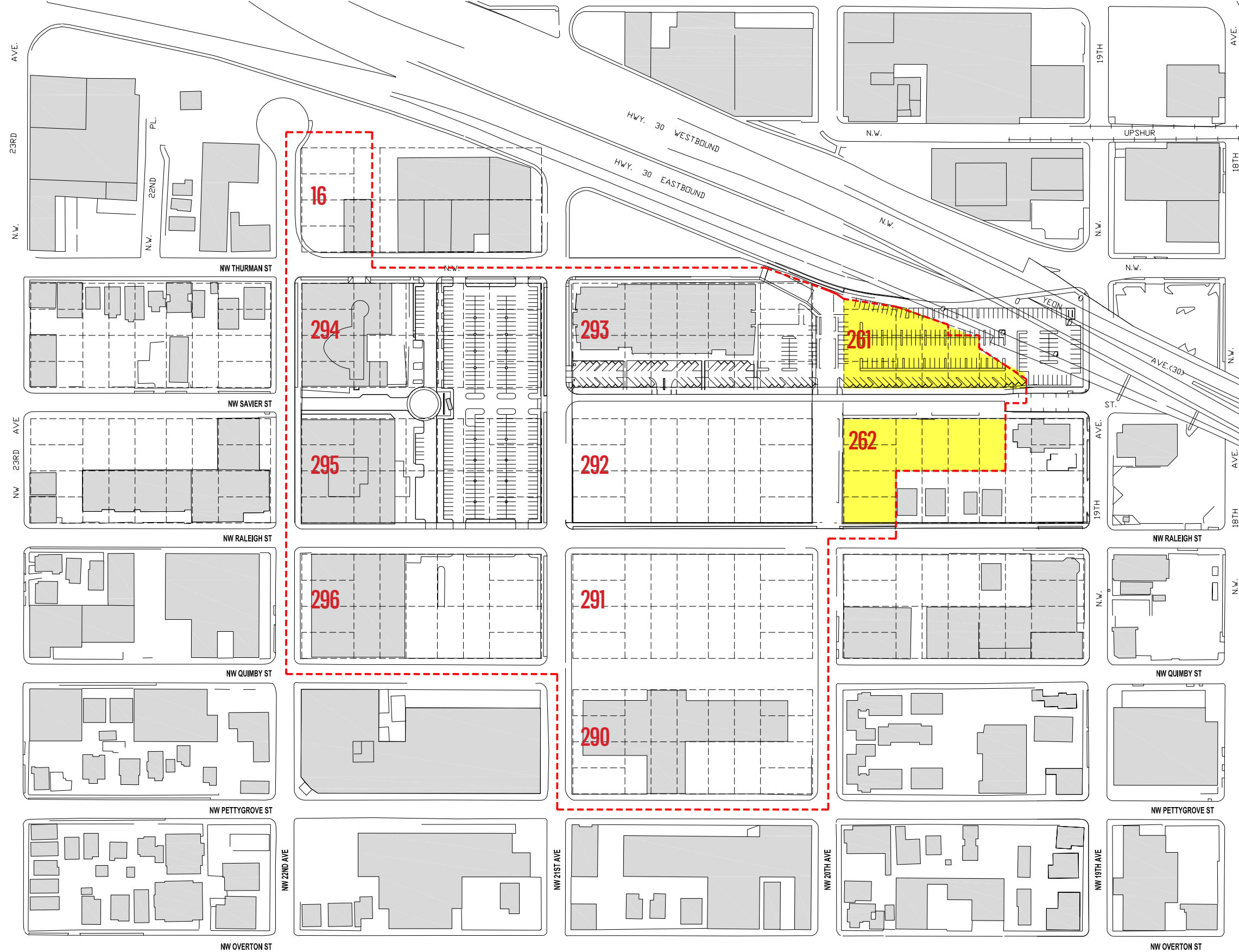




C1	LOOKING EAST ON SAVIER ST
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C3	CON-WAY MASTER PLAN
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C13	FLOOR PLAN - LEVEL 1
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C15	FLOOR PLAN - LEVEL 5
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C17	WEST ELEVATION ON NW 20TH
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C30	LOOKING WEST ON SAVIER ST
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C32	RESIDENTIAL STOOPS



KEY

MASTER PLAN BOUNDARY

SITE

BOUNDARIES:

Map 01-2 describes the limits of the site to be considered for this Master Plan application. The proposed Master Plan boundary is shown in red. Block numbers are shown in red.

All of the parcels within the limits described are presently owned and controlled by Con-way.

The aggregate site area contained within these limits, excluding current right-of-ways, is 762,168 sq. feet, or 17.49 acres.

FUTURE BOUNDARY EXPANSIONS:

The Northwest Plan District (33.562) does not allow an expansion of the described boundary, unless the expansion involves immediately adjoining properties owned by Con-way. Since Con-way doesn't own any additional adjoining properties outside of the plan limits, this Master Plan application does not include any proposed expansions of the boundary.

Nonetheless, the characteristics of Con-way's plan have been developed with the expectation that the plan limits could appropriately expand over time. This can be accomplished via an amendment to Con-way's Master Plan pursuant to Section 8.

