

Key Issues:

- Redevelopment is dependent on market demand.
- Milhollin Drive is a substandard private road, insufficient to support mixed use re-development.
- View preservation.

Master Plan Vision of Character & Use:

This area provides for a variety of commercial, non-industrial related and recreational uses with residential uses allowed above the ground floor. Protecting downtown views with delineated view corridors and stepped height limits shall be considered. Pedestrian-oriented street edges and streetscapes adjacent to buildings along Milhollin Drive are envisioned for this area. Proposed road and utility upgrades to serve the mixed use development are contemplated for Milhollin Drive. Parking on the ground level below residential uses or offices and within view corridors between buildings should be ample to serve future development. Retail businesses, restaurants and services on the ground floor could meet the needs of future residents and visitors and complement existing and future Market District businesses. A small hotel or conference center along Marine Drive could house visitors and provide an ideal setting for weddings, community events and business meetings.



Replace Figure 25
Figure 25: Planning Area 3 – Mariner Village Conceptual Plan – Height Limits

Development Guidelines:

1. Building character & function: Buildings in this planning area are intended to provide mix of water oriented commercial retail and service space on the ground floor level with the potential for office



New Figure 25



Figure 25: Planning Area 3 – Mariner Village Conceptual Plan – Height Limit