

Sister Bay Waterfront Master Plan

Draft Consensus Plan Presentation

November 7, 2007



Project Process

- Kickoff meetings held August 21-22
- Alternative concept plans presented Sept. 27
- TODAY = Present Draft Consensus Plan, including probable opinion of construction costs and phasing plan
- Final steps:
 - Generate a poster explaining the plan
 - Final Presentation

Consensus Plan (DRAFT)



Park Improvements: Beach Expansion



Park Improvements: Structures



Park Improvements: Recreation



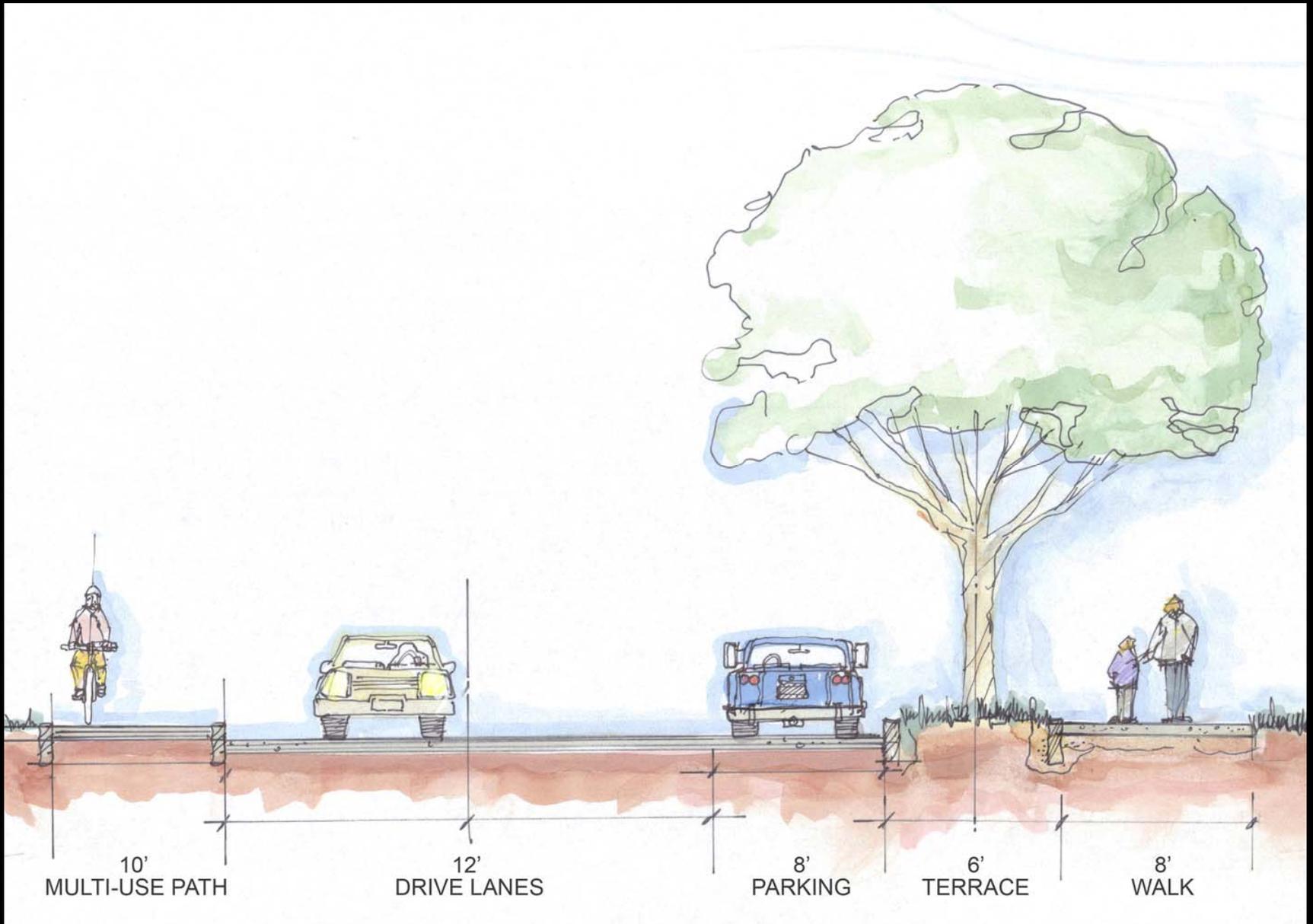
Park Improvements: Natural Vegetation Features



