



SUSTAINABILITY



DESIGN



INNOVATION



OPEN SPACE



LAND USE



**ARTS
AND
CULTURE**



TRANSPORTATION

OTN

SMALL AREA PLAN

Community Meeting #2

April 29, 2021








AGENDA

- Welcome & Introductions
- Small Area Plan Recap
- Implementation Update
- Next Steps
- Questions



SMALL AREA PLAN

OLD TOWN NORTH SMALL AREA PLAN

SUSTAINABILITY	LAND USE	DESIGN	INNOVATION	ARTS & CULTURE	OPEN SPACE	TRANSPORTATION
						
<ul style="list-style-type: none">• CSO Mitigation• Stormwater Management• Green roofs• LEED Silver/ LEED-ND Silver for power plant site• Carbon Neutrality	<ul style="list-style-type: none">• Balanced mix of uses• Concentrated retail and amenities• Office retention and attraction• Strategic zoning and height changes• Affordable housing	<ul style="list-style-type: none">• Public realm improvements• High-quality architecture and urban design• Compatibility• Gateway elements and vistas	<ul style="list-style-type: none">• Mixed-use district with innovation uses• Urban scale blocks• Passive and active public open spaces	<ul style="list-style-type: none">• Retain and attract arts and cultural uses• Placemaking through an Arts Corridor	<ul style="list-style-type: none">• 7 to 10 acres of new public open space• Rail corridor To a linear park• Expanded waterfront open space• Increase Tree Canopy	<ul style="list-style-type: none">• Vision Zero• Increase connectivity to public transit• Shared parking strategies• Future transportation technologies

SUSTAINABILITY

Sustainability at Different Scales:

Plan-wide:

- CSS Separation
- Stormwater Management
- Green Building
- Open Space

Neighborhood scale:

- LEED-ND
- Sustainability Master Plan
- Remediation
- Explore District Energy Systems

Multi-modal Transportation:

- Green Infrastructure
- Walkability/Urban scale blocks
- Enhanced tree canopy

Site-specific for new developments:

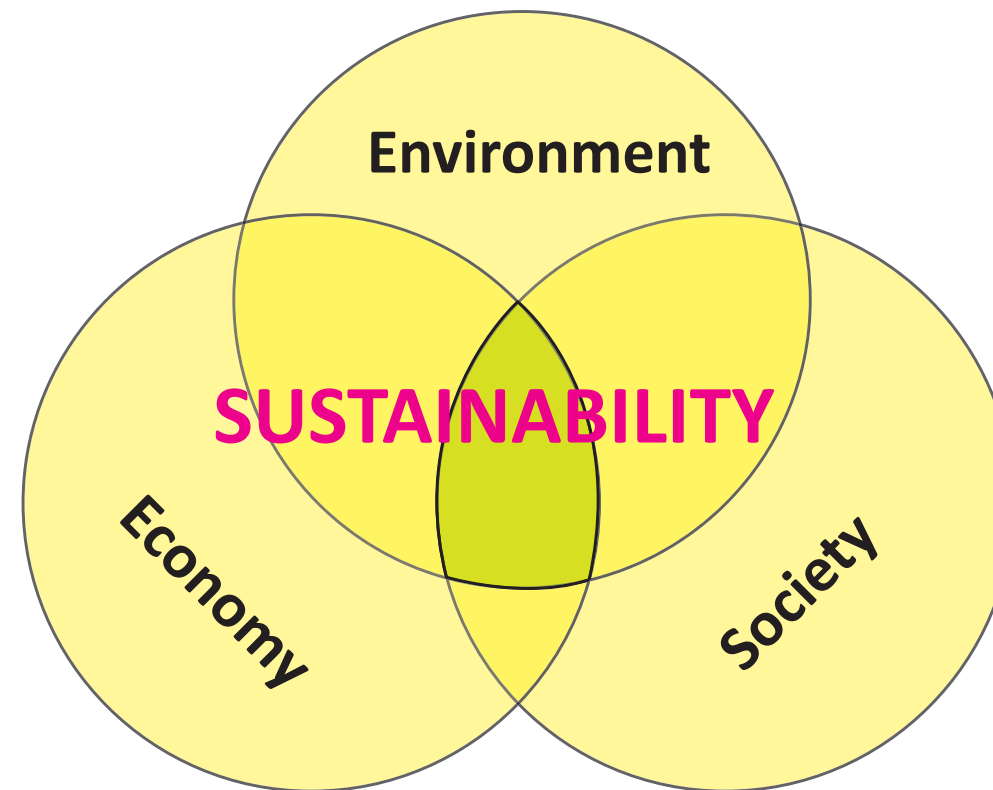
- Green Roofs
- Open Space
- Water Conservation/Energy

