

Village of Watkins Glen

Waterfront Assessment Form

A. INSTRUCTIONS

1. Applicants, or, in the case of direct actions, Village agencies shall complete this Waterfront Assessment Form (WAF) for proposed actions which are subject to the LWRP Consistency Review Law. This assessment is intended to supplement other information used by a Village agency in making a determination of consistency with the policy standards set forth in the LWRP Consistency Review Law.
2. Before answering the questions in Section C, the preparer of this form should review the policies and policy explanations contained in the Village of Watkins Glen Local Waterfront Revitalization Program (LWRP), a copy of which is on file in the offices of the Village Clerk. A proposed action should be evaluated as to its beneficial and adverse effects upon the coastal area and its consistency with the policy standards.
3. If any question in Section C on this form is answered "yes", the proposed action may affect the achievement of the LWRP policy standards contained in the Consistency Review Law. Thus, the action should be analyzed in more detail and, if necessary, modified prior to making a determination that is consistent with the LWRP policy standards. If an action cannot be certified as consistent with the LWRP policy standards and conditions, it shall not be undertaken.

B. DESCRIPTION OF SITE AND PROPOSED ACTION

1. Describe nature and extent of action:

The proposed project will create a planned unit development, creating 61 housing units. Each proposed lot conforms with the Waterside on Seneca - PUD Zoning adopted by the Village Board on Nov 7, 2023. The project will revitalize a currently vacant property in a key location along the Village Waterfront.

2. Type of Village Agency Action:

- a. Directly undertaken (e.g. construction, planning activity, agency regulation, land transaction)

Planning Board Approval

- b. Financial assistance (e.g. grant, loan, subsidy)

Not Applicable

c. Permit, approval, license, certification

Not Applicable

d. Agency undertaking action:

Not Applicable

3. If an application for the proposed action has been filed with a Village, the following information shall be provided:

a. Name of applicant: Waterside on Seneca, Inc. Bradford Philips, President

b. Mailing address: 28 Liberty Street, New York, NY 1005

c. Telephonenumber: 214-862-6234

d. Property tax number: 65.14-2-6.3, 65.10-1-5

e. Application number, if any: _____

4. Will the action be directly undertaken, require funding, or approval by a State or federal agency?

Yes _____ No _____

a. If yes, which State or federal agency? _____

5. Location of action (Street or Site Description and nearest intersection):

157 Lembeck Lane, Watkins Glen, NY 14891

6. Size of site (acres): 16.48

7. Amount (acres) of site to be disturbed: 15.0

8. Present land use: Vacant- Commercial

9. Present zoning classification: Waterside on Seneca PUD Overlay - Canal District

10. Describe any unique or unusual landforms on the project site (i.e. bluffs, wetlands, other geological formations):

None

11. Percentage of site that contains slopes of 15% or greater: 0%
12. Streams, lakes, ponds or wetlands existing within or continuous to the project area?
- a. Name: None - Adjacent to Seneca-Cayuga Canal and Seneca Lake
- b. Size (in acres): _____
13. Is the property serviced by public water? Yes X No _____
14. Is the property serviced by public sewer? Yes X No _____

C. WATERFRONT ASSESSMENT (Check either "Yes" or "No" for each of the following questions).
If the answer to any question above is yes, please explain in Section D any measures which will be undertaken to mitigate any adverse effects.

1. Will the proposed action be located in, or contiguous to, or have a potentially adverse effect upon any of the resource areas found within the waterfront area (as identified in the LWRP)?
- | | Yes | No |
|--|--------------------------|-------------------------------------|
| a. Significant fish or wildlife habitats? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Scenic resources of local or State-wide significance? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Important agricultural lands? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Natural protective features in a coastal erosion hazard area | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Designated State or federal freshwater wetlands | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Commercial or recreational use of fish and wildlife resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Existing or potential public recreation opportunities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Structures, sites or districts of historic, archaeological or cultural significance to the Village State or nation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
2. Will the proposed action involve or result in any of the following:
- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| a. Physical alteration of land along the shoreline, underwater land or surface waters? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Siting or construction of an energy generation facility not subject to Article VII or VIII of the Public Service Law? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | Yes | No |
|---|--------------------------|-------------------------------------|
| e. Excavation, filling or dredging in surface waters? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Reduction of existing or potential public access to, or along, the shoreline? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Sale or change in use of publicly-owned lands located on the shoreline or underwater? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Development within a designated flood or erosion hazard area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Development on a beach, dune, bluff or other natural feature that provides protection against flooding or erosion? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Construction or reconstruction of erosion protective structures? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Diminished or degraded surface or groundwater quantity and/or quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l. Removal of ground cover from the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

