

MARINA AND BEACH PARK DEVELOPMENT OPTIONS

The Marina and Beach Park Advisory Committee, with input from City staff, consultants and the community, has identified the following development options to be included in the Comparative Evaluation Report being prepared by the City's consultant BERK.

OPTION 1

This option emphasizes a large central gathering location that has direct access to views of the marina that could be activated by temporary uses and programmed activities. The L-shaped hotel allows for a protected patio along the water. Marina related retail and services anchor the southern portion of the development. It includes a stair climb/elevator access to Cliff Avenue that could be incorporated into, or adjacent to a building. This option assumes income streams to offset the cost of public amenities.

- MIXED USE OFFICE - 6,000 SF RETAIL; 36,000 SF OFFICE
- RESTAURANT AND RETAIL - 7,000 SF RESTAURANT; 3,200 SF RETAIL
- CENTRAL PLAZA - 20,000 SF
- HOTEL - 50,000 SF, 100+ ROOMS
- MARINE SERVICES - 20,000 SF

OPTION 2

This option introduces a parking structure that is accessible from Cliff Avenue, strengthening the connection to downtown and provides a grand pedestrian overlook accessible from Cliff Avenue or the marina floor. It includes a stair climb/elevator that integrated into the parking structure, retail on the ground floor fronting Dock Street with parking behind, and income streams to offset the development cost. The large central gathering plaza, hotel, and marina services are similar to Option 1.

- PARKING GARAGE AND RETAIL - 155 STALL PARKING GARAGE; 10,000 SF RETAIL
- RESTAURANT AND RETAIL - 7,000 SF RESTAURANT; 3,200 SF RETAIL
- CENTRAL PLAZA - 20,000 SF
- HOTEL - 50,000 SF, 100+ ROOMS
- MARINE SERVICES - 20,000 SF

OPTION 3

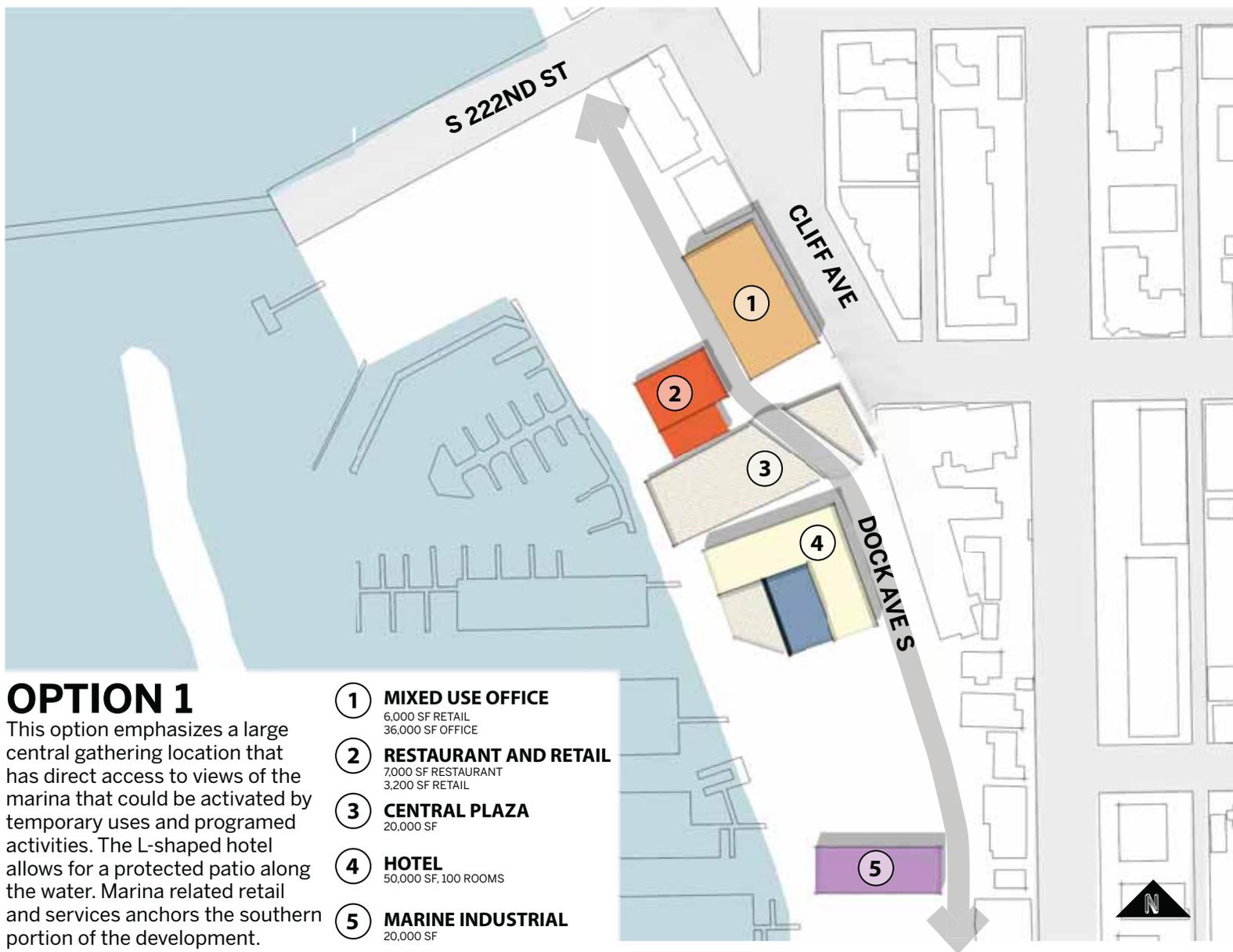
This option reconfigures the hotel to bridge over Dock Avenue, lessening any potential view impact of existing neighbors. A stair climb/elevator is also included with income streams to offset the cost. The central gathering location is widened along the water with retail, hotel and restaurant uses to help activate it. A marina related retail building is located along the water with a large surface parking area to the east.

