

APPENDIX

- APPENDIX A: Planning Board Member Survey & Survey Results
- APPENDIX B: Planning Board Presentation June 11, 2007
- APPENDIX C: Planning Board Presentation October 6, 2007
- APPENDIX D: Planning Board Presentation October 29, 2007
- APPENDIX E: Design Guidelines
- APPENDIX F: Wastewater Trend Analysis
- APPENDIX G: Build Out Analysis
- APPENDIX H: Stormwater Management Plan
- APPENDIX I: Model Recycling Ordinance

APPENDIX A

Planning Board Member Survey & Survey Results

SEA ISLE CITY
Outline for Planning Board Members to Review and Prioritize Issues

This questionnaire is designed to gain your input regarding your OBJECTIVES and VISION for the City. By collectively pooling our thoughts we can set a comprehensive path to achieve our objectives.

Your comments are critical in establishing a plan that is community based, please pause a moment to answer the following questions. Thank you.

Filled in by _____ (name optional).

1) How important is it to:

	1 - Low	10 = High
a) Designate lands for open space	1 2 3 4 5 6 7 8 9 10	
b) Encourage low density of housing	1 2 3 4 5 6 7 8 9 10	
c) Preserve "small town" quality of life	1 2 3 4 5 6 7 8 9 10	
d) Preserve historic characteristics	1 2 3 4 5 6 7 8 9 10	
e) Preserve environmental quality	1 2 3 4 5 6 7 8 9 10	
f) Preserve or restore marshes, wetlands and natural areas	1 2 3 4 5 6 7 8 9 10	
g) Preserve the outdoor recreational opportunities such as fishing, bird watching, biking, etc.	1 2 3 4 5 6 7 8 9 10	
h) Control higher density development	1 2 3 4 5 6 7 8 9 10	
i) Develop strategies that provide planned commercial areas that are attractive and themed with appropriate architectural standards and land preservation strategies	1 2 3 4 5 6 7 8 9 10	
j) Promote economic development	1 2 3 4 5 6 7 8 9 10	
k) Other (Please list and rank other issues)		
_____	1 2 3 4 5 6 7 8 9 10	
_____	1 2 3 4 5 6 7 8 9 10	
_____	1 2 3 4 5 6 7 8 9 10	

2) If you had to describe the City to a stranger, how would you describe its strengths and weaknesses.

a) List the five greatest strengths:

1.

2.

3.

4.

5.

b) List the five greatest weaknesses:

1.

2.

3.

4.

5.

If you wish to expand any response in question #2, please do so below.

3) As part of a Master Plan Reexamination update, decisions will be required for the following elements of the plan, please provide your comments and rank the issues on a scale of 1 to 10 where 10 is the highest value.

a) Land Use Element

On a scale of 1 to 10, how much smart growth would you think is appropriate for Sea Isle City.

1 = No further growth

10 = Full built out is maximum amount of development permitted in each zoning district.

Residential	1	2	3	4	5	6	7	8	9	10
Commercial	1	2	3	4	5	6	7	8	9	10
Open space	1	2	3	4	5	6	7	8	9	10
Other (list)	1	2	3	4	5	6	7	8	9	10

b) Circulation

How would you rate the traffic circulation in the City? Do the current roadways provide for adequate circulation?

1 = Low

10 = High

1 2 3 4 5 6 7 8 9 10

If you rated 5 or less, identify why you gave a less than average rating. Identify where the problems are, if any, by the closest intersection or approximate distance from an intersection.

c) Recreation

How would you rate the City's recreational facilities?

1 = Low

10 = High

1 2 3 4 5 6 7 8 9 10

e) Conservation Plan

The Master Plan requires that conservation plan be prepared to identify natural resources, water supply, wetlands, bodies of water, endangered or threatened species, and open space habitat preservation, etc. in the City. How would you rank the importance of the CONSERVATION ELEMENT IN THE MASTER PLAN.

1 = Low 10 = High
1 2 3 4 5 6 7 8 9 10

If you rated 5 or less, identify why you gave a less than average rating.

f) Historic Preservation

The Historic Preservation element is an important component of the Maser Plan because it deals with the preservation of the City's HISTORIC HERITAGE; therefore, it is an issue that must be evaluated. How would you rank the importance of HISTORIC PRESERVATION?

