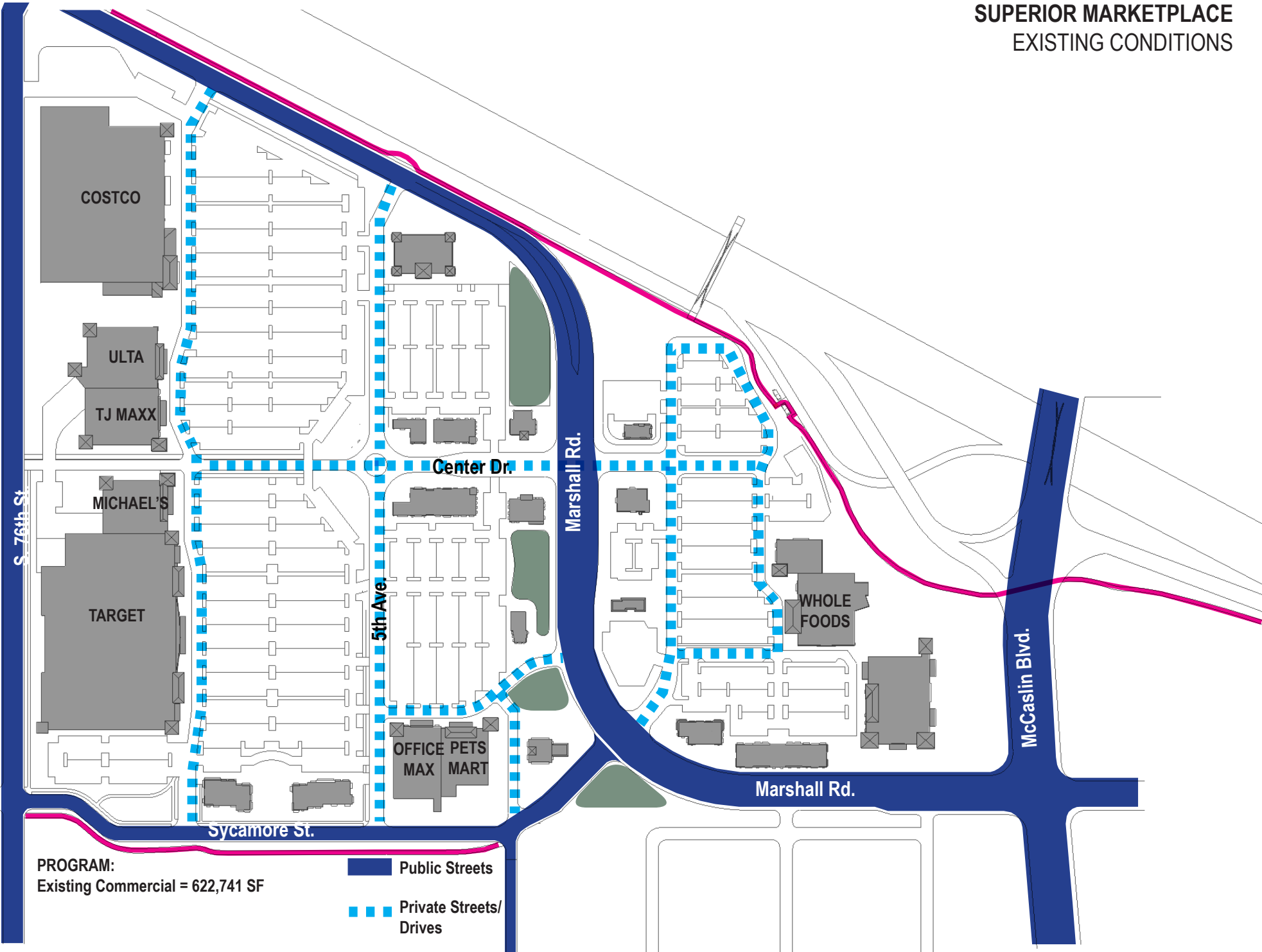
