

Concept # 7

Challenge: Unique Lake Setting with Latent Potential

Solution: Lake Nasworthy Catalyst Development Opportunities

Concept Description

Surrounding Lake Nasworthy are two concept opportunities: Harbor Village and Power Plant Site.

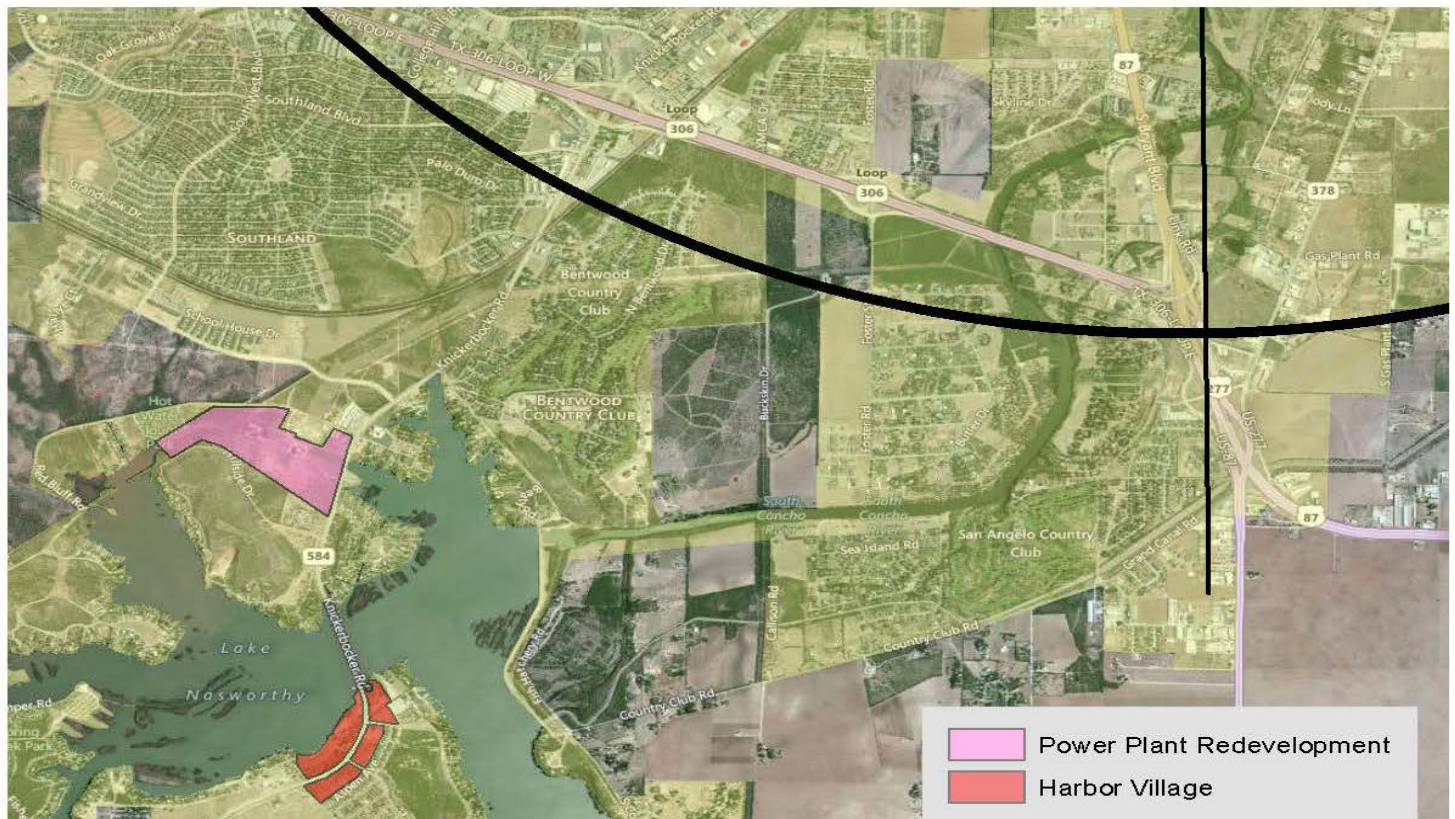
Power Plant Site

The decommissioned power plant area (shown below in pink) offers an opportunity for the community to see activation of a previously dormant parcel. Taking advantage of the canal and location on the Lake, the site is envisioned to be a mixed use concept with a single family neighborhood, multifamily buildings and a hotel served by neighborhood retail and commercial.

