

OLD TOWN NORTH

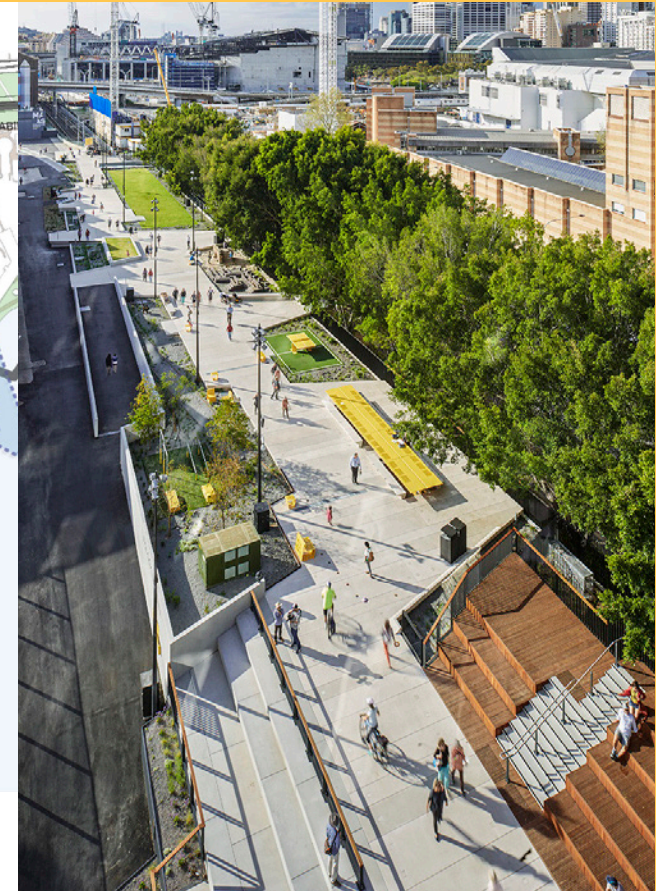
