

# Urban design & transportation principles for Capitol Gateway retail site

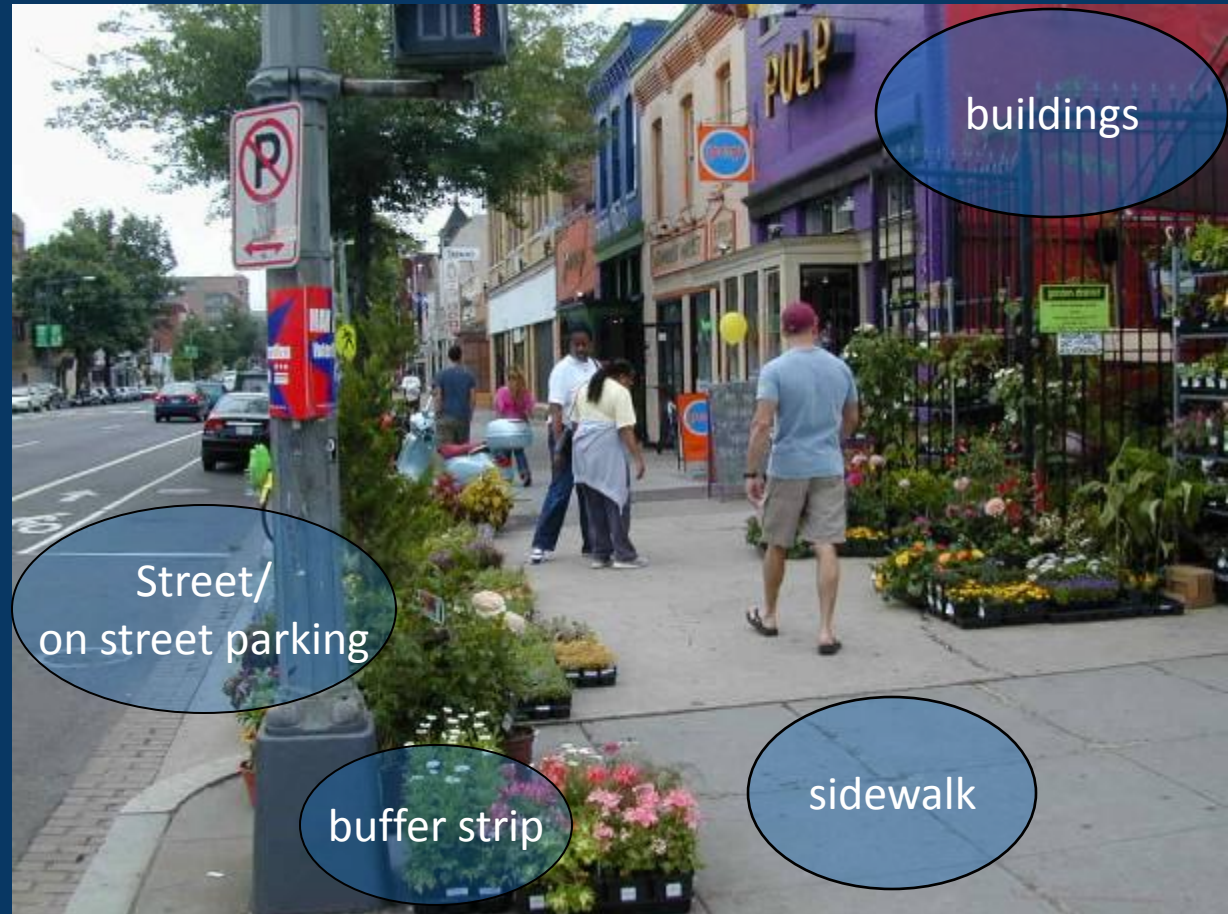


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# Principles of urban development