Harbor Village

The Harbor Village area (shown in red below) is an opportunity to incorporate Mary E Lee Park and a high profile location next to it, and to catalyze activity by creating a mix of uses that could include a marina, hotel and restaurant.

Illustration



Power Plant Site

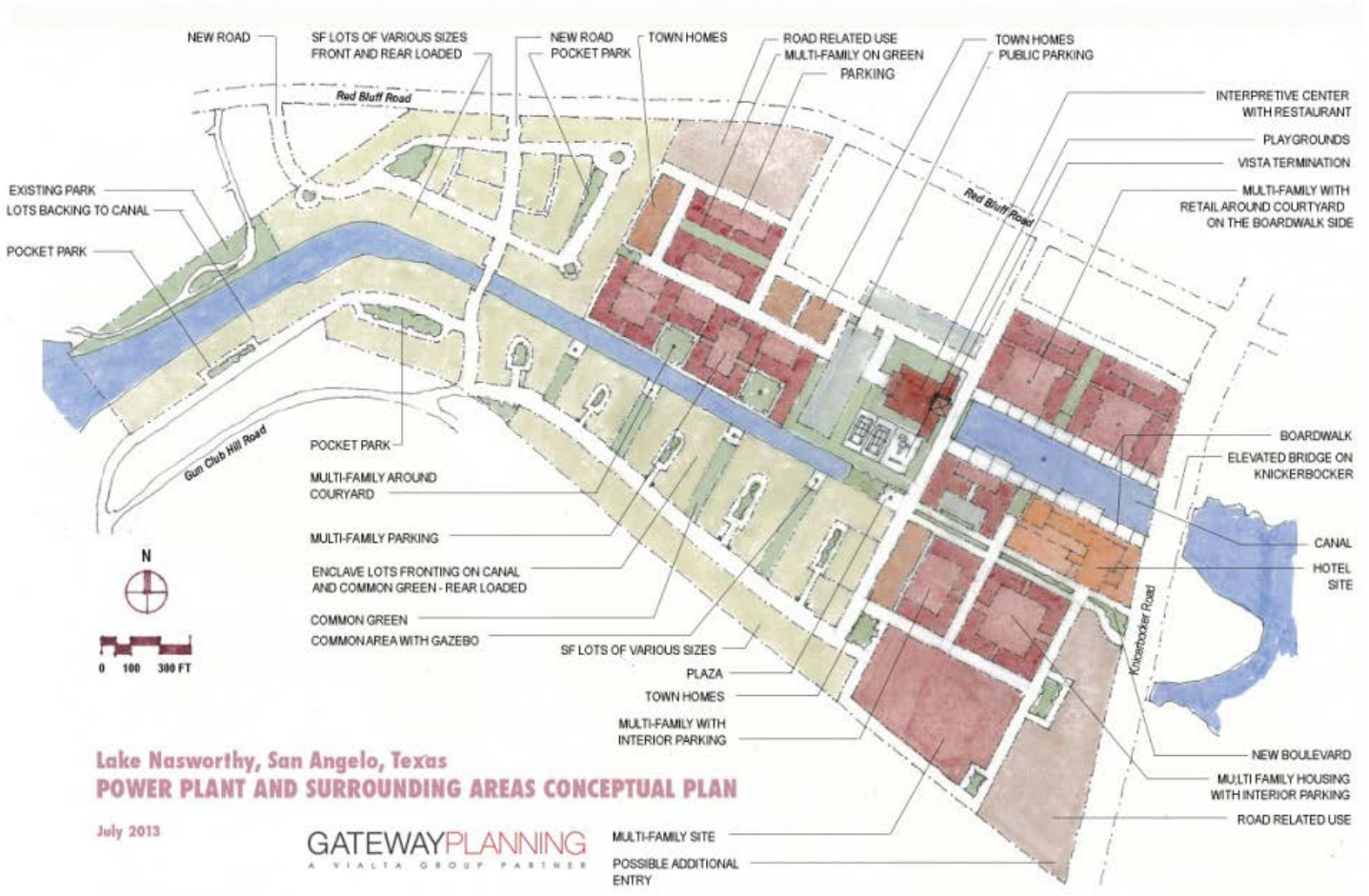
Barriers

- Privately owned primary site and different adjacent ownership
- Encumbered by typical zoning that hinders creative design approach
- Previously-ignored portion of lake with poor street connectivity within site

Market Opportunities

	short-term 1-5 years	long-term 5-10 years
Housing		
Ownership	<input type="checkbox"/>	
Rental	<input type="checkbox"/>	
Senior		<input type="checkbox"/>
Other		
Retail		
Neighborhood-Serving	<input type="checkbox"/>	
Destination-Entertainment	<input type="checkbox"/>	
Specialty		<input type="checkbox"/>
Employment		
Office		<input type="checkbox"/>
Service/ Boutique		<input type="checkbox"/>
Industrial		
Incubator	<input type="checkbox"/>	
Other		
Lodging	<input type="checkbox"/>	
Institutional		
Civic		<input type="checkbox"/>
Parking	<input type="checkbox"/>	

Potential Redevelopment Land Use Plan of Power Plant site and surrounding area



Urban Design Elements

- Small usable open space throughout: courtyards, greens and plazas
- Street connectivity between private and civic spaces - public access to water
- Range of housing types and transitions between uses
- Acts as gateway to Lake Nasworthy

Variety of residential product types – retail and natural experiences



Public-Private Strategies

- City participation in utility work could create momentum catalyzing development that fits with the long term vision for the lake
- Create code that allows for adjacency predictability across different land ownership
- Provide proactive vision for site to encourage place-based development
- Elevation of Knickerbocker Bridge over the canal to open it to boat traffic and increase value of site
- Potential regional interpretive heritage center to act as visitor destination

