

Old Town North Small Area Plan Implementation Update

May 11, 2022

6 p.m. Virtual Community Meeting



1 Introduction | 9

Agenda

Overview of Plan Recommended Improvements

Linear Park

Montgomery Street 2-Way Conversion

Second Street Green Infrastructure Demonstration Project

Pace of Development

Summary of recent development projects

Plan
Implementation
Recommendations

Arts & Cultural District

Linear Park (7-10 acres)

Waterfront Park (2-4 acres)



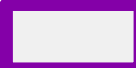
Montgomery Street Conversion

Streetscape Improvements

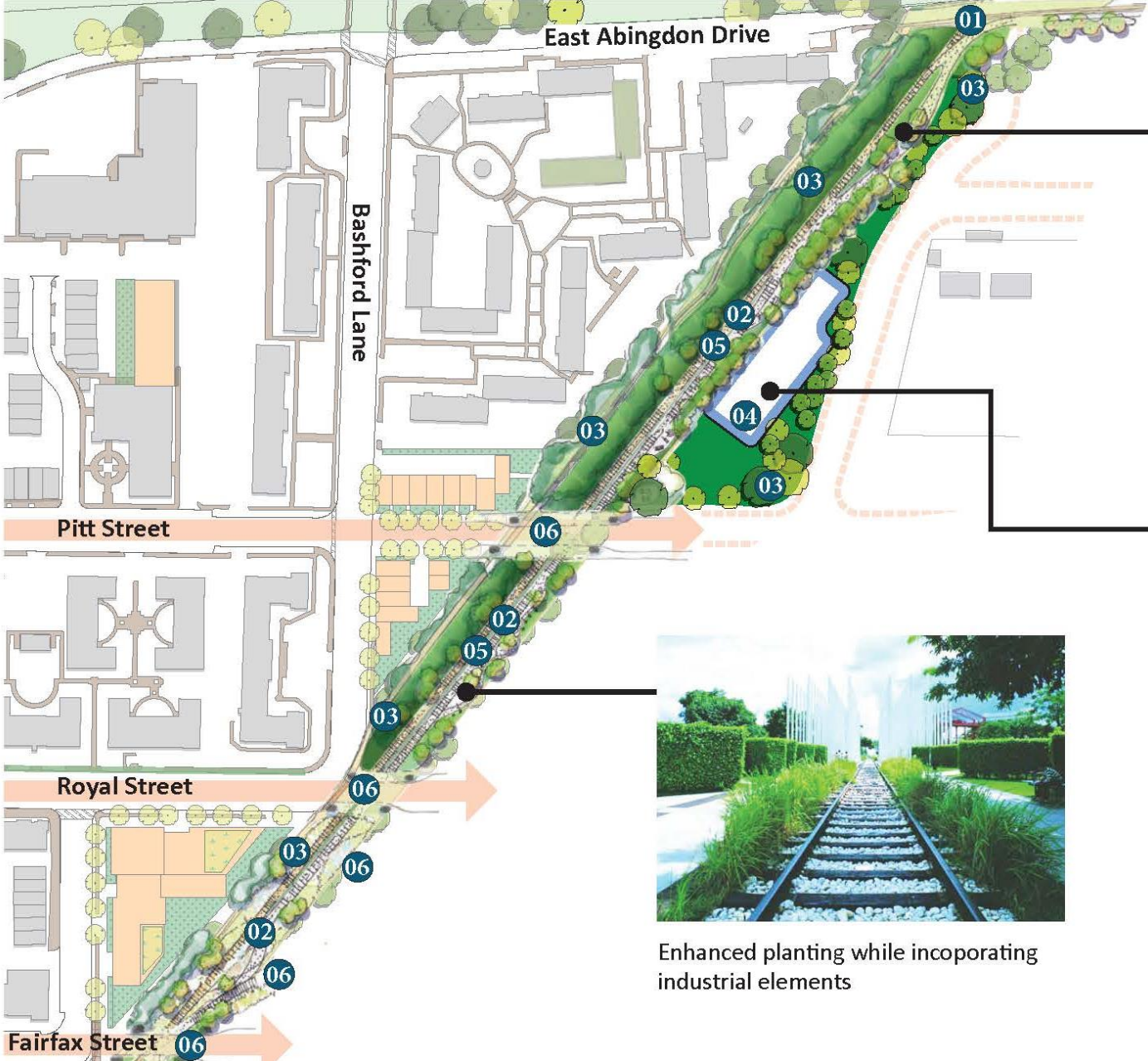
Linear Park

- ~10-acre linear park (~7 within OTN boundary), converted from former rail corridor, keystone of the Plan
- Creates new open space and separated pedestrian and bicycle trail, improved connectivity to the existing trails
- Implementation of park is funded through developer contributions
- Majority of corridor currently owned by Norfolk Southern
- City has initiated discussions with Norfolk Southern to discuss land acquisition



-  Hilco Responsibility
-  City Responsibility
-  Old Town North Plan Boundary

Linear Park - Illustrative



Separated bicycle/pedestrian trail



Active recreation



Enhanced planting while incorporating industrial elements

LEGEND

- 01 Enhanced Trail Connection
- 02 Separated Bicycle/Pedestrian Trails
- 03 Enhanced Landscaping
- 04 Active Use Area
- 05 Industrial Heritage Elements
- 06 Street Crossing