MAP 01-2 MASTER PLAN BOUNDARY







BLOCK 261 FROM SOUTHWEST



BLOCK 261 FROM SOUTHEAST



BLOCK 261 THURMAN ST



BLOCK 262



FREEWELL - BLOCK 291E



SALTWOOD - BLOCK 292 AND 291W



THE CARSON - BLOCK 295E



LELAND JAMES - BLOCK 295W



THE CARSON - BLOCK 294E



LL HAWKINS - BLOCK 296E



SAWYERS ROW



ST. PATRICK'S CHURCH



XPO LOGISTICS



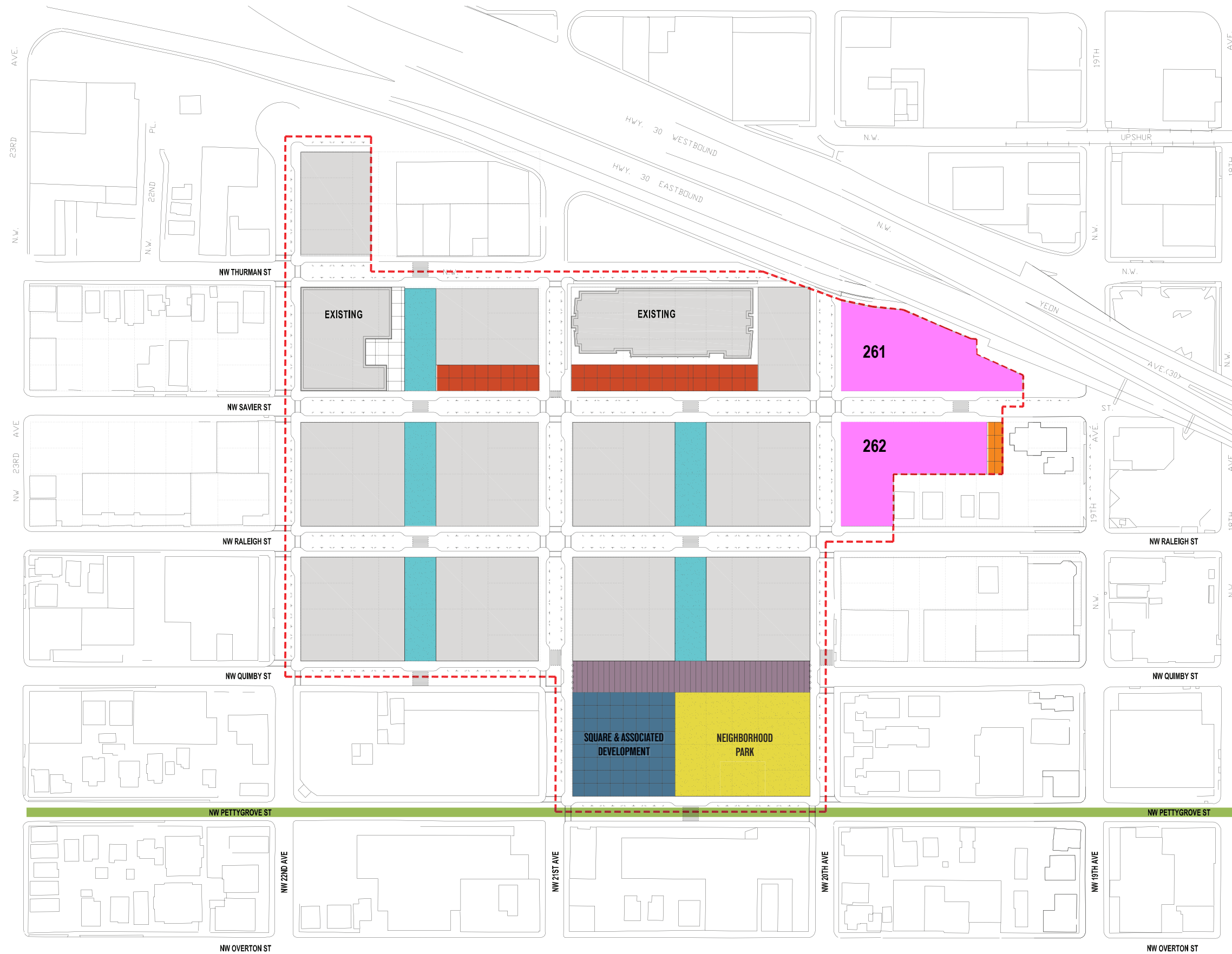
RALEIGH STREET



RALEIGH STREET



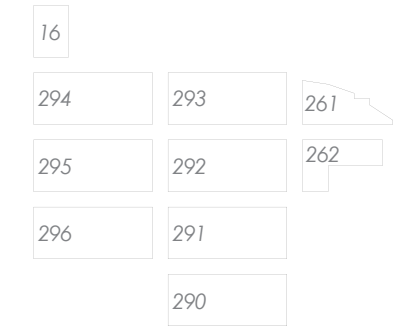
SCHOOLHOUSE ELECTRIC



- POCKET PARK
- NEIGHBORHOOD PARK
- CITY DESIGNATED GREEN STREET
- PEDESTRIAN ACCESSWAY
- BUILDING FORECOURT
- SQUARE & ASSOCIATED DEVELOPMENT
- QUIMBY ST PARCEL

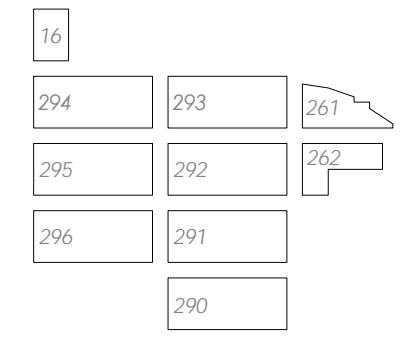
Map 02-2 illustrates the locations for various proposed open areas. Refer to Section 5 Design Standards and Design Guidelines for a comprehensive description of the Vision and Guiding Principles related to the formation of these spaces.

A portion of Block 290 is labeled as neighborhood park.