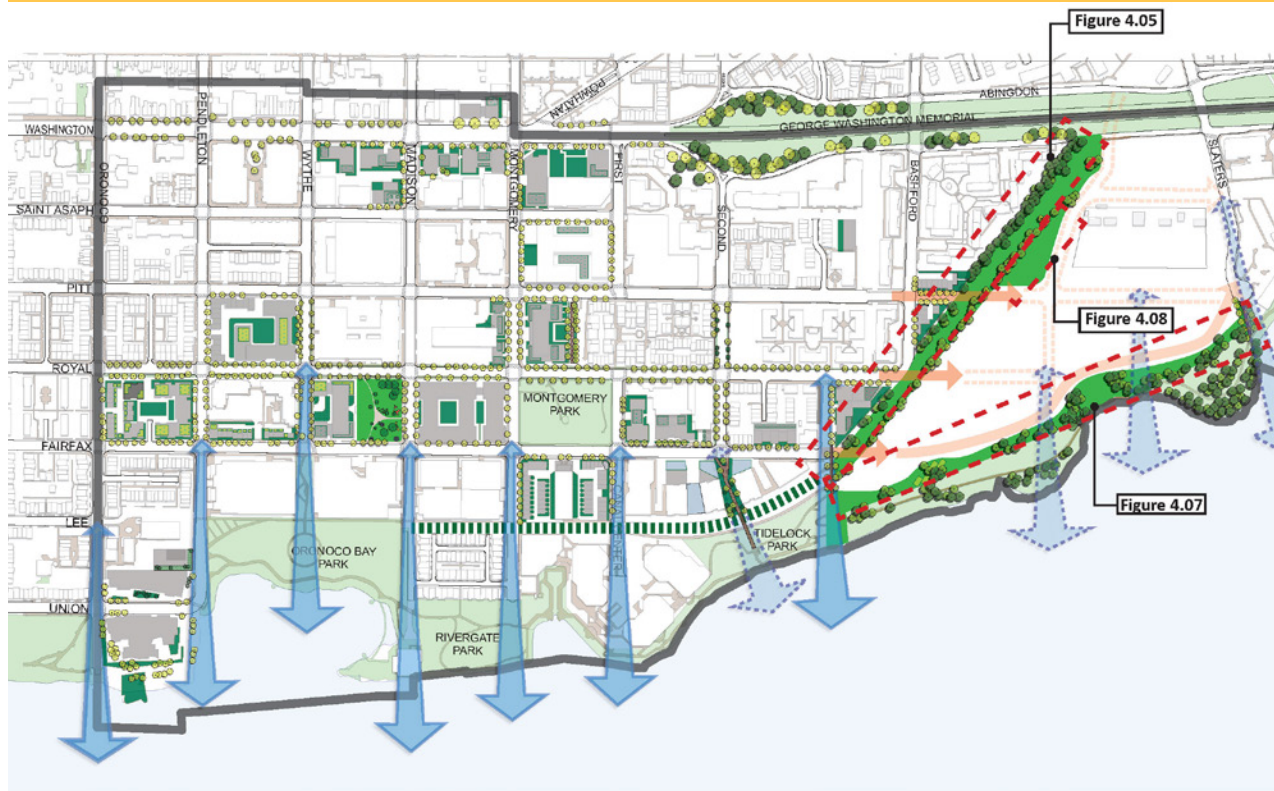