Linear Park Illustrative

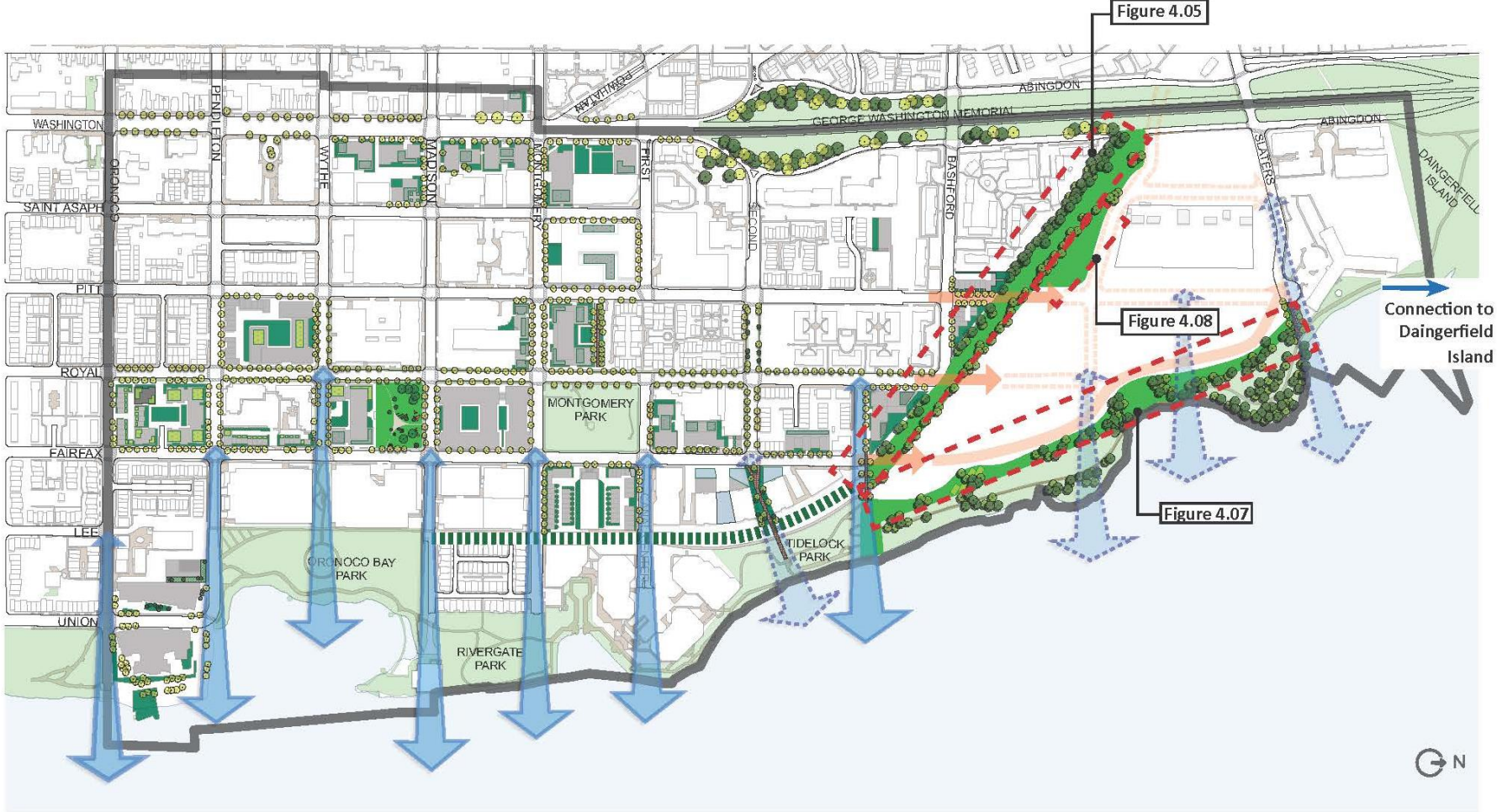


Figure 4.05

Figure 4.08

Figure 4.07

Connection to Daingerfield Island

LEGEND

- Existing Buildings
- Potential New Buildings
- Existing Parks and Open Space
- Potential New Public Open Space
- Potential New On-Site Open Space
- Proposed improvement to existing rail/trail corridor
- Existing Connections/Views to River
- Potential New Connections/Views to River

