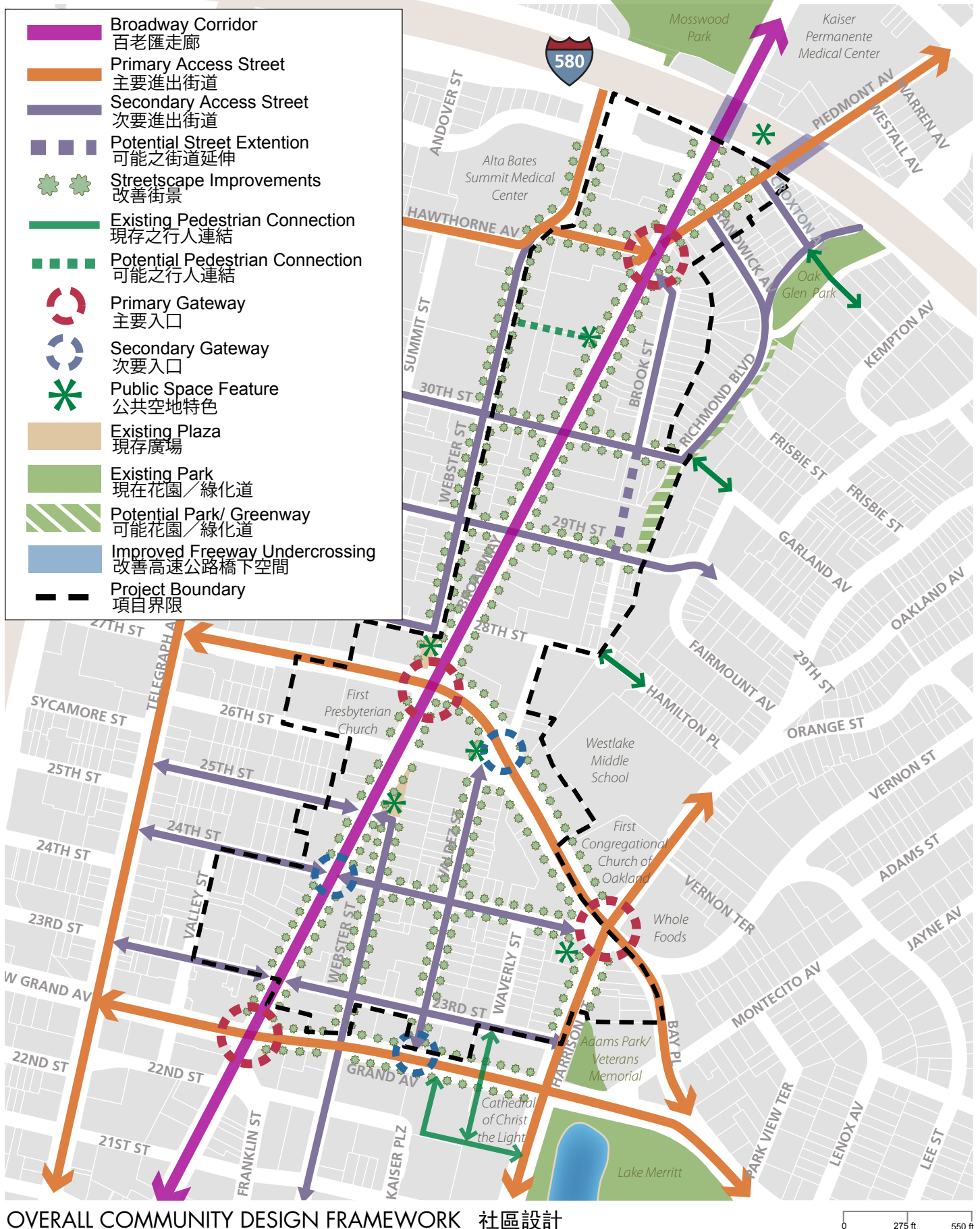


II. COMMUNITY DESIGN FRAMEWORK 社區設計



OVERALL COMMUNITY DESIGN FRAMEWORK 社區設計

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Overall Community Design Framework

- introduce **streetscape improvements** and new development that enhance the character, definition and function of key streets
- design public realm improvements (e.g., signage, landscaping, lighting, public art) and new buildings to highlight the importance of key intersections as **District gateways**
- create a more generous and attractive pedestrian environment by adding street trees, lighting, seating, and other streetscape furniture and amenities to area streets
- support the creation of **pedestrian streets** that reduce conflicts with automobiles, provide more direct routes between key destinations, and create distinctive shopping and dining environments
- enhance existing plazas and create new **public open space features** to provide places for public gathering
- create a **linear park** along the west side of Glen Echo Creek between Oak Glen Park and 29th Street
- site new buildings so that they front onto and are accessed directly from the public sidewalk, and have **active ground floor frontages** that engage and animate the public realm
- allow taller **building heights** along primary access streets (e.g., Grand, Broadway, 27th) with lower building heights maintained along internal streets (e.g., Valdez, 24th)

社區設計概念是

- 推動增強主要街道性格、定義、和功能之街景改善與新發展。
- 設計公共領域改善項目（例如，標誌牌、街景、照明、公共藝術）和新建築物，突出重要的十字街口，作為地區的入口。
- 創造更寬大和具吸引力的行人環境，增加街道樹木、照明、座位、和其他街景傢俱和舒適設施。
- 支援創造行人的街道，減少和汽車的衝突，提供主要目的地之間更直接的路徑，和創造購物和進餐環境。
- 增強目前的廣場，創造新的公共空地特色，提供公共聚集的地點。
- 在沿Glen Echo Creek西邊於Oak Glen Park與29th Street之間，創造一個直線型公園。
- 新建築物之座落，其前面面對公共人行道，可直接由人行道進出，地下臨街活躍，可參與公共領域並使之充滿生氣。
- 在主要進出街道（例如，Grand, Broadway, 27th）准予較高的建築物高度，而在內街（例如，Valdez, 24th）則保持較低的建築物高度。





II. HISTORIC RESOURCES 歷史性資源和適應性重新

Historic Resources and Adaptive Reuse

- support the **rehabilitation and reuse** of distinctive older and historic buildings to maintain a unique and authentic feel to the district and preserve a connection to the area's past
- encourage **adaptive reuse** of buildings that contribute to the City's vision for a comparison shopping district, particularly larger floorplate showrooms that can accommodate larger retailers
- identify **adaptive reuse priority areas** where particular emphasis will be placed on adaptive reuse due to the wealth of existing building resources
- work with landowners and developers to explore **potential relocation** of smaller historic buildings when adaptive reuse is not feasible
- offer **incentives** (e.g., improvement grants, tax breaks, lower parking requirements) to developers who choose to refurbish existing buildings
- provide greater **flexibility in building standards** in order to make adaptive reuse more economically viable

歷史性資源和適應性重新使用概念

- 支援 **修建和重新使用** 突出的古老和歷史性建築物，以保持地區的獨特和真正感覺，和保持連結地區的過去。
- 鼓勵 **適應性重新使用** 建築物，以促進發展一個購物區的城市願景，特別是有較大的鋪位可以配合大型零售商。
- 識別 **適應性重新使用的優先地區**，因目前存在豐富的建築物資源，特別強調適應性重新使用。
- 和業主與發展商合作，探索如適應性重新使用不可行時，將較小的歷史性建築物遷移之可能。
- 為選擇修建目前建築物的發展商提供獎勵（例如，改善津貼、減稅、較少停車位規定）。
- 在建築物標準提供更大的靈活性，使適應性重新使用更經濟上可行。