CITY OF ALEXANDRIA - NAIOP WALKING TOUR

SEPTEMBER 20, 2018



WATERFRONT PLAN



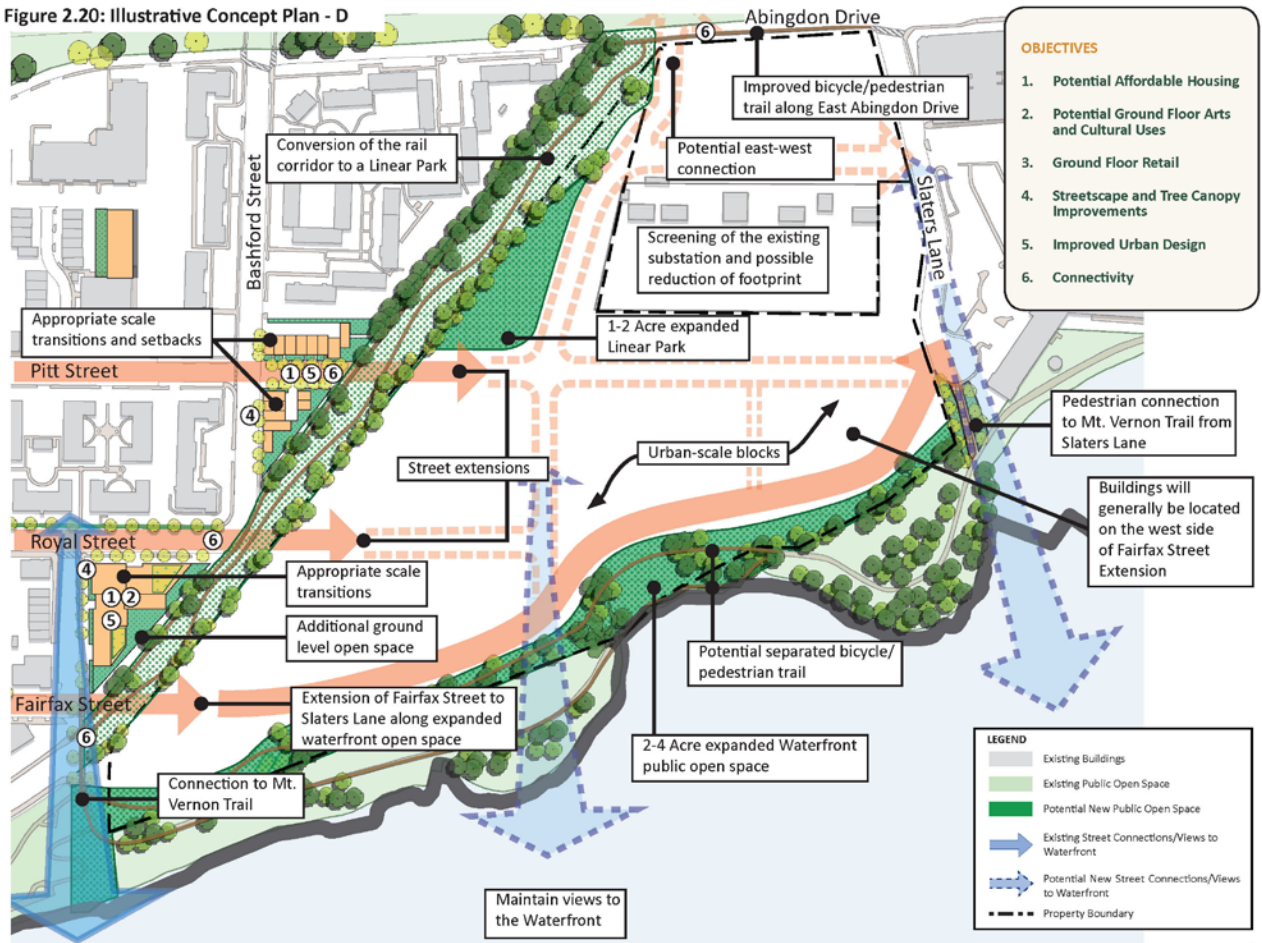
OLD TOWN NORTH LINEAR PARK

The Old Town North Small Area Plan Plan recommends the conversion of the rail corridor into a linear park. The Linear Park will improve connections to existing trails, provide enhanced landscaping, seating and lighting, incorporate interpretive history, and include play areas.

In addition to improving approximately 3 acres of the rail/trail section between Madison Street and Third Street, the conversion of the rail corridor along will add approximately 4 acres of new open space that could be used for a variety of passive and active recreational uses and improve the connection between the George Washington Memorial Parkway and the existing Mount Vernon Trail.