- MIXED USE OFFICE - 6,000 SF RETAIL; 36,000 SF OFFICE
- RESTAURANT - 7,000 SF
- CENTRAL PLAZA -- 25,000 SF
- HOTEL - 38,000 SF, 75+ ROOMS
- MARINA RETAIL - 10,000 SF; 100 PARKING STALLS
- MARINE SERVICES - 20,000 SF

OPTION 4

This option represents a reduced development scenario that implements the 2007 *Marina Master Plan*. Under this option, a new commercial building with a restaurant, deli or small scale grocer with an outdoor deck would be located in the area north of the Harbormasters Office, and a Marine Hardware/Retail and Marina Maintenance building would be located immediately south of the boat yard. The first floor of the Harbormasters Office would be renovated to include public restrooms, showers, and laundry facilities for guest moorage users and the current maintenance shop would be relocated to the new building in the south Marina area. Associated parking requirements would be accommodated within the existing north and south parking lots.

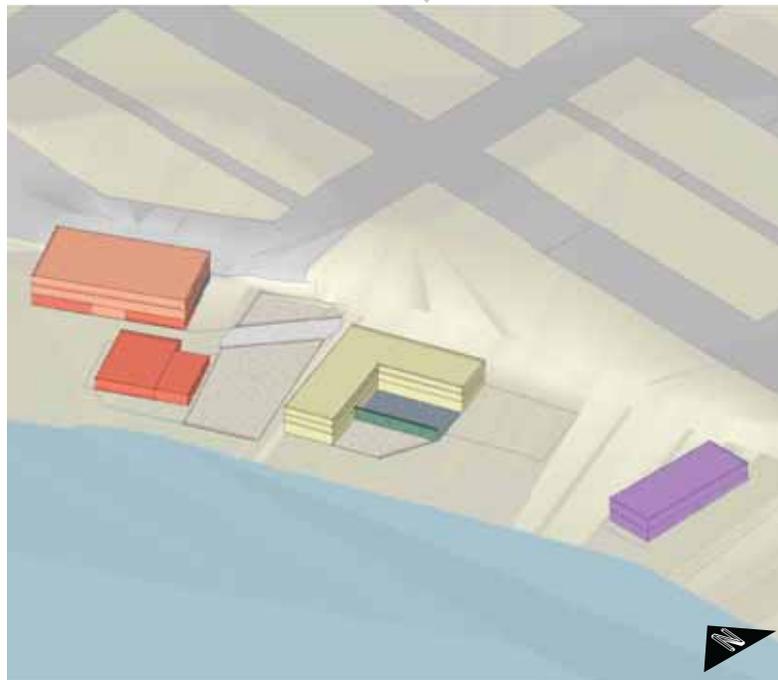
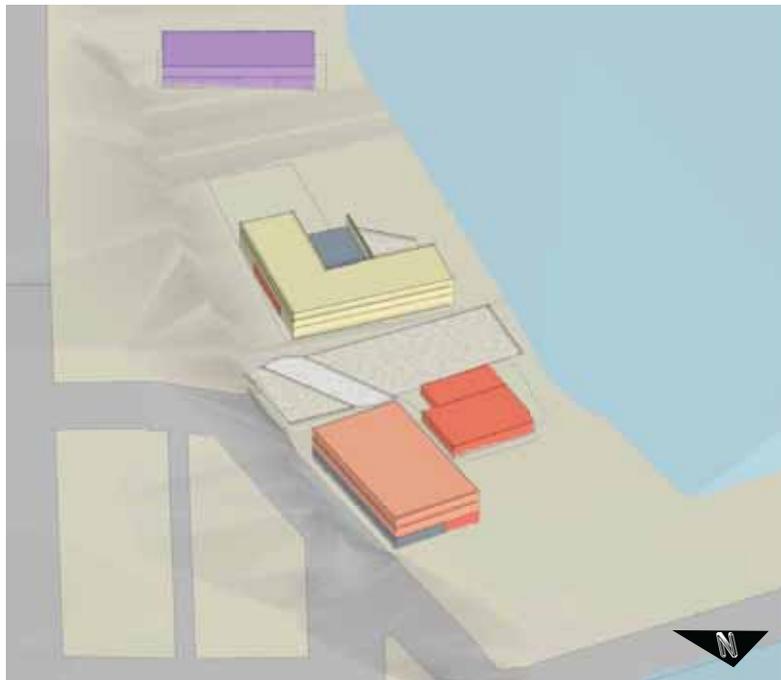
- MARINA RESTAURANT/GROCER – 6,000 SF RETAIL; 1,500 SF DECK
- MARINE HARDWARE/RETAIL AND MAINTENANCE FACILITY – 5,000 SF