Note: The potential buildings, open spaces, and rooftop open spaces depicted are for illustrative purposes. The final design and configuration of buildings, open spaces, and rooftop open spaces will be subject to the OTN SAP, the Design Standards and Guidelines, the Zoning Ordinance as amended, and the development review process.

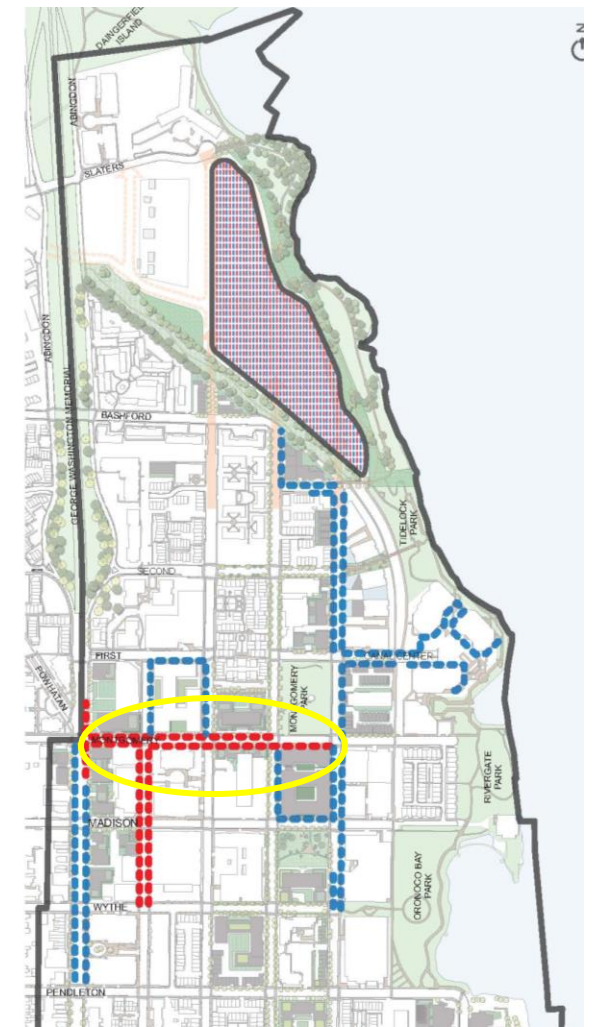
Former Power Plant / Hilco Redevelopment

