

City of Venice

VENICE 2016-2026

Preserving Our Past ~ Preparing For Our Future

COMPREHENSIVE PLAN UPDATE

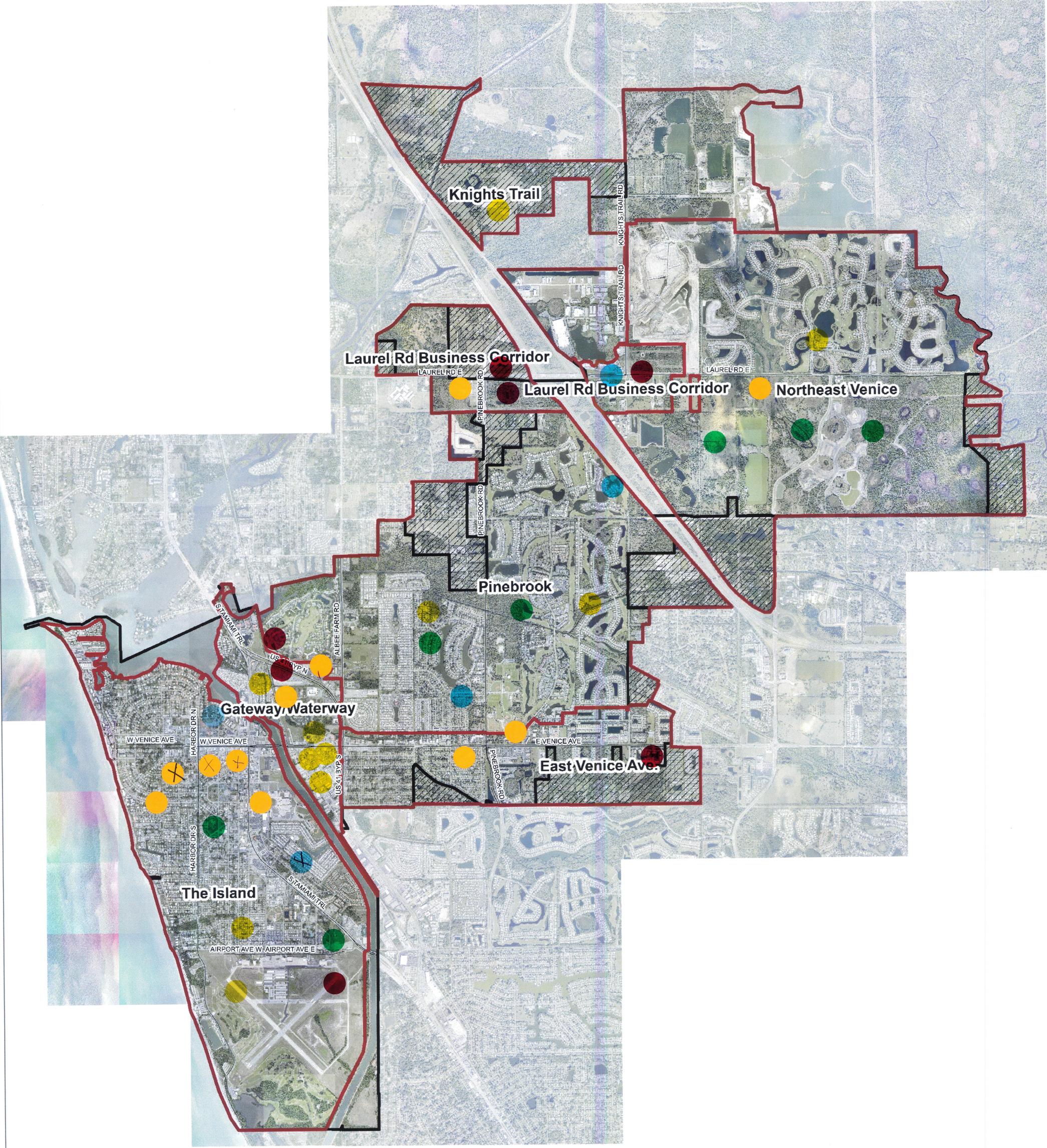
Workshop: Bella Costa

Location: Bella Costa Clubhouse

Time: 3:00 PM-4:00 PM

200 Santa Maria St.

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Jennie Anderson		



Legend
 City Limits
 Joint Planning Area

Tell us what the neighborhood needs more of and what it needs less of.

