



**January 17, 2012  
6:30- 8:30 pm  
Shepherd Park Elementary School**

**Station 1: Draft Preferred Base Reuse Plan (BRUP) and Proposed Development Program**

Goals of the Plan:

- Integrate the site into existing established community
- Provide mix of uses
- Create jobs and revenue for the District
- Activate the site

***Questions for the Community:***

1. Does the draft preferred BRUP achieve the goal for a balanced mix of uses?

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2. Are these mix of uses interesting to you as a neighbor? Do they meet the community's aspirations for services and other offerings for a livable, sustainable neighborhood?

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3. Are the NOI uses integrated well into the overall proposed development program? What comments or suggestions do you have?

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4. What aspect of the draft preferred BRUP to you like most? Like least?

Like Most: \_\_\_\_\_ -

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Like Least:

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5. Please provide any additional comments or questions.

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**Station 2: Transportation**

Integrating the site with the community and reactivating the site through additional options for multi-modal opportunities (Streetcar, bus, bicycle, pedestrian)

- Reduction in peak period traffic impacts
- Increased access to and from the site disperses traffic entering and exiting the site
- Cross-sections geared to provide on-street bike lanes and parallel parking when possible
- Proposal for Streetcar to serve the WRAMC campus focused at NE corner
- Parking opportunities include re-using existing parking, providing on-street parking, maximizing shared parking patterns, providing new parking to support initial phases
- New Street Opportunities- allow options for additional on-street bike lanes and parking
  - Main Dr. E/W connection
  - 12<sup>th</sup>/13<sup>th</sup> St. N/S connection
- Transportation Demand Management (TDM) fostering sustainability goals

***Questions for the Community:***

1. What aspects do you like most about providing additional access points into the site? What aspects concern you?

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2. What are your thoughts on providing multi-modal opportunities for the site, i.e., streetcar, bus, and bicycle and pedestrian facilities?

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3. Do you have further suggestions for ensuring adequate circulation and parking for the site?

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4. Please provide any additional comments or suggestions.

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**Station 3: Open Space and Public Realm**

A network of primary and secondary open space options - adds to the character, place making of the site.

- Preserve and enhance key open space areas:
  - The Great Lawn
  - NE Corner’s Town Center Public Plaza
  - 13<sup>th</sup> Place’s Grand Vista
  - Luzon’s creative unique space
- Preserve and enhance areas with mature trees along Georgia Avenue
- Both front & rear facades of Building 1 exposed by open space
- “Natural” storm water management systems on sidewalks and green areas
- Historic buildings as backdrop for open space activities (Bld1 grand vista)

***Questions for the Community:***

1. How would you like to use the new open space opportunities at the site, e.g., for active recreation, play areas for children, quiet places to sit/rest, civic/gathering places, café seating?

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2. How much hardscape and greenscape would you like to see on the site? Should it be balanced?

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3. What elements should be included in the public realm (i.e., the public space between buildings, such as streets and sidewalks)? For example, would you like to see extensive landscaping, street furniture, decorative lighting at key locations?

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4. Please provide any additional comments or suggestions for Open Space and Public Realm.

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**Station 4: Sustainability**

Create an environmentally sustainable development that is a model for the city, region and nation.

- Huge opportunity to establish environmental sustainable development on a large scale
- Development will plug into a central utility system; opportunity to upgrade the existing on to a co-gen or trigen facility
- Sustainable technologies and practices for individual buildings as well as with a campus-wide system will be key

***Questions for the Community:***

1. Which of the following sustainability goals are most important to you? Which do you think are most achievable for the site?

- 100% renewable energy, cogeneration or tri-generation plant

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- Net zero energy by 2030; Net positive energy by 2040

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- Food and waste composted on site

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- 100% cool roof/green roof commitment

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- 100% zero waste commitment by 2030

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2. Are bio-retention and urban agriculture desired sustainability components for the site?

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3. Please provide any additional comments or suggestions on Sustainability Features.

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**Station 5: Urban Design**

*Enhance the beauty and livability of the WRAMC site and create a great place by building from its historic design legacy, reinforcing the identity of surrounding neighborhoods, harmoniously integrating new construction with existing buildings and the natural environment, and improving the vitality and appearance of public spaces. Design strategies include:*

- Preserve and enhance open space while improving access to it
- Create a well-defined, welcoming, and attractive front to Georgia Avenue
- Create unique retail setting that will activate the street and have direct entry from the street
- Pedestrian and bike connections should enhance access to and throughout the site
- Focal points, such as grand vistas, unique public plazas, and courtyards should establish a sense of place and character
- The site’s unique historic character and buildings should be celebrated
- Sustainable features should be inclusive in all design elements as applicable

***Questions for the Community:***

1. What urban design and development characteristics are most important for the following site sub-areas? For example, what height ranges are envisioned given the development program; should buildings be attached, semi-attached, detached; should there be front, side or rear setbacks; are there specific uses that should be discouraged or required?

- a. Fern Street residential

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- b. Georgia Avenue Frontage

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c. Southeast mixed-use corner (Georgia Avenue & Aspen Street)

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d. Aspen Street

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e. Southwest residential corner (Aspen & 16<sup>th</sup> Streets)

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2. How should “street wall” variety and quality retail design be encouraged in different sub-areas?

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3. What sub-areas should have creative façade composition and façade articulation?

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4. How can the site’s history of health and healing be expressed in the public realm?

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5. Please provide any additional comments or suggestions to ensure quality urban design.

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