Figure 2.20: Illustrative Concept Plan - D

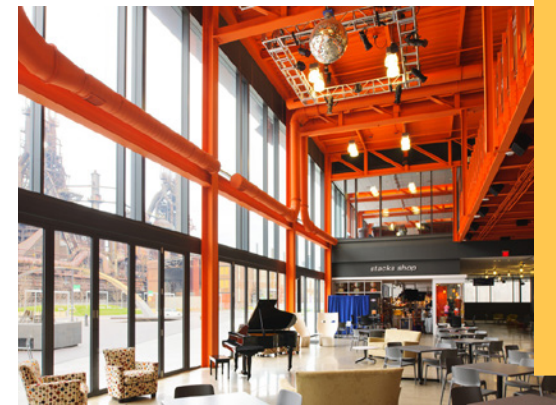


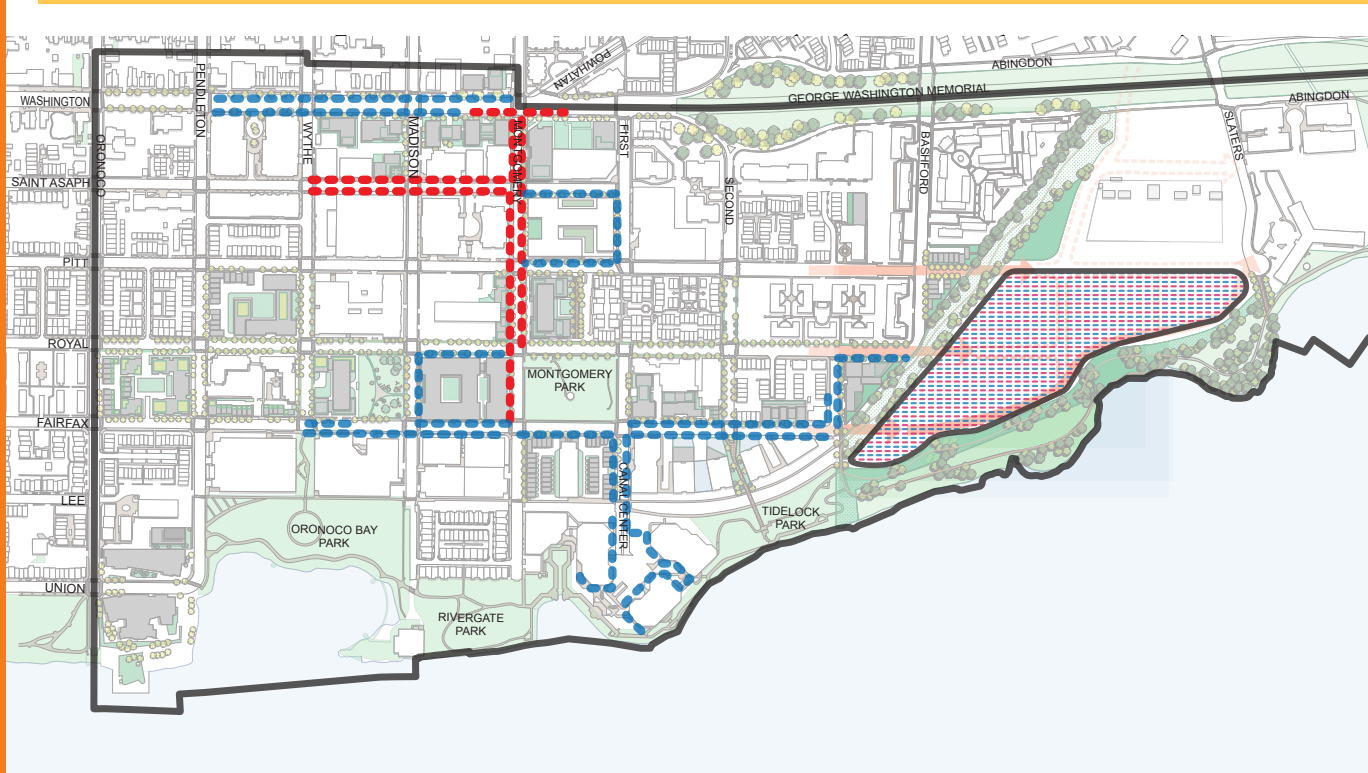
POTOMAC RIVER GENERATING STATION (FORMER POWER PLANT)

The industrial site is subdivided into two lots. A substation occupies approximately 5 acres on the western portion of the site, and the former power plant occupies approximately 20 acres.

The Old Town North Small Area Plan recommends innovation uses for the site which could serve as an economic anchor that can attract creative entrepreneurial and commercial activities within a mixed-use environment of housing, retail, and neighborhood amenities.

