Neighborhood Planning and Community Development

SMALL AREA PLANS
PLANNING FOR THE FUTURE

- **CO2 Emissions**
  - 1910s
  - 2007
  - 2050

- **Global Population**

Sources:
### Planned Development Areas

#### North Potomac Yard
- Land Area: 73 ac
- Planned Dev: 7.5 M sf
- 2017

#### Potomac Yard/ Potomac Greens
- Land Area: 382 ac
- Planned Dev: 4.5 M sf
- 1992

#### Oakville Triangle
- Land Area: 37 ac
- Planned Dev: 2.7 M sf
- 2015

#### Braddock
- Land Area: 237 ac
- Planned Dev: 3.6 M sf
- 2008

#### Old Town North
- Land Area: 222 ac
- Planned Dev: 6.5 M sf
- 2017

#### Waterfront
- Land Area: 357 ac
- Planned Dev: 811 k sf
- 2012

#### Eisenhower East
- Land Area: 245 ac
- Planned Dev: 10.3 M sf
- 2003

#### Eisenhower West
- Land Area: 621 ac
- Planned Dev: 9.3 M sf
- 2015

#### Landmark Van Dorn Corridor
- Land Area: 621 ac
- Planned Dev: 13.5 M sf
- 2009

#### Beauregard
- Land Area: 621 ac
- Planned Dev: 9.7 M sf
- 2012

### IN GROWTH CRESCENT SAPs:

- **TOTAL LAND AREA:** 2,854 ac*
- **TOTAL PLANNED DEVELOPMENT:** 68.3M sf*

*Excludes overlap
PLANNING FOR GROWTH

Cumulative Development Since 1990

Gross Square Feet (Millions)

- Existing Development Outside of the Growth Crescent
- New Development Outside of the Growth Crescent
- Existing Development Within the Growth Crescent
- New Development Within the Growth Crescent

Constructed
Forecast

Development
- Office
  - Constructed FY 2017
  - Constructed 2008-FY 2017
- Residential
  - Constructed FY 2017
  - Constructed 2008-FY 2017
- Affordable Housing
  - Constructed FY 2017*
  - Constructed 2008-FY 2017**
  - $920 k Contributions Pledged
  - $1.18 M Contributions Pledged; $2.7 M Contributions Received

Parks/ Open Space
- Constructed FY 2017
- Constructed 2008-FY 2017

Infrastructure
1. Walking Streets & 1 to 2 Way Conversions
2. Feasibility Study of Metro Tunnel
3. 1 AC Post Office Park
4. Metro Plaza
5. Ped. Connection from Metro to Northern Gateway

Community Development
1. CDD for Northern Gateway
2. Establish Open Space Fund
3. Establish Community Amenities Fund
4. Establish IAG & Provide Annual Status of Imp. Report
5. Historic Preservation

Planning Commission Retreat
August 18, 2017

STATUS OF IMPLEMENTATION: BRADDOCK

Development Parks/ Open Space Infrastructure Community Contributions Received
* $920k Contributions Constructed FY 2017*

Residential Constructed 2008-FY 2017
- 235 k sf Constructed FY 2017 (7%)
- 1.2M sf Constructed 2008 - FY 2017 (43%)
- Approx. 144 k sf of A.H. Constructed 2008 - FY 2017 (5%)

Office
- 3.47 AC Expected Residential Development (97%)
- 1.48 AC Constructed 2008 - FY 2017 (43%)

Affordable Housing Pledged; $2.7 M Constructed FY 2017**

Parks/ Open Space
- Expected Residential Development (97%)
- 1.48 AC Constructed
- 3.2M sf Constructed
- 5 Major Projects
- 5 Major Measures

Infrastructure
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Community Development
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Expected Residential Development (97%)
- 1.2M sf Constructed 2008 - FY 2017 (38%)
- 235 k sf Constructed FY 2017 (7%)

