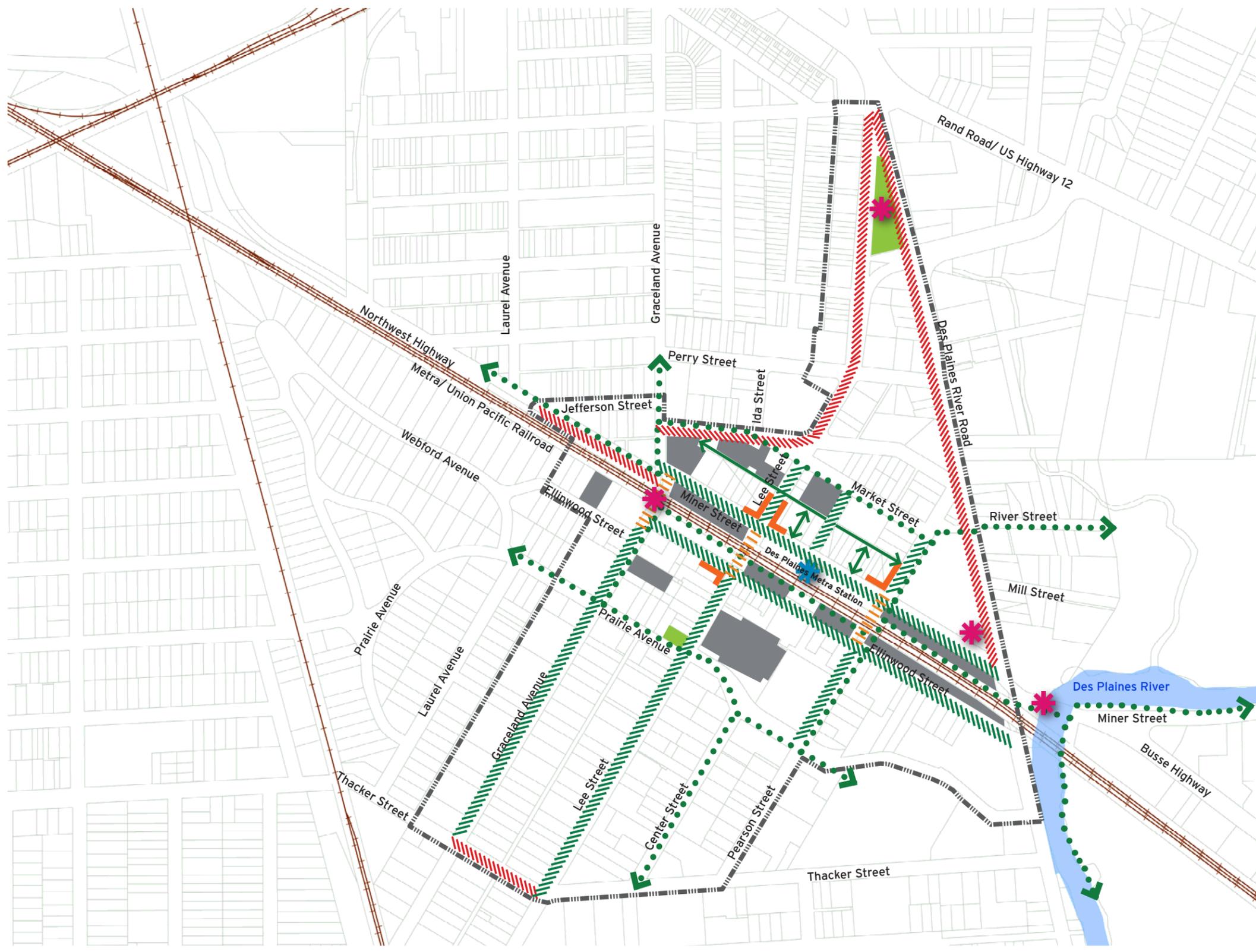


FIGURE 12
URBAN DESIGN
FRAMEWORK
 DOWNTOWN SUBAREA



- Proposed Land Uses**
- Parks and Open Space
 - Parking
 - Entryway Feature
 - Auto-Oriented Streetscape Enhancements
 - Pedestrian-Oriented Streetscape Enhancements
 - Pedway
 - Crosswalk Improvements
 - Facade Improvements
 - Bike Path
 - Metra Station
 - Sub Area Boundary



