

10 PROJECT ENHANCEMENTS

(from power point used at Mt. Royal Improvement Association meeting on 5-31-08; rev 6-2-08; endorsed by MRIA Board of Directors on 6-3-08)

Suggestion #1 – Narrow, eliminate or landscape Dolphin Street or use other mechanisms to encourage traffic levels be maintained or lowered.

Design principles: pedestrian links;
traffic calming;
safe and secure

Suggestion #2 – Preserve, support and enhance Contee-Parago Park without disturbing the historical intent.

Design principles: compatible scale/transition zone;
green, transit oriented;
safe and secure

Suggestion #3 – Discourage “through traffic” in Bolton Hill and reduce illegal behaviors/speeds/unrelated parking in the 1100 and 1200 blocks of Bolton Street.

Design principles: pedestrian links;
traffic calming;
safe and secure

Suggestion #4 – Develop a transition zone along Dolphin which looks outward toward Bolton Hill that could include market rate scale and rhythm compatible with housing/live-work (not to exceed 50 feet above the street – based on maximum 48 feet height of Bolton Street).

Design principles: compatible scale/transition zone;
value-adding retail;
market conditions for economic success;
balanced diversity;
safe and secure

Suggestion #5 – Re-work the plaza by the Metro entrance so that it is better located in relation to Eutaw – encouraging more visibility and safe usage in off time periods.

Design principles: compatible scale/transition zone;
value-adding retail;
market conditions for economic success;
balanced diversity;
green, transit oriented;
safe and secure

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Suggestion #6 – Project needs to embrace but not exceed the City’s inclusionary housing requirements in order to ensure the project’s viability (both retail and housing) and it should work with McCulloh Homes’ residents to improve their quality of life and economic opportunities.

Design principles: value-adding retail;
market conditions for economic success;
balanced diversity

Suggestion #7 – Reconsider development of Armory – open it up physically to the project providing better amenities to the project and surrounding community.

Design principles: pedestrian links;
compatible scale/transition zone;
value-adding retail;
market conditions for economic success;
safe and secure

Suggestion #8 – Require re-working of all failed and potentially failing intersections along both Howard Street and MLK Boulevard prior to the completion of the first phase of work.

Design principles: pedestrian links;
traffic calming;
safe and secure

Suggestion #9 – Create a green space that is supported (by design and financially) by the project as an amenity for the additional housing units that are being developed.

Design principles: pedestrian links;
compatible scale/transition zone;
green, transit oriented;
safe and secure

Suggestion #10 – Provide sufficient (e.g., number, location, affordability) parking (during each phase) to support increased housing and activities without burdening surrounding neighborhoods.

Design principles: traffic calming;
value-adding retail;
market conditions for economic success;
green, transit oriented;
safe and secure