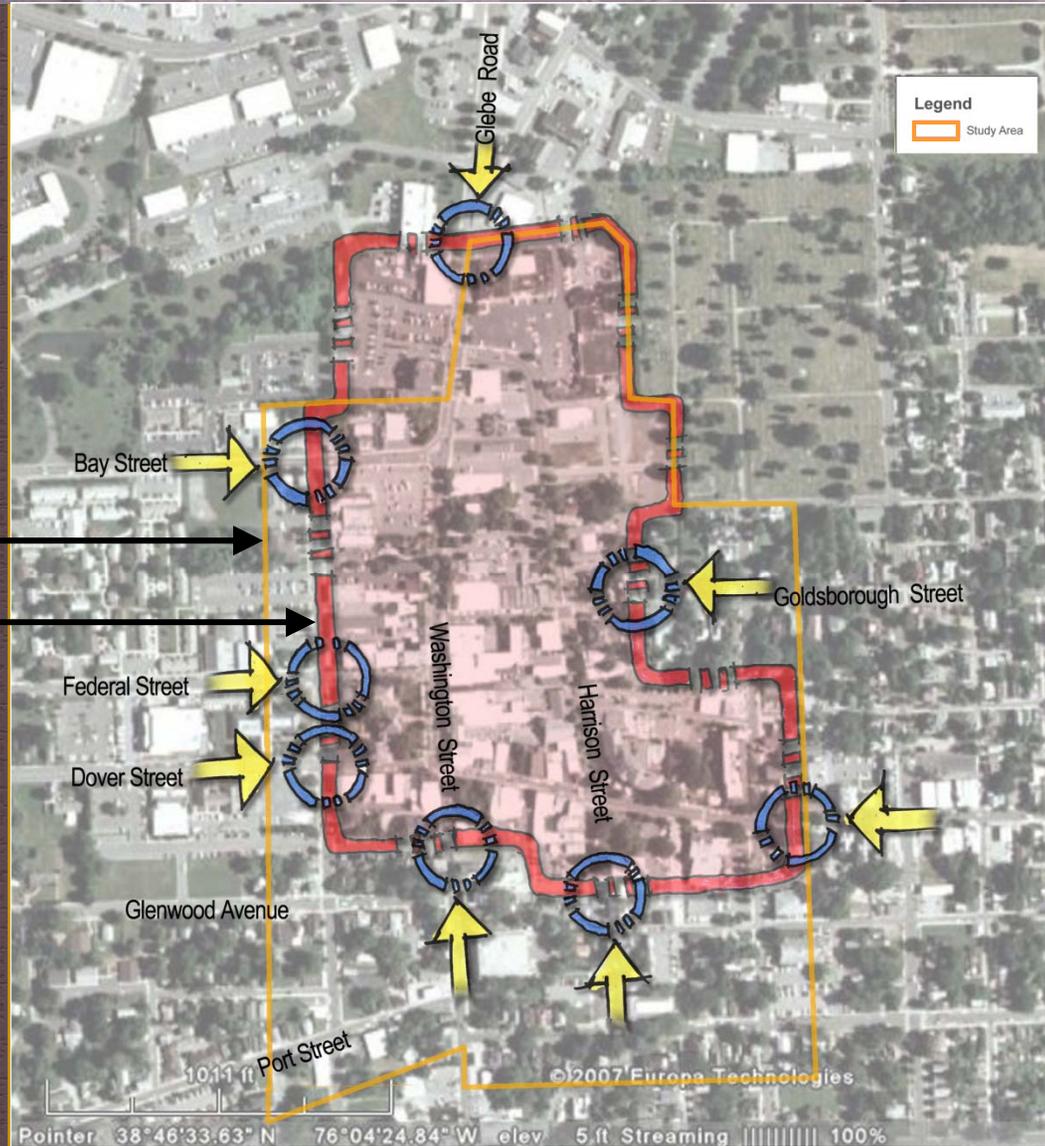


Downtown Easton: Where is Downtown?

