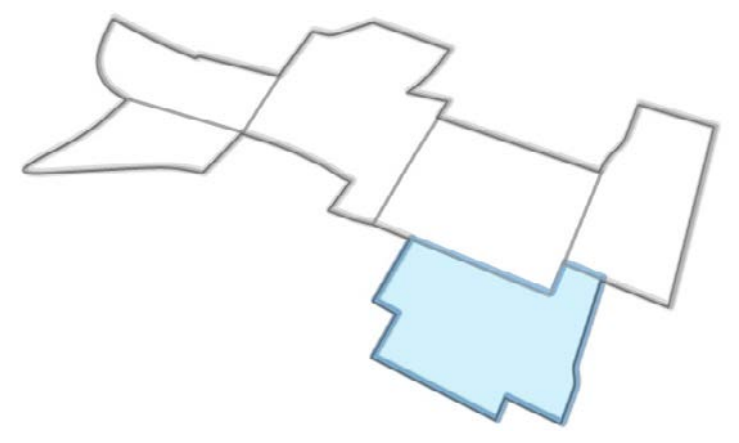
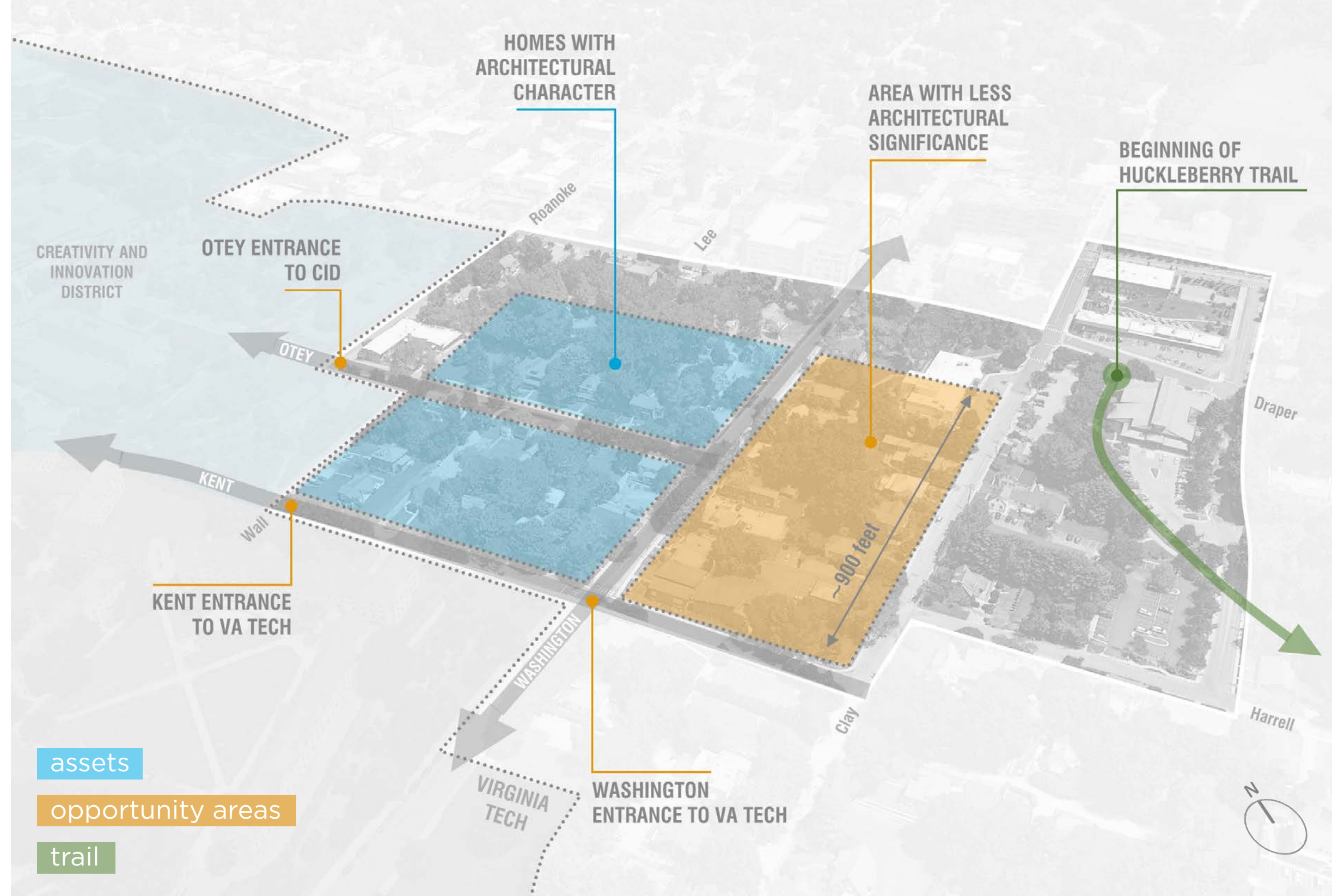


