CHARRETTE OPTION ONE: TEST FIT - FULL BUILDOUT

US ROUTE 1

TOTAL DEVELOPMENT: 7,525,000 sf total

Retail: 930,000 sf **Office: 1,930,000 sf** **Residential: 1,100,000 sf** **Hotel: 170,000 sf** **Flex (Office or Residential): 3,395,000 sf**

CHARRETTE OPTION ONE: CONNECTIVITY AND OPEN SPACE

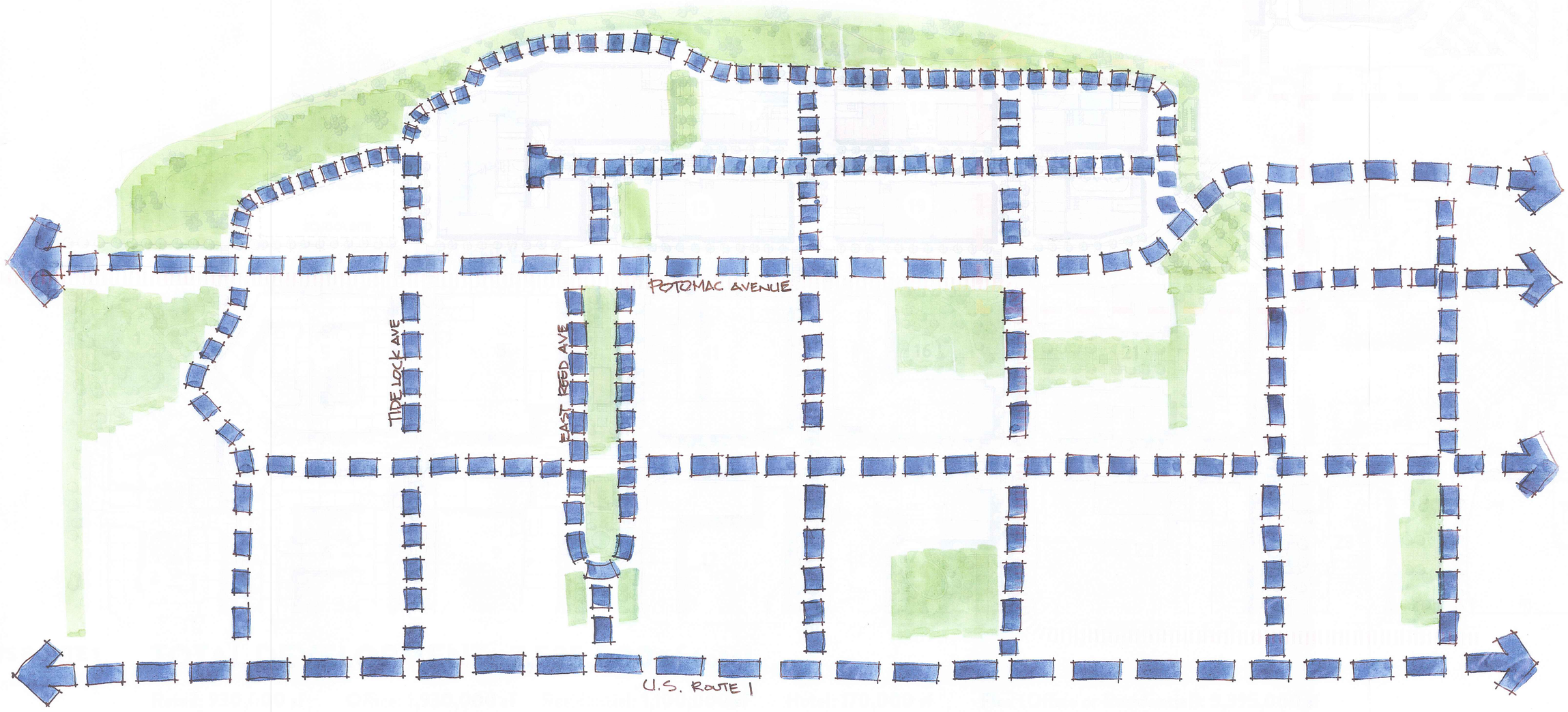
CHARRETTE OPTION TWO: TEST FIT — FULL BUILDOUT

US ROUTE 1

TOTAL DEVELOPMENT: 7,525,000 sf total

Retail: 930,000 sf **Office: 1,930,000 sf** **Residential: 1,100,000 sf** **Hotel: 170,000 sf** **Flex (Office or Residential): 3,395,000 sf**

