

River's Edge Development

options for the critical area

Option Two : 150 Units



Design Features

- A. Trail connecting to existing trail
- B. Four big houses (16 units)
- C. 30 townhouses surrounding a central green space
- D. 25 senior or luxury apartments or condominiums
- E. 5 big houses (20 units) surrounded by trees
- F. Picnic areas with tot-lots
- G. Tree-lined parkway
- H. Apartment building (20 units)
- I. Wood chip foot trail provides views of the river
- J. Formal plaza/outdoor gathering space
- K. Open space with scattered trees and trail system
- L. Six big houses (24 units) surround a stormwater pond and open space
- M. Six single family detached houses and two big houses (14 units)

This design represents 150 housing units. The northern portion of the site features a series of 'big houses' and townhouses centered around a grassy open space. Land within 400' of the bluff line is preserved and restored with vegetation. Recreational trails allow access while minimizing the impact to the bluff. The open space falls into the following categories: (1) areas of high-quality vegetation, (2) areas of moderate quality vegetation, (3) restored area with open informal recreational space, trails, and scattered trees, and (4) restored grassland with scattered trees and trails.

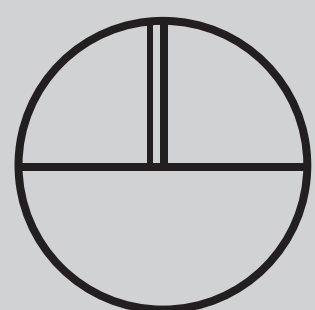


"Big houses" such as the ones illustrated above are designed to resemble single family homes while increasing density.



This bird's-eye view represents the area around letter C on the plan. Groupings of townhouses surround a central open space.

0 200' 400' 800'



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