Table of Key Takoma Junction Design Elements
to be Resolved Through Community Design Consultation
2015-09-28

ID	List of Core Design Elements
1.	Building setback from the street
2.	Building height
3.	Building composition along Carroll Ave.
4.	Fenestration pattern
5.	External materiality
6.	Façade aesthetic pattern
7.	Façade window and entrance program
8.	Application of “step backs”
9.	Vehicle access, circulation, and loading plan
10.	Parking management plan
11.	Quantity of parking
12.	Internal retail programming approach
13.	Programming of public/private space along Carroll Ave.
14.	Ground plane configuration along Carroll Ave.
15.	Connection approaches through wooded area
16.	Passive use approaches within wooded area
17.	Transition approach to Sycamore and Columbia
18.	Site use allocation program
19.	Residential program
20.	Roof program
21.	Structural approach/type
22.	Secondary (upper story) use program
23.	Sustainable building performance measurement approach