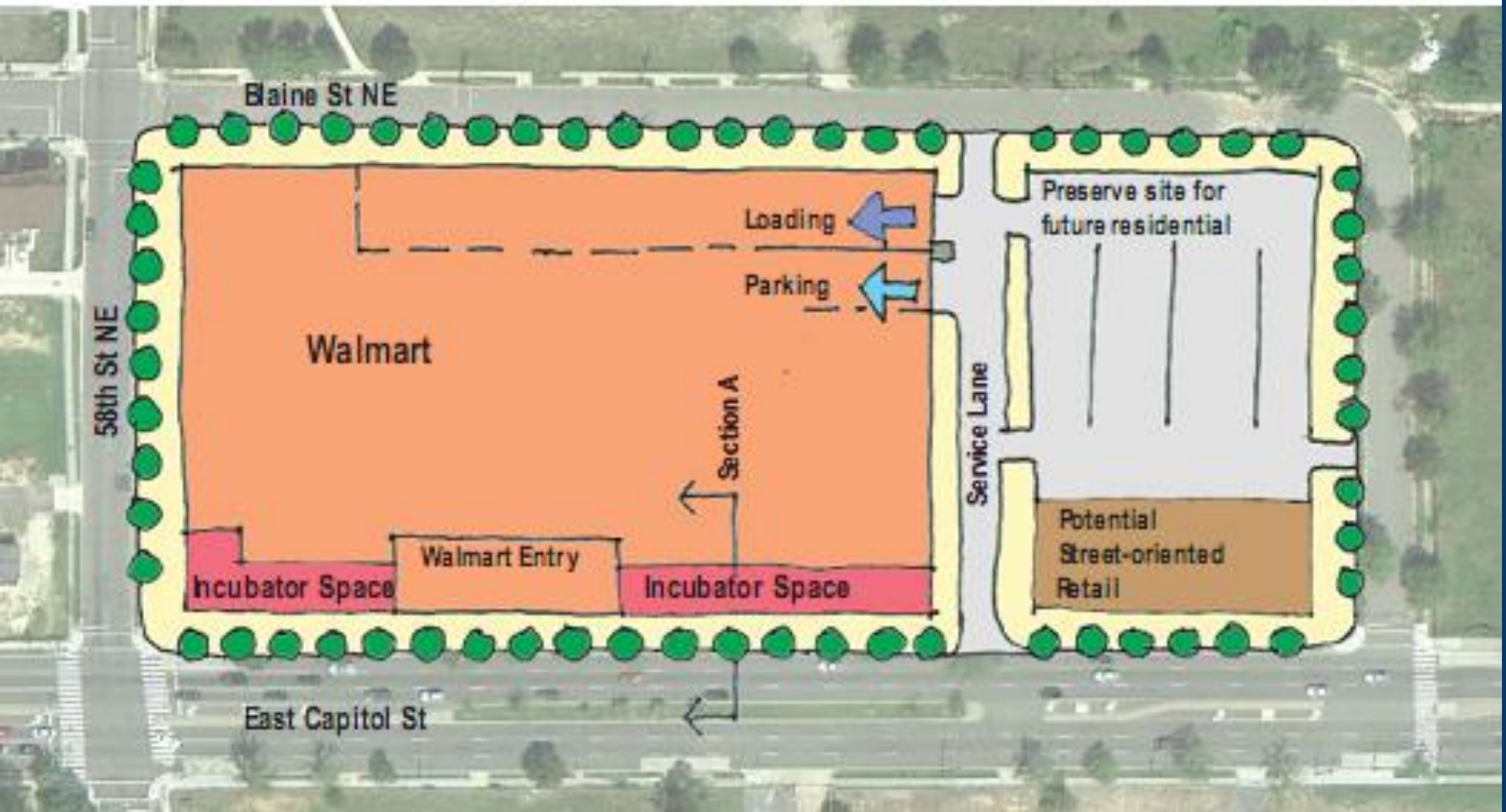
- Buildings define the street
- Buildings meet sidewalk
- Parking in rear
- Minimize driveways
- Doors & windows open onto street
- Connected streets, alleys & pathways
- Mixed use





# DC USA – a better face for a big box





## A Walmart - Neighborhood Business Incubator Center

- Walmart and Neighborhood Incubator Center Building Frontages oriented to East Capitol Street & parking area
- Neighborhood Incubator Businesses would include complementary retail & personal services





- With nearest proximity to the Capitol Heights Metro, the east portion of the site should be designed to anticipate future development of residential above structured parking.
- The inclusion of residential uses will provide “eyes on the street” for Marvin Gaye Park, and enhance neighborhood security.

# Maximizing access, minimizing traffic

- Free delivery
- Taxi vouchers
- Transit passes
- Bicycle parking
- Zipcar/car sharing
- Capital Bikeshare
- Pedestrian improvements
- Bus stop relocation/enhancement
- Price vehicle parking, avoid overparking