- 1. District
- 2. Gateways

STUDY AREA

AREA OF INITIAL FOCUS



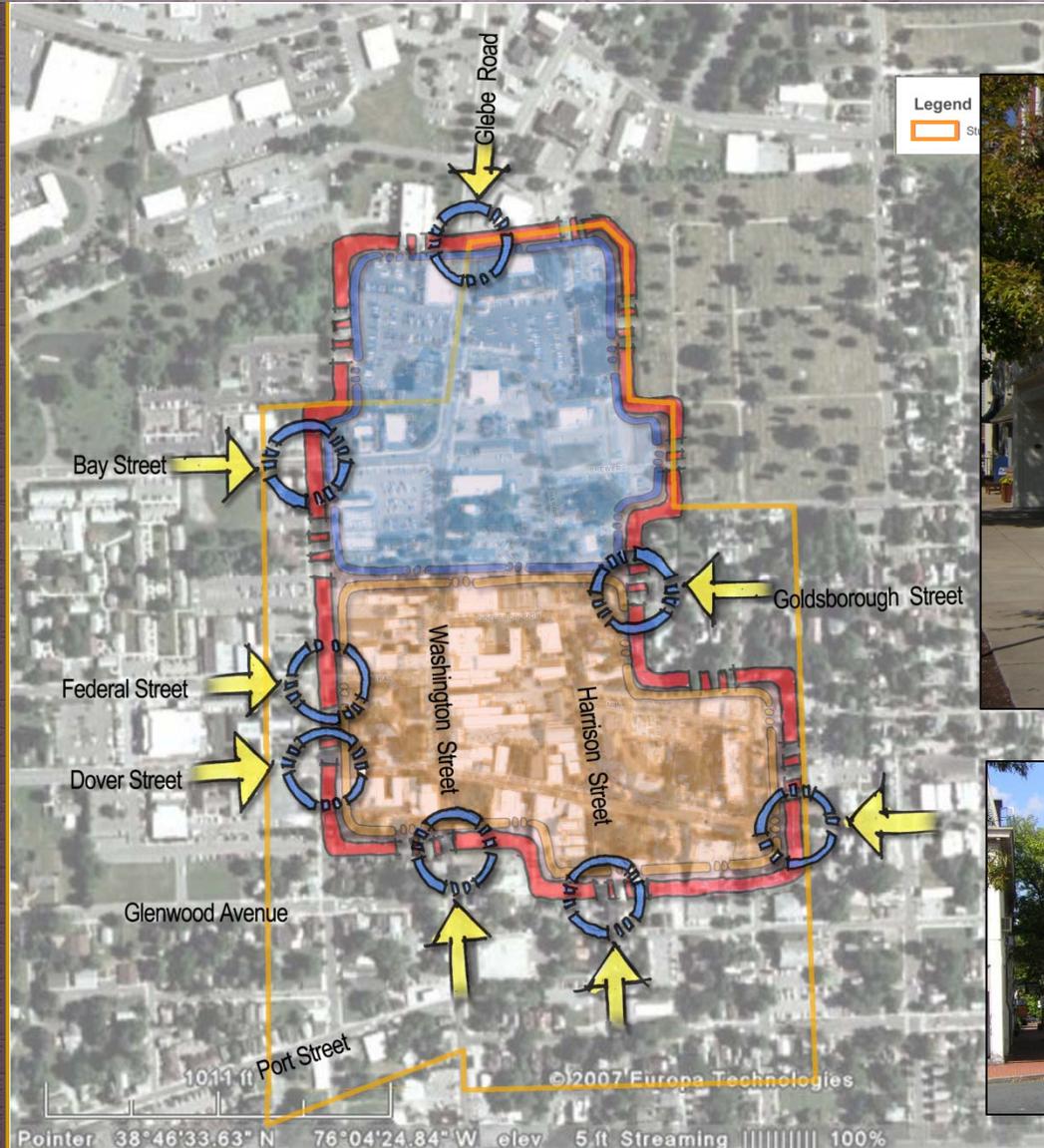
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Downtown Easton: Downtown's two neighborhoods

