

r.1 SOUTH HOUSING AFFORDABILITY STRATEGY

Planning Commission Work Session

3/06/2018



Agenda

Neighborhood Evolution

Charrette Comment Themes

Guiding Principles & Strategies

- Housing Preservation
- Land Use & Design
- Mobility & Circulation

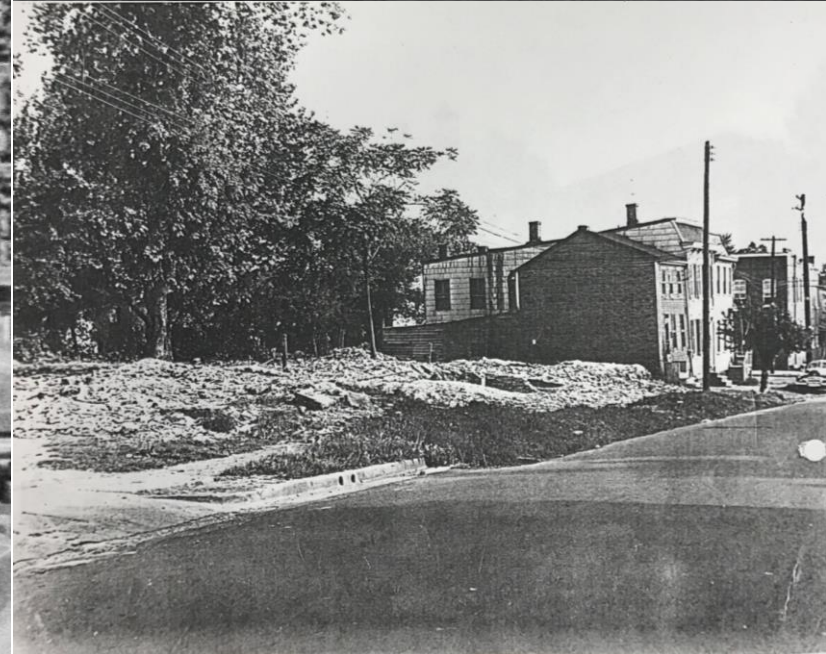
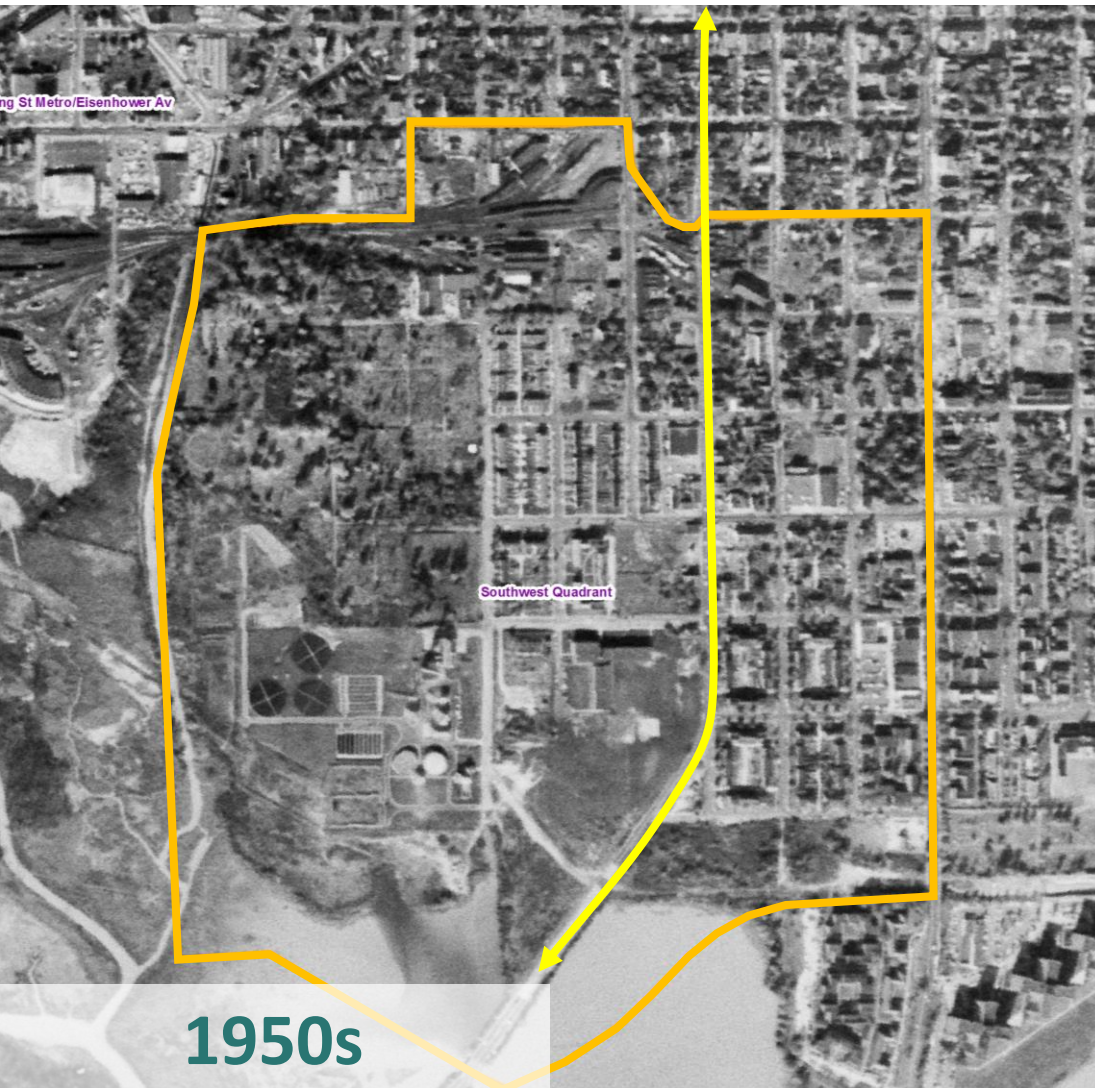
Next Steps & Process