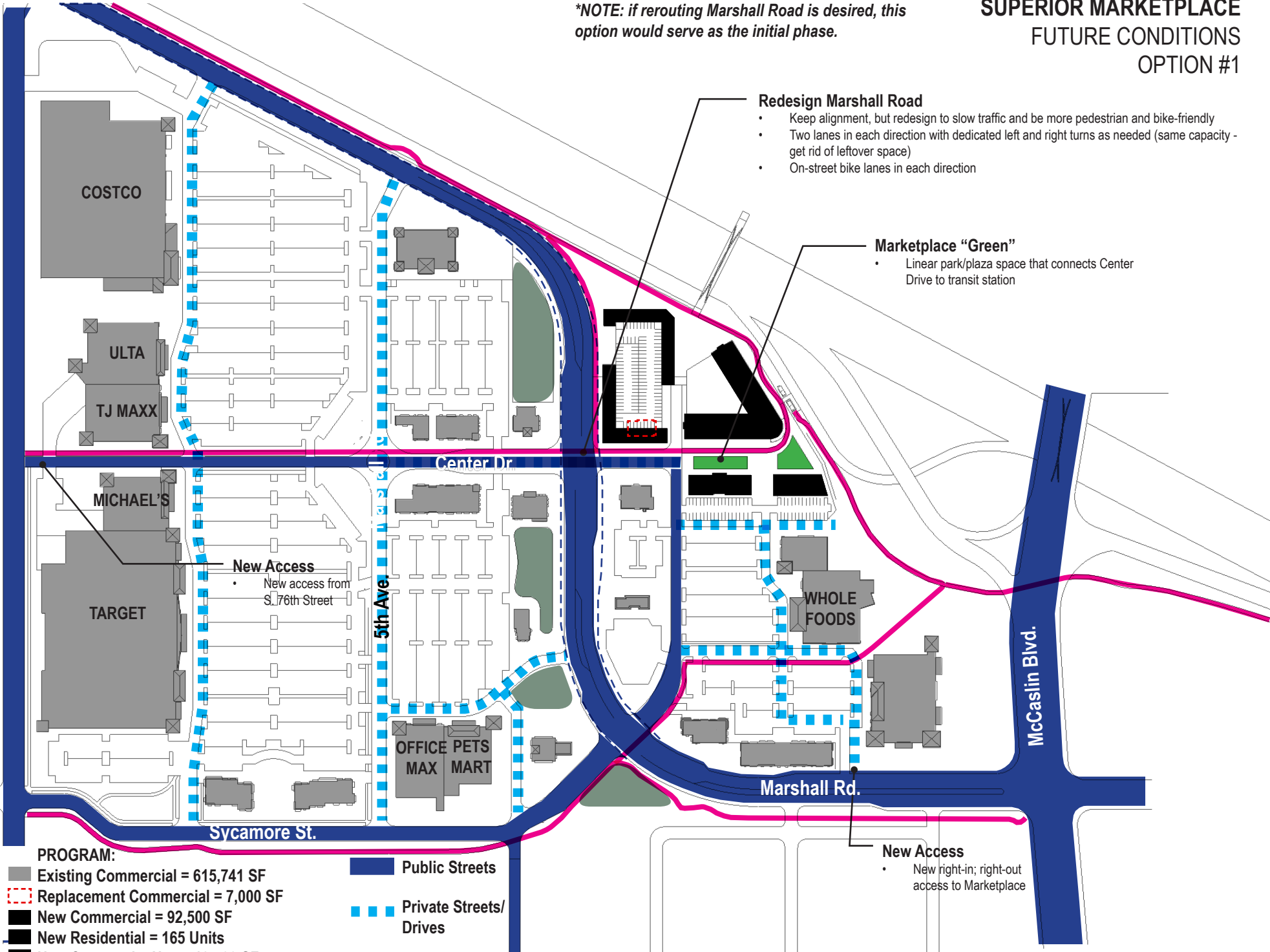


