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.

**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.

**EXISTING CONDITIONS**

North of Wall Street, Otey will one day cut through the heart of Virginia Tech’s Creativity and Innovation District (CID). A broad range of uses on 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.

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.