Draft Activity Centers Strategic Investment Plan Recommendations for 30 Select Centers 5/17/2013

		Market Analysis	,		Equity Analysis		State of Place Analysis	
Center	Market Type	Goal	Recommendation Category	Equity Type	Recommendation Category	Most Needed for Walkability	Greatest Return on Investment	Low-Hanging Fruit
			Zoning Intervention		Visioning and Planning/Community Building	Proximity	Density	Aesthetics
Clarendon	Urban Centers	Harness Private Investment to Provide	Public Finance Options		Workforce Development			
		Community Benefits	Incentivize Development		Jobs & Services			
				Strengthen Community Assets	Affordable Housing Strategies			
King Street		Harness Private Investment to Provide	Zoning Intervention		Affordable Housing Strategies	Pedestrian Physical Safety	Pedestrian Physical Safety	Pedestrian Physical Safety
	Urban Centers	Community Benefits	Public Finance Options		Workforce Development			
		·	Incentivize Development	Strengthen Community Assets	Community Building	Traffic Management	Dedestries Dharing Cofety	Tooffin Management
Tysons Corner		Harnoss Privata Investment to Provide	Public Finance Options		Community Building	Traffic Measures	Pedestrian Physical Safety	Traffic Measures
	Urban Centers	Harness Private Investment to Provide Community Benefits			Workforce Development Jobs & Services	Proximity	Form	
		community benefits		Strengthen Community Assets	Affordable Housing Strategies			
	Urban Centers		Public Finance Options	Strengthen Community Assets	Affordable Housing Strategies	Parks/Public Space	Parks/Public Spaces	Traffic Measures
Downtown		Harness Private Investment to Provide		Invest in Future Stability	Jobs & Services			
		Community Benefits		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
			Incentivize Development		Affordable Housing Strategies	Proximity	Proximity	Traffic Measures
West End	Urban Centers	Harness Private Investment to Provide	•		Workforce Development	,	• •,	
		Community Benefits		Expand Affordability	Jobs & Services			
		Harris Delicate Incorporate Decide	Zoning Intervention	, i	Visioning and Planning (Station Area/Mobility)	Proximity	Form	Traffic Measures
Silver Spring	Mixed-Use Density Neighborhoods	Harness Private Investment to Provide	Public Finance Options	Invest in Place-Based Strategies	Local Infrastructure Investments			
		Community Benefits	Incentivize Development				<u></u>	
		Harness Private Investment to Provide	Public Finance Options		Community Building	Proximity /Traffic Measures	Pedestrian Physical Safety	Traffic Measures
Columbia Heights	Mixed-Use Density Neighborhoods	Community Benefits	Public Private Partnership	High Displacement Risk Centers	Affordable Housing Strategies			
		Encourage Additional Mix of Uses						
		Elicourage Additional Wilk of Oses						
		Harness Private Investment to Provide	Zoning Intervention		Visioning and Planning	Pedestrian Physical Safety/Proximity	Density	Pedestrian Physical Safety
		Community Benefits	Public Finance Options	Invest in Place-Based Strategies	Local Infrastructure Investments			
Falls Church	Mixed-Use Suburban Neighborhoods	•	Incentivize Development					
		Encourage Additional Mix of Uses	Public Private Partnership					
		Add Pedestrian Features	Develop Stewardship Entities		D. 10 11 11 11 11		s :: /s	
	Mixed-Use Suburban Neighborhoods	Harness Private Investment to Provide	Zoning Intervention		Diversification of Housing Stock	Proximity	Density/Form	Aesthetics
Historia Fairfou Citu		Community Benefits	Public Finance Options		Regional Access & Transit System Improvements	Parks		Parks
Historic Fairfax City		Encourage Additional Mix of Uses	Public Private Partnership	Strongth on Community Assets				
		Add Dadastrian Fastures	Incentivize Development Develop Stewardship Entities	Strengthen Community Assets				
		Add Pedestrian Features	Zoning Intervention		Visioning and Planning	Dodostrion Dhysical Cafety/Dravinsity	Density/Pedestrian Physical Safety	Pedestrian Physical Safety
		Harness Private Investment to Provide	Public Finance Options	Invest in Place-Based Strategies	Local Infrastructure Investments	Pedestrian Physical Safety/Proximity	Density/Pedestrian Physical Salety	Pedestrian Physical Safety
Huntington / Penn Daw	Mixed-Use Suburban Neighborhoods	Community Benefits	Incentivize Development	ilivest ili riace-based strategies	Eocal IIII astracture III vestinents			
Transmigron / Term Daw	mixed ose sabarban neighborhoods	Encourage Additional Mix of Uses	Public Private Partnership					
		Add Pedestrian Features	Develop Stewardship Entities					
			Zoning Intervention		Jobs & Services	Pedestrian Physical Safety	Density	Pedestrian Physical Safety