Economic Sustainability

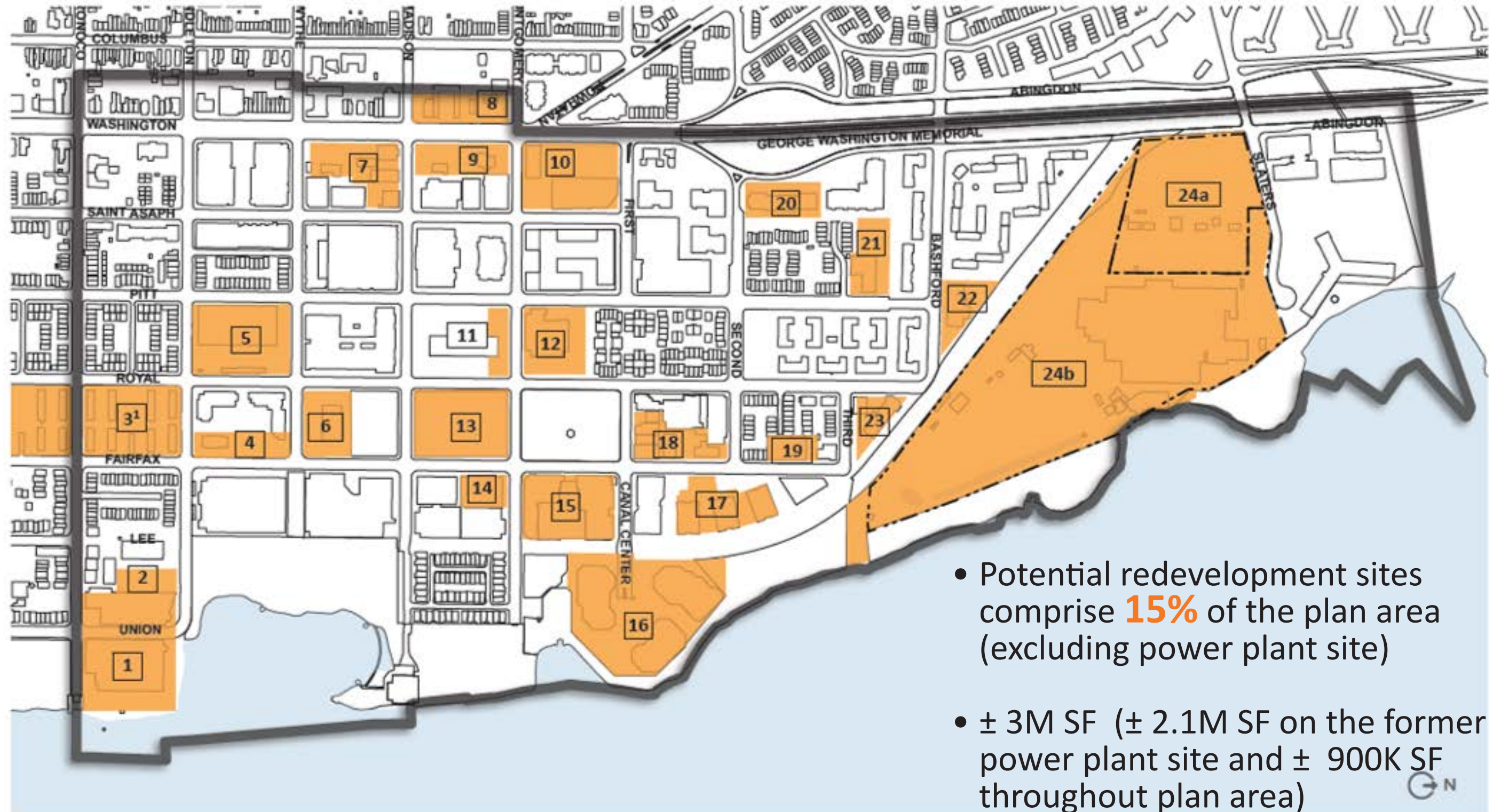
- Creative economy for economic and cultural diversity

