

# CONCEPT 1:

## Campus Main Street

- 1<sup>ST</sup> Avenue functions as a pedestrian spine with active uses at ground level
- UMR Building 1 located as a gateway building on the corner of 6<sup>th</sup> Street and 1<sup>st</sup> Avenue
- Potential UMR growth could be accommodated in UMR Building 2 location (owned by UMN) with potential partnering for a Bio Biz Incubator (land acquisition required)
- Structured parking accommodates YMCA and UMR parking needs
- Strategic partnership building site (potential housing and dining) located near Zumbro River
- Y facility renovation and rebuilding of natatorium zone; rec fields are adjacent
- Open spaces located throughout education district





# CONCEPT 2:

## 1<sup>st</sup> Avenue Park Connector

- New Linear park links 1<sup>st</sup> Avenue to education district to a new civic-scale “great lawn” park space
- UMR Building 1 located as a gateway building on the corner of 6<sup>th</sup> Street and Broadway
- Potential UMR growth could be accommodated in UMR Building 2 location with shared programmatic needs with strategic partnerships (land acquisition required)
- Y rebuilt along 6<sup>th</sup> Street
- Off-site parking solution
- Strategic partnership (potential housing and dining) located near Zumbro River
- 7<sup>th</sup> Street becomes a shared pedestrian-service corridor for the campus





# CONCEPT 3:

## Campus Green and 1<sup>ST</sup> Avenue Promenade

- 1<sup>ST</sup> Avenue becomes a pedestrian spine
- UMR Building 1 located as a gateway building on the corner of 6<sup>th</sup> Street and Broadway/1<sup>st</sup> Avenue
- Potential UMR growth could be accommodated in UMR Building 2 location
- Strategic partnership site located adjacent to the parking garage which accommodates YMCA and UMR needs
- Y facility stays in the existing location
- 7<sup>th</sup> Street extends as a closable service and access route to Broadway
- A series of green spaces connect from 1<sup>st</sup> Avenue to Soldiers Memorial Field

