

MEMORANDUM



TO: MEMBERS OF THE PLANNING COMMISSION
FROM: KRISTEN KAPELANSKI, AICP, PLANNER *Krist*
THRU: BARBARA MCBETH, AICP, DEPUTY DIRECTOR
SUBJECT: REZONING THE LANDINGS PROPERTY
DATE: JANUARY 5, 2010

A study was commissioned by the City Council earlier this past year to evaluate potential land use options for the Landings Property located on Walled Lake near the intersections of South Lake Drive and Old Novi Road and East Lake Drive and Old Novi Road. At the December 7th, 2009 City Council meeting, Birchler Arroyo Associates presented "The Landings Land Use Study" and following the presentation, the Council discussed the alternatives presented in the study. At the end of the discussion, Council directed the administration to take the necessary steps to begin the process of creating a potential park on all or a portion of the site. The Council's motion also specifically asked the Planning Commission to hold a public hearing and make a recommendation on the zoning of the City-owned property. Attached you will find the presentation slides shown at the City Council meeting along with relevant draft meeting minutes. The entire Land Use Study is available on the City's website.

One of the first steps involved in creating a potential park is to ensure that the site is properly zoned and that the appropriate future land uses are designated. Most of the Landings property is currently zoned B-3, General Business, with a small portion of the property zoned R-4, One-Family Residential. Most parkland in the City is located in One-Family Residential Districts.

City Administration has asked Staff to initiate a rezoning of the property to an appropriate residential district. Staff is recommending the property be rezoned to R-4, consistent with the Master Plan recommendations and with the surrounding residential zoning in the area. Further detail is provided in the attached rezoning review letter. This rezoning is being proposed to facilitate grant funding applications with the intention to create a public park on the site in the future.

The Master Plan and Zoning Committee reviewed the proposed rezoning at their meeting on December 16, 2009 and found the rezoning to be compatible with the surrounding neighborhood and generally consistent with the Future Land Use map. In addition, the Committee

was in favor of making minor changes to the Future Land Use map to clearly designate the entire Landings property as public parkland.

The Planning Commission is asked to set a public hearing for the proposed rezoning on February 10, 2010. If you have any questions regarding the proposed rezoning, please do not hesitate to contact me.

REZONING REVIEW LETTER



PLAN REVIEW CENTER REPORT

December 11, 2009

Planning Review The Landings Property **Planning Review**

Petitioner

City-initiated Rezoning of City-owned property

Review Type

Rezoning from B-3, General Business to R-4, One-Family Residential

Property Characteristics

- Site Location: Property commonly known as "The Landings" located mostly between Old Novi Road, South Lake Drive and East Lake Drive, with a small portion east of East Lake Drive
- Site Zoning: R-4, One-Family Residential and B-3, General Business
- Adjoining Zoning: North: Walled Lake; South: B-3 and R-4; East: R-4; West R-4
- Current Site Use: Vacant open space
- Adjoining Uses: North: Walled Lake; South: restaurant, vacant retail, vacant land, single-family homes ; East: single-family homes; West: single-family homes
- School District: Walled Lake Consolidated Schools
- Subject Property Size: Approx. 13 acres

Project Summary

Birchler Arroyo Associates, acting as a consultant of the City recently completed a Land Use Study for the Property commonly known as "The Landings" located on the south side of Walled Lake near the intersections of South Lake Drive and Old Novi Road and East Lake Drive and Old Novi Road. The property is outlined in black on Figure 1. This study was presented to the City Council at a meeting held on December 7, 2009, where staff was given direction to begin to adjust the zoning and master plan designations of the property in preparation for the potential creation of a public park on a large portion of the site. As indicated on Figure 2, the property is currently zoned B-3, General Business,



Figure 1

and R-4, One-Family Residential. Staff is recommending the existing B-3 property be rezoned to R-4, One-Family Residential.