1 = Low 10 = High
1 2 3 4 5 6 7 8 9 10

If you rated 5 or less, identify why you gave a less than average rating.

g) Utility Service and Infrastructure

The ability to provide adequate utility infrastructure such as cable, water, sewer and stormwater drainage is an important component of properly servicing the community. In your opinion, is the City adequately serviced?

1 = Low 10 = High
1 2 3 4 5 6 7 8 9 10

If you rated 5 or less, identify why you gave a less than average rating.

h) Economic Development and Businesses & Tourism

Plan an economic development program to provide fiscal stability to the City and accommodate tourism. This requires aggressive planning implementation strategies to encourage industry and commercial development to locate in the City. Please rank your opinion as to the importance of this ECONOMIC DEVELOPMENT IMPLEMENTATION component.

1 = Low 10 = High
1 2 3 4 5 6 7 8 9 10

If you rated 5 or less, identify why you gave a less than average rating.

If you ranked Economic Development 5 or more, what types of economic development activities/business should the City promote or encourage?

i) Emergency Services

Providing good emergency services in the City is part of the COMMUNITY FACILITY evaluation of the City. How would you rank the following services?

1 = Low 10 = High

Police	1	2	3	4	5	6	7	8	9	10
Fire	1	2	3	4	5	6	7	8	9	10
Ambulance	1	2	3	4	5	6	7	8	9	10

4) If you left Sea Isle City and returned 20 years from now, what would you EXPECT to see? Describe:

5) If you left Sea Isle City and returned 20 years from now, what would you WANT to see? Describe:

6) If you had to make improvements in the following areas, give one or more suggestions for each of the following categories (you may add additional comments on a separate sheet).

- a. Traffic and roadways (circulation) _____

- b. Recreational Facilities and Programs _____

- c. Schools - Local _____

- d. Schools - Regional _____

- e. Preserving Open Space _____

- f. Recognizing the history of the City _____

- g. Preserving the "small town" quality of life _____

- h. Preserve environmentally sensitive lands, marshes, wildlife habitat and old landfill

- i. Control high density residential development

- j. Provide planned residential, commercial development that adheres to Smart Growth principals and is attractive and themed with appropriate architectural standards parking requirements, densities, etc. _____

- k. Promote economic development focused on businesses and tourism _____

- l. Preserve the outdoor recreational opportunities such as fishing, biking, bird watching, etc. _____

- m. Other - Please list _____

APPENDIX B

**Planning Board Presentation
June 11, 2007**

Sea Isle City Master Plan Update

Planning Board Members Survey Results, February 2007

		Priority* (1-Low 10-High)
1	Issue	
a	Designate lands for open space	7
b	Encourage low density of housing	6
c	Preserve "small town" quality of life	9
d	Preserve historic characteristics	9
e	Preserve environmental quality	9
f	Preserve or restore marshes, wetlands, natural areas	9
g	Preserve outdoor recreational	9
h	Control higher density development	7
i	Provisions for planned commercial areas	9
j	Promote economic development	9
	<u>Other Ideas/Issues</u>	
	Explore themed "Marina District"	
	Open space for business and community use - waterfront park (2)	
	Explore "Redevelopment Zone" in center city	
	Parking garages, remote parking (2)	
	Development authority to control/administer program	
	Board of assessment for downtown	
	More trees and shrubs	
	Length of summer season	
	Combine Planning and Zoning Boards	
	Continue infrastructure improvements	
2A.	Strengths	
	Beach (8)	
	Bay (8)	
	Boating (1)	
	Quality of Life (1)	
	Boardwalk (1)	
	Safety (2)	
	Walkability (2)	
	"Small Town" atmosphere/Sense of Community (6)	
	Friendly people/residents (5)	
	Services - Police/Fire/Ambulance Corps (2)	
	Unique location to tri-state cities (2)	
	Natural resources/beauty (2)	
	Weather (1)	
	Homes with ocean or bay views (1)	
	Tourism	
2B.	Weaknesses	
	Traffic in summer (2)	
	Parking (5)	
	Noise (1)	
	Crowds (1)	
	Over population in duplexes (1)	
	Flooding streets (2)	
	Lack of family oriented activities/attractions (2)	
	Seasonal - lack of year-round activities (4)	
	Lack of year-round businesses (2)	
	Lack of a cohesive development vision/plan (3)	
	Lack of cooperation of residents/groups (1)	