DOWNTOWN WEST: OTEY

The areas west of Main and south of Virginia Tech's emerging Creativity and Innovation District are ripe with potential, though they currently lack cohesion. Along Otey, the opportunity is to enhance the district's existing character by reprogramming existing buildings with new innovation-oriented uses, and by extending Otey to connect to Huckleberry Trail.



THE OTEY HISTORIC DISTRICT TODAY



MARKET	» Housing demand high	PLACE	» Adjacent to the Creativity and Innovation District
	» Office demand to increase with Creativity and Innovation District		» Architecturally significant buildings
ECONOMY	» Start-Up/Innovation Potential	POLICY	» Cultural and recreational assets
	» Land costs moderate		» Washington Street gateway potential
	» Expanded uses could increase viability of existing homes		» Limited permitted uses
			» Outside historic district
			» VT partnership potential

20-YEAR ILLUSTRATIVE VISION



POTENTIAL CATALYST



DISTRICT DEVELOPMENT SUMMARY

250 units
Graduate / Professional Housing

Buildings with Less Architectural Significance



Homes with Architectural Character



Huckleberry Trail



EXISTING CONDITIONS

North of Wall Street, Otey will one day cut through the heart of **Virginia Tech's Creativity and Innovation District (CID)**. South of that are some of the Town's most **architecturally significant buildings**—single family homes that serve as institutional uses or private residences. Many of these buildings merit preservation.

Otey dead-ends at Washington Street, denying a more direct connection from Virginia Tech to the **Huckleberry Trail**. Washington itself is a busy street, providing a back-door entry to the Virginia Tech Campus that could become more of a gateway.

CHARACTER & IDENTITY

- » Broadened zoning uses
- » Historic preservation
- » Otey streetscape
- » Incubators and start ups
- » Art studios
- » Bed and breakfasts
- » Pedestrian orientation
- » University-town interface

VISION

The Vision for Otey is **to infuse a historic area with more vibrancy and dynamism**, while connecting to the future CID. Broadening allowable uses in the architecturally significant buildings north of Washington will help to encourage this vibrancy. Such uses could include **office and co-working, restaurant, bed and breakfast, small scale retail, and art studio space**. A cohesive streetscape on Otey from College Avenue to Washington will create an inviting link from the CID to the historic district, and encourage **pedestrian traffic**.

South of Washington, **new non-student residential** uses will capitalize on the proximity to Downtown, the University, the CID, and Huckleberry Trail. Extending Otey beyond Washington would create a more direct **connection to the Huckleberry Trail**.



CATALYST

Extending Otey beyond Washington Street creates exciting potential for catalyst projects that **reinforce Washington as a key connection** through the district and create a connection to the emerging CID, a broader range of uses on Washington, and the Huckleberry Trail.

Medium-density residential buildings and new **streetscaping** will dramatically improve the **walkability and vibrancy** of the area. Further extending Otey as a pedestrian and cycling path, or even a street, could create an enhanced connection to the **Huckleberry Trail**, increasing its accessibility from the rest of Downtown.

Improved Walkability



Incubators and Startup



Medium-Density Residential

