

2. Context

2.1. Site Context

The site is located in East Norwich, on the edge of Trowse, bordering the Norfolk Broads. It straddles three districts: Norwich, South Norfolk and Broadland.

It comprises two parcels of land: the Deal Ground and the former May Gurney site. The site is a total of 11.36 ha, of which 1.90 ha lies within South Norfolk.

The site is bordered by rivers to the North and East of the Deal Ground and to the North, East and West of the May Gurney site.

To the immediate east of the Deal ground site lies a County Wildlife Site.

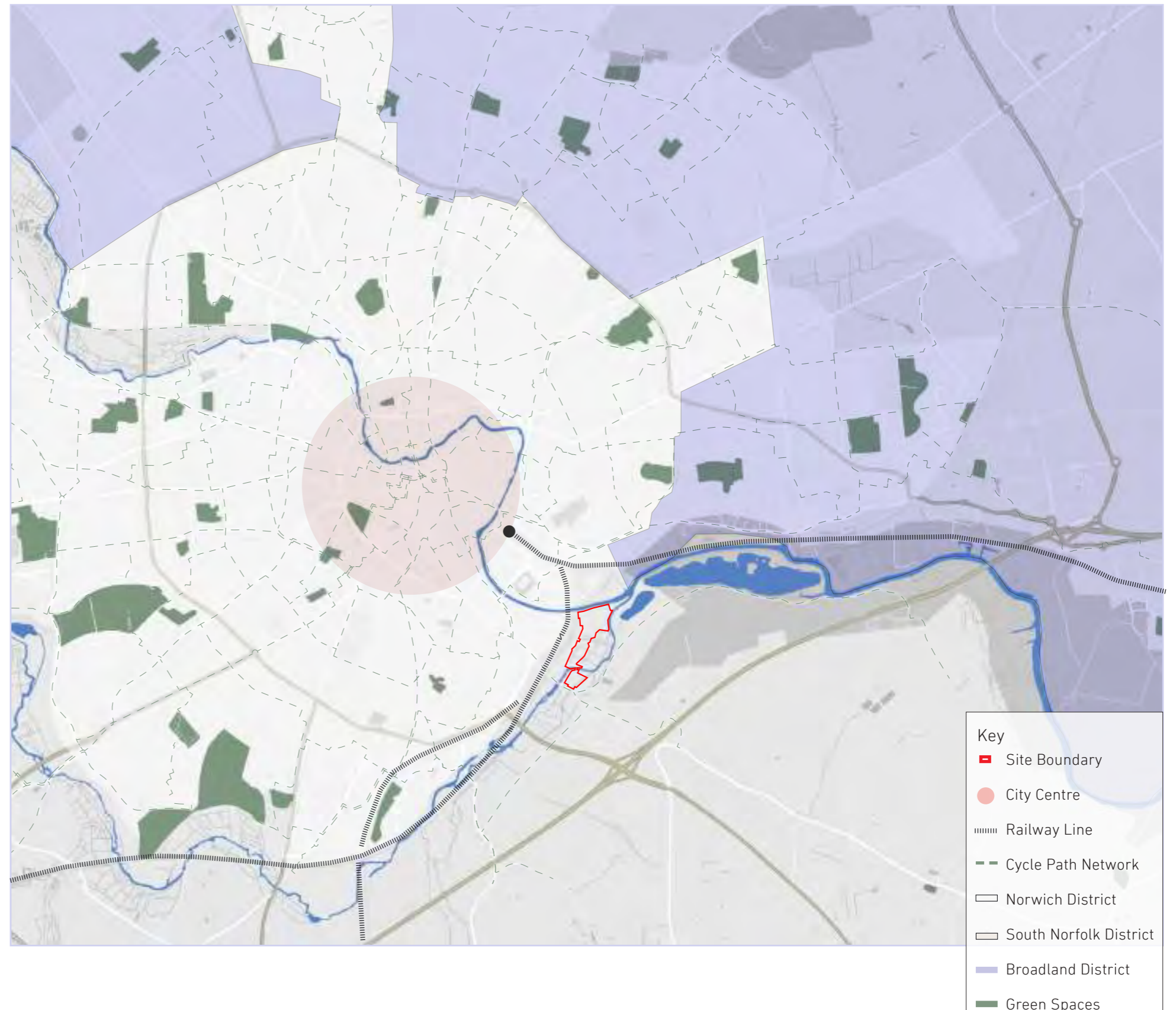
To the north east of the May Gurney site is an area of land, with a lapsed planning consent for a 4 storey office building. To the south west of the site lies the 1898 cottages and former Post Office. This is within the site boundary but was removed from the outline proposal and does

not comprise part of the 2013 consent.

The site lies within a mile of the City Centre and is 1km from Norwich Railway Station.

Whitlingham Country Park, which is located to the east and north east of the site, offers a range of activities including sailing, windsurfing, kayaking, rafting and canoeing. An artificial ski slope is also located due east of the site.

Cycle routes are currently available along the A1054 and the A1242 as well as along Bracondale into the centre of Trowse.



Local Character

Area Types

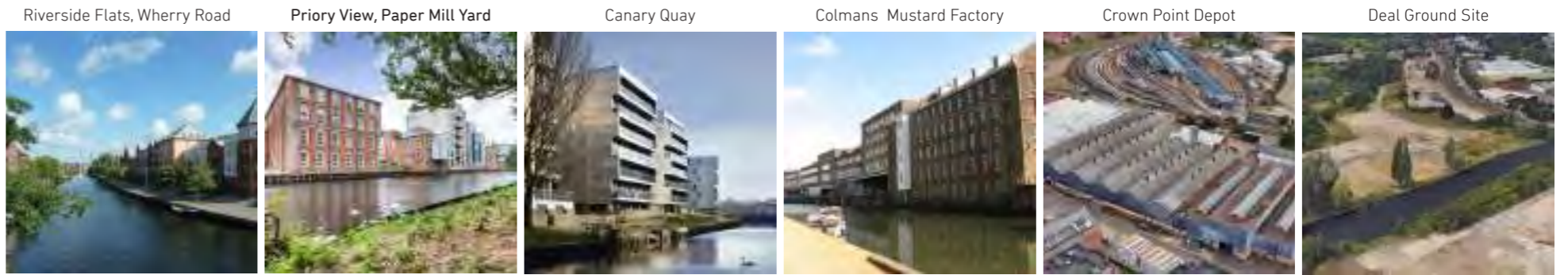
The Deal Ground site lies at the centre of four distinct areas, each with their own specific character. To the north the site is bordered by the Wensum River, the east by the banks of the Yare and Whitlingham, the south by the historic village of Trowse and the west by the industrial monuments of Norwich's past which sit alongside more contemporary sites of heavy industry.

The Wensum River abuts the site's northern fringe. This edge of the site connects it to the industrial warehouses of Norwich's past in addition to a variety of new developments along the river's edge. Several of the warehouses situated along the Wensum's south bank once formed the cornerstone of the Colman's Mustard production line, which began operating in Norwich in 1854 and continued all the way through to 2020. The river itself is maintained with sheet pilings

adjacent to the site, which is characteristic throughout the city centre.

To the east, the site is bordered by the Yare and The Whitlingham Estate. The banks of the Yare are overhung by mature trees and retains a more naturalistic quality than the Wensum River edge. The Whitlingham Estate itself connects the site with a large publicly accessible country park containing an array of natural assets such as the Whitlingham Great Broad and Thorpe Marshes.

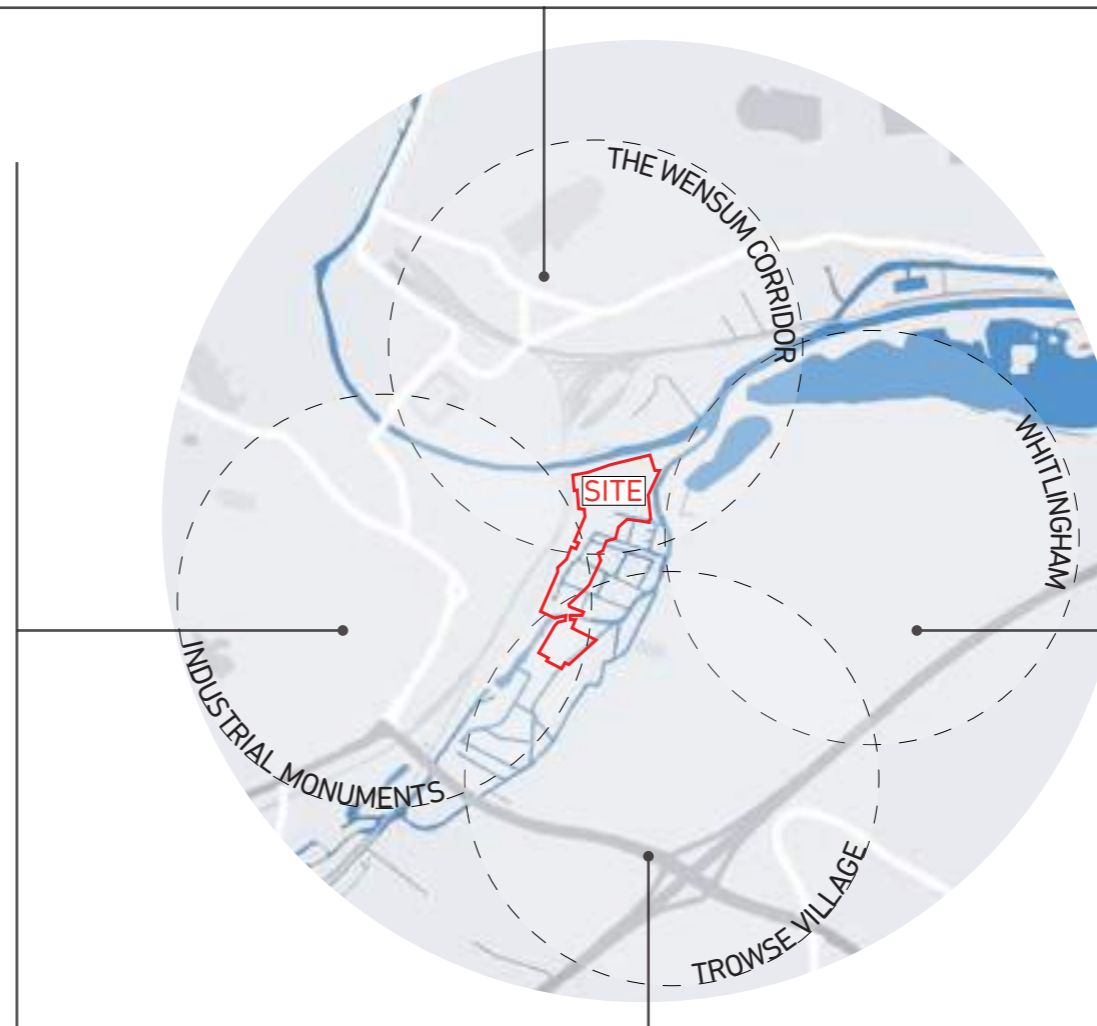
South and east of the site lies the village of Trowse which is replete with a variety of different house types defined by traditional gable roofs and red brick façades.