Planned Onsite and Adjacent Open Space



Montgomery Street Two-Way Conversion

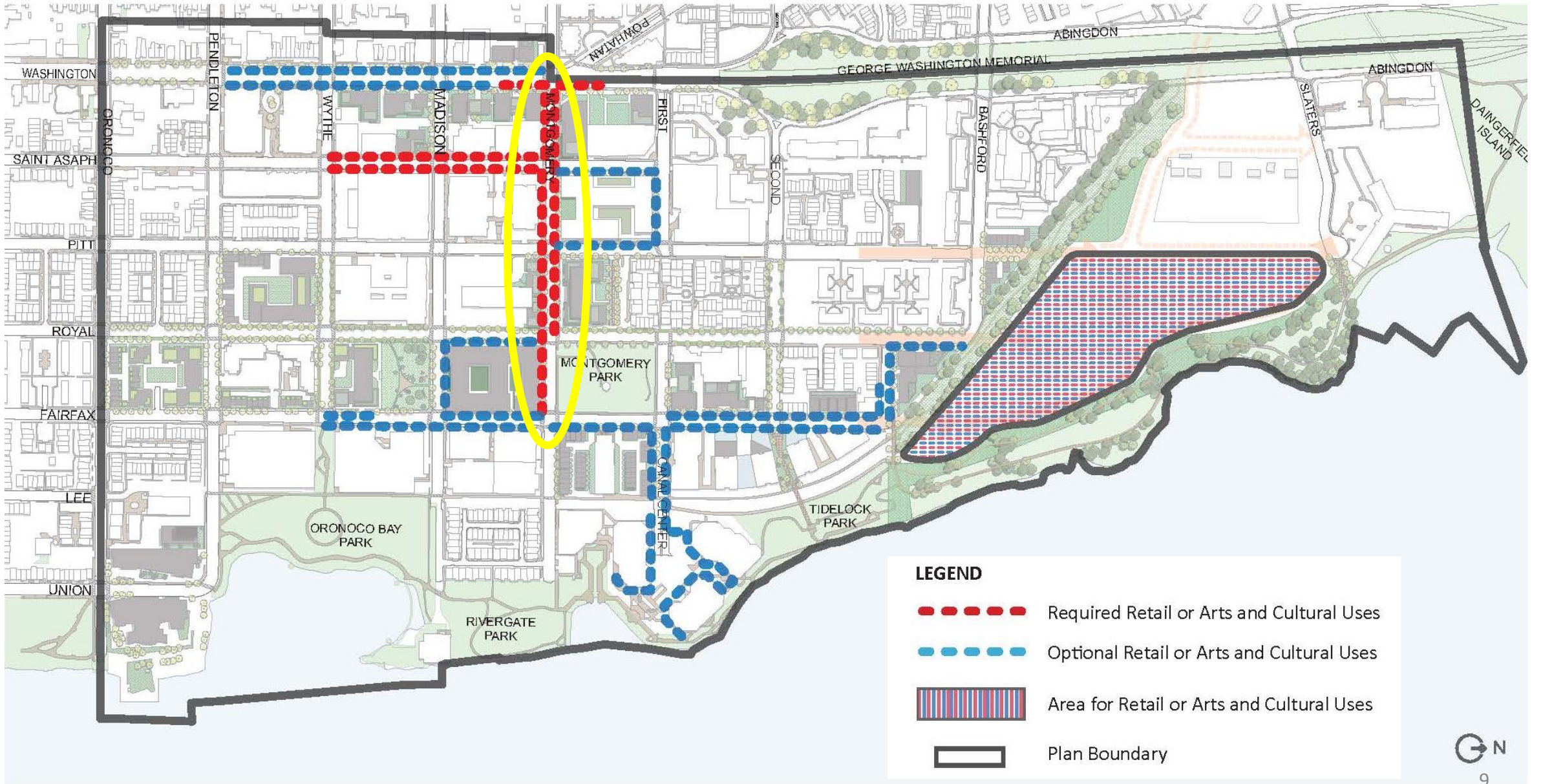
- Plan recommends evaluating the conversion of Montgomery from one-way to two-way to facilitate easier access for retail uses and to create a more pedestrian-oriented street
- Traffic analysis studied potential conversion of Montgomery Street to two-way from Fairfax to Washington
- Developer contribution policy calls for \$1.3M to fund this conversion
- Based on community input and staff capacity, this project is not moving forward at this time while staff are focusing on other priorities. Funding could be reallocated for the park implementation.



