

DLC Waterfront Committee
Recommended Areas and Uses of Waterfront for Inclusion in City's Master Plan
11.15.16

Mission Statement – Identify areas of the Lake City Waterfront for inclusion in a 'master plan' that explores and proposes development ideas that could improve Lake City's vitality and its financial health while enriching the City's residents, businesses and visitors.

This study and research paper by the DLC Waterfront Committee was conducted by volunteers and is not presented as a 'professional' or a definitive piece of work. The DLC's Waterfront Committee is a group of concerned citizens who conducted this work on a 'best effort' basis with limited time and resources. The Waterfront Committee's goal and objective is to share with the City one group's opinions and its collective ideas of what 'might' be possible along Lake City's beautiful and exclusive stretch of the Mississippi River. It is our intent to see Lake City and the surrounding area reach its potential. We want to be part of a dynamic, growing, vibrant and exciting area for all residents of all ages to enjoy, as well as, for our visitors as they tend to bring new economic advantages.

The Waterfront Committee originally formed in 2015 as an ad-hoc community action group as a direct result of a deteriorated Bath House and a downtown that was losing businesses and restaurants. In January of 2016 the Waterfront Committee was reorganized under Destination Lake City (DLC) with our mission stated above.

The Waterfront Committee is made up of the following DLC volunteers with much assistance from city officials and city commissions.

Judd Turner – Chairman - Retired part-time resident of Marina Point
John Hutchinson – Owner of Pearl Button Store and Vacation Rentals
Renee Lawson – Owner of Pearl Button Store
Tom Rasmussen – Owner of Pearl Button Store
Phil Gartner – Former City Attorney and recently elected to LC (Lake City) City Council
Robert Junghans – Attorney and part time resident of Marina Point
Nancy Denzer – Former owner of LC Dairy Queen, realtor
Karen England – Attorney in LC
Allen Anderson – National Consultant for Hotel, Resort operations
Andru Peters – City Councilman & local historian who is actively involved with several local, state and US Gov't committees.
Bob Kemp – Owner, Kemp Real Estate and Marina Board Member
Les Zibell – Local resident
Larry Nielson – Owner/Captain of the Paddleboat 'Pearl of Lake'
City Contributors:
Rob Keehn - City Planning Director (10-14-2016)
Mark Lutjen - Marina Administrator
Mark Sievert - City Administrator
Scott Jensen - Public Works Director
JoAnn Kleeve - Director of Hok-Si-La Park

The Process followed by the committee included holding a meeting at each of the areas identified as available for development and/or additional usage. This involved meeting with the Director of that area to get an update on their current usage, financial health, if relevant, and long term plans. By doing this we learned the history, intricacies and potential of each area. We then held two Brainstorming Sessions to document all the potential ideas for each of the areas. The ideas are unfiltered and were not discussed as to their pros or cons. They are included to provide ideas from a local perspective for the 'urban planning group' to consider as a starting point for their analysis and final recommendations.

We recommend that all the areas of the waterfront listed in this report be included in any analysis. The areas listed below are owned by either the City of Lake City, the State of Minnesota or the Federal Government. It is the committee's opinion that proper development and usage of these areas will significantly enhance Lake City's appeal and attract citizens, area residents and visitors from near and far.

As a matter of clarification, the committee is not suggesting or proposing that the City undertake all these ideas but list them as possibilities. It is the committee's opinion that most of the worthwhile ideas can be fulfilled with minimal expense and City expenditure. The DLC and the Waterfront Committee has demonstrated success in recruiting volunteers to conduct small projects with manpower and materials. In fact, most of the ideas from our brainstorming do not require development by the City, but should be opened up to the private sector and require the City to lease land to a private individual or business, or to create an incubator zone for private enterprise as a place for a start-up.