		Harness Private Investment to Provide	Public Finance Options		Diversification of Housing Stock	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Herndon / Monroe	Mixed-Use Suburban Neighborhoods	Community Benefits	Incentivize Development		Regional Access & Transit System Improvements			
		Encourage Additional Mix of Uses	Public Private Partnership	Strengthen Community Assets				
		Add Pedestrian Features	Develop Stewardship Entities					
	Mixed-Use Suburban Neighborhoods	Harness Private Investment to Provide	Zoning Intervention		Visioning and Planning	Pedestrian Physical Safety/Density	Density	Pedestrian Physical Safety
		Community Benefits	Public Finance Options	Invest in Place-Based Strategies	Local Infrastructure Investments			
Rockville			Incentivize Development		Workforce Development			
		Encourage Additional Mix of Uses	Public Private Partnership		Jobs & Services			
		Add Pedestrian Features	Develop Stewardship Entities					
King Farm	Mixed-Use Suburban Neighborhoods	Harness Private Investment to Provide	Public Finance Options		Workforce Development	Proximity , Pedestrian Physical Safety	Pedestrian Physical Safety	Parks, Pedestrian Physical Safety
		Community Benefits	Public Private Partnership	Street the Co	Jobs & Services			
		Encourage Additional Mix of Uses	Develop Stewardship Entities	Strengthen Community Assets				
Leesburg	Satellite Cities	Add Pedestrian Features	Zoning Intervention		Visioning and Planning	Density	Density	Aesthetics
		Create Framework for Redevelopment	Public Finance Options	Invest in Place-Based Strategies	Local Infrastructure Investments	Density Proximity	Density	Pedestrian Physical Safety
			Public Private Partnership	vest in ridec based strategies	2000. Illiand detaile investillelles			. cacatian i nysical sarcty
		Encourage Additional Mix of Uses	Incentivize Development					
Dulles Corner	Satellite Cities		Zoning Intervention		Community Building	Proximity	Density	Pedestrian Physical Safety/Traffic Measures
		Create Framework for Redevelopment	Public Finance Options		Jobs & Services	Pedestrian Physical Safety/Traffic Measures	Pedestrian Physical Safety	
		5 A. Direct Law 500	Public Private Partnership		Regional Access & Transit System Improvements	,	,	
		Encourage Additional Mix of Uses	Incentivize Development	Strengthen Community Assets	- ' ' ' ' '			
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		Market Analysis			Equity Analysis		State of Place Analysis	
Center	Market Type	Goal	Recommendation Category	Equity Type	Recommendation Category	Most Needed for Walkability	Greatest Return on Investment	Low-Hanging Fruit
			Zoning Intervention		Visioning and Planning	Pedestrian Physical Safety/Density/	Density	Physical Safety
North Woodbridge		Create Framework for Redevelopment	Public Finance Options	Invest in Place-Based Strategies	Local Infrastructure Investments	Traffic Measures	Form	Pedestrian Physical Safety/Traffic Measures
	Satellite Cities	5 4 150 144 50	Public Private Partnership				Pedestrian Physical Safety	,
		Encourage Additional Mix of Uses	Incentivize Development				,,	
		Consta Francisco de for Dadous la consta	Zoning Intervention		Community Building	Density	Density	Parks
		Create Framework for Redevelopment	Public Finance Options	Invest in Place-Based Strategies	Local Infrastructure Investments	Proximity	Form	
Downtown Manassas	Satellite Cities							
Manassas Park		Create Framework for Redevelopment	Zoning Intervention		Visioning and Planning	Proximity	Density	Traffic Measures/Pedestrian Physical Safety
	Satellite Cities		Public Finance Options		Workforce Development	Density		
		Encourage Additional Mix of Uses	Public Private Partnership		Jobs & Services			
			Incentivize Development	Strengthen Community Assets				
Waldorf	Satellite Cities	Create Framework for Redevelopment	Zoning Intervention		Diversification of Housing Stock	Pedestrian Physical Safety	Density	Pedestrian Physical Safety
		·	Public Finance Options	Invest in Future Stability		Density/Proximity	Pedestrian Physical Safety	Traffic Measures
		Encourage Additional Mix of Uses	Public Private Partnership					
			Incentivize Development		Visioning and Name in a	Dedestries Dharied Cofeta	Dedestries Dharied Cofeta	Device /Device Arrive Discrete Cofety
		Create Framework for Redevelopment	Zoning Intervention Public Finance Options	Invest in Place Pased Strategies	Visioning and Planning Local Infrastructure Investments	Pedestrian Physical Safety	Pedestrian Physical Safety	Parks/Pedestrian Physical Safety
Gaithersburg Central	Satellite Cities		•	Invest in Place-Based Strategies	Jobs & Services			