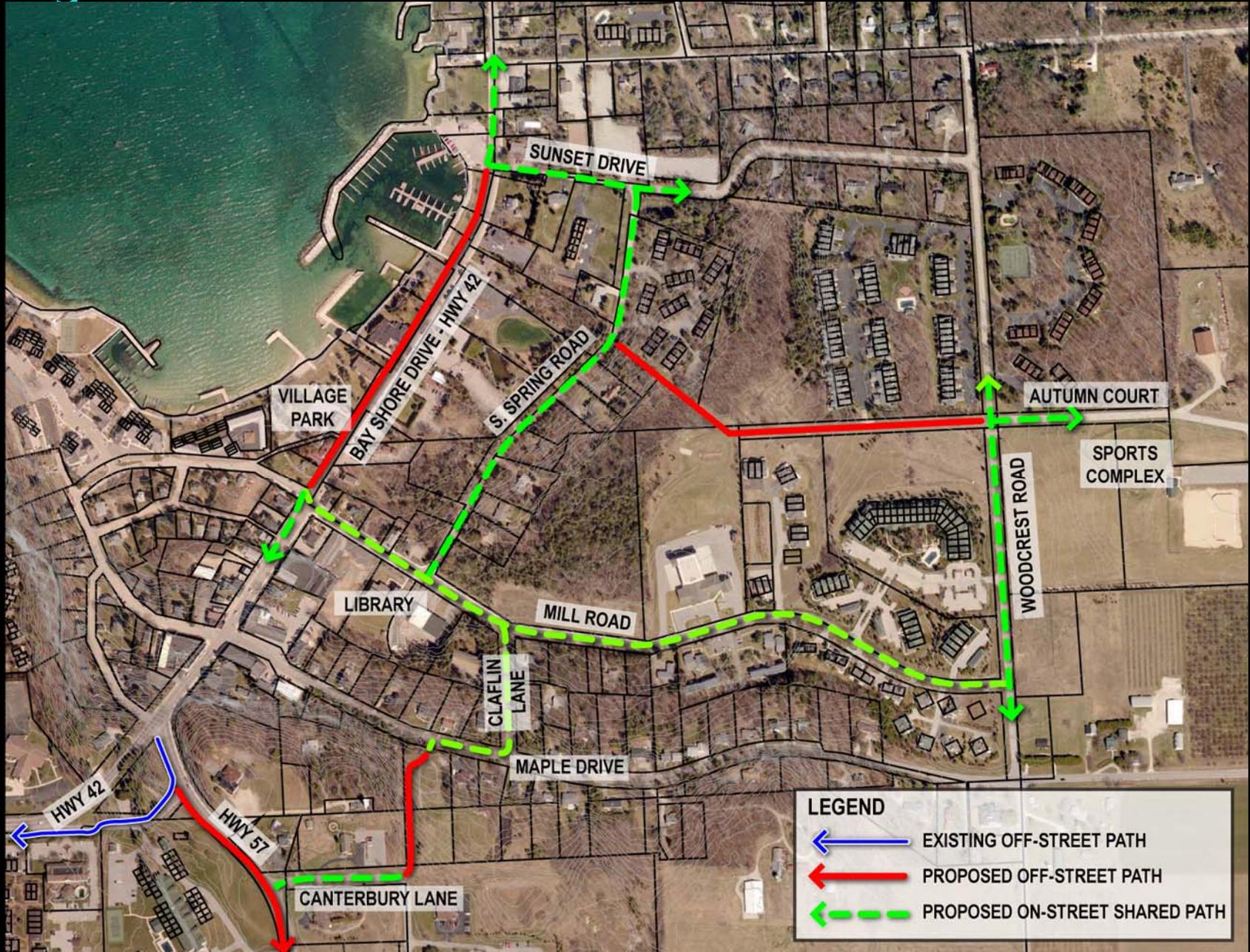
Village Character: Waterfront Lighting



Village Character: Bay Shore Drive



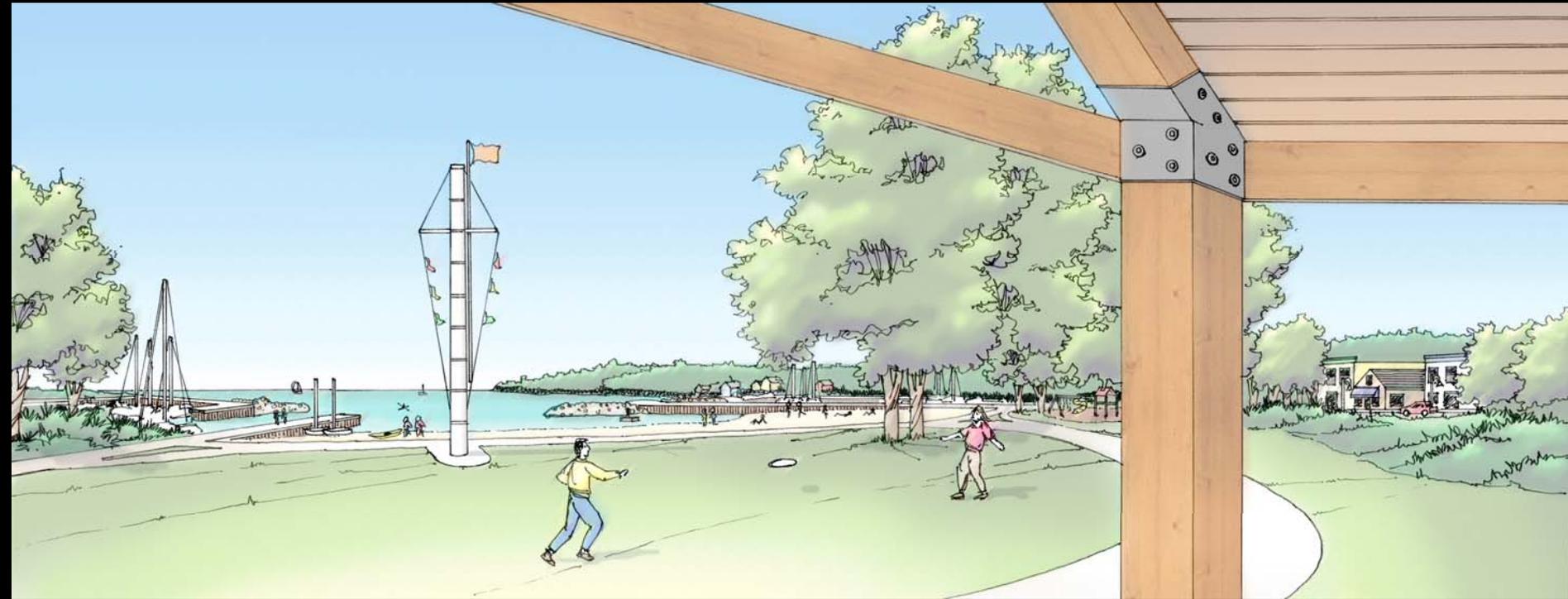
Village Character: Potential Bike Connections



Village Character: Harbor Springs, MI



Beach Perspective



Street Perspective



Overall Phasing Plan

Phase 1: Beach

Phase 1A: Transient Docks

Phase 2: Mill Road

Phase 3: Village Hall Area

Phase 4: Post Office Area



Phase 1: Beach

Phase 1A: Docks

- Breakwater, walk, and plazas
- Groin at west end
- Beach fill
- Storm sewer relocation
- Swim platform
- Concert lawn and pavilion
- Sand volleyball
- Village Hall continues to function as beach house
- Dock along breakwater
- Transient slips (60')