Lake City has two main waterfront areas: **Hok-Si-La Park** and the **Ohuta Park/Beach House area** which provide the hub for many of our City's main/primary events. Events such as Waterski Days, Fireman's Dance, Farmers Market and the Tour de Pepin at the Ohuta Park/Beach House area or the use of Hok-Si-La by groups for their nature walks, cross county runs/skiing, Audubon Society outings or events such as a jet ski tournament which provide the entertainment draw to attract visitors to the Lake City area.

The committee feels the current use of these two key areas is good but there is more that can be done. The areas are still considered underutilized and lack certain amenities including such features as additional benches, tables, covers, bathrooms, showers, children play areas, concessions, and rental opportunities of recreational equipment. Creating the total environment for residents and visitors is extremely important. The committee recognizes how important it is to have excellent facilities and amenities throughout the City for everyone. We want our residents and our visitors to feel welcome and to have areas, things and attractions to keep them entertained and to stay in Lake City for an hour, a day, a week or even move to Lake City.

We recommend the following areas be included in any evaluation as they represent the best of what Lake City has to offer in natural beauty, recreation and resources. Lake City is centrally located on the Mississippi River's largest Lake, Lake Pepin. [FYI -There are 107 lakes on the Mississippi River]. Each identified area has the potential to provide a wide variety of uses and attractions that improve and enhance Lake City as one of Minnesota's premier locations and one of southern Minnesota's best recreational options.

Hok-Si-La Park – Hok-Si-La was a Minnesota Boy Scout Camp up until 1985 at which time Lake City purchased the land and turned it into a municipal park. It currently is used as a city beach and campground offering 34 'tent only' camping sites, 8 group sites and 3 'sleeping cabins.' Hok-Si-La is extremely busy during the late spring, summer and early fall time periods. In addition, there are several very nice facilities available for rent (one with near commercial grade kitchen), rest rooms and party facilities. Three sleeping cabins were recently added to Hok-Si-La (spring 2016) and three additional cabins are planned.

The State of Minnesota currently limits Hok-Si-La's development due the 'fresh water and sewage discharge capacities' set by the state. The Park is very active and used by school groups, high school cross country teams, community groups, biking clubs, boaters, swimmers, weddings, family reunions and many more.

There are future plans to extend the season with winter camping, winter events and more outdoor activities. The Park is managed under the Streets and Parks Department. Hok-Si-La's budget shows \$269,000 in expenses and \$196,000 in revenue. The Park is at capacity on weekends in summer. The Park operates under restrictions due to conditions set by the seller at the time the land was purchased. Hok-Si-La is eligible for Regional Park Status which provides access to additional State funding.

Brainstorming Ideas:

- Have cabins with lake views. - 3 more cabins in the works
- Office/Storage Area could be winterized
- Improve Park for winter activities – XC skiing, snowshoeing, ice skating by beach, broomball, winter camping
- Expand the store (e.g. more food options, greater interpretive center, etc)
- Upgrade sewer to city system to meet state code requirements allowing for expansion to accommodate more visitors
- Put in a fishing barge or fishing pier
- Expand boat launching and parking area
- Charge for the boat launch
- Create fishing boat harbor by the ramp for overnight docking
- Information kiosk to promote downtown restaurants, bars and local events
- Improve and expand overflow parking lot at the Park to accommodate additional cars and trailers
- Construct a hiking/bike path connection through the park (not along highway) to the river walk along Hwy 61
- Expand and Promote group camping to biking groups
- Attain 'regional park' status for additional funding
- Rental of bikes, kayaks, canoes, paddle boards (privatize) or better coordinate with local outfitters
- Transportation within the Park, charge for tours?
- Provide special 'trolley' or use Duck Boat to transport tourists on weekends to Marina, hotels and downtown restaurants and hotels.

Land across Hwy 61 from entrance to Hok-Si-La adjacent to Triple R Sales (land is currently for sale).