Trowse Pumping Station



Middle: Trowse Asphalt Plant
Bottom: Trowse Forge and Granary



Whitlingham Broads



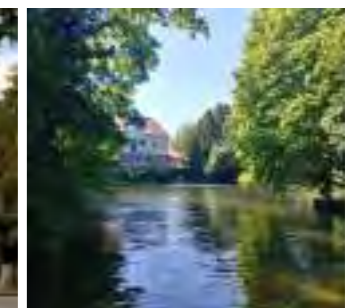
Whitlingham Hall



Mill View Cottages



St. Andrews Church



Trowse Millgate Pond

2.2. Local Vernacular

Trowse

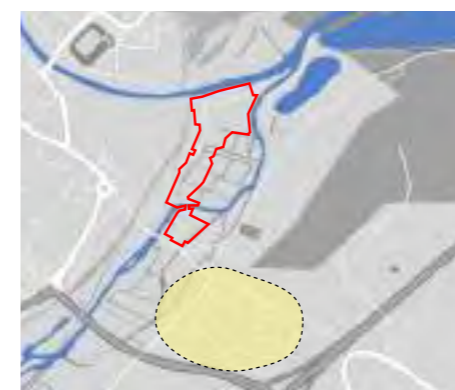
The area known as Trowse comprises two parts. Trowse Millgate, which is associated with the infrastructure of the historic mill and pumping station; and Trowse Newton, a model village shaped by the requirements of the Colman Mustard industry.

Trowse Newton owes much of its contemporary character to the intervention of the Colman family in the late 19th century. Before the family acquired the village it was colloquially known as the 'slums of Trowse' and was primarily inhabited by those of *'ill repute who had been expelled from Norwich'*. source: (Trowse with Newton Conservation Area Appraisal 2012).

Once they had bought it, the Colman family set about transforming it into a model village as part of their mission to improve the welfare of their workers. There are a notable lack of timber-framed buildings within Trowse, most

probably as a direct result of the slum clearances that occurred there in the late 19th century.

Most of the roof construction within Trowse utilises red clay pantiles although some slate roofs exist, as well as one surviving thatched roof. All buildings completed as part of the Colman regeneration effort are built using local red brick, which now forms the primary visual characteristic of the village. One visual idiosyncrasy of Trowse, a direct throwback to the Colman era, is the persistence of painted timber signs marking out the names of different streets.



Location and built character of Trowse Newton

2.3. The River Wensum

The River Wensum

The Wensum River Edge (fig.1) contains a variety of different architectural typologies which can be seen on the approach to the Deal Ground site from the centre of Norwich. Travelling east from the Lady Julian Bridge the banks of the river are predominantly defined by residential blocks which conform to a traditional red brick gable roof design. Interspersed amongst these more traditional blocks are several new multi-storey residential developments without a discernible consistency in style.

Further east towards the Deal Ground site at the edge of the city, the character of the riverbank becomes increasingly industrial. What was once the Colman's Mustard factory complex dominates the rivers southern bank, consisting of a number of warehouse buildings, paper and mustard mills as well as some more

contemporary warehouse infrastructure. This warehouse complex features a mixture of flat and pitched roofs which intertwine and overlap creating a number of unexpected junctions.

Each individual warehouse seems to have a well-defined internal logic for window size and distribution.

Opposite the Deal Ground site itself the landscape of the northern riverbank is entirely defined by the requirements of the railway and industry. Laurence Scott Ltd, the electric motor manufacture operates out of Gothic Works, a sprawling factory which has been in almost constant use since around 1883. This factory, which lies to the north-east of Deal Ground is defined by a variety of pitched and sawtooth roofs.



Industrial warehouses north of river



Colman Factory from riverfront



Recent residential development north of river



Proximity of highlighted area to site



Fig.1 Built character of The Wensum River Edge on the approach to site

2.4. The Warehouses

Warehouse Articulation

Built form analysis of the Wensum River Edge provides context for the design. The warehouses of the old Colman's complex provide us with a historical precedent for Norwich's waterfront architecture, parts of which can be integrated into the proposal.

The building pictured opposite sits at the western fringe of the Colman's site. The base of the building is characterised by a protruding awning which wraps around the north-eastern and north-western corners. Most notable however, is the relationship and hierarchy of different roof types. Here pitched and flat roofs (as highlighted) coexist adjacent to one another giving a unique profile to the roofline, creating depth, and drawing the eye to certain junctions.

In terms of fenestration, this building condenses the logic of the other warehouses. Each discrete façade has its own internal rule for window size and distribution; however, this rule varies dramatically between façades, some of which are immediately adjacent. This variation between façades, gives the wider building a certain rhythm creating visual points of interest and preventing the river frontage from feeling monumental.

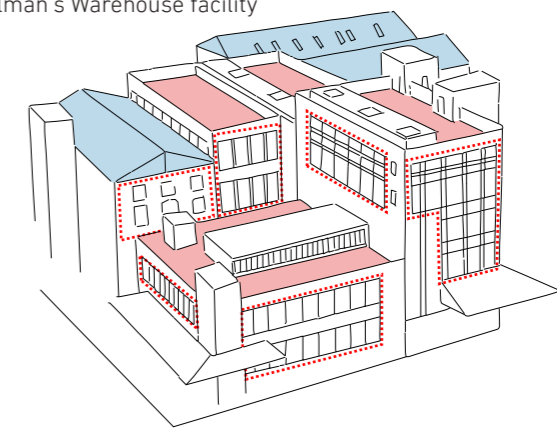
The articulation of the building's setbacks and protruding elements such as the awning, punctuate the riverside façade. This creates discrete moments of interest.



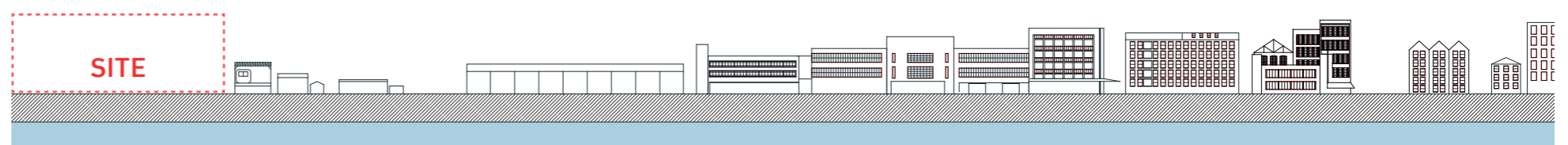
Composition of buildings and projections



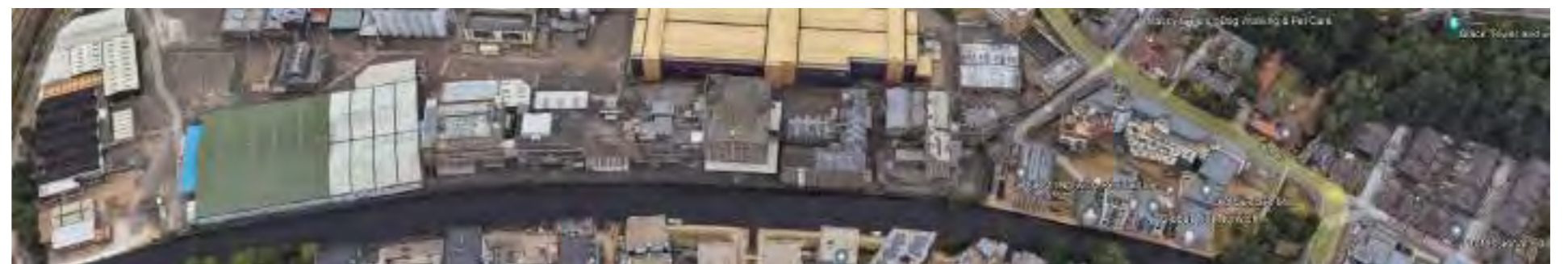
Location of Colman's Warehouse facility



Stepped hierarchy of levels



Varied window heights and sizes providing rhythm



Flat roofs for larger warehouses, hipped roofs on lower buildings

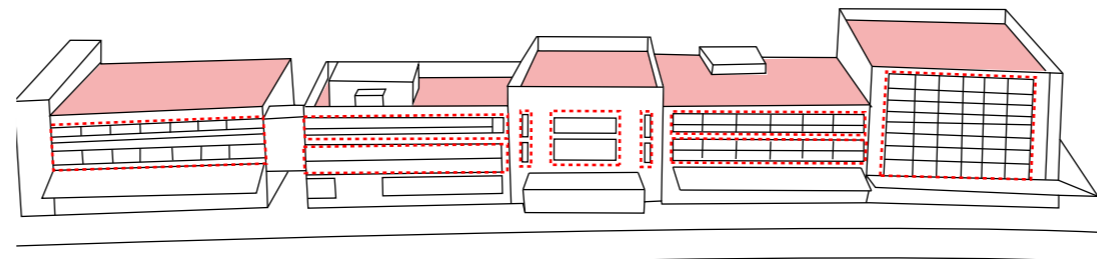
Warehouse Articulation

The images opposite assess the scale of the built form and variation in massing. Variation in the regularity and rhythm of the different building's fenestration is interpreted when viewed as a long façade. Whilst the materiality of each of the individual building remains constant, this variation in fenestration combined with the articulation of setbacks and protrusions gives each block a unique character providing some relief from the extent of the facade. The roofline of this assemblage provides some articulation

through the variety of different building heights.



