

**9: Fisher Hamilton Redevelopment**

This large complex situated directly between Downtown and the East Twin River is largely vacant and is a major future redevelopment opportunity in the City. This is an important transition area between the central business district and the waterfront and should eventually be redeveloped as a mix of uses that support both. Strong connections between the Downtown and waterfront should also be established here that do not exist today.

The City of Two Rivers should continue to reach out to Fisher Hamilton to form a partnership to further explore redevelopment/reuse options that benefit both the community and property owners.

**10: Riverfront/Riverwalk Connectivity**

Access to the waterfront in the harbor is limited and could be improved through the addition of riverwalks wherever redevelopment occurs along the waterfront. The City should strive to ensure that all redevelopment along the rivers within the harbor includes pedestrian access along the water where practical.

Of particular note is the potential connection between the City Property Port of Call Redevelopment and the redevelopment of the Eggers East property. A portion of this stretch is planned for the extension of Mariner’s Trail, but it is vital to ensure that public river access is included in any redevelopment of the remainder of the area to ensure connectivity between major waterfront sites.

**11: Harbor Park Improvements**

Seawall improvements along Harbor Park are currently in the design phase which will greatly improve the condition and provide tie ups for transient boaters in storms. General improvements to the park should also be made to maximize the use of the park, beautify the harbor entrance, and connect to the future Mariner’s Trail extension.

The concept below shows an example of potential park improve-

ments that would provide greater usable space, dedicated parking, and a possible future park structure that would help define the harbor entrance. The concept also shows a transient boat dock that would be possible under the Master Plan Option 1 scenario (external lake surge mitigation).

In the concept, the entrance to the US Coast Guard station is also reworked in order to maximize usable river frontage and would need to be coordinated.