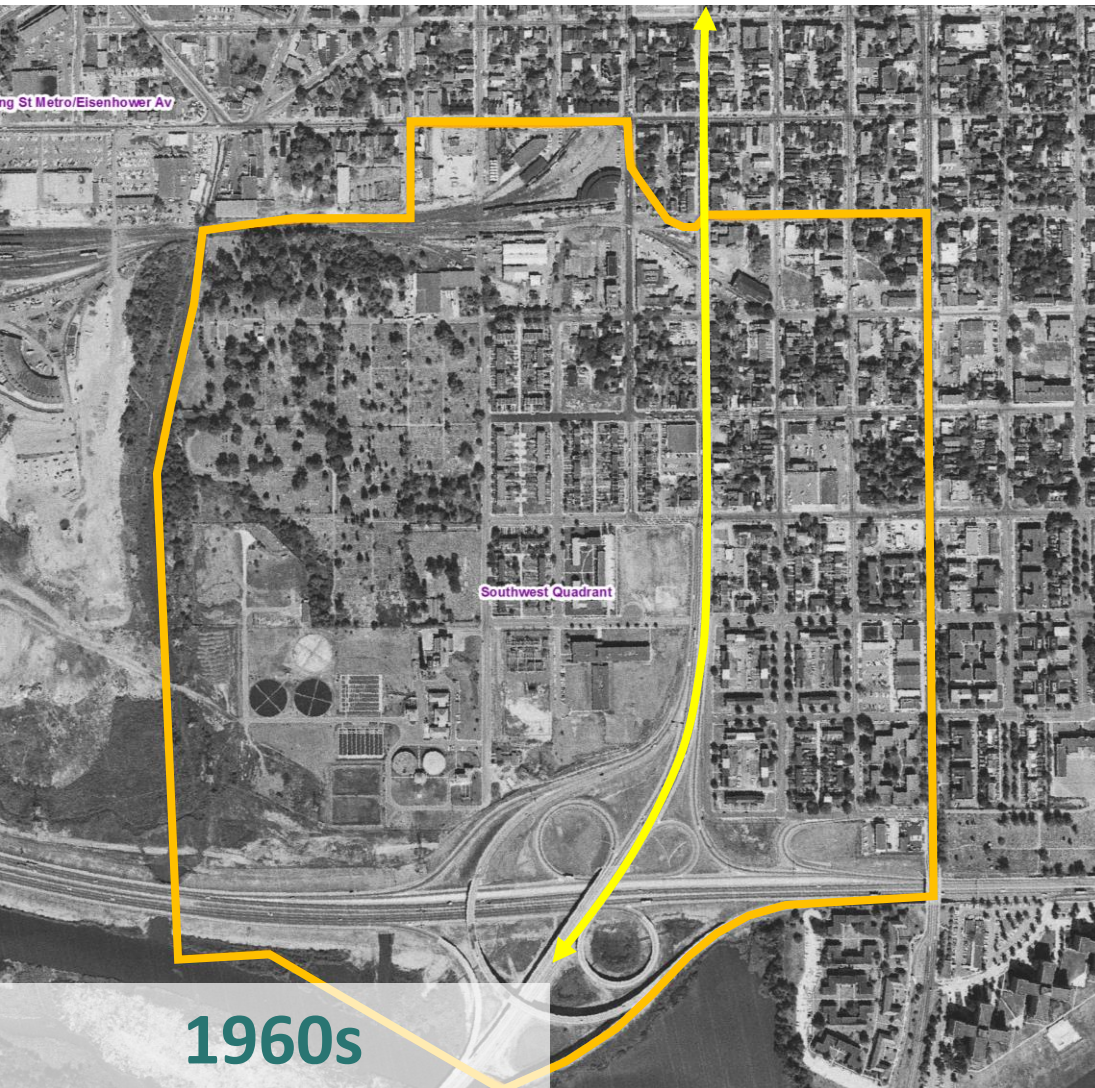


Neighborhood Evolution

Neighborhood Evolution



Neighborhood Evolution

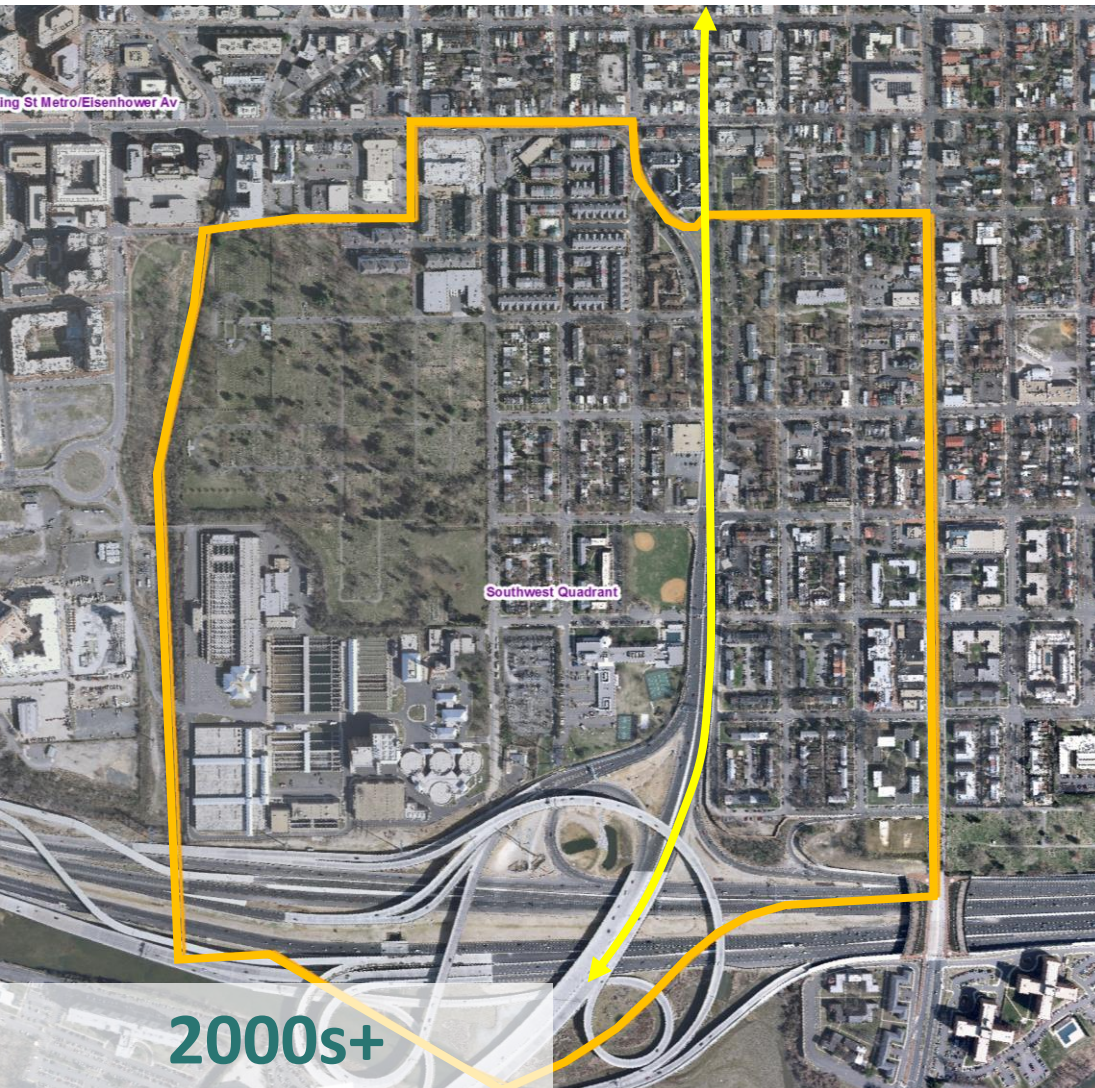


- Capital Beltway Opens
- South Patrick Street Reconfigured

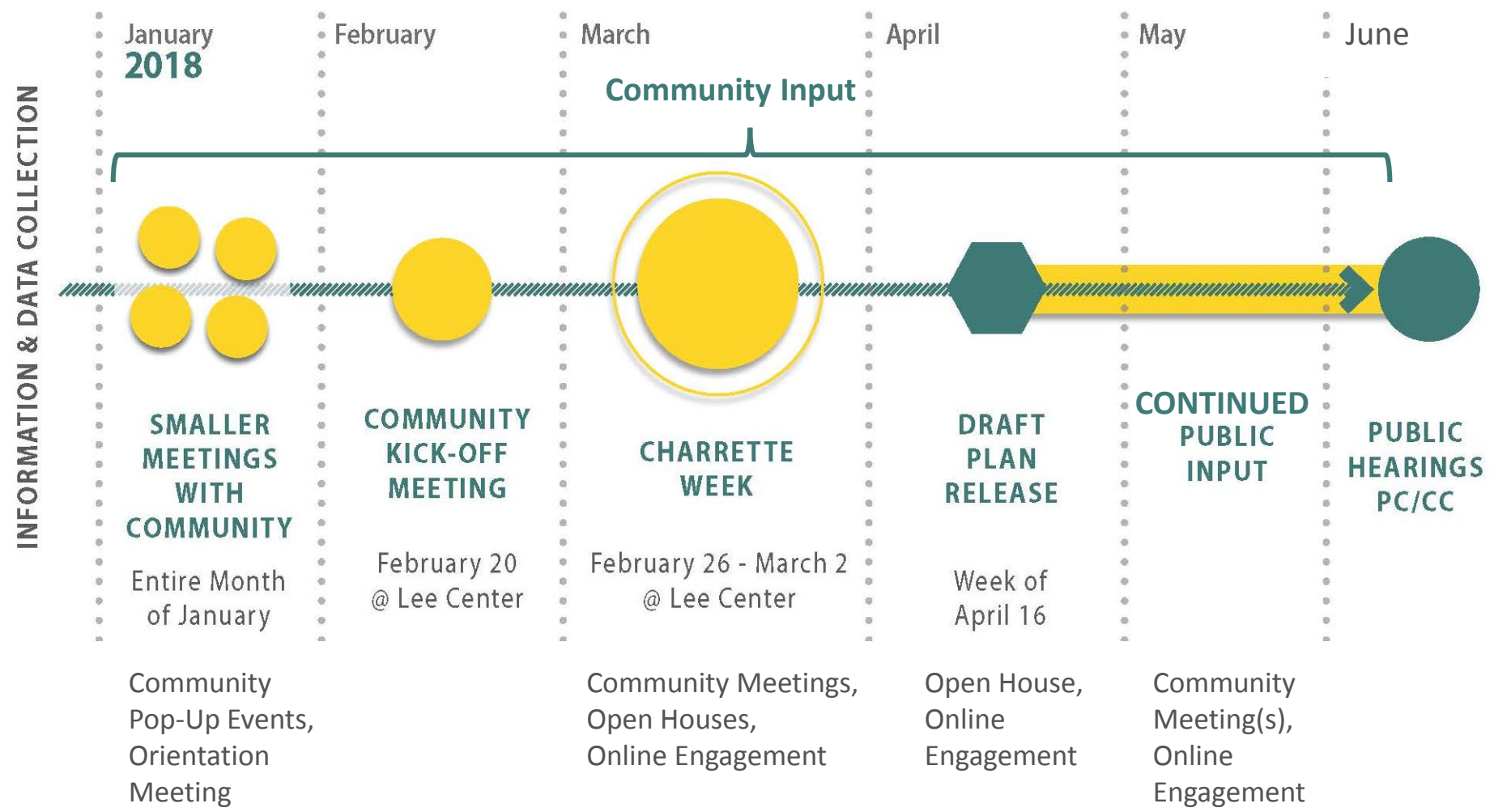
DIP Urban Renewal – 1970s/80s



Neighborhood Evolution



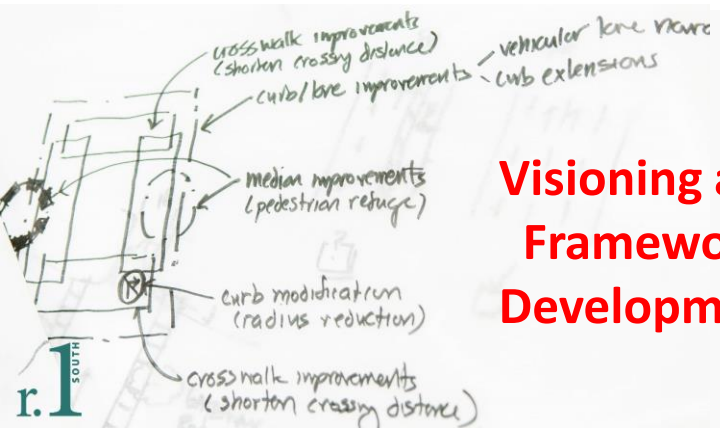
Planning Process



Planning Process: Pre-Charrette Community Input



Planning Process: Charrette Week DAY 1 & 2