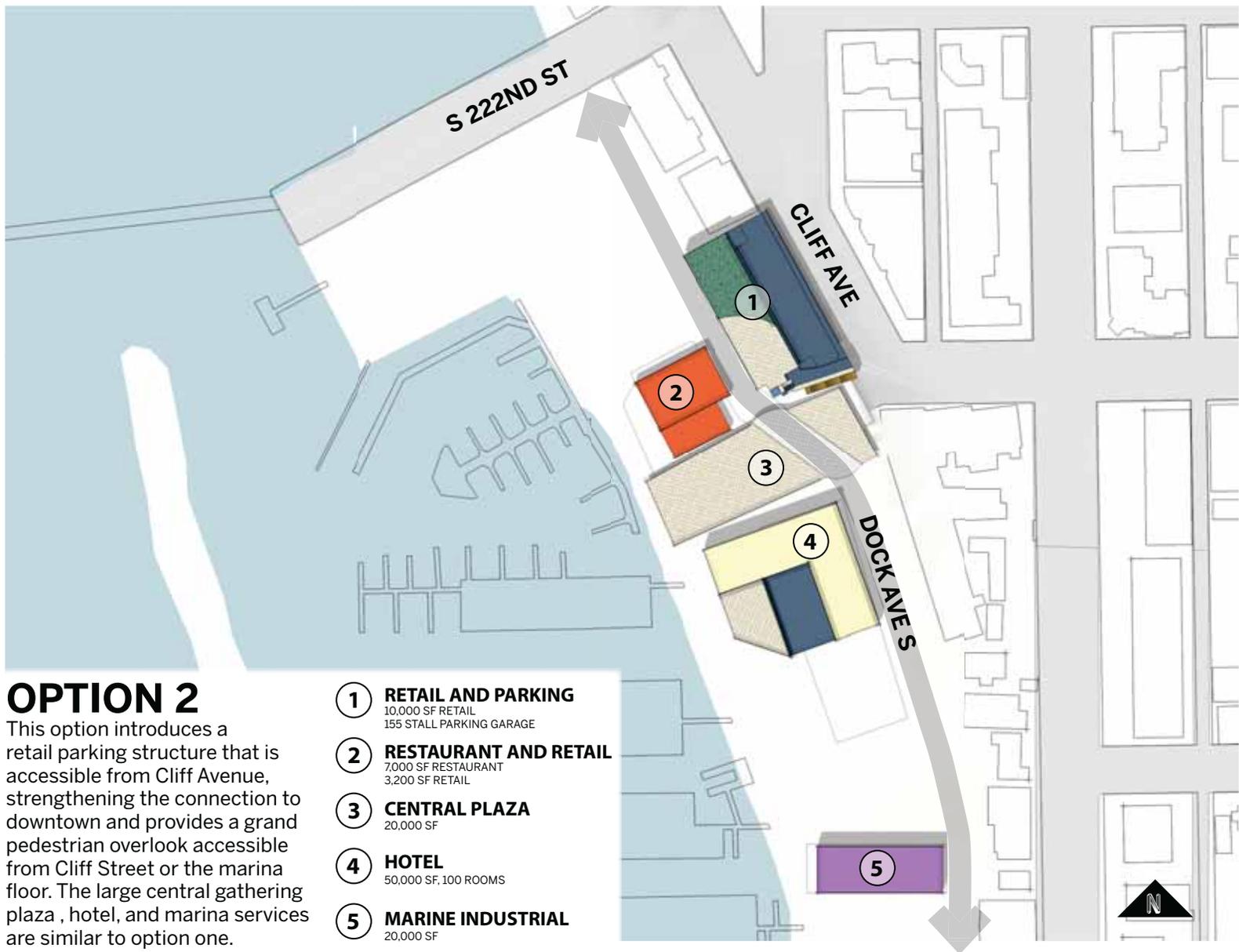


OPTION 1

This option emphasizes a large central gathering location that has direct access to views of the marina that could be activated by temporary uses and programed activities. The L-shaped hotel allows for a protected patio along the water. Marina related retail and services anchors the southern portion of the development.

- ① **MIXED USE OFFICE**
6,000 SF RETAIL
36,000 SF OFFICE
- ② **RESTAURANT AND RETAIL**
7,000 SF RESTAURANT
3,200 SF RETAIL
- ③ **CENTRAL PLAZA**
20,000 SF
- ④ **HOTEL**
50,000 SF, 100 ROOMS
- ⑤ **MARINE INDUSTRIAL**
20,000 SF

