



ENTRY PLANTING & BOULEVARD TO MATCH CHARACTER OF HANSON SAUVENUE

US 1 JEFFERSON DAVIS HIGHWAY

CAROLINE STREET

VAN BUREN STREET

BRIDGEWATER STREET

PROGRESS STREET

GERMANIA STREET

CHARLES STREET

PRINCESS ANNE STREET

HUNTER STREET

BUNKER HILL STREET

VIRGINIA AVENUE

PELHAM STREET

ELM STREET

FALL HILL AVENUE

FALL HILL ROUNDABOUT




RAPPAHANNOCK

PEDESTRIAN ACCESS TO RIVER

PROPOSED STRUCTURES (RECOMMENDED USES)

- 1. MIXED USE RETAIL / RESIDENTIAL INCORPORATING HISTORIC STRUCTURES
- 2. EXISTING STREET GRID EXTENDED TO NEW STREET
- 3. NEW STREET
- 4. RESIDENTIAL INFILL ON GERMANIA
- 5. MIXED USE / OFFICE INFILL WITH STRUCTURED PARKING
- 6. RETAIL / OFFICE WITH SURFACE PARKING
- 7. GERMANIA ROAD OVERLOOK PARK
- 8. WATER GARDEN
- 9. GRASS GARDEN ON BLUFF

LEGEND

-  EXISTING STRUCTURES
-  PROPOSED STRUCTURES
-  SECTION / ELEVATION



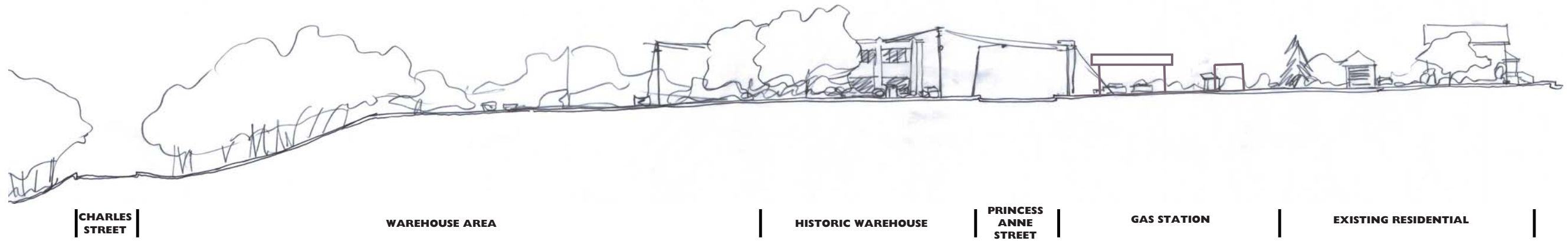
PRINCESS ANNE MIXED USE DISTRICT
PROPOSED PLAN VIEW



EXISTING SECTION / ELEVATION (LOOKING SOUTHEAST)



PRINCESS ANNE MIXED USE DISTRICT
 PROPOSED SECTION / ELEVATION (LOOKING SOUTHEAST)



EXISTING SECTION / ELEVATION (LOOKING SOUTHEAST)



PRINCESS ANNE MIXED USE DISTRICT
 PROPOSED SECTION / ELEVATION (LOOKING SOUTHEAST)



PRINCESS ANNE – EXISTING



PRINCESS ANNE – PROPOSED



PRINCESS ANNE – PROPOSED DETAIL PLAN



Plan Symbol	Corridor Name:	Princess Anne									
	Sub Area Name:	East of Princess Anne St.									
	Term:	Short Term									
	Use	Building Type	Footprint Area	Total Floors	Use Location	Use Area as Gross Square Feet	Residential Units @ 1/1000 GSF	Parking Requirement	Parking Quantity Required	Parking Type	Drop Off Provided
A	Retail in Historic Garage Ground Floor	Historic Brick	6,200	1	Ground Floor	6,200	NA	1 space per 250 GSF	25	Surface Parking	In Parking Lot
B	Retail in New Building	Mixed Use Infill	7,800	1.0	Ground Floor	7,800	NA	1 space per 250 GSF	32	Surface Parking	In Parking Lot
C	Office in Historic Garage Upper Floor	Mixed Use Infill	6,200	1.0	Upper Floor	6,200	NA	1 space per 250 GSF	25	Surface Parking	In Parking Lot
D	Office in New Building	Mixed Use Infill	7,800	1.0	Upper Floor	7,800	NA	1 space per 250 GSF	32		
	Totals					28,000			114		
	Parking Provided										
E	Surface Parking								125		
	Total								125		

LEGEND

..... RETAIL EDGE

□ ANALYSIS AREA

▬ EXISTING / PROPOSED URBAN PROFILE