3. PROJECT

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| a. If a project is to be located adjacent to shore: | | |
| 1. Does the project require a waterfront location? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will water-related recreation be provided? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will public access to the foreshore be provided? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will it eliminate or replace a water-dependent use? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will it eliminate or replace a recreational or maritime use or resource? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Is the project site presently used by the community neighborhood as an open space or recreation area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Will the project protect, maintain and/or increase the level and types or public access to water-related recreation resources or facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Does the project presently offer or include scenic views or Vistas that are known to be important to the community? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Is the project site presently used for commercial or recreational fishing or fish processing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f. Will the surface area of any local creek corridors or wetland areas be increased or decreased by the proposal? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g. Is the project located in a flood prone area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h. Is the project located in an area of high coastal erosion? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i. Will any mature forest (over 100 years old) or other locally important vegetation be removed by the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j. Do essential public services or facilities presently exist at or near the site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| k. Will the project involve surface or subsurface liquid waste disposal? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| l. Will the project involve transport, storage, treatment or disposal of solid waste or hazardous materials? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| m. Will the project involve shipment or storage of petroleum products? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| n. Will the project involve the discharge of toxics, hazardous substances or other wastes or pollutants into coastal waters? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| o. Will the project involve or change existing ice management practices? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| p. Will the project alter drainage flow, patterns or surface water runoff on or from the site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| q. Will best management practices be utilized to control storm water runoff into coastal waters? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| r. Will the project cause emissions that would exceed federal or State air quality standards or generate significant amounts of nitrates or sulfates? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

D. REMARKS OR ADDITIONAL INFORMATION TO SUPPORT OR DESCRIBE ANY ITEM(S) CHECKED "YES" *(Add any additional sheets necessary)*

See Attached

If you require assistance or further information in order to complete this form, please contact the Village Code Enforcement Office.

Please submit completed form, along with one copy of a site/sketch plan to:

303 North Franklin Street
Watkins Glen, NY 14891

Preparer's Name (Please print) : Kristin VanHorn, AICP, LED GA

Affiliation: Senior Planner, Larson Design Group

Telephone Number: 607-228-7088

Date: 10.22.24

Waterside on Seneca – LWRP – WAF Narrative Attachment

LWRP WAF – Section D.

2. Will the proposed action involve or result in any of the following:

a. Physical alteration of land along the shoreline, underwater land or surface waters?

The proposed project is adjacent to the Cayuga Seneca Canal within the LWRP Area.

b. Physical alteration of two (2) acres or more of land located elsewhere in the waterfront area?

The project involves the clearing and grading of approximately 15 acres of land to accommodate a new housing development and a small waterfront restaurant, including the installation of walking paths and vegetation. To minimize environmental impact, erosion and sediment controls will be implemented during construction. Best management practices (BMPs), such as silt fences and temporary stabilization, will be used during construction to protect nearby canals and lakes. The site will be stabilized with vegetation post-construction to prevent erosion and enhance habitat. The project complies with the State Environmental Quality Review (SEQR) process, and the necessary permits from the Department of Environmental Conservation (DEC) are in the process of being obtained. This project was designed with the goals of the LWRP in mind, seeking to improve public access to recreational areas while protecting the natural integrity of the waterfront.

c. Expansion of existing public services or infrastructure in undeveloped or low density areas of the waterfront area?

The project site is currently served by the Village utility system, which enters through the parcel's main entrance. The planned project will expand existing public infrastructure systems including water, sewage, and electricity. The design of all infrastructure systems was coordinated with the various Village Department Heads and approved by the Superintendent of Utilities. LDG is also the Village's resident water and wastewater engineer, ensuring that the design has no adverse impact on existing infrastructure.

3. Project

a. If a project is to be located adjacent to shore:

1. Does the project require a waterfront location?

Yes. Locating a housing project within the Waterfront Revitalization Area (WRA)/LWRP Area of the Village provides significant community and environmental benefits that align with the program's goals. Housing in this area supports the revitalization of underutilized waterfront spaces, promoting smart growth by integrating residential development with recreational, commercial, and public amenities. It encourages walkability and reduces reliance on vehicles, fostering a more sustainable and vibrant community while enhancing access to the scenic beauty and recreational opportunities of Seneca Lake. By bringing residents closer to the waterfront, the project can improve public access to the shoreline with a public promenade and contribute to economic vitality, supporting local businesses and tourism.