 **Housing:** Housing comes in many varieties. Is Venice missing any? Does it have too many? Tell us which ones.

More of... (+)

Less of... (-)

NO MORE HOUSING ON THE ISLAND. (Replacement only)

HIGH density housing.

 **Land Use & Development:** From family residences to retail centers and everything in between - what does Venice need?

More of... (+)

Less of... (-)

Mixed used suburban development. (Retail and housing)

NO MORE Retail downtown.

 **Transportation:** How are your roads?..sidewalks?..bike lanes?..bus shelters?.. What improvements do you need now? Which ones can wait?

More of... (+)

Less of... (-)

parking options NOT IN THE center of downtown
Bike lanes.
Sidewalks.

 **Economic Viability:** Is Venice lacking business investment? Does it need more advertising? Is it just fine the way it is? You tell us.

More of... (+)

Less of... (-)

Industrial Area (perhaps near Airport)

Tell us what the neighborhood needs more of and what it needs less of.

 **Housing:** Housing comes in many varieties. Is Venice missing any? Does it have too many? Tell us which ones.

More of... (+)

Less of... (-)

"NEW-TOWN" DEVELOPMENTS

STRIP LOTS (NO ZERO LOT LINE)
NO 40' - 50' LOTS,

 **Land Use & Development:** From family residences to retail centers and everything in between - what does Venice need?

More of... (+)

Less of... (-)

LOCAL SMALL SHOPPING
& RESTAURANTS & OFFICES
W/IN HOUSING AREAS TO
LOCALIZE TRAFFIC

 **Transportation:** How are your roads?..sidewalks?..bike lanes?..bus shelters?.. What improvements do you need now? Which ones can wait?

More of... (+)

Less of... (-)

BICYCLE TRAILS

BIKE LANES ON ROADWAYS
WITH OUT LARGE BUFFER,
SAFETY AREAS,

 **Economic Viability:** Is Venice lacking business investment? Does it need more advertising? Is it just fine the way it is? You tell us.

More of... (+)

Less of... (-)

~~SMALL~~ SMALL, FAMILY TYPE
START-UP

NO BIG BOX RETAIL
(I'LL DRIVE OUT OF VENICE
TO FIX IT)

Tell us what the neighborhood needs more of and what it needs less of.

 **Housing:** Housing comes in many varieties. Is Venice missing any? Does it have too many? Tell us which ones.

More of... (+)	Less of... (-)

 **Land Use & Development:** From family residences to retail centers and everything in between - what does Venice need?

More of... (+)	Less of... (-)

 **Transportation:** How are your roads?..sidewalks?..bike lanes?..bus shelters?.. What improvements do you need now? Which ones can wait?

More of... (+)	Less of... (-)
1. Route 13 was great until you changed it	I do not need to cross #41 with groceries I need a bus back at Publix

 **Economic Viability:** Is Venice lacking business investment? Does it need more advertising? Is it just fine the way it is? You tell us.

More of... (+)	Less of... (-)

Tell us what the neighborhood needs more of and what it needs less of.

 **Housing:** Housing comes in many varieties. Is Venice missing any? Does it have too many? Tell us which ones.

More of... (+)

Less of... (-)

Empty box for 'More of...' responses.

Empty box for 'Less of...' responses.

 **Land Use & Development:** From family residences to retail centers and everything in between - what does Venice need?

More of... (+)

Less of... (-)

Empty box for 'More of...' responses.

Empty box for 'Less of...' responses.

 **Transportation:** How are your roads?..sidewalks?..bike lanes?..bus shelters?.. What improvements do you need now? Which ones can wait?

More of... (+)

Less of... (-)

Monitoring of crosswalk areas by police - many cars do not stop and there are several dangerous intersections where pedestrians have almost been hit (downtown - W. Venice Ave. + Tampa Ave)

less cars downtown - need more parking density in areas that are convenient to downtown but are not on Venice or Miami. Consider making W. Venice Ave. pedestrian-only zones in the two-block downtown area. also need less trucks driving through W. Venice downtown.

