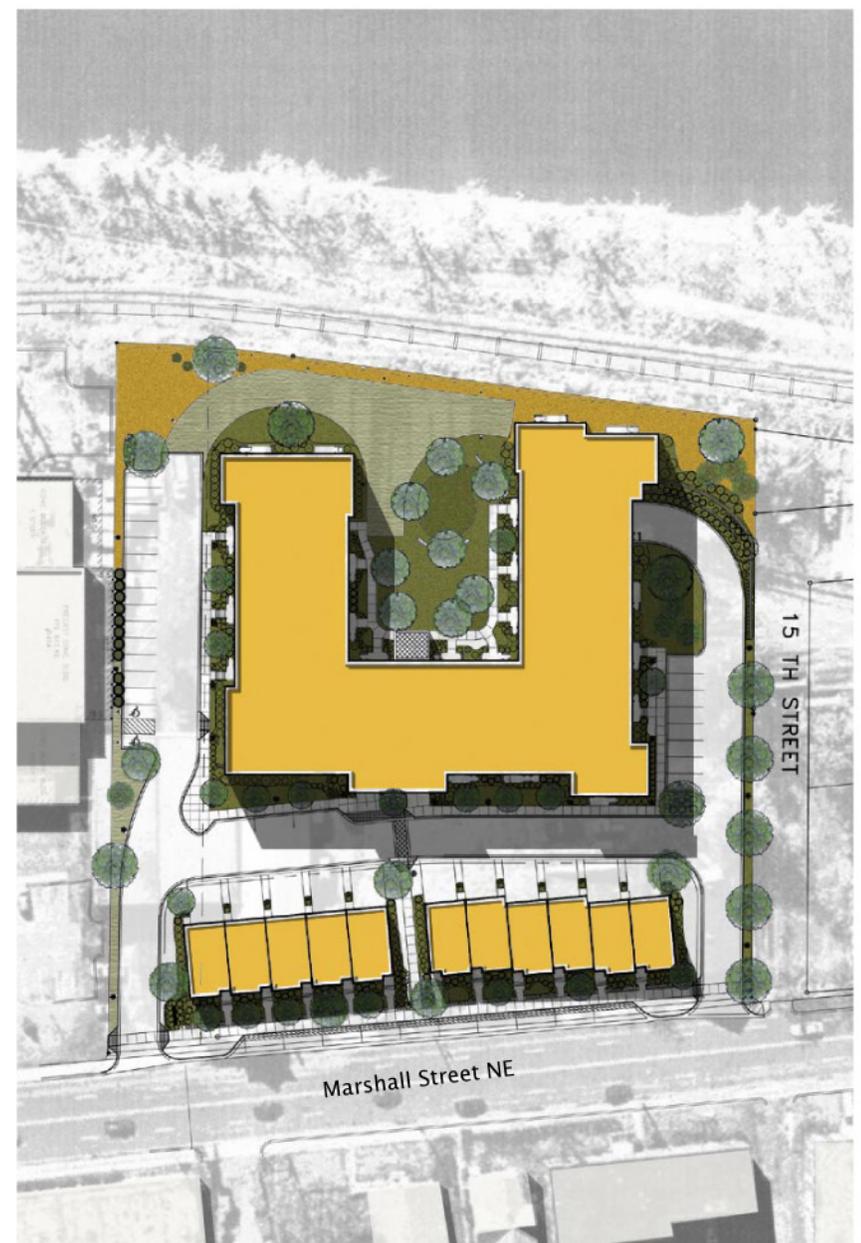


**Key Urban Design Issues/Opportunities**

- 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

19 March 2004



Site Plan



Main Entry  
Community Room Entry



Neighborhood Precedents



Masonry Stone Base

Grainbelt Neighborhood Modular Brick

East Elevation Study



Main Entry  
Community Room Entry

Grainbelt Neighborhood Modular Brick

North Elevation Study

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Neighborhood Precedents



Marshall Street Townhouse Elevation Study



Masonry Stone Base



Individual Front Porches & Residential Building

South Riverside Elevation Study

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