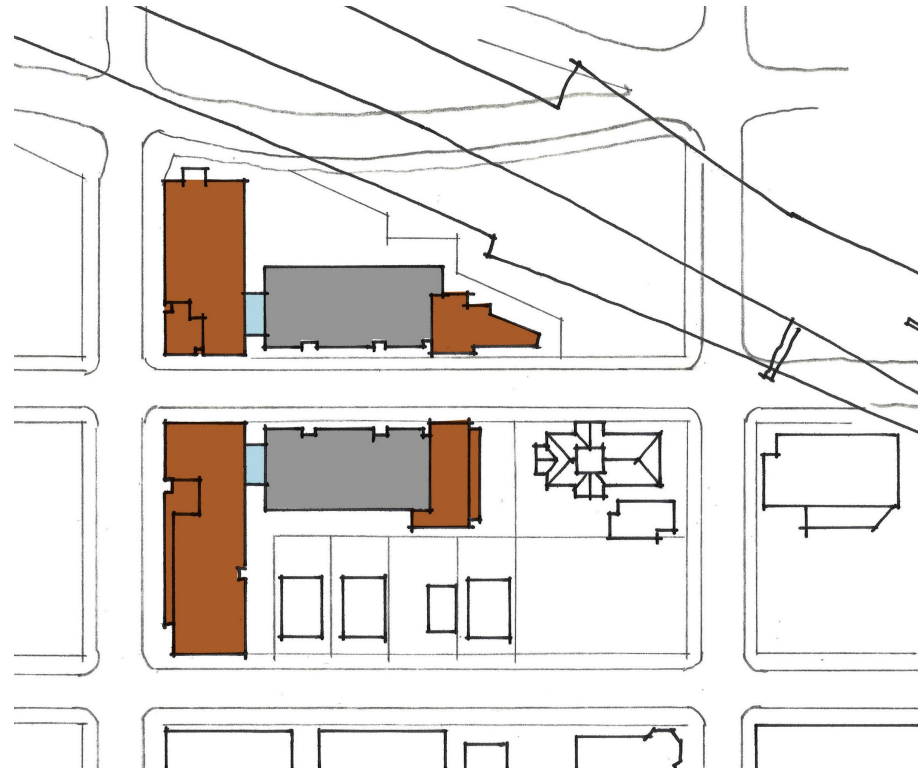
MAP 02-2
OPEN SPACE PLAN



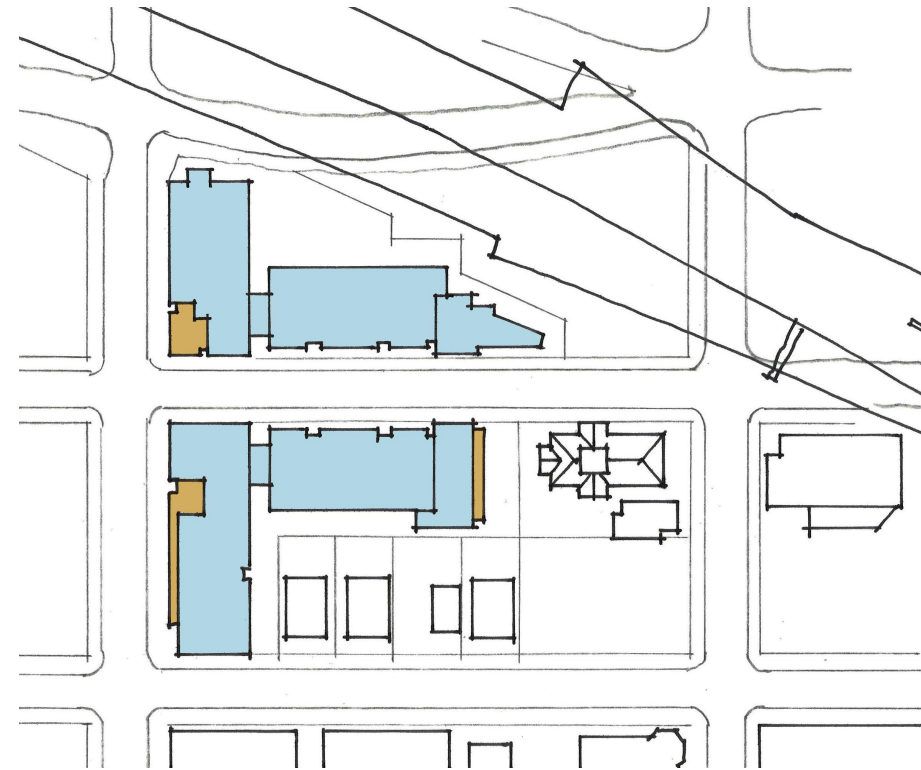


MAP 02-3
MAXIMUM HEIGHT

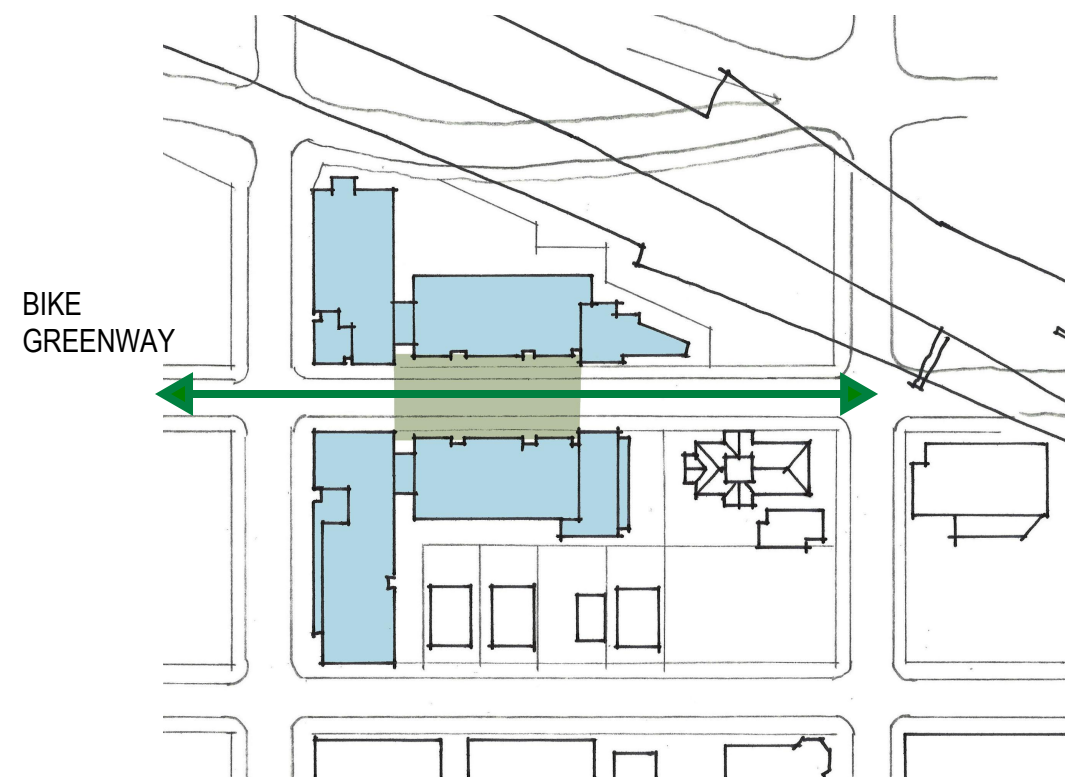