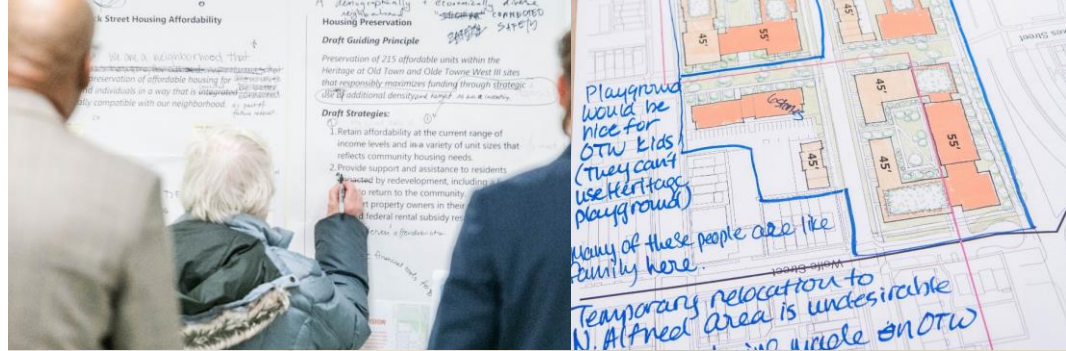


Visioning and Framework Development



Planning Process: Charrette Week DAYS 3-5

Options Testing and Strategies Development



Community Comment Themes

Enhanced
Rt. 1
Streetscape

Compatible
Heights &
Density

Neighborhood
Identity

Connected
Neighborhood

Relocation

History

Affordable
Housing

Public Open
Space

Traffic

Pedestrian
Safety

Enhanced
Entry into
Neighborhood

Adequate
Infrastructure
& School
Capacity

Diversity

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DRAFT

Guiding Principles and Strategies

DRAFT Housing Preservation

Draft Guiding Principle: Preservation of 215 affordable units within the Heritage at Old Town and Olde Towne West III

Draft Strategies:

1. Density and height as primary tools to rebuild existing affordable units
2. City investment and partnerships
3. Current levels of affordability retained – extend subsidy contracts
4. Long term affordability
5. Mixed-income development
6. Mix of unit types
7. Right to return to community; Relocation support and assistance
8. Accessibility and universal design features
9. Energy efficiency and green building
10. Shared community spaces
11. Access to other city resources and services



Franklin Street

Gibbon Street

Wilkes Street

S. PATRICK ST

Jefferson Street

S. Alfred Street

S. Columbus Street

Wolfe Street

Ensure preservation of the existing 215 committed affordable units.

