Old Town North SAP Update Charrette
Group Exercise Worksheets
Public Meeting #1, November 16, 2015

What we like
Walkability
Livability
Public Transportation
Small Retailers
Availability of arts/Art League
Existing scale and density of residential properties
Mix of small retailers and services

Challenges to address
Lack of affordable housing
Parking
Limit density
Increase public transportation
Limit "phony colonics"
Limit "Disneyfication" of OTN
Balance residential with retail and services (sustainable)
Keeping traffic moving
Maintain pleasant streetscape (plantings)
Buildings that are maintained
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Future sites:
Commercial lane – N. St. Asaph St.
Retail at South end of power plant site
Wythe Street access to river
Encourage redeveloping sites to keep parking below ground (or out of sight)

NRG Site:
Art museum
Skating rink
Park / bluff area
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**Table 2**

**Part I: Keep It**
- Walkability
- Waterfront
- New Urban Feel/Mix of Uses
- Historic Nature
- Lee Family Home
- Canal
- Brewery
- Brick Sidewalks

**Challenges: Improve It**
- Traffic Patterns
- More 1-way streets
- Density
- Building Height (Maintain restrictions in current plan)
- Building services (loading, trash collection)
- Building momentum for owners of Powerplant site
- Maintaining urban character
- Dealing with/substation expansion

**Part 2: Guiding Principles**
- Guiding Principles: OK
- Objectives:
  - Poor, but be more sensitive to context, sensitive design
  - Encourage good design and high quality
  - Maintain a balanced land use mix ... to meet social and economic needs...
  - Finally get to identifying public facilities
- Major waterfront park component
- 8-10 acres on Powerplant site
- Large meeting facility (up to 100 persons)
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1. Walkable
   Bikeable
   Mixed Development
   Architecture - Varied
   Accessibility
   Green Space
   Water front
   Diverse Population

NRG Replanning
Open Space - Balance
   - along the river
   Connecting trails
   Connectivity to Marina Tower

Diverse Population
   L Continue to support/attend
   T Continuing the existing grid
   through NRG
   Linking OTN to Braddock
   to King St.
   Traffic Implications
   Tour bus parking?
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Table 3

H
Workforce Housing
Planning for climate change
Storm mitigation and recovery
Highlight energy efficiency

E
Preserving cultural space
(Jazz Club) - "Metro Stage"
Kid-friendly activities
Railroad heritage

Education - tech
University

Current nodes = purple
Future nodes

Feel like OTN - density
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Page 4:
- Extend DT THHN to W. St.
- Should be all one neighborhood concept.
- Planning Design Land Use
  - Mixed heights (lower than Ramin Towmes)
  - Keep height in west两家 owners, western end (like bondons)
  - Widen prior to main road.
- 18th St. connect + present pedestrian means.
- Transportation
  - High speed transit parallel to 18th St
  - More green space - inc. in land use category
  - Public facilities & institutions need more in OTN

Page 2:
- Make walkability + make transit options
  - More access to 18th St. trolley or bus
- EV panel added network
- More walkways
- Connect DT to OTN - Trolley or Bus (inc. OTN)
- Residential

Page 3:
- Access to waterfront key
  - Like in DT
  - Nothing high along waterfront
  - Maintain visual connection to waterfront

Infrascture - Env. Sustain
- All green roofs - rooftops to RED.

If substitution remains - integrate historic
- Site a power station site.
- Sustainable solar or energy
- See Blue Lake Ravenna example
  - Energy Efficiency
- Newbies req. - Converting less be
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[Handwritten notes on the page]
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KEEP! LOVE!
• THE ARTS (LEAGUE)
• SENSE OF COMMUNITY
• WALKABILITY
• SAFETY
• DIVERSITY
• TRANSIT ACCESS
• URBAN MICROSIM/VILLAGE
• HUMAN SCALE ENVT
• PERFORMING SPACE

CHALLENGES/OPPORTUNITIES
• RE-THINKING OFFICE SPACE
• ACTIVATING THE STREETSPACE
• MAKING ASSETS MORE VISIBLE
• NRG SITE! WHAT TO DO THERE?
• CLIMATE CHANGE ADAPTATION
• CONDO. ASSC. POLICIES/BYLAWS
• MANAGEMENT CHALLENGES

PLANNING, L/U, DESIGN
• ADD “IMPLEMENTATION” PRINCIPLE
• TRANSPORTATION
  • OBJECTIVES RELATED TO
    • CARSHARE
    • BIKESHARE
    • NEUTECH
    • DRIVERLESS CARS
• INFRASTRUCTURE
  • OBJECTIVE RELATED TO:
    • MICROGRID
    • NOISE POLLUTION
• OPEN SPACE
  • OBJECTIVE RELATED TO:
    • WATER/REC ACCESS (KAYAKING/BOATING)
  • PUBLIC FACILITIES (EDUCATION)
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**Something we love**
- Waterfront Views
- Waterfront Parkland
- History
- Bus Route
- Residential/Character
- Thoughtful Development features
- Mixed Use Character

**Challenges**
- How to integrate NRGs
- History Interpretation
- Managing Density
- Infrastructure issues
- Residental Voice
- Residential owned property

**Planning, Design, Land Use**
- Add Objective #6: Connectivity

**Transportation**
- Traffic Mgmt.
- Delivery/Service vehicles - manage
- Rail Service to connect Broadneck metro/ PY metro

**Housing**
- ?? Guiding Principle
- Non-agreement & onsite housing as a Priority

**Infrastructure 
& Environment**
- Sustainability

**Principle**
- Better define sustainable reuse of power plant site

**Open Space**
- No interim use large facilities
- No stadium

**Historic Preservation**
- Interpretation & the history: high priority
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**Economic Development**
- St. Asaph as a concentration (can) corridor
- Is this still needed/desired

**Part II**

**Nodes of Activity**
- [Greenery site]
- [Office Complex/Buildings]
- [Art Museum, the Tate]
- Place making
- Critical mass

**Connections**
- [Current]
- [New]
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LOVE
DIVERSITY
SMALL BUSINESSES
- PERSONALITY
- RETAIL/PROF./REST.
ACCESS TO RIVER
MONTGOMERY PARK
- STILL ROOM FOR IMPROVEMENT
OPEN SPACE

CHALLENGES
AVAILABILITY OF PARKING
FOR SMALL BUSINESSES
- PERMITS FOR EMPLOYEES
STREETSCAPE
- MATERIALS + TREES
FLOODING
TREE CANOPY EXPANSION/MAINT.
SCALE OF NEW DEV'T
DELAY + ENV. CONCERNS - NRG
RAIL LINES - GRID