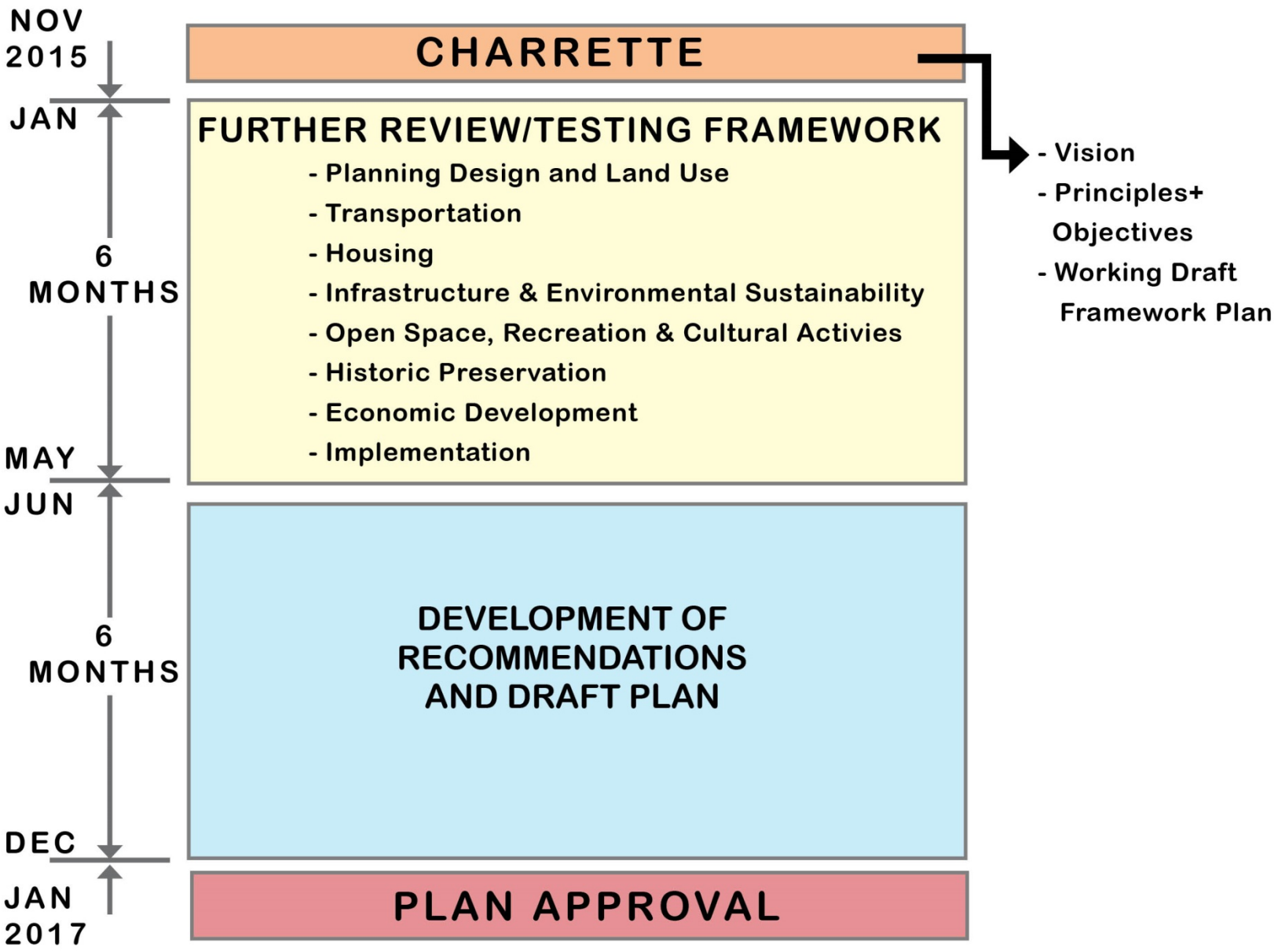
MEASURES

- Energy and Greenhouse gas emissions per capita.
- Increase in open space.
- Percent of energy supply from renewable resources.
- Number of green / roofs, light colored pavements and increase in tree canopy coverage.
- Number of green infrastructure projects.
- Number of acres with separated sewer system.
- Increase in transit ridership / service.
- Increase in number of bike / pedestrian trips.