Composition of buildings and projections



Regular windows, different between blocks, creates articulation



Clear vertical and horizontal lines



Stepped forms, eaves onto river



Multiple hipped roofs, gables onto river



2.5. Landscape Character

The Deal Ground site is located in a transitional space between the urban city centre and the rural landscapes of the Norfolk Broads. The South Norfolk Landscape Character Assessment (LUC 2001) identifies this as 'Valley Urban Fringe', a wide flat floodplain along the River Yare and strongly influenced by the city of Norwich with the southern bypass as its boundary.

North of Deal Ground, where the site is bordered by the banks of The Wensum River, the landscape has a distinctive 'edgeland' quality containing hallmarks of both the urban and rural. Here, the Wensum River is managed and constrained by sheet piling. To the north of the river the character is dominated by the requirements of the railway network and heavy industry, comprised of a mixture of warehouses and goods yards.

To the east, where the Deal Ground is bordered by the Yare River, the landscape

retains a naturalistic quality and as such is protected by a County Wildlife Site (CWS) designation. The Great Broad and Little Broad of Whitlingham sand and gravel workings beyond the meeting of River Yare and Wensum, the Country Park provides valuable recreational space with a variety of sports facilities in a parkland setting. This area is designated as a Local Nature Reserve (LNR) providing a large variety of habitats to a range of local flora and fauna.

To the south of Deal Ground the former May Gurney site sits between the two arms of the River Yare. This area is accessed from Bracondale, leading to the village of Trowse.

An area of flood meadow named Trowse Meadow lies to the southeast off Whitlingham Lane.



2.6. Cultural Heritage

Norwich grew up on the banks of the River Wensum, from 410 AD. Following the completion of the railway between Norwich and London in 1845, new industry was established, including the well known Colman's Mustard factory.

transformed Trowse into a "model village" as a part of a miniature "cradle to grave" welfare state. At Trowse the Colmans built terraced houses for their workers and semi-detached ones for their foremen.

Source: Outline Application DAS

Trowse is a village on the outskirts of Norwich. Trowse is known for the Trowse Watermill, on the River Yare. Trowse Watermill, lies to the south west of the sites, it is reported to be one of the larger mills in the county. The mill creates a 35m dam across the River Yare, controlling flows downstream and used to power two water wheels. It also had two large chimneys for steam or diesel power.

The Colman family is largely responsible for Trowse as we know it today. During the late 19th century Trowse was a very poor village, nicknamed "the slums of Trowse", the village attracted people of ill repute, who had been expelled from Norwich. The Colmans



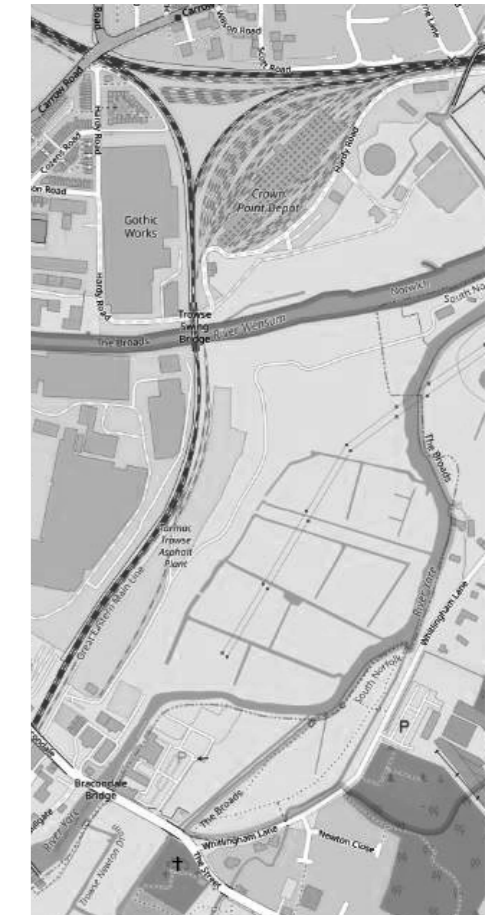
1890



1912



1947



2022



Carrow Works 1905, (Image courtesy of www.picture.norfolk.gov.uk)



Glass Plate Carrow Works, 1900 (Image courtesy of Unilever/BNPS)

2.7. Heritage Assets

The pumping station to the south-west of the Deal Ground site was built around 1869 by the Norwich Corporation possibly to designs drawn their in house engineer Alfred Morant. It was constructed in response to the polluted state of the Wensum and Yare rivers.

The pumping station, which is grade II listed, is unusually tall and constructed from red and black brick. The main building consists of three single storey gable ended wings which align north to south. The central building has a clock in the southern gable end which is dated back to 1909. The restrained Italiane style of the pumping station is a reflection of the high value placed on municipal infrastructure during that time.

The bottle kiln, situated in the centre of the Deal Ground's northern quarter is a grade II listed structure. Bottle kilns, so-called due to their curved walls, were primarily used

in the process of pottery firing and form an important part of the area's industrial heritage. Estimates suggest that less than 50 bottle kilns are still standing in the U.K today. The bottle kiln at Deal Ground was used for timber drying as part of the Colman's Mustard production process. The bottle kiln is constructed from red brick and rises to a height of 3m. Within the structure itself there are 4 circular vent openings and 3 rectangular vents.

Carrow Priory, now known as Carrow Abbey is a grade I listed building located to the west of the Deal Ground site. The building occupies the site of what was once a substantial monastic complex founded in 1146. The site was acquired by J.J. Colman for use as his personal library and was extended significantly between 1899 and 1909. The surviving buildings are constructed primarily out of brick and flint with a timber framed roof.



Trowse Pumping Station



Trowse Pumping Station



Deal Ground Bottle Kiln



Carrow Abbey

2.8. Ecology

Ecology

Ecological surveys were originally carried out in 2009-2012, and were updated in 2022-2023. The key findings are given below:

Designations

Carrow Abbey Marsh, a County Wildlife Site (CWS) is located within and to the east of the Deal Ground site, bordering the River Yare. This is a non-statutory designation, designated for its mosaic of tall fen and tall herb vegetation with young woodland and willow carr, and for the presence of Desmoulin's Whorl Snail *Vertigo moulinsiana* which is noted to occur in some of the fen ditches. The Broads Special Area of Conservation (SAC) is located circa 5km downstream of the site. The Broads National Park is adjacent to the northern and eastern boundary of the Deal Ground site.

