

OLD TOWN NORTH SMALL AREA PLAN UPDATE
PROJECT ASSESSMENT (VISIONING TOOL)
(Staff, Advisory Group, and Charrette Input)

Draft December 4, 2015

Abc City Staff
 Abc Advisory Group Comments
 Abc Public Comments / City Staff reiterated in public comments

	Planning, Design, and Land Use	Transportation	Housing
Guiding Principles	<p>Identify and enhance Old Town North's unique character and sense of place to complement area's history, culture, and existing neighborhoods and to promote an active and balanced community.</p> <p>Promote sustainable <u>balance of</u> land use and urban design patterns throughout OTN (Major future development sites will be looked at in the context of the full planning area)</p> <p>Maintain the diverse population, livability and sense of community of OTN</p> <p>New urban feel with mixed development</p>	<p>Further encourage an integrated multi-modal transportation network (<u>public transportation</u>) using the existing street grid, and grid extensions where necessary, to promote a healthy, auto-independent lifestyle (<u>walkability and accessibility</u>).</p>	<p>Encourage a variety of housing choices that are affordable and accessible to a diverse range of ages, incomes, abilities and household sizes throughout the plan area.</p>
Objectives	<p>Achieve a variety of building types, <u>heights and densities</u>, that are appropriately scaled <u>for the surrounding neighborhood and community</u></p> <p>Maintain existing scale of residential property (human scale)</p> <p>Encourage high quality architectural building design (<u>varied architecture</u>) that further defines the unique neighborhood character of OTN.</p> <p>Achieve and sustain a balanced land use mix including key features that help create a complete neighborhood with a sense of place and to meet the community's social and economic needs.</p> <p>Identify areas for public facilities and institutions.</p> <p>Identify areas for active street frontages including reinforcing the retail focus areas in the 1992 OTN SAP</p> <p>Promote high quality <u>pedestrian oriented streetscapes</u> such as <u>that utilize</u> appropriate lighting, landscaping (<u>paving, brick sidewalks</u>) and signage to promote a safe and vibrant community.</p> <p>Explore tools that allow flexibility in the land use mix to accommodate changing market trends</p>	<p>Consistent with the Transportation Master Plan, provide an interconnected network that supports walking, biking, and transit use.</p> <p>Investigate opportunities for improving the existing network by utilizing major future redevelopment sites and the railroad tracks</p> <p>Continue to investigate and monitor parking conditions (<u>including tour bus parking</u>) as properties in OTN develop</p> <p>Study traffic, parking and other infrastructure impacts related to new developments</p> <p>Improve and expand bike storage facilities in commercial and residential developments</p> <p>Consider the potential <u>impacts of future technology</u> such as autonomous cars , car share and bike share</p> <p>Minimize impacts of loading and unloading facilities</p> <p>Access and Connectivity: Improve access to OTN from Parkway <ul style="list-style-type: none"> - Connectivity between Old Town, OTN, Braddock and Potomac Yards - Connectivity to Marina Towers using existing grade crossing at Slaters Lane for vehicle/ future bike and trolley - Increase in public transportation to metro stations (Braddock, King St, and future Potomac Yards Metro) using the railroad tracks </p>	<p>Fully utilize tools within the Housing Master Plan such as leveraging the density bonus policy to achieve affordable units.</p> <p>Prioritize the provision of on-site affordable housing.</p> <p>Replace ARHA units on a one-to-one basis, and on-site to the greatest extent feasible, as properties in Old Town North develop.</p> <p>Explore innovative housing solutions such as micro-units and building conversions if feasible</p> <p>Incorporate community spaces within housing developments</p> <p>Ensure on-site recreational space in new ARHA redevelopment</p> <p>Flexibility in building design to allow people to age in place</p> <p>Promote opportunities to live near employment and transit</p>
Draft Products Addressed in Charrette	<p>Land Use Plan</p> <ul style="list-style-type: none"> - Draft Generalized Land Use Plan - Urban Design - Waterfront Viewsheds <p>Streetscape plan (Including cross sections)</p> <ul style="list-style-type: none"> - Draft Streetscape Enhancements on Washington Street (Plan and cross section) (See Historic Preservation) - Draft Opportunities for Streetscape Enhancements (Blank Street Walls) <p>Renderings</p> <ul style="list-style-type: none"> - Sketchup Model - Montgomery Street (view looking west) - View to Monuments (looking north from NRG) <p>Graphics and Maps</p> <ul style="list-style-type: none"> - Generalized Land Use Plan - Washington Street Streetscape - Urban Design - Waterfront Viewsheds - Potential Retail + Arts/Entertainment District - Streetscape Enhancements (Black Street Walls) 	<p>Map of proposed bike network and facilities</p> <ul style="list-style-type: none"> - Draft bicycle and auto circulation map (Proposed Bike Network and Facilities) <p>Concepts for <u>train track re-use such as light rail (in coordination with the railway company)</u></p> <ul style="list-style-type: none"> - Draft Connectivity and Grid Extensions map <p>Graphics and Maps</p> <ul style="list-style-type: none"> - Transportation: Bike and Auto Circulation - Transportation: Connectivity 	<p>Housing principles and strategies for OTN that are aligned with the City's Housing Master Plan</p> <ul style="list-style-type: none"> - Draft Housing Principles and Objectives
Products To Be Addressed	<p>Development Plan</p> <p>Design Guidelines</p> <p>Principles outlining building use conversions</p>	<p>Street sections that have multi-modal characteristics</p> <p>North/ south and east/west studies for the extension of the free public trolley</p> <p>Options for connections to existing and/ or proposed water transportation routes</p> <p>Expansion of Car Share, alternative fuel stations, and bikeshare station locations</p>	<p>Land use and Development Plan "See Planning, Design and Land Use products"</p> <p>Building use conversions "See Planning products"</p> <p>Rental/ Ownership analysis</p>
Implementation*	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p>	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p>	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p>
Measures	<p>Community Satisfaction Survey</p> <p>New building construction that meets or exceeds the design guidelines, including mass, scale, design and style</p> <p>New s.f. of residential, commercial, and entertainment relative to desired land use mix</p> <p>Net New s.f. of residential, commercial and entertainment</p> <p>Number of streetscape improvements, such as tree canopy, sidewalks and lights, compared to baseline</p> <p>Change in Walkscore, or equivalent</p> <p>Percent of active street frontages in targeted areas</p>	<p>Increase in transit ridership/ service</p> <p>Increase in number of bike/ ped trips</p> <p>Traffic Counts</p> <p>Lower rate of car ownership</p> <p>Increase in Walkscore, or equivalent</p> <p>Increase in transit score</p> <p>Increase in bike score</p> <p>Decrease in crashes, injuries, and fatalities for all users</p>	<p>Net new units by type, tenure, size and accessibility</p> <p>Increase in number of committed units affordable at various income levels</p> <p>% of affordable units (market affordable and committed affordable) as a proportion of new and total number of units within the plan area and city wide</p>