Expected per the SAP
- 3.198,500 sf of Office and Res. Complete
- 3.47 AC Expected Residential Development (97%)
- 1.48 AC Constructed

Not Started
- In Progress
- Complete

Major Projects
- 5

Major Measures
- 5

Planned Office and Res.
- 3.198,500 sf of Office and Res.
- 100% = 3.2M sf

Planned Parks/ Open Space
- 100% = 3.47 AC

Planned Infrastructure
- 5 Major Projects
- 5 Major Measures

Planned Community Development
- 5 Major Measures

Not Started
- In Progress
- Complete
SMALL AREA PLANS: PLANNING APPROACH

1. PROCESS
- Advisory Group vs. No Advisory Group
- Charrette vs. Traditional Topic Discussions/Meetings
- Type and amount of outreach
- Process for Small, Medium and Large Plans
- Studies at beginning of process

2. PLANS
- Shorter; more graphics; more user friendly
- Clearly defined scope;
- Clarification on what is on and off the table
- Level of specificity vs. flexibility
- Design Guidelines/ Standards - or - refer to City Wide
- Work sessions with the Planning Commission and City Council

3. IMPLEMENTATION
- Planning Commission as Implementation Group
- Scheduled check-ins with Planning Commission on topic areas and policy issues
- Annual summaries of Implementation
SMALL AREA PLANS: PROPOSED APPROACH

Small Studies  Ex. Bonus Density; Eisenhower East Phase I
- 4 - 6 MONTHS

Amendments/ Updates  Ex. North Potomac Yard; Oakville Triangle
- 6 - 12 MONTHS

Large/ Complex/ New Plans  Ex. Old Town North
- 12 - 14 MONTHS

Pre-Planning/ Implementation
Plan Process/ Community Engagement Period
THEMES FOR DISCUSSION

1. Implementation:
   • Roles (staff, property owners, public, Planning Commission)

2. Planning Process:
   • Lessons learned from Old Town North & North Potomac Yard
   • Upcoming processes (Eisenhower East & Route 1 South)
DEVELOPMENT PROJECTS
TOPICS OF INTEREST

• What Happens in the Development Process After Preliminary Approval
• Lessons Learned from Completed Projects
• Achieving Aspirational, City-wide Goals in the Development Process
• On-site - vs - Off-site Public Art Contributions
• Addressing Time Spent on Unbuilt Projects
• Recommendations for Improving the Development Process at the Planning Commission
OPEN SPACE in New Development
PUBLIC AND PRIVATE OPEN SPACE

- What amount of open space needs to be ground level?
- How much space in projects should be reserved as private space - the “backyard” retreat?
- How much open space should be open and visible to the public in new development?
OFF-SITE OPEN SPACE CONTRIBUTIONS

• Minimums on-site, open space deficit to trigger contributions?

• Private - vs - public open space deficit for contributions?

• Methodology in development conditions for open space contributions?
OWNERSHIP OF OPEN SPACE

- Ownership - vs - maintenance responsibility for new open space
- Different types of easements for open space access and enjoyment
GREEN BUILDING POLICY Update
RAISING THE STANDARDS FOR GREEN BUILDING

• How effective are the current standards for green building?

• How would the PC prioritize green building with other city development goals such as affordable housing, economic development and infrastructure improvements?
RAISING THE STANDARDS FOR GREEN BUILDING

- Should we increase the current required standards?
- Should there be additional incentives for developments to exceed the minimum requirements?

The 49,000 square foot building generates more than enough electricity through solar panels to meet its annual energy needs, earning it Net Zero Energy Building certification.
RAISING THE STANDARDS FOR GREEN BUILDING

• Is it important for specific elements of green building to be prioritized in our projects (e.g. - energy savings, green infrastructure)?
INFILL
INFILL

Sloped or Stepped Wall

Tall Wall
SMALL BUSINESS UPDATES/ INTERIM USES
ADAPTIVE REUSE