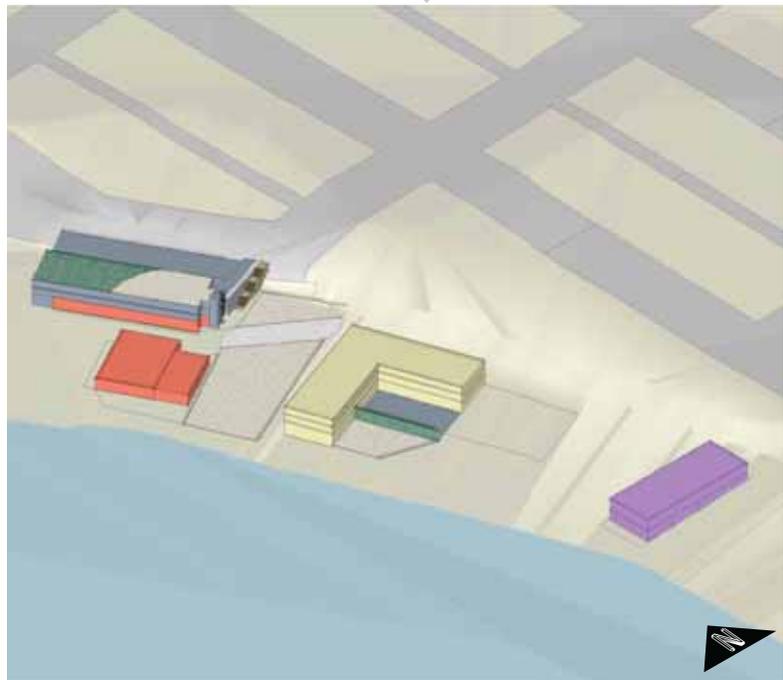
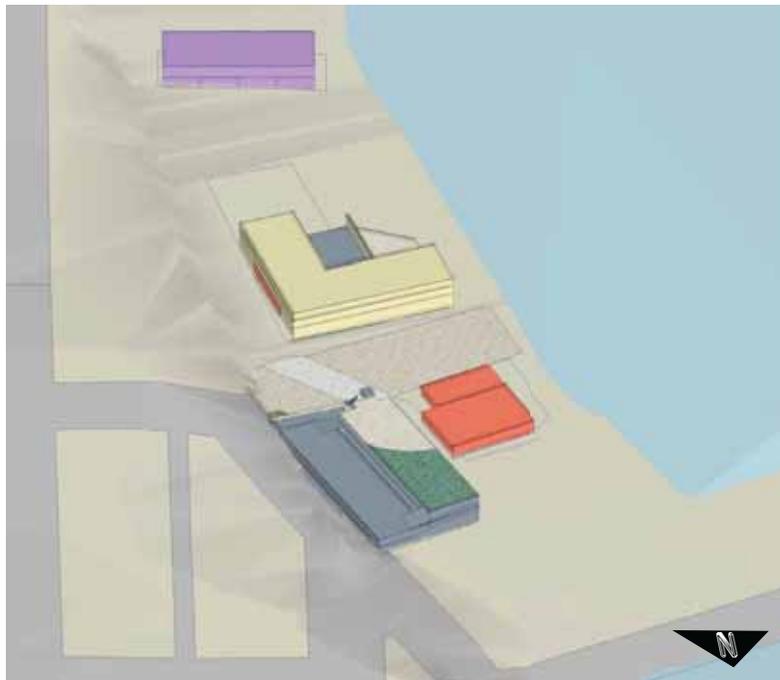