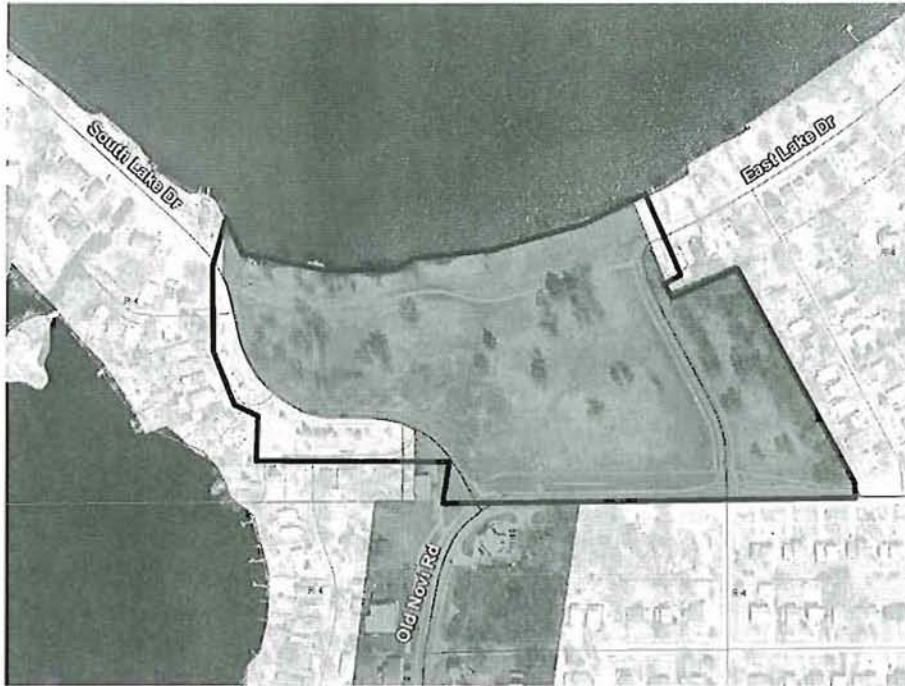


Figure 2

Current Status of the Master Plan

Presently, the Planning Commission has opened certain sections of the Master Plan for review and possible updates, including updates to the Future Land Use map. As part of those proposed updates, staff will be recommending adjusting the boundaries of the existing park designation for this property to reflect the recent direction from the City Council. The new recommended Future Land Use map will show the Landings property as a public park.

Recommendation

Staff **recommends positive consideration** for the proposed Zoning Map Amendment, which would rezone the property from B-3, General Business to R-4, One-Family Residential. The rezoning request is consistent with the planned updates for the Master Plan for Land Use and recommendations of the current Master Plan, which recommends public park uses for the majority of the subject property.

The Community Development Department recommends approval of the request, for the following reasons:

- The requested zoning is in compliance with the planned Master Plan for Land Use update.
- The requested zoning is generally in compliance with the existing Master Plan for Land Use.
- Rezoning would be consistent with the existing residential zoning surrounding the subject property.

Planning Commission Options

The Planning Commission has the following options for its recommendation to City Council:

1. Recommend rezoning of the property to R-4 (**STAFF RECOMMENDATION**).
2. Deny the request, with the zoning of the property remaining B-3, General Business.
3. Recommend rezoning of the parcel to any other classification that the Planning Commission determines is appropriate. **NOTE:** This option may require the Planning Commission to hold and send notice for another public hearing with the intention of recommending rezoning to the appropriate designation. At this time, Staff has not reviewed any other alternatives.

Master Plan for Land Use

The existing Master Plan for Land Use currently designates the majority of the property for public park uses with some smaller parcels shown for single-family residential use. A rezoning of the property to R-4 would be consistent with the master plan designation as public parks are a principal permitted use in the R-4 District. Per the guidelines in the Master Plan, any property planned for a public park can revert back to single-family residential uses if public park uses are no longer anticipated. The Residential Density Map within the Master Plan shows a planned maximum density of 3.3 units/acre for the subject property, which is consistent with an R-4 zoning.

The Master Plan for Land Use is currently under review by the Master Plan and Zoning Committee. As part of the review, staff is proposing the remaining immediately adjacent City-owned parcels on the periphery of the Landings property be designated for public park uses rather than single-family residential uses.

Existing Zoning and Land Use

The following table summarizes the zoning and land use status for the subject property and surrounding properties.

**Land Use and Zoning
 For Subject Property and Adjacent Properties**

| | Existing Zoning | Existing Land Use | Master Plan Land Use Designation |
|------------------|--|--|--|
| Subject Site | B-3, General Business R-4, One-Family Residential | Vacant open space | Public Park, Single-Family Residential |
| Northern Parcels | Walled Lake | | |
| Southern Parcels | B-3, General Business R-4, One-Family Residential | Restaurant, vacant land, vacant retail space, single-family homes | Local Commercial, Single-Family Residential |
| Eastern Parcels | R-4, One-Family Residential | Single-family homes | Single-family residential |
| Western Parcels | R-4, One-Family Residential | Single-family homes | Single-family residential |

Compatibility with Surrounding Land Use

The surrounding land uses are shown on the above chart. The compatibility of the recommended R-4 zoning with the zoning and uses on the adjacent properties should be considered by the Planning Commission in making the recommendation to City Council on the rezoning.

Directly to the **north** of the subject property is Walled Lake. There is likely to be little to no impact to the existing lake if the property is rezoned.

Vacant retail spaces, vacant land, an existing restaurant and single-family homes are located directly **south** of the subject property. The rezoning of the property to R-4 would eliminate the possibility that the property could be utilized for a commercial development eliminating possible competition for nearby commercially-zoned parcels.

Directly to the **east** of the subject property are single-family residential homes. The single-family homes will not experience any negative impacts as a result of the proposed rezoning and may benefit in terms of property value since the rezoning would indicate to potential buyers that a large commercial development is not likely to be constructed in the area eliminating traffic and other concerns incidental to commercial development in a residential area.

Directly to the **west** of the subject property are single-family residential homes. Impacts will be similar to those noted above for single-family homes to the east.

Infrastructure Concerns

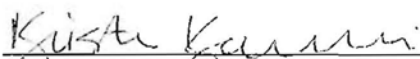
Per the Engineering Division, there are no utility concerns related to the proposed rezoning. Traffic impacts are likely to decrease as the number of trips associated with a retail-type development is substantially greater than the number of trips associated with any of the uses permitted in the R-4 District. Detailed review letters for engineering and traffic will be forwarded in the near future

Natural Features

The regulated wetland and woodland maps indicate that there are no regulated woodlands or wetlands on the subject property in the City's inventory at this time. Any proposed development will be required to pay careful attention to the lake shoreline and minimize any negative impacts.

Submittal Requirements

- A survey and legal description of the property will be completed.
- The rezoning signs will be placed on the property a minimum of 15 days prior to the public hearing, in accordance with the public hearing requirements for the rezoning request.