Brainstorming Ideas:

- Possible site to accommodate RV's and campers as part of Hok-Si-La
- Proposed Bike Trailhead for new Bike Path to Red Wing
- 4 acres of land

- Undeveloped
- Land is located in the flood plain

Sidewalk (RiverWalk) Area along Hwy61 and Park Street from the restaurant/Willows Condominiums to Ohuta Park/Beach House area – Hwy 61 will be undergoing major highway repair in 2019 – 2020. The Sidewalk/RiverWalk along the Lake provides a beautiful vista of the Lake and the bluffs across the river. As the entryway into Lake City, it is important to maximize this visual impact for both local residents, passerby's and visitors to highlight both the beauty and vitality of the city.

Biking is prohibited on the sidewalk/RiverWalk but there is no designated bike trail along highway either. The City Council recently approved further study and evaluation of the proposed concept that Highway 61 be reconfigured to three lanes which would allow for a bike trail to be incorporated along the same path as the sidewalk. Due to the recent city council election this may change due to the election that may reverse that decision and keep the four lane highway.

Brainstorming Ideas:

- Increase benches along 'route 61' possibly covered with shade trees
- Veterans Park made into Memorial Park and include other statues
- Collection ponds for rain run-off (protect the Lake/River)
- Post 30 MPH instead of 40
- Widen sidewalk to accommodate walking/biking trail
- Add designated bike lanes along highway
- Add landscaping to highlight Lake City's RiverWalk

Ohuta Park - Lake City's main beach until Hok-Si-La was purchased in 1985. The area is truly magnificent. Its beautiful vistas of Maiden Rock overlooking the Lake's vast expanse of water is unique and offers enormous opportunities for improvement. The area is gaining in use in recent years as a lakeside park and gathering place for residents and visitors. It is used for picnics, fishing, sitting on the park benches, weddings and many photo ops.

The Park is home to the sculpture of "The Wave" commemorating Ralph Samuelson's success at being the first person ever to get pulled on two skis over the water making Lake City the Birth Place of Waterskiing.

A memorial for Police Officer Schneider who lost his life in the line of duty was recently added to Park.

This park area is managed by the Streets and Parks Department. The beach and bathhouse adjacent to this Park is under the jurisdiction of the Marina and therefore reviewed a in the following section.

Brainstorming Ideas:

- Improve the grass quality- mostly crabgrass/dandelions
- One way streets
- Band shell on a movable barge to act as band shell for concerts
- Band shell in natural amphitheater - created by hill
- Relocate or improve the 'Wave' statue
- Signs to introduce the area - statue, path, memorials, history
- Add Statue of Ralph Samuelson waterskiing – make it interactive for picture opportunity (large replica of the original water skis)
- Add big Adirondack chair for picture ops, novelty and fun

Bath House/Beach Area - The Waterfront Committee feels that this area should be thought of as one of Lake City's most valuable areas or assets. It is also the area that became a political flashpoint for the city during 2016. The bathhouse, actual beach and the area around the structure are in poor condition. A proposal by the Marina Board to replace the bathhouse with new three season restrooms was met with stiff opposition at a City Council Meeting. The City Council (winter of 2016) defeated a proposal (after an engineering study to move and rebuild the beach house due to public pressure expressing their opinion that the new design was not adequate and would not serve the proper needs. This committee has taken the approach that it was important to work with the various parties to create a better working understanding of the issues and a better working relationship with the city departments in an attempt to reach the best outcomes.

The bathhouse and beach areas are managed by the Lake City Marina. The beach area, which is cordoned off with buoys, is a popular swimming venue for residents and visitors. The beach is well used but plagued by zebra mussels which are very sharp and can cause serious cuts. Most of the city's residents use the local pool to swim. The bathhouse, while not up to standard, does offer restrooms and there is an outdoor foot wash. In addition, there is a small boat launch (carry-in only) for small sailboats, kayaks, kite flyers, wind surfers, paddle boards, as well as, the Lake City Yacht Club conducts its sailing school from this area. This area is seeing increased usage in these activities by local residents and visitors. As part of the largest and most successful events for Lake City, the WaterSki Days Show is launched and performed in this area with viewers lined up along the beach and the park area.