Habitats

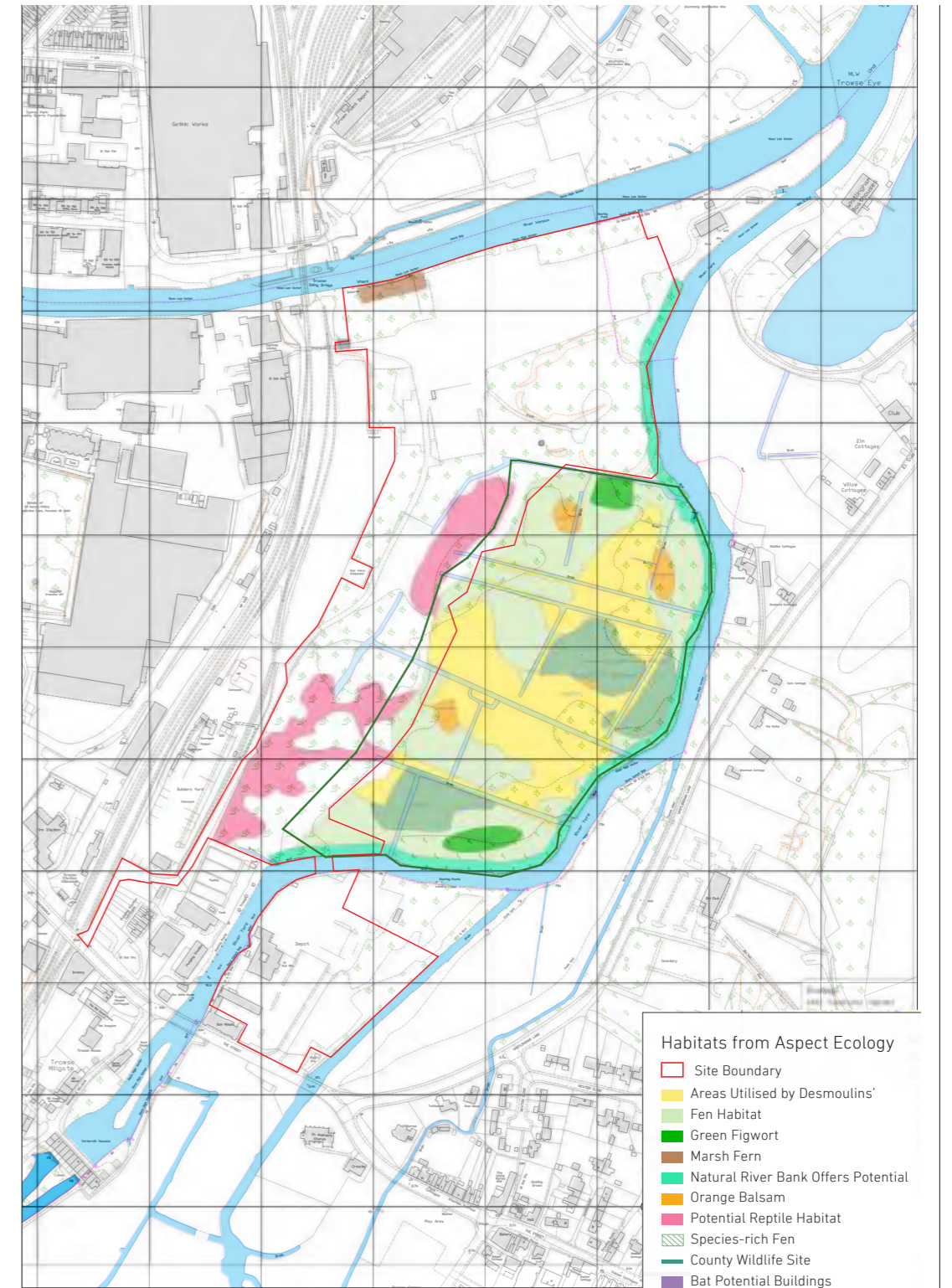
The main areas of ecological interest are within the CWS and adjacent areas, including fen and the adjacent River Wensum and River Yare. The fen habitat is in declining condition because of the absence of any recent management, and is slowly drying with colonisation of woodland and scrub. One plant species of conservation importance was recorded within the north-west of Deal Ground site, namely Marsh Fern (*Thelypteris palustris*), a Nationally Scarce species. Three invasive plant species present, namely Japanese Knotweed (*Reynoutria japonica*), Giant Hogweed (*Heracleum mantegazzianum*) and Himalayan Balsam (*Impatiens glandulifera*).



Aspect Ecology 2010-2012



Aspect Ecology 2022



Plan reproduced from Aspect Ecology GIS layers by SSA for clarity

Bats

A small number of trees and buildings present with bat roost potential (including possible evidence of a roost within one of these trees from survey work undertaken in 2010), whilst the River Yare and associated river corridor is likely to be of highest value to foraging and commuting bats.

Reptiles

Fen and grassland habitats suitable for Grass Snake (low population known to be present in 2009).

Birds

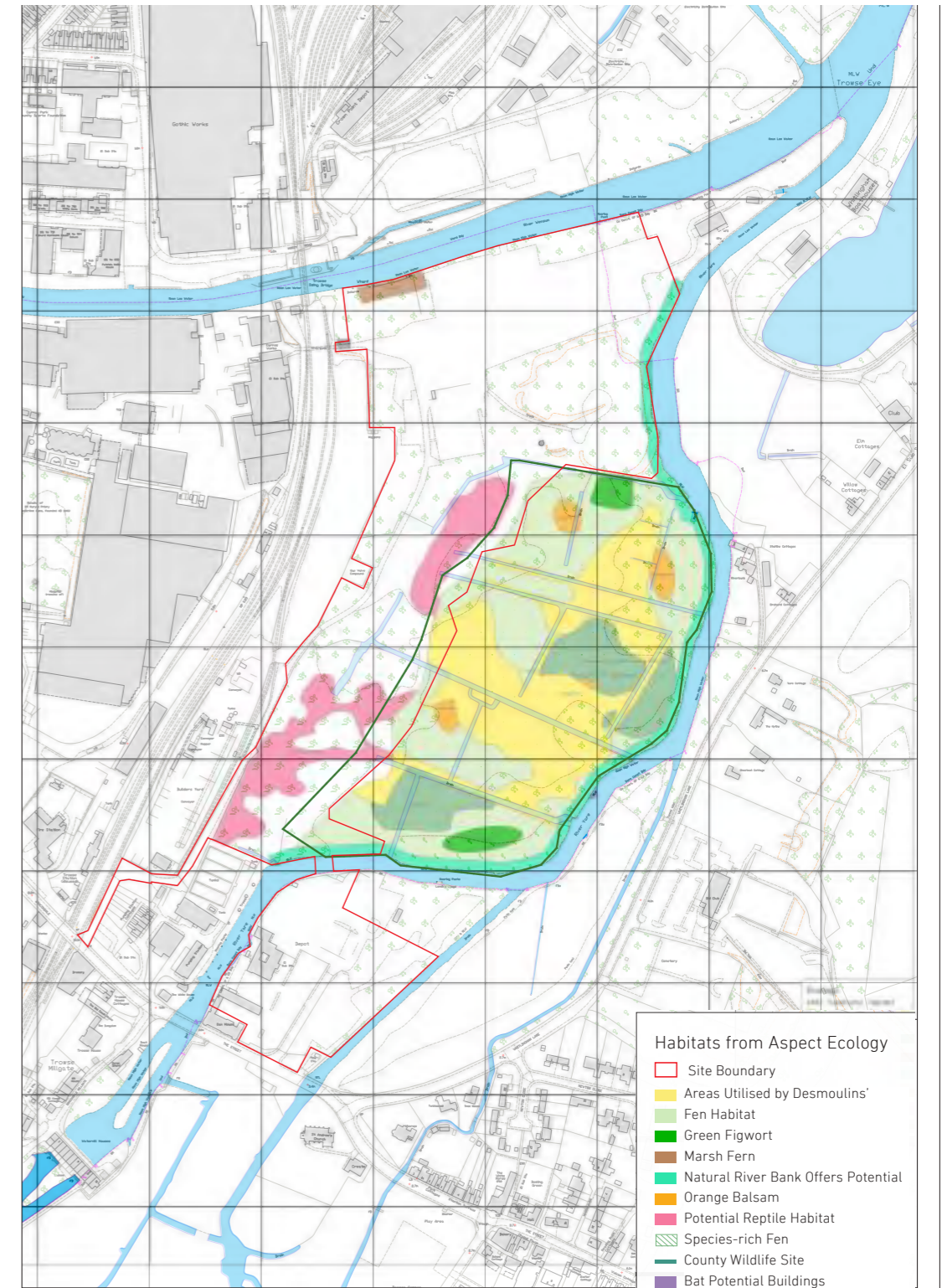
The CWS was previously recorded to support a good diversity of breeding birds, including the Schedule 1 species Cetti's Warbler and the RSPB red-listed species Grasshopper Warbler, Cuckoo, and Linnet. Elsewhere, the site itself is considered to be of only low-moderate value to birds.

Invertebrates

Updated survey work was undertaken in October 2022 for Desmoulin's Whorl Snail, to evaluate the current distribution of this species within the fen habitat. The species was recorded at 40 of the 78 samples taken, representing a high population (albeit of patchy distribution) of value at the county level.

Other Fauna

Potential for Otter and Water vole associated with River Yare. The Priority Species Harvest Mouse could be present within the fen habitat and Hedgehog could utilise the drier parts woodland and scrub habitats. Polecat has also been recorded in the local area and could use the drier woodland and scrub habitats.



Plan reproduced from Aspect Ecology GIS layers by SSA for clarity

2.9. Arboricultural

Tree Survey

Tree Survey carried out in February 2023.

The majority of the trees at Deal Ground and May Gurney can be classed as self-set trees with some planted mature specimens associated with designed elements of the Site at May Gurney and in the north of the site beside the River Wensum. The majority of the trees are within groups, with some individual trees present both within the site and along the River Wensum frontage.