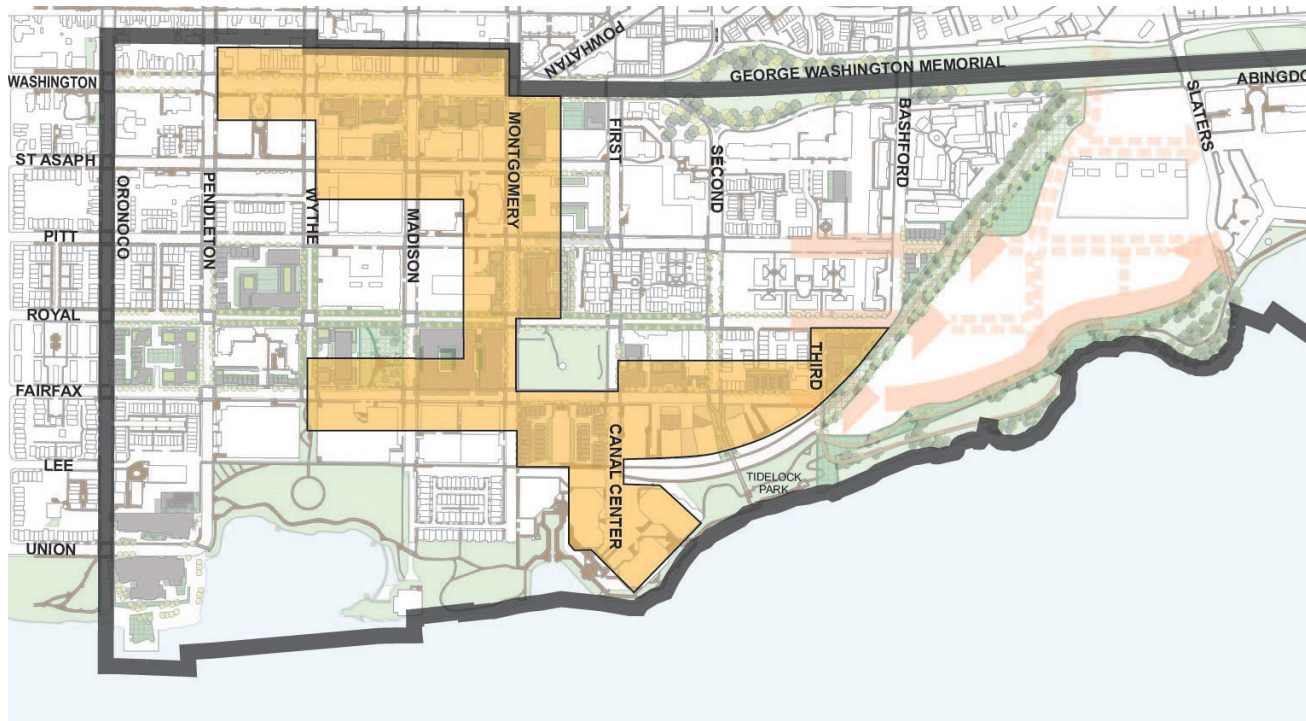
The Plan recommends public open spaces as part of the redevelopment of the former power plant site including a 2 to 4 acre public open space along the waterfront and 1 to 2 acre public open space for active recreational use adjacent to the recommended linear park.





RETAIL FOCUS AREAS AND CORRIDORS

The primary concentration of required retail (shown in dashed red line) occurs on Montgomery and North Saint Asaph Streets. The remaining required retail is on the former power plant site with the final location to be established as part of the CDD approval process. In addition, the Plan designates “Optional Retail” areas (shown in dashed blue line) where retail or arts and cultural uses may be proposed as part of the development review process.



OLD TOWN NORTH ARTS AND CULTURAL DISTRICT

In April 2018, City Council approved the establishment of an Arts and Cultural District in Old Town North, one of the Small Area Plan's implementation recommendations. The new Arts and Cultural District Overlay zone outlines regulatory incentives for the creation of arts and cultural spaces within the District. These incentives will help prioritize economic development and placemaking to create a balanced mix of uses, attract retail, arts and cultural uses, and create affordable housing options across all income levels.

On July 24, 2018, the Virginia Chapter of the American Planning Association awarded the City of Alexandria with the 2018 Terry Holzheimer Economic Development Award for the establishment of the Old Town North Arts and Cultural District.



CROWNE PLAZA HOTEL ADAPTIVE RE-USE

In April, City Council approved a proposal to convert the existing 13-story Crowne Plaza Hotel at 901 N. Fairfax Street into a multifamily residential building. In addition to locating 41 townhouses on the site, the project will include a 7,300 SF theater as an arts and cultural anchor, supporting the newly established Arts and Cultural District. The proposed concept plan will place the theater in a prominent location in the heart of Old Town North, fronting a 2-acre park with access to a regional pedestrian and bicycle trail.

