



# Master Plan Amendments

M S P

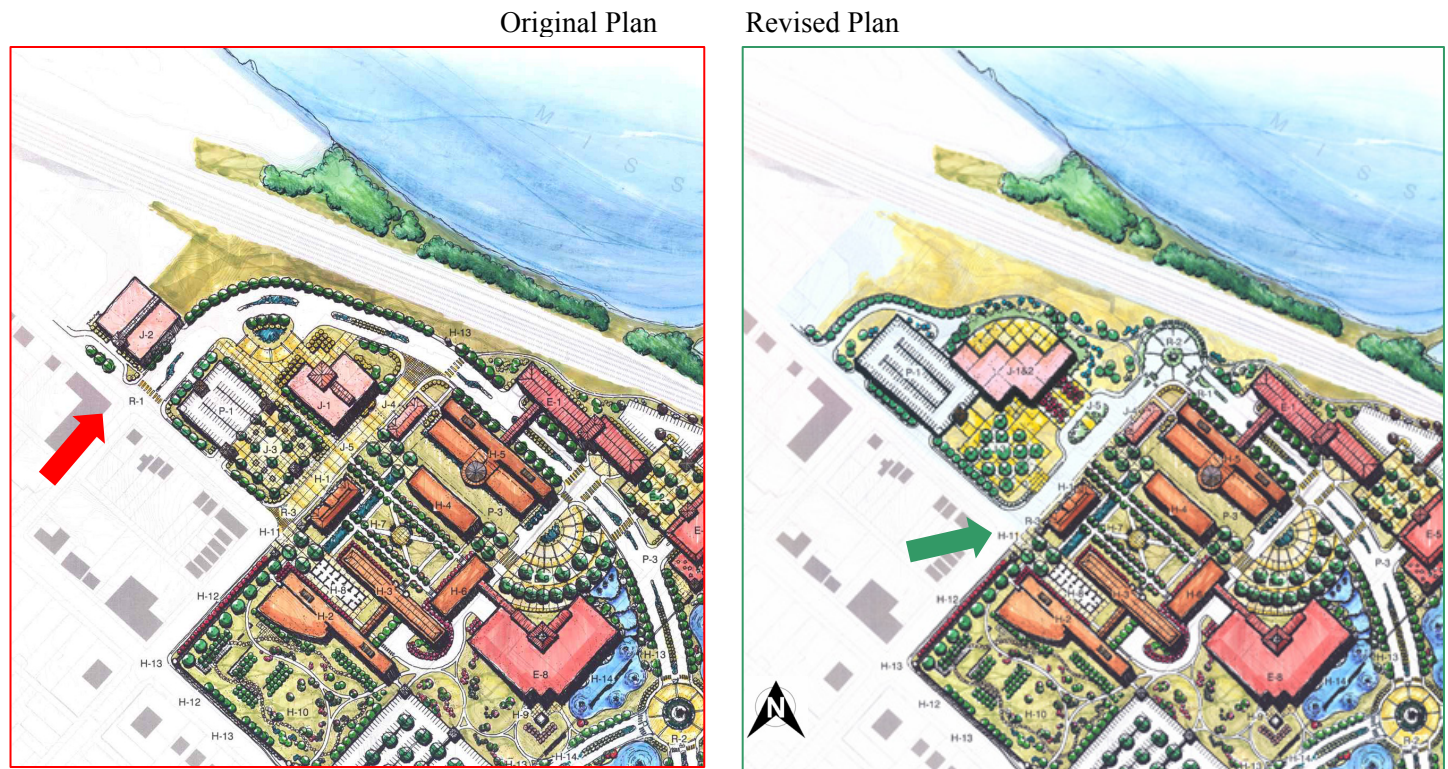
## Master Plan Amendments

### Introduction

As predicted in the previous chapter “The Master Plan will change over time as development opportunities arise”, several key changes to the Master Plan have occurred during finalization of the plan. These plan modifications reflect changed conditions or program clarifications and generally improve or enhance the quality of the design principles contained within the Master Plan.

### The Lafayette Street Entrance

The Original Master Plan located the western entrance of the redevelopment project at the intersection of East State Street and Marshal Street. From there the proposed MSP Parkway would traverse the site from west to east. After further consideration the west entrance to the MSP Redevelopment Project was realigned along Lafayette Street and the Marshal Street connection was abandoned. The reasons for this change include:





## Master Plan Amendments

- Lafayette Street appears to be a more desirable traffic connection to the west, south and east via the existing City street pattern.
- Sight distances and terrain are better at Lafayette Street than at Marshal Street.
- The Public Service Campus is no longer divided into two small parcels, but one larger tract making it more desirable for redevelopment.
- Lafayette Street was the original front door to the site.

### The Health Lab Site Development

The Master Plan has been updated to illustrate the final design footprint of the new State Health Lab located northeast and east of the intersection of Chestnut Street and East Capitol Street. The related changes include:

- Modified building footprint.
- Vehicular Circulation pattern modified to reflect functional aspects of the new building.
- The vehicular entrance to the P-2 structured parking has been moved south.
- A service drive has been added to the north side of the new building.

Original Plan



## Master Plan Amendments

### The Waterfront Modifications

The riverfront connection as shown on the Master Plan has been slightly refined to accomplish the following:

- The pedestrian skyway over the railroad tracks has been shortened.
- The revised plan holds the riverboat landing structure closed to the shoreline.
- The plan is intended to provide pedestrian access to Adrian's Island.