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	Infrastructure & Environmental Sustainability	Open Space, Recreation & Cultural Activities	Historic Preservation
Guiding Principles	Create an eco- district model with sustainable environmental solutions that support sewer and stormwater management (including mitigation and recovery), efficient energy use including renewable energy, and clean air and soil.	Expand, enhance and connect publicly accessible passive and active open space	Further Identify, protect, and enhance the historic architectural and archaeological elements and resources of Old Town North.
Objectives	<p>Consistent with the EAP, the Energy and Climate Change Action Plan, and associated Master Plans, implement innovative design throughout the plan area to minimize fossil fuel use and improve energy, water, air, and soil quality at the district scale through:</p> <p>Utilizing renewable energy:</p> <ul style="list-style-type: none">- Evaluate level of efficiency required of buildings- Emphasize renewable district energy<ul style="list-style-type: none">• Solar• Ground Source heat pumps• Microgrid• Battery storage- Prioritize clean energy or low carbon fuels provided through external utility distribution as a supplemental energy source only.- Emphasize natural gas electricity from the grid <p>Reducing the Urban Heat Island Effect through green roofs, tree canopies, materials for buildings</p> <p>Minimizing impact of combined sewer overflows through green infrastructure and BMPs</p> <p>Employing plantings, native trees, and other green infrastructure/ low impact stormwater methods (LIID)</p> <p>Integrating air quality enhancements in all aspects of design, including PM 2.5, Ozone, and Nox</p>	<p>Use open space to connect neighborhoods to viewsheds and public amenities such as parks, and the Waterfront.</p> <p>Active and passive activities on the Waterfront (Waterfront Plan)</p> <p>Identify new open space and cultural activities.</p> <p>Identify new public art opportunities.</p> <p>Design open space to accommodate a variety of recreational and cultural uses for all ages and abilities especially to include kid friendly activities</p> <p>Identify new opportunities for cultural spaces and activities</p> <p>Explore opportunities for interior community spaces that accommodate all ages and abilities (such as libraries, schools...etc.)</p> <p>Preserve existing cultural spaces and social gatherings (e.g. The Art League, Metro Stage... etc.)</p> <p>Explore the feasibility of a visitor hospitality center on the NRG site</p> <p>Promote Montgomery Park as the heart of the community</p> <p>Explore opportunities for new public open space on private properties (Alexandria House Park, surface parking lots...etc.)</p>	<p>Preserve, integrate and celebrate historic and archaeological resources to maintain neighborhood authenticity</p> <p>Enhance and reinforce the special character of the Washington Street corridor</p> <p>Promote cultural richness and an understanding of the history of the neighborhood by making history an integral part of the plan.</p> <p>Historic interpretation reflected in natural environment</p> <p>Celebrate railroad history</p>
Draft Products Addressed in Charrette	<p>An integrated Eco-District plan for OTN aligned with the vision and relevant goals from EAP, the Eco-City Charter and associated Master Plans</p> <ul style="list-style-type: none">- Eco-District Concept Elements and Measures for OTN <p>A pilot project which highlights a given element of the Eco-District in a manner that is unique to OTN</p> <p>Graphics and Maps</p> <ul style="list-style-type: none">- Eco-District Concept (Elements and Measures)	<p>Open space, cultural and public art plan for OTN</p> <ul style="list-style-type: none">- Draft Open Space Plan and Street Connections- Draft Potential Retail Corridor and Arts/ Entertainment District (see Economic Developmet)- Draft Waterfront Viewsheds map- Concepts for Linear Parks along the Waterfront and the Railroad Tracks <p>Graphics and Maps</p> <ul style="list-style-type: none">- Open Space- Urban Design - Waterfront Viewsheds- Potential Retail + Arts/Entertainment District	<p>Strategic plan to integrate historic sites with development in OTN</p> <p>Identify Theme Areas</p> <ul style="list-style-type: none">- Draft History and Archaeology: Theme Areas- Draft Streetscape Enhancements on Washington Street plan and cross section (See Planning, Design and Land Use) <p>Graphics and Maps</p> <ul style="list-style-type: none">- Washington Street Streetscape- History & Archaeology: Theme Areas
Products To Be Addressed	A pilot project which highlights a given element of the Eco-District in a manner that is unique to OTN	<p>Park Maintenance plan</p> <p>Updated Bike/ Ped trail map</p>	<p>Plan/ Policy to evaluate and identify 20th century buildings of historic significance in OTN</p> <p>Common Elements for historic interpretation</p>
Implementation*	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p>	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p>	<p>Tax Revenue</p> <p>Developer Contributions</p> <p>Development Phasing</p> <p>Zoning</p>
Measures	<p>% of energy supply from renewable resources</p> <p>Number of green/ vegetative roofs, light colored pavements and increase in tree canopy coverage</p> <p>% reduction of impervious surfaces</p> <p>Number of green infrastructure projects</p> <p>Increase in number of acres treated through CSO mitigation</p> <p>Measures for redevelopment sites that align with environmental sustainability objectives</p>	<p>Reduction in unmet recreational and cultural needs (activities and facilities)</p> <p>% of open space (acreage) in OTN</p> <p>Increased miles of Bike/ Ped trails & connections</p> <p>Shoreline quality and access improvement</p> <p>Number of identified public art sites</p>	<p>Number of historic sites identified and interpreted in the plan area</p> <p>Architectural and cultural analysis of 50 year old buildings</p> <p>Number of historically related programming opportunities for identified areas</p> <p>Community Satisfaction Survey</p> <p>Public art sites "See Open Space, Recreation and Cultural activities"</p>