LEGEND

- Required Retail or Arts and Cultural Uses
- Optional Retail or Arts and Cultural Uses
- ▨ Area for Retail or Arts and Cultural Uses
- ▭ Plan Boundary

Old Town North Retail Corridor



Second Street Green Infrastructure Demonstration Project

- OTN Plan proposed implementation of Green Streets along the section of Second Street located between N. Pitt St. and N. Royal St. The project included enhanced landscaping and traffic calming measures such as narrower travel lanes, enhanced tree canopy, and curb extensions (bulb-outs).
- City completed project design and issued contract to construct the Second Street project.
- Unexpected utility conflicts identified during construction at Second and N. Pitt Streets:
 - Construction work was suspended while staff evaluated remediation and redesign options.
 - Required utility relocation estimated cost exceeded \$1 million and the delivery of electricity would be impacted to over 575 residential and commercial customers.
 - City Staff moving forward with cancelling construction contract.
 - Site restoration will continue throughout this year and include milling and paving, plus curb ramp and sidewalk repairs on Second Street between North Pitt Street and North Royal Street.

Proposed Tree Planting Initiative

- Proposal includes a total of 130 sites that have been identified as part of recently completed field investigations
 - Implementation would start in Old Town North SAP boundaries
 - Approximately half of trees to be located within OTN
 - Project could start as early as Fall 2022 – Winter 2023
 - Additional trees to be planted in areas of redevelopment



