LAND USE
- Accommodate multi-use; park, kids, seniors...walk, etc.
- Security: provide personal comfort
  - Sight lines important
  - Visible police presence
  - Lighting pathways
- Creative uses of parking deck (recognition)

"Maker" space?
- As opposed to large tenants (vacancies may be large)
- Food hall concept
- Co-locating retail: good, but visibility may not be optimal

EARLY CHILDHOOD CTR

B/C/HEIGHT
- Higher block in rear (closer to 395)
- Shadow + shade impacts?

IMPACTS? - Ice/thaw?
- Impacts on air traffic?
- Positive or negative relative to "BLC" blk & is that a typical HT?

PLACE MAKING
- Security
  - Sight lines
  - Orientation, open spaces
- Visibility of features to draw interest
  - "Signature" structures... (MGM!)

• Early Childhood CTR
LAND USE

- DOWNTOP USES: GOOD OPPORTUNITY TO INTRODUCE
- MULT. RECREATION USES
  - ENCOURAGE RESTAURANT USES.
- SAFETY: EGRESS, SAFE GATHERING SPACES
- CIVIC USES GOOD:
  - POLICE, FIRE, EMS.
  - REC. CTR
  - LIBRARY
Mobility
Parking Lot Issue

Traffic Volume Impacts...
Scope of study? Confidence in?
- Studies that show this...
- Specifically: Van Dorn Volume,
  -- Performance of Duke Beauvoir Intersection?
  -- Least likely route choices by new residents, impacts?
  Duke, Van Dorn, 395?
- Integrate holistically into:
  - Immediate/adjacenthoods
  - Region: Intersections outside immediate impact zone
Table 10

Affordability

- Incentivize developer to add units in exchange for incr. density but not cause delays, risk that project won't go...

- Use conventional tools, quid pro quo.

- Same, not lower than current city avg. 11%??

- Co-locate y commercial + civic uses.

- Close to local

- Introduce transport opportunities (until BRT is on line) so low income residents can get off site health care.

- Day care! Metro?
Table 10

Connectivity

- Future view?
  - Seems to lack vision of impacts of tech. advances...

- Accommodate electric+ self-driving cars

- Grid: parking, accessibility:
  - Efficient design to move people+ vehic…to destinations

- Sight lines to destination
  - "Navigability"

- Accommodate projected traffic to achieve objectives of efficiency, safety, comfort
  - "Smart" intersections

- Address "island" effect