Throughout the spring and summer, the Lake City Chamber of Commerce and other groups sponsor several large events: Tour de Pepin, WaterSki Days, 4th of July Fireworks, Fireman's Dance, as well as, Thursday's Farmers' Market. These events typically draw large crowds and provide live bands and special concerts (large and small).

Beginning this year (2016), a private enterprise started its business of offering 'hang gliding' rides and it proved to be very popular. This area was their main location, although depending on weather and wind, they would sometime operate out of the beach area just south of the Federal Pier Overlook

Parking for these events presents a challenge as the parking lots for this area are used by boat owners and their guests, trailer owners and their guests, the nearby VFW Hall, public tennis courts and it's adjacent to a residential street with 'no parking' on one side. This area is also used in the winter months to store boats which is a large source of revenue for the Marina/City and is one the larger revenue streams making the City financially successful. A comprehensive parking plan for Lake City is critical to all future growth.

One of the common complaints is that visitors do not have a good means to enjoy the water without owning or bringing their own equipment.

Brainstorming Ideas:

- Construct sheltered picnic areas (e.g. Roschen Park)
- Remodel/build first class rest rooms with stone exterior, electric hand dryers, outdoor showers for rinsing off after swim or cleaning feet
- Four season rest rooms.
- Tear down bathhouse and rebuild with 3 season restroom with adjoining pavilion for picnics or events
- Double decker beach house - an upper deck for viewing and available for rent

- Splash pad put on the site of the tennis courts with the tennis courts moved to Underwood Park
- Mini tram, trolley or duck boat running on weekends, holidays, etc. from Hok-Si-La to Beach House area to Marina and then through downtown
- Duck Boat (ferry to Stockholm). Citizens in Stockholm are interested in ferry between LC and Stockholm. Hub and Spoke concept would make LC destination of visitors with easy, fun access to surrounding areas.
- Remove (or diminish) the pump house - small gazebo could be situated on top of remodeled pump station - could be used as a stage for small musical groups playing at the Farmers Market or other events
- A slide in the water like there used to be
- Remodel the current beach house (include a deck, upper deck, water falls, splash pad, concessions, putt-putt course ...)
- Create and market the “**River Experience**” for both residents and visitors that offers access to the river. Provide Enterprise Zone for private small businesses to rent/teach non motorized boat/sport rentals, kayaks, paddleboards, small sail boats with food stations set up in grassy area east of beach house. New business in LC (Breakwall Outfitters) located across parking lot plans to sell/rent kayaks and paddleboards and would be interested in using beach area for rentals along with teaching the proper use. Owner is Cody Rollings (507-380-8317) breakwalloutfitters@gmail.com. Kayaks and Paddleboards could be stored in trailer by bathhouse for easy access.
- Build a pier (500 ft long) going out into the lake from current bathhouse to be used for excursion boats such as the Mississippi Queen, Pearl of the Lake and provide a day dock for boaters
- Build small open air pavilion with half wall facing the lake that would provide some protection from the rain and wind.
- Band shell facing parking lot to create a concert venue for all types of music.
- Increase winter boat storage by using parking area opposite the harbor's entrance in trailer area parking across harbor entrance from Marina
- Import sand annually and groom beach
- Combine Ohuta Park and the beach house area into one jurisdiction - if only for the summer

One committee member presented his ideas of how LC could alter the landscape and make a bigger/bolder statement while addressing concerns about more boat storage and greater appeal for pedestrians and traffic.