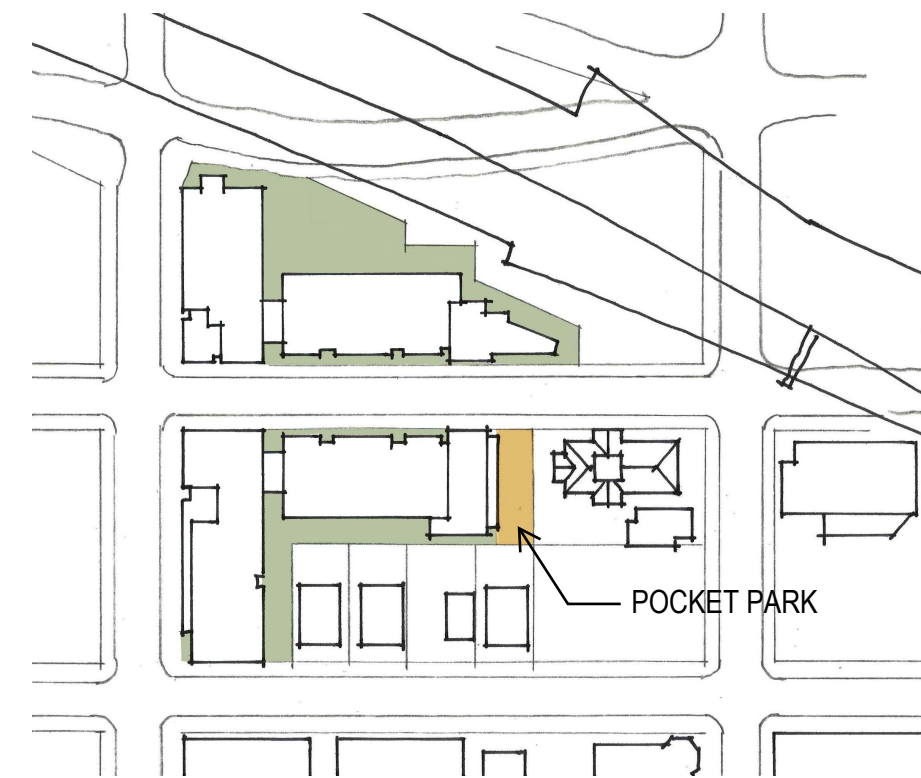
MASSING



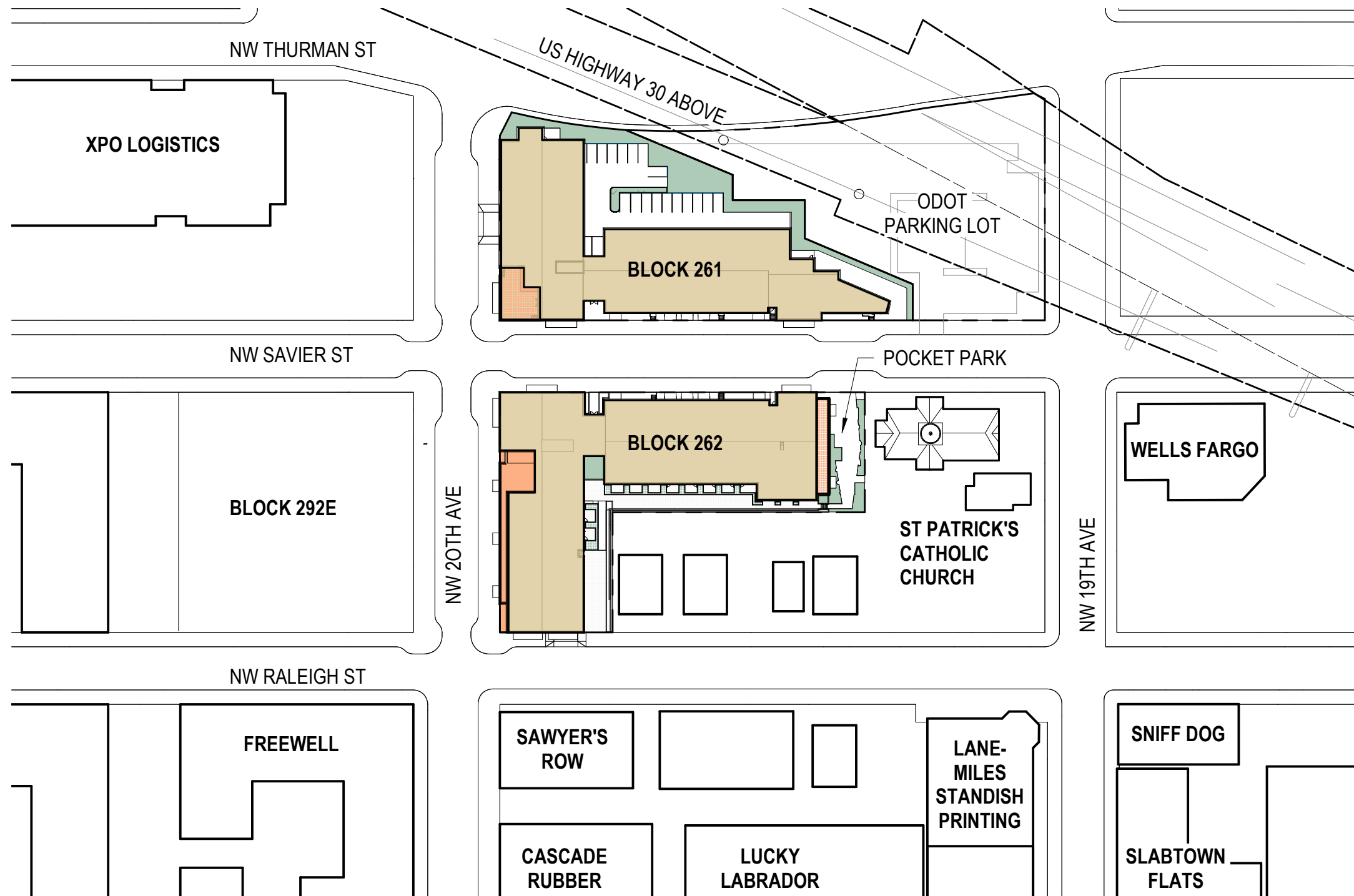
UPPER LEVEL SETBACKS

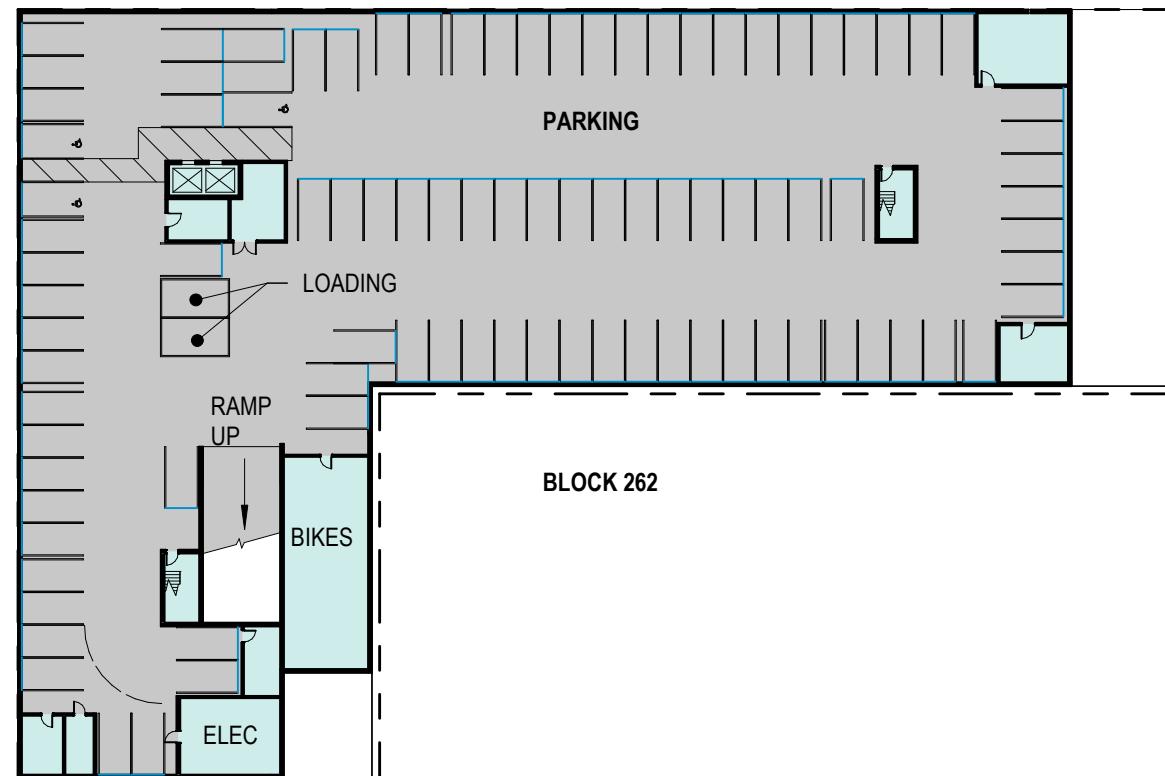
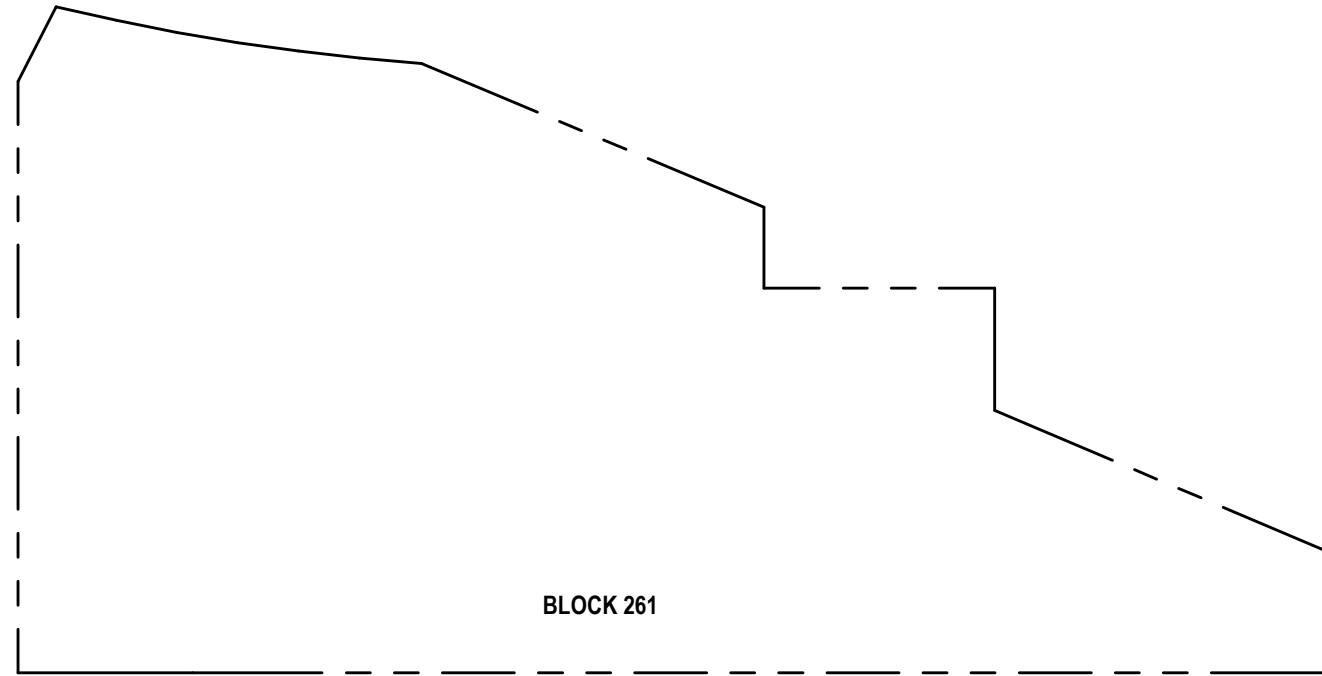