Social Sustainability

- Affordability for a range of incomes and abilities










LAND USE - REDEVELOPMENT SITES



LAND USE - BUILDING HEIGHTS

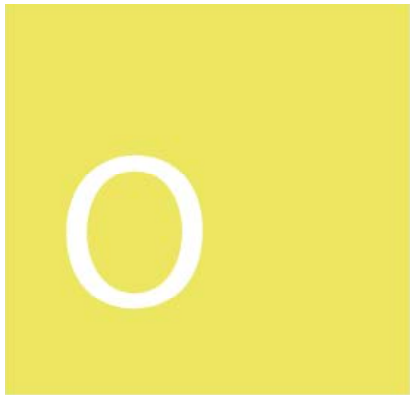


LEGEND

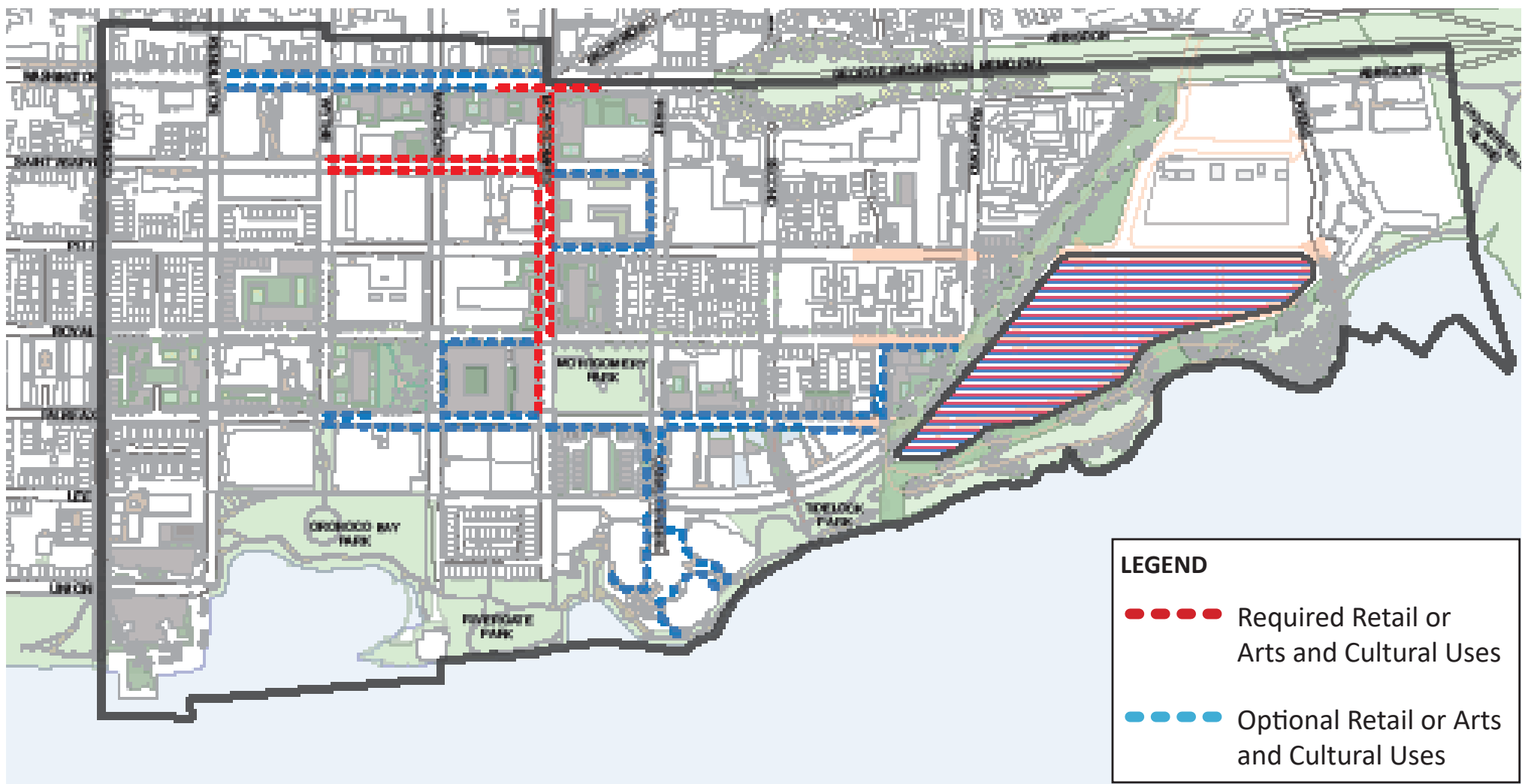
 120'	 66'	 Area subject to the NPS Settlement Agreement
 100'	 50'	 Existing Height Limit
 70'	 30'/50'	 Recommended New Height Limit
 77'	 45'	
 77' (50' Max along N. Royal)	 30'	

- Maintain views to and from the Potomac River
- Variety of heights for individual buildings and larger sites
- Create appropriate transitions adjacent to existing neighborhoods.
- Limited number of taller signature buildings at power plant site for a varied/distinctive skyline