- Splash pad in the Ohuta Park or tennis court area
- Make Park Street a one-way heading 'north'
- Remove the first 9 trailers and put the road to Marina Point where the trailers now exist
- If Block 13 is not developed, use the old Conoco site for the LPIC and turn Nosh/Rabbits into parking/plaza
- Build a restaurant facility/Nosh down toward the yacht club overlooking the water
- Eliminate the curbs/boulevards along Franklin and turn Franklin into a one-way going 'north'
- Turn Washington St. into a one way going 'south'
- Build a hotel on the property kitty-corner from the old Conoco site
- Purchase Hansen's Marina for development of/for commercial use (cruise ships, expansion, etc.)

- Improve 'signage' in and around the Marina that identifies attractions (museum, observation deck, bicycle rentals, walking paths, public restrooms, etc.)
- Branding - discussed very briefly and deferred as this is something we believe the City and any urban planner would place high on their list of priorities
- Build an 'arch' at the end of Lyon Avenue highlighting Lake City's waterfront - a gateway of sorts

Mobile Homes - Mobile homes (trailers) on Marina Point are privately owned and lease their space from the City/Marina on an annual basis. Mobile home/trailers potential selling prices are set by homes' owners and is primarily based on trailer location and the age of mobile home. Mobile home owners (waterfront) pay an annual lease amount of \$5900 (2016) to the Lake City Marina. The lease amount is typically increased by an annual amount of approximately 3%. In addition there are property taxes to Wabasha County of \$368 and a mobile home property tax of \$178. The 75 trailer owners are noticeably supportive of local businesses. The mobile homes/trailers are limited to using their trailers from mid-April through mid-October making it a seasonal trailer park. The trailers are in a flood plain.

Brainstorming Ideas:

- Remove trailers (1-9) and create grassy park area for picnics or reposition the road to Marina Point. This action, however, would create a loss to the Marina's budget of \$95,000 per year. Since this would come off the top of any funds remaining in the Marina's operating budget, it would mean a loss to the city of almost a half million dollars every five years. If removed, the question must be for what reason? Does it make financial sense. Current residents in these trailers love the location overlooking the marina and being so close to downtown even with the special events taking place there every summer. Three have recently upgraded to new trailers and # 9 was sold this fall to an older couple that is retired.
- Leave Trailers under existing management of the Marina. They are currently an integral part of the funding source for almost all of LC's bonding projects going on in the city. These funds are counted on by the City to provide the capital for all future building improvements. Revenue from the Marina's operation is generated through the trailer leases, marina slip rental, yacht club and the winter storage of boats.
- Leave remaining trailers as they stand today. Good funding source for Marina/Lake City in area considered a flood zone. Residents of Marina Point are very supportive of City and local businesses.
- At some point in time, this area may be used by a private developer for a large development that could generate the same type of revenue (or more) annually for the city that it currently does through the Marina Enterprise Zone. With two large hotel/spa developments currently being discussed and considered in other locations, any building projects planned/proposed for the Marina Point would probably be a mute point for now and the somewhat distant future.

Marina – The Marina operates as an Enterprise Zone so it is not a typical city department. It is run as a private business where making a profit is essential to its success. Monies need to be set aside for repairs where the cost of replacing each dock runs almost one million dollars. The initiative back in the 80's to bring sailboats to the Marina has been a huge success. Sailboats now make up almost 2/3 of the slips. Demand for fishing boats has dropped significantly to the point there is no longer a waiting list and slips are being converted to jet ski slips. Lake City Marina is the largest marina on the Mississippi River (650 slips) and has been very successful and essential to Lake City's financial stability.