Kristen Kapelanski, ACIP, Planner
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**CITY COUNCIL MEETING
MINUTES – EXCERPT
DECEMBER 7, 2009**

**REGULAR MEETING OF THE COUNCIL OF CITY OF NOVI
MONDAY, DECEMBER 7, 2009 AT 7:00 P.M.
COUNCIL CHAMBERS – NOVI CIVIC CENTER – 45175 W. TEN MILE ROAD**

Mayor Landry called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE: Webelos I from Cub Scout Pack 50, Deerfield
Elementary 4th Graders
Den Leader: David Verellen
Kevin Blossfeld, Connor Bradley, Sean Cornellier,
Nick Forkey, Jonathan Lee, Ethan Liu, Dylan Murray,
Kiran Rushton, Clay Simmon, Buddy Verellen,
Maxwell Weng, Saud Zahoor

ROLL CALL: Mayor Landry, Mayor Pro Tem Gatt, Council Members Crawford, Fischer,
Margolis, Mutch, Staudt

ALSO PRESENT: Clay Pearson, City Manager
Tom Schultz, City Attorney
Rob Hayes, Public Services Director
Barbara McBeth, Planning Director

APPROVAL OF AGENDA

CM-09-12-147 Moved by Margolis, seconded by Gatt; **CARRIED UNANIMOUSLY:** To
approve the Agenda as presented.

| | | |
|--------------------------------|----------------|---|
| Roll call vote on CM-09-12-147 | Yeas: | Landry, Gatt, Crawford, Fischer, Margolis, Mutch, Staudt |
| | Nays: | None |
| | Absent: | None |

**4. City's Landings Property (13 Mile Road and Old Novi Road) Land Use Study and
Options – Birchler Arroyo Associates, Inc.**

Rod Arroyo, Vice President from Birchler Arroyo, was commissioned by the Council to prepare the analysis of the Landings property and provided an overview of alternatives for land use. He introduced Rebecca Bessey from Birchler Arroyo and Randy Metz from Grissim Metz Andriese. They explored advantages and disadvantages of various options and offered a concept plan for public use of the property. The history dated back to the early 1900's and included the Walled Lake Bath House, the casino and the Walled Lake Amusement Park. The Landings was put up for consideration in the 1980's but never constructed.

Mr. Arroyo said the property was currently master planned for public park and open space, with a small portion for single-family residential. The history showed it was primarily planned for non-center commercial, in direct correlation with the Landings

project. The Zoning reflected a B-3 general business classification for the majority of the property, with a small portion designated as R-4 for single-family residential.

Birchler-Arroyo did a site analysis documenting the existing conditions which included the views and property sloping towards the lake, existing platted streets, rights-of-ways, flood plains, nearby land uses and traffic conditions. Public input was taken through an internet survey and two public workshops. The consistent theme in options was to retain the lakefront as being public waterfront.

Option A was single-family residential with a public waterfront component. Option B was a mixed use with a public waterfront including commercial development with residential or office above. Option C was a commercial development. Option D was a public park. Option E was a public park with the option of single-family residential on a two acre piece of land. Option F was a public park with the option of single-family residential and a restaurant. Option G was to do nothing and maintain the land as open space.

Mr. Arroyo stated the concept plan was in two phases. The plan was based on ideas from the public. Phase 1 of the public park concept plan included a number of improvements, including a waterfront promenade, fishing pier, tree-lined promenade through the site, picnic pavilion, restrooms, historical marker to symbolize the past history of the site and turfed paved parking along 13 Mile Road. Phase 2 added an amphitheater with a view of the lake, a splash pad, two volleyball courts and additional trees for shading.

Member Margolis noted that it appeared to extend along South Lake Drive on the concept plan. Mr. Arroyo stated that the section functioned as a buffer from the single family residential to South Lake Drive. No significant changes were proposed to that area and would be maintained as park land. Member Margolis asked if there would be grant money available for the project. Mr. Arroyo said the grant application period for DNR money was April 1, 2010 and the information just needed to be put into place.

Member Margolis wanted to know what the City needed to do in order to apply for the grant. Rebecca Bessey said the City would have to complete the grant application, provide justification and description of the proposed project and how it would meet the DNR's funding priorities and scoring criteria. The City would also have to provide a detailed concept plan with additional detail and finalize exactly what the City planned to do on the property as well as provide cost estimates.

Member Margolis stated she thought the best use of the property would be to leave it as open and park like as possible even though she liked the concept plan overall and the idea of having a section of residential. She had no interest in leasing or owning a restaurant. She did not see the need for an amphitheater, but thought the splash pad was a great idea. She wanted to know if the parking would suffice. Mr. Arroyo said it would depend on the types of uses that would occur and mentioned that it could be

tweaked when the final plan was prepared. He said it was a good estimate according to the concept plan but it didn't factor in the potential programs.

Member Margolis said the concept plan made sense overall but would prefer not to do heavy programming because the parking becomes part of the park due to its low impact on the park itself. It would open it up to people who don't live there but wouldn't become a huge draw to people. She thought the park would be a great plan if the City could get a grant for the funding.

Mayor Pro Tem Gatt agreed with Member Margolis. He asked what the property would be worth if it were sold. Mr. Pearson suggested \$20,000 to \$30,000 per lot.