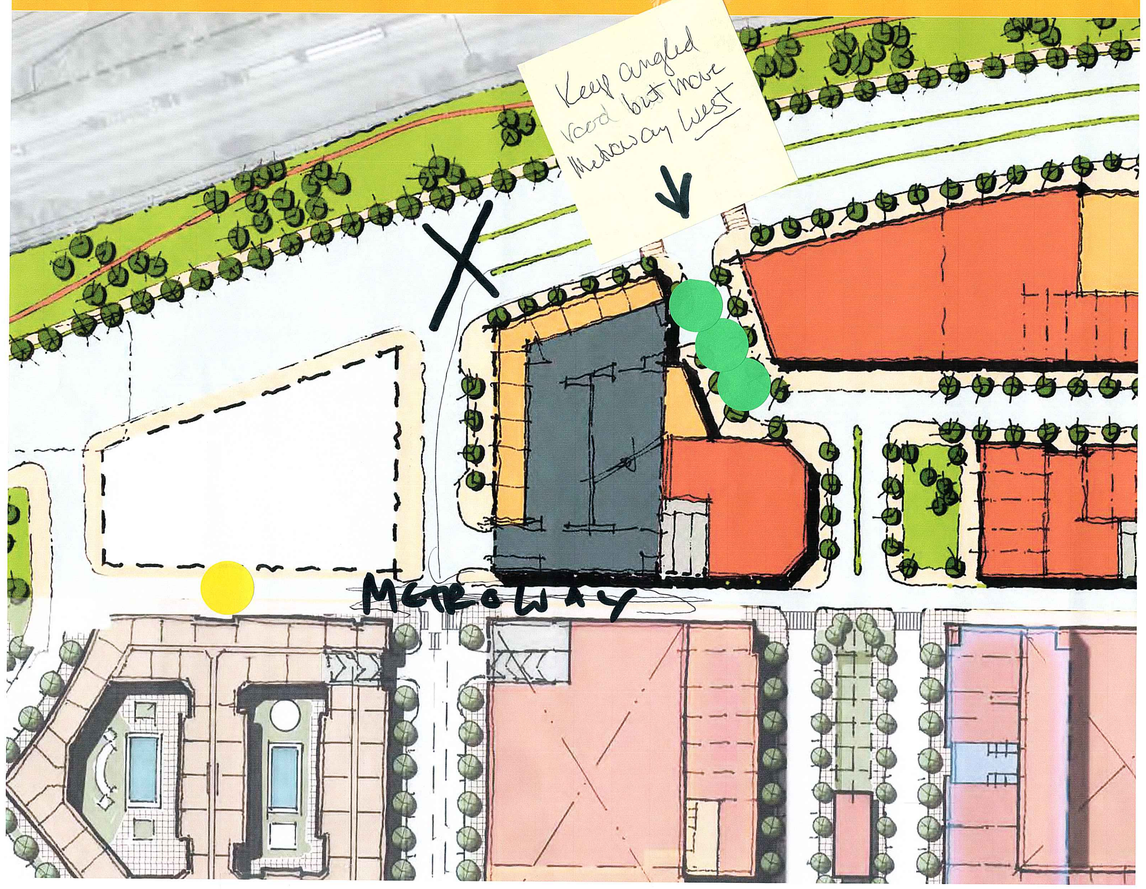
CHARRETTE OPTION TWO: CONNECTIVITY AND OPEN SPACE



STUDY AREA A: OPTIONS

Too much breaking up s/t orchard garage

CHARRETTE OPTION 1



like through fare of Potomac Ave (Continuity of a parkway")

