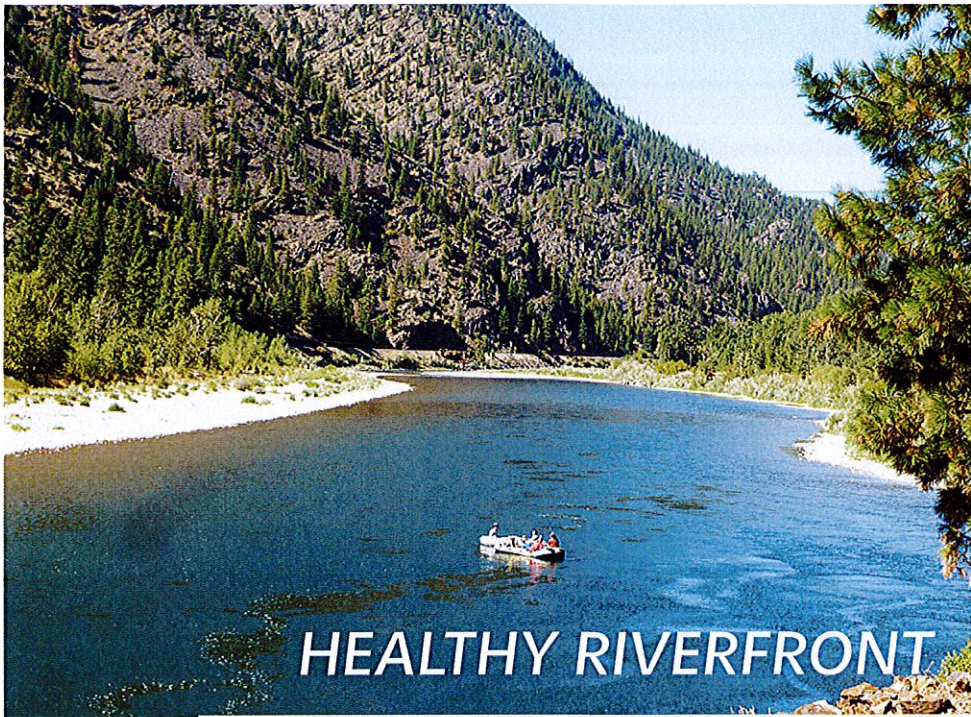




From Smurfit-Stone Mill
to Montana Jewel,
a vision of opportunity & regeneration.