Mr. Arroyo said the piece east of East Lake Drive, assuming the current density is 3.3 dwelling units per acre, would be roughly 6 lots on the property. He said based on his information, the land would be worth \$40,000 per lot if it were sold to a builder. He said there were many factors that would contribute to the cost of the property, but that was a ballpark estimate based on comparable properties nearby. Mayor Pro Tem Gatt wanted to know how much improvement to the park area \$240,000 would buy if the property were sold for that amount. Mr. Arroyo said according to the cost estimates prepared, both phases would cost \$2.27 million. He said anywhere from 10% to 15% potentially would help fund that. Mayor Pro Tem Gatt wanted to know what type of grants would be available through the DNR. Mr. Arroyo said it would depend on how the community is ranked according to the DNR criteria and point system. Ms. Bessey said the criteria could change each grant cycle but the maximum grant amount is \$500,000 and minimum local match is 25%. Mayor Pro Tem Gatt stated he would like to see the property left as passive park land for the residents to use, but there should be parking available.

Member Crawford stated she liked the options made available, especially the option of the fishing pier. Historically, the property has had a fishing pier and there is not another elsewhere on the lake. She would prefer to see this as a passive park; however the splash pad would be a popular amenity. She was concerned about the parking and the access available for people with mobility issues. She asked if there could be a paved path for direct access to the lake. Mr. Arroyo said there were a couple possibilities with the concept. There would be potential for on-street parking along East Lake Drive that would have a pathway directly to the lake, which would be the shortest route. There could also be barrier free spaces closer to the lakeshore if necessary. He said there was a lot of potential to accommodate those requests. Member Crawford said the amphitheater wasn't necessary since there was one at Fuerst Park. She said she was in favor of a lot of seating, the pavilion and a peaceful atmosphere where people could go and be near the water. Member Crawford liked the idea of selling the residential piece and using the money to help support to cost for the improvements to the park. She was in favor of phase 2.

Member Mutch asked about the parking needed for Option F. Mr. Arroyo said he would have to look at the requirements for restaurants but said typically it consumes 15-20%

of the land area. He said it would be larger than retail lots because retail requires less parking area. Member Mutch asked when the traffic from the new development would impact the area. Mr. Arroyo said most of the traffic would be in the early evening, weekends and possibly at lunch times. He said it would depend on the market and goal of the restaurant. Member Mutch pointed out that the traffic volumes on South Lake at 13 Mile and Novi Road were low volume. Mr. Arroyo verified that they were in the 2,000 to 4,000 vehicle per day range, which has since been lowered from 10,000 vehicles per day.

Member Mutch asked how they came to the size of the parking lot and the amount of parking spaces. Mr. Arroyo stated they planned around 40-50 spaces in the off street lot off of 13 Mile and there would be on street parking on both sides of East Lake Drive. He said there may have been another 35-40 in that area. He said Randy Metz developed those numbers based on the proposed use under the concept plan.

Member Mutch asked how Birchler Arroyo would logically see phasing out this project over several years and what types of improvements would be seen in Phase 1 versus Phase 2 and Phase 3. Mr. Metz said it would start with the infrastructure and move up from there. He also stated that the promenade was an integral part of the park as it would bring the community close to the water so it should be considered for the first phase.

Member Mutch asked how much would have to be designed up front in order to plan for infrastructure and final build out. He wanted to know if there would be flexibility in the plan. Mr. Metz stated it would primarily affect the infrastructure. He said once the program is together that everyone is satisfied with, then they could put the infrastructure in to accommodate it.

Member Mutch asked what kinds of benefits and impacts would there be if the Council decided to move forward with a public park to the surrounding properties being developed or re-developed. Mr. Arroyo said that by developing a quality park with amenities that people find desirable, it would make it a more attractive neighborhood. He said there are currently no homes overlooking the park and providing the residential area would provide a positive aspect.

Member Mutch asked what types of uses would go into the B-3 properties that would be complementary to the park use. Mr. Arroyo stated that a park of that size would not be strong enough to drive a particular land use nearby. Member Mutch stated he believed that the City had a diamond in the rough with that large of a piece of public property on a lake. He thought it was important to maintain the public access to the lake and the public view of the lake. He said in regards to the residents, although they turned down the Signature Park proposal, his viewpoint is that the process is a long-term view and won't necessarily lead to immediate improvements or development. It would be a long-term process and as funds became available, the vision would be fulfilled. Member Mutch stated he had never been in favor of selling any portion of the property. He thought selling the land would cause more problems than it would be worth. He said it

could be detrimental to the efforts in obtaining grants for the property. The Trust Fund of Michigan criteria valued the waterfront access, access to Walled Lake in terms of a boardwalk and a fishing pier as well as developing the public open space. He felt this was the long term vision for the property. He was in support of this project moving forward.

Member Staudt stated he was in support of the area being a public park with a historical element. He noted there are 40-50 years of history at the site, including the amusement park and the casino. Member Staudt has been approached by residents over the past couple years who have expressed interest in naming the park after a family member or wanting to make significant investment in it. He said the park should never be sold by anyone for any purpose. He stated the value of the property would not justify selling it. He said the timing is appropriate because it is something that needs to be done and it was time to move forward with it.

