

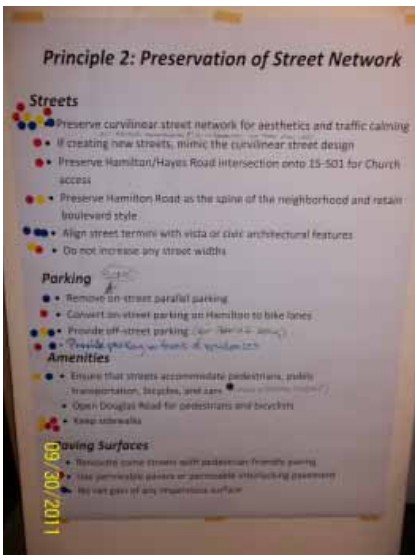
# GUIDING PRINCIPLES



The Guiding Principles for the development of Glen Lennox grew from discussions of the Glen Lennox Area Neighborhood Conservation District Development Committee and the community. These principles guide the proposed redevelopment plan of the Glen Lennox apartment and commercial property and should be referenced in future redevelopment plans for Glen Lennox. The following pages describe each of the eleven Guiding Principles and provide further details about each principle.



- » Value the history of the neighborhood and the Glen Lennox apartment and commercial property
- » Preserve the street network
- » Create and maintain public open space
- » Balance the new development with preservation of the trees and tree canopy
- » Keep a portion of the buildings
- » Transition and vary density and heights of the buildings
- » Provide landscaped buffers for sensitive neighbors
- » Preserve the Church of the Holy Family's visibility and accessibility
- » Create an effective transportation strategy
- » Encourage community sustainability
- » Encourage and support community diversity



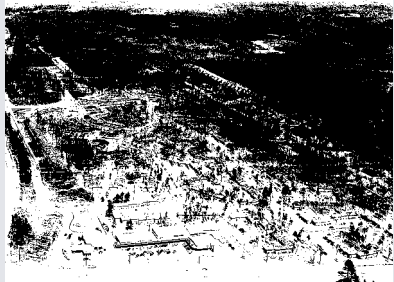
*Photos of Guiding Principles dot exercises used with committee to refine goals*



## GUIDING PRINCIPLES

### VALUE THE HISTORY OF THE NEIGHBORHOOD AND THE GLEN LENNOX APARTMENT AND COMMERCIAL PROPERTY

- » Ensure that the future design characteristics respect the current and preserved architectural features
- » Preserve the character, identity, and brand of the Glen Lennox apartment and commercial property
- » Honor the legacy of the Glen Lennox property through documentation and education



### PRESERVE THE STREET NETWORK

- » Maintain a north-south street as a spine through the neighborhood
- » Street preservation allows for infrastructure and landscaping preservation
- » Preserve the curvilinear street network for aesthetics and traffic calming



### CREATE AND MAINTAIN PUBLIC OPEN SPACE

- » Incorporate universal accessibility
- » Preserve the character of the undulating public open spaces
- » Create a public open space for community gathering
- » Utilize open space for recreational programming



# GUIDING PRINCIPLES

GUIDING PRINCIPLES			
BALANCE THE NEW DEVELOPMENT WITH PRESERVATION OF THE TREES AND TREE CANOPY	KEEP A PORTION OF THE BUILDINGS	TRANSITION AND VARY DENSITY AND HEIGHTS OF THE BUILDINGS	PROVIDE LANDSCAPED BUFFERS FOR SENSITIVE NEIGHBORS
<ul style="list-style-type: none"> <li>» Develop a tree life-cycle plan</li> <li>» Actively maintain the trees</li> <li>» Plant additional trees along the street network and buffer areas</li> </ul>	<ul style="list-style-type: none"> <li>» Preserve buildings where physically and economically viable</li> <li>» Weave together the old and new structures for added variety and cohesion</li> </ul>	<ul style="list-style-type: none"> <li>» Keep the highest intensity of uses near 15-501 and NC Highway 54 intersection</li> <li>» Use trees and open spaces to transition between densities within the site</li> <li>» Lower heights and density near single-family residences</li> </ul>	<ul style="list-style-type: none"> <li>» Create a smooth transition between the residential and mixed-use areas</li> <li>» Incorporate a green buffer that includes trees and plantings</li> <li>» Protect views from the Church of the Holy Family with landscape</li> </ul>
			
			



## GUIDING PRINCIPLES

PRESERVE THE CHURCH OF THE HOLY FAMILY'S VISIBILITY AND ACCESSIBILITY	CREATE AN EFFECTIVE TRANSPORTATION STRATEGY	ENCOURAGE COMMUNITY SUSTAINABILITY	ENCOURAGE AND SUPPORT COMMUNITY DIVERSITY
<ul style="list-style-type: none"> <li>» Allow for adequate green space in the transitional area between the Church and the new apartments</li> <li>» Preserve the tree line along Brandon Road</li> <li>» Have appropriate adjacent uses and be height sensitive</li> <li>» Ensure accessibility from 15-501</li> </ul>  	<ul style="list-style-type: none"> <li>» Include bicycle and pedestrian amenities such as dedicated bike space and sidewalks</li> <li>» Integrate the proposed bus rapid transit station along the periphery of Block 8 of the Glen Lennox property</li> <li>» Provide greenways</li> <li>» Accommodate bus service</li> <li>» Ensure connectivity throughout the whole site</li> </ul>  	<ul style="list-style-type: none"> <li>» Evaluate and implement a redevelopment plan that balances people, planet and prosperity</li> <li>» Encourage eco-friendly site design, building materials and practice</li> <li>» Establish ongoing operational measures to maintain and improve environmental sustainability over time</li> <li>» Attend to water conservation, water quality, and air quality</li> <li>» Incorporate stormwater management practices</li> <li>» Promote alternate modes of transportation</li> <li>» Provide recycling</li> <li>» Include no smoking areas</li> </ul> 	<ul style="list-style-type: none"> <li>» Include a mix of affordable rental and homeownership housing types</li> <li>» Provide a variety of housing options for people of all backgrounds, ages, abilities, and income</li> <li>» Incorporate Universal Design</li> </ul>  