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	Economic Development
Guiding Principles	Attract unique uses that serve as an economic engine to grow and sustain a balanced economy.
Objectives	Use NRG site as a catalyst * Subject to full involvement by NRG. Reinforce the <u>identified retail focus areas</u> in the 1992 OTN SAP plan (3rd Street, Montgomery Street, Montgomery Center) <u>and explore feasibility of new retail focus areas</u> Further strengthen St. Asaph as a concentrated retail corridor. Strengthen hospitality related economic opportunities in Old Town North. Maintain <u>Rethink</u> office space inventory as part of the desired balance of land use. Maximize proximity to metro, biking, walking as an economic tool (Transit Oriented Development [T.O.D.]). <u>Ensure flexibility in land use to accommodate changing market trends</u> <u>Encourage/ provide opportunities for employment of local residents</u> <u>Encourage broadband deployment</u> <u>Preserve and expand small neighborhood retail mix</u>
Charrette Draft Products	Draft Potential Retail Corridor and Arts/ Entertainment District (See Open Space, Recreation and Cultural Activities)
Products Partially Addressed in Charrette Draft Products	Retail Strategy for OTN - Draft Potential Retail Corridor and Arts/Entertainment District (See Open Space, Recreation and Cultural Activities)
Products To Be Addressed	Economic Development Analysis (Residential, retail, commercial, entertainment, etc.) Building use conversions. "See Planning, Design and Land Use products"
Implementation*	Tax Revenue Developer Contributions Development Phasing Zoning
Measures	% of occupied retail (sf) per household (Compare existing and potential purchasing power in the neighborhood) Comparison of plan's desired land use ratio goals to existing baseline data Increase of retail s.f. in targeted corridors and focus areas Increase in small businesses (neighborhood level services) Existing vs future anticipated tax revenue

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