The project also includes streetscape, pedestrian and trail improvements, green building design, onsite public art and an affordable housing contribution. Construction is anticipated to begin mid-2019.



NORTH ROYAL STREET

THIRD STREET



1201 N ROYAL STREET

Carr City Centers is proposing to redevelop this warehouse site into a multi-family residential building with ground level arts space. The redevelopment of this site will implement several key recommendations within the Old Town North Small Area Plan such as promoting Third Street as an active retail corridor, creating 5,700 SF of arts space within the Old Town North Arts and Cultural District, and implementing green streets elements on Royal Street such as bioretention tree wells.



600 N ROYAL STREET (FORMER WMATA BUS GARAGE)

The former Washington Metropolitan Area Transit Authority (WMATA) bus garage site is under review for the development of a multi-family residential building. Trammell Crow Residential has won the competitive process launched by WMATA in September 2017 to sell the two-acre site for development. This redevelopment will enhance the streetscape and urban design conditions of the site, as well as implement enhanced landscape and green infrastructure elements along Wythe and Royal streets as recommended by the OTN SAP.





ROBINSON LANDING

Construction is underway at Old Town Alexandria's newest waterfront residences, Robinson Landing. This distinctive new community will feature 26 townhomes and 70 condominiums, along with a new public promenade, a revitalized pier for daytime boat docking, onsite shops and restaurants and open green space.

When complete, Robinson Landing will be the preeminent waterfront development in the region, reflecting Old Town's historic past while carrying it forward into a new era.



OLD TOWN NORTH DEVELOPMENT SUMMARY TABLE

SITE				EXISTING DEVELOPMENT				PROPOSED DEVELOPMENT			
Site #	OTN Plan Sub-area	Site	Parcel Size (Combined in some cases. See Note)	Existing Development	Existing Zoning	Existing Allowable FAR	Existing Allowable Maximum Development	Proposed zoning	Proposed FAR	Proposed Height	Proposed: Total Allowable Development (Parcel size x Max FAR)
	UNITS		SF	SF		SF	SF				SF
	NOTES		(1)	(2)		(3)		(3)		(6)	(3)(4) (5)
1	Subarea 4	Robinson Terminal North	141,180	91,814	W-1	1.7	238,816	W-1	1.7	See SAP Height Map	238,816
2	Subarea 4	Dalton Wharf	49,463	28,127	OC	1.0/1.25 (Res)	61,829	OC	1.0/1.25 Res	See SAP Height Map	61,829
3	Subarea 2	Hopkins (ARHA)	87,171	46,016	RM	1.5	130,757	CRMU-X	2.5	See SAP Height Map	217,928
4	Subarea 2	Ladrey	38,752	104,061	RC	1.25	70,650	CRMU-X	2.5	See SAP Height Map	141,300
		Former ARHA HQ	17,768	6,508							
		Former ARHA HQ Liner	0	0							
		Annie B. Rose	30,652	60,442							
5	Subarea 2	Royal St Bus Garage	87,173	45,401	RM	1.5	130,760	CRMU-X	2.5	See SAP Height Map	217,933
6	Subarea 4	700 N. Fairfax Street	43,485	49,259	OC	1.0/1.25 Res	54,356	CRMU-X	2.5	See SAP Height Map	108,713
7	Subarea 4	Redpeg	17,865	12,752	CDX	2.5	44,663	CDX	2.5	See SAP Height Map	44,663
		Liberty		2,190							
		Exxon		19,252							
	610 Madison (Cleaners)	9,186	9,800	13,779			22,965				
Subarea 4	Royal Restaurant	10,762	4,588	CDX	2.5	26,905	CDX	2.5	See SAP Height Map	26,905	
8	Subarea 4	Old Town Auto	37,117	1,470	CDX	2.5	92,793	CDX	2.5	See SAP Height Map	92,793
		Asian Wok		884							
		Towne Motel		10,840							
9	Subarea 4	PNC	41,030	4,067	CDX	2.5	102,575	CDX	2.5	See SAP Height Map	102,575
		Shell		1,840							
10	Subarea 4	AFBA	87,172	104,986	CD	2.5	217,930	CD	2.5	See SAP Height Map	217,930
		AFBA Parking Lot									
		900 N Washington		52,586							
11	Subarea 4	Port Royal	90,560	137,871	RC	1.25	113,200	CRMU-X	2.5	See SAP Height Map	226,400
		Port Royal liner									