URBAN ROOM ON SAVIER

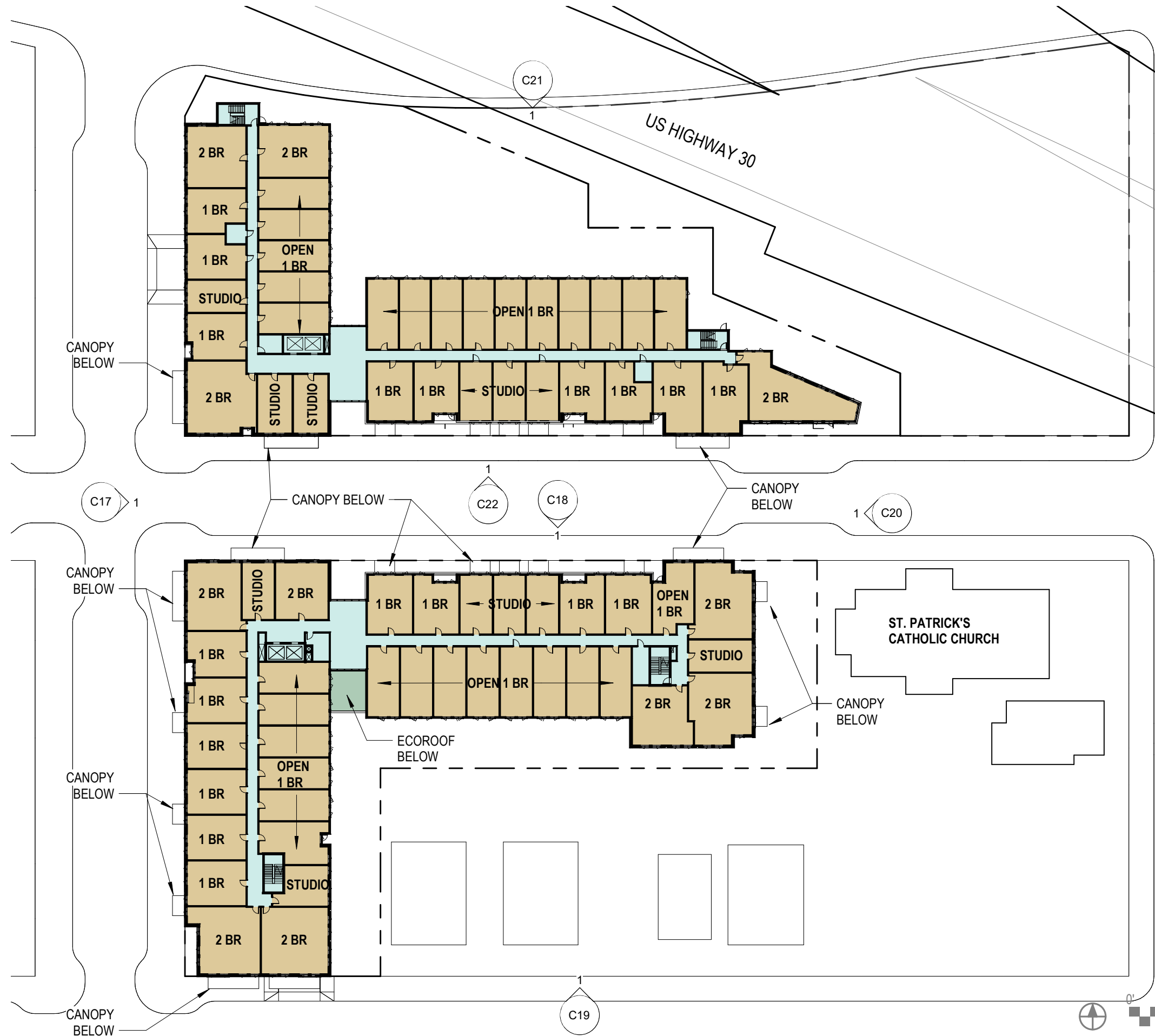


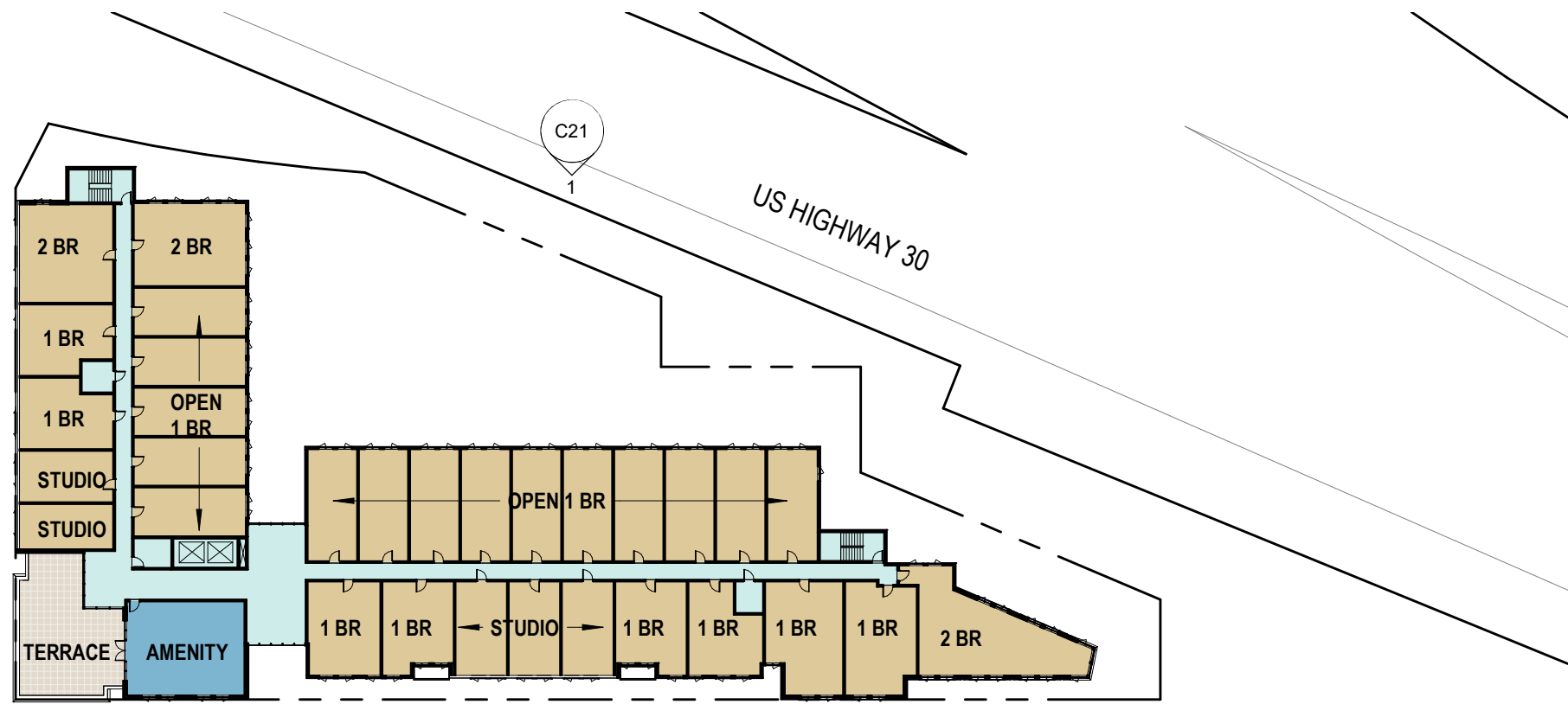
OPEN SPACE











C21

US HIGHWAY 30

C17

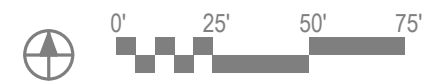
