

River's Edge Development

options for the critical area

Option One : 38 Units



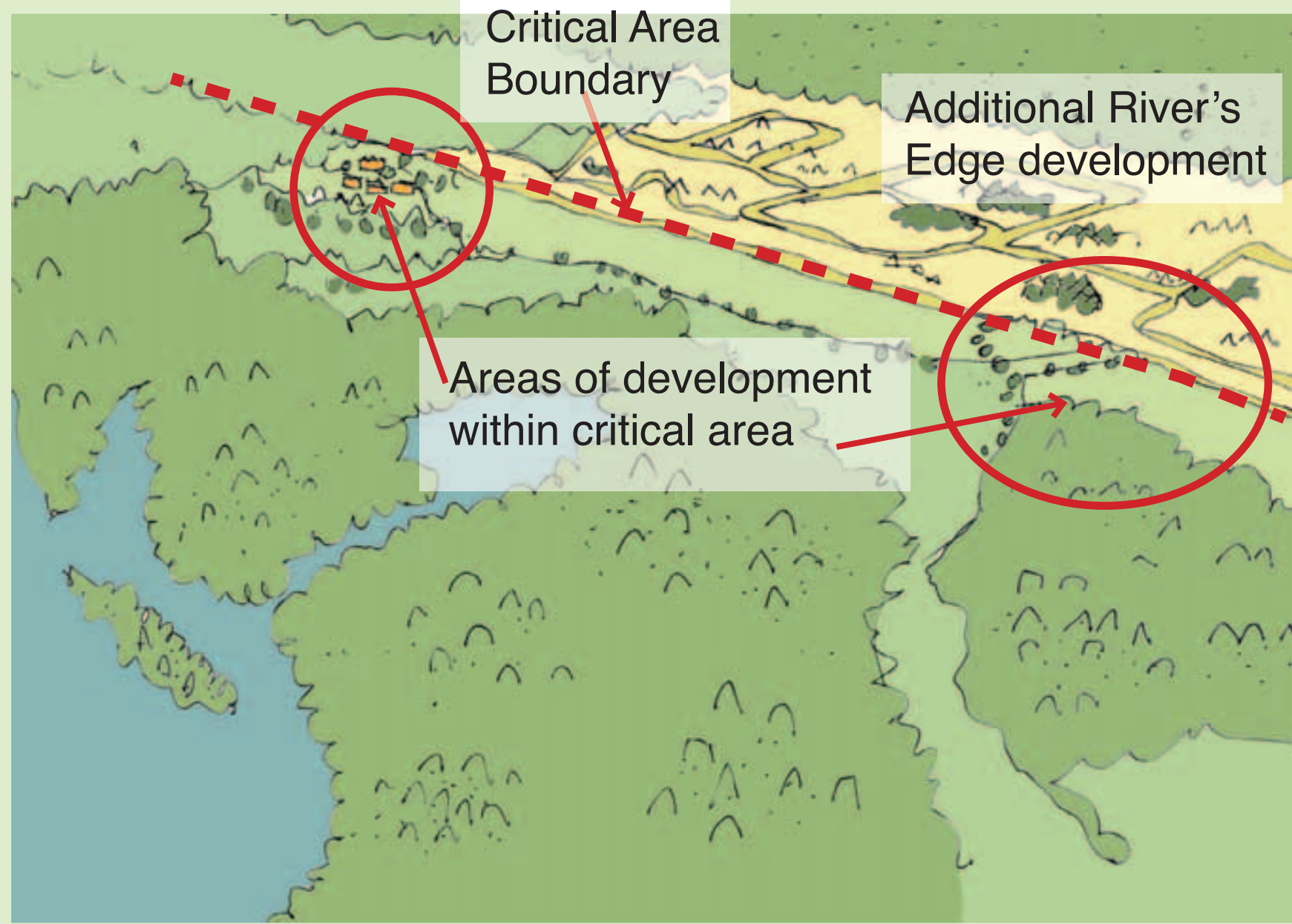
Design Features

- A. Trail connecting to existing trail
- B. Ten apartments or condominiums
- C. Twenty townhouse units
- D. Open space with scattered trees for informal recreation
- E. Tree-lined parkway connects to existing road
- F. Plaza/Outdoor gathering space
- G. Stormwater ponds with trail
- H. Restored prairie with scattered trees
- I. Eight single family detached houses

This design represents 38 housing units, which is the number of units allowed under critical area standards for the rural open space district. A cluster of 30 housing units to the north is surrounded by 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.

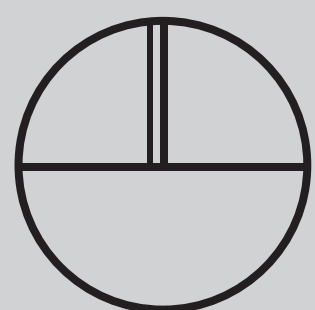


Townhouses provide more density than single family homes yet still allow ownership. A well maintained landscape adds to the character of the buildings



The above image illustrates that even with development a significant portion of green space is preserved.

0 200' 400' 800'



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Prepared for Friends of the Mississippi River
This project was made possible thanks to the generous contributions of The McKnight Foundation.

January 12, 2006