Two Tree Preservation Orders (TPOs) found in association with the site:

- Area TPO as indicated opposite
- Area in pink protected under the Conservation area designation

Tree Survey Summary

- No CAT A trees
- No CAT B1 trees
- A number of CAT B2* and B3** trees.
- Some groups and wooded areas which are designated CAT B2 & B3*

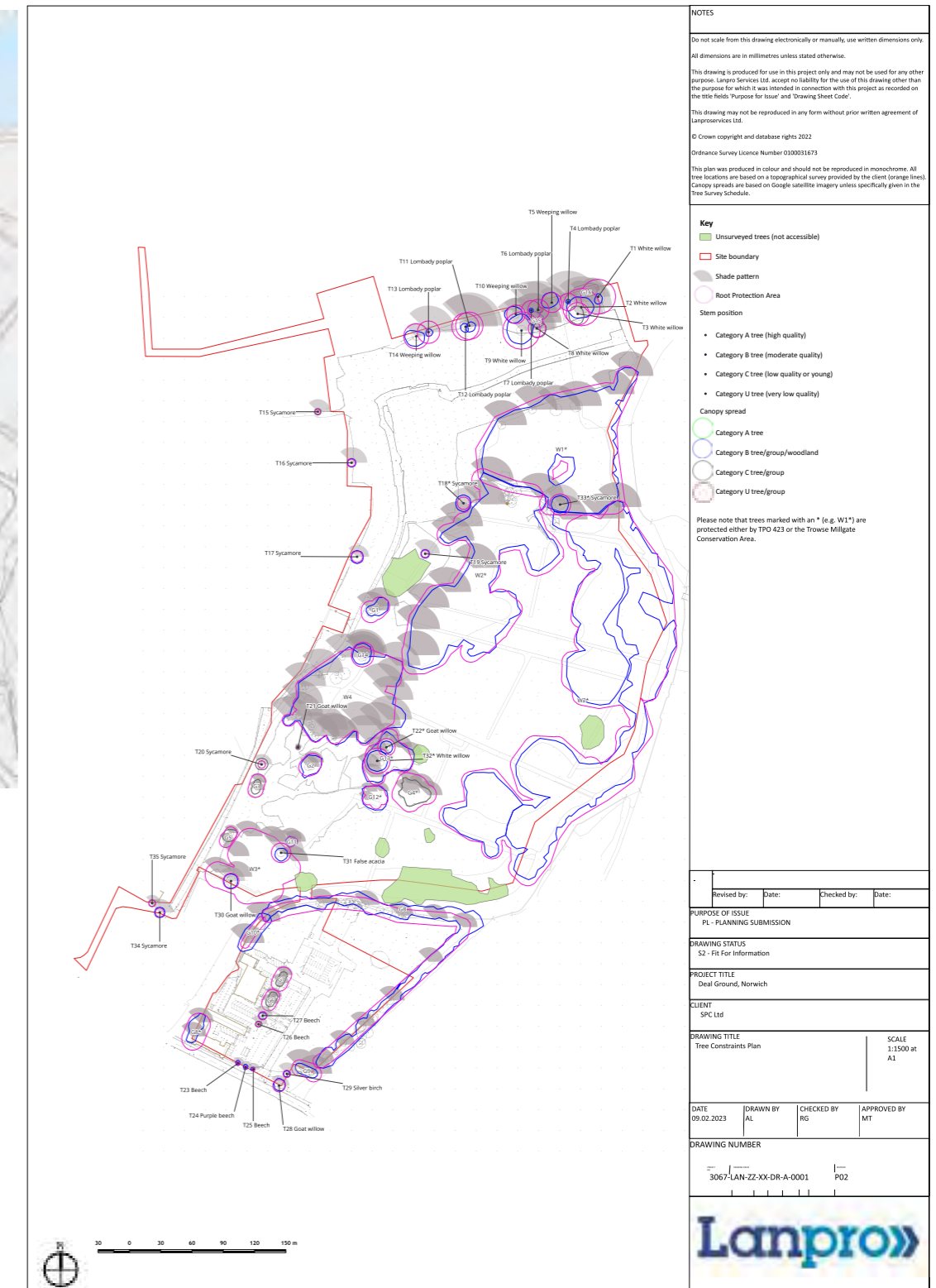
Scope to remove/replace elsewhere or compensate for loss.

*CAT 2 indicates that the trees or groups provide landscape character rather than arboricultural merit

**CAT 3 indicates that the trees have a cultural value / conservation - due to potential habitat.



Plan showing TPO areas



Tree Survey 2023- Lanpro Services

2.10. Policy

Planning

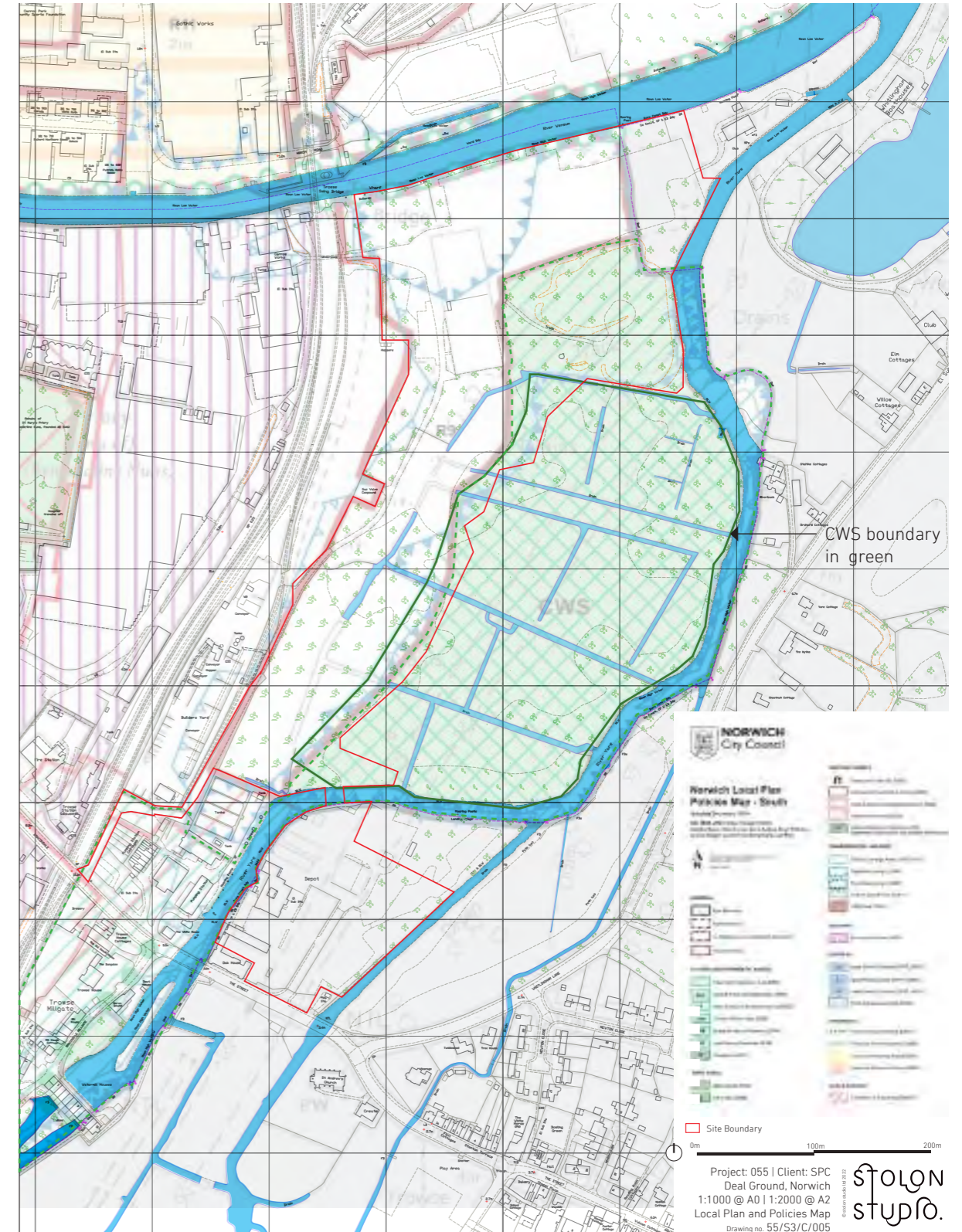
The plans opposite show the planning NCC policy map from the outline application stage and the current NCC planning policy map.

This shows that the policy is largely unchanged. The relevant policies are:

- County Wildlife Site (CWS)
- Site Boundary (DM6)
- Yare Valley Character area (DM6)
- Open Space (DM8)



Policy Map 2012



Local Plan 2014 (current)

2.11. Flood Risk

The site is located adjacent to the Wensum and Yare rivers.

Sources of flooding

Parts of the site are susceptible to fluvial (river) flooding. The Flood Map for Planning (opposite) shows the site is located in Flood Zones 1, 2 and 3, with the majority in Flood Zones 1 and 2.

The site is at limited risk of pluvial (surface water) flooding, with the Gov website indicated isolated areas at risk. The site is considered to be at risk from groundwater flooding and groundwater was found 1m below ground level. The groundwater is linked to the river levels, which means that groundwater flooding can occur when river level rises, without the river overtopping its banks.

Due to the hydraulic link between river levels and groundwater ensuring finished floor levels are above flood levels is critical to preventing flooding.