DESIGN



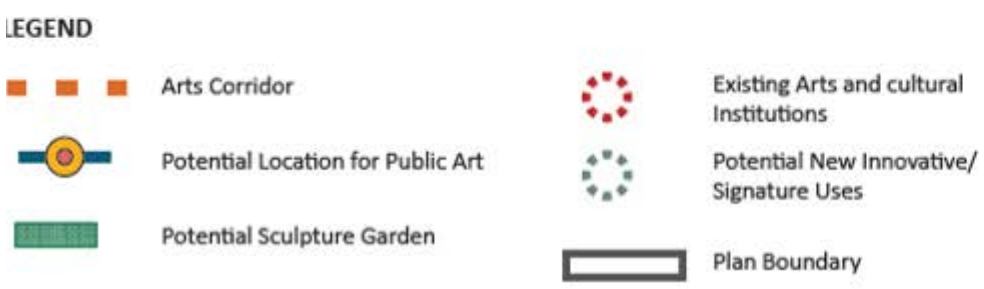
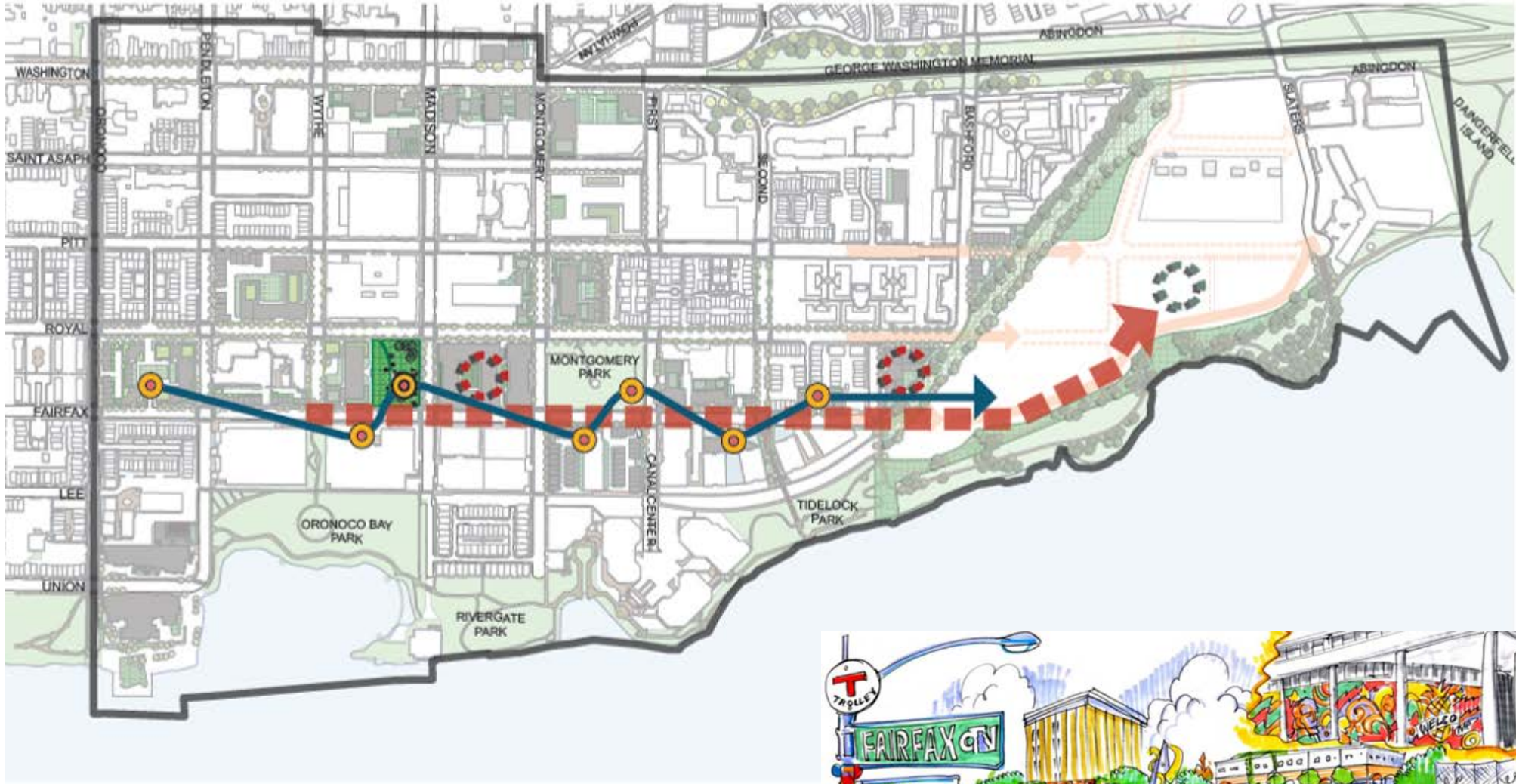
RETAIL/ ARTS AND CULTURAL USES



- 1. Concentrate retail uses along strategic corridors
- 2. Optional retail on other corridors
- 3. Design Standards and Guidelines
- 4. Regulatory Incentives for Ground Floor Arts and Cultural Uses
 - Ground floor space dedicated to these uses is excluded from the maximum floor area.
- 5. Regulatory Incentive for Arts and Cultural Anchors
 - Additional floor area not to exceed 30% above building maximum