WORKING DRAFT ILLUSTRATIVE - HOUSING STRATEGY
March 2, 2018

DRAFT Land Use & Design

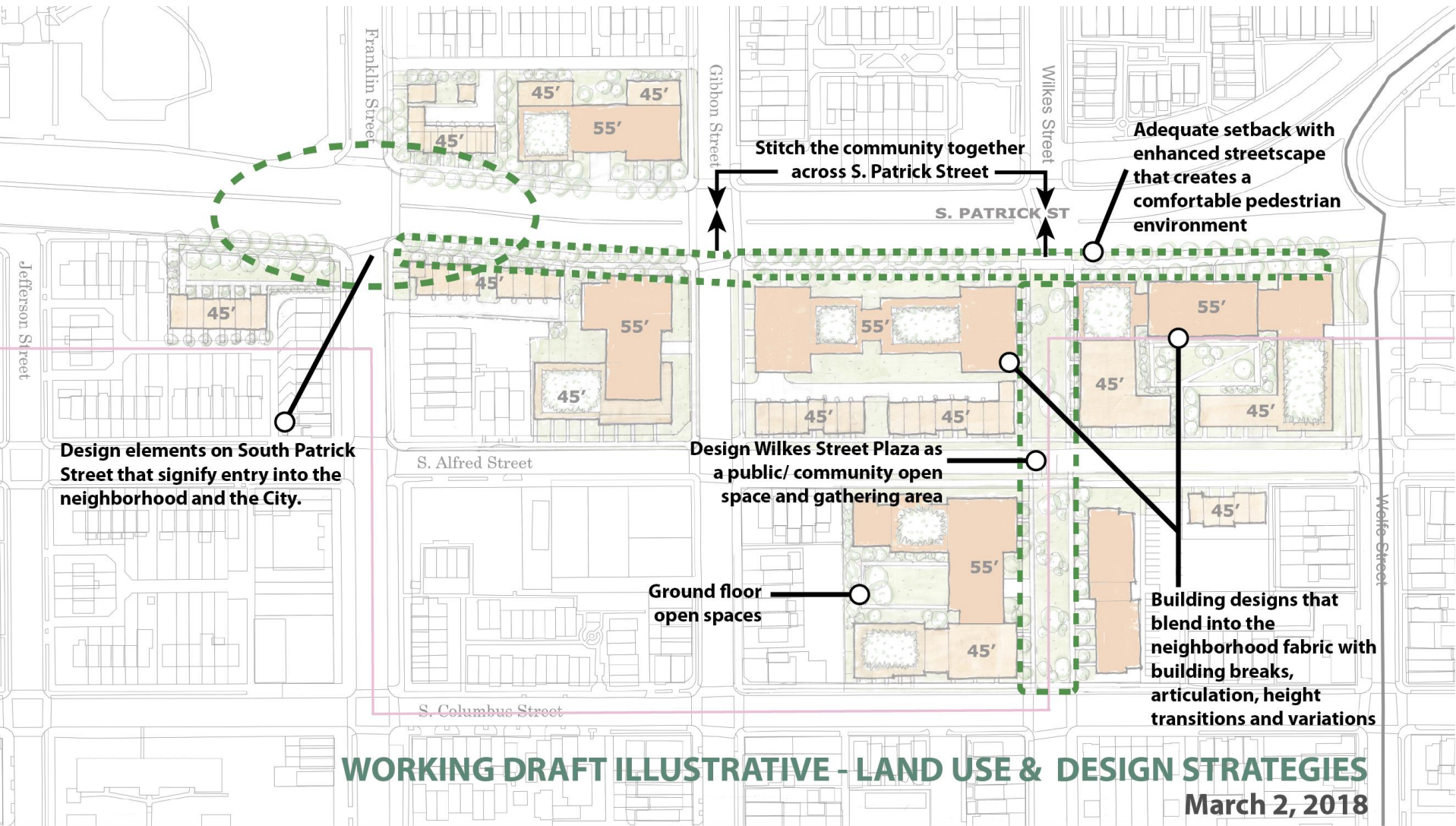
Draft Guiding Principle: Building and site design that complements and contributes to the neighborhood

Draft Strategies:

1. Human scale design
2. Height transitions down from S. Patrick to the neighborhood
3. Address infrastructure capacity
4. Address school capacity
5. Variety of building setbacks – courtyards and green spaces
6. Enhanced streetscape on S. Patrick through future redevelopment
7. Neighborhood/City gateway
8. Wilkes St. open space as a community gathering and play space
9. Neighborhood history in future streetscape and open spaces
10. Excellence in building design



DRAFT Land Use & Design



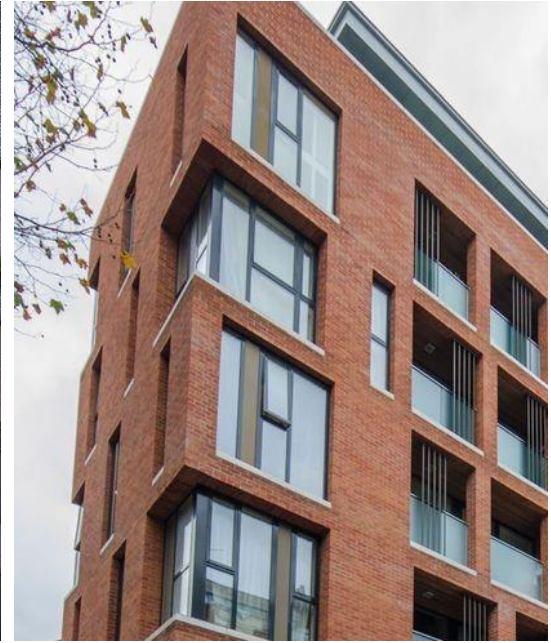
Neighborhood Compatibility



- Neighborhood infill redevelopment
- Blends with surrounding community
- Building massing, setbacks, design and architecture