Member Fischer asked if access to the lake for residents to swim would be part of the concept. Mr. Arroyo said no because it was available at Lakeshore Park just down the street and they did not want to replicate that. Mr. Fischer said the planned amenities including the volleyball courts, splash park and amphitheater seemed like relatively active amenities and wanted to know if there would be less active areas. Mr. Arroyo stated some residents wanted very little additional improvement on the property while some residents wanted it to have very active sports activities. The plan reflected the majority of what the residents were asking for. Member Fischer asked about the annual costs associated with \$60,000 annual cost stated in the budget. Mr. Arroyo said the splash pad would be something that would require a higher level of ongoing maintenance than some of the other facilities. Member Fischer said the area should remain for the residents to enjoy.

Mayor Landry commended Birchler Arroyo for the thoroughness of the plan and the involvement of the public opinion. He thought it was good to explore the options available and important to make a thorough analysis. He believed everyone was in favor of maintaining it as a public use but not to leave the property alone. Mayor Landry said in order to solicit dollars, there would need to be a plan. There should be a plan with some options so that if the City obtained a grant, portions would be completed as the money was obtained. Mayor Landry was not opposed to selling off the land on the east part of East Lake Drive, but he would like to see it rezoned. He was concerned about the safety of pedestrians walking across East Lake Drive.

Mayor Landry asked if the splash park could be used in the winter as an ice skating rink. Mr. Arroyo said that is could be. Mayor Landry said he was in favor of having an all year use. He said it should be referred to the Planning Commission for a public hearing and to receive their recommendation.

Mr. Pearson noted the unanimity was there to develop a grant application for phase 1A to get the waterfront features so that the grant opportunity is not missed.

CM-09-12-148 Moved by Margolis, seconded by Gatt; CARRIED UNANIMOUSLY: To ask administration to come back with a phasing plan to allow the City to move forward on a grant application and refer to the Planning Commission for recommendation on zoning and schedule a public hearing.

| | | |
|---------------------------------------|----------------|---|
| Roll call vote on CM-09-12-148 | Yeas: | Crawford, Fischer, Margolis, Mutch, Staudt, Landry, Gatt |
| | Nays: | None |
| | Absent: | None |

Member Mutch wanted clarification on what information the Council would be asking the Planning Commission for in terms of the zoning, specifically if it was regarding the whole property or a portion. He asked if the B-3 zoning regarding public parks and recreation facilities were principal permitted use. Barb McBeth answered that parks were principally permitted. Member Mutch asked where parks fell in the residential zoning district. Ms. McBeth said parks were permitted in the residential zoning district and could possibly be a special land use. Member Mutch asked if the City could develop the property regardless of the zoning. Mr. Schultz stated the City could develop the park even if the zoning doesn't permit such a use. Member Mutch said as long as it came back in a timely manner and the Planning Commission was clear on what the Council was asking for, he didn't have a problem sending it to the Planning Commission but he didn't believe it was necessary.

Mr. Pearson said the property suffered from lack of use, lack of awareness, lack of a plan and confusion about what the City intended to do with the property. He said the business zoning has added to the confusion. He said the intention was to leave the property as open space and signaled what the Council is trying to get at with the core of the piece of the property.

Member Margolis stated the property should be cleaned up in order to have it go concurrently with the grant application. Member Staudt stated he wanted to see the plan move forward quickly. He would like to make it as difficult as possible to sell off the property as a commercial piece of property. He wanted that to be very clear. He was happy to hear that the administration would be willing to work concurrently to gather a grant application for the very basics of the site so that they can provide public access as soon as possible.

Member Mutch wanted to be clear that the rezoning would be strictly for city owned property.

**LANDINGS PROPERTY
LAND USE STUDY - PRESENTATION**



Land Use Study

2009

Project Team

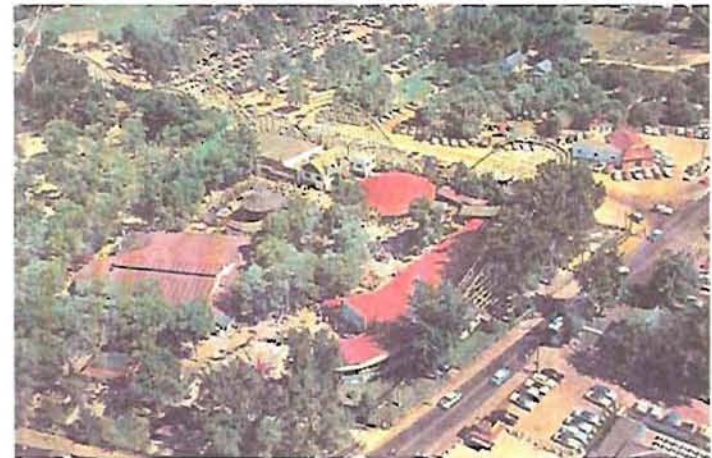
- Birchler Arroyo Associates, Inc.
Land use and transportation planning
- Grissim Metz Andriese Associates
Landscape architecture and park design
- The Chesapeake Group
Market analysis and economic development

Purpose of Study

- Provide Council with an overview of **land use alternatives** for the site
- Explore the **advantages** and **disadvantages** of each option
- Offer a **concept plan** for the public use option

History

- 1919 Walled Lake Bath House
- 1925-1965 "New Casino" dance hall
- 1929-1968 Walled Lake Amusement Park
- 1980s "Landings" Project



