

# Multi-family Transition Area

...from strip retail to a transit friendly neighborhood



Residential green and informal play areas



Tot-lots and supervised play space for toddlers



Neighborhood community garden

2-3 story residential edge to provide a gradual transition from the existing single-family homes along Webster Street and the proposed 3-5 story mixed-use, multi-family buildings along Annapolis Road.

Alley-loaded townhouses addressing the new neighborhood park programmed to accommodate elderly seating, tot-lots and informal play areas for young adults.

26'-30' wide reduced rights-of-way around the park to enable traffic calming with on-street curbside parking.

Mixed-use parcels that could either be developed as larger-scale retail stores to complement retail uses in Capital Plaza or as mixed-use apartment buildings depending on the market demand at the time of development.



Service road and service median provides safety and privacy buffer between the residential facade and busy through-traffic along Annapolis Road.

3-5 story multi-family units with unimpeded scenic views to the west. Topography enables units on either side of Annapolis Rd. to capture view corridors.



2-3 story high detached fourplex units



Multi-family units over ground level retail



Sidewalk cafes and outdoor seating



Single story retail addressing the street and promoting walkability