HEALTHY RIVERFRONT



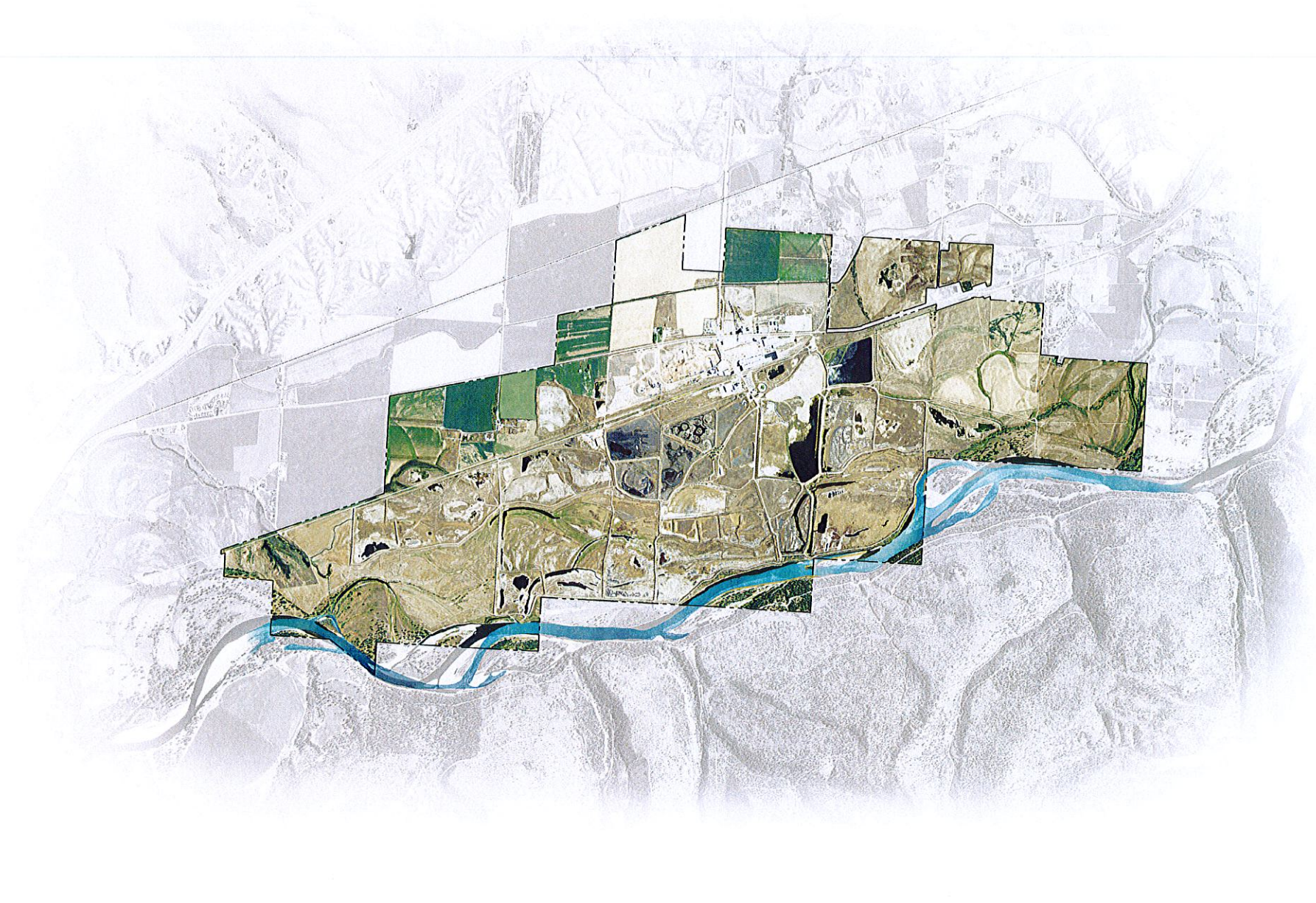
JOBS-DRIVEN



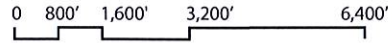
RESOURCE-BALANCED

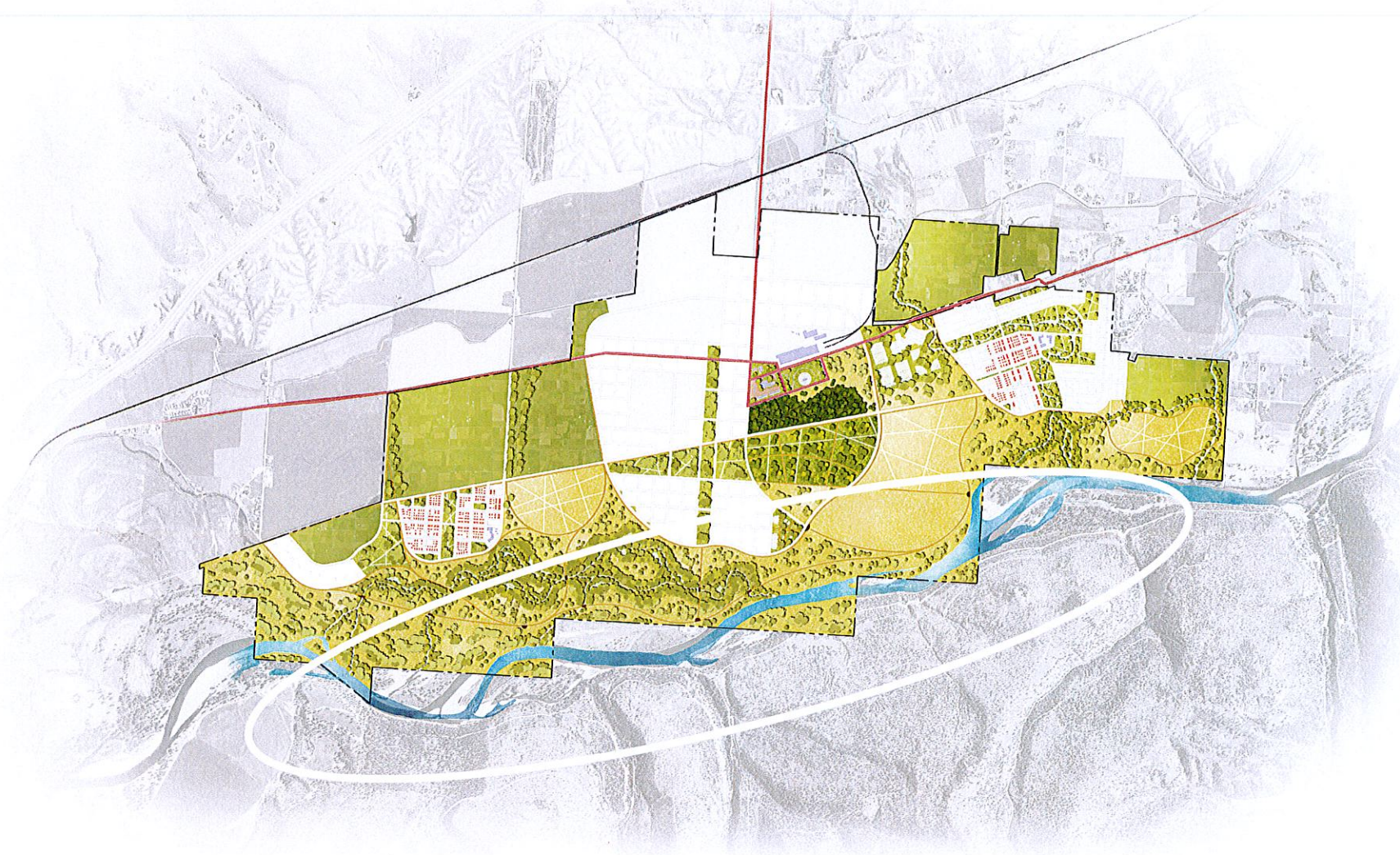


COMPLETE COMMUNITIES



NAIP Aerial Photo, 2013 with site boundary overlaid





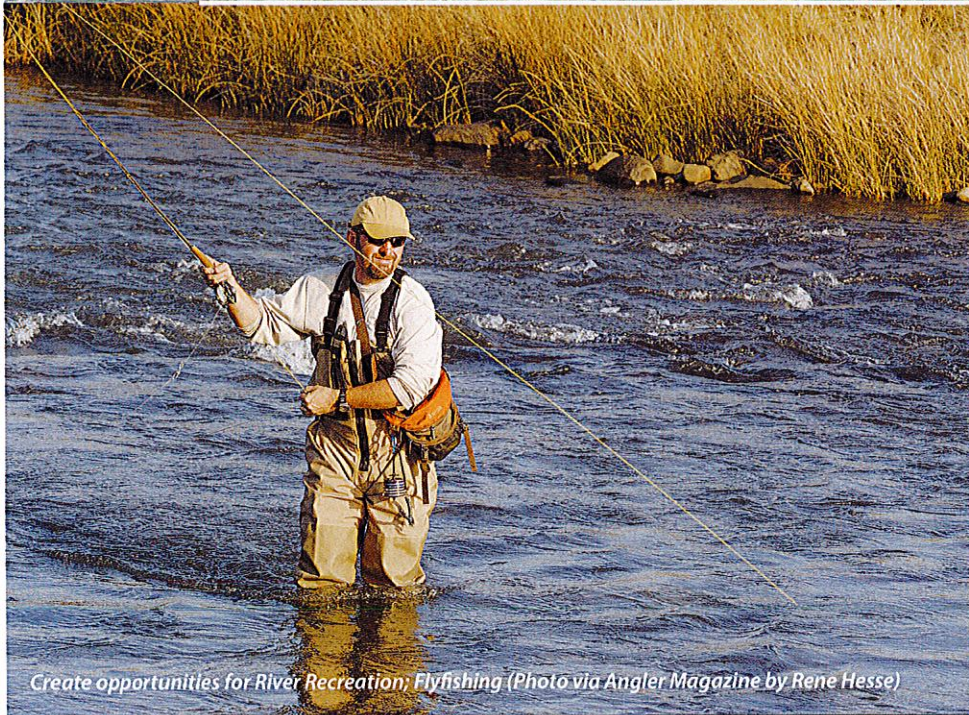