SUPERIOR MARKETPLACE
EXISTING CONDITIONS



SUPERIOR MARKETPLACE FUTURE CONDITIONS OPTION #1

**NOTE: if rerouting Marshall Road is desired, this option would serve as the initial phase.*



Redesign Marshall Road

- Keep alignment, but redesign to slow traffic and be more pedestrian and bike-friendly
- Two lanes in each direction with dedicated left and right turns as needed (same capacity - get rid of leftover space)
- On-street bike lanes in each direction

Marketplace "Green"

- Linear park/plaza space that connects Center Drive to transit station

New Access

- New access from S. 76th Street

New Access

- New right-in; right-out access to Marketplace

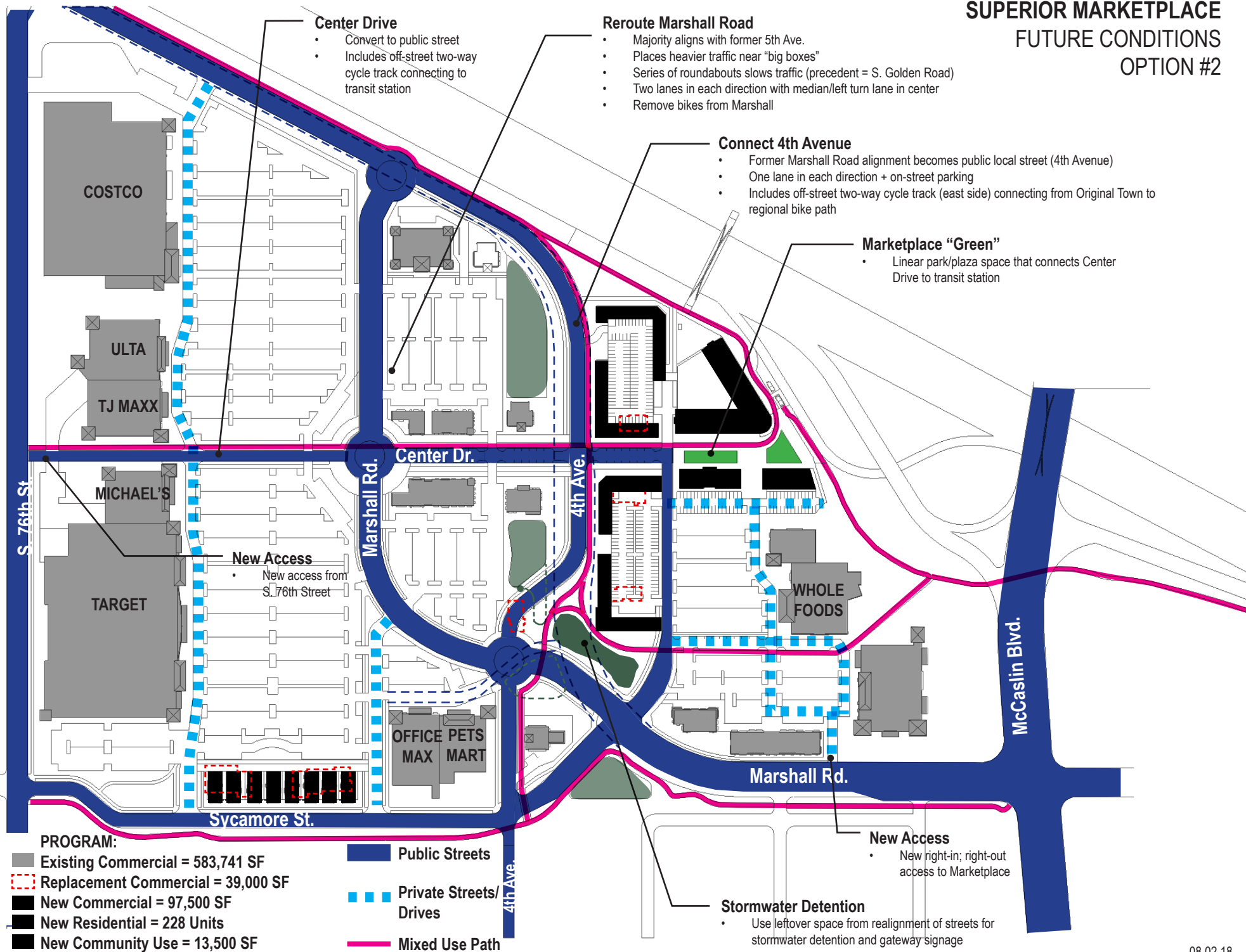
PROGRAM:

