

HOUSING PRESERVATION

DRAFT Guiding Principle:

Preservation of 215 affordable units within the Heritage at Old Town and Olde Towne West III.

DRAFT Strategies:

- 1. Use additional density and height, including the strategic use of Section 7-700 if needed, as a primary tool to ensure all existing committed affordable units can be rebuilt on site in future redevelopment.*
- 2. Consider City investment and partnerships to leverage other public and private funding sources to develop sustainable affordable housing.*
- 3. Retain the current levels of affordability by supporting property owners in their efforts to extend federal rental subsidy resources and exploring partnerships, financial tools, and incentives.*
- 4. Require long-term affordability (~40 years).*
- 5. Encourage mixed-income development.*
- 6. Provide a mix of unit types to meet community need.*
- 7. Ensure residents have a right to return to the community after redevelopment and provide support and assistance to mitigate impacts of temporary relocation (including vouchers, moving assistance, and ACPS coordination).*
- 8. Incorporate accessibility, visitability and universal design features to enable residents to age in the community.*
- 9. Incorporate energy efficiency and green building elements in the design of high quality buildings to lower housing costs for residents.*
- 10. Include shared community spaces and provide all residents with access to amenities on site.*
- 11. Enhance access to City and community resources, including workforce development, training, etc, to build self-sufficiency and well-being.*

LAND USE + DESIGN

Draft Guiding Principle:

Building and site design that complements and contributes to the neighborhood.

Draft Strategies:

- 1. Incorporate human scale elements into new building design.*
- 2. Transition heights of new buildings down from South Patrick Street to the existing buildings.*
- 3. Require that future development adequately addresses infrastructure capacity consistent with City policies.*
- 4. Ensure that school capacity is addressed by the City and takes into account new development.*
- 5. Incorporate varying building setbacks for courtyards and green spaces.*
- 6. Provide enhanced streetscape along South Patrick Street through future redevelopment*
- 7. Provide design elements on South Patrick Street that signify entry into the neighborhood and the City.*
- 8. Design Wilkes Street park as a community open space with enhanced opportunities for all neighbors to gather and play.*
- 9. Incorporate interpretation of neighborhood history in future streetscape and open spaces.*
- 10. Require excellence in building design.*

MOBILITY + CIRCULATION

Draft Guiding Principle:

Safe streets for all, prioritizing people walking and biking, consistent with the City's Complete Streets Design Guidelines and Vision Zero Action Plan.

Draft Strategies:

- 1. Provide improvements to slow traffic and increase safety and accessibility at pedestrian crossings on South Patrick Street and other neighborhood streets using signal modifications, signage, curb modifications to shorten crossing distances, and enhanced crosswalks.*
- 2. Improve bicycle connectivity within the neighborhood through improvements such as pavement markings and signage.*
- 3. Improve bus stop and crosswalk accessibility at the intersection of Alfred and Franklin Streets.*
- 4. Improve access to and within Wilkes Street Park, including analysis of the feasibility of an at-level crossing on Alfred Street.*
- 5. Consider the mobility and accessibility for users of all ages and abilities.*
- 6. Establish phasing of potential improvements as short, medium and-long term implementation tasks.*