

Planning/Land Use/Design Charrette Input

SUB AREAS 1, 2, 3:

- Ensure tools are in place to implement plan vision – If we want an Arts Corridor/Innovation District/Eco District, etc., plan accordingly.
- Allow for flexibility to ensure mixed use (may require rezoning to achieve vision)
- Ensure quality materials (define them)
- Plan for connections to water / ensure pedestrian/bike views to water
- Provide north/south connections
- Incorporate history including industrial heritage
- Accommodate all types of users in Waterfront park area
- Design roof top open space for aerial views
- Explore regulatory and other possible financial and development incentives

NRG SITE:

- Constrained by shape, environmental concerns, 230 KV line, RPA
- Potential General Principles for site
 - Mixed use
 - Urban-sized blocks
 - Maintain view corridors/view of water
 - Connections to open space; All open space should be designed so that the public knows it's for them and that we want them to use it
 - Fairfax Street should be adjacent to park (respect/reflect street grid)
 - Expanded waterfront park area
 - Reflect industrial heritage/character
- Connectivity
 - Plan connections for bike/ped/transit users with Old Town, Old Town North, open spaces and Dangerfield Island
 - Include plantings along linear park / incorporate rail line