South of Goldsborough Street

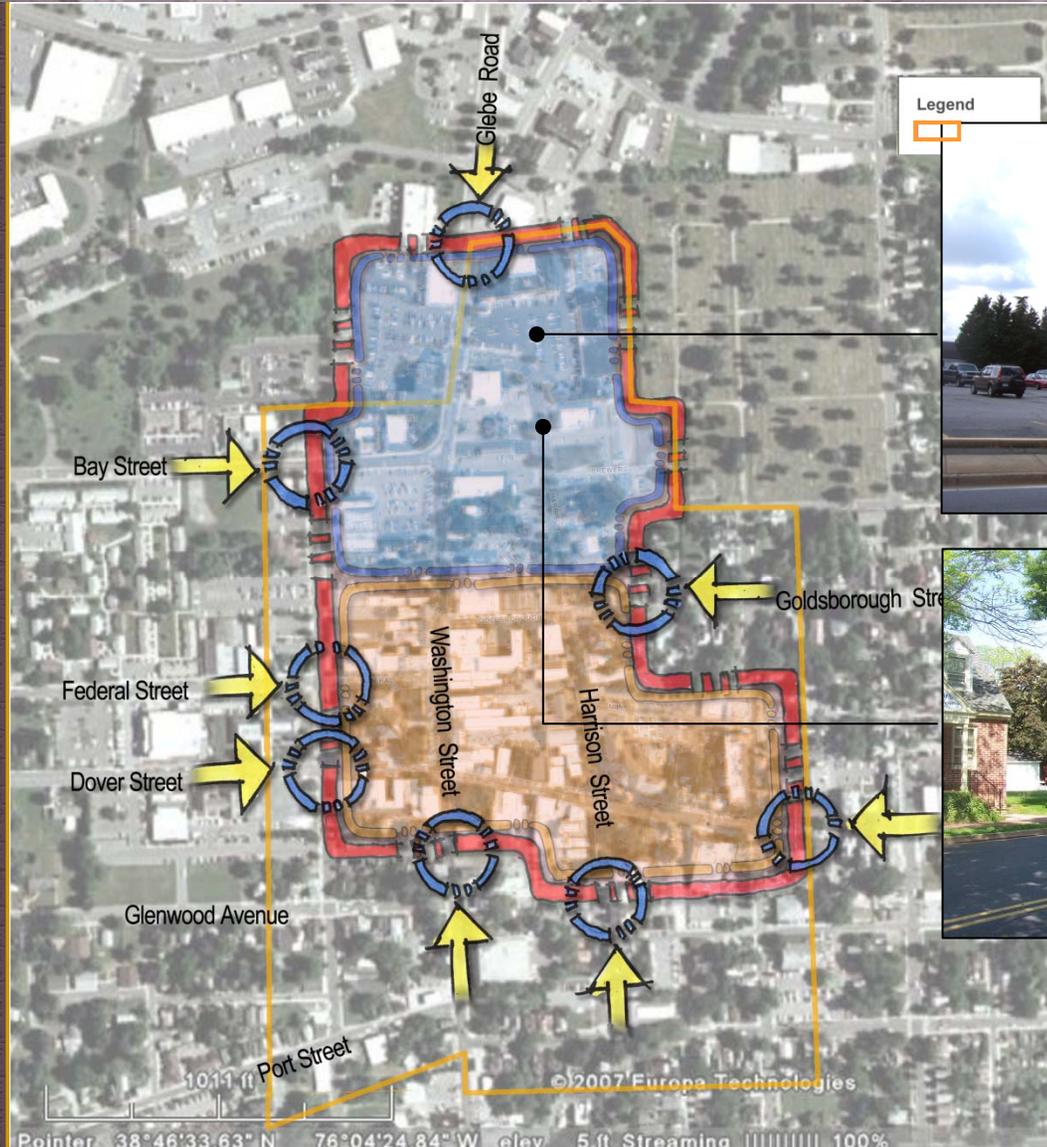
- smaller parcels
- a finer scale
- historic buildings
- few gaps in the street-wall