Brainstorming Ideas:

- Add a third harbor for commercial usage – Potential Mississippi Queen Steamship Company and Viking Cruises docking facilities
- Study was approved back in 1983 for a commercial harbor
- Become a 'port authority' which would open up funding opportunities

Marina and Yacht Club Building - This houses the administrative offices for the marina and LC Yacht Club. Four season public rest rooms and showers, a bike rental program (no charge), small museum with replica water skis of Ralph Samuelson and artifacts are on loan from Mark Lutjen can be found at the Marina. It also provides a public viewing/observation deck, public restrooms and bathing facilities for boaters and the general public. Part of the Marina is leased to the LC Yacht Club as a club house for social and gathering events. The Yacht Club has been a core building block for the increase in the sailboats and cruisers at the marina. Marina Services are instrumental in maintaining revenue from sailboats. The draw to LC Marina is more that the lake with a slip, it includes the harbor next to downtown, the yacht club building with showers, a meeting and club area, tennis courts and other activities close by, winter storage, and the service of providing a lift to take boats in and out without taking down the mast

Brainstorming Ideas:

- Encourage the Lake City Yacht Club to partner with a food service when not in use by the Club to provide a coffee/ lunch service on the deck for the public and use the facility more for food services
- Leave alone as is to protect a key funding source for the city's bonding projects

Government Pier – The large and impressive structure extending out into the lake just south of downtown was dedicated by President Franklin D. Roosevelt in 1934. The cement wall pier is used for fishing and getting a better view of the lake. The beach just south of the pier was almost totally unused until the spring of 2016 when a group of DLC volunteers cleaned the beach up significantly (more needs to be done) and decorated it with two small Adirondack chairs. The beach has been used quite extensively this year (2016). There is limited parking at the circle, however, Highway 61 which runs along the Lake/Pier area allows for parking as it is just two lanes south of the downtown. The Pier is apparently owned and maintained by the Corps of Engineers, but this is not absolutely certain and who would be responsible for its repairs is a question unanswered.

Brainstorming Ideas:

- Build a larger pier over and parallel to the cement pier to accommodate visitors and fishermen with a lower pier on south side of large pier with pylons to allow dock to rise and fall with the river to accommodate day slips and possibly excursion vessels. Pier should be wide enough to accommodate food booths. Would be similar to those along the ocean or Lake Michigan.
- Improve and expand the beach area
- North Side of Pier has tie-ups for excursion boats with ladders built into pier. Possible site for excursion boats
- Possible site for commercial vessels (American Queen, Delta and Viking Cruise) on south side of pier but would need a breakwall to stop heavy wave actions which is common on Lake Pepin
- Possible site for fishing barge
- Expand parking for cars only along river north of Roschen Park.

Block 13 – Proposed Hotel development that includes hotel rooms, condominiums, conference/meeting facilities, retail shops, spa and the Nosh Restaurant. A request to close a portion of South Washington St. for this development was on the November ballot that didn't pass. The DNR needs to approve any building on the waterfront.

Brainstorming Ideas:

- This is a private initiative that is currently underway.
- Parking is a problem that could possibly be resolved by City parking ramp/facility on vacant lot NW of intersection. Parking issues need to be addressed in LC.

Roschen Park Public Boat Landing - Boat launching/haul out facility extraordinaire with a large parking lot designed for vehicles hauling a boat trailer, fish cleaning facility, public restrooms and two very nice picnic pavilions (one needs to be reroofed) and a very popular and heavily used boat launching ramp for boaters and fisherman. Apparently this is owned by the State of Minnesota.

Brainstorming Ideas:

- Expand Roschen Park along the waterfront towards the Government Pier in such a way as to add additional parking, public space for cars. The facility is frequently over capacity and truck/trailers are required to park up along Hwy 61 which is legal, but inconvenient and somewhat unsightly at times
- Include an information kiosk for promotion of city restaurants, bars and current events
- Bike Repair Station/Comfort Station - there is one just south of downtown across from Fiesta Foods and another one near the bathrooms and upper picnic pavilion at Roschen Park. Would make a good Bicycle Trail Comfort Station for city riders or circle route for riders staying in LC planning to enjoy the LC to RW Trail.
- Charge for the boat launch (currently asks for donations)

Miller Creek - City owned land offering sandy beach and park area above typical high water mark offering a beautiful water view of Lake Pepin. Very limited use for trails in low area due to its flooding nature. While quite beautiful, it will probably be used by local residents more than visitors. Offers low cost option to show enhanced waterfront.