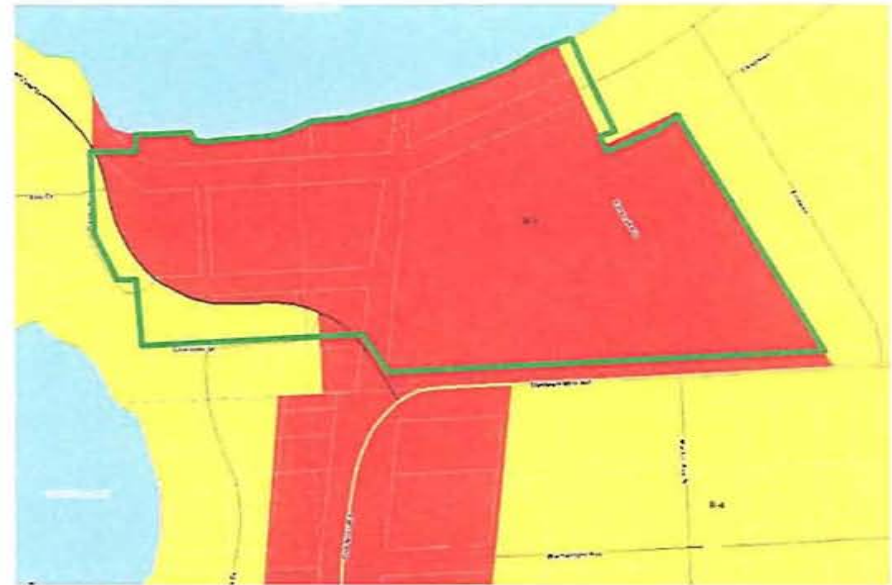
Master Plan for Land Use

- Small portion - Single Family Residential
- Majority - Public Park & Open Space (2004, 2008)
- Previously planned for Public (1999) and Non-Center Commercial (1990, 1993)



Zoning

- B-3 General Business
- R-4 One Family Residential



Site Analysis



LEGEND

- | | | | | | |
|---------------------------------------|---|----------------------------------|---|---|--|
| EXISTING PLOTTED ROADS | UNIMPROVED ACCESS - POTENTIAL ROADWAY RECONSTRUCTION CONNECTION TO LAKE | EXISTING UTILITIES | GRADE FLATTING TOWARD LAKE | EXISTING ROAD AND POTENTIAL CONNECTION | POTENTIAL ROADWAY - IMPROVE ATTRACTION THROUGH LANDSCAPE |
| LAKE OPEN SPACE WITH SOME PLANT TREES | POTENTIAL QUALITY BEACH AND WATER RELATED ACTIVITIES - HISTORIC USE | HISTORICAL SEPARATION OF PARCELS | HIGH POINT | POTENTIAL FUTURE ROAD CONNECTION TO NEARBY RESIDENTIAL NEIGHBORHOOD | POTENTIAL CONNECTION ROAD AND POTENTIAL CONNECTION |
| EXISTING SUNKEN-BED DRAIN | | LARGE EXISTING TREES | GREAT LINES FOR PROPOSED POTENTIAL DEVELOPMENT LINE | | |

