Old Town North Small Area Plan

Park and Recreation Commission
May 18, 2017
Land Use and Economic Development

- Regulatory Incentives
- Design & Placemaking
- Streetscape Improvements
- Art & Cultural Uses
- Office Retention & Attraction
- Housing Affordability
- Innovation Uses
- Retail Concentration

Community Vitality
Economic Sustainability
OBJECTIVES:

1. **Potential Affordable Housing** - Proposed new residential development is encouraged to provide affordable housing to the extent feasible per the recommendations in the Housing Chapter.

2. **Ground Floor Art and Cultural Uses** - Potential for ground floor art and cultural uses. See the Retail Focus Areas and Corridors Map and the North Fairfax Street Art Corridor Map as shown in Figures 2.04 and 2.05.

3. **Ground Floor Retail** - Required and/or optional retail frontages provided per the Retail Focus Areas and Corridors depicted in Figure 2.04.

4. **Streetscape Improvements** - Potential streetscape improvements include enhanced tree canopy, undergrounding utilities, widening sidewalks, installing bio-retention systems as well as enhancements to existing blank walls and/or surface parking lots.

5. **Improved Urban Design Features** - Compliance with the Design Standards and Guidelines to create distinctive architecture that complements the public realm.

6. **Connectivity** - Enhanced connections through mid-block pathways and/or connections to the waterfront.

*Note: The potential buildings, open spaces, and rooftop open spaces depicted are for illustrative purposes. The final design and configuration of buildings, open spaces and rooftop open spaces will be subject to the OTN SAP, the OTN Urban Design Standards and Guidelines, the Zoning Ordinance as amended, and as part of the development review process.*

**LEGEND**
- Existing Buildings
- Existing Parks and Open Space
- Potential Buildings
- Potential Parks and Open Space
- Potential Rooftop Open Space
Figure 2.19: Illustrative Concept Plan - D

OBJECTIVES
1. Potential Affordable Housing
2. Potential Ground Floor Art and Cultural Uses
3. Ground Floor Retail
4. Streetscape and Tree Canopy Improvements
5. Improved Urban Design
6. Connectivity

LEGEND
- Existing Buildings
- Existing Public Open Space
- Potential New Public Open Space
- Potential New Street Connections/Views to Waterfront
- Existing Street Connections/Views to Waterfront
- Property Boundary

Conversion of the rail corridor to a Linear Park
Potential street extensions
Additional ground level open space
Extension of Fairfax Street to Slueters Lane along expanded waterfront open space
Connection to Mt. Vernon Trail
Maintain views to the Waterfront
Improved bicycle/pedestrian trail along East Abingdon Drive
Potential east-west connection
Screening of the existing substation and possible reduction of footprint
1-2 Acre expanded Linear Park
2-4 Acre expanded Waterfront public open space
Pedestrian connection to Mt. Vernon Trail
Buildings will generally be located on the west side of Fairfax Street Extension
Appropriate scale transitions and setbacks
Appropriate scale transitions
Townhouse scale adjacent to existing buildings
Connection to Mt. Vernon Trail
Maintain views to the Waterfront
Open Space Illustrative Concept

LEGEND
- Existing Buildings
- Potential New Buildings
- Existing Parks and Open Space
- Potential New Public Open Space
- Potential New On-Site Open Space

Proposed improvement to existing rail/trail corridor
Existing Connections/Views to River
Potential New Connections/Views to River

Note: The potential buildings, open spaces, and rooftop open spaces depicted are for illustrative purposes. The final design and configuration of buildings, open spaces, and rooftop open spaces will be subject to the OTN SAP, the OTN Urban Design Standards and Guidelines, the Zoning Ordinance as amended, and the development review process.
Illustrative Linear Trail Park

Note:
The open space depicted is for illustrative purposes. The final design and configuration of open space will be developed as part of the development review process.

LEGEND

01 Enhanced Trail Connection
02 Separated Bicycle/Pedestrian Trails
03 Enhanced Landscaping
04 Active Use Area
05 Industrial Heritage Elements
06 Street Crossing
Illustrative Expanded Waterfront Open Space

LEGEND

01 Enhanced Trail Connection
02 Separated Bicycle/Pedestrian Trails
03 Enhanced Landscaping
04 Active Use Area
05 Industrial Heritage Elements
06 Street Crossing
07 Play Area
08 Existing Trail Retained
09 Additional Sections of Trail
10 Passive Area: Seating / Picnic
11 Vistas Retained

- Existing Parks and Open Space
- Potential New Public Open Space

Note:
The open space depicted is for illustrative purposes. The final design and configuration of open space will be developed as part of the development review process. Any revisions to the existing waterfront park will require all necessary approvals by NPS.
Eco-District Plan Priorities

• Water Quality: Combined Sewer System;
• Water Quality: Stormwater Management and Green Infrastructure;
• Energy and Green Building; and
• Design, Land Use, and Transportation
# Next Steps Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Details</th>
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<tbody>
<tr>
<td>May 18</td>
<td>Park and Recreation Commission</td>
<td>Update on OTN SAP</td>
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<tr>
<td>7:30PM</td>
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<tr>
<td>June 14</td>
<td>Planning Commission Public Hearing</td>
<td>Public Hearing</td>
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<td>June 24</td>
<td>City Council Public Hearing</td>
<td>Public Hearing</td>
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