	No amusements (2)	
	Lack of recreation (1)	
	Poor/aging streets and infrastructure (3)	
	Poor planning/weak business district (2)	
	Families leaving town (1)	
	Businesses becoming residential (1)	
	Mismanagement (1)	
	Lack of cohesion in economic and political areas (1)	
	Evacuation routes	
	Business center	
	Weather (1)	
		Growth* (1-Low 10-High)
3A	Land Use - Growth & Intensity	
i	Residential	6
ii	Commercial	8
iii	Open Space	7
	<u>Areas/Ideas for Improvement</u>	
	Mixed Use - Commercial/Residential	
	Redevelopment	
	Control house size per acre (2)	
	Control multi-family in business districts (3)	
	Determine density based on lot size	
	More landscaping	
	Marina themed area	
	Require architectural quality	
	Restrict residential in business district (2)	
		Rating* (Scale of 1 to 10)
3B	Circulation, Traffic, Roadways (present condition)	5
	<u>Areas/Ideas for Improvement</u>	
	JFK & Landis Ave. - police to keep traffic flowing	
	JFK Blvd. congestion	
	Landis Ave. congestion	
	Problem getting into City on Friday and out on Sat/Sun/Holiday	
	Street flooding 63rd, 55th, 48th, etc.	
	Summer/seasonal congestion	
	Narrow streets with one side parking	
	Traffic light synchronization	
	Provide alternate access to City	
	Improve parking (3)	
	Public transportation, monorail (2)	
	Impose "right-turns only" during summer	
	Discourage crossing medians	
	Make Park Road (south of JFK) one-way north towards JFK	
		Rating* (Scale of 1 to 10)
3C	Recreation Facilities (present condition)	7
	<u>Areas/Ideas for Improvement</u>	
	Pursue current plans	
	Dealy Field area improvement	
	Lack of common goals - e.g. Rec. bldg. not built	
	Water/amusement park	
	Keep open space for outdoor recreation (2)	
	Bike path (3)	
	Fishing pier	

	State of the art fitness center - seniors recreation, pool	
	Seasonal emphasis	
	Use school for recreation	
3D	Local Schools	
	Children presently in the school system - (1) Yes (9) No	
	Children ever in the school system - (4) Yes (9) No	
	Children entering the school system in future - (0) Yes (10) No	
		Rating*
	<u>School Facilities (present condition)</u>	(1-Low 10-High)
i	Buildings	6
ii	Grounds	6
iii	Recreational activities	6
iv	Academic achievements	5
v	Discipline	6
vi	Attention to community needs	5
vii	Security	7
	<u>Areas/Ideas for Improvement</u>	
	Increase activities - maximize use (3)	
	Not a large area, but sufficient for number of students	
	Low scores (2)	
	Small enrollment	
	Tenured staff needs to move on	
	Must regionalize for cost and better socialization (2)	
	Need more families to make viable	
	Close by attrition (3)	
	Combine/consolidate district with Ocean City (3)	
		(1-Low 10-High)
3E	Importance of Conservation	8
	<u>Areas/Ideas for Improvement</u>	
	Governmental authority will take care of this	
	Regulate and enforce current codes to preserve ESL's (2)	
	Protect turtle nesting on undeveloped lands	
		(1-Low 10-High)
3F	Importance of Historic Preservation	7
	<u>Areas/Ideas for Improvement</u>	
	Prevent tear down of historic buildings (2)	
	Not many buildings. qualify for preservation	
	Initiate historic museum events	
	Keep museum open longer hours	
	Legislate historic buildings	
		(1-Low 10-High)
3G	Utility Service/Infrastructure (present condition)	7
	<u>Areas/Ideas for Improvement</u>	
	Overall stormwater drainage	
		(1-Low 10-High)
3H	Importance of Economic Development	8
	<u>Areas/Ideas for Improvement</u>	
	Need more family-oriented businesses	
	Need more year-round activities, shops and restaurants	
	Bike route	
	Marina district	
	Support to existing businesses throughout the island	
	Encourage mixed-use - business/residential (4)	
	Marina on dump with golf course	