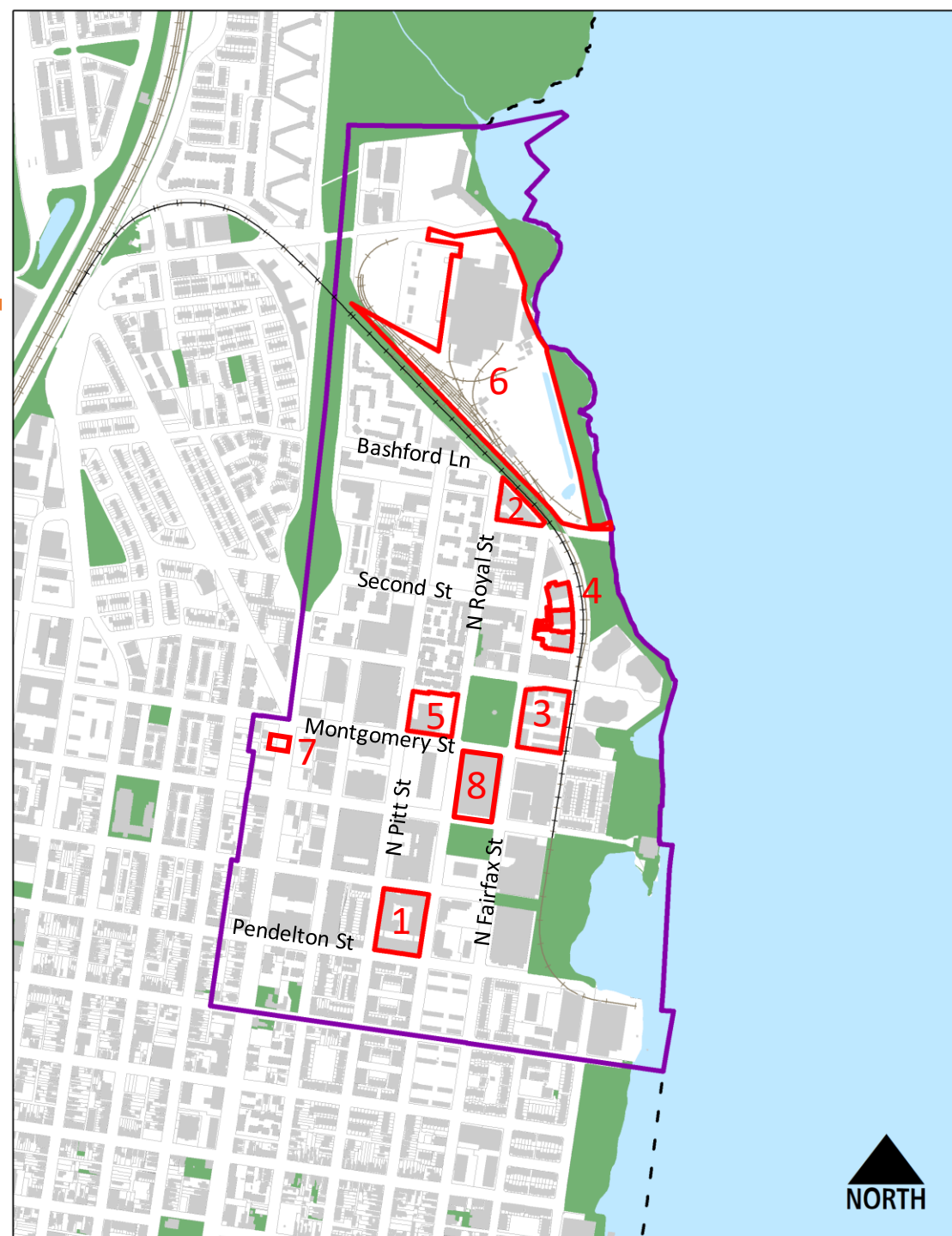
Pace of Development

- Amount of development approved/constructed/in review process is consistent with Plan projections
- Plan projected +/- 3,000 new dwelling units would be added in the next +/- 20 years (~150 units/year)
- Plan projected +/- 750 units from 2017-2022
 - 540 actual units constructed to date
 - 484 approved, not yet constructed
 - 378 in development review process
 - ~2,000 (max) as part of PRGS site CDD review process

| Project Name | Address | Stage | Units (MF) |
|--|----------------------|---------------------|----------------|
| Completed – Under Construction | | | |
| Muse (Craddock site) | 1201 N Royal | Completed | 73 |
| Bus Barn | 600 N Royal | Completed | 287 |
| Venue (Crowne Plaza) | 901 N Fairfax | Partially completed | 119 MF & 41 TH |
| In Review Process | | | |
| TideLock | 1033 N Fairfax | Final Site Plan | 234 |
| Waterman Place | 901 N Pitt | Preliminary | 250 |
| Little Tavern Apartments | 828 N Washington | Concept | 18 |
| Montgomery Center | 300 Block Montgomery | Concept | 360 |
| Long-Term Implementation (5-20 yrs) | | | |
| PRGS Site | 1300 N Royal | CDD Concept | ~2000 (max) |

