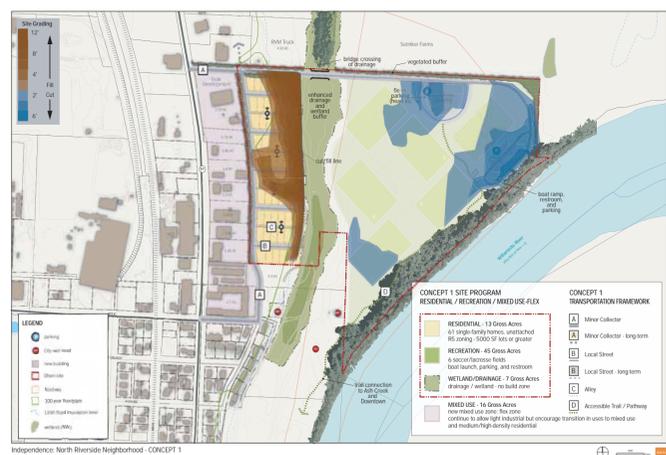


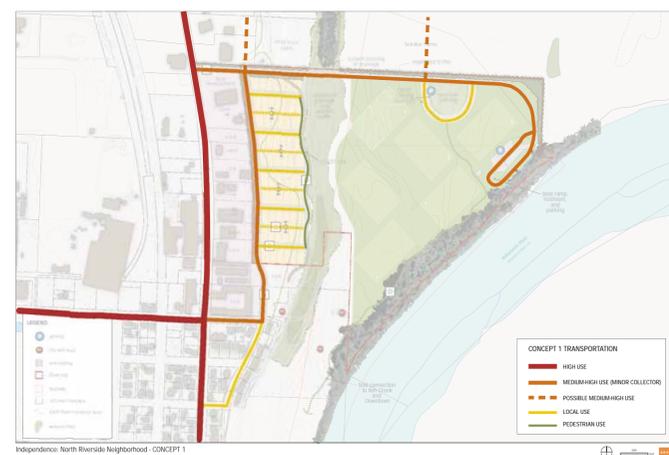
## Grading Plan



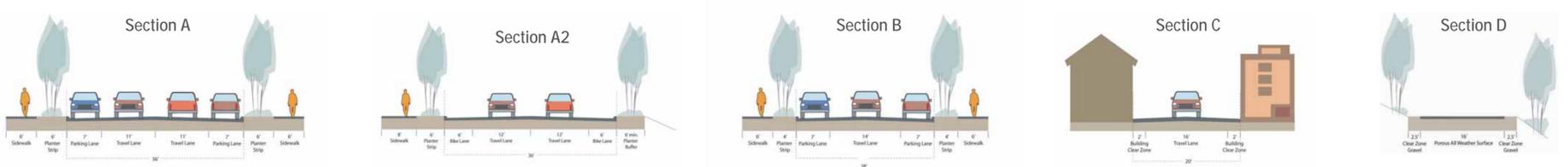
## 3D View



## Transportation System



## Proposed Street Sections



## Traditional Neighborhoods

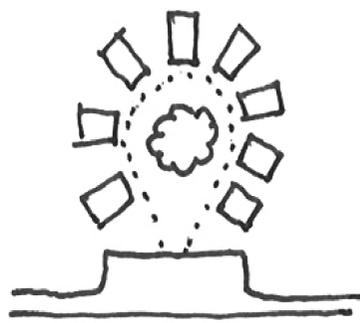


Concept #1 builds upon the City's existing traditional character by encouraging front porches that address the street, and by locating parking and service access along alleys behind the building. The result is a friendly and engaging street that fosters community and creates a greater sense of "neighborhood."



## Cluster Development

Clustered development may present an opportunity to introduce single-family homes to the area while preserving environmentally-sensitive lands and open space. Smaller homes are clustered around a common green, with entries and front porches facing open space. Automobile parking and service access is concentrated on a portion of the site. Building at increased densities in strategic locations allows for the preservation of sensitive lands and creates an amenity for homeowners.



# Concept #1: Residential/Recreational

Independence North Riverside Neighborhood

30 May 2007