Brainstorming Ideas:

- Improve Beach (shallow and sandy but current heavy vegetation would need to be removed)
- Audubon Society Area (bird watching)
- Area south of beach area suitable for small picnic site with million dollar view if developed

DNR Regional Headquarters - Owned by the State of MN. Used for office and conference rooms with out buildings for storage.

Brainstorming Ideas:

- Owned by the State of MN
- Potential Community Event Center
- Community Center
- The DNR site is a very valuable and precious piece of land that is currently underutilized - even by the DNR - The DNR's activities and duties (as far as we know) are not dependent on being located at this absolute prime piece of real estate
- DNR launches their boats up the street a mile a Roschen Park

Land immediately north of the Sportsman's Club in front of old train depot – vacant land that has beautiful view of Lake Pepin. This area runs along road and adjacent to Sportsman's Club Parking Lot.

Brainstorming Ideas:

- Lease land north of the club building for seasonal residents to park their own trailers that would be managed by the Marina on the same basis as the trailers on Marina Point
- Relocation site for Trailers 1 – 9
- City park for RV's and Campers

Sportsman's Club - Very nicely updated club facility which has become one of Lake City's premier locations for holding events. It's very popular for weddings, reunions and social gatherings of all kinds. It offers an outstanding place for its members to meet. The members have recently done the work and provided the funding through its rental income and donations. The Sportsmans Club rents the property from the City at a very low lease rate.

Brainstorming Ideas:

- Increase its usage as Community Center during off hours
- Currently offers an outstanding site for private and public functions as a four season facility. Very well maintained and an extremely useful facility for area residents

Soaring Eagles – Proposed 160 Bed Hotel, conference center, spa, wellness center and conference center to be located at the south end of the Jewel PUD. Working with Mayo Clinic to operate potential spa, wellness and recovery center. This area is not on the Waterfront but critical to the development of Lake City.

Cruise Boat Stop – Short Term and Long Term Opportunities – The American Queen Steamboat Company has made an informal inquiry through Larry Nielson expressing interest in using Lake City as a temporary destination for their Cruise line. This is due to the bridge construction that will be going on in Red Wing, MN starting in 2017 with completion scheduled in 2020 making it difficult for them to continue using Red Wing as their final destination. Docking space for these large vessels, however, is currently non-existent in Lake City. Short term may require the paddle wheelers to dock head on into the beach. Wave action on the lake is a concern both while docking and while docked.

Possible sites for short term docking would need to take place at one of the City's beaches, either at the Ohuta Park area or the one adjacent to the Federal Pier. Both would have problems with parking, water depth and the ability to resupply the vessel with food, fuel and supplies without a dock available making this very unlikely. A long term solution would also face significant issues. A long pier (500 ft.) in the Ohuta Park/bath house area would face a backlash from the citizens along Park St. along with having to share the beach area with the activities going on their now. Another possibility is to build a long pier over the Federal Pier going out from the beach which would require a breakwater and additional parking. Both sites would create problems that would need to be overcome.

The upside could be significant revenue for businesses in the City as it re-supplies for its continuation downriver, passengers shop in town, golf and eat at local restaurants. Lisa Baddington, Lake City's EDA Director, has been asked by the Waterfront Committee to

investigate the opportunity. She is currently working with Larry Nielson to obtain the contact information for American Queen Steamship Company to determine the intent and needs of such an opportunity.

This concludes our study and research for the Waterfront Committee. Once again, we reiterate that this was conducted by volunteers and is not meant to be presented as a 'professional' or a definitive piece of work. The DLC's Waterfront Committee is a group of concerned citizens who want to see Lake City and the surrounding area reach its potential to become a vibrant and exciting community for residents and visitors to enjoy now and into the future.

11/15/2016