Recent + Active Development Sites

1. Bus Barn, 600 N Royal – Completed
2. Muse, 1201 N Royal – Completed
3. Venue (Crowne Plaza), 901 N Fairfax – Complete in late spring 2022
4. TideLock, 1033 N Fairfax – approved, construction anticipated for late 2022
5. Waterman Place, 901 N Pitt – approved, construction anticipated for late 2022-early 2023
6. Former Power Plant site – CDD concept plan anticipated for June/July Public Hearings; first DSUPs fall 2022
7. Little Tavern Apartments, 828 N Washington – Under review
8. Montgomery Center, 300 Block Montgomery – Under review



1



2



3



Constructed

1. Bus Barn, 600 N Royal
2. Muse (Craddock Site), 1201 N Royal
3. Venue (Crown Plaza), 901 N Fairfax

Community Benefits with Development *Constructed*

Bus Barn, 600 N Royal

- 12 onsite affordable units + \$850,000 to Housing Trust Fund
- Green building and infrastructure including bioretention, green roof
- Undergrounding of all utilities
- Streetscape improvements including "Green Streets"
- Publicly accessible pocket park
- \$815,000 to OTN Implementation Fund
- Onsite public art and \$30,000 to Capital Bike Share Fund

Muse, 1201 N Royal

- Arts & Cultural Anchor
- Streetscape, pedestrian and trail improvements
- Green building, infrastructure
- \$490,000 to OTN Implementation Fund
- \$10,000 to Capital Bikeshare Fund and \$3,600 to Living Landscape Fund
- Onsite public art

Venue, 901 N Fairfax

- Arts & Cultural Anchor
- Streetscape, pedestrian and trail improvements
- Publicly accessible open space, linear walkway and parklet from N Fairfax to Trail
- Green building design, infrastructure
- \$770,000 contribution to the OTN Implementation Fund
- \$450,000 affordable housing contribution
- Onsite public art and \$10,000 to Living Landscape Fund

Community Benefits with Development

Approved and In Review

Approved but not yet constructed

Tidelock, 1033 N Fairfax

- Arts & Cultural Anchor
- Streetscape/pedestrian improvements
- Publicly accessible open space
- Green building
- 15 affordable units
- \$565,000 to OTN Implementation Fund
- Onsite public art
- \$8,900 to Urban Forestry Fund

Waterman Place, 901 N Pitt

- Arts & Cultural Anchor
- Streetscape/pedestrian, improvements
- Publicly accessible open space
- Green infrastructure
- 16 affordable units
- \$735,000 to OTN Implementation Fund
- Onsite public art
- \$30,000 to Capital Bike Share
- \$2,700 to Urban Forestry Fund