Too much separation b/w Park, Potomac Ave. + locating Ave makes park too small

Like this option but keep the angled road connection

Reed Vista

CHARRETTE OPTION 2

like school drop off area & access to park for kids

like Reed Ave leading left to park/vista

Prefer overall layout, but parking garage may to be both up in some way

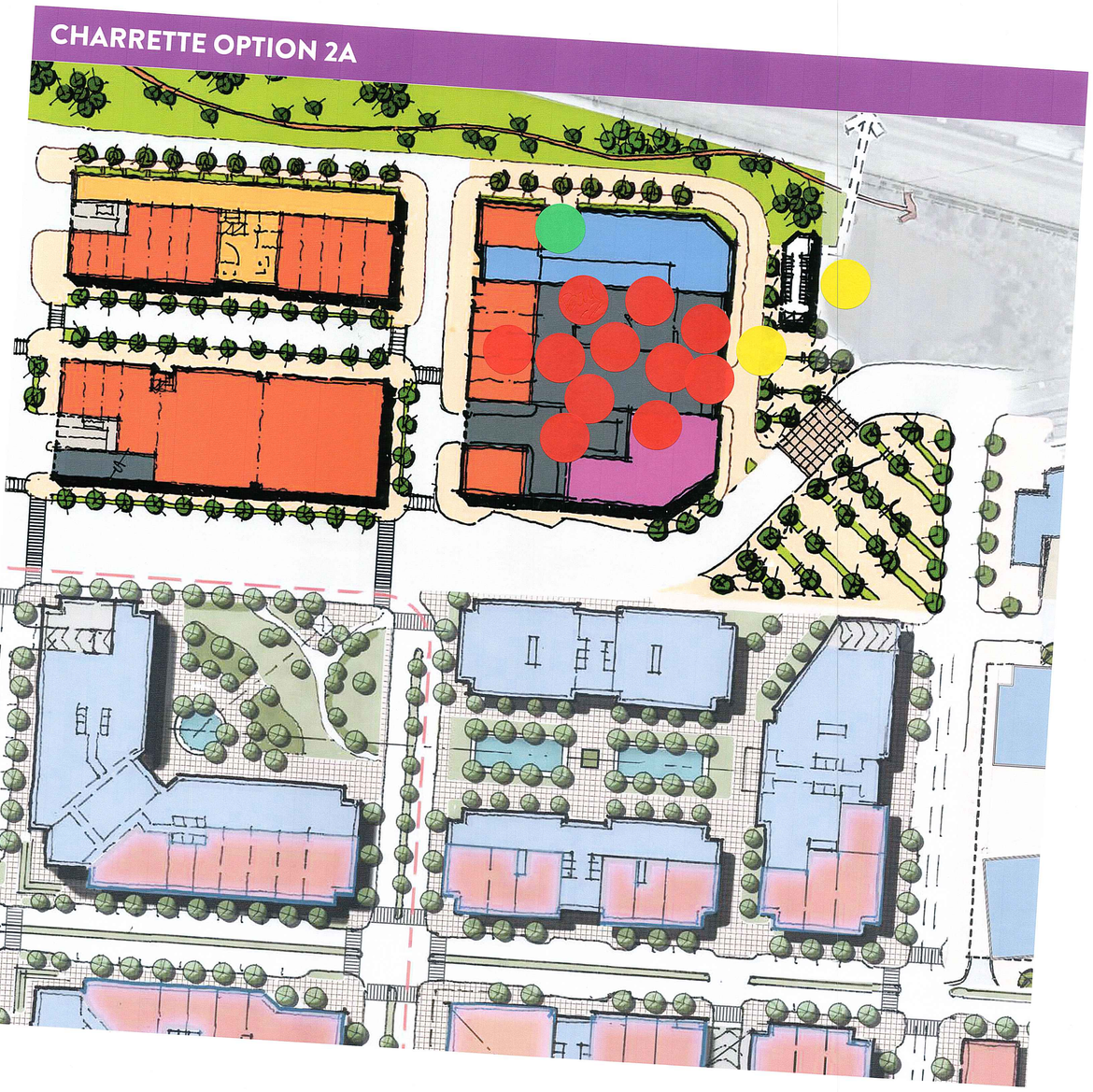
STUDY AREA B: OPTIONS

CHARRETTE OPTION 1

STUDY AREA B: OPTIONS

CHARRETTE OPTION 2

CHARRETTE OPTION 2A



STUDY AREA B: OPTIONS

CHARRETTE O

CHARRETTE OPTION 2C

STUDY AREA C: POTOMAC AVENUE LOCATION

Metro north is better for Phase 1 retail - right?