Additionally, the development will be designed to comply local LWRP regulations, ensuring that it minimizes environmental impact, enhances flood resilience, and protects the natural resources and character of the waterfront. This strategic location will not only address local housing needs but also strengthen the village's identity as a thriving waterfront community.

2. Will water-related recreation be provided?

Yes. The project includes a small waterfront restaurant in the Village of Watkins Glen, which would significantly enhance water-related recreation opportunities by serving as both a destination and a hub for waterfront activities. Its location would attract visitors to the waterfront, encouraging them to engage in nearby recreational options such as boating, kayaking, paddleboarding, and fishing. The restaurant could also offer services like boat docking, making it convenient for boaters to stop for a meal, thereby increasing overall waterfront usage. Furthermore, its presence would contribute to a more vibrant waterfront experience, creating a social atmosphere that encourages longer stays and greater public enjoyment of the waterfront. By aligning with the LWRP goals, the restaurant would help support sustainable tourism and enhance the village's appeal as a destination for both locals and visitors, further boosting the recreational use of Seneca Lake.

3. Will public access to the foreshore be provided?

The addition of a waterfront promenade and docks for the waterfront will significantly improve public access to the foreshore, aligning with the goals of the LWRP. The promenade will create a continuous, open pathway along the shoreline, allowing pedestrians to enjoy Seneca Lake views and enhance walkability and create additional connections to the Catharine Valley Trail (CVT) and NYS Rt 414 (4th Street) over to Clute Park. The dock will serve as a public access point, not only for restaurant patrons but also for boaters, kayakers, and other water recreation enthusiasts, allowing easy access to the water. This infrastructure will provide a seamless connection between land and water-based activities, fostering a more inclusive waterfront experience for both residents and visitors. By promoting shared use of the foreshore, the promenade and dock will enhance waterfront enjoyment while protecting the natural character of the shoreline, contributing to the long-term sustainability of the waterfront area.

LWRP Consistency

Actions to be undertaken within the waterfront area shall be evaluated for consistency in accordance with the following LWRP policies, standards and conditions, which are derived from and further explained and described in the Village of Watkins Glen LWRP, a copy of which is on file in the Village Clerk's office and available for inspection during normal business hours. In the case of direct actions/the agency shall also consult with the LWRP in making its consistency determination. The action shall be consistent with the policy to:

1. Foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development. (LWRP Policies 1, 1.1, 1.2, 1.3, 1.4, 1.5)

The proposed housing project will foster a thoughtful pattern of development that enhances community character and aligns with the LWRP policies 1, 1.1, 1.2, 1.3, 1.4, and 1.5. By transforming an underutilized property into residential housing, the project will preserve open space by focusing development on previously disturbed land rather than encroaching on natural areas. It also enhances community character by integrating housing that complements the waterfront's aesthetic, supporting a vibrant, walkable environment with direct access to Seneca Lake. The development will preserve open space by focusing on compact, efficient land use, leaving areas along the waterfront open for public enjoyment and recreation. Its waterfront location will attract residents who value proximity to water-related activities, contributing to the area's economic vitality while promoting sustainable growth. The project's design will minimize adverse effects by adhering to best management practices and environmental safeguards, ensuring long-term resilience and alignment with the LWRP's goals of balanced, responsible development.

2. Preserve historic resources of the waterfront area. (LWRP Policies 2, 2.1, 2.2, 2.3)

The proposed project aligns with LWRP Policies 2, 2.1, 2.2, and 2.3. by revitalizing the former marina site, the project will enhance public access to the waterfront, encouraging greater appreciation of Watkins Glen's historic maritime and industrial past.

3. Enhance visual quality and protect scenic resources throughout the waterfront area. (LWRP Policies 3, 3.1)

The proposed project will enhance the visual quality and protect the scenic resources of the waterfront area in alignment with LWRP policies 3 and 3.1. The development will transform an underutilized and blighted site into an attractive residential community that blends with the natural beauty of Seneca Lake and its surroundings. By incorporating thoughtful design, landscaping, and open spaces, the project will enhance the visual appeal of the waterfront and preserve key sightlines to the lake and surrounding landscapes. Public access points from CVT and 4th Street (NYS Rt 414) have been integrated into the development, allowing residents and visitors to enjoy scenic views. Additionally, the project uses sustainable building practices and design elements that complement the area's natural and cultural features, ensuring that the waterfront remains a visually appealing and environmentally responsible destination. This careful approach will protect the scenic resources and reinforce Watkins Glen's identity as a picturesque and vibrant waterfront community.