In Review

Montgomery Center, 300 Block Montgomery St

- *Anticipated*
 - Arts anchor
 - Retail plaza
 - Affordable housing

Community Benefits with Development

Long-term Implementation

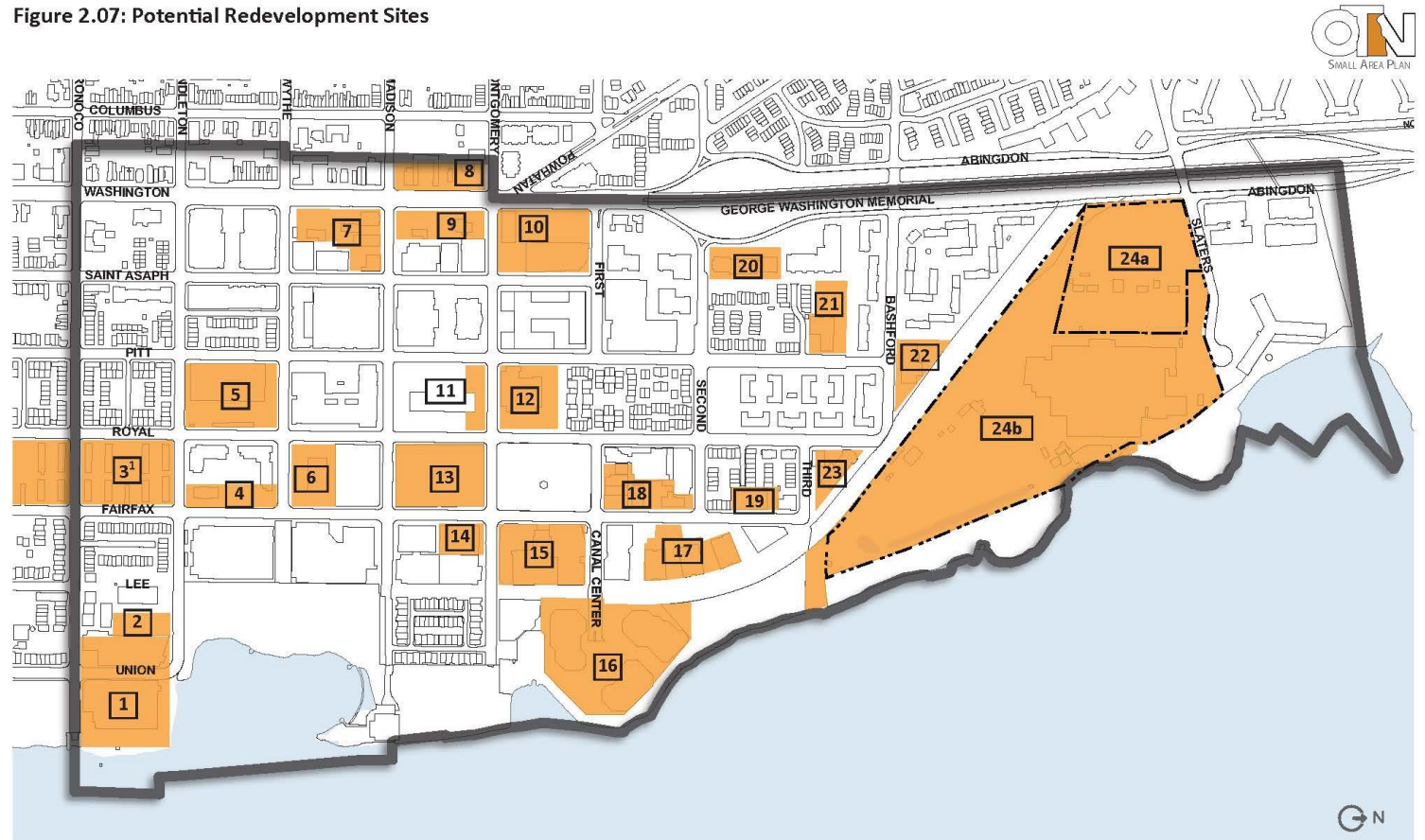
PRGS Site, 1300 N Royal

- Environmental remediation of 18-acre coal power plant
- Slater's Lane improvements
- Open Space (5+ acres)
 - Waterfront park connected to NPS land and riverfront
 - Linear Park
 - Central plaza and individual block open space
- Arts & Cultural anchor space(s)
- Onsite affordable housing
- Integrated sustainability strategy
- Expansion of Old Town street grid and offsite improvements
- Improved bike/ped connections



Potential Redevelopment Sites in Plan Area

Figure 2.07: Potential Redevelopment Sites



LEGEND

- Potential Redevelopment Sites
- ### Redevelopment Site Number as shown in the Development Summary Tables

Notes:

1. The public process for this Plan included review and discussion of the Hopkins-Tancil blocks, even though a portion of the site is located within the Old Town Small Area Plan. Proposed zoning for the full site was analyzed. While a separate Master Plan amendment will need to be processed for the southern block, the analysis for the full site occurred as part of the Old Town North Small Area Plan process.

Questions?

- **General Implementation**

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- **Second Street Project**

- Demond Frazier, Project Implementation, Demond.Frazier@alexandriava.gov, 704.746.4632

- **Development**

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- Mike Swidrak, P&Z, Michael.Swidrak@alexandriava.gov, 703.746.3813

Thank you!