Where are the fronts of buildings here?

Relatively similar park cross section = boring

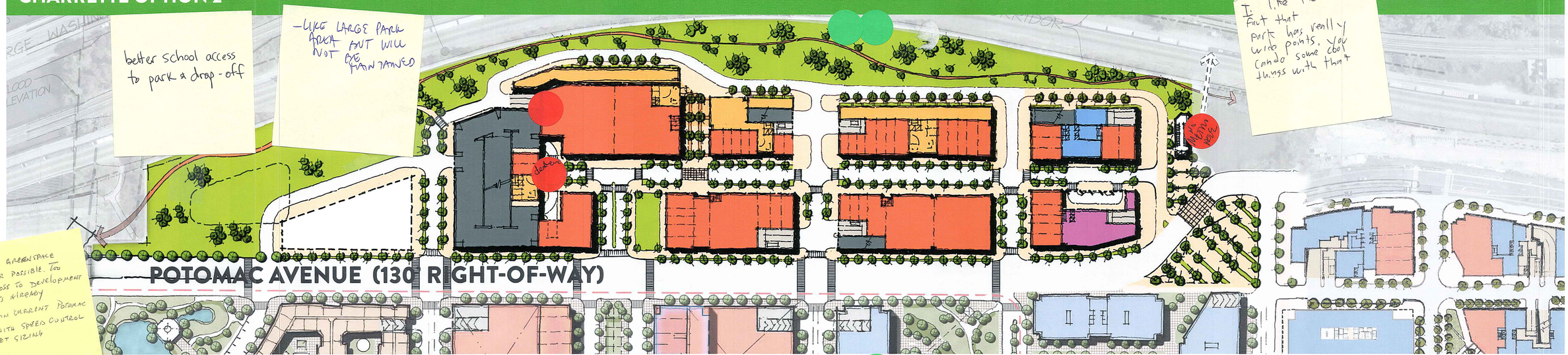
Reed Ave lead to vista on park (Good)