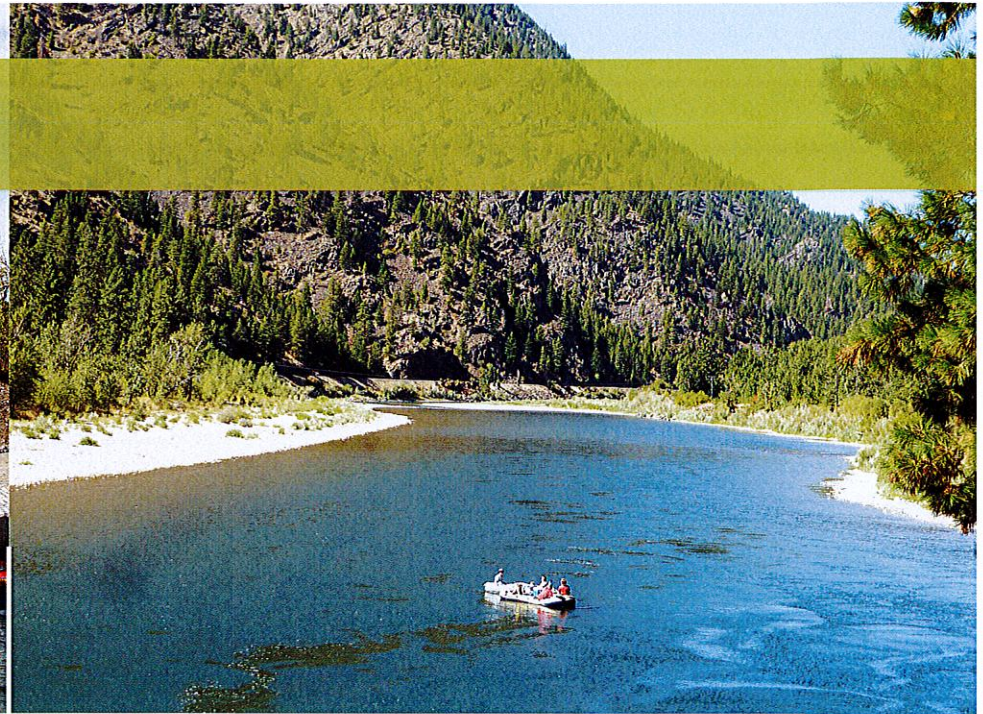


Clark Fork River at Thompson Falls State Park (Photo by Luke Detwiler)



Clark Fork River at north end of site (Photo by Perspective Media)

habitat & community asset



Create opportunities for River Recreation; Flyfishing (Photo via Angler Magazine by Rene Hesse)