Harbor Village

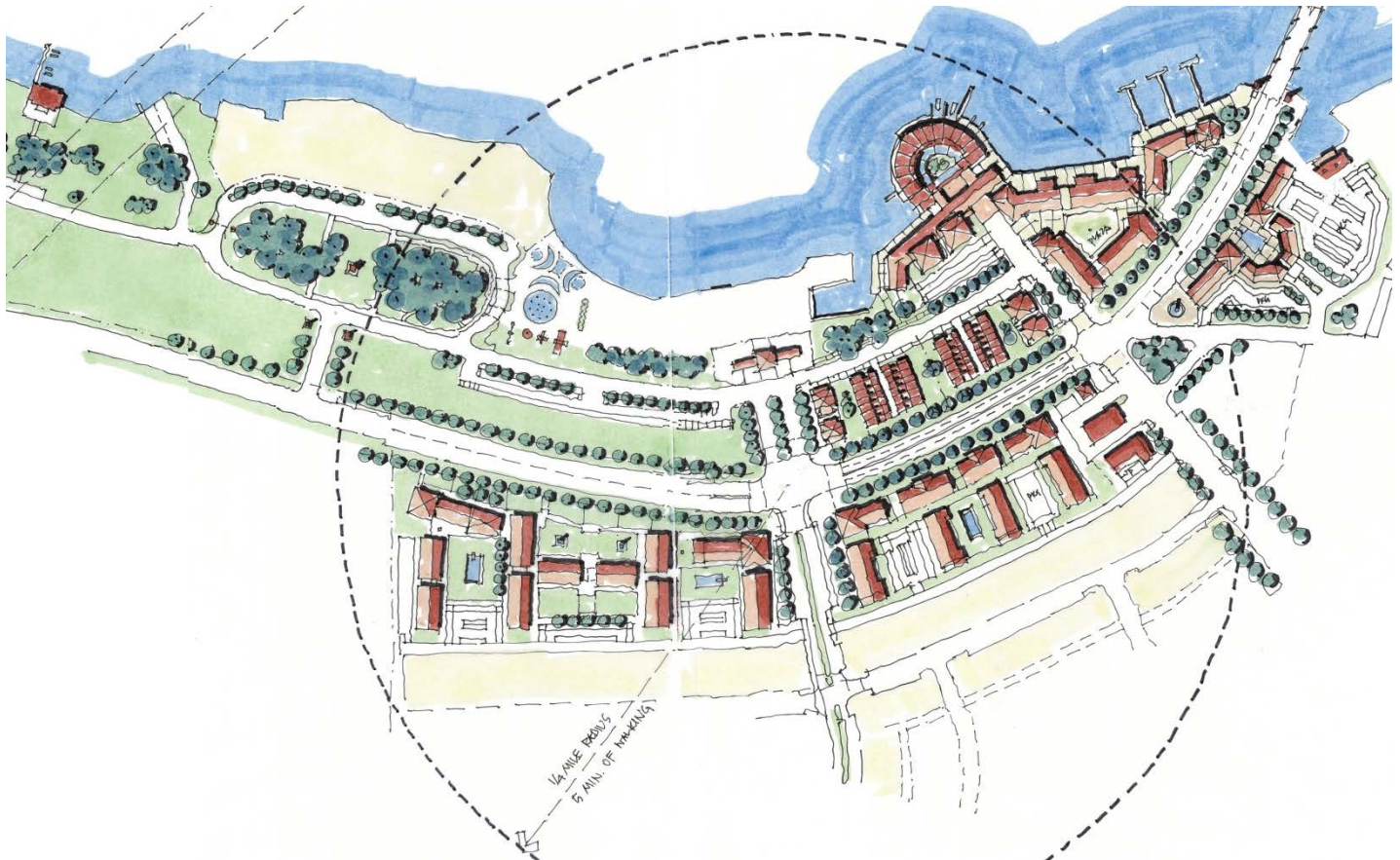
Barriers

- Multiple property owners adjacent to street that acts and feels like a highway
- Lack of lakeside type development that would spur more activity
- Limited existing lakeside amenities limit success of waterfront-centric restaurant/ retail

Market Opportunities

	short-term 1-5 years	long-term 5-10 years
Housing		
Ownership		<input type="checkbox"/>
Rental	<input type="checkbox"/>	
Senior		
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Retail		
Neighborhood-Serving	<input type="checkbox"/>	
Destination-Entertainment	<input type="checkbox"/>	
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Other		
Lodging	<input type="checkbox"/>	
Institutional		
Civic	<input type="checkbox"/>	
Parking	<input type="checkbox"/>	

Potential Redevelopment Illustrative Plan of Marina/ Hotel and Surrounding Area



Urban Design Elements

- Connections between private property and public park/ dock
- Maximizes lake views and primary street intersection
- Buffer protection for the neighborhood near “the beach” with new drive and landscaping
- Splash park amenity to enhance the beach area
- Range of building and use types to encourage activity and destination location
- Illustrative concept includes the following:
 - Hotel on the lake - 30 rooms per floor, 4-5 floors (120 to 150 rooms total)
 - Restaurants - 30,000 SF
 - Conference center - 30,000 SF
 - Retail/Entertainment Flex Space - 45,000 SF
 - New beach structure with concessions - 6,000 SF



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Public-Private Strategies

- Create code that allows for adjacency predictability across different land ownership
- Provide proactive vision for site to encourage place-based development
- Relocation of the Nature Center to upgraded facility
- Private and public parcels could be made available for purchase and ground leases, respectively
- Dispositions of the public lands for ground lease could be facilitated through an unsolicited proposal process