CHARRETTE OPTION 1

- PARK FEELS MORE LIKE THE CONTINUATION OF EXISTING.
- LIKE THE PLEDRO PLAZA EASY TO RECOGNIZE

like wider park but also like Potomac Ave thruway along park

CHARRETTE OPTION 2



better school access to park & drop-off

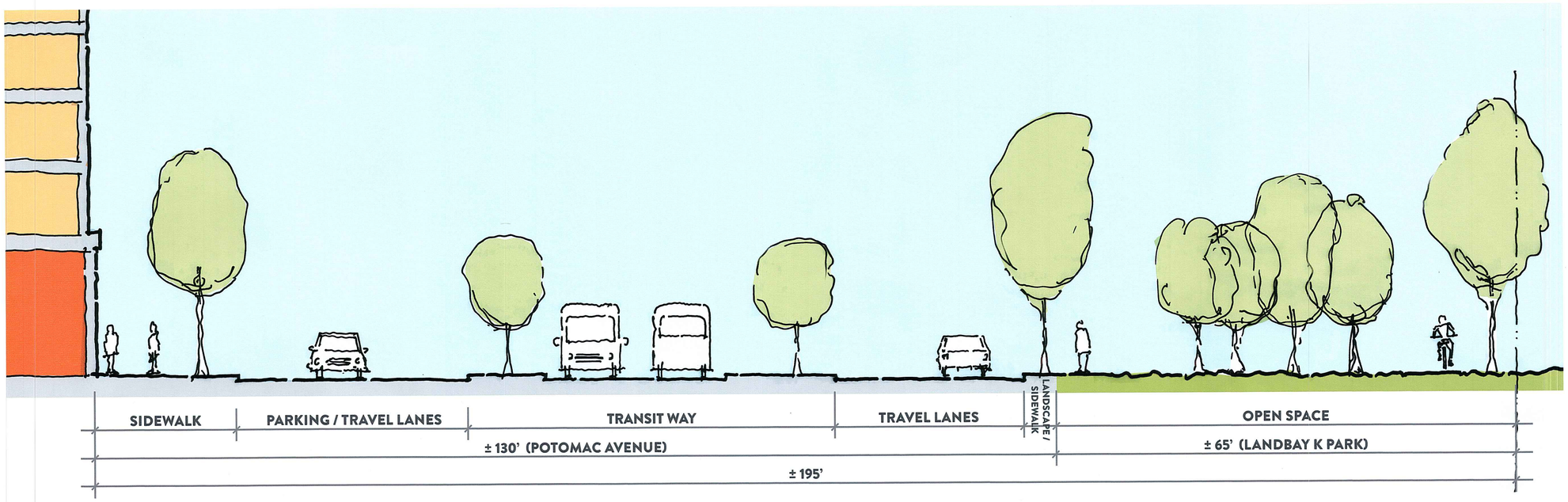
-LIKE LARGE PARK AREA BUT WILL NOT BE PROGRAMMED

I like the fact that park has wide points, you can do some cool things with that

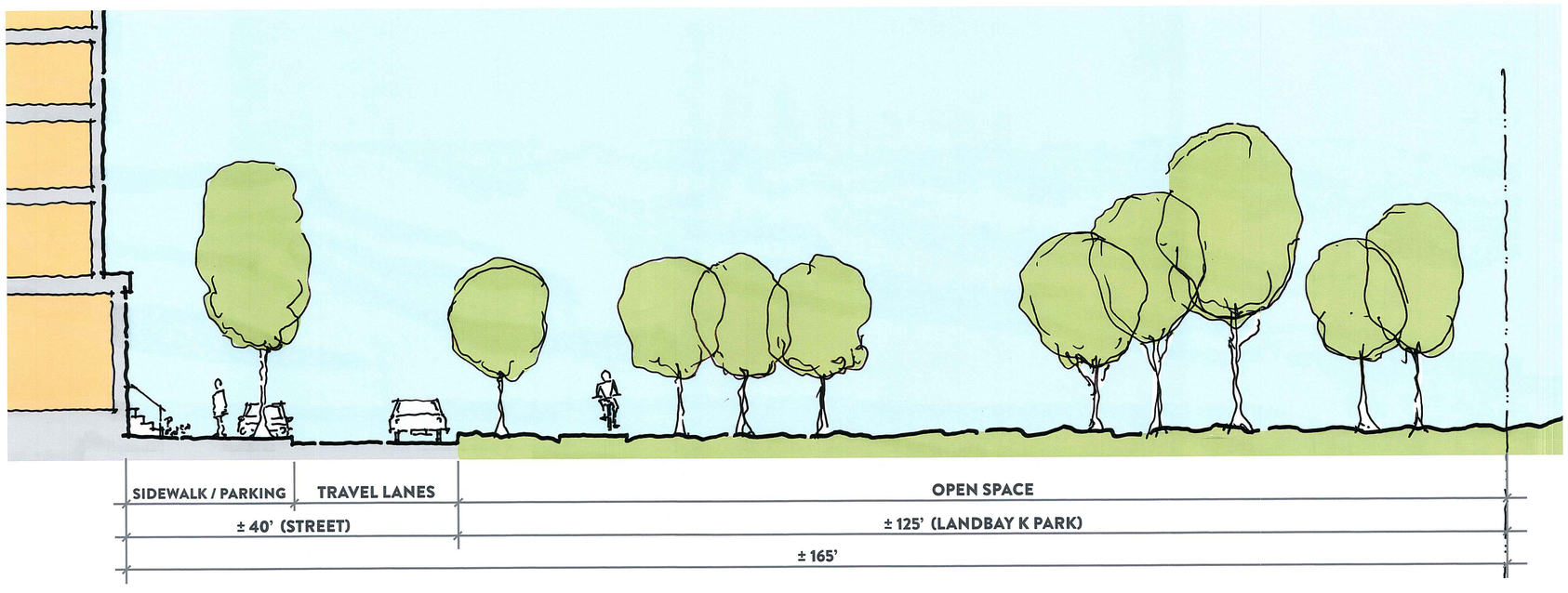
- MAINTAIN GREENSPACE WHEREVER POSSIBLE. TOO MUCH LOSS TO DEVELOPMENT PROJECTS ALREADY
- MAINTAIN CURRENT POTOMAC AVE WITH SPEED CONTROL STREET SIZING