Opportunity for Trails, Waterfront Access, and Public Art (Photo by Turenscape, Shanghai Houtan Park)

habitat & community asset

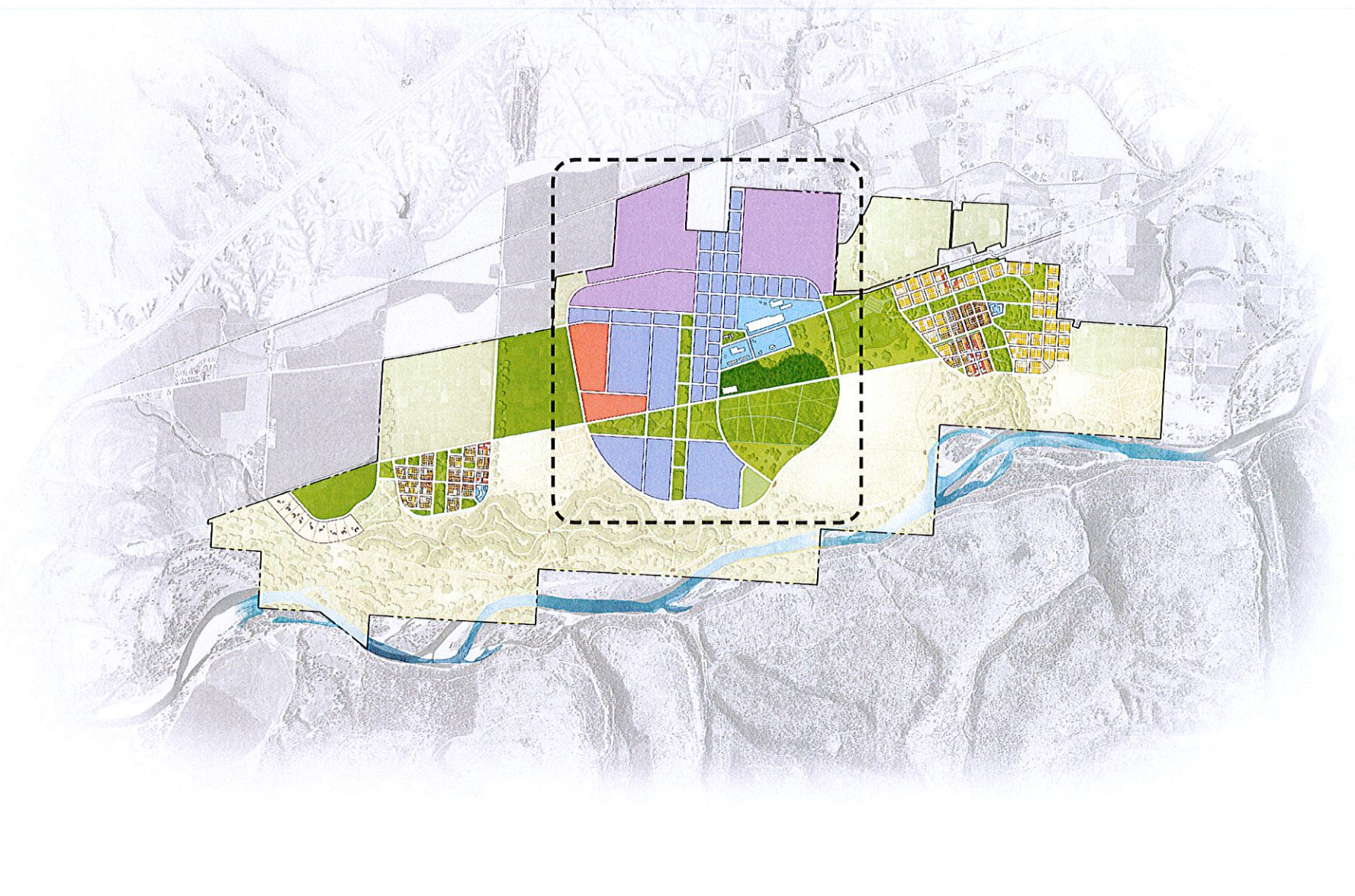


Enhance Habitat Area: Bald Eagle on the Clark Fork River (Photo by Flickr-Lirael); Cutthroat Trout (Photo by Natl Geographic)

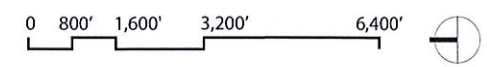
habitat & community asset



Opportunity for native meadows and grasslands in the floodplain, creating habitat areas and integrating with the trail network.



■ Single Family
 ■ Multi-Family/Mixed-Use
 ■ Commercial/Mixed-Use
 ■ Civic
 ■ Commercial/Industrial
 ■ Industrial



