Post-it Brand Tabletop Easel Pad

3M

Table #1

More Retail

Multiplex

Must be Flexible!

Flexible is size & use

Multi Story Super Market / Target

Flexible Office/Retail

Flexibility Between Uses

Live Theater

Birchmear

Market Commons

Bethesda

Mosaic

Clarendon

Grocery Store

Senior Housing

Hotel

5.

Mixed Height

Tall buildings should be Centerpiece

Tall building should be interesting Architecture

150'-200' Tall ~~No BR~~

Does not have to be BRICK

Gateway!

Mobility & Connectivity

Duke St

OFF street bike Facility on Van Dorn
On site handicapped Accessibility
Ped bridge over 395 & Duke
Shuttle bus drop off
Uber/Lyft spot

Ped & Bike Network

Separate Cars & Bikes

Need to time lights better
Count Down Signals Visible

Liked the Street scape

Gateway Feature integrated into street scape

Remove Fly-over/Maybe => Traffic concerns
Further study

Like Ped crossing

10' Sidewalk, Landscape strip/buffer
6' for ped + space for Bikes => Separate Bikes & Peds

Van Dorn Separate Bikes & Peds

Affordable Housing

12-20% Affordable Linked to bonus density

Well integrated

Prioritize City Workforce

Co Location great! Fire station / school / Hospital

Support Bonus Density