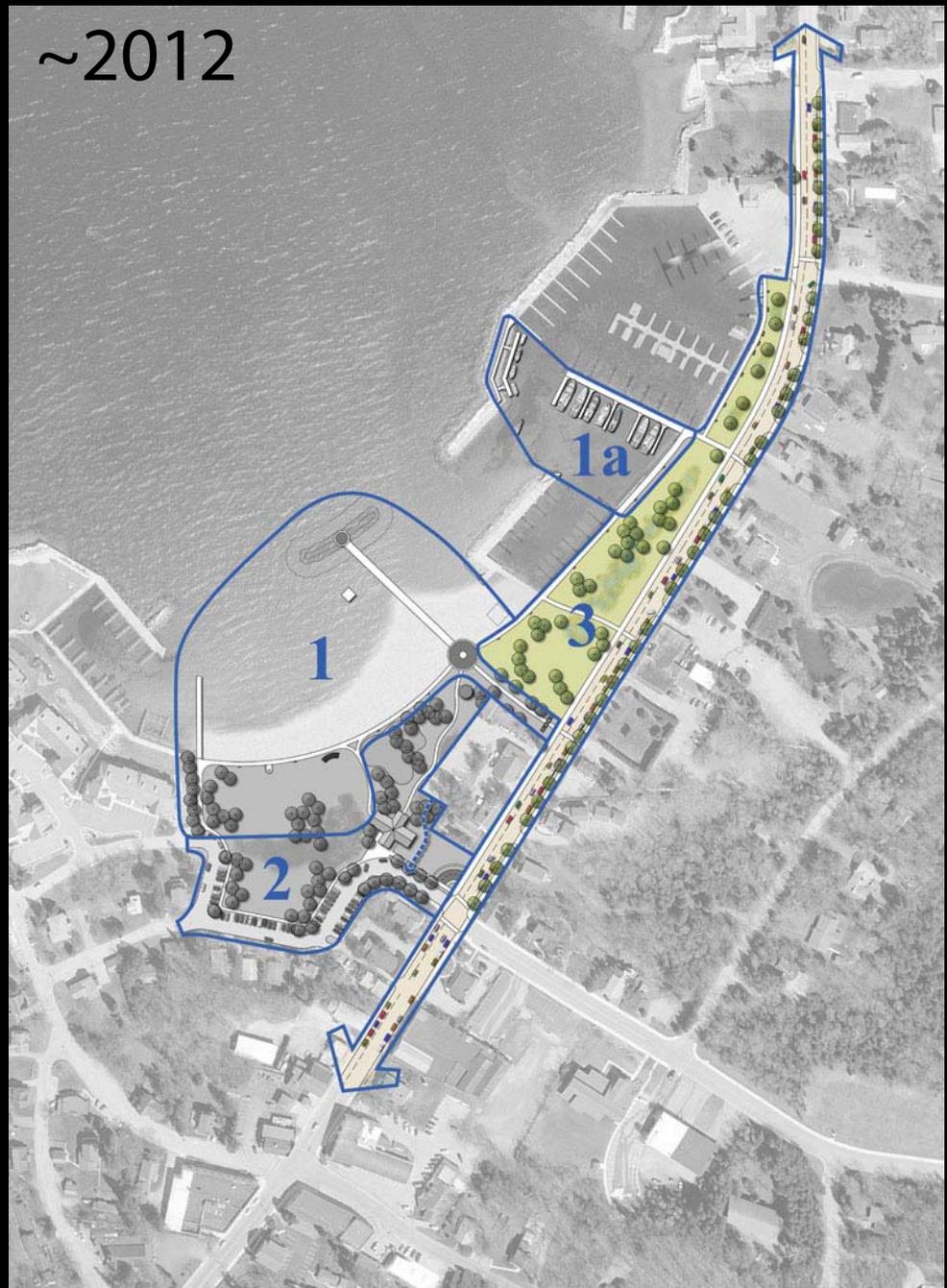
Phase 2: Mill Road

- Road realignment
- Relocate sanitary and water
- Remove existing restroom and monument
- New storm sewer
- Beach house facility
- Plaza area at intersection
- Playground expansion
- Temporary drive from Post Office lot to Mill Road