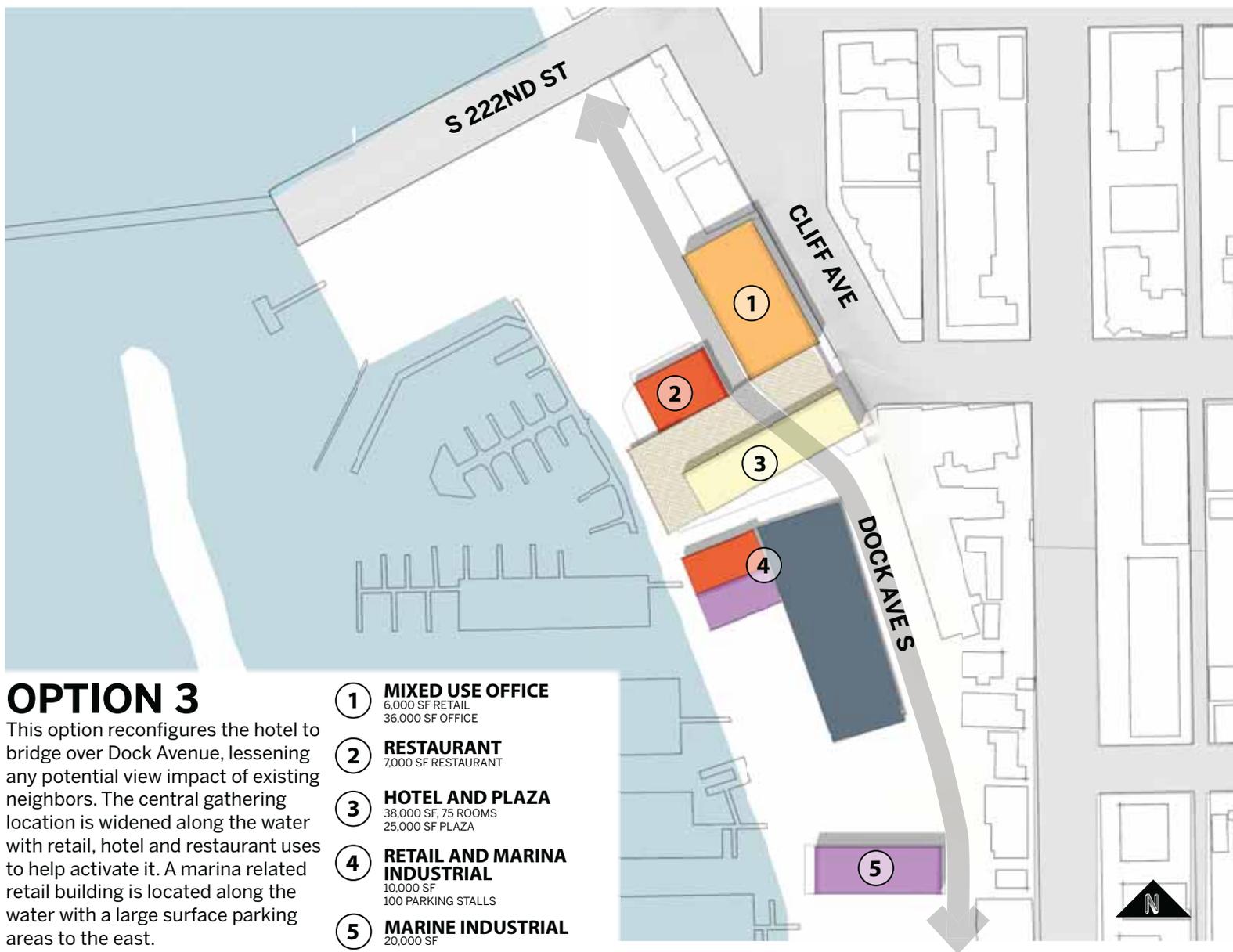


OPTION 2

This option introduces a retail parking structure that is accessible from Cliff Avenue, strengthening the connection to downtown and provides a grand pedestrian overlook accessible from Cliff Street or the marina floor. The large central gathering plaza, hotel, and marina services are similar to option one.

- 1 RETAIL AND PARKING**
10,000 SF RETAIL
155 STALL PARKING GARAGE
- 2 RESTAURANT AND RETAIL**
7,000 SF RESTAURANT
3,200 SF RETAIL
- 3 CENTRAL PLAZA**
20,000 SF
- 4 HOTEL**
50,000 SF, 100 ROOMS
- 5 MARINE INDUSTRIAL**
20,000 SF