new industry: materials manufacturing



new industry: agribusiness

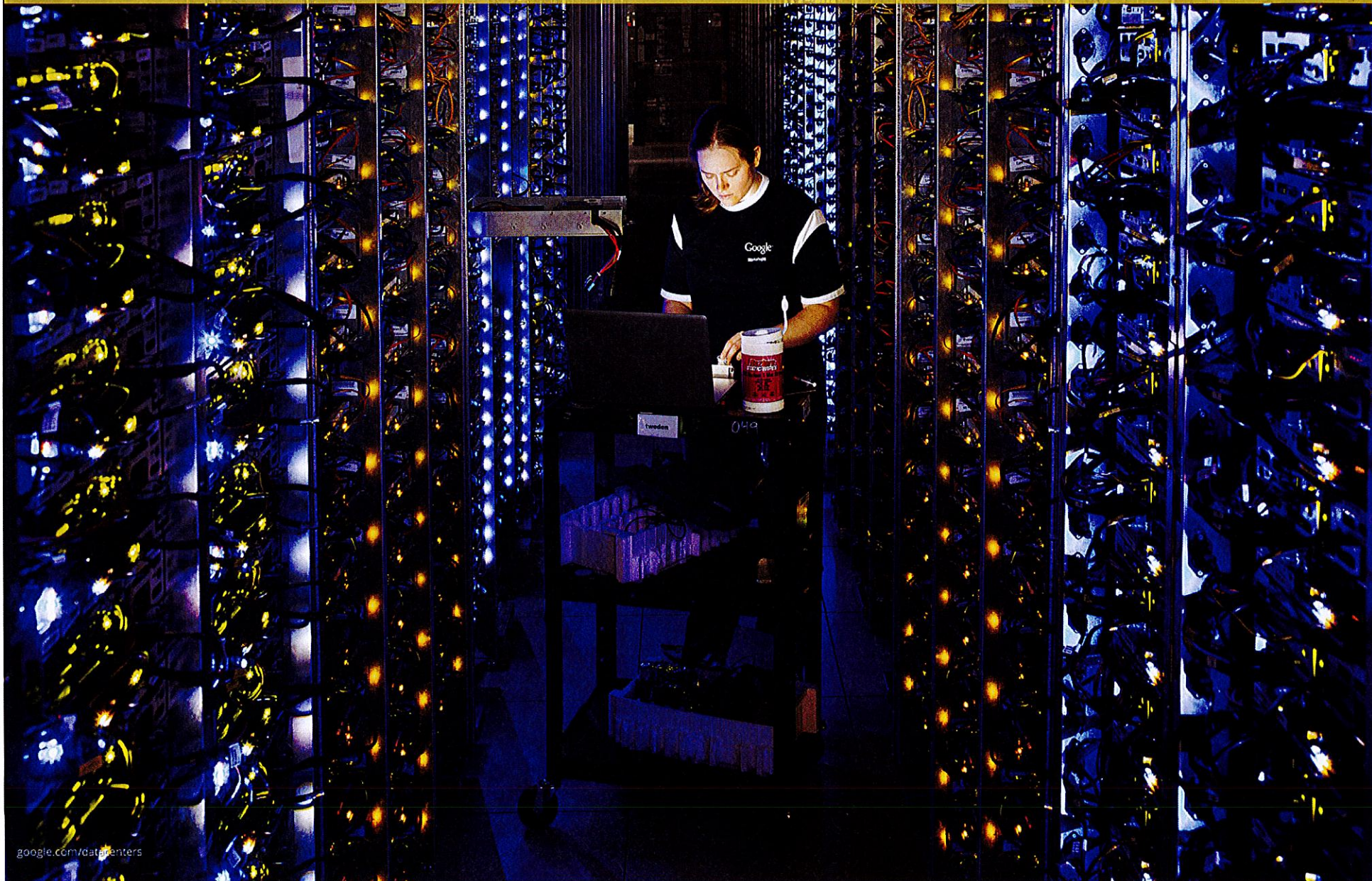


new industry: data centers



Opportunities for new industry like this Google Data Center, Council Bluffs, Iowa - 130 jobs, 975 acres. (Photo via Google.com/datacenters); The Dalles, Oregon data center has 80 jobs, 37 acres

new industry: data centers



google.com/datacenters

new jobs: e-commerce, shipping



Opportunities for new jobs, like this e-commerce Zully building under construction in Reno, NV - on 48 acres, 1,600 jobs (Photo by David Calvert for the New York Times)

