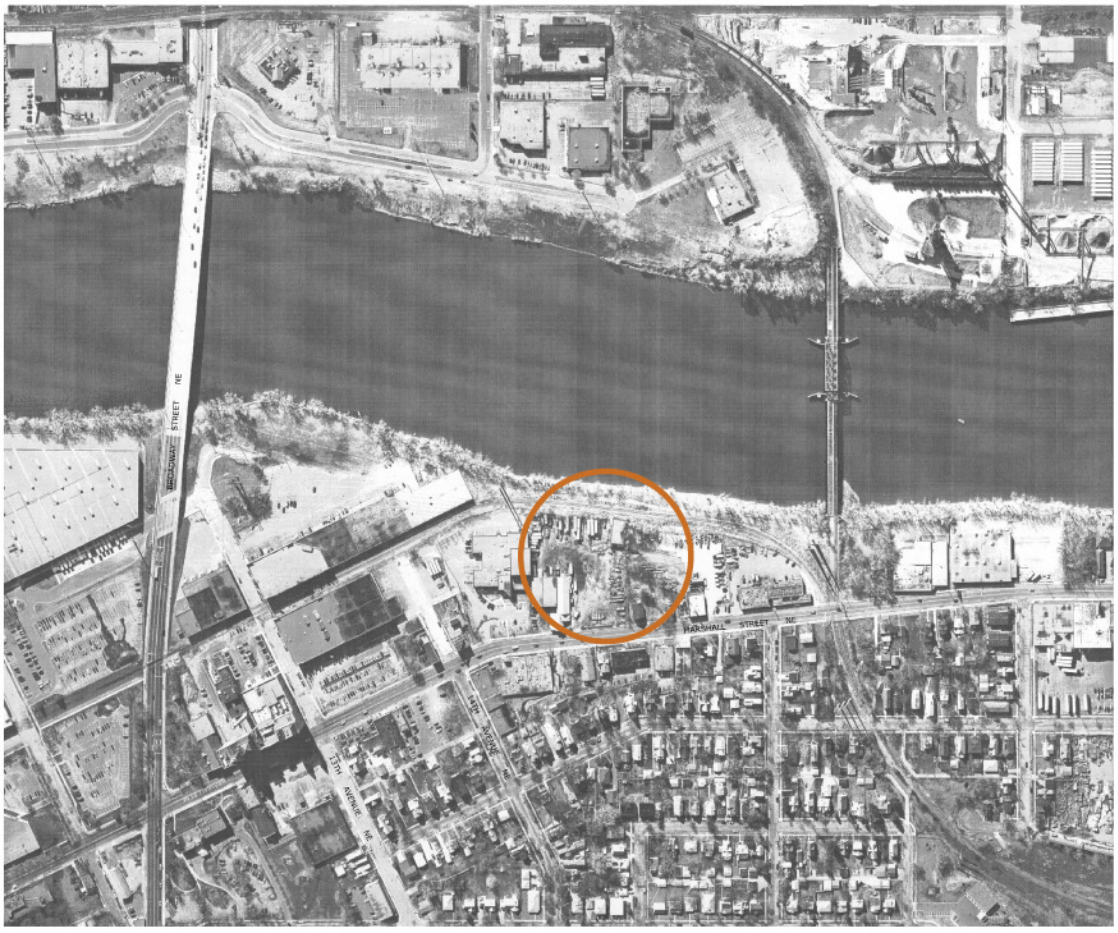
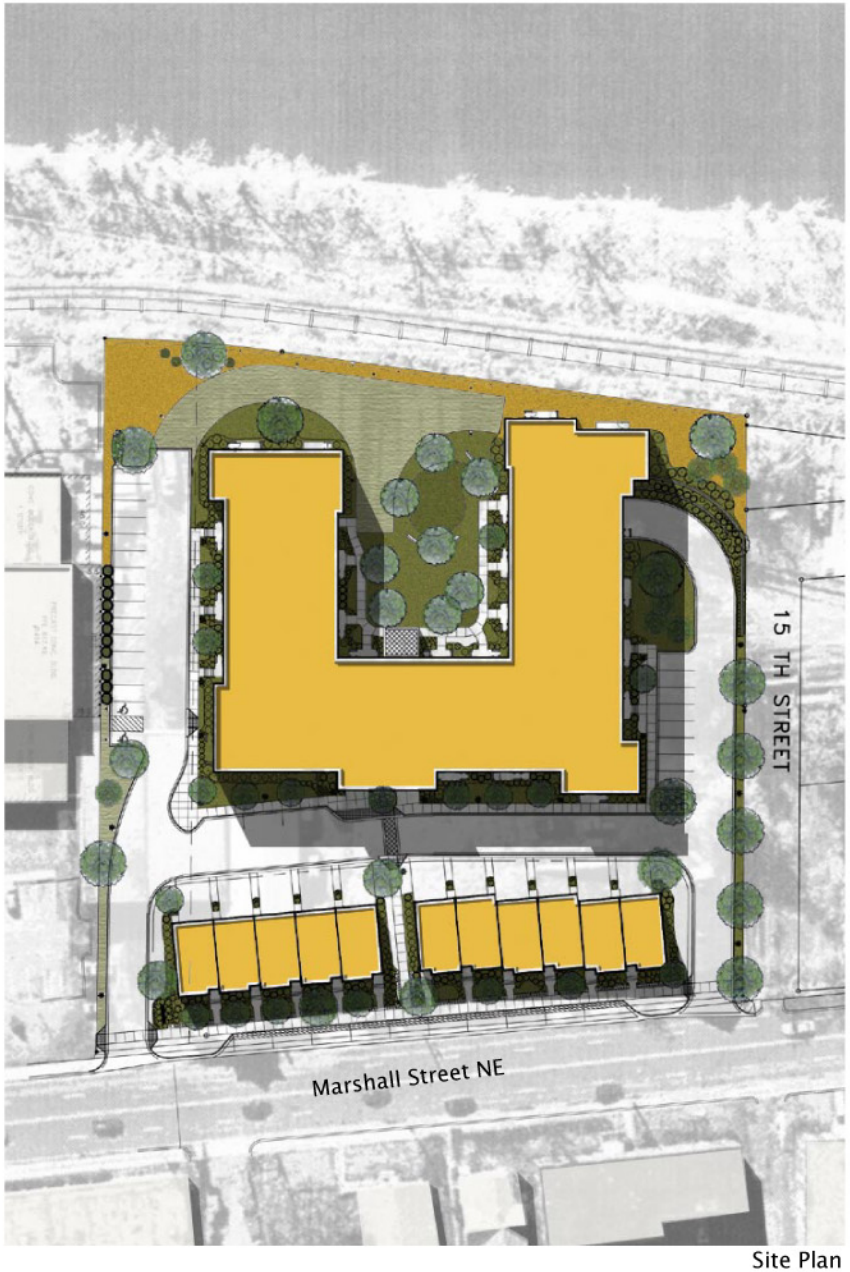


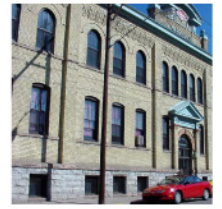
Key Urban Design Issues/Opportunities

- Rebuild Marshall Street NE fabric with owner-occupied townhomes, front doors and streetscape improvements
- Courtyard of new residential architecture to connect to river and future promenade
- 15th Street as future potential public realm connector to river
- Create internal streetscape network
- Develop architectural expression informed by Grainbelt Brewery out buildings: ie, use of brick and simple massing
- Low-rise fabric residential architecture to shape streets and open spaces
- Stormwater management plan
- Other



Site Plan

19 March 2004

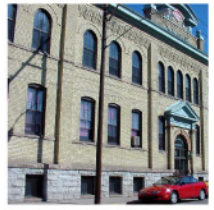


Neighborhood Precedents

East Elevation Study

North Elevation Study

19 March 2004



Neighborhood Precedents

Marshall Street Townhouse Elevation Study

South Riverside Elevation Study

19 March 2004