Other Considerations

- Rights-of-way
- Floodplain
- Nearby land uses
- Traffic

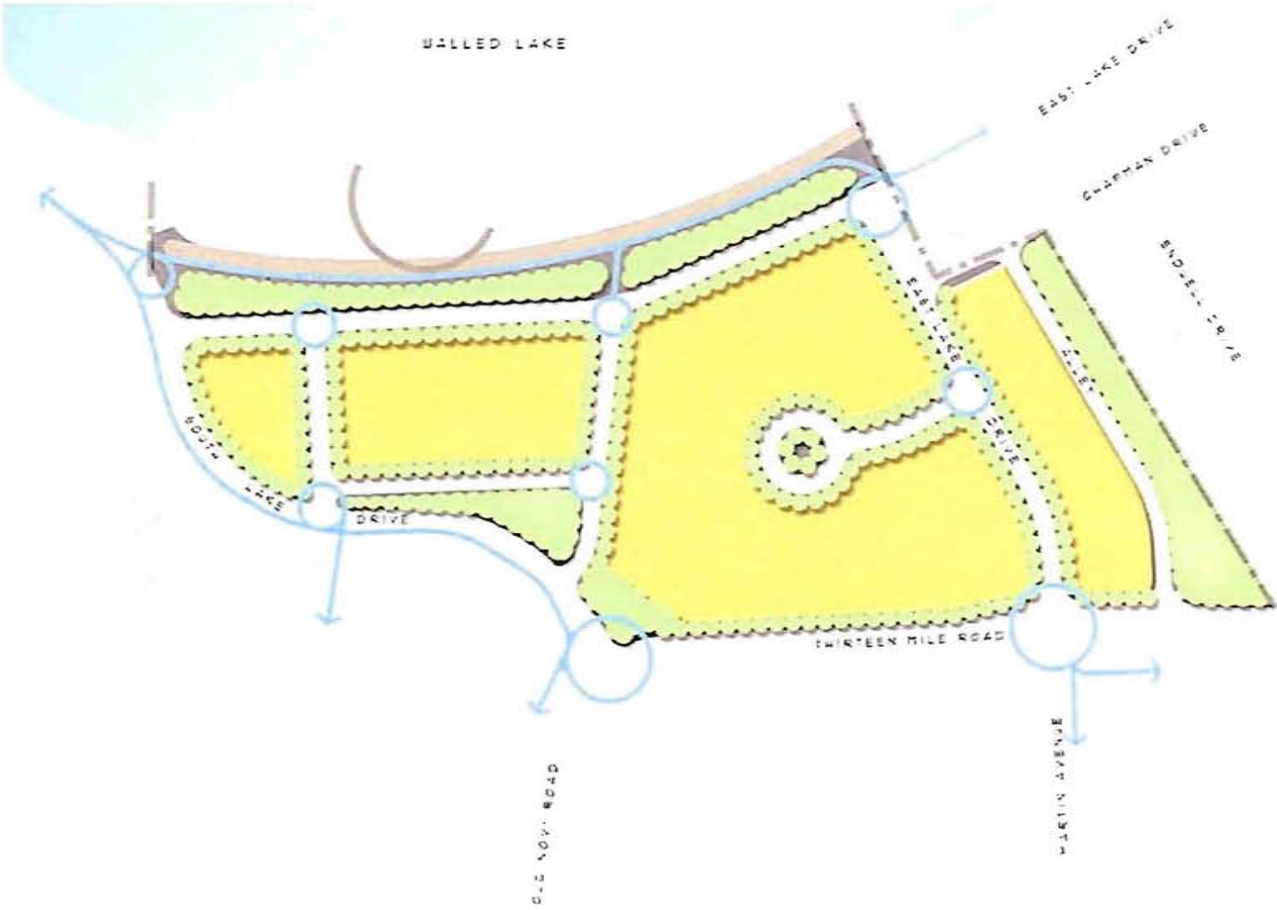


Public Input

- Internet survey
(270+ responses)
- 2 public workshops
(60+ participants)