- Existing Commercial = 615,741 SF
- Replacement Commercial = 7,000 SF
- New Commercial = 92,500 SF
- New Residential = 165 Units
- New Community Use = 13,500 SF

- Public Streets
- Private Streets/ Drives
- Mixed Use Path

* Some existing commercial is vacant
** Assumes 25,000 - 35,000 SF Office

SUPERIOR MARKETPLACE FUTURE CONDITIONS OPTION #2



Center Drive

- Convert to public street
- Includes off-street two-way cycle track connecting to transit station

Reroute Marshall Road

- Majority aligns with former 5th Ave.
- Places heavier traffic near "big boxes"
- Series of roundabouts slows traffic (precedent = S. Golden Road)
- Two lanes in each direction with median/left turn lane in center
- Remove bikes from Marshall

Connect 4th Avenue

- Former Marshall Road alignment becomes public local street (4th Avenue)
- One lane in each direction + on-street parking
- Includes off-street two-way cycle track (east side) connecting from Original Town to regional bike path

Marketplace "Green"

- Linear park/plaza space that connects Center Drive to transit station

New Access

- New access from S. 76th Street

New Access

- New right-in; right-out access to Marketplace

Stormwater Detention

- Use leftover space from realignment of streets for stormwater detention and gateway signage

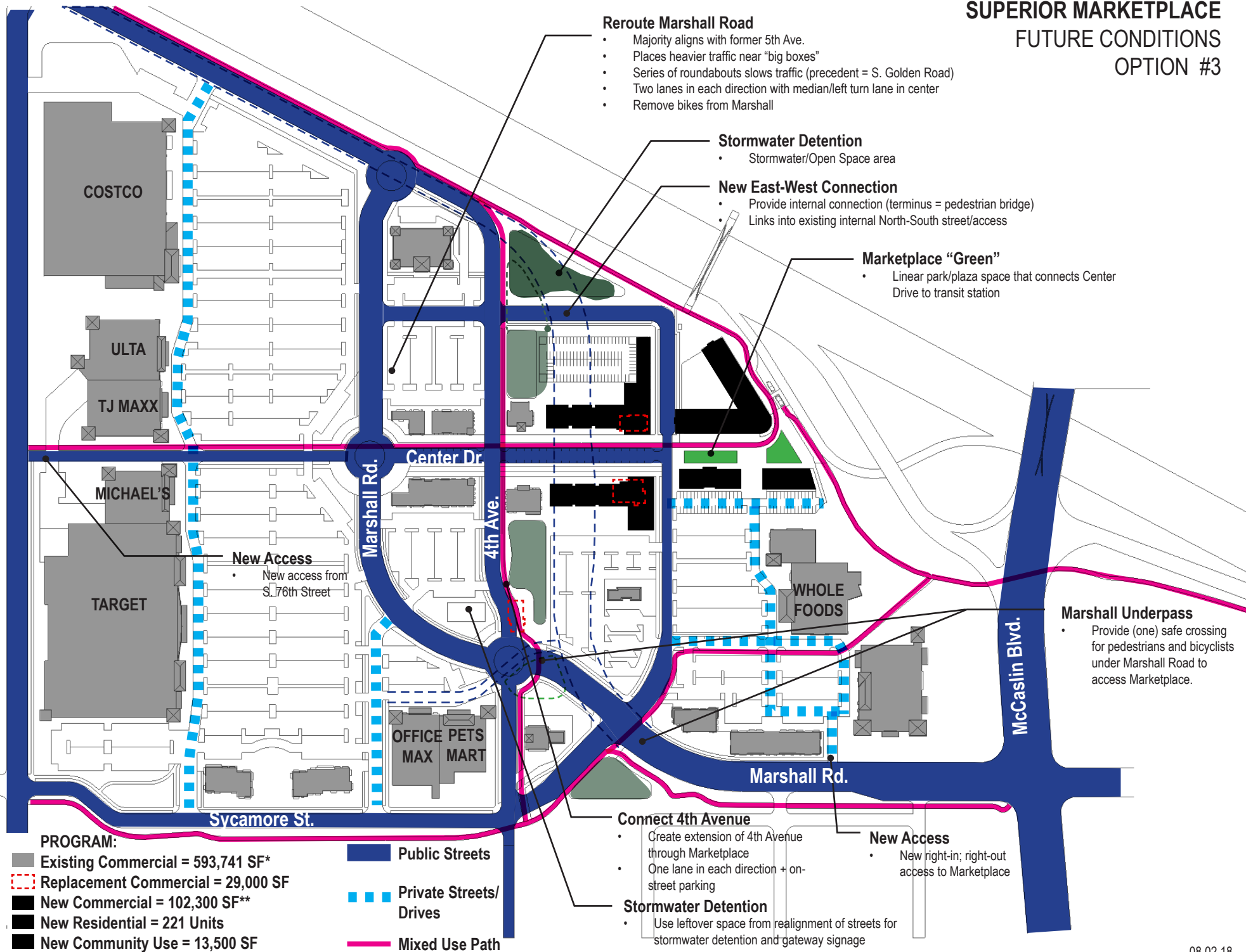
PROGRAM:

- Existing Commercial = 583,741 SF
- Replacement Commercial = 39,000 SF
- New Commercial = 97,500 SF
- New Residential = 228 Units
- New Community Use = 13,500 SF

- Public Streets