C22

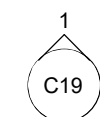
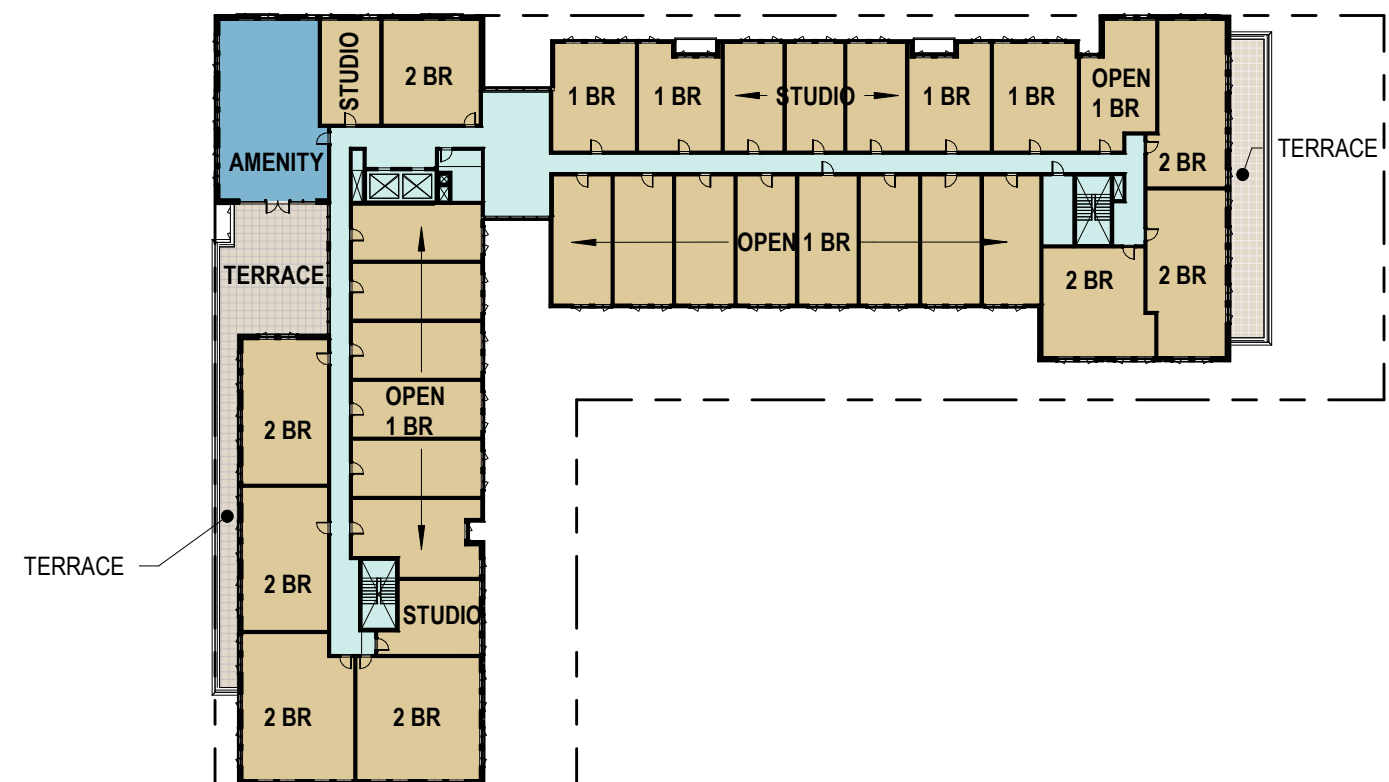
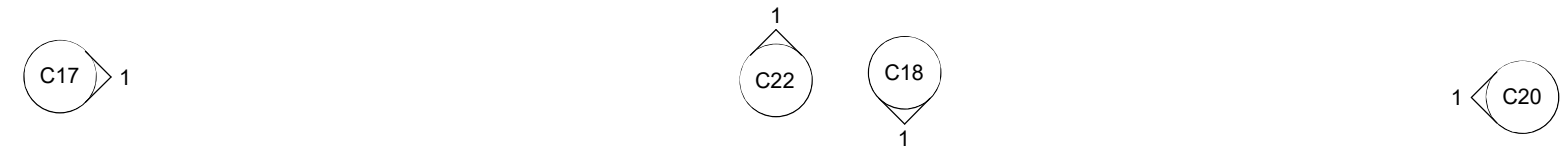
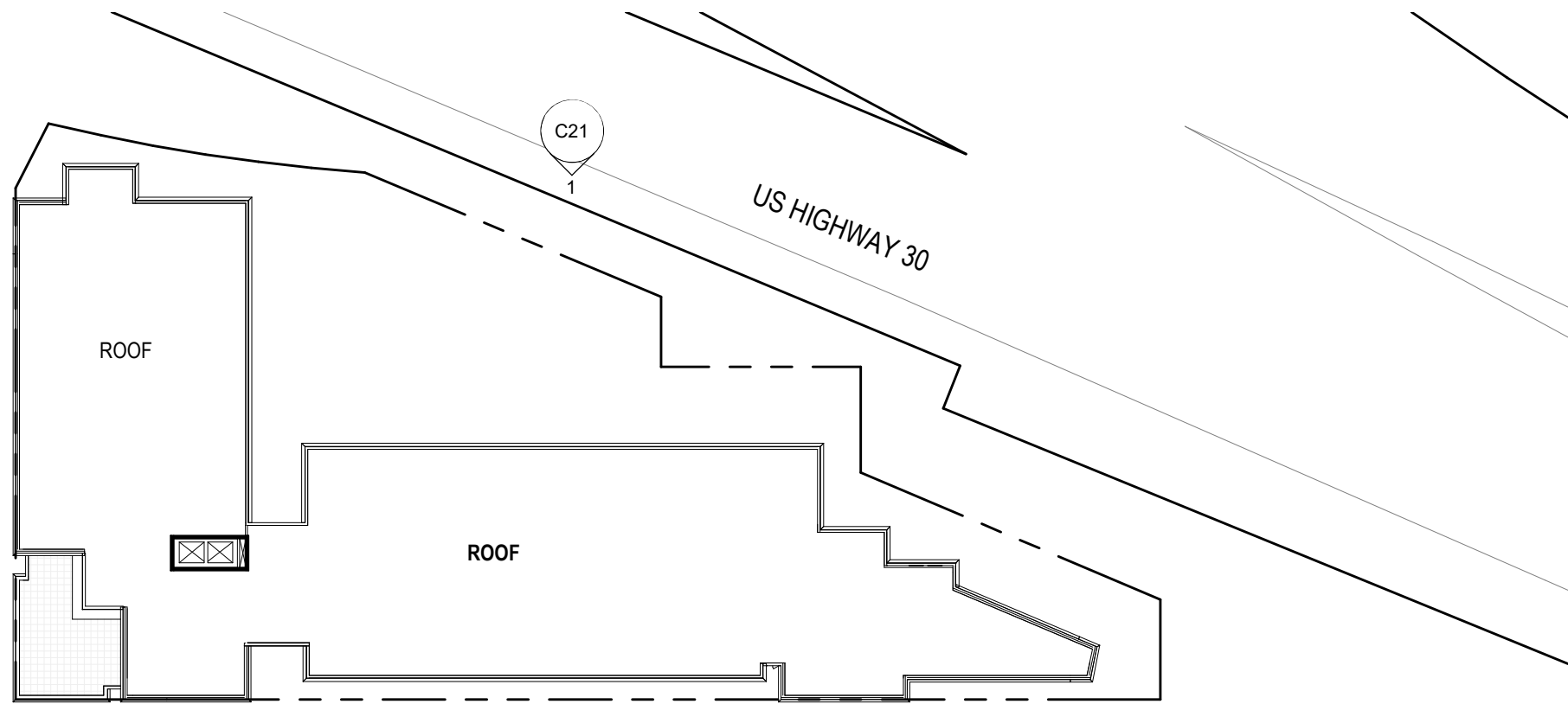
C18

