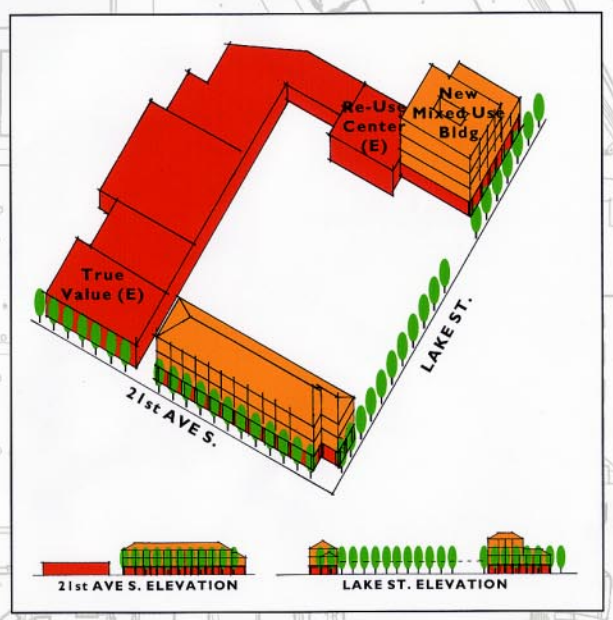
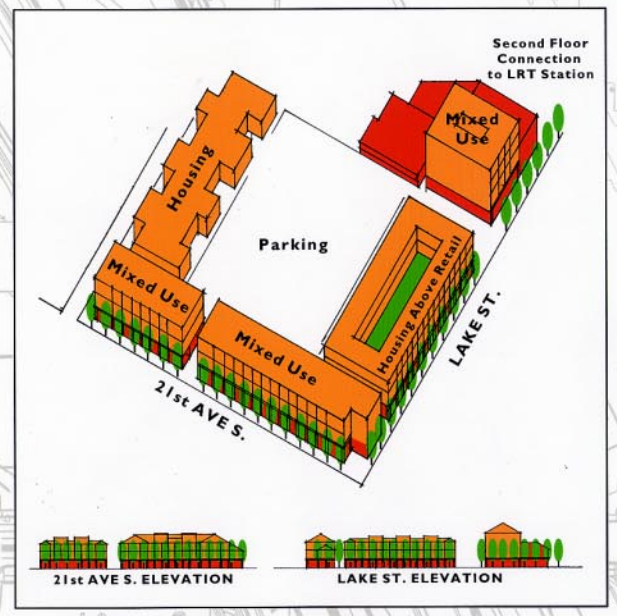
Figure 5

SITE PHASING





PHASE 1 - CONCEPTS & GUILDLINES

- START WITH LARGER SCALE BUILDINGS @ TRANSIT PLAZA
- NEW BUILDING ALONG CEMETARY - GROUND FLOOR RETAIL / ARCADE & RESIDENTIAL ABOVE

PHASE 2 - BUILD OUT CONCEPTS

- STREET FACING RETAIL & RESIDENTIAL
- INTERNAL PARKING
- HOUSING FACING CEMETARY & 29th ST.
- ARCADE @ GRADE
- SMALL INCREMENTS ALONG FACADE
- MOVE EXISTING BUSINESSES INTO NEW BUILDINGS
- ACCESSIBILITY
- AFFORDABILITY
- "GREEN" MATERIALS

HIAWATHA / LAKE STREET TRANSIT VILLAGE
Minneapolis, Minnesota
March 17, 2001

IBI Group
Vancouver, B.C.
Calthorpe Associates
Berkeley, CA
Coen & Stumpf Associates, Inc.
Minneapolis, MN

Hennepin County
Minneapolis, MN