LAND USE

HOSPITAL (INova)?
Can land use adapt after build with economy?
Flexibility (with control ranges)

TRANSIT HUB

Incorporate grade issues maintain during development
Onsite site makes sense stop accessibility at hub

OPEN SPACE
CONTIGUOUS
Shorten block lengths

395 Connection to get traffic off Duke (b)
Widen sidewalk, don’t take lanes. Make it safe, spacious separated.

Walking to site to access transit

Will Duke traffic still move w/ more signals?

Ped safety + comfort inside site
Buses underneath?

Safer / greener / calmer.
Duke + Van Pern + lighting
Displacement from nearby existing residents

Elderly as a considered population

Provide for workforce/"missing middle" rez

25% across a range of AMI (up to 80%)

Family units

First-time homebuyer incentives

Broad support for recommended actions