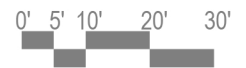
C20



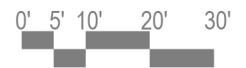
C19

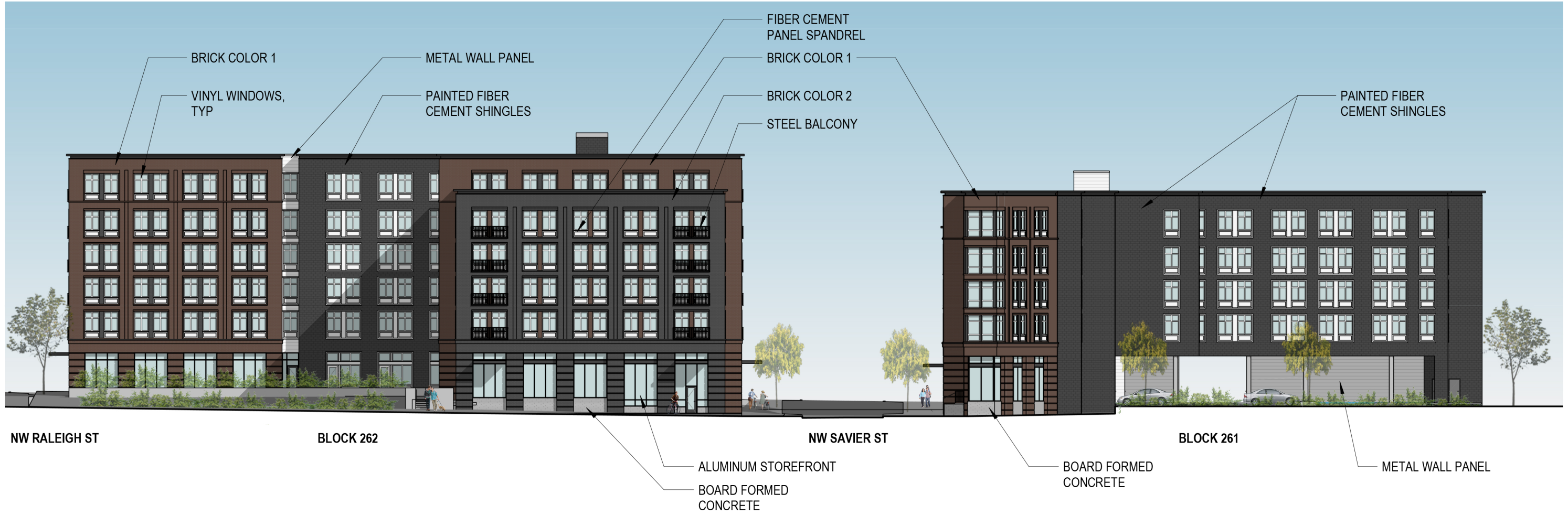












BRICK COLOR 1

VINYL WINDOWS, TYP

METAL WALL PANEL

PAINTED FIBER CEMENT SHINGLES

FIBER CEMENT PANEL SPANDREL

BRICK COLOR 1

BRICK COLOR 2

STEEL BALCONY

PAINTED FIBER CEMENT SHINGLES

NW RALEIGH ST

BLOCK 262

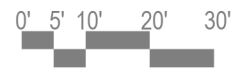
NW SAVIER ST

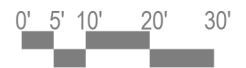
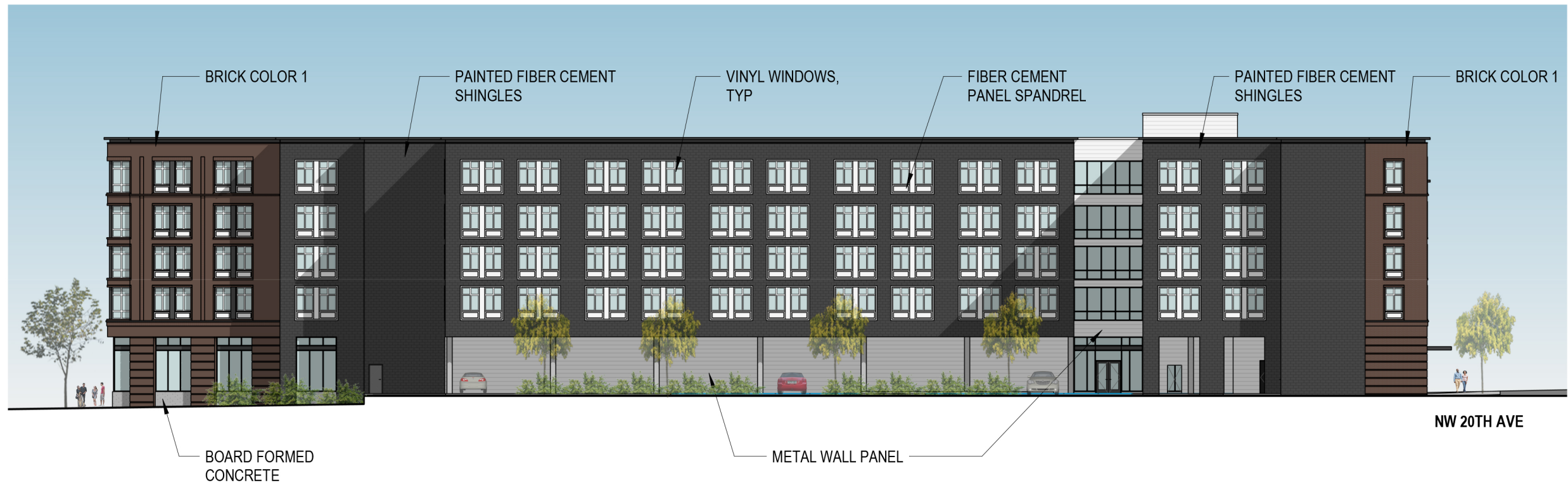
BLOCK 261