- Private Streets/Drives
- Mixed Use Path

* Some existing commercial is vacant
** Assumes 25,000 - 35,000 SF Office

SUPERIOR MARKETPLACE FUTURE CONDITIONS OPTION #3



Reroute Marshall Road

- Majority aligns with former 5th Ave.
- Places heavier traffic near "big boxes"
- Series of roundabouts slows traffic (precedent = S. Golden Road)
- Two lanes in each direction with median/left turn lane in center
- Remove bikes from Marshall

Stormwater Detention

- Stormwater/Open Space area

New East-West Connection

- Provide internal connection (terminus = pedestrian bridge)
- Links into existing internal North-South street/access

Marketplace "Green"

- Linear park/plaza space that connects Center Drive to transit station

Marshall Underpass

- Provide (one) safe crossing for pedestrians and bicyclists under Marshall Road to access Marketplace.

New Access

- New access from S. 76th Street

Connect 4th Avenue

- Create extension of 4th Avenue through Marketplace
- One lane in each direction + on-street parking

Stormwater Detention

- Use leftover space from realignment of streets for stormwater detention and gateway signage

New Access

- New right-in; right-out access to Marketplace

PROGRAM:

- Existing Commercial = 593,741 SF*
- ▨ Replacement Commercial = 29,000 SF
- New Commercial = 102,300 SF**
- New Residential = 221 Units
- New Community Use = 13,500 SF

* Some existing commercial is vacant

** Assumes 25,000 - 35,000 SF Office

■ Public Streets

▨ Private Streets/
Drives

■ Mixed Use Path