new jobs: tech campuses

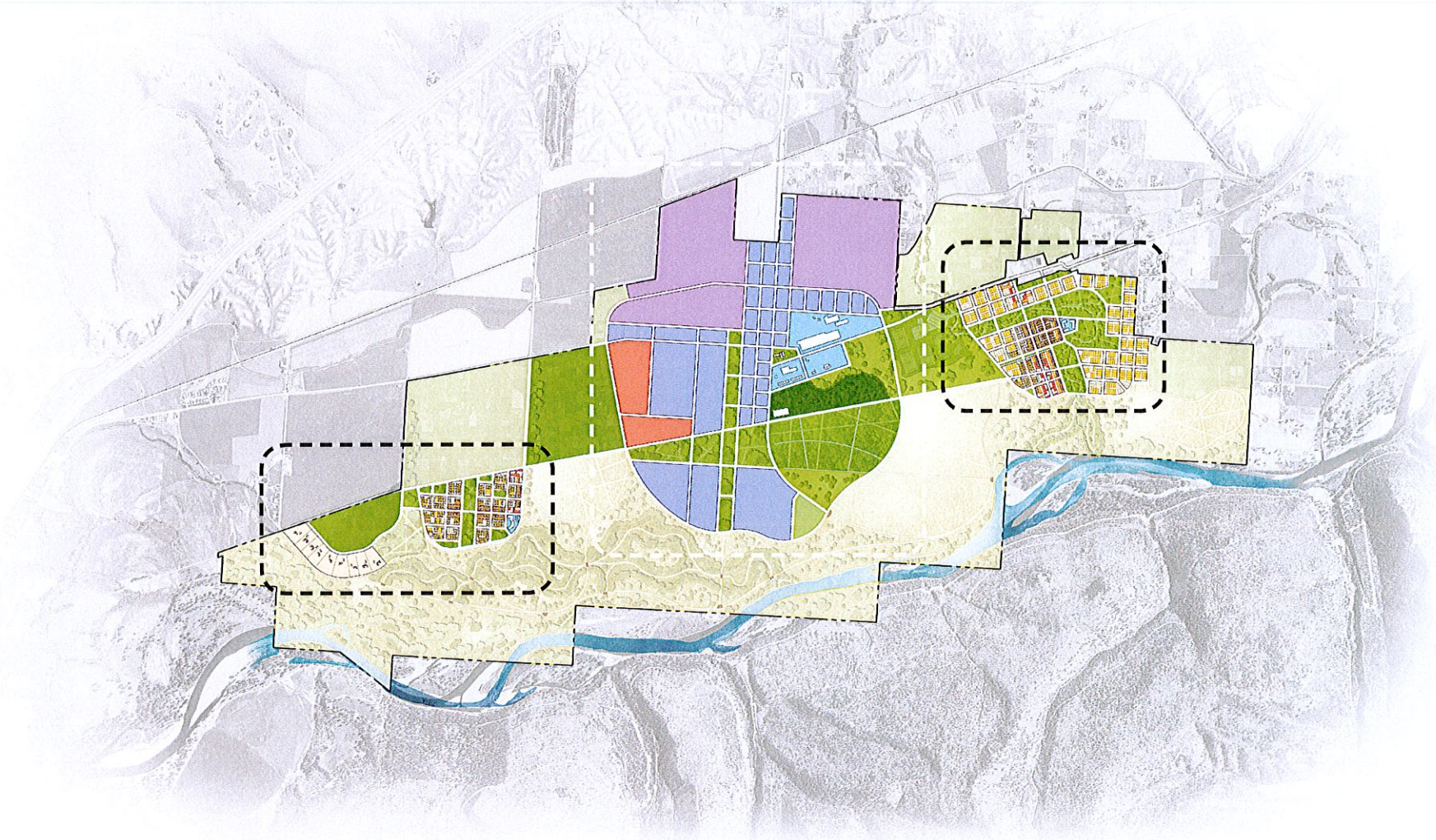


A tech campus like the 500-acre Microsoft Headquarters could anchor the site with new jobs and amenities (Photo of campus commons via Microsoft)

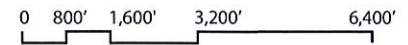
new jobs: tech campuses



A tech campus like the 500-acre Microsoft Headquarters could anchor the site with new jobs and amenities (Photo of west campus via Microsoft)



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community supported agriculture



*Opportunity to partner with CSAs and University of Montana to create agricultural learning labs like Rattlesnake Farm where UMT students work with the PEAS program & Garden City Harvest
(Photo by Jayne Barnes)*

green water infrastructure



Opportunity to provide public infrastructure like the 130-acre Missoula Wastewater Treatment Poplar Trees farm. (Photo by Michael Gallacher for the Missoulian)

energy efficient & renewable



OmniSource and energy production neighborhoods. (Photo of OmniSource)



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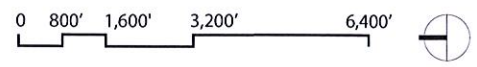




Photo: Seabrook, VT

G G L O
architecture | interior design | landscape architecture | planning & urban design

VISION: COMPLETE COMMUNITIES



Photo: Seabrook, WA

G G L O
architecture | interior design | landscape architecture | planning & urban design

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Photo: Seabrook, WA

spacious, sustainable, manageable homes



Photo: Montana house (Balance Associates Architects)