	Extend summer, similar to Cape May and Wildwood (2)	
	Non-residential improvements	
	Activities indigenous to shore and resort community	
	Tax abatement and incentives for new/existing businesses (3)	
	Smart growth	
	Interview tourists to get opinions on what is needed	
		Rating*
3I	Emergency Services (present condition)	(1-Low 10-High)
i	Police	8
ii	Fire	9
iii	Ambulance	10
4	What would you expect to see in Sea Isle City after 20 years?	
	Less full-time residents (2)	
	No open land remaining	
	No school program (2)	
	A nice, quiet small town	
	Clean, smart looking places	
	Longer beaches, lit at night, beach protection	
	New recreational facilities, waterfront park	
	Revitalized business district/modern downtown (4)	
	Family attractions and more entertainment	
	Parking garage (2)	
	Monorail system	
	Mixed-use district	
	Shuttle service connecting various destinations-green acre tracts	
	Multi-business and public use in beachfront area "Caspar lot"	
	No common purpose	
	Bad streets	
	Home based businesses	
	More single-family homes	
5	What would you want to see in Sea Isle City after 20 years?	
	More family-oriented (2)	
	More businesses in town, shopping and restaurants (4)	
	More foot-traffic	
	More recreation -water/amusement park, new fishing piers (3)	
	Old places still around	
	Movie theater (2)	
	Easy parking	
	Year-round activities and residents (3)	
	A Marina District	
	Areas for outdoor activities such as fishing and bird watching	
	Fisherman's wharf	
	Public transportation	
	Influx of families	
	Smart growth for housing	
	New City Hall	
	Unity of purpose - cohesion of all agency effort	

Notes:

* Average of ten responses submitted

Summary reflects consolidated comments and priorities expressed by Sea Isle City Planning Board Members

The comments in this summary are a response to the survey forms distributed by KEPG.

The rankings for certain categories represent the average of all the 10 responses received.

Comments are grouped and paraphrased, and number of respondents per comment are shown in parenthesis

Master Plan Re-Examination

City of Sea Isle City

by

kepg

June 11, 2007

Outline

- Housing analysis
- Land use and Zoning
- Circulation and Parking
- Parks and Recreation



Housing Analysis



Housing Development

Table 1: Housing Unit Development

Year	Housing Units Gained		Housing Units Lost		Net New Housing Units	
	Sale	Rent	Sale	Rent	Sale	Rent
2000	125	112	90	37	35	75
2001	95	83	82	33	13	50
2002	92	79	89	31	3	48
2003	109	99	98	45	11	54
2004	123	107	124	51	-1	56
2005	134	92	130	34	4	58
2006	82	53	61	22	21	31
Total	760	625	674	253	86	372
New Housing units 2000-2006						458
Housing units (Census 2000)						6,622
Total Housing units						7,080

Source: The City of Sea Isle City; The US Census Bureau

Build-Out Analysis

Table 2: Build-out Analysis

Zoning	Area(acres)*	Max DU/AC**	Total DU
R1	9.47	8.7	82.42
R2	411.51	17.4	7160.19
C1	19.89	17.4	346.14
C2	9.66	17.4	168.02
C3	20.00	18.3	365.98
C4	6.77	17.4	117.87
C5	3.48	40	139.30
C6	3.22	0	0.00
Total	484.00		8379.91

* From GIS data

** Based on zoning ordinance

Estimated Sewage Flow at Build-Out

**Table 3-A: Estimated Sewage Flow at Build-out
(estimated at current rates)**

Avg. daily flow July 2006 (MGD)	2,099
Avg. daily flow August 2006 (MGD)	1,915
2006 Avg. daily flow (MGD)	2,007
Total existing Housing Units	7,080
Flow per Unit (GPD)	283.47
Total Housing Units at Build-out	8,380
Avg. daily flow at Build-out (MGD)	2.38

**Table 3-B: Estimated Sewage Flow at Build-out
(estimated using conservation standards)**

Avg. daily flow July 2006 (MGD)	2,099
Avg. daily flow August 2006 (MGD)	1,915
2006 Avg. daily flow (MGD)	2,007
Conservation Avg. daily flow limit (GPD)	225
Addition Housing Units at Build-out	1,300
Avg. daily flow for additional Build-out Units (MGD)	0.29
Total Avg. daily flow at Build-out (MGD)	2.30

Findings

- City is approximately 1,300 units under build-out capacity according to current zoning regulations
- Estimate 25 years to reach build-out capacity at current rate of approximately 50 new units per year
- Currently operating at 84% of sewage allocation; at build-out SIC will be at about 96% of the 2.39 MGD allocation