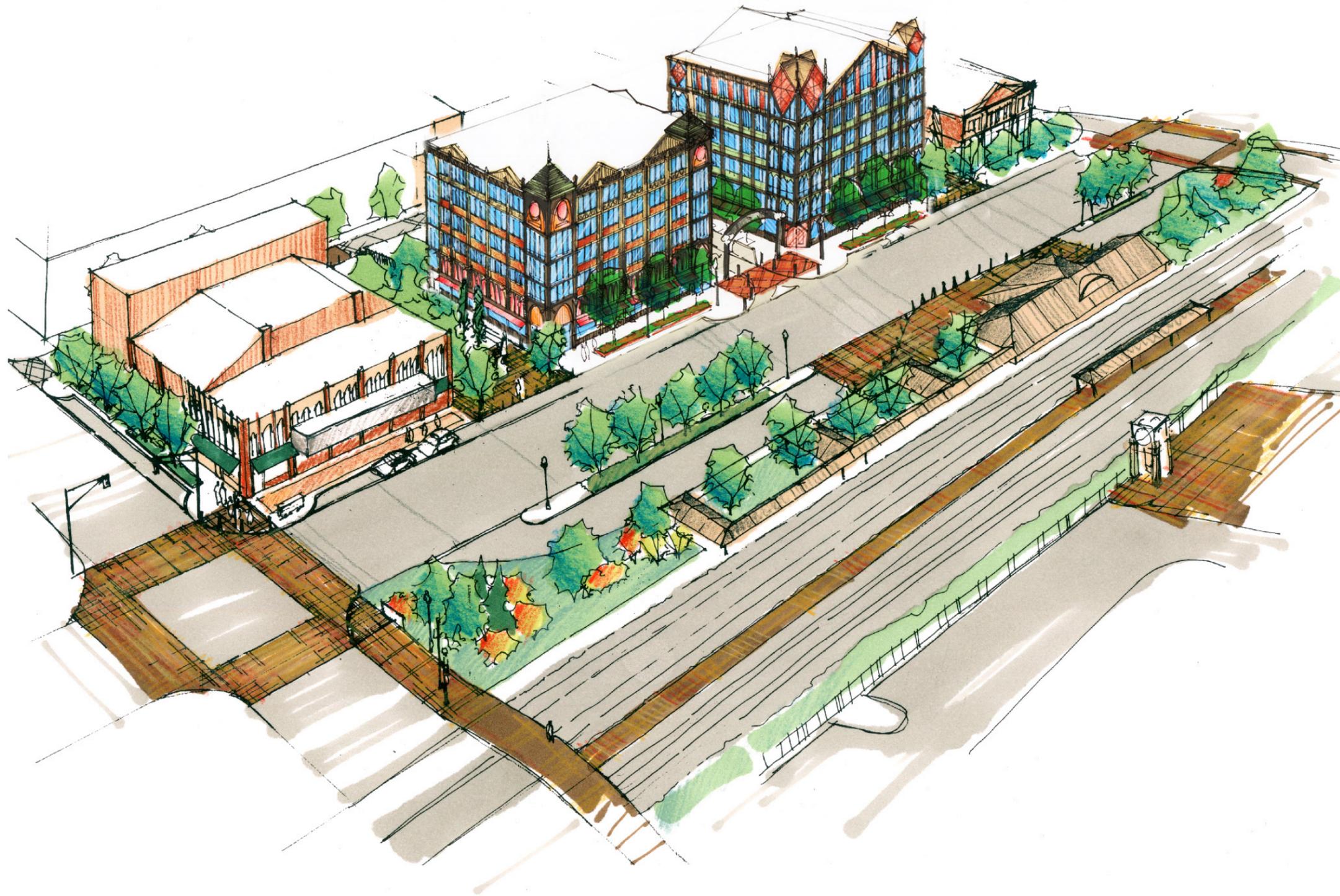


FIGURE 13

DOWNTOWN REDEVELOPMENT CONCEPT

Elements

- Buildings are six to seven stories in height
- Uses are retail at the street level and residential above
- Pedways allow visibility to Metropolitan Square from Miner Street
- Decorative paving within street continues across Metra tracks to unify business district
- Pedestrian scaled elements (lighting, landscaping, paving, etc.) provide pedestrian scale environment
- Paving within the pedways, Metropolitan Square entrance, and Metra Station drop-off to match paving at library's plaza
- Bollards located at intersections and drop-off areas
- Café style seating within pedways provided off Miner street
- Street trees and landscaping within medians adjacent to the Metra station
- Street trees located in parkway planters
- Signature buildings remain as "bookends" for new development

CONCEPT ONLY

