

Fredericksburg Road Corridor Study and Design Strategy



Opportunities

- Increase in property values
- Investment in transit
- Regulatory controls (zoning/conservation district/design standards and guidelines)
- Demographic shift - younger, more affluent residents
- Infrastructure improvements
- Inventory of historic buildings (Deco District)
- Active arts community
- Active business community
- Well-established neighborhoods
- Vacant or under utilized land parcels (infill sites)
- Vacant or under utilized buildings
- Wide ROW allowing for increased sidewalk width
- Landscaping/streetscape

Opportunities and Challenges

Study Area Boundary

Hazardous Ped Environment

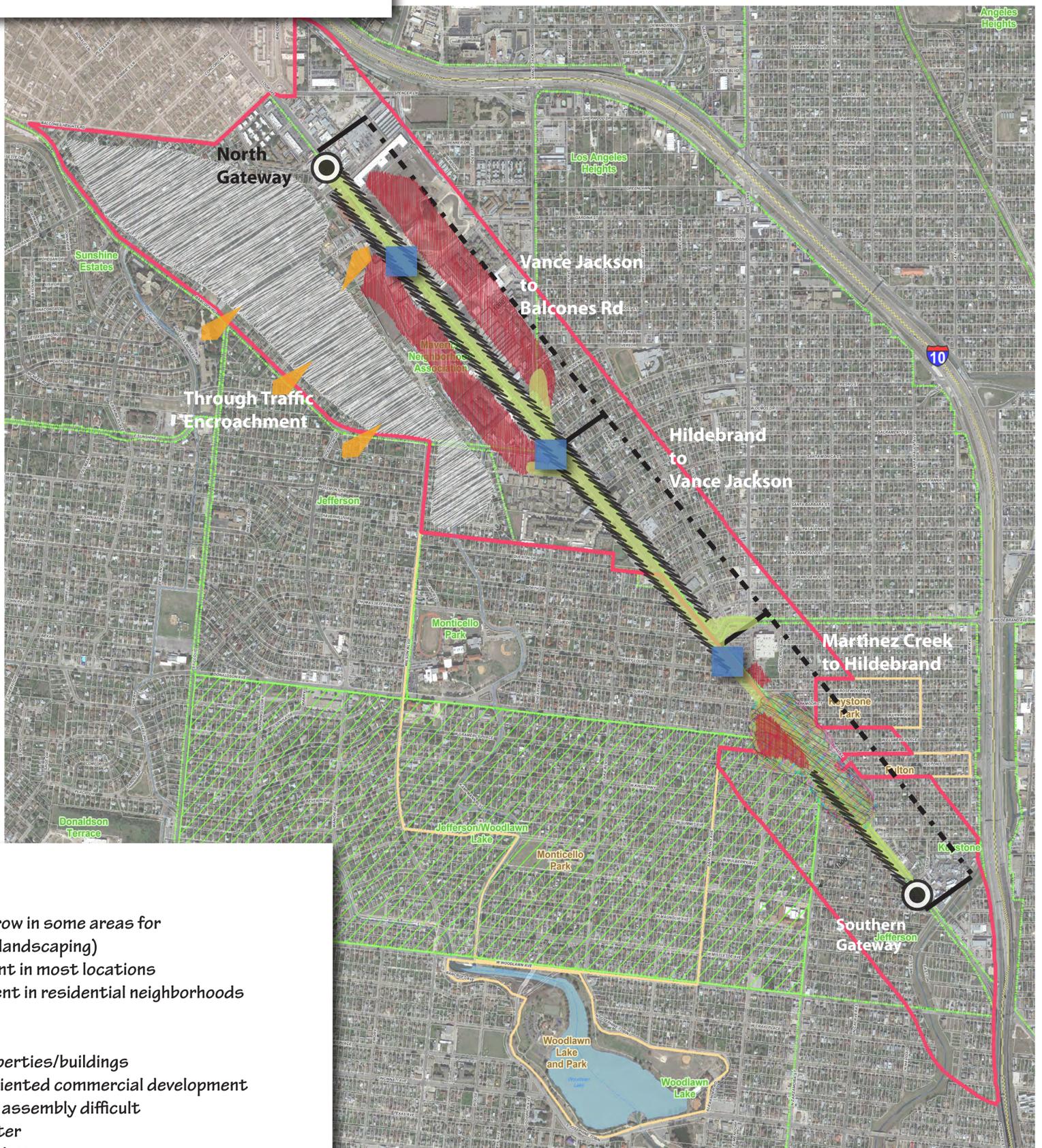
Redevelopment Opportunities

Preserve Established Residential Neighborhoods

Historic District

Corridor Street Scapes

Primo Station



Challenges

- Funding
- Established ROW (too narrow in some areas for increase in sidewalk width/landscaping)
- Poor pedestrian environment in most locations
- Through traffic encroachment in residential neighborhoods
- Vagrancy, crime, safety
- Traffic volumes and speed
- Derelict/under utilized properties/buildings
- Predominant strip/auto-oriented commercial development
- "Parcelization" making land assembly difficult
- Overhead wires, utility clutter
- Large scaled signs - visual clutter
- Building facades (architectural continuity)
- Pedestrian safety
- Environmental degradation/pollution/"heat island" effect