COAH Analysis

SJTPO Forecast

Population 2005	Households 2005	Population 2015	Households 2015	2005 – 2015 Population Growth	2005 – 2015 Household Growth
2,915	1,426	3,182	1,537	231	112

Employment 2005	Employment 2015	2005 – 2015 Job Growth
1,190	1,266	76

SJTPO Estimate of COAH Obligation

- 1987 – 1999
Third Round
109 New Units
15 Rehabilitation Units
17 New Units (Residential Market @ 12 units/year)
5 New Units (Commercial Market)
- SJTPO
Estimated
Obligation
thru 2013
= 136 New Units + 15 Rehab Units

Detailed Estimate Using COAH Analysis

- SIC averaged ± 50 net new units per year (2000 – 2006)
- COAH requires 1 affordable unit per 8 market units constructed
= ± 7 units per year
- COAH requires 1 affordable unit per 25 jobs = ± 5 units
- 1987 – 1999
Third Round
109 New Units
15 Rehabilitation Units
91 New Units (Residential Market @ 12 units/year)
5 New Units (Commercial Market)
- COAH
Estimated
Obligation
thru 2013
= 205 New Units + 15 Rehab Units

Income Limits

(Moderate = 80% of Area Median Income)

- 1 person \$35,483
- 2 persons \$40,552
- 3 persons \$45,625
- 4 persons \$50,690

COAH Opportunities

- Fair Share Growth Share Ordinance
- Development Fees (Housing Fund)
- Increase number of apartments in downtown area permitting two or three units (deed restricting one unit for affordable housing)

Land Use and Zoning



Wetlands



Legend

- AGRICULTURAL WETLANDS (NOOKW-1)
- ATLANTIC WHITE CEDAR WETLANDS
- COASTAL WETLANDS
- CONIFERUS & PINE SWAMP WETLANDS
- CONIFEROUS WOODLAND WETLANDS
- DECIDUOUS BURRLEAF WETLANDS
- DECIDUOUS WOODED WETLANDS
- DELTAIC WETLANDS (NOOKW-2)
- PRE-SHOREWATER MARSHES
- HERBACEOUS WETLANDS
- INTERIOR WETLANDS
- MANAGED WETLANDS (NOOKW-3)
- MIXED FORESTED WETLANDS (CONIFERUS DOM)
- MIXED FORESTED WETLANDS (DECIDUOUS DOM)
- MIXED SWAMP WETLANDS (CONIFERUS DOM)
- MIXED SWAMP WETLANDS (DECIDUOUS DOM)
- SALINE MARSHES
- VEGETATED LONG SPANNALS
- WETLANDS RIGHTS OF WAY (NOOKW-4)



Existing Zoning



Legend

- City Zoning
 - P1 General Residential District
 - P2 Single-Family Residential District
 - P3 Medium-Density Residential District
 - P4 Medium-Density Residential District
 - P5 Medium-Density Residential District
 - P6 Medium-Density Residential District
 - P7 Medium-Density Residential District
 - P8 Medium-Density Residential District
 - P9 Medium-Density Residential District
 - P10 Medium-Density Residential District
 - P11 Medium-Density Residential District
 - P12 Medium-Density Residential District
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 - P46 Medium-Density Residential District
 - P47 Medium-Density Residential District
 - P48 Medium-Density Residential District
 - P49 Medium-Density Residential District
 - P50 Medium-Density Residential District

Source: NIDEP, City and County of Denver

Land Use Land Cover



Legend

- ARECIAL LAKE
- BRUSH AND SHRUBLAND
- COMMERCIAL SERVICES
- DISURBED WETLAND (MODIFIED)
- WETLANDS
- INDUSTRIAL
- MANAGED WETLANDS (MODIFIED)
- MILITARY INSTALLATIONS
- MIXED SCRUB SHRUB WETLANDS (COMPETITIVE DOM)
- MIXED SCRUB SHRUB WETLANDS (DECIDUOUS DOM)
- OTHER URBAN OR BUILT-UP LAND
- PERMANENT LAND
- RESIDENTIAL
- SALT MARSHES
- TIDAL WATERS
- TRANSPORTATION/COMMUNICATIONS UTILITIES
- VEGETATED DUNE COMMUNITIES

Source: NIDEP, City and County of Denver

Downtown Zoning and Land Use



Source: NIDEP, Santa Clara County, City of San Jose, CA

Commercial Development

- Since 2000, SIC has had only two (2) new commercial establishments:

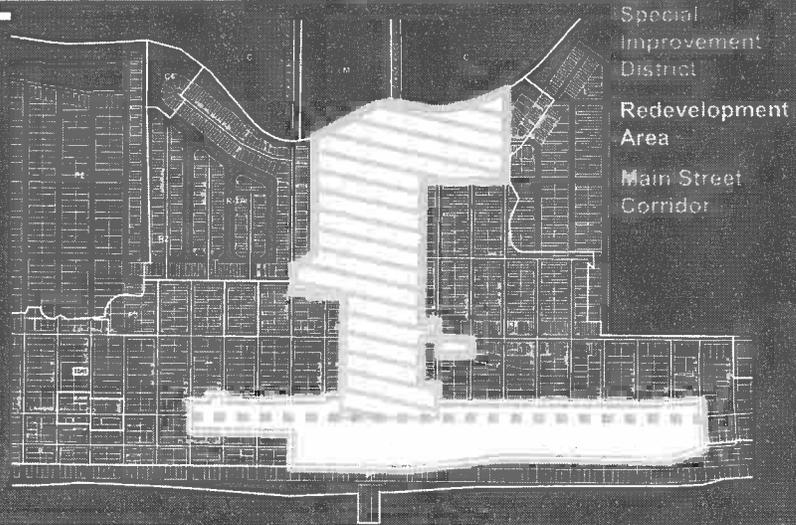
One unit of 624 SF in 2004

One unit of 2968 SF in 2006

Downtown Land Use Opportunities

- Incorporation of a downtown Special Improvement District (SID)
- Designation of Redevelopment Area
- Designation of a downtown Main Street Corridor

Downtown District



Redevelopment Opportunities

- Consider the commercial area between 61st and 63rd for Redevelopment designation



Redevelopment Opportunities



Redevelopment Opportunities

- Consider the property at the corner of 82nd and Pleasure for Redevelopment designation



Land Use and Zoning Recommendations

- Combine zoning districts R-1, R-2 and R-2A into
R – Residential
Rb – Residential Bay Area

Initial Recommended Revisions for Ordinance (Commercial Zoning Districts)

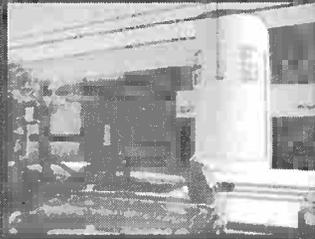
- **Permitted Uses:**
 - Eliminate Single family and two family dwelling units (currently not permitted in C-5 and C-6 Zoning Districts)
 - Add mixed use – ground floor commercial and upper residential use (2 floors) OR increase Conditional Uses to 2 apartments (or 3 if COAH compliant) -- C-1, C-2, C-3, and C-4
- **Height:**
 - Increase pitch roof height from 32 ("A" Zone + 1' for SIC) and 33 feet ("V" Zone + 1' for SIC) to total 35 and 36 feet, respectively
 - Increase flat roof height from 25 ("A" Zone + 1' for SIC) and 26 feet ("V" Zone + 1' for SIC) to total 35 and 36 feet, respectively
- **Impervious Coverage:**
 - C-1 – 100% and no change recommended
 - C-2 – 70%, and increase 10% if Applicant opts to pay Development Impact Fee for Parking
 - C-3 – 100% and no change recommended
 - C-4 – 100% and no change recommended
 - C-5 – 50%, and increase 10% if Applicant opts to pay Development Impact Fee for Parking
 - C-6 – 50%, and increase 10% if Applicant opts to pay Development Impact Fee for Parking

Land Use and Zoning Recommendations

- Establish citywide design standards for residential and commercial development
- Establish landscape design standards
- Consider adaptive reuse of the school site for development as a community center and school site
- Develop a passive recreation park at the landfill site