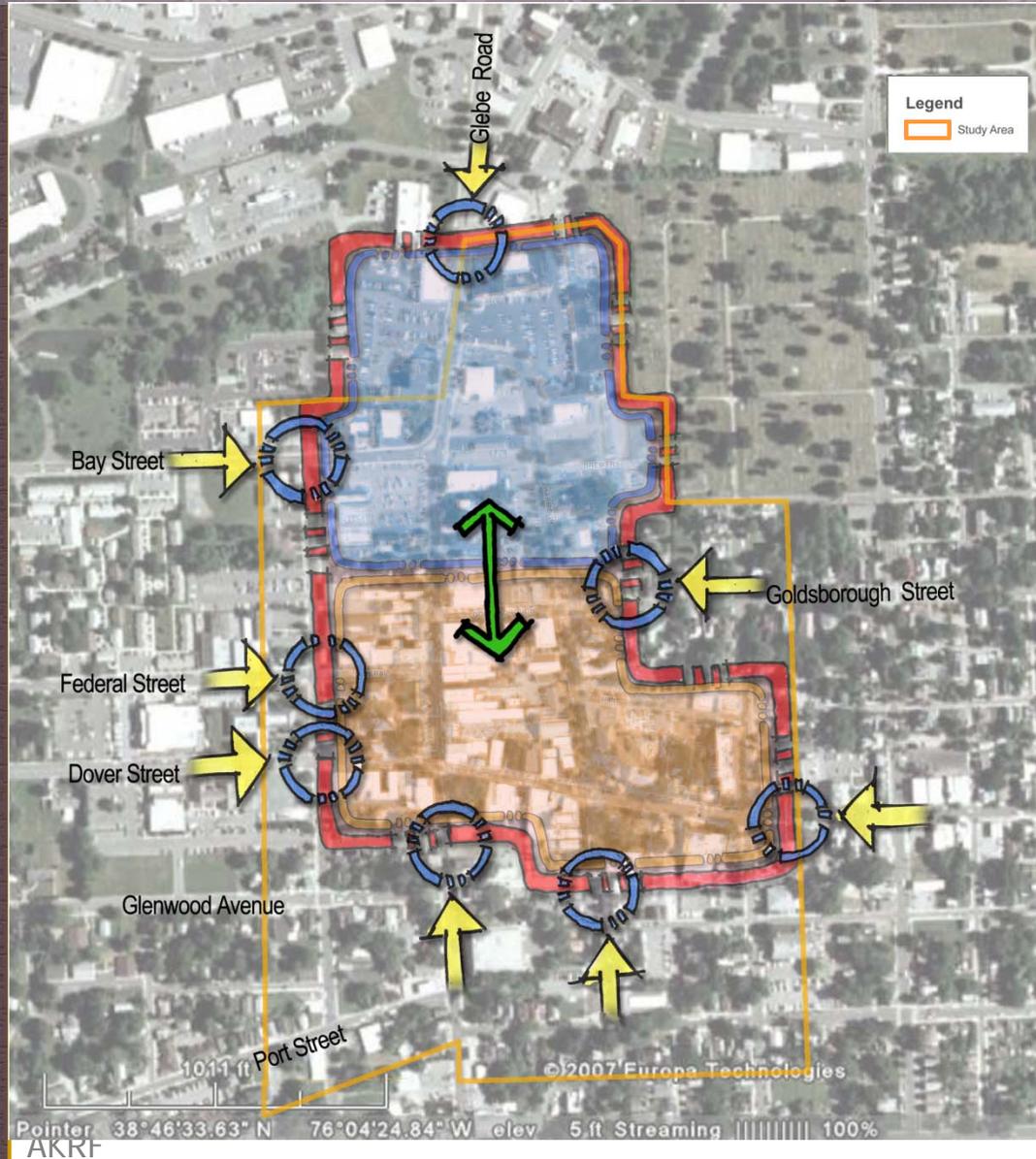
Downtown Easton: Downtown's two neighborhoods