4. Minimize loss of life, structures, and natural resources from flooding and erosion. (LWRP Policies 4, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6)

The proposed project will minimize the loss of life, structures, and natural resources from flooding and erosion by incorporating resilient design strategies that align with LWRP policies 4, 4.1, 4.2, 4.3, 4.4, 4.5, and 4.6. Proper site grading, stormwater management systems, and natural buffers such as wetlands or vegetated areas have been incorporated to control runoff and mitigate the effects of erosion, preserving both the shoreline and natural resources. The development will utilize flood-resistant building materials when feasible to protect against rising water levels, reducing the risk to residents and property. By carefully selecting locations for buildings and infrastructure, the development will avoid areas most vulnerable to flooding and erosion while enhancing the waterfront's resilience. Additionally, the project complies with floodplain regulations, ensuring that the development protects its inhabitants and contributes to the long-term sustainability of the waterfront area. These measures will help safeguard natural resources and reduce the impact of future climate-related hazards.

5. Protect and improve water quality and supply in the waterfront area. (LWRP policies 5, 5.1, 5.2, 5.3, 5.4, 5.5)

The proposed project will protect and improve water quality and supply in the waterfront area by adhering to sustainable design and development practices in line with LWRP Policies 5, 5.1, 5.2, 5.3, 5.4, and 5.5. The project will implement advanced stormwater management systems to reduce runoff and prevent contaminants from entering Seneca Lake. These systems will filter pollutants, ensuring cleaner water discharges into the lake. Additionally, the architectural control committee (ACC) and homeowners association (HOA) will promote water conservation through the use of efficient fixtures and systems, helping to maintain the area's water supply. All of the previous abandoned boats and marina waste have been removed from the site, restoring the site to a cleaner condition. By avoiding activities that would disrupt natural water flows and by preserving vegetated buffers along the shoreline, the project will contribute to the protection of aquatic ecosystems and improve the overall water quality in the area. This careful attention to water management will help maintain the long-term health of Seneca Lake, benefitting both the local environment and the community.

6. Protect and restore the quality and function of the waterfront area ecosystem. (LWRP • policies 6, 6.1, 6.2, 6.3, 6.4)

The proposed project will protect and restore the quality and function of the waterfront area ecosystem by incorporating environmentally sensitive design and restoration practices that align with LWRP Policies 6, 6.1, 6.2, 6.3, and 6.4. The project will prioritize the restoration of natural habitats by re-establishing native vegetation along the shoreline, which will stabilize the soil, reduce erosion, and provide habitat for local wildlife. The project will also implement sustainable landscaping and limit the use of harmful chemicals when feasible, ensuring that runoff does not pollute the waterfront. In addition, the design minimizes disruption to natural processes such as water flow and sediment transport, allowing the ecosystem to function more effectively. Through these efforts, the development will mitigate its environmental impact and enhance the resilience and vitality of the waterfront's natural ecosystem.

7. Protect and improve air quality in the waterfront area. (LWRP Policies 7, 7.1, 7.2, 7.3)

The proposed project will protect and improve air quality in the waterfront area by integrating sustainable practices that align with LWRP policies 7, 7.1, 7.2, and 7.3. The ACC and HOA will prioritize energy-efficient building designs and renewable energy sources, such as solar power, which reduce reliance on fossil fuels and lower greenhouse gas emissions. By promoting walkability and providing easy access to the waterfront, the project will encourage residents and visitors to use non-motorized transportation, such as walking or cycling, which will further reduce vehicle air pollution. Additionally, including green spaces, planting trees, and vegetation will help filter airborne pollutants and improve the overall air quality in the area. Through careful site planning and the use of eco-friendly materials, the development will minimize construction-related emissions and protect the clean air quality vital to the waterfront community's health and enjoyment.