		Encourage Additional Mix of Uses	Public Private Partnership Incentivize Development		Jobs & Services			
			incentivize Development					
		Create Framework for Redevelopment	Zoning Intervention		Local Infrastructure Investments	Proximity	Density	Pedestrian Physical Safety
Bowie	Satellite Cities	Create Transework for Redevelopment	Public Finance Options	Invest in Place-Based Strategies				
Some	Sutcinité dides		Public Private Partnership	invest in thace based strategies				
		Encourage Additional Mix of Uses	Incentivize Development					
		Consta Francisco de for Dadous la consta	Public Finance Options		Affordable Housing Strategies	Pedestrian Physical Safety	Density	Pedestrian Physical Safety, Traffic Measures
Frederick		Create Framework for Redevelopment	Public Private Partnership	Invest in Future Stability	Diversification of Housing Stock			
Frederick	Satellite Cities	Encourage Additional Mix of Uses	Incentivize Development					
		Efficourage Additional Mix of Oses						
Brunswick		Create Framework for Redevelopment	Zoning Intervention		Visioning and Planning	Proximity , Density, Parks	Pedestrian Physical Safety, Density	Pedestrian Physical Safety/Traffic Measures
	Satellite Cities	Greate Framework for Redevelopment	Public Finance Options	Invest in Place-Based Strategies	Local Infrastructure Investments			
S. d. is wick	Sutcinité dides	Encourage Additional Mix of Uses	Public Private Partnership					
			Incentivize Development					
		Harness Private Investment to Provide	Zoning Intervention		Visioning and Planning	Proximity , Pedestrian Physical Safety	Density	Pedestrian Physical Safety
		Community Benefits	Public Finance Options	Invest in Place-Based Strategies	Local Infrastructure Investments			
Greenbelt	Commercially-Oriented		Incentivize Development					
		Encourage Additional Mix of Uses	Public Private Partnership					
		Traffic Measures Calming	Infrastructure Improvement		Aff-ud-bl- H-usia- Charlesia	Dedestries Dharied Cefet / Densit	Demails	Tooffin Management / Donates
	Close-in and Urbanizing	Encourage Additional Mix of Uses	Public Private Partnership	to continue for the Charletter	Affordable Housing Strategies	Pedestrian Physical Safety/Density	Density	Traffic Measures/Parks
West Hyattsville			Incentivize Development	Invest in Future Stability				
		Create Stronger Brand/Image	Branding/Marketing Develop Stewardship Entities					
			Public Private Partnership		Affordable Housing Strategies	Pedestrian Physical Safety/Proximity	Density/Proximity	Pedestrian Physical Safety
	Close-in and Urbanizing	Encourage Additional Mix of Uses	Incentivize Development	Invest in Future Stability	Arror dable frousing strategies	r caestrian r nysical safety/rioximity	Density/Frommity	i caestrian r nysicai salety
Downtown Takoma Park			Branding/Marketing	invest in rature stability				
		Create Stronger Brand/Image	Develop Stewardship Entities					
	Revitalizing Urban Locations	Incentivize Development	Incentivize Development		Visioning and Planning	Pedestrian Physical Safety	Density	Pedestrian Physical Safety
Langley Park		·	Zoning Intervention	Invest in Place-Based Strategies	Local Infrastructure Investments			
		Create Framework for Redevelopment	Public Finance Options	a decision and a deci				
	Decidation of taken to eating	Incentivize Development	Incentivize Development		Visioning and Planning	Proximity /Density	Density, Pedestrian Physical Safety	Traffic Measures/Pedestrian Physical Safety
M.C Danasah C			Zoning Intervention		Workforce Development	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, , , , , , , , , , , , , , , , , , , ,	, , , , , , , , , , , , , , , , , , , ,
M Square Research Park	Revitalizing Urban Locations	Create Framework for Redevelopment	=		Jobs & Services			
		· ·	•	Strengthen Community Assets	Regional Access & Transit System Improvements			
Minnesots Assessed	Doublising Huban Lagarian	Create Franciscoli for Dados-1	Incentivize Development		Visioning and Planning/ Community Building	Proximity , Density	Density	Traffic Measures/Pedestrian Physical Safety,
Minnesota Avenue	Revitalizing Urban Locations	Create Framework for Redevelopment	Public Finance Options	High Displacement Risk Centers	Affordable Housing Strategies		•	Aesthetics
			Incentivize Development		Visioning and Planning	Density/Proximity	Density	Physical Safety
Anacastia	Devitelising Lisbon Learting	Create Franciscoli for Dados-1	Zoning Intervention		Affordable Housing Strategies			
Anacostia	Revitalizing Urban Locations	Create Framework for Redevelopment	Public Finance Options		Workforce Development			
					Jobs & Services			