Land Use and Zoning Recommendations

- Consolidate public services buildings in the downtown area



Circulation and Parking



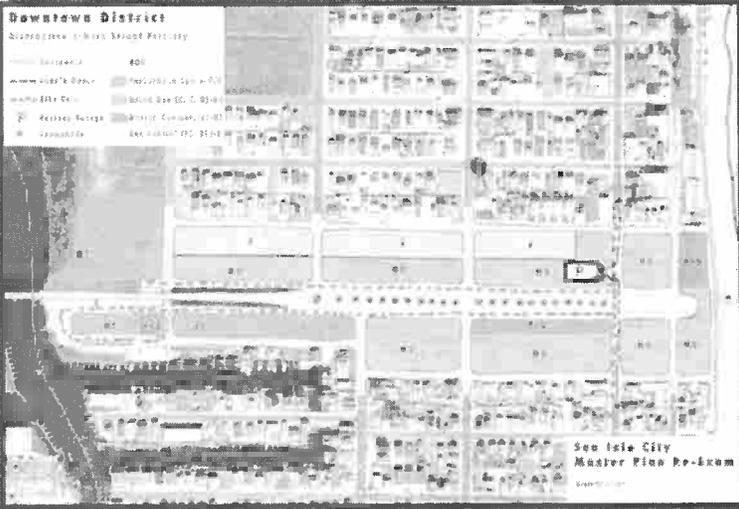
Parking

- Current Residential Requirements
 - 2 spaces per each dwelling less than 1500 SF
 - 3 spaces per each dwelling greater than 1500 SF
- Recommended Addition
 - \$22,000 Development Impact Fee in lieu of provision of parking space for residential development (\$15,000 if outside Redevelopment Area)
- Current Commercial Requirements
 - Restaurant 1 per 200 SF
 - Retail 1 per 300 SF
 - Office 1 per 300 SF
- Recommended Addition
 - \$10,000 Development Impact Fee in lieu of provision of parking space for commercial development (\$5,000 if outside Redevelopment Area)

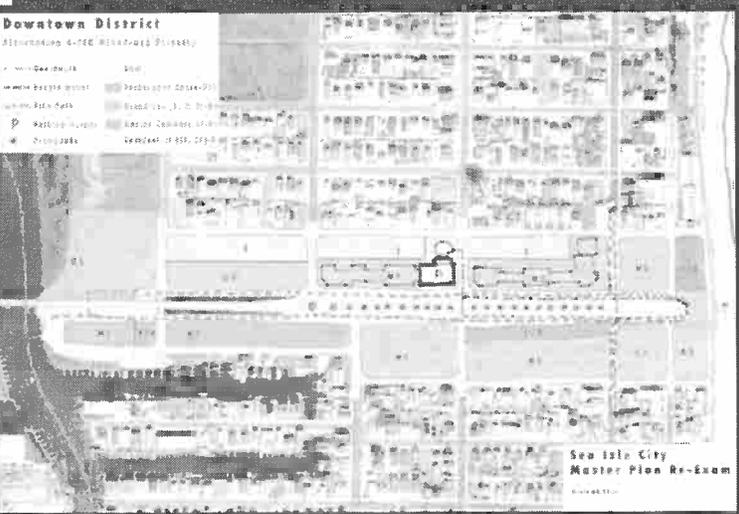
Circulation & Parking Recommendations

- Develop structured parking for visitors at entrance
- Restrict street parking for residents by use of parking permits in the residential zones
- Provide a free trolley connector to connect businesses and destinations (and garage)

Circulation & Parking Recommendations



Circulation & Parking Recommendations



Circulation & Parking Recommendations

- Downtown District streetscape improvements



Circulation & Parking Recommendations

- Develop a bike path
- Establish access management and curb cut controls
- Consider sales tax for transportation improvements
- Consider shared parking with Catholic Church

[Parks and Recreation]



[Parks and Recreation Recommendations]

- Preserve environmentally sensitive lands and natural resources
- Develop a waterfront park through green acres program
- Evaluate re-use opportunities at Daley Field

Parks and Recreation Recommendations

- Consider joint recreational programming with schools
- Promote fishing pier at Marina; Yacht Club
- Develop a state-of-the-art fitness center
- Develop a fish/seafood market at back bay

Parks and Recreation Recommendations

- Develop the landfill site for re-use as a passive recreation park
- Consider the possibility of a wind farm



City-wide Improvements

- Facilitate aesthetic improvements through streetscaping – lights, street furniture, paving, etc.
- Develop an entrance gateway
- Develop a signature sculpture/element at terminus of JFK Blvd.

City-wide Improvements

- Initiate a board-walk beautification program; surface treatment



City-wide Improvements

- Promote historic preservation; develop an inventory of historic buildings; develop historic walking tours
- Promote arts and culture programs; expand scope of Library; consider a performing arts center
- Strictly regulate code enforcement
- Include a planner/designer in plan approval process