 **Economic Viability:** Is Venice lacking business investment? Does it need more advertising? Is it just fine the way it is? You tell us.

More of... (+)

Less of... (-)

Empty box for 'More of...' responses.

Empty box for 'Less of...' responses.

Tell us what the neighborhood needs more of and what it needs less of.

 **Housing:** Housing comes in many varieties. Is Venice missing any? Does it have too many? Tell us which ones.

More of... (+)

Less of... (-)

 **Land Use & Development:** From family residences to retail centers and everything in between - what does Venice need?

More of... (+)

Less of... (-)

 **Transportation:** How are your roads?..sidewalks?..bike lanes?..bus shelters?.. What improvements do you need now? Which ones can wait?

More of... (+)

Less of... (-)

 **Economic Viability:** Is Venice lacking business investment? Does it need more advertising? Is it just fine the way it is? You tell us.

More of... (+)

Less of... (-)

Tell us what the neighborhood needs more of and what it needs less of.

 **Housing:** Housing comes in many varieties. Is Venice missing any? Does it have too many? Tell us which ones.

More of... (+)

Less of... (-)

[Empty box for 'More of... (+)' responses under Housing]

[Empty box for 'Less of... (-)' responses under Housing]

 **Land Use & Development:** From family residences to retail centers and everything in between - what does Venice need?

More of... (+)

Less of... (-)

Vacant property adjacent to south bridge s/b developed to attract families such as a carousel. + circus themed activities to acknowledge our ties to the circus

[Empty box for 'Less of... (-)' responses under Land Use & Development]

 **Transportation:** How are your roads?..sidewalks?..bike lanes?..bus shelters?.. What improvements do you need now? Which ones can wait?

More of... (+)

Less of... (-)

~~Bus~~ Hub should be on Venice Ave rather than at the railroad station where one can catch bus to Sarasota, etc

[Empty box for 'Less of... (-)' responses under Transportation]

 **Economic Viability:** Is Venice lacking business investment? Does it need more advertising? Is it just fine the way it is? You tell us.

More of... (+)

Less of... (-)

Venice is fine the way it is.

[Empty box for 'Less of... (-)' responses under Economic Viability]

Tell us what the neighborhood needs more of and what it needs less of.

 **Housing:** Housing comes in many varieties. Is Venice missing any? Does it have too many? Tell us which ones.

More of... (+)

Less of... (-)

New apartment buildings
off island

Less McMansions
-

 **Land Use & Development:** From family residences to retail centers and everything in between - what does Venice need?

More of... (+)

Less of... (-)

Replace old, cracked
& uneven sidewalks

 **Transportation:** How are your roads?..sidewalks?..bike lanes?..bus shelters?.. What improvements do you need now? Which ones can wait?

More of... (+)

Less of... (-)

 **Economic Viability:** Is Venice lacking business investment? Does it need more advertising? Is it just fine the way it is? You tell us.

More of... (+)

Less of... (-)

Tell us what the neighborhood needs more of and what it needs less of.

 **Parks & Recreation Areas:** This is all about parks - new parks, park improvements, different park amenities, etc. What do we need more or less of?

More of... (+)

Less of... (-)

More trees along Venice Legacy Trail - the inland side!

 **Community Preservation:** What makes Venice unique? What should be preserved? What should not? What is missing?

More of... (+)

Less of... (-)

Don't ~~lose~~ loose all the ranch houses -

 **Environmental Conservation:** Which of the community's natural resources should be preserved? Which ones should not?

More of... (+)

Less of... (-)

 **Community Services:** Upgraded utilities? More fire stations? Tell us what services Venice needs more or less of.

More of... (+)

Less of... (-)

Would like an island shuttle - (should this be under transportation)

Tell us what the neighborhood needs more of and what it needs less of.



Parks & Recreation Areas:

This is all about parks - new parks, park improvements, different park amenities, etc. What do we need more or less of?

More of... (+)

Less of... (-)

(over)
see comment under
"Land Use + Development"

Parks need to have
ADA access



Community Preservation:

What makes Venice unique? What should be preserved? What should not? What is missing?