Design Excellence



Community Open Space



Wilkes Street Open Space

History and Safety



S. Patrick St. Streetscape



DRAFT Mobility, Safety & Circulation

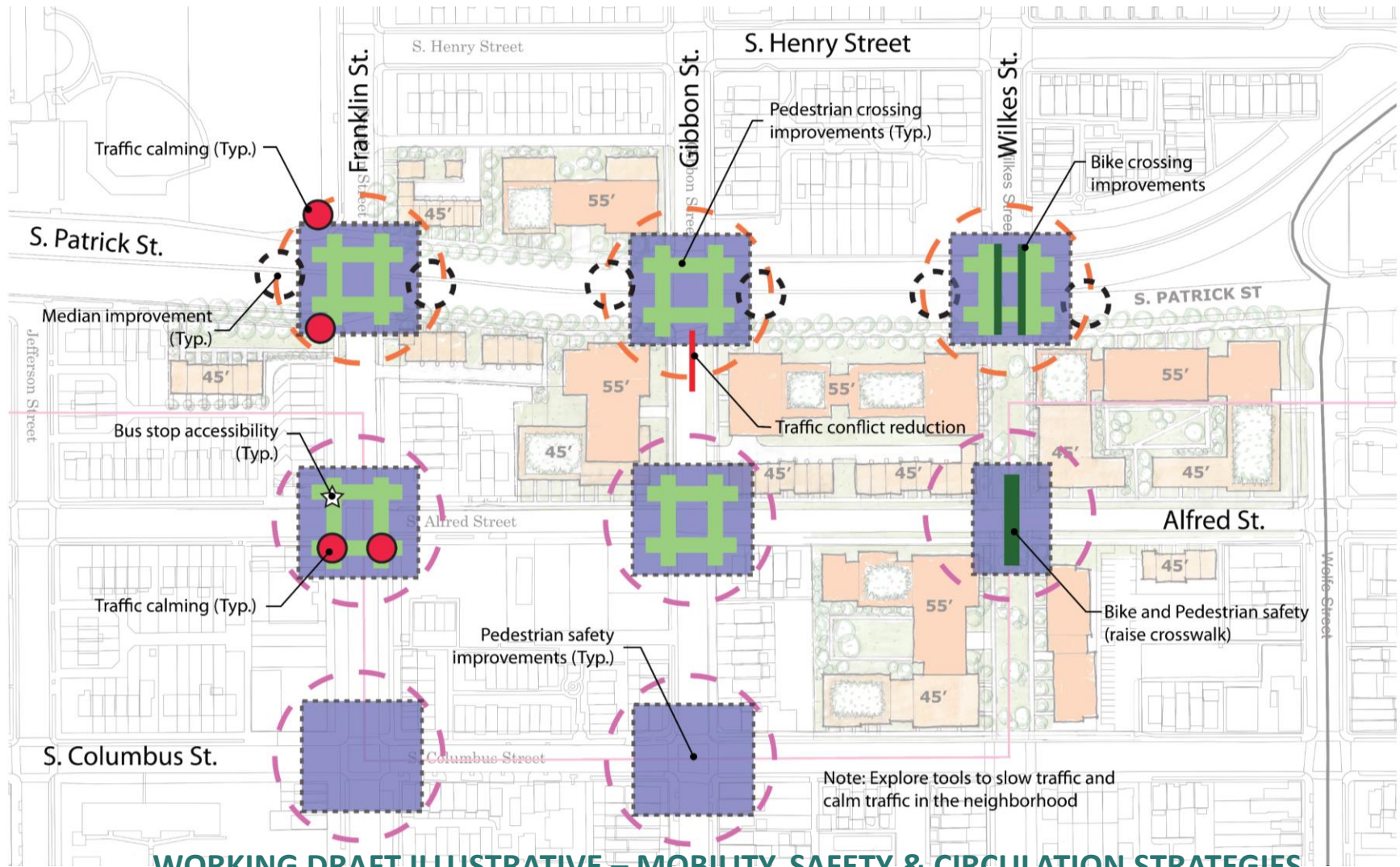
Draft Guiding Principle: Safe streets for all, prioritizing people walking and biking, consistent with the City's Complete Streets Design Guidelines and Vision Zero Action Plan.