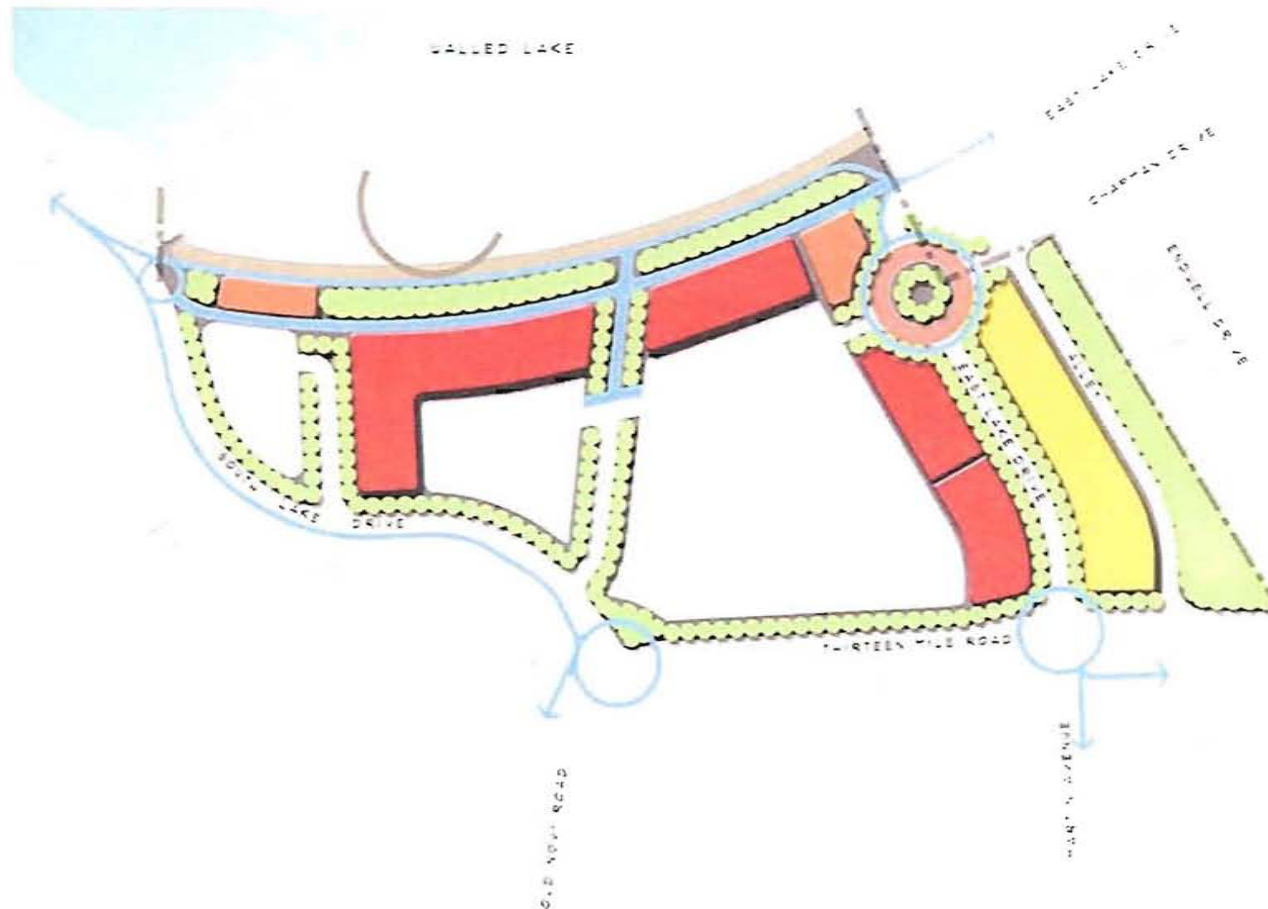


Option A Single family residential with public waterfront



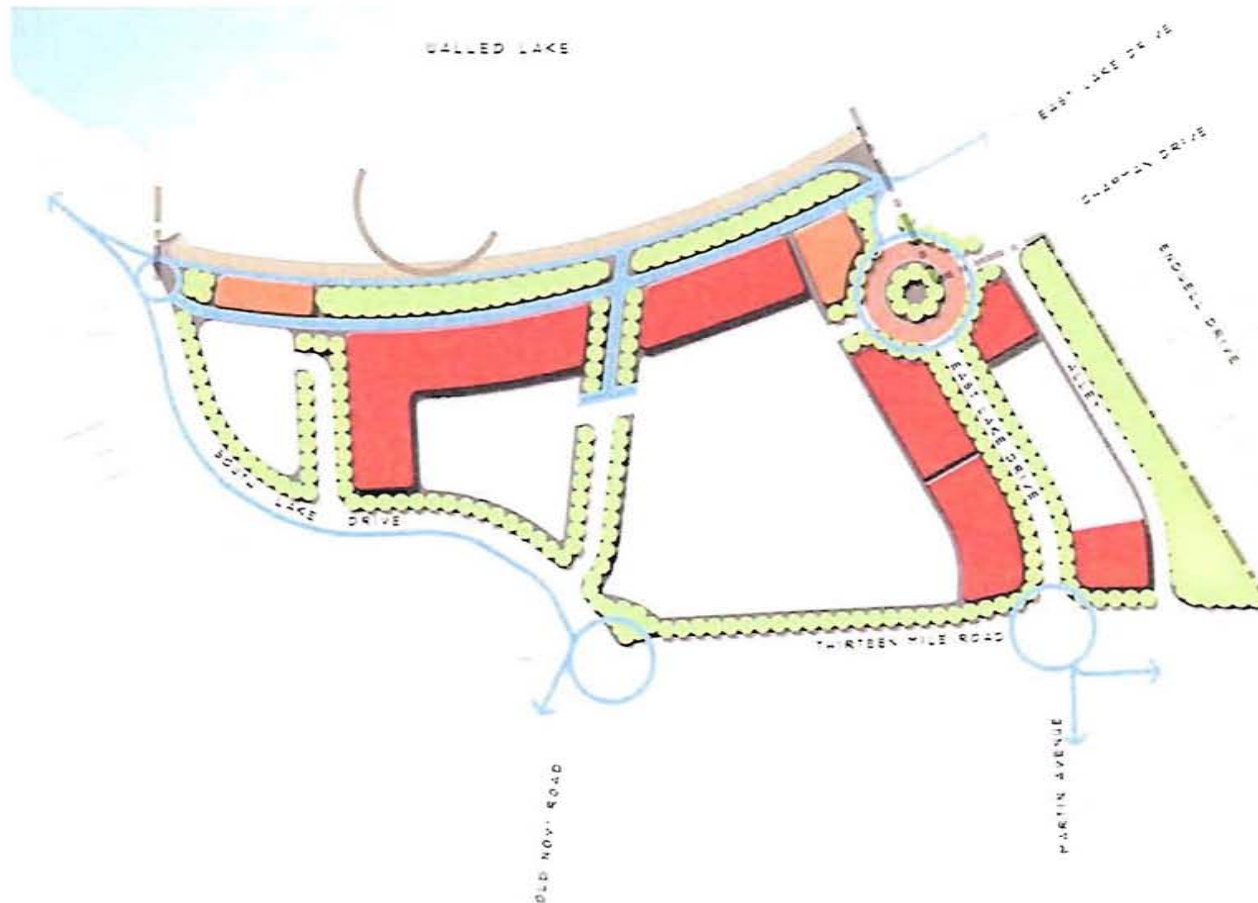
| LEGEND | | |
|---|--|--|
|  | SINGLE FAMILY RESIDENTIAL LOTS | |
|  | PUBLIC WATERFRONT PARK WITH FISHING PIER | |
|  | PEDESTRIAN CIRCULATION | |

Option B Mixed use with public waterfront



| LEGEND | | | | | |
|--------|---|--|--|--|----------------------------|
| | MIXED USE SERVICE RETAIL OFFICE RESIDENTIAL | | BOULIQUE RESTAURANT | | PARKING LOT |
| | RESIDENTIAL TOWNHOUSES | | PUBLIC WATERFRONT PARK AND FISHING PIER | | RESIDENTIAL CIRCULATION |

Option C Commercial with public waterfront



| LEGEND | | | | | |
|--------|--|--|--|--|---------------------------|
| | MIXED USE SERVICE RETAIL, OFFICE RESIDENTIAL | | SIGNATURE RESTAURANT | | PARKING LOT |
| | | | PUBLIC WATERFRONT PARK WITH PARKING | | PEDESTRIAN CIRCULATION |



Option D Public park



| LEGEND | | | |
|---|------------------------|---|------------------------------|
|  | PUBLIC PARK OPEN SPACE |  | ON-STREET PARKING |
|  | PEDESTRIAN CIRCULATION |  | PUBLIC UTILITIES PARKING LOT |



Option F Public park with single family residential & restaurant



Option G Do nothing



Concept Plan Phase 1

Public Use



Concept Plan Phase 2

Public Use