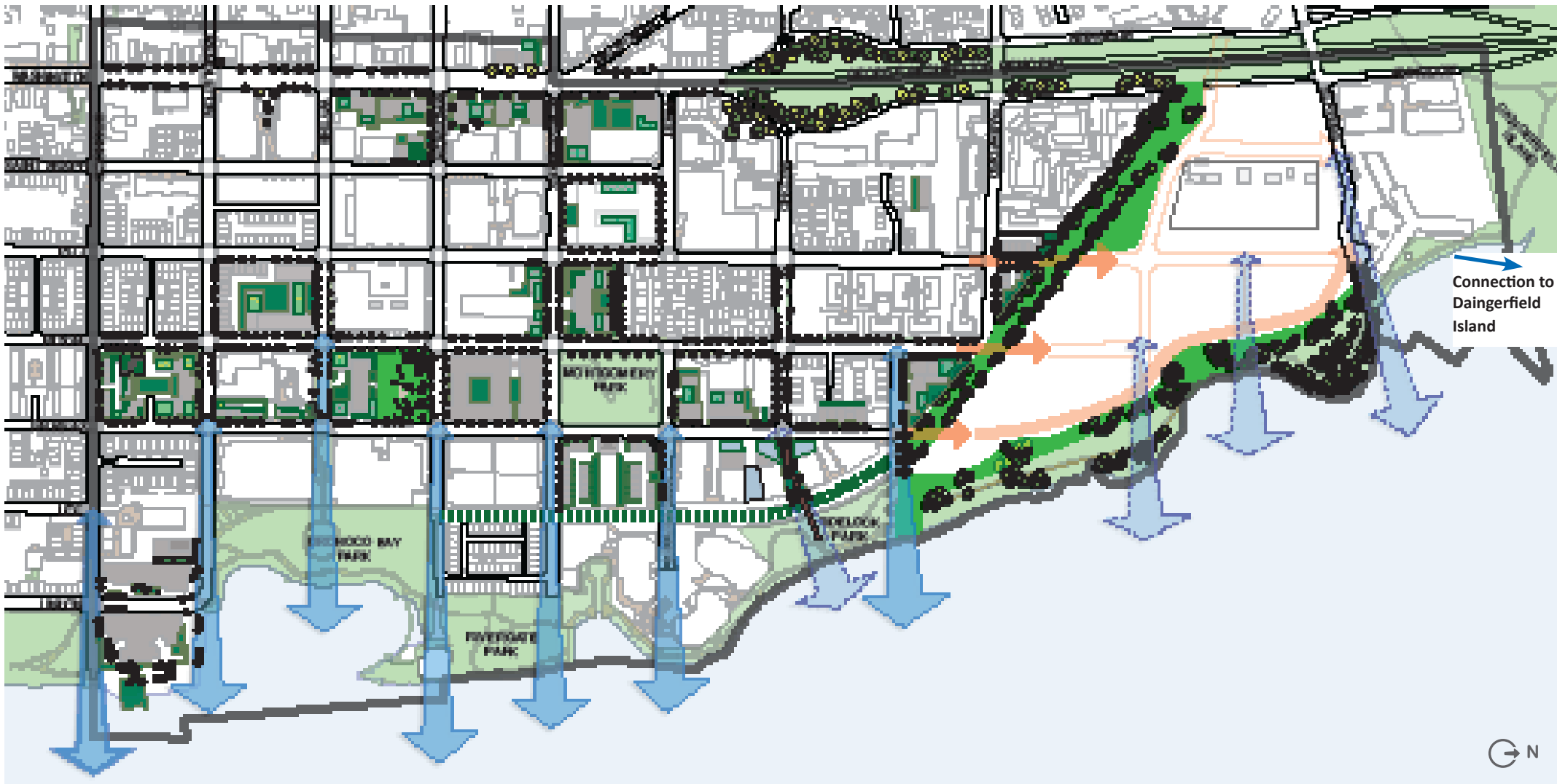
ARTS & CULTURAL DISTRICT



April 2018, City Council establishes Arts & Cultural District in OTN



OPEN SPACE - ILLUSTRATIVE CONCEPT PLAN



1. Increase public open space by **7** to **10** acres

2. Increase Tree Canopy from **13%** to **23%**

3. Create Open Space and Streetscape Improvements Fund(s)



OPEN SPACE - PUBLIC OPEN SPACE



Separated bicycle/
pedestrian trail



Active recreation

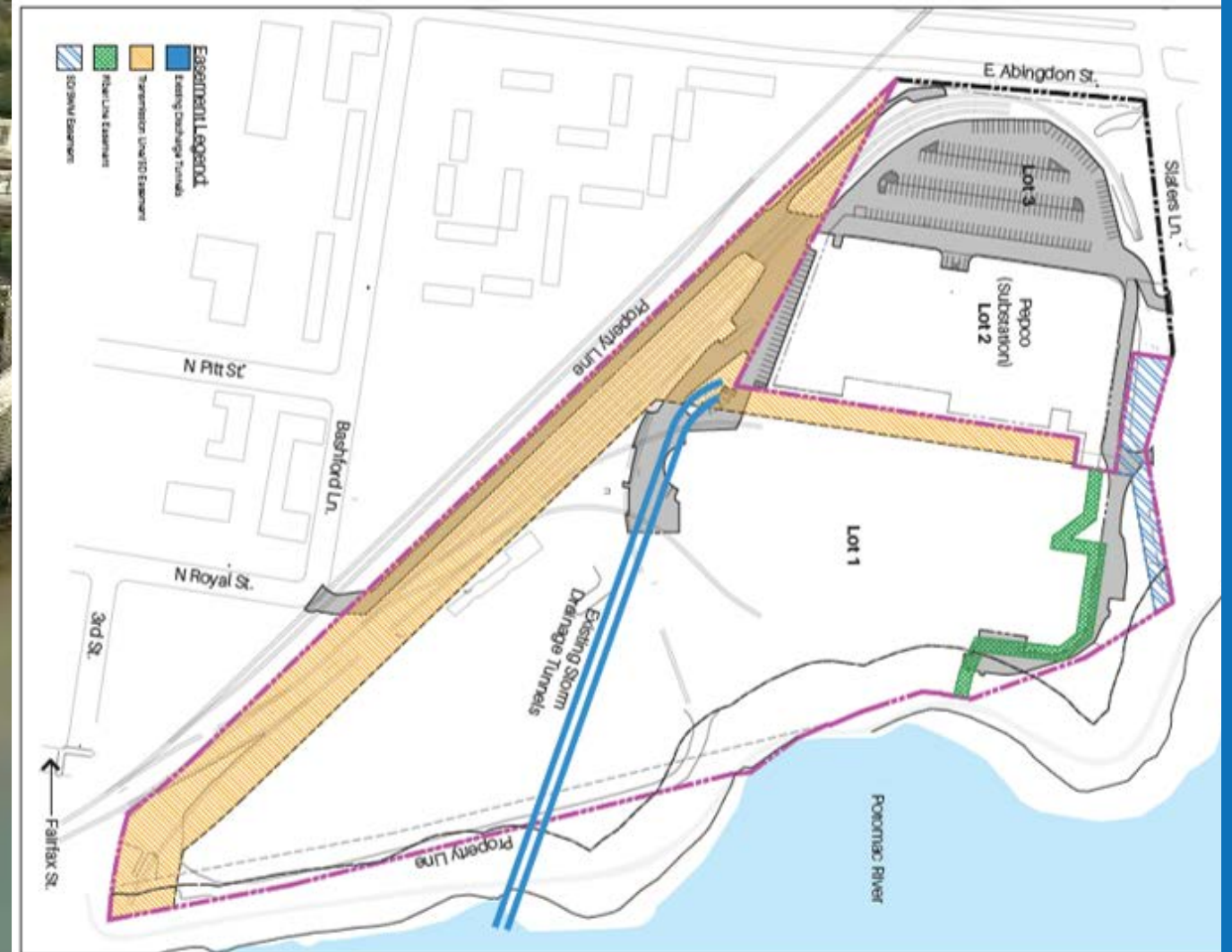


Enhanced planting while inco-
porating industrial elements

Linear Park

- Convert rail corridor into a 4 acre open space
- Separate ped-bike trails
- Areas of active recreational use
- Interpretation of industrial heritage
- Improved connections to existing Mt Vernon Trail

POWER PLANT SITE - EXISTING CONDITIONS



POWER PLANT SITE - PLAN RECOMMENDATIONS

Figure 2.20: Illustrative Concept Plan - D



- ± 2.1M SF anticipated on the former power plant site
- Mixed-use development
- Sustainability & innovation
- Urban scale blocks
- Network of streets connected to surrounding community
- Waterfront connections
- Increased and improved open spaces
- Integrated history and heritage

POWER PLANT SITE - SUSTAINABILITY & INNOVATION



- Measures to separate combined sewer/ stormwater and mitigate stormwater run-off
- Implement LEED-ND Silver or higher
- Develop a Sustainability Master Plan for the former site
- Strive to achieve carbon neutrality for the site by 2040, and buildings by 2030
- Explore district energy systems
- Encourage on-site generation and storage from solar photovoltaic (PV) and other renewable sources
- Integrated green infrastructure in public streets
- RPA mitigation where feasible
- Green roofs requirements