North of Goldsborough Street

- larger parcels
- more gaps
- fewer historic buildings



Downtown Easton: Building connections between the two neighborhoods

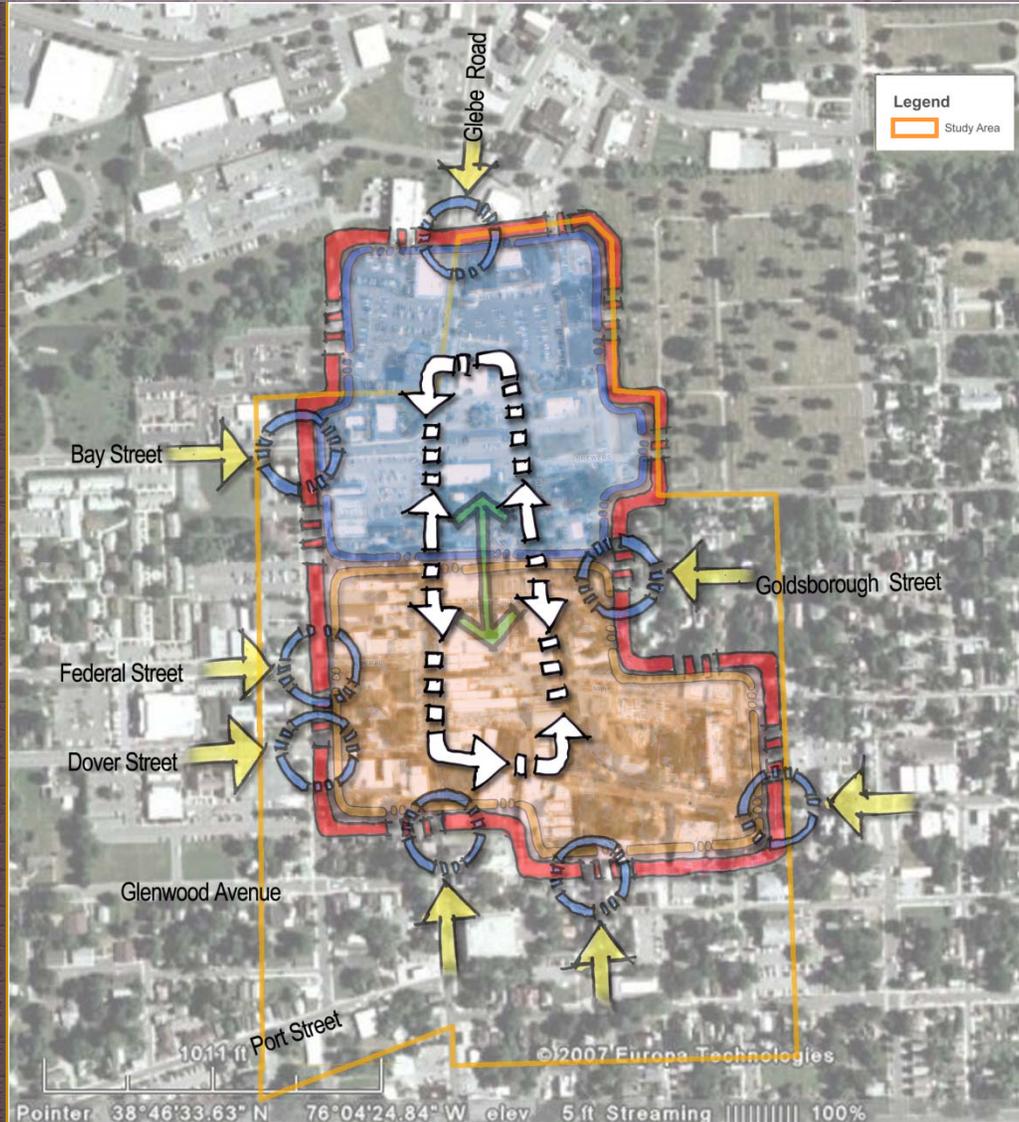


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Downtown Easton: Building connections between the two neighborhoods

