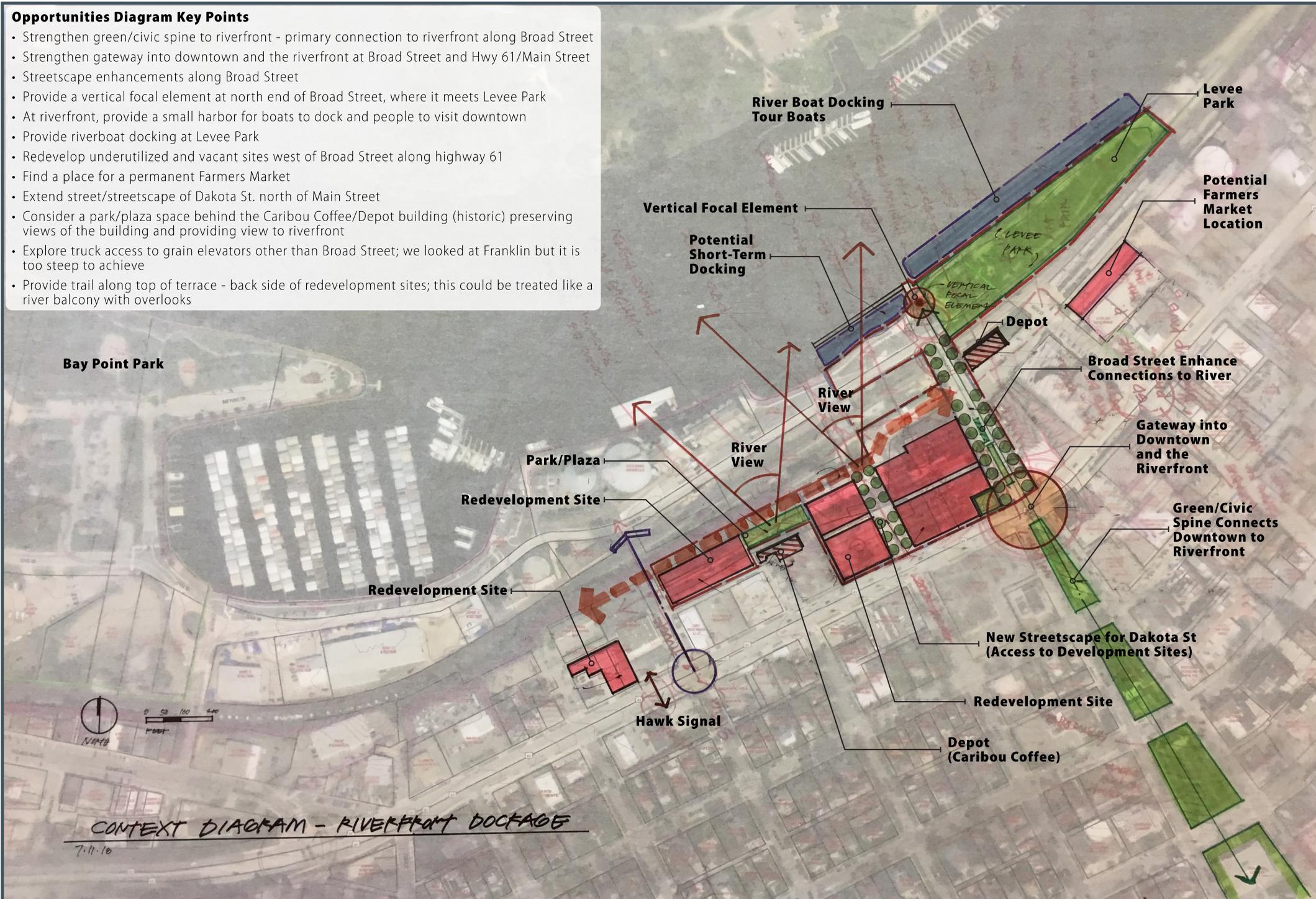


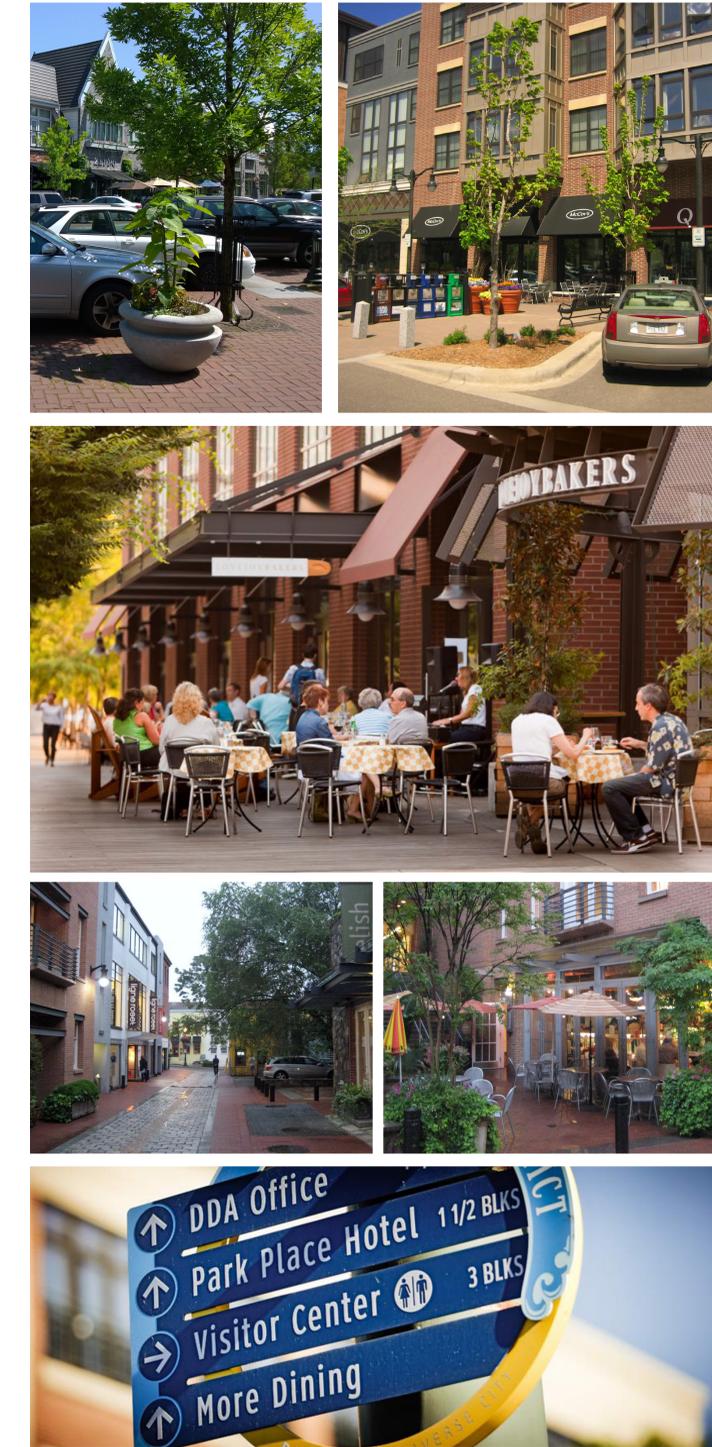
DOWNTOWN RIVERFRONT SITE

Opportunities Diagram Key Points

- Strengthen green/civic spine to riverfront - primary connection to riverfront along Broad Street
- Strengthen gateway into downtown and the riverfront at Broad Street and Hwy 61/Main Street
- Streetscape enhancements along Broad Street
- Provide a vertical focal element at north end of Broad Street, where it meets Levee Park
- At riverfront, provide a small harbor for boats to dock and people to visit downtown
- Provide riverboat docking at Levee Park
- Redevelop underutilized and vacant sites west of Broad Street along highway 61
- Find a place for a permanent Farmers Market
- Extend street/streetscape of Dakota St. north of Main Street
- Consider a park/plaza space behind the Caribou Coffee/Depot building (historic) preserving views of the building and providing view to riverfront
- Explore truck access to grain elevators other than Broad Street; we looked at Franklin but it is too steep to achieve
- Provide trail along top of terrace - back side of redevelopment sites; this could be treated like a river balcony with overlooks