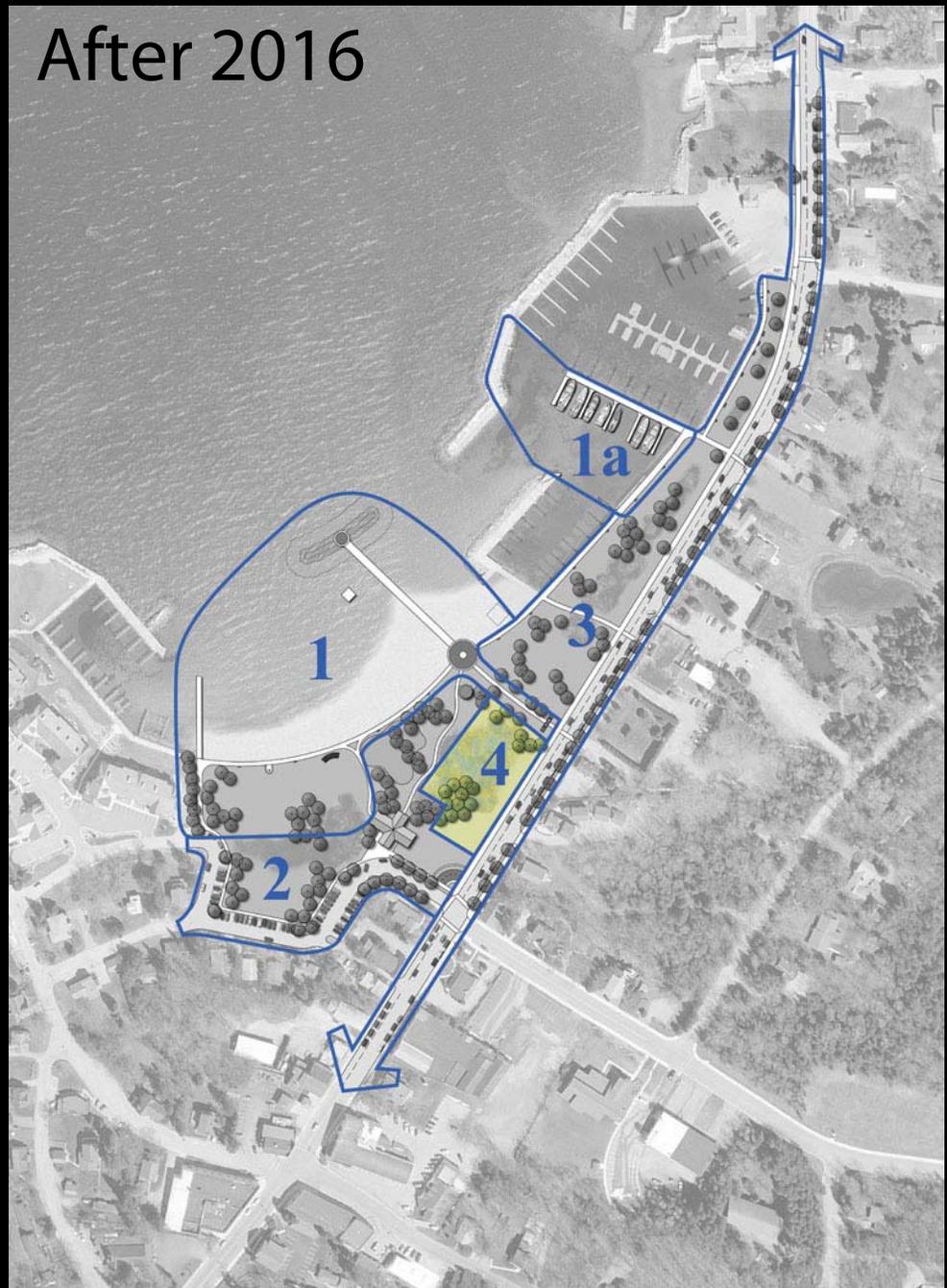
Phase 3: Village Hall Area

- DOT reconstruction of Bay Shore Drive
- Potential relocation or removal of Village Hall
- Purchase or easement on Johnson property and removal of buildings



Phase 4: Post Office Area

- Removal of Post Office and parking lot
- Purchase and remove Sister Bay Café



Opinion of Probable Construction Cost Assumptions

- All costs in 2007 dollars
- 25% contingency (includes design fees)
- Includes all park improvements & Mill Road realignment
- Does not include:
 - Bay Shore Drive DOT improvements
 - Property acquisition
 - Building demolition and/or relocation costs
 - Improvements on private property
 - Street improvements other than Mill Road

Opinion of Probable Construction Cost

Phase 1: \$2,200,000

Phase 1A: \$ 760,000

Phase 2: \$1,550,000

Phase 3: \$ 185,000

Phase 4: \$ 125,000

TOTAL: \$4,820,000

Note:

Assumptions and contingency on previous slide.



Aerial Perspective



Questions?

