

# LAND USE

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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

WINDERS  
Shorten block lengths  
395 Connection to get  
traffic off Duke to

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 / GREEN / CALMER  
DUKE + VAN DORN + LIGHTING

DISPLACEMENT FROM  
NEARBY EXISTING RESIDENTIAL  
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