POWER PLANT SITE - PUBLIC OPEN SPACE



- Increase the waterfront open space by **2** to **4** acres
- Increase the open passive areas along river
- Separate ped-bike trails
- Provide amenities for trail users
- Additional **1** to **2** acre recreational open space adjacent to linear park



OLD TOWN NORTH SMALL AREA PLAN SUMMARY

LAND USE

- Mix of residential and commercial uses with concentrated retail and amenities
- Provide regulatory incentives to retain and attract arts and cultural uses
- Adopt the Urban Design Standards and Guidelines to implement the high-quality design intent in the Plan

HOUSING

- Allow bonus density up to 30%
- Prioritize one-for-one on-site replacement of Resolution 830 units in the plan area
- Incorporate community and recreational open space as feasible

OPEN SPACE

- Convert rail corridor to a linear park
- Add 2 to 4 acres of waterfront expanded open space
- Add 1 to 2 acres of recreational open space adjacent to linear park
- Increase tree canopy from 13% to 23%

SUSTAINABILITY

- Prioritizes goals to align with EAP
- Measures to separate combined sewer/stormwater and mitigate stormwater run-off
- Implement LEED Silver or higher
- Develop a Sustainability Master Plan for the former power plant site

TRANSPORTATION

- Enhanced streetscapes and pedestrian environment
- Vision Zero
- Improved connectivity to Metrorail Stations
- Extend urban street grid into power plant site

HISTORIC RESOURCES

- Utilize Old Town North Historic Interpretation Guide in combination with Design Standards and Guidelines to interpret the history of private and public sites in the plan area.

