

CATEGORY	GUIDING PRINCIPLES (Goals)	OBJECTIVES	Public Comments
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">PLANNING, DESIGN, AND LANDUSE</p>	<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 land use and urban design patterns throughout OTN</p>	<p>Achieve a variety of building types and heights that are appropriately scaled for the surrounding neighborhood and community</p>	<p>Maintain the diverse population, livability and sense of community of OTN</p> <p>New urban feel with mixed development</p> <p>Maintain existing scale of residential property (human scale)</p>
		<p>Encourage high quality architectural building design 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 pedestrian oriented streetscapes such as that utilize appropriate lighting, landscaping and signage to promote a safe and vibrant community.</p>	

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HOUSING	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.	Explore innovative housing solutions such as micro-units and building conversions if feasible	
		Fully utilize tools within the Housing Master Plan such as leveraging the density bonus policy to achieve affordable units.	
		Prioritize the provision of on-site affordable housing.	
		Replace ARHA units on a one-to-one basis, and on-site to the greatest extent feasible, as properties in Old Town North develop.	
		Incorporate community spaces within housing developments	
		Insure on-site recreational space in new ARHA redevelopment	

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TRANSPORTATION	Further encourage an integrated multi-modal transportation network using the existing street grid, and grid extensions where necessary, to promote a healthy, auto-independent lifestyle.	Consistent with the Transportation Master Plan, provide an interconnected network that supports walking, biking, and transit use.	Minimize impacts of loading and unloading facilities
		Investigate opportunities for improving the existing network by utilizing major future redevelopment sites and the railroad tracks	Access and Connectivity: Improve access to OTN from Parkway
		Continue to investigate and monitor parking conditions as properties in OTN develop	- Connectivity between Old Town and OTN
		Improve and expand bike storage facilities in commercial and residential developments	- Connectivity to Marina Towers using existing grade crossing at Slaters Lane for vehicle/ future bike and trolley
		Consider the future potential impacts of autonomous cars on road design	- Increase in public transportation to metro stations (Braddock, King St, and future Potomac Yards Metro) using the railroad tracks

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INFRASTRUCTURE & ENVIRONMENTAL SUSTAINABILITY	Create an eco- district model with sustainable environmental solutions that support sewer and stormwater management, efficient energy use including renewable energy, and clean air and soil.	Consistent with the EAP and associated Master Plans, implement innovative sustainable design throughout the plan area addressing interior and exterior improvements in energy, water, air quality and soils at the district scale through:	Support sewer and stormwater management (including mitigation and recovery),
		<ul style="list-style-type: none"> • Utilizing renewable energy resources and promoting energy efficient buildings 	
		<ul style="list-style-type: none"> • Reducing the Urban Heat Island Effect 	
		<ul style="list-style-type: none"> • Minimizing the impact of combined sewer overflows 	
		<ul style="list-style-type: none"> • Employing green infrastructure/ low impact stormwater methods (LID) 	
		<ul style="list-style-type: none"> • Integrating air quality enhancements in all aspects of design 	

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OPEN SPACE, RECREATION & CULTURAL ACTIVITIES	Expand, enhance and connect publicly accessible passive and active open space.	Use open space to connect neighborhoods to viewsheds and public amenities such as parks, and the waterfront.	Explore the feasibility of a visitor hospitality center on the NRG site kid friendly spaces and activities
		Identify new open space and cultural activities.	
		Identify new public art opportunities.	
		Design open space to accommodate a variety of recreational and cultural uses for all ages and abilities.	
		Identify new opportunities for cultural spaces and activities	
		Explore opportunities for interior community spaces that accommodates all ages and abilities	

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HISTORIC PRESERVATION	Further Identify, protect, and enhance the historic architectural and archaeological elements and resources of Old Town North.	Preserve, integrate and celebrate historic and archaeological resources to maintain neighborhood authenticity.	Railroad Heritage
	Enhance and reinforce the special character of the Washington Street corridor	Promote cultural richness and an understanding of the history of the neighborhood.	

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ECONOMIC DEVELOPMENT	Attract unique uses that serve as an economic engine to grow and sustain a balanced economy.	Use NRG site as a catalyst * Subject to full involvement by NRG.	Preserve and expand small neighborhood retail mix
		Reinforce the identified retail focus areas in the 1992 OTN SAP plan (3rd Street, Montgomery Street, Montgomery Center) and further strengthen St. Asaph as a concentrated retail corridor.	
		Strengthen hospitality related economic opportunities in Old Town North.	
		Maintain 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.]).	
		Insure flexibility in land use to accommodate changing market trends	
		Encourage/ Provide opportunities for employment of local residents	
		Encourage broadband deployment	