

**ROYAL ST BUS GARAGE DESIGN PRINCIPLES**

- COMPATIBILITY WITH OTS SAP PLAN+GUIDELINES
- PREDOMINANTLY RESIDENTIAL WITH ACCESSORY COMMUNITY SERVING USE
- COLLECTION OF COMPATIBLE BUILDING COMPONENTS, AVOID APPEARANCE OF SINGLE LARGE BUILDING
- HEIGHT TRANSITIONS, HIGHER ON NORTHERN PORTION, LOWER ALONG SOUTHERN PORTION
- ALL PARKING LOCATED UNDERGROUND
- QUALITY ARCHITECTURAL DETAILS+MATERIALS
- STREETScape TO ENCOURAGE PEDESTRIAN ACTIVITY
- SPECIAL STREETScape ON WYTHE STREET
- OFF-SITE OPEN SPACE IMPROVEMENTS TO ENHANCE CONNECTIONS TO THE POTOMAC RIVER+ORONOCO BAY PARK

WMATA

**SIMPSON**

- POTENTIAL FOR AFFORDABLE HOUSING
- STREETScape IMPROVEMENTS
- IMPROVED URBAN DESIGN FEATURES
- PUBLIC ART

- POTENTIAL FOR AFFORDABLE HOUSING
- STREETScape IMPROVEMENTS
- IMPROVED URBAN DESIGN FEATURES

**PORT ROYAL**

- RETAIL
- STREETScape IMPROVEMENTS
- IMPROVED URBAN DESIGN FEATURES

**901 PITT ST**

- POTENTIAL FOR AFFORDABLE HOUSING
- CONNECTIVITY
- STREETScape IMPROVEMENTS
- IMPROVED URBAN DESIGN FEATURES

**MONTGOMERY CENTER**

**CROWN PLAZA**

- POTENTIAL FOR AFFORDABLE HOUSING
- CONNECTIVITY
- STREETScape IMPROVEMENTS
- IMPROVED URBAN DESIGN FEATURES

**TRANSPOTOMAC PLAZA**

- POTENTIAL FOR AFFORDABLE HOUSING
- CONNECTIVITY
- STREETScape IMPROVEMENTS
- IMPROVED URBAN DESIGN FEATURES

**CANAL CENTER**

**NRG DESIGN PRINCIPLES**

- MAINTAIN VIEWS/CORRIDOR STREETS TO THE WATER
- EXPANDED WATERFRONT PARK (RANGE: 2-4 ACRES)
- EXPANDED LINEAR RAIL/TRAIL PARK (RANGE: 1.0-2.0 ACRES)
- MAINTAIN PUBLIC PARK EDGE(S)
- URBAN SCALE BLOCKS
- MIXED-USE URBAN DENSITY (2.0-2.5 FAR)
- INCENTIVES - CURATABLE TO THE SITE
- STREET CONNECTIONS THAT REFLECT THE OLD TOWN NORTH GRID

**LEGEND**

- STREET CONNECTIONS
- EXPANDED WATERFRONT OPEN SPACE
- EXPANDED LINEAR PARK
- STREET END LANDSCAPED PUBLIC OPEN SPACE

Diagrams are for illustrative purposes only. The final design of buildings and open spaces will be subject to all applicable provisions, of the Zoning Ordinance, the Old Town North Small Area Plan and City Council approval.

- GROUND-LEVEL OPEN SPACE
- EXISTING TREE
- NEW STREET TREE
- TREE WELL/PLANTING STRIP
- POTENTIAL BMP (STORMWATER)
- ROOFTOP OPEN SPACE
- POTENTIAL REDEVELOPMENT SITE

ILLUSTRATIVE PLAN  
 THESE IMAGES ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN OF BUILDINGS & OPEN SPACE WILL BE SUBJECT TO ALL APPLICABLE PROVISIONS OF THE ZONING ORDINANCE, SMALL AREA PLAN AND CITY COUNCIL APPROVAL

POTENTIAL AREA FOR DEVELOPMENT OPEN SPACE AND BLOCKS

**FOREIGN CAR SERVICE**

- POTENTIAL FOR AFFORDABLE HOUSING
- CONNECTIVITY
- STREETScape IMPROVEMENTS
- IMPROVED URBAN DESIGN FEATURES

1.0 TO 2.0 ACRES

AREA FOR DEVELOPMENT- OPEN SPACE AND BLOCKS

2 TO 4 ACRES

EXISTING NPS 5.7 ACRES

BASHFORD

SLATERS

**WASHINGTON ST SITES**

- RETAIL
- STREETScape IMPROVEMENTS
- IMPROVED URBAN DESIGN FEATURES

**OLD TOWN AUTO**

G.W. PARKWAY

**901 N WASHINGTON**

ST. ASAPH

PITT

PIT ST

N RYAL ST

N FAIRFAX ST

PITT

ROYAL

FAIRFAX

PENDLET

ARHA

SIMPSON

WYTHE

MARIBON

ROYAL

1020 N. FAIRFAX

FAIRFAX

ILLUSTRATIVE PLAN