

STREETSCAPE VIEW



WATERFRONT PARK VIEW



The master plan creates a long range vision for Sister Bay's waterfront. Major elements of the plan include:

- Demolishing the existing Helms Resort structures.
- Expanding the swim beach and developing areas for sand volleyball, a kayak launch, and a sailing school. This includes construction of a groin between Village Park and the Sister Bay Yacht Club to discourage sand migration into the SBYC marina, and relocation of storm sewer outfalls to improve water quality.
- Realigning Mill Road to create a larger, continuous park area.
- Constructing a new beach house for ADA-compliant restrooms and changing facilities.
- Providing an expanded concert lawn and playground.
- Increasing open space with areas of naturalized meadow vegetation.
- Creating additional transient boat slips within the existing municipal marina breakwater.
- Reconstructing Bay Shore Drive with a multi-use path along the park, to be coordinated with a WDOT project tentatively scheduled for 2012.

- Using future land acquisition to create a public waterfront west of Bay Shore Drive, stretching from the property line with the Yacht Club to the Village's Marina Park.
- Exploring the potential relocation of Village Hall.
- Relocating the Village Administration building on the lot of the old fire station.
- Removing parking along the west side of Bay Shore Drive between Mill Road and Sunset Drive.
- Encouraging private redevelopment of downtown.

East of Bay Shore Drive, the plan shows a greater density of infill with larger building footprints, as well as filling in the "missing teeth" on vacant lots and providing parking along the street. This infill would have a historic, two-story architectural character along Bay Shore Drive, but may allow tiered buildings farther back from the street to afford a view of the water. Parking is also provided behind the buildings. Mixed use redevelopment zones are targeted north of Sunset Drive and south of Mill Road, and a residential/hotel development zone is targeted west of existing building frontage on Bay Shore Drive south of Mill Road.

WATERFRONT MASTER PLAN



- Existing Building
- Proposed Building
- Mixed Use Redevelopment Zones
- Residential/Hotel Redevelopment Zones



125ft 250ft 500ft