trails & open space network



expanded connections with art & history



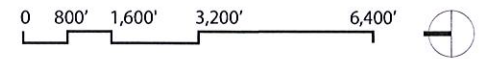
Photo: <http://www.glo.com>

wedding destination



sportsfields & active recreation





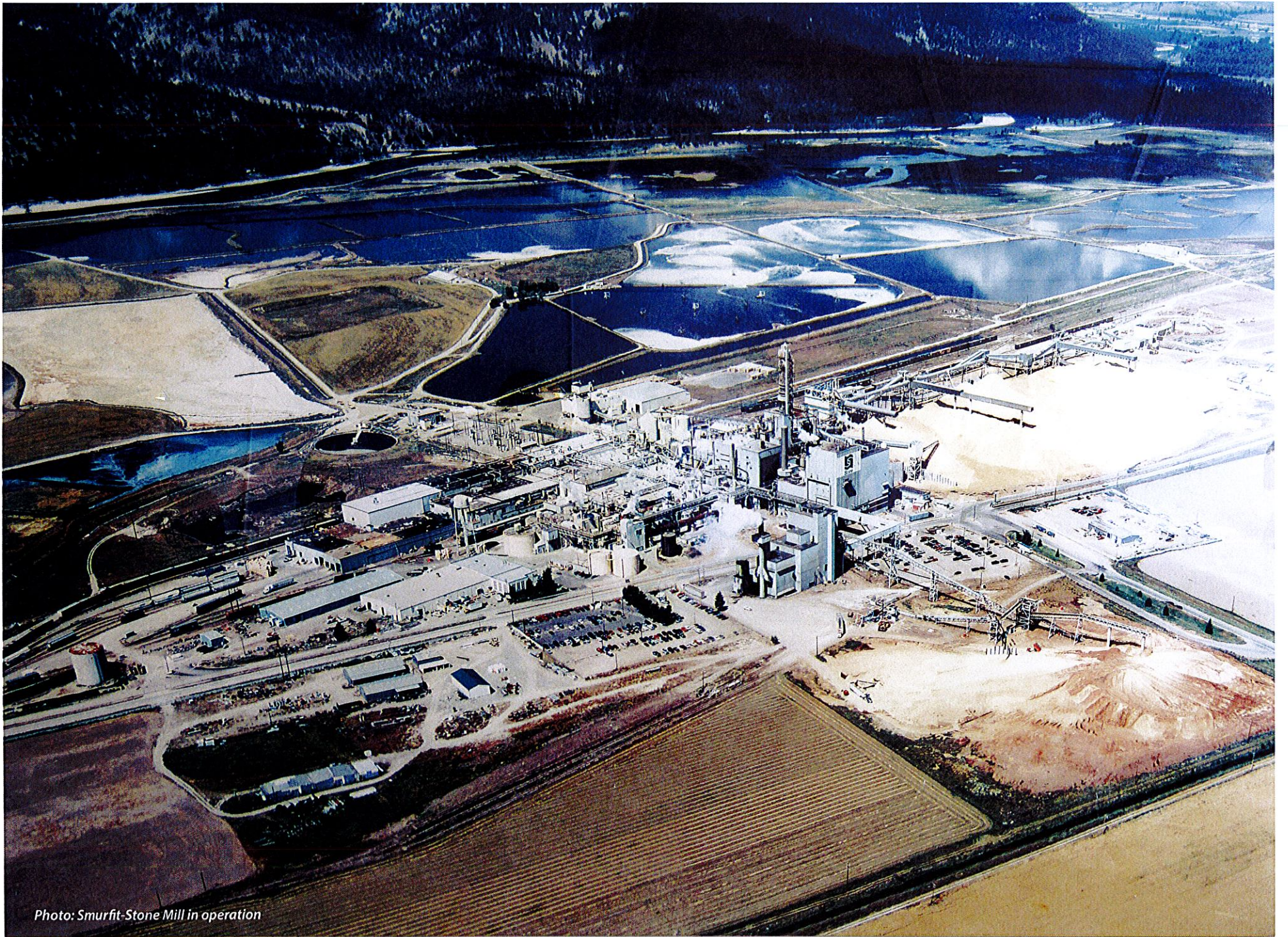


Photo: Smurfit-Stone Mill in operation



Photo: Pond 17, Recreational Use Only (to be capped)