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	UNITS		SF	SF		SF	SF				SF
	NOTES		(1)	(2)		(3)		(3)		(6)	(3)(4) (5)
12	Subarea 4	901 N Pitt	59,331	69,378	OC	1.0/1.25 (Res)	74,164	CRMU X	2.5	See SAP Height Map	148,328
13	Subarea 4	Montgomery Center	86,963	98,944	CRMU/X	2.5	217,408	CRMU/X	2.5	See SAP Height Map	217,408
14	Subarea 4	801 N. Fairfax Street	44,430	73,828	OCM(50)	1.5	66,645	OCM(50)	1.5	See SAP Height Map	66,645
15	Subarea 4	Perfect Pita	87,172	156,466	OCM(50)	1.5	130,758	CRMU-X	2.5	See SAP Height Map	217,930
		Crowne Plaza									
		Crowne Plaza									
16	Subarea 4	Canal Center (7)	454,849	485,678	W-1	2.0	909,686	CRMU-H	2.50	See SAP Height Map	1,137,122
17	Subarea 4	Transpotomac Plaza	60,123	39,133	OCM(50)	1.5	90,185	CRMU-X	2.5	See SAP Height Map	150,308
				39,133							
				39,133							
18	Subarea 4	1010 N Fairfax	40,703	16,388	CDX	2.5	101,758	CDX	2.5	See SAP Height Map	101,758
		1020 N Fairfax		8,964							
		Dry Cleaners		3,330							
		St. Anthony's		14,532							
		325 First St	3,420								
19	Subarea 2	Potomack Co	16,920	14,400	CDX	2.5	42,300	CDX	2.0	See SAP Height Map	33,840
20	Subarea 2	Old Colony Inn	42,746	31,004	CD	2.5	106,865	CD	2.5	See SAP Height Map	106,865
21	Subarea 2	National PTA	44,214	47,836	OC	1.0/1.25 (Res)	55,268	CDX	2.5	See SAP Height Map	110,535
22	Subarea 2	Foreign Car Service	32,488	10,910	OCM (50)	1.5	48,732	CDX	2.0	See SAP Height Map	64,976
23	Subarea 4	Craddock Site	25,315	12,448	CDX	2.5	63,288	CRMU-X	2.5	See SAP Height Map	63,288
TOTALS			1,803,842	2,133,309			3,292,510				4,264,508

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Site #	SITE			Existing Development		PROPOSED DEVELOPMENT (GFA)						
	OTN Plan Sub-area	Site	Parcel Size	Existing Development	Existing Zoning	Proposed zoning	Residential	Non-Residential	Retail (Primary / Secondary)	Arts / Cultural Uses	Proposed Height	Proposed: Total Allowable Development
	UNITS						MAX. GFA	MAX. GFA	MAX GFA	MAX GFA	FT	MAX GFA
	Notes					(6)	(8)	(9)			(6)	
24a	Subarea 5	PEPCO Substation	252,064	Unkown	UT	CDD		85,000			See Height Map	85,000
24b		NRG	852,898	+/- 850,000	UT	CDD		2,150,000			See Height Map	2,150,000
TOTALS								2,235,000				2,235,000