Draft Strategies:

1. Increased pedestrian safety and accessibility at crossings on South Patrick and neighborhood streets
2. Improved Bicycle connectivity
3. Improved Bus stop accessibility
4. Improved access to and within Wilkes Street Park
5. Mobility for all ages and abilities
6. Phased implementation



DRAFT Mobility, Safety & Circulation



WORKING DRAFT ILLUSTRATIVE – MOBILITY, SAFETY & CIRCULATION STRATEGIES

March 2, 2018

Curb extensions



Improved Crossing Signals



Median refuge improvements



Raised crossings

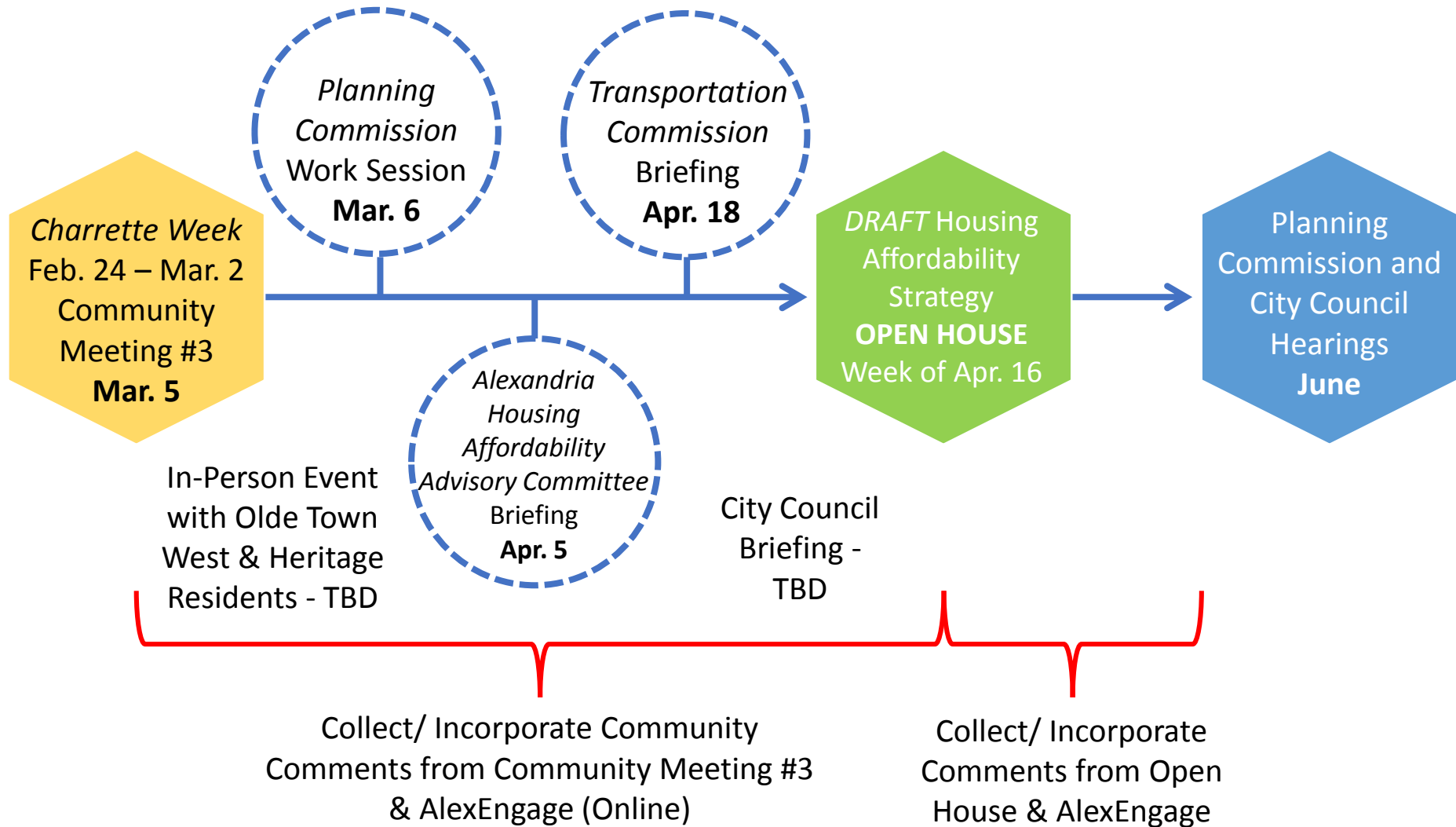


SAFETY & MOBILITY TOOLS

Improved bicycle facilities



Next Steps





Discussion