Historic Flooding

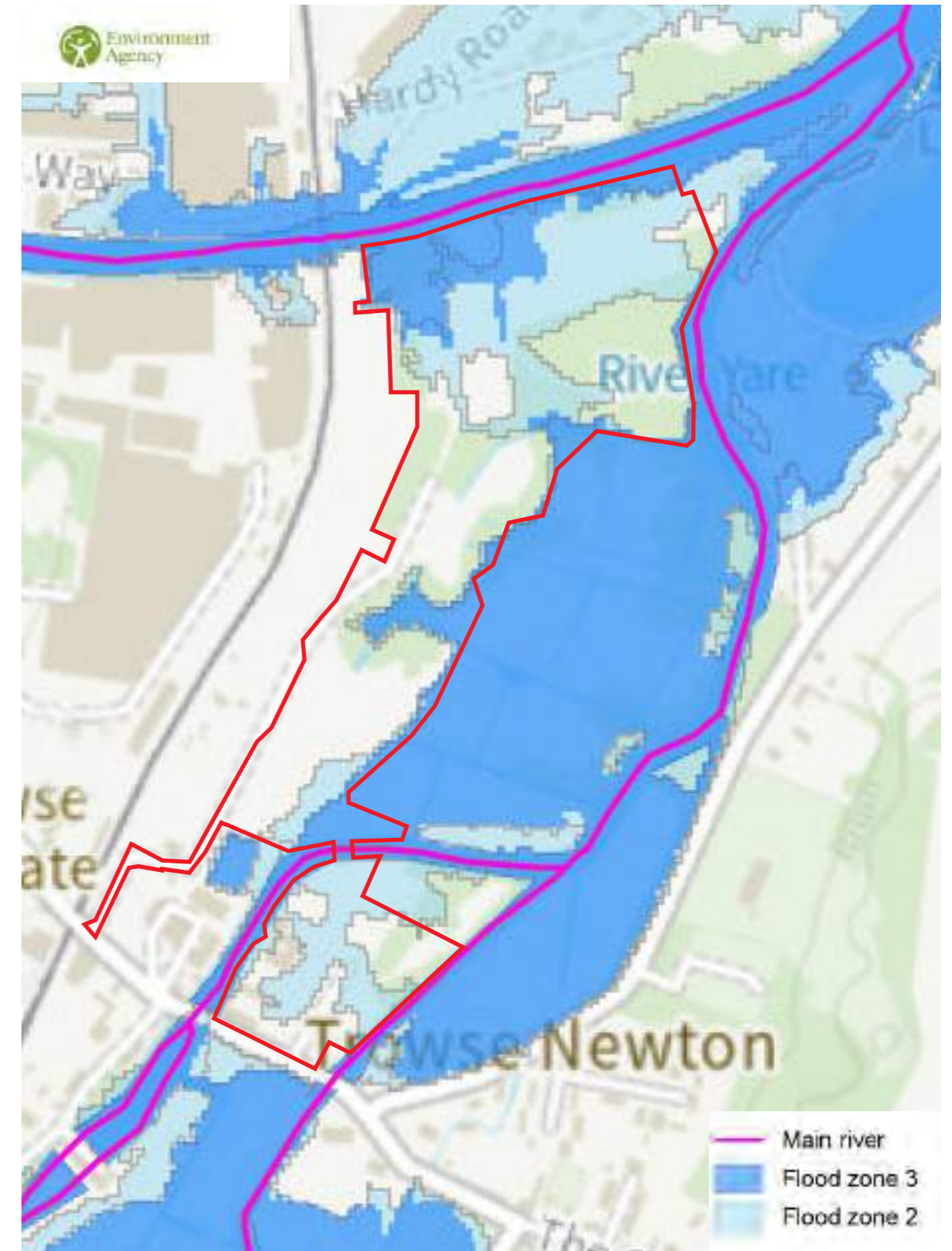
The largest flood in recorded history was in 1912. This was considered to be a 1 in 3000 year flood.*

More detailed information on the risk of flooding, including historic events as well as the mitigation measures is provided in the Flood Risk Assessment by JBA Consulting.

* From FRA - Jacobs (2017) Hydraulic Modelling Report



Flood Map for Planning, source EA via JBA FRA



Flood Map for Planning, source the Environment Agency Flood Product 4.

2.12. Flood Levels

Flood Levels

The rivers are tidally influenced and this affects the flood levels. This has been taken into consideration. The flood levels and extents have changed since the outline consent as below and as set out in the table opposite:

- Functional flood plain guidance changed from 1 in 20 (5% AEP) to 1 in 30 (3.3%)
- Today's 1 in 100 (1% AEP) + Climate Change (CC) is approximately the same as 2012
- 1 in 1000 (0.1% AEP) has reduced by almost 1m

Finished Floor Levels

Policy guidances states that Finished Floor Levels (FFL) of vulnerable developments should be at least 0.3m above the 1:100+CC flood level. The highest 1:100+CC flood level on the site is 2.09m. Based on this FFLs should be a min 2.39m AOD.

The Environment Agency previously required flood resilient construction be used

up to the 0.1% (1 in 1000 year) annual probability flood level including climate change.

The highest 1:1000+CC flood level on the whole site is shown as 2.61m. Therefore it is proposed to raise the ground level above this level where practicable and to set the FFL for all habitable spaces above this level. This would mitigate the need for flood resilient construction above the FFL.

Where FFLs are above 2.69m AOD, this would achieve a 600mm freeboard above the 1:100+CC flood level.

Therefore where possible development should be located on ground higher than 2.69m AOD or buildings raised above this level on resilient piers. Where this is not practical FFLs should be set above 2.39m.

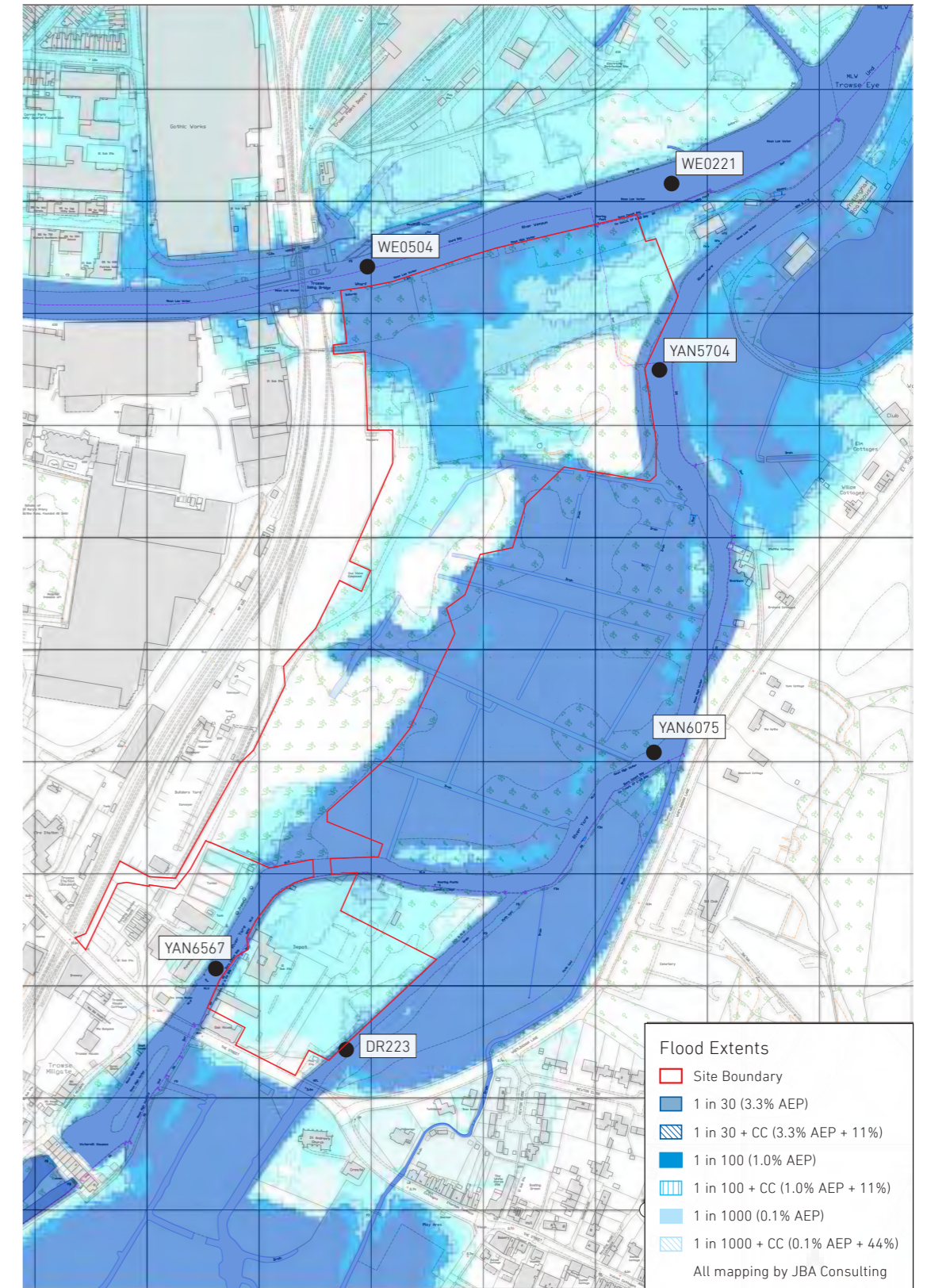
Flood Zone / Return Period	2012	2022	Future (+CC)
FZ3b* - South and Middle	1.36m	1.68m	TBC
FZ3b* - North of Site	1.24m	1.55m	TBC
1% AEP (1:100)	1.85m	1.78m	2.09m
0.1% AEP (1:1000)	3.09m	2.11m	2.61m

Highest flood levels on the site (source EA & JBA)

FM Node	Baseline 1.0% AEP CC
WE0504	2.05m
WE0221	2.03m
YAN6567	2.09m
YAN6075	2.06m
YAN5704	2.03m
DR223	2.08m

Flood levels indicated during a 1:100 + climate change flood event (source JBA)

* Note: Prior to 2021 FZ3b was defined by 5% AEP (1:20). Since Sept 2022 this has changed to 3.3% AEP (1:30). Therefore this is comparing 1:20 in 2012 with 1:30 in 2022.



Flood map (detailed site modelling produced by JBA Consulting)

2.13. ENSRA - Unit Mix

ENSRA - Supplementary Planning Document

Deal Ground / May Gurney are 2 of 4 sites within East Norwich Strategic Regeneration Area (ENSRA). The SPD indicates that these sites could support 1,258 homes, plus commercial. These sites are slightly differently drawn to the planning application boundary, and include the whole of the May Gurney Site as well as land within the Yacht Club, totalling approximately 10.5 hectares in total

- Deal Ground - 1100 units, 865 (79%) apartments, 235 (21%) houses
- May Gurney - 158 units, 69(44%) apartments, 89 (56%) houses

Zonal Use	NIA sqm	Percentage	Units
Carrow Works			
Residential Apartments	86,550	71%	1330
Residential Houses	35,649	29%	312
			1692
Deal Ground			
Residential Apartments	54,216	67%	864
Residential Houses	25,790	33%	234
			1099
May Gurney			
Residential Apartments	4,341	30%	69
Residential Houses	10,181	70%	89
			158
Utilities Site			
Residential Apartments	24,063	43%	353
Residential Houses	33,288	57%	291
			644
Grand Total	275,678	100%	3633

The mix based on unit numbers (not NIA) is: 934 (74%) flats, 324 (26%) houses*. This is also 74% 1-2 bed homes and 26% 3+bed homes.