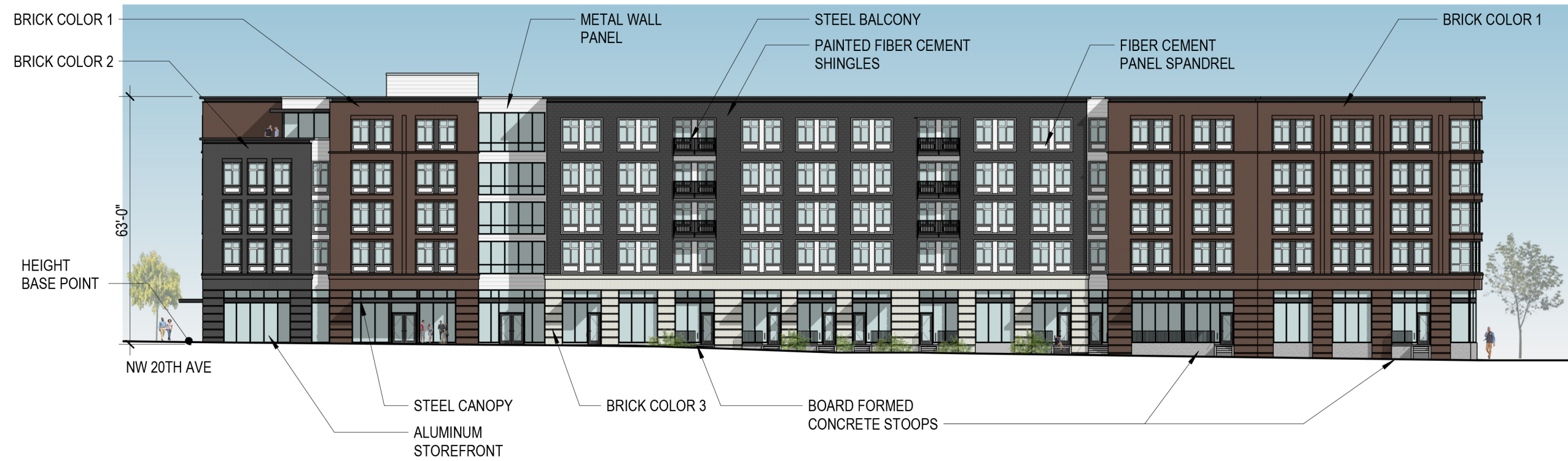
ALUMINUM STOREFRONT
BOARD FORMED CONCRETE

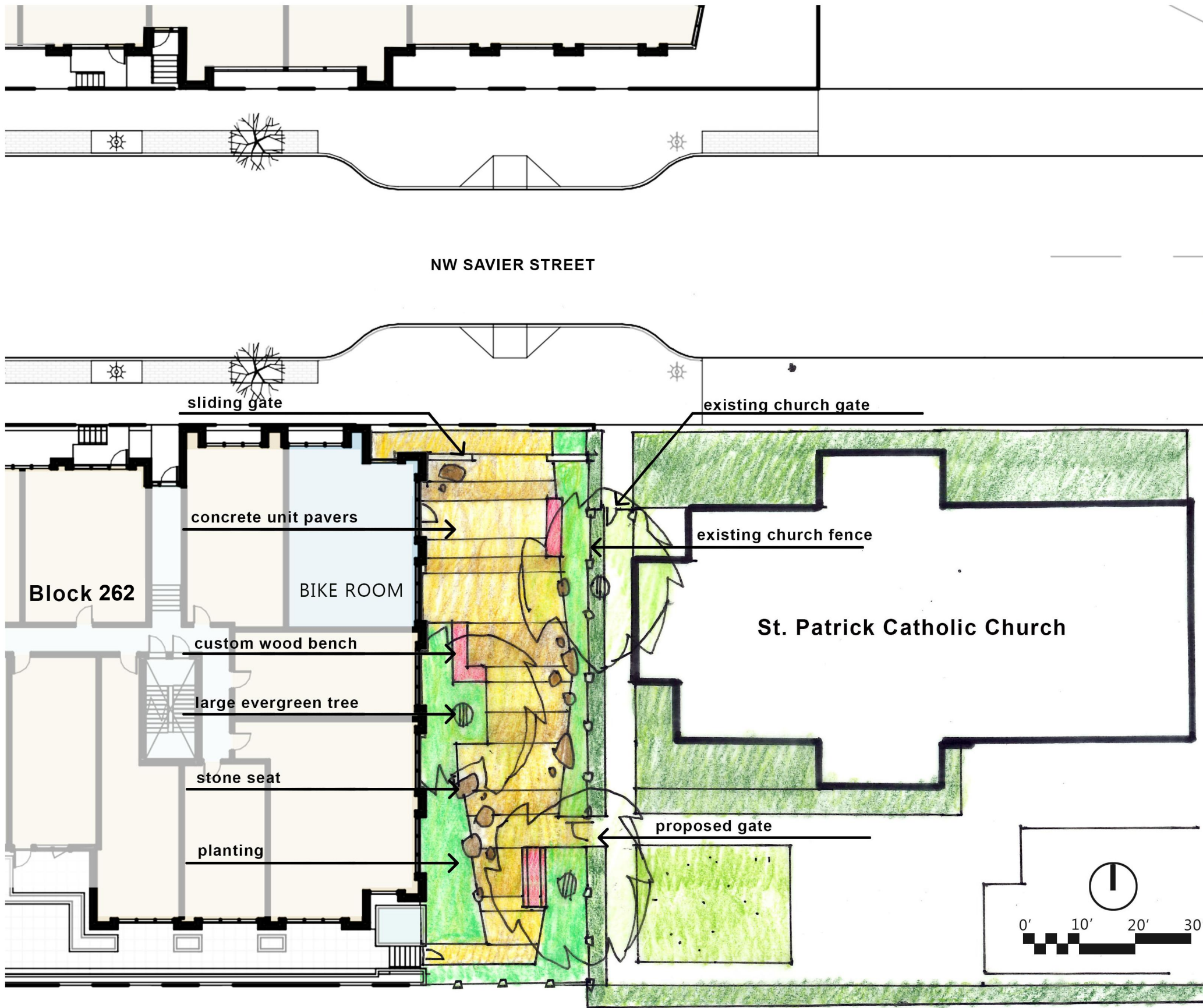
BOARD FORMED CONCRETE

METAL WALL PANEL





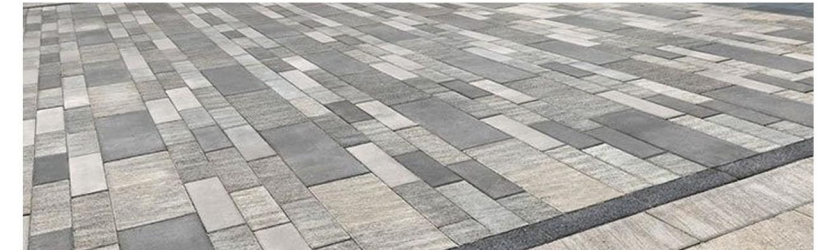




SAVIER BLOCKS POCKET PARK CONCEPT



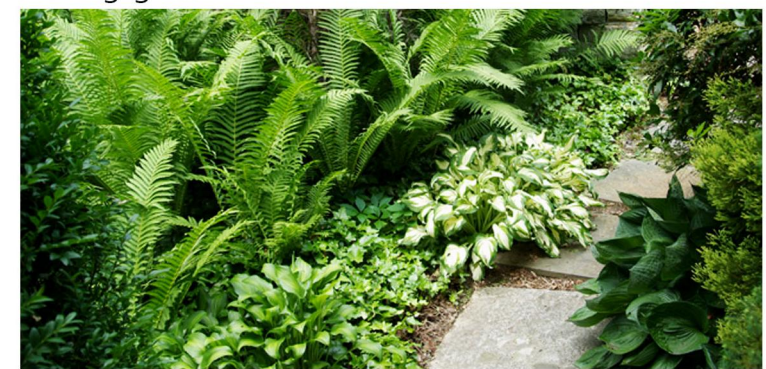
custom bench



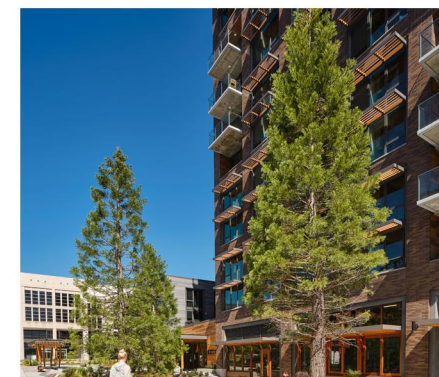
concrete unit pavers



sliding gate



planting



large evergreen trees



stone seat



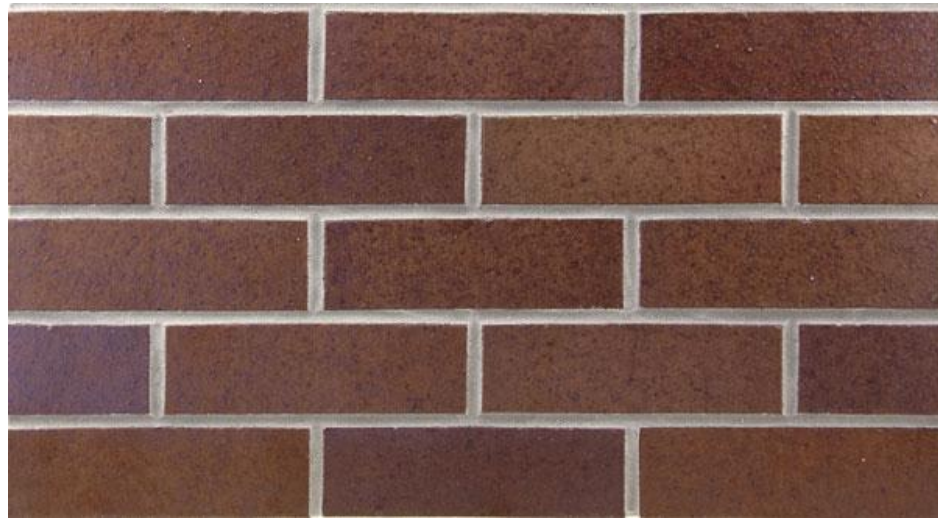












BRICK COLOR 1



BRICK COLOR 2



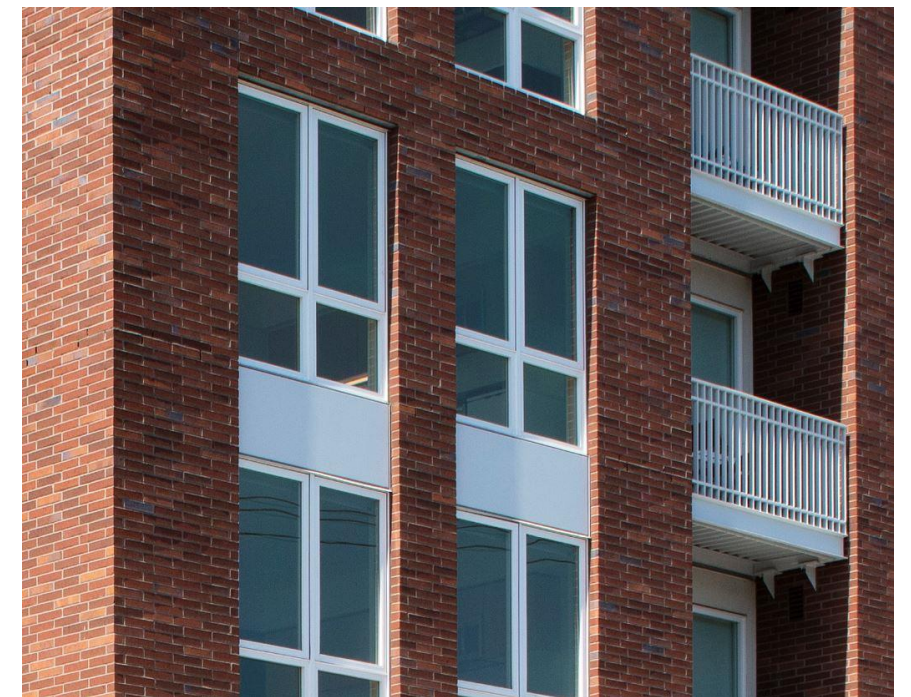
BRICK COLOR 3



BOARD FORMED CONCRETE



PAINTED FIBER CEMENT SHINGLES



VINYL WINDOWS



PROJECTING STOOP - THE WYATT
PRECEDENT FOR NW SAVIER ST



INSET STOOP - BLOCK 291 E (FREEWELL)
PRECEDENT FOR NW 20TH AVE