Circulation Loop

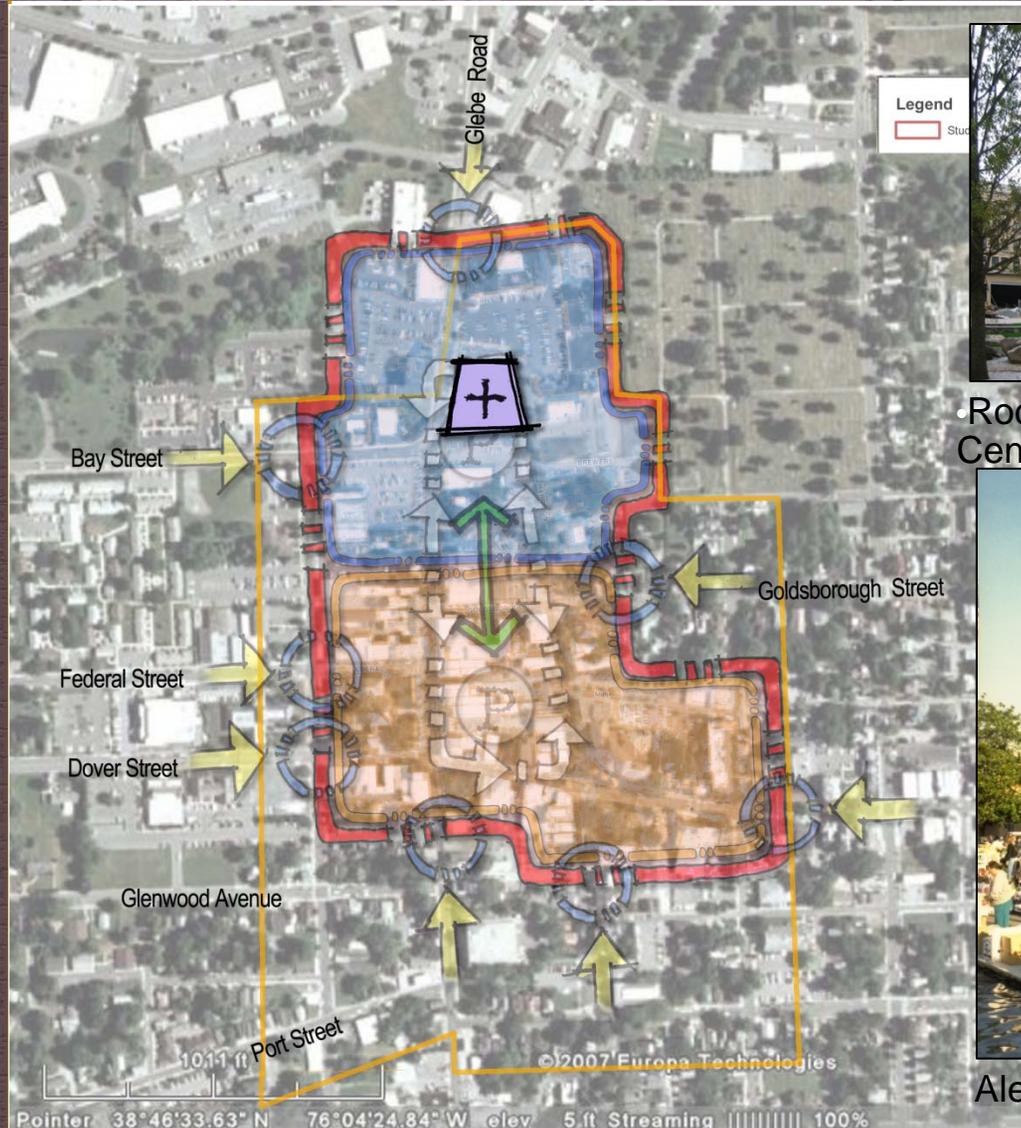
- Extending Bay Street to Harrison Street would create a **continuous circulation loop**
- The Circulation Loop:
 - connects to two of Downtown's gateways
 - *allows people to circulate within Downtown without leaving it*



Downtown Easton: Building connections between the two neighborhoods

Civic and cultural uses

- *Civic and cultural uses can bring activity to downtown* and “expand the day” for retailers
- Libraries and other public buildings are an excellent means of generating this activity