IMPLEMENTATION UPDATE



SMALL AREA PLAN

IMPLEMENTATION - LINEAR PARK

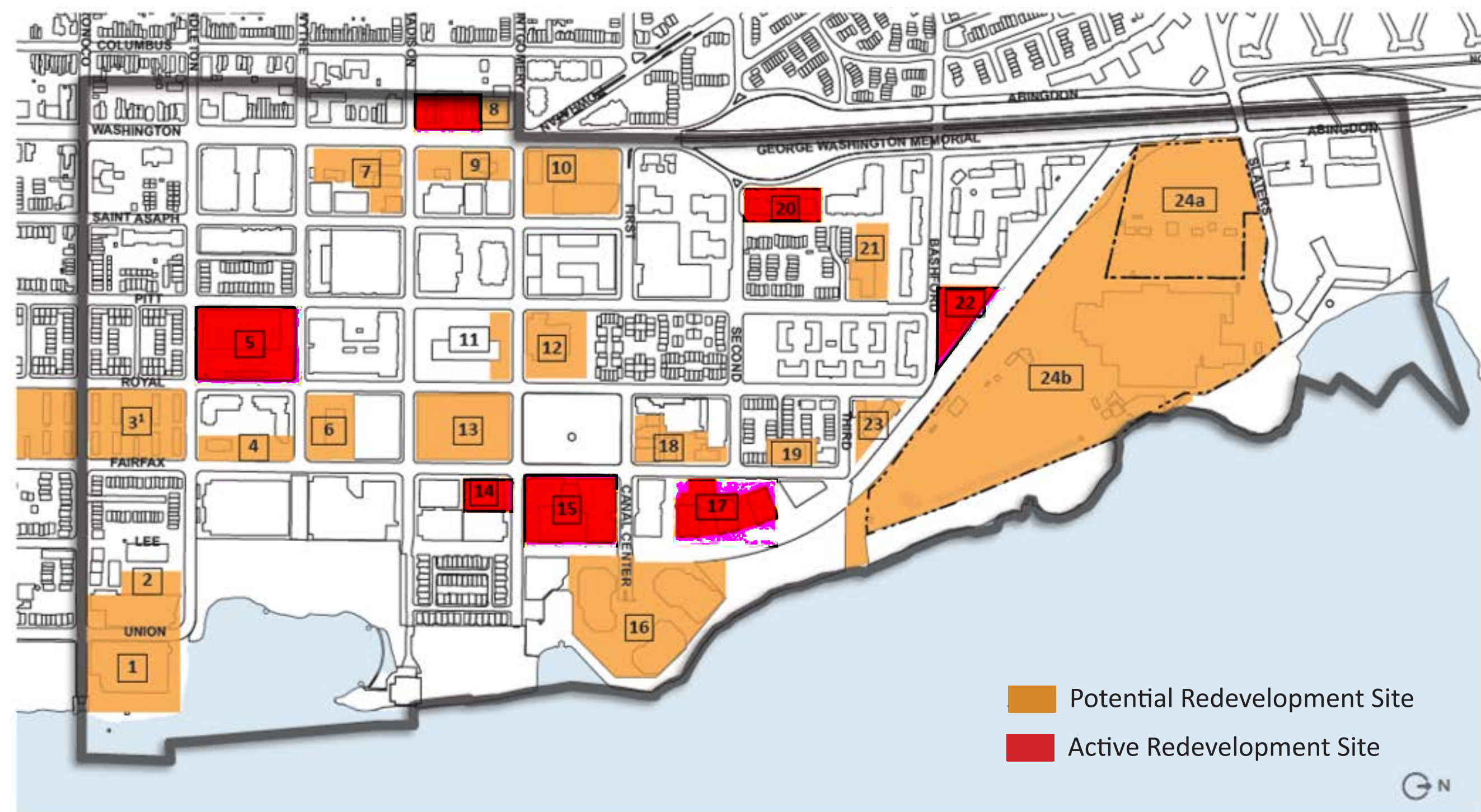


- OTN Plan recommends conversion of the 7-acre rail corridor into a public Linear Park
- Separate ped-bike trails
 - Areas of active recreational use
 - Interpretation of industrial heritage
 - Improved connections to existing Mt Vernon Trail

OTN Developer Contribution Policy assigns funding responsibility

Process involves multiple parties, coordination, and negotiations that are underway.

IMPLEMENTATION - REDEVELOPMENT SITES





600 N. ROYAL STREET



Status: Under Construction

THE ALEXAN OLD TOWN - FORMER WMATA BUS BARN SITE

- Multifamily building will contain 286 units, including 12 affordable units, and 301 parking spaces
- Framing complete and now applying exterior materials
- Construction likely will wrap up by early 2022



901 N. FAIRFAX STREET

Status: Under Construction

THE VENUE - FORMER CROWNE PLAZA SITE

- Conversion of hotel site into condo tower with 122 units and a 7,000 square-foot theater, and 41 townhouses
- The glass-and-metal theater will front N. Fairfax Street and will be occupied by MetroStage
- Creation of public-access walkway between N. Fairfax Street and the Mount Vernon Trail
- Developer will contribute nearly \$800,000 to the OTN Linear Park and targeted improvements to Montgomery Park
- Occupancy for the residential units will commence in late 2021 and early 2022



1201 N. ROYAL STREET

Status: Under Construction

THE MUSE - FORMER CRADDOCK SITE

- Multifamily building with 73 condominium units and 5,700 square-foot arts anchor
- Arts anchor at corner of N. Royal and Third streets, will include instruction and gallery space for the Art League
- Publicly accessible “arts walk” with landscape and seating areas through the center of the site
- Developer will contribute nearly \$500,000 to the future Linear Park that abuts the site and the PRGS site
- Developer will be seeking occupancy for the residential units in late 2021



1101 N. WASHINGTON STREET

Status: Under Construction

ABINGDON PLACE - FORMER OLD COLONY INN SITE

- Redevelopment of the former Old Colony Inn site into 19 townhouses
- The first row of townhouses fronting E. Abingdon Drive has been approved for occupancy. The foundations of the remaining townhouses have been constructed and will be under construction and occupied in 2022



802 N. WASHINGTON STREET



Status: Under Construction

TOWNE MOTEL REDEVELOPMENT

- Redevelopment of the site with a 98-room hotel
- Construction has commenced with the demolition of the former hotel, current excavation of the underground parking garage and the temporary relocation of the historic townhouse on the adjacent 805 N. Columbus Street property
- Hotel construction could be finished by later 2022



801 N. FAIRFAX STREET

Status: Under Construction

OFFICE TO RESIDENTIAL CONVERSION

- Conversion of the four-story early 1970s office building into a 54-unit residential multifamily building
- SUP for increased height (for penthouse/roof reconfiguration) was approved in 2020
- Building permits were approved in early 2021 and construction activities have commenced



1033 N. FAIRFAX STREET



Status: Application Pending

TIDELOCK - TRANSPOTOMAC PLAZA

- Applicant preparing initial Preliminary Plan submission; applicant closed on properties in 2020.
- Proposal includes additions to 3 current office buildings to include 232 rental and condominium units (including on-site affordable units), 7,750 SF of retail and minimum 5,000 SF arts anchor
- Applicant utilizing Section 7-700 (affordable housing) and OTN Arts District density bonuses

Next Steps

COMMUNITY OUTREACH

PLANNING PROCESS

PHASE 1: REZONING AND COD CONCEPT PLAN

FUTURE MEETING TOPICS

- URBAN DESIGN
- AFFORDABLE HOUSING
- SUSTAINABILITY
- ENVIRONMENTAL
- OPEN SPACE
- TRAFFIC & TRANSPORTATION



- Community Site Tours by Applicant - June 4 & 5, 2021
- Community Planning Process - Fall 2021

QUESTIONS/COMMENTS



SMALL AREA PLAN