Smart Growth Initiative Implementation Advisory Group

Vision and Planning Concepts Discussion

February 17, 2010  7:00 PM
Outline

I. Background on EYA
II. EYA’s Role in the CSP Development
III. Planning Framework
IV. Sector Plan Vision
V. Sector Plan Goals
VI. Smart Growth Principles
VII. Smart Growth Initiative Objectives
VIII. Planning Concepts / Vision
IX. Advisory Group Discussion
I. Background on EYA

- 17 year history in smart growth development
- Experience in large scale urban mixed-use planning and development
  - Fallsgrove – 250 acres
  - Park Potomac – 50 acres
  - National Park Seminary – 30 acres
  - Capitol Quarter – 33 acres
- “Life within Walking Distance”
II. EYA’s Role in the CSP Development

- Past – Extensive role in history and development of sector plan
  - Casey 6 & 7
  - Unsolicited proposal on Service Park (CSP)
- Current – Selected as master planner of CSP
  - Masterplan entire 90 acres
  - Seek site plan on 40 acres of Metro North
  - Develop 338 market rate townhomes and 600 multi-family units and retail
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III. Planning Framework

- Shady Grove Sector Plan
- Smart Growth Principles
- Smart Growth Initiative Objectives
- Advisory Group and Community Input
IV. Sector Plan Vision

- Mixed-Use community – with residential focus
- Mix of housing types to serve diverse population
- Variety of community serving retail – not major retail center
- Enhancement to Derwood community – metro access, amenities compatibility
- Pedestrian oriented – network of bikeways / sidewalks
- Green community – parks / urban open spaces / streetscape
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V. Sector Plan Goals

- Balance of higher density housing with Derwood
- Preservation of Ag Preserve through TDR’s
- Organization of development by defined / attractive neighborhoods
- Civic uses and public open space
- Open spaces and streetscape design create place and transit use
- Staging to balance development with capacity
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VI. Smart Growth Principles

- Location
  - Appropriate for growth
  - Accessible to public transportation

- The three D’s
  - Density
  - Design
  - Diversity of use

- Transportation / Mobility / Accessibility
  - Alternatives to single occupancy vehicle trips
  - Pedestrian orientation

- Environment
  - Mitigate negative impacts to open space, water and air quality

- Community assets
  - Positive economic impacts
  - Public amenities
  - Affordable housing
  - Improvements to quality of life
VII. Smart Growth Initiative Objectives

- Meets sector plan goals
- Maximizes housing opportunities
  - Market
  - MPDU’s
  - Workforce
- Model for green development
- Economically viable
  - Buildable today
  - Reasonable absorption
  - Generates sufficient value
- Schedule to coincide with relocation
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VIII. Planning Concepts / Vision

- Mixed use community – with residential focus
- Maximum density
  - 2240 residential units mix of housing types townhomes and multi-family
  - 130,000 sq ft office
  - 40,000 sq ft retail
- Create a traditional town pattern of interconnected streets
  - Pedestrian friendly – short blocks
  - Street oriented buildings
  - Improved metro access
- Create a sense of place
  - Village center – neighborhood retail, civic uses public open space
  - Strong streetscapes
  - Urban architectural character
VIII. Planning Concepts / Vision (continued)

- Variety of open spaces
  - Large active public park
  - Smaller urban parks organizing neighborhoods
  - Garden theme – “the shady grove”

- Public amenities
  - Library
  - Public art

- Model of green design
  - Low impact development
  - LEED certification

- Site specific elements
  - Character of Crabbs Branch
  - Linkage to WMATA site
  - Buffering of trash transfer station
  - Transition between metro and existing community
Land Use Diagram
Traffic Circulation
Pedestrian Link

- Transit Center/Metro Center
- Pedestrian Crossing Improvements and Traffic Calming
- Pedestrian Link
Open Space Diagram
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IX. Advisory Group Discussion

- Questions
- Thoughts
- Concerns
- Suggestions