The proposals indicate that buildings could be up to 12 storeys in height and the density of the Deal Ground would be in excess of 150 d/Ha and the May Gurney would be apx 60 d/ha.



Four sites of the East Norwich Strategic Regeneration Area (ENSRA)

2.14. Housing Need

The Greater Norwich 2021 housing demand study provides an assessment of the housing need in different parts of Norwich, including differences in market and affordable housing. Figure 53 and 54 (shown opposite) indicates the need for Norwich and South Norfolk. These have informed the proposals.

The Norwich Area*, indicates demand for 68% 3+ bed houses, 14% 1-2 bed houses and 18% flats. Demand for 3+ bed houses, is slightly higher in South Norfolk. While demand for flats and 1-2 bed houses is higher in Norwich.

Based on the OPC housing numbers 88% of the units are in Norwich and 12% of the units are in South Norfolk. Therefore the mix would be adjusted to:

- 59% 3+ bed houses
- 12% 1-2 bed houses
- 29% flats

The OPC had a mix of approx. 46% 1-2 bed flats and 54% 3+ bed houses and duplexes.

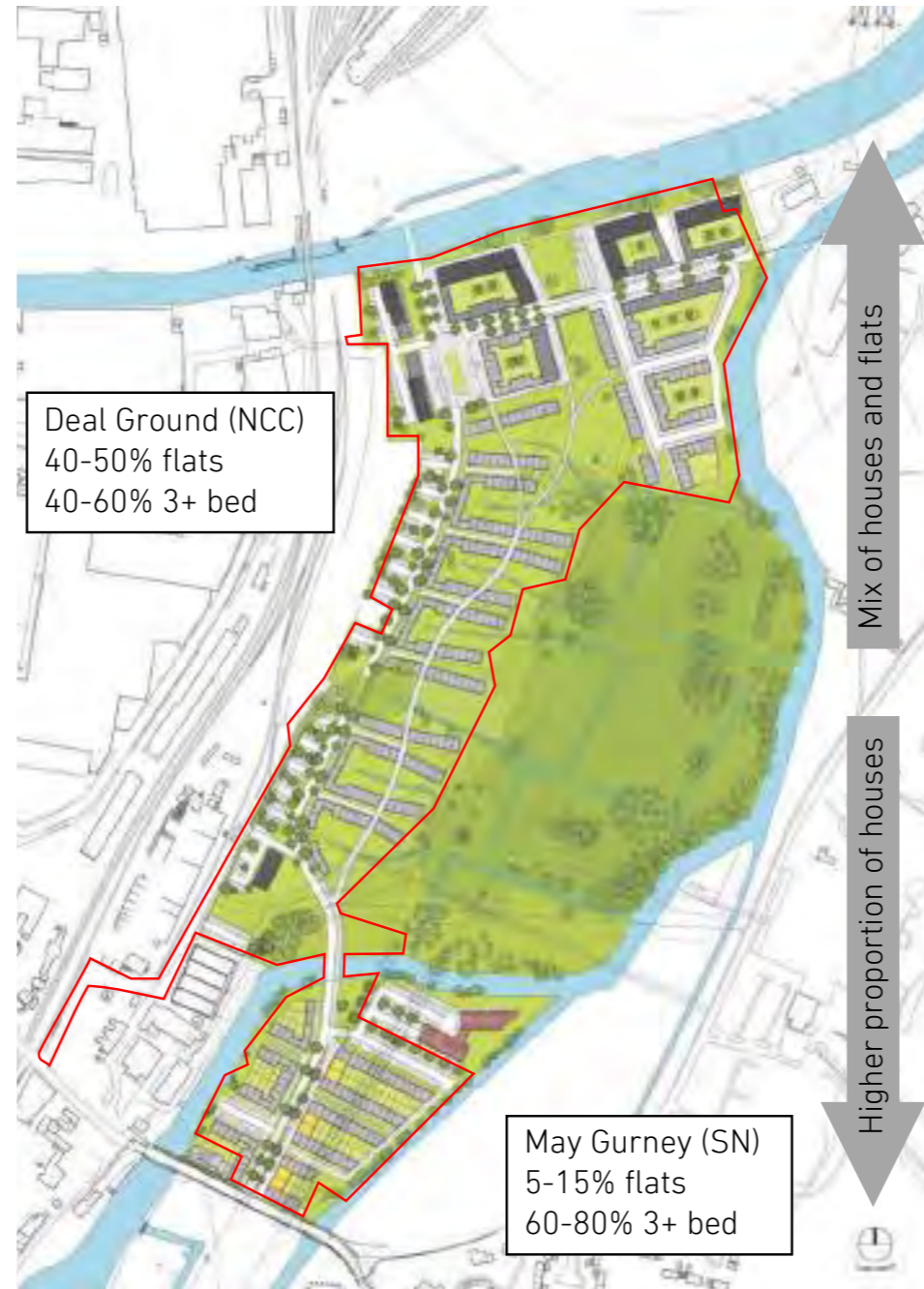
This equated to just over 300 1-2 bed units. House builders, that had expressed an interest in purchasing the site indicated a preference for houses.

The mix for the RMA has been developed to support the overall number of units but with an emphasis on unit sizes that suit local need, including family sized 3 bed duplexes and flats.

The Design Team set an overall strategy for the site to have a minimum of 50% houses and duplexes, with a guideline for unit sizes similar to the 2021 assessed housing demand, as follows:

- c.100 x 1 bedroom units
- c.200 x 2 bedroom units
- c.300 x 3 bedroom units
- c.60 x 4 bedroom units
- c.10 x 5 bedroom units

When applied to the site it is logical to locate the majority of the flats towards the north of the site where the new bridge will provide shorter distances to public transport



Outline Masterplan + overlaid housing approach

and the family homes towards the south. This also reflects the local area housing need.

* Mean average for Norwich + South



2.15. Parking Mix

A maximum of 640 parking spaces was agreed in the OPC. Within this proposal none of the parking was allocated and all parking was located within:

- dedicated but remote surface level car parks,
- on street (parallel) car parking,
- and parking courtyards within blocks of apartments

The maximum parking allowance set in the OPC means that it would not be possible to provide 1 parking space per home. Furthermore, there would also need to be a small number of spaces for visitors and the commercial units.

A parking ratio was applied to the units as follows:

- 1 parking space for every two flats
- 2-3 parking spaces for every three duplexes
- 1-2 parking spaces for every house (with 2 spaces for every 4+ bed house)
- 10% of overall parking to be allowed for visitors

The parking allowance is closely linked to the unit mix and therefore the accommodation schedule had to be constantly refined alongside the site specific design of each area the house types and mix, the design of flood alleviation, SuDS, landscape and ecology.

2.16. Constraints

There are a number of key constraints / challenges which have been taken into consideration with the design.