8. Minimize environmental degradation in the waterfront area from solid waste and hazardous substances and wastes. (LWRP policies 8, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6)

The proposed project will minimize environmental degradation from solid waste and hazardous substances by implementing sustainable waste management practices per LWRP Policies 8, 8.1, 8.2, 8.3, 8.4, 8.5, and 8.6. The project owner has already ensured that all hazardous materials from the former marina, including the old boats, have been removed, ensuring the site is free from contaminants that could harm the environment. During construction, the project will utilize best practices to reduce waste generation, including recycling construction materials where feasible and safely disposing of hazardous substances. The design will incorporate waste minimization strategies for residents, such as recycling programs and composting facilities, encouraging sustainable waste disposal. Additionally, the development will implement measures to prevent litter and stormwater runoff from carrying pollutants into Seneca Lake. By focusing on sustainable practices and strict adherence to environmental regulations, the project will help protect the waterfront area from the harmful impacts of waste and hazardous substances, preserving the region's ecological health and natural beauty.

9. Provide for public access to, and recreational use of, waterfront waters, public lands, and public resources of the waterfront area. (LWRP Policies 9, 9.1, 9.2, 9.3, 9.4)

The proposed project will enhance public access to and recreational use of waterfront waters, public lands, and resources in alignment with LWRP Policies 9, 9.1, 9.2, 9.3, and 9.4. The project was designed to include publicly accessible pathways, promenades, and open spaces that allow residents and visitors to access the shoreline and enjoy views of Seneca Lake easily. It will integrate waterfront amenities such as docks and areas for kayaking, fishing, and other water-related recreational activities, encouraging greater use of the waterfront. Additionally, the project will maintain or improve access to nearby public parks and nature trails, connecting the development with existing recreational spaces and ensuring that the waterfront remains a shared resource for the entire community. Including multi-use spaces and the protection of natural habitats will ensure that public access is balanced with environmental stewardship, fostering both recreational enjoyment and the protection of the waterfront's natural beauty.

10. Protect water-dependent uses and promote siting of new water-dependent uses in suitable locations. (LWRP policies 10,10.1,10.2,10.3,10.4,10.5; 10.6)

The proposed project will protect existing water-dependent uses and promote the siting of new ones in suitable locations in accordance with LWRP Policies 10, 10.1, 10.2, 10.3, 10.4, 10.5, and 10.6. The development will prioritize maintaining or enhancing facilities that support water-dependent activities, such as the boat docks, ensuring that this essential use continues to thrive alongside the new housing. By carefully planning the site layout, the project will ensure that water-dependent uses are integrated seamlessly with the residential area, providing easy access to the lake for boating, kayaking, and other recreational activities. Additionally, the development will encourage the establishment of new water-dependent uses, with a new waterfront restaurant that does not conflict with the residential use or environmentally sensitive zones. Through thoughtful design and adherence to best practices, the project contributes to a balanced, vibrant waterfront that supports both housing and water-related activities, enhancing the overall utility and enjoyment of Seneca Lake's shoreline.

11. Promote sustainable use of living lacustrine and riverine resources in the waterfront area. (LWRP policies 11,11.1,11.2,11.3)

The proposed project will promote the sustainable use of living lacustrine and riverine resources by incorporating environmentally responsible practices in line with LWRP Policies 11, 11.1, 11.2, and 11.3. The project prioritizes protecting aquatic habitats and water quality by implementing erosion control measures and utilizing eco-friendly landscaping that reduces pollution and runoff into Seneca Lake. By promoting the responsible use of resources, the project encourages sustainable recreational activities such as fishing, kayaking, and birdwatching while ensuring that these activities do not harm local fish populations or disrupt the aquatic ecosystem. In addition, the project owner will collaborate with local environmental organizations to monitor and protect the lake's health and its tributaries, ensuring that the living resources of the waterfront area are preserved for future generations. These efforts will help to balance human activity with the protection of the lake's natural biodiversity, fostering a vibrant and sustainable waterfront community.

12. Protect agricultural lands in the waterfront area. (LWRP policy 12)

This policy is not applicable as the existing parcel is not considered agricultural lands.

13. Promote appropriate use and development of energy and mineral resources. (LWRP policies 13,13.1,13.2,13.3,13.4 13.5)

The proposed project will promote the appropriate use and development of energy and mineral resources in accordance with LWRP Policies 13, 13.1, 13.2, 13.3, 13.4, and 13.5. The project will prioritize energy-efficient building designs to minimize reliance on non-renewable energy and reduce the development's carbon footprint. By incorporating energy-efficient technologies and green infrastructure, the development will align with sustainable energy practices, reducing overall consumption and promoting clean energy use in the waterfront area. Additionally, the project owner will continue to work and coordinate with Cargill to ensure the existing wells do not negatively impact water resources. The current leases with Cargill do not include the development

of additional wells, further protecting the water resources from future wells associated with Cargill uses.