More of... (+)

Less of... (-)

Empty box for 'More of... (+)' input.

Empty box for 'Less of... (-)' input.



Environmental Conservation:

Which of the community's natural resources should be preserved? Which ones should not?

More of... (+)

Less of... (-)

Empty box for 'More of... (+)' input.

Empty box for 'Less of... (-)' input.



Community Services:

Upgraded utilities? More fire stations? Tell us what services Venice needs more or less of.

More of... (+)

Less of... (-)

Empty box for 'More of... (+)' input.

Empty box for 'Less of... (-)' input.

Tell us what the neighborhood needs more of and what it needs less of.



Parks & Recreation Areas:

This is all about parks - new parks, park improvements, different park amenities, etc. What do we need more or less of?

More of... (+)

Less of... (-)

Pickleball courts on the island



Community Preservation:

What makes Venice unique? What should be preserved? What should not? What is missing?

More of... (+)

Less of... (-)



Environmental Conservation:

Which of the community's natural resources should be preserved? Which ones should not?

More of... (+)

Less of... (-)



Community Services:

Upgraded utilities? More fire stations? Tell us what services Venice needs more or less of.

More of... (+)

Less of... (-)

Tell us what the neighborhood needs more of and what it needs less of.

 **Parks & Recreation Areas:** This is all about parks - new parks, park improvements, different park amenities, etc. What do we need more or less of?

More of... (+)

Less of... (-)

public restrooms
(i.e. at the Blalock Park)

 **Community Preservation:** What makes Venice unique? What should be preserved? What should not? What is missing?

More of... (+)

Less of... (-)

 **Environmental Conservation:** Which of the community's natural resources should be preserved? Which ones should not?

More of... (+)

Less of... (-)

 **Community Services:** Upgraded utilities? More fire stations? Tell us what services Venice needs more or less of.

More of... (+)

Less of... (-)

Hospitals
Downtown police patrols -
on foot & vehicle

Tell us what the neighborhood needs more of and what it needs less of.

 **Parks & Recreation Areas:** This is all about parks - new parks, park improvements, different park amenities, etc. What do we need more or less of?

More of... (+)

Less of... (-)

[Empty box for 'More of... (+)' input]

[Empty box for 'Less of... (-)' input]

 **Community Preservation:** What makes Venice unique? What should be preserved? What should not? What is missing?

More of... (+)

Less of... (-)

[Empty box for 'More of... (+)' input]

[Empty box for 'Less of... (-)' input]

 **Environmental Conservation:** Which of the community's natural resources should be preserved? Which ones should not?

More of... (+)

Less of... (-)

[Empty box for 'More of... (+)' input]

[Empty box for 'Less of... (-)' input]

 **Community Services:** Upgraded utilities? More fire stations? Tell us what services Venice needs more or less of.

More of... (+)

Less of... (-)

We need a better - public supported hospital. Now I tell people "Stay well or stay home".
 Do not combine Venice + Sarasota Fire or Police Dept.
 Sept 28, Co. Robertson

I would support a tax if necessary to help pay for a new hospital
 Health & Safety are important

Tell us what the neighborhood needs more of and what it needs less of.

 Parks & Recreation Areas: This is all about parks - new parks, park improvements, different park amenities, etc. What do we need more or less of?

More of... (+)

Less of... (-)

+ NATURAL
LANDSCAPED WALKING
+ BICYCLE TRAILS

STRUCTURED PARKS
(BALL FIELDS, ETC)

 Community Preservation: What makes Venice unique? What should be preserved? What should not? What is missing?

More of... (+)

Less of... (-)

+ TRADITIONAL VENICE

BIG BOX + POWER CENTERS

 Environmental Conservation: Which of the community's natural resources should be preserved? Which ones should not?

More of... (+)

Less of... (-)

WATER - SHED AREAS

RETENTION PONDS ISOLATED
(A PIPE IS NOT A CONNECTION)

 Community Services: Upgraded utilities? More fire stations? Tell us what services Venice needs more or less of.

More of... (+)

Less of... (-)

LOCAL, CITY CONTROLLED,
POLICE + FIRE

COUNTY + STATE
POLICE + FIRE

Tell us what the neighborhood needs more of and what it needs less of.

