

DRAFT

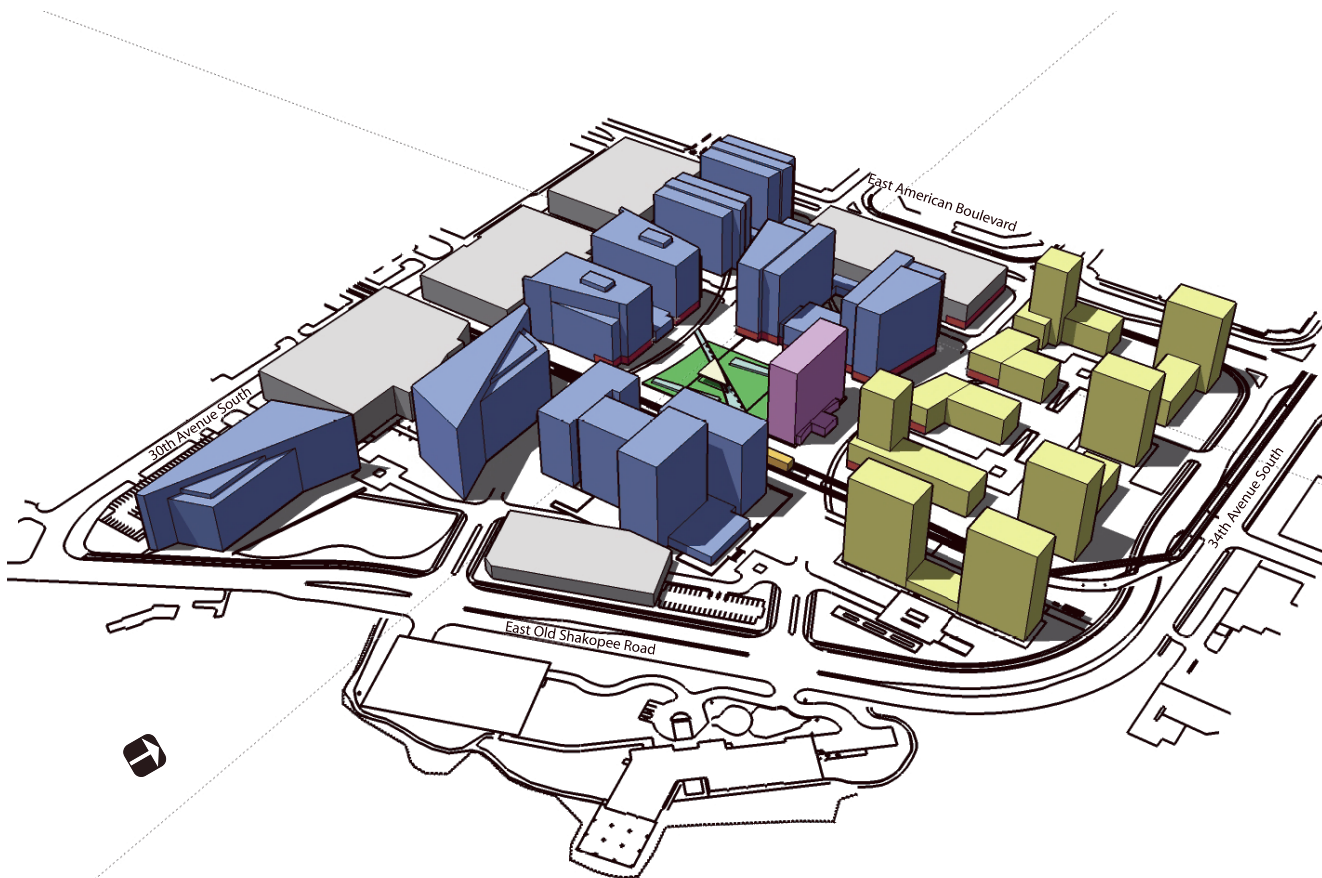


Figure 16: Massing Model

will create a distinct and appealing sense of place.

On the perimeter streets, sidewalks will be set back from the curb with a landscaped lawn and tree planting zone. This will help to encourage pedestrian movement and access by providing safe, convenient and interesting walking experiences. Clearly defined crosswalks and sidewalk extensions, in the form of tapered intersections or bulb-outs will be installed where appropriate.

In addition to providing both vehicular and pedestrian circulation, streets provide view corridors into and off site. The wildlife refuge

will offer great views from within the site. As one enters the site, the streets will offer different perspectives of the central open space as part of the arrival sequence (See Figure 17: View Corridor Diagram).

Landscape

The public realm landscape design draws its influences from the physical and cultural history of the region. The integration of water in the landscape has strong historical ties to the Mississippi and Minnesota rivers, the St. Anthony Falls and the irrigation used to farm. Landforms are influenced by the States' karst formations, the eroded river basins and the bluffs. The planting palette and design form