Photo: Riverfront on property



Photo: Barn & Agriculture-ready land on property



Photo: Tree and Meadow Area near river



Photo: Smurfit-Stone Mill

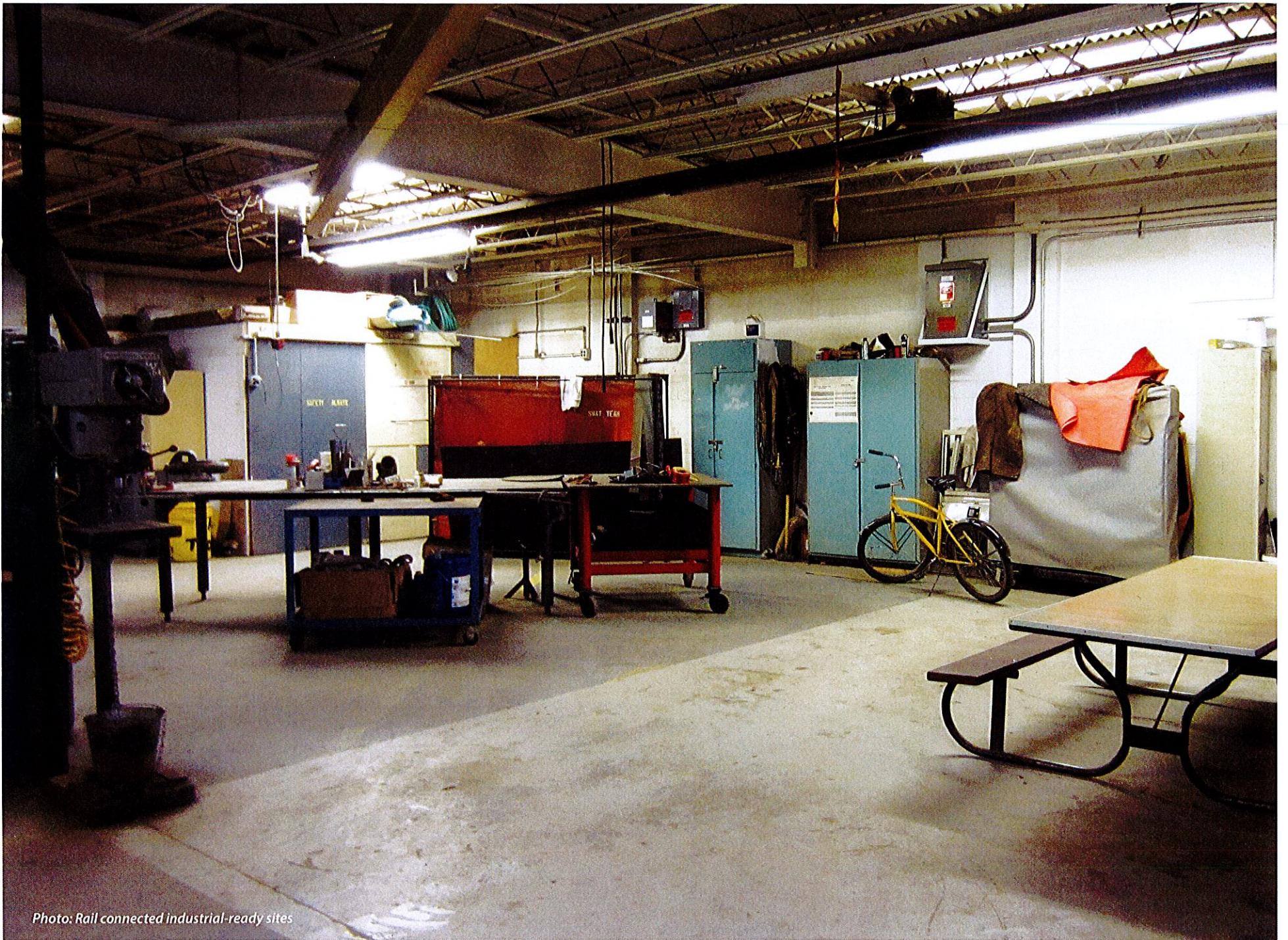


Photo: Rail connected industrial-ready sites

industrial past



Photo: Thyssen Steelworks Manufacturing Plant, Duisburg, Germany

ThyssenKrupp Konzernarchiv, Duisburg

natural & recreational future



Photo: Landschaftspark, Sinter Park, Duisburg, Germany

industrial past

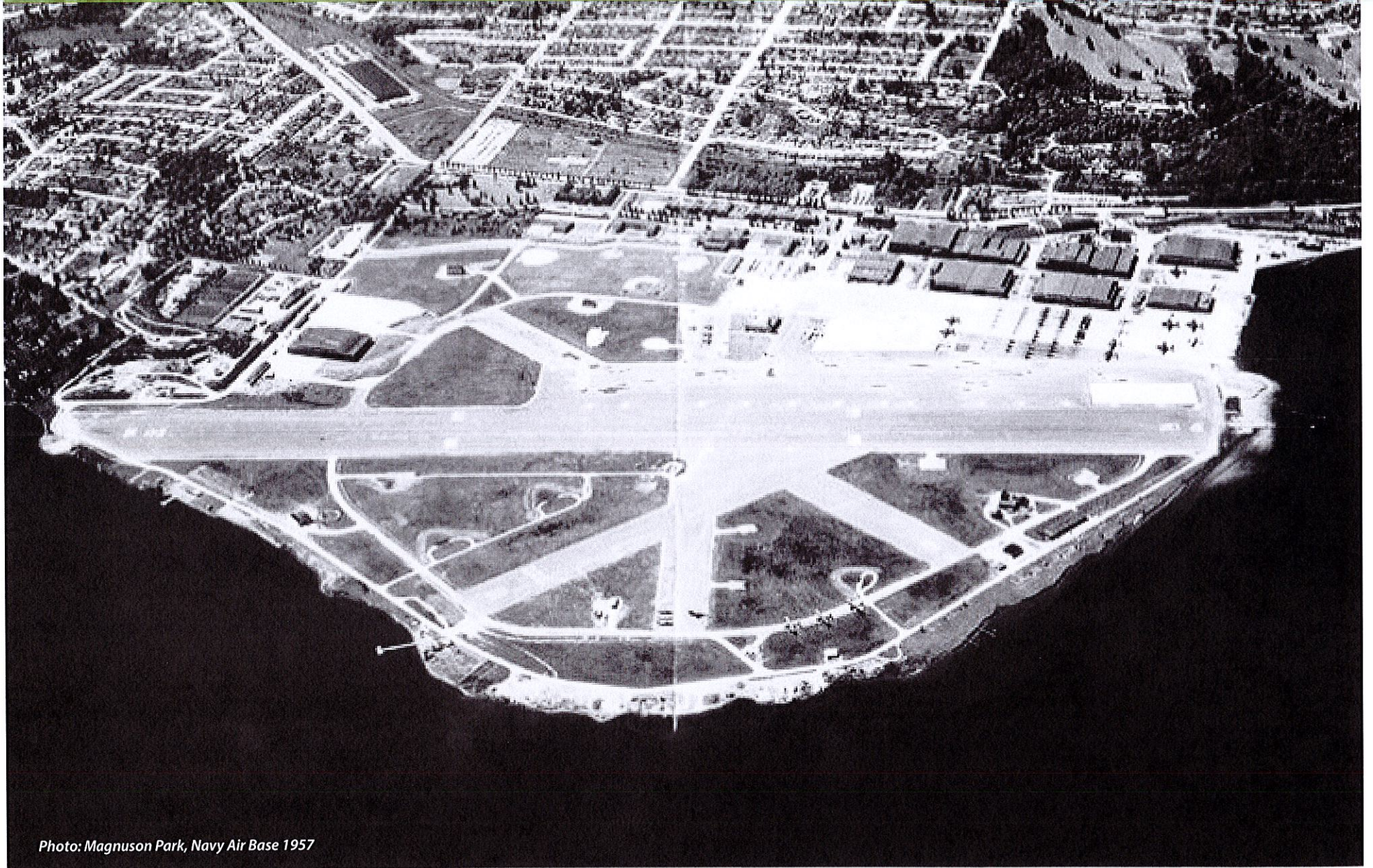


Photo: Magnuson Park, Navy Air Base 1957

natural & recreational future



Photo: Magnuson Park, 2014