Interactive Polling Exercise
RETAIL

Questions and Comments

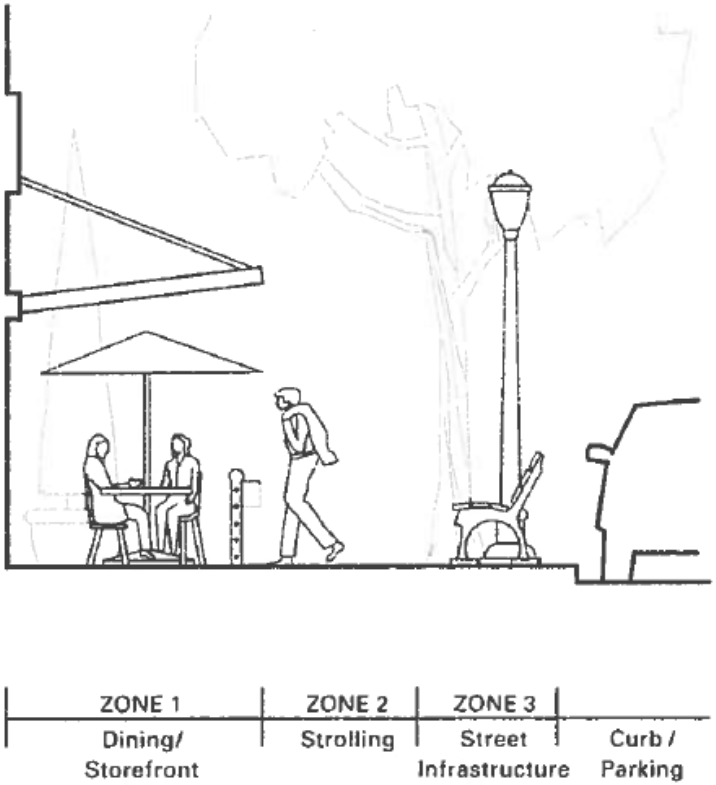
ROADMAP FOR NEXT STEPS

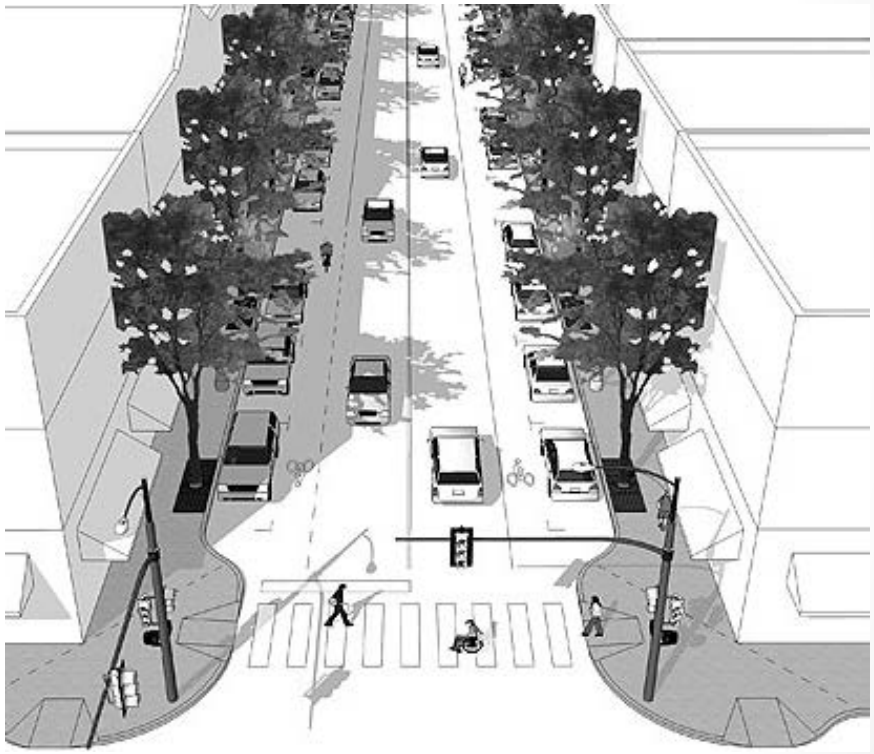


CHARRETTE WEEK CELEBRATION!

REFERENCE SLIDES FOR MORE INFO

OPPORTUNITIES FOR STREETSCAPE ENHANCEMENT





What is Housing Affordability?

- Housing that costs no more than 30% of a household's income
- Resources targeted:
  - Renters at 30% - 60% of AMI
  - Homeowners at 50% - 80% of AMI

2015 Area Median Income for Washington Metropolitan area is $109,000 for family of four.

Why Housing Affordability Matters?

From 2000 - 2015

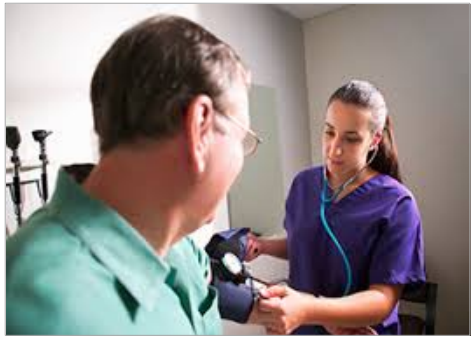
- Housing costs have out-paced incomes
  - Median income has increased by **31%**
  - Average rent for 2-bedroom apartment has increased **77%**
  - Average assessed value of residential property increased by **166%**
- City's supply of market affordable housing units has decreased by more than **12,000** units due to market forces (increased rents, condo conversions, etc.)

Who Needs Affordable Housing?

Rental for a 2-person household at 60% of AMI

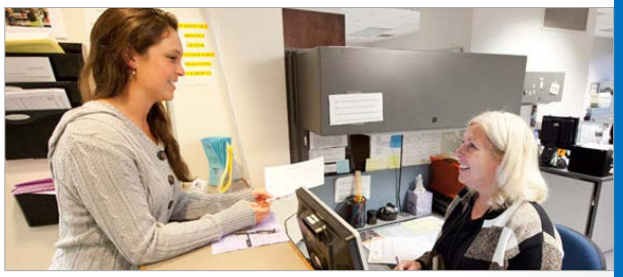
- Max Annual Income: $52,416
- Max Affordable Rent: $1,310

The Kingsley average 2-bedroom apartment cost $3,065/month



Medical Assistant

Customer Service Representative



Assistant Registrar

Who Needs Affordable Housing?

Home ownership for a 3-person household at 80% of AMI

- Max Annual Income: $78,624
- Max Condo Price: $266,00

A condo in Canal Place Condominium has an assessed value of $311,000

Registered Nurse

Librarian

Code Enforcement Officer