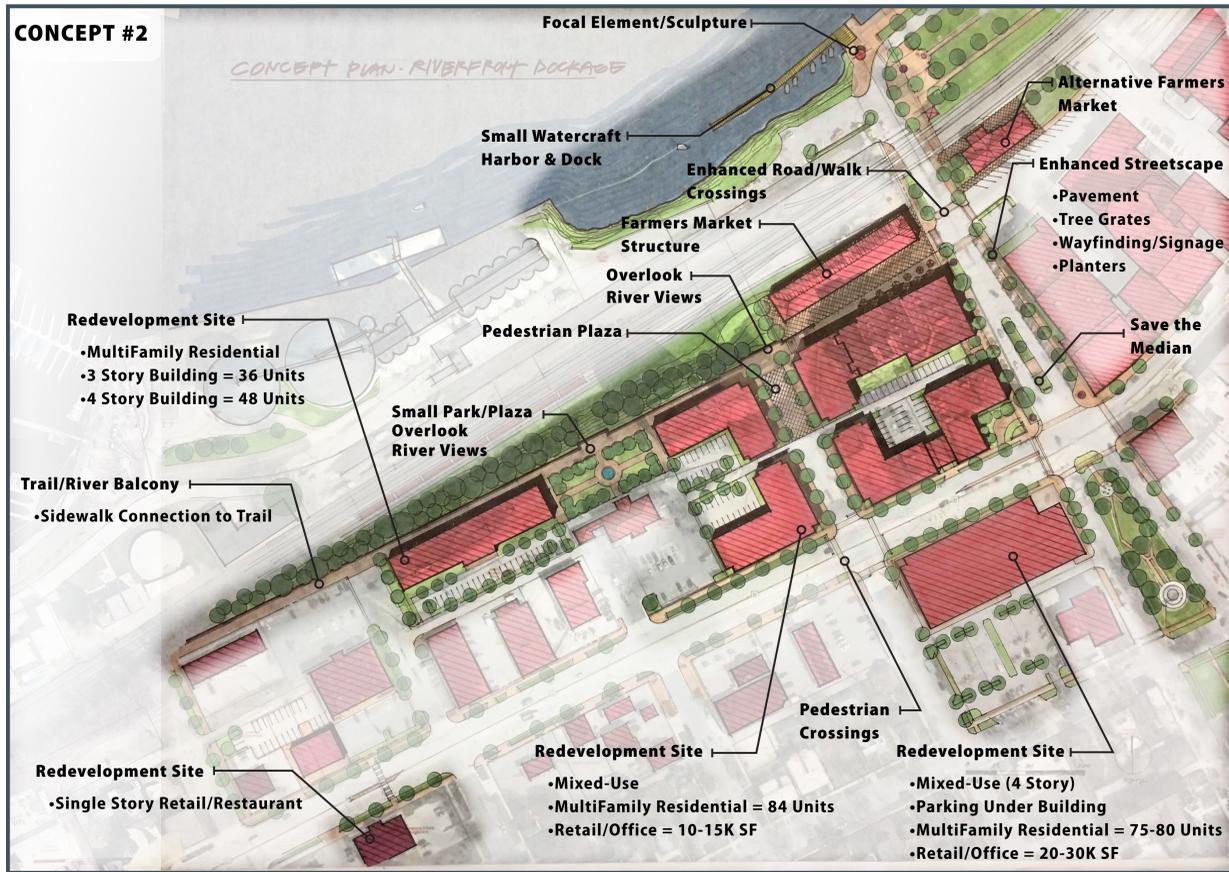
PRECEDENT PHOTOS



PRECEDENT PHOTOS



DOWNTOWN RIVERFRONT SITE (REDEVELOPMENT AND CONNECTING THE DOWNTOWN TO THE RIVERFRONT)



DRAFT SITE REDEVELOPMENT GUIDING PRINCIPLES:

- Strengthen gateway into downtown at Broad Street (architecture, landscape, wayfinding, etc.)
- Streetscape enhancement to Broad Street (paving, plantings, wayfinding, safe ped crossings, furnishings, banners, and save median)
- Provide placemaking elements at north end of Broad Street at Levee Park (sculpture, special paving seating, banners, etc.)
- Small harbor for boat docking
- Redevelop sites west of Broad Street along highway 61 with mixed-use buildings
 - Play off the working river/agriculture theme
 - Plaza/patio space between farmers market and redevelopment
 - Building on concepts from Downtown Action Plan
 - Parking at public parking ramp one block east
 - Alternative farmers market location at public parking ramp
- River balcony/trail along back side of redevelopment sites
- New park/plaza back side of Depot/Caribou Coffee shopviews to riverfront
- Amenity for downtown residents and businesses along river balcony
- New streetscape along Dakota Street
- Small plaza at north end of Dakota Street

WHAT DO YOU THINK?

Place dots on the boards and share your thoughts using a comment card and/or the sticky notes provided:

I like this!

This could use some work.

What about this idea?

PRECEDENT PHOTOS