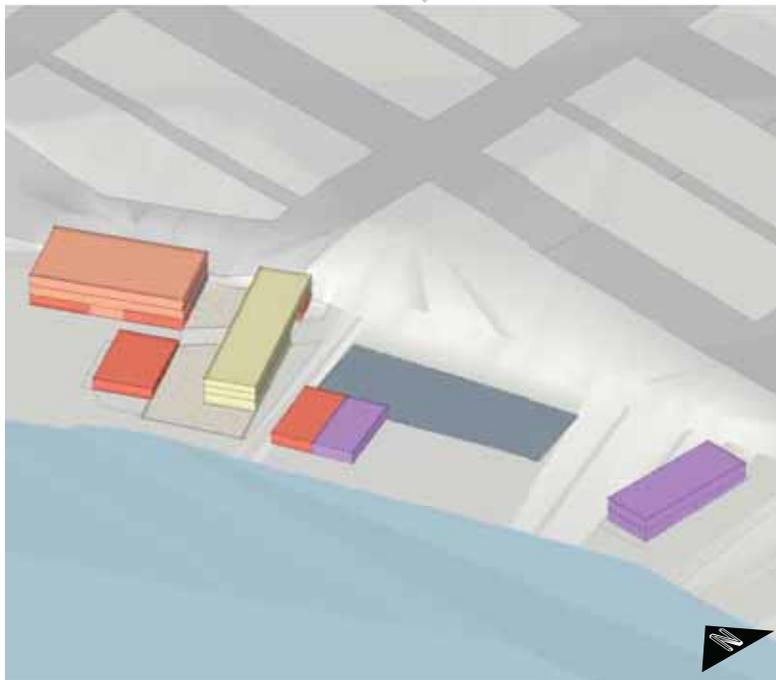
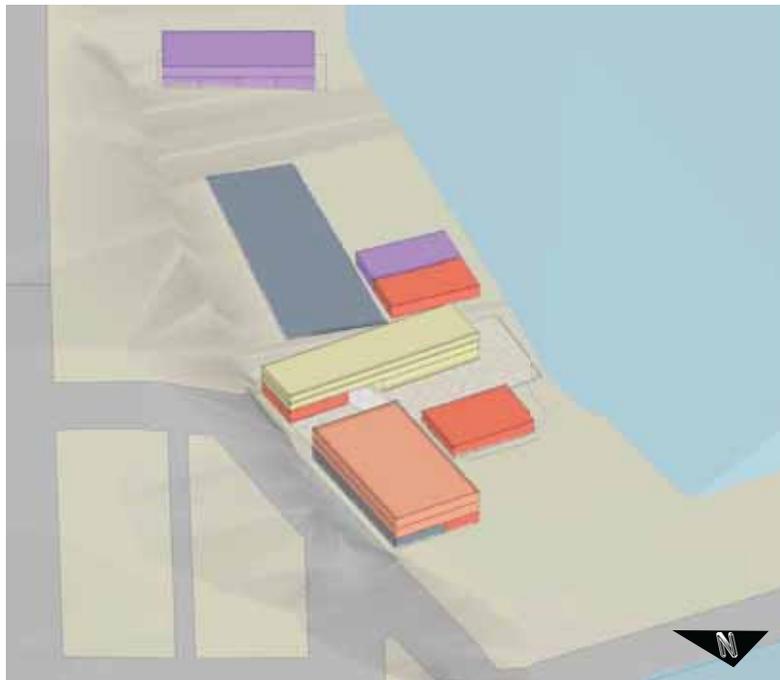