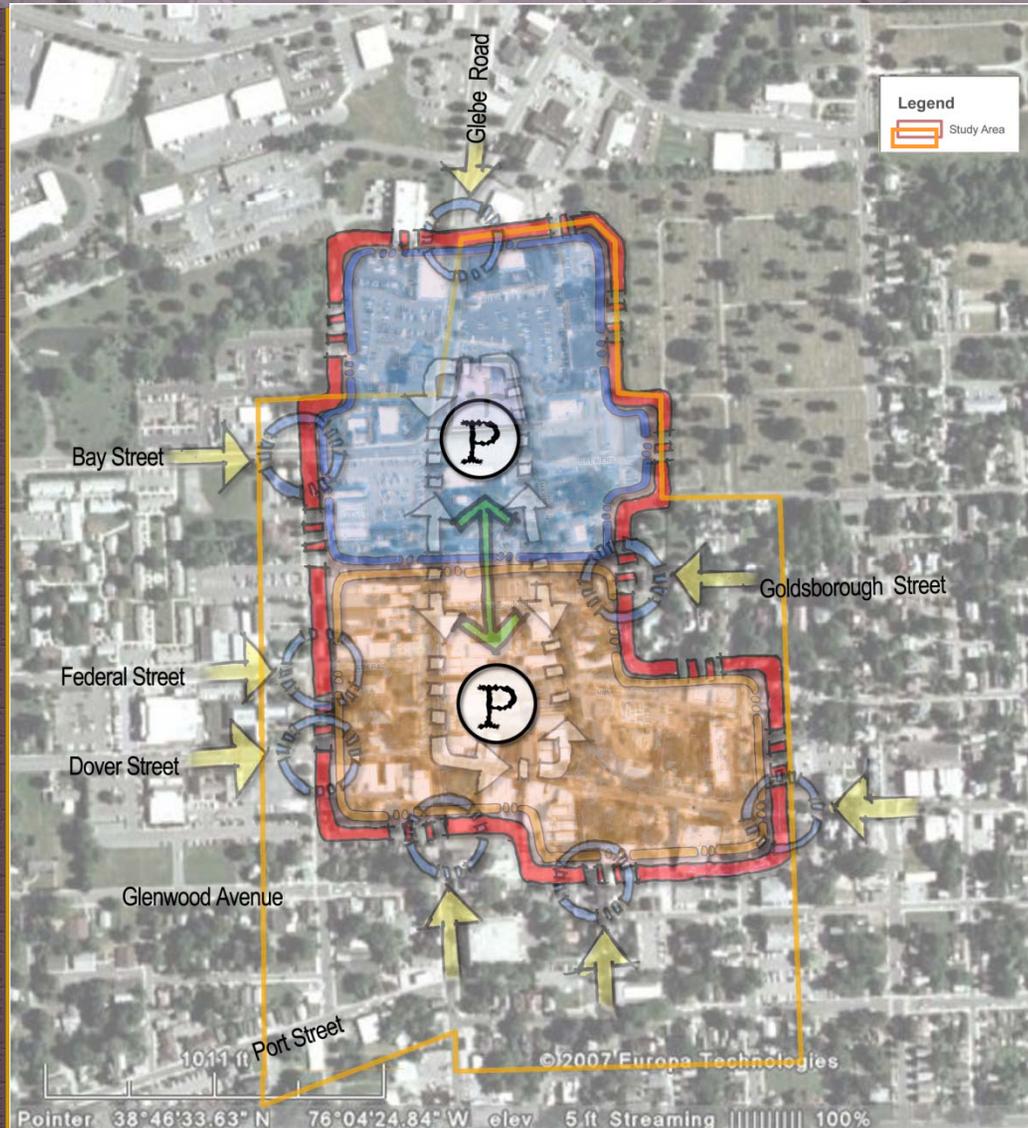
• Rockville Town Center



Alexandria Town Hall

Downtown Easton: Building connections between the two neighborhoods

- *New public parking garages can help provides more parking downtown* that is centrally located
- Locating *new parking structures in the middle of the block* hides them from the street and keeps them from destroying the scale of Downtown's environment
- *Centralized parking is more efficient, allowing various users to share the garage* at different times



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Downtown Easton: Open Space Network

- *Empty lots offer potential for new open spaces* like pocket parks and “via” passageways from mid-block parking
- A *network of open spaces* can be created incrementally
- These *open space opportunities* can be coordinated with new *mid-block pedestrian circulation patterns* that bring the northern and southern halves together



Downtown Easton: Strategies for Redevelopment

North of Goldsborough:

- *Larger scale* infill development
- *Mixed-use / Residential* accommodating larger format retailers

South of Goldsborough:

- Concentrate on *making what's there now work better*
- Small-scale infill



Downtown Easton: A menu of uses

Stand-alone
and infill
larger format
retail



Downtown Easton: A menu of uses

Mixed-use:
Office over retail



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Downtown Easton: A menu of uses

Mixed-use:
Residential
over Retail



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Downtown Easton: A menu of uses

Residential:
Attached
Townhouses



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Downtown Easton: A menu of uses

Residential:
In-town multi-
family infill



Downtown Easton: A menu of uses

Public / Institutions



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Downtown Easton: A menu of uses

Multi-use Public Spaces



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