STUDY AREA C: STREET SECTIONS

CHARRETTE OPTION 1

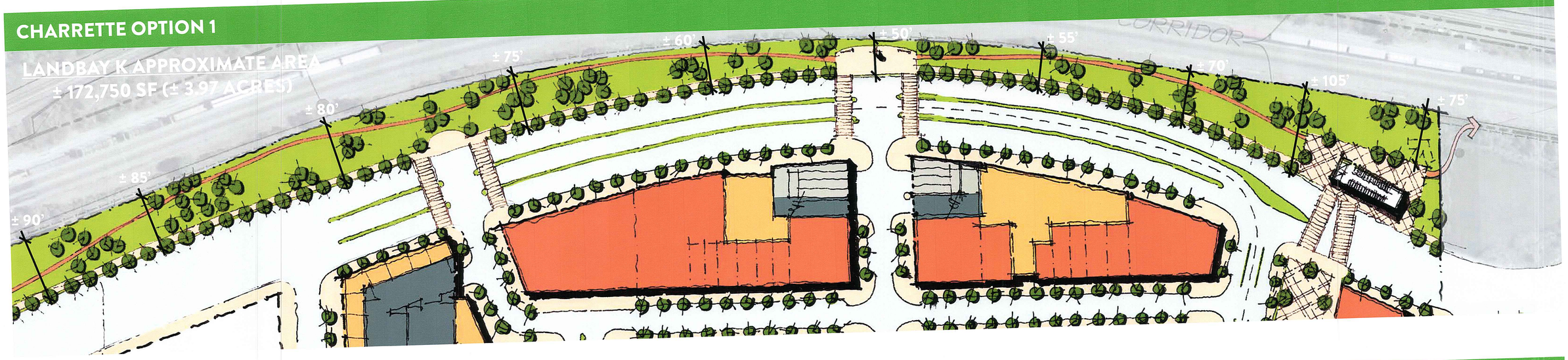
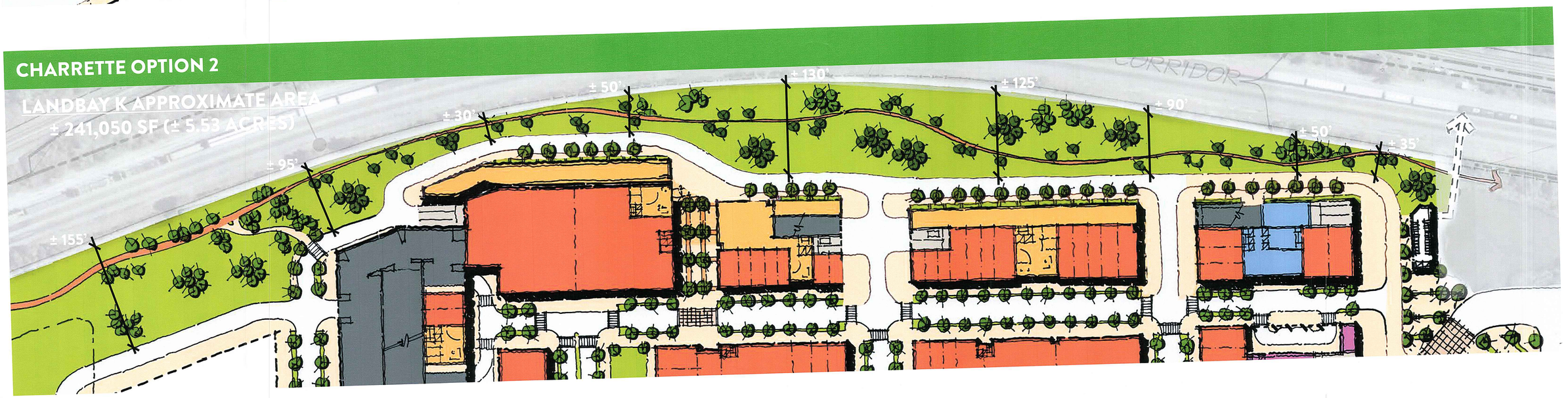


CHARRETTE OPTION 2



STUDY AREA C: OPTIONS

CHARRETTE OPTION 1



CHARRETTE OPTION 2