Planning

- The CWS (County Wildlife Site)
- Open Space Designation
- Site Areas

Flood

- Flood Zone 2
- Flood Zone 3
- Flood Defence Consent

Habitat

- Reptiles and snails
- Marsh Fern
- Trees

Infrastructure

- Gas (being removed)
- Underground power
- Rising Mains

Ecology

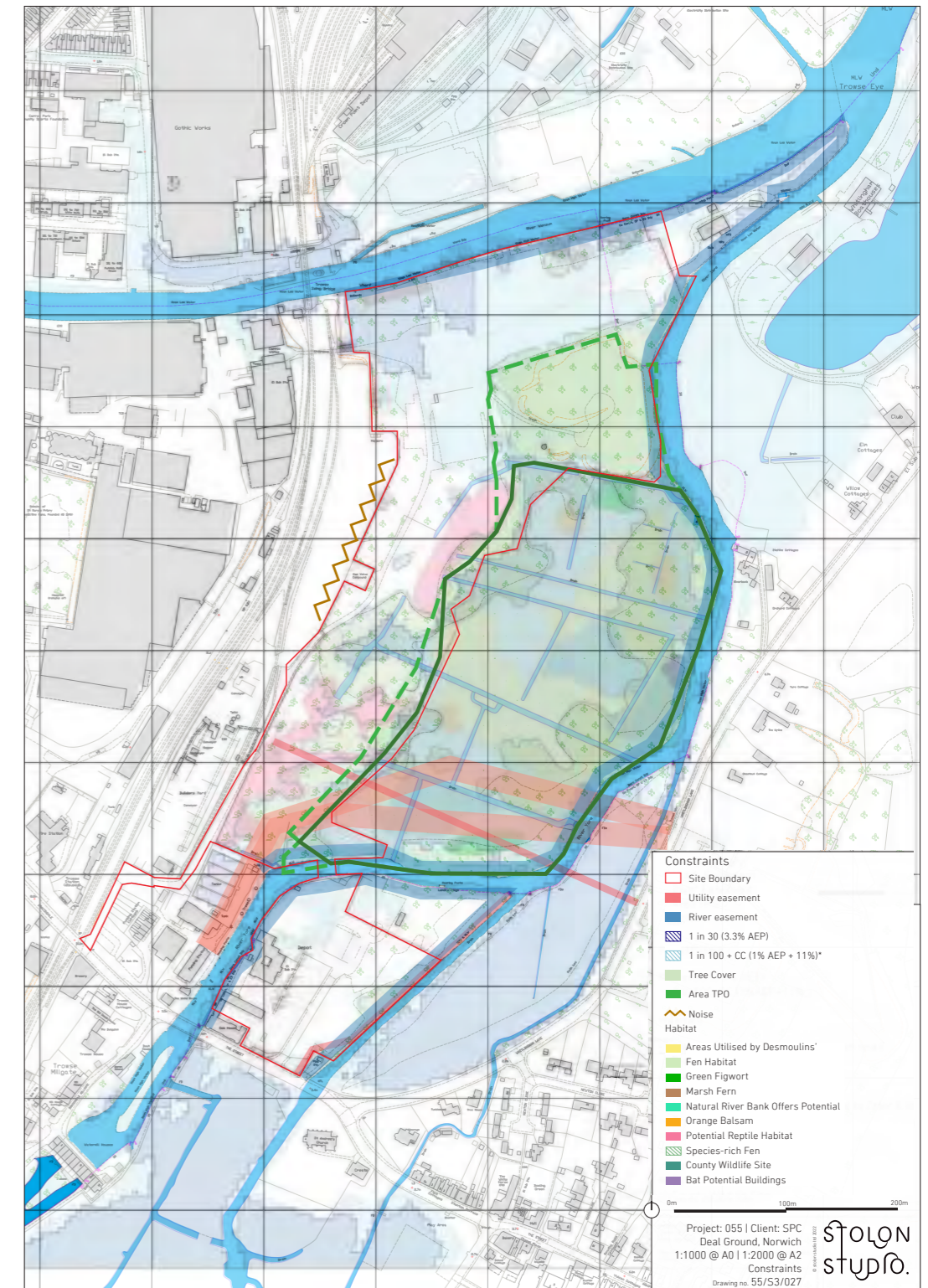
- Fen habitats and CWS
- River Yare corridor
- Desmoulin's Whorl Snail
- Buildings/trees with bat roost potential
- Grass Snake
- Birds

Heritage

- Grade 2 Listed Bottle Kiln
- Locally listed structures

Constraints

- Site Boundary
- Utility easement
- River easement
- 1 in 30 (3.3% AEP)
- 1 in 100 + CC (1% AEP + 11%)*
- Tree Cover
- Area TPO
- Noise
- Habitat
 - Areas Utilised by Desmoulin's
 - Fen Habitat
 - Green Figwort
 - Marsh Fern
 - Natural River Bank Offers Potential
 - Orange Balsam
 - Potential Reptile Habitat
 - Species-rich Fen
 - County Wildlife Site
 - Bat Potential Buildings



Constraints Plan

2.17. Opportunities

The concept is to integrate the built form with nature, water and place to create a unique development. The opportunities afforded by the scheme are as follows:

- New housing
- Enhancement of the cycle network through improved connectivity
- Future regeneration of the Utilities site
- Regeneration of East Norwich
- Gateway into the port of Norwich
- Sustainable landmark development
- Management and preservation of the County Wildlife Site (CWS)
- Improved access to the marsh for education
- Preservation of the listed Bottle Kiln
- Future regeneration of the former pump house buildings

Built Form and Gateways

Create a series of new neighbourhoods each with its own unique identity, where people live and play next door to nature

Connection to Nature

Create a landscape-led development, in which the conventional boundaries between dwellings and nature are blurred, forming a transitional urban area as a soft feathered edge to the City

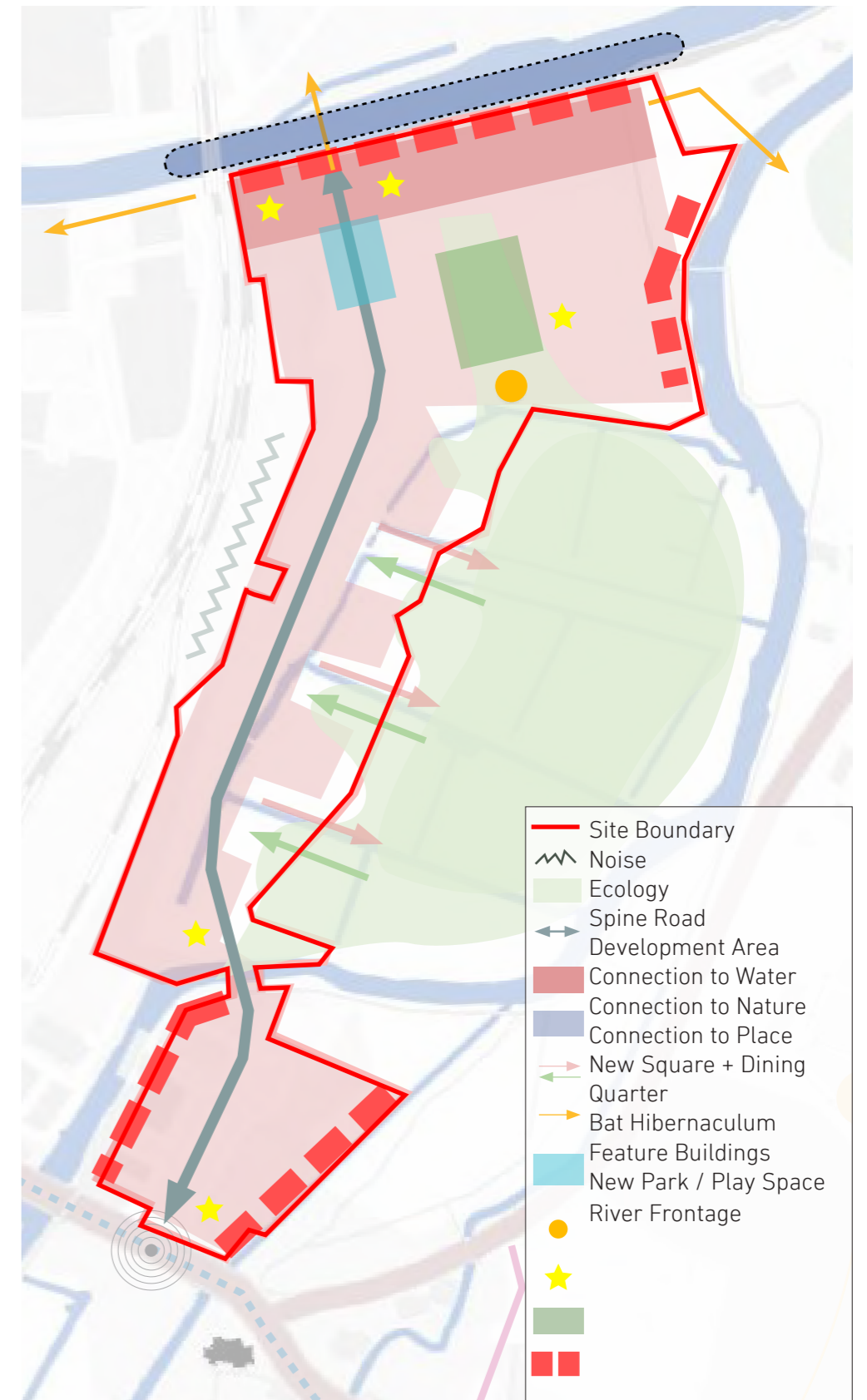
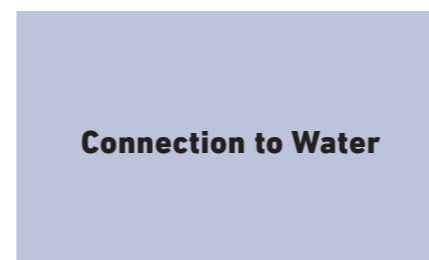
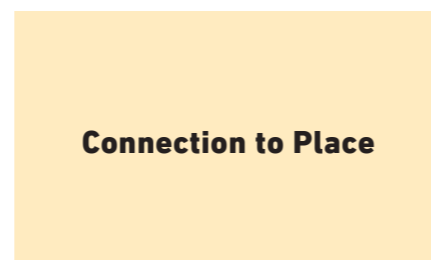
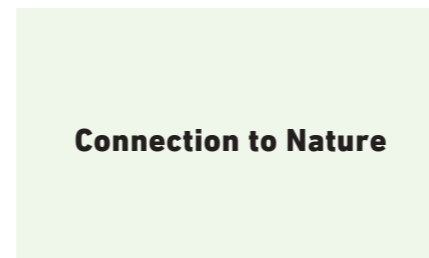
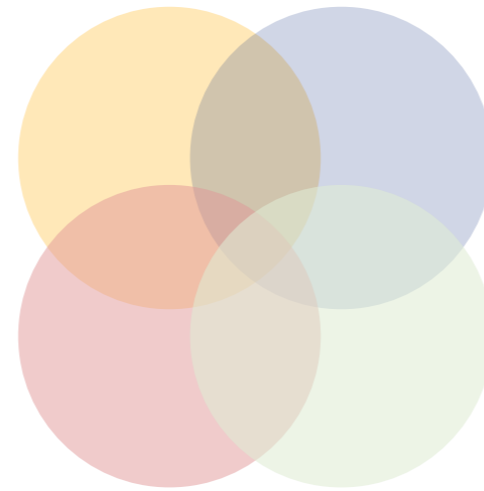
Connection to Place

Integrate the development with the surrounding locality, forming a network of connected spaces and new neighbourhoods

Connection to Water

Create access to water and articulate the use of water throughout the development as a tool for place-making

Extend the marsh between development to create a multi-functional landscape that can provide flood storage, ecological enhancement and semi-public space.



Opportunities Plan