



NE Quadrant Plan Elements - Freeman Property

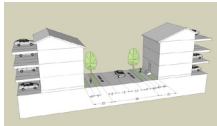
Common Characteristics:

- Strengthens pedestrian crossings across 108.
- Explores "flex" or "live-work" development on smaller parcels.
- Can create a small town character with residential or office above retail, anchored by a community public space or park.



Possibility I:
Internal public space to become the heart or center of downtown.

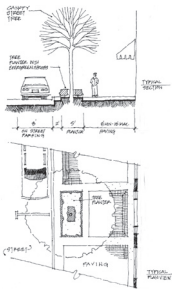
Possibility II:
Public space on Route 108 creates a "window" making the public space more visible.



Residential Transition



Georgia Avenue



Roadway Possibilities

On-street parking will help reduce parking lot and garage sizes and have a calming effect on roadway traffic.

On-street parking enhances the sidewalk environment for pedestrians by providing a buffer between pedestrians and moving cars.



Architectural Design

Each building should complement its neighbors and be sensitive to the use of materials, color and scale. The purpose is to develop standards which recognize the importance of a collective impression that will be distinctive to the image of Olney. The thematic constraints for architecture will be organized under the three topics of design, material and color.