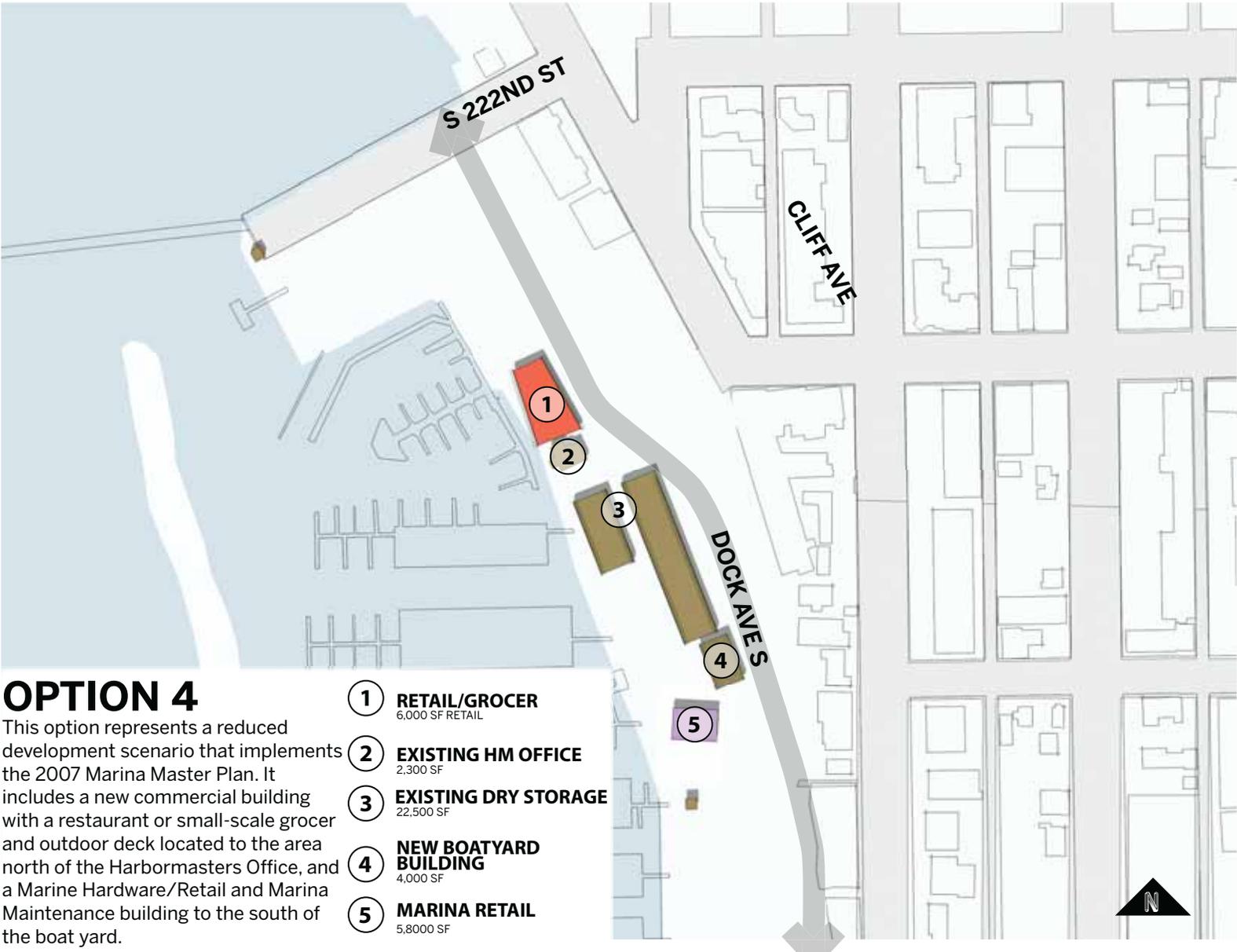


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- ① **MIXED USE OFFICE**
6,000 SF RETAIL
36,000 SF OFFICE
- ② **RESTAURANT**
7,000 SF RESTAURANT
- ③ **HOTEL AND PLAZA**
38,000 SF, 75 ROOMS
25,000 SF PLAZA
- ④ **RETAIL AND MARINA INDUSTRIAL**
10,000 SF
100 PARKING STALLS
- ⑤ **MARINE INDUSTRIAL**
20,000 SF





OPTION 4

This option represents a reduced development scenario that implements the 2007 Marina Master Plan. It includes a new commercial building with a restaurant or small-scale grocer and outdoor deck located to the area north of the Harbormasters Office, and a Marine Hardware/Retail and Marina Maintenance building to the south of the boat yard.

- ① **RETAIL/GROCER**
6,000 SF RETAIL
- ② **EXISTING HM OFFICE**
2,300 SF
- ③ **EXISTING DRY STORAGE**
22,500 SF
- ④ **NEW BOATYARD BUILDING**
4,000 SF
- ⑤ **MARINA RETAIL**
5,8000 SF