 **Parks & Recreation Areas:** This is all about parks - new parks, park improvements, different park amenities, etc. What do we need more or less of?

More of... (+)

Less of... (-)

Bike paths
 Hiking trails
 Rest Rooms (ACTUALLY
 Venice does great on
 this)
 need a better route on bike
 AROUND The Circus bridge

 **Community Preservation:** What makes Venice unique? What should be preserved? What should not? What is missing?

More of... (+)

Less of... (-)

Venesian Architecture.

high rise UNITS

 **Environmental Conservation:** Which of the community's natural resources should be preserved? Which ones should not?

More of... (+)

Less of... (-)

preserve ALL Greenspace

concrete

 **Community Services:** Upgraded utilities? More fire stations? Tell us what services Venice needs more or less of.

More of... (+)

Less of... (-)

police visibility
 downtown.
 MAYBE A cop walking
 The beat.

—

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

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One word...

that describes Venice **TODAY**

ideal

that describes **MY VISION** for Venice

balanced

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

Preserving Our Past ~ Preparing For Our Future

One word...

that describes Venice **TODAY**

RETIREMENT
COM.

that describes **MY VISION** for Venice

SERENE

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

Preserving Our Past ~ Preparing For Our Future

One word...

that describes Venice **TODAY**

WAGGED

that describes **MY VISION** for Venice

COMPACT

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

Preserving Our Past ~ Preparing For Our Future

One word...

that describes Venice **TODAY**

OUTDATED

that describes **MY VISION** for Venice

DESIRABLE

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

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One word...

that describes Venice **TODAY**

Vibrant

that describes **MY VISION** for Venice

To keep the small town feeling in a city that's getting bigger

One word...

that describes Venice **TODAY**

QUAINT

that describes **MY VISION** for Venice

QUAINT

One word...

that describes Venice **TODAY**

charming

that describes **MY VISION** for Venice

- ~~too~~ too much
density

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

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One word...

that describes Venice **TODAY**

GROWING

that describes **MY VISION** for Venice

SLOWING

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

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One word...

that describes Venice **TODAY**

burgeoning

that describes **MY VISION** for Venice

uncongested

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

Preserving Our Past ~ Preparing For Our Future

One word...

that describes Venice **TODAY**

Crowded

that describes **MY VISION** for Venice

Preserved

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

Preserving Our Past ~ Preparing For Our Future

One word...

that describes Venice **TODAY**

Crowded

that describes **MY VISION** for Venice

Green Space

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

Preserving Our Past ~ Preparing For Our Future

One word...

that describes Venice **TODAY**

A paradise

that describes **MY VISION** for Venice

Stay as it is

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

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One word...

that describes Venice **TODAY**

Not enough parking
for events downtown.

that describes **MY VISION** for Venice

Family Friendly Neighborhoods
(+ great school system)

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

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One word...

that describes Venice **TODAY**

TRADITIONAL

that describes **MY VISION** for Venice

NEOTRADITIONAL

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

Preserving Our Past ~ Preparing For Our Future

One word...

that describes Venice **TODAY**

preservation

that describes **MY VISION** for Venice

Preservation

City of Venice

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

Preserving Our Past ~ Preparing For Our Future

One word...

that describes Venice **TODAY**

LIVABLE

that describes **MY VISION** for Venice

ENJOYABLE

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

Preserving Our Past ~ Preparing For Our Future

One word...

that describes Venice **TODAY**

Charming

that describes **MY VISION** for Venice

navigible
(less crowds on loads)

One word...

that describes Venice **TODAY**

PARADISE

that describes **MY VISION** for Venice

NAPLES

VENICE 2016-2026

COMPREHENSIVE PLAN UPDATE

Preserving Our Past ~ Preparing For Our Future

One word...

that describes Venice **TODAY**

Practical

that describes **MY VISION** for Venice

Lovely

have other thoughts?

Venice is such a good
balance/mix of community.
But it will slip away to developers
if it isn't controlled. We
don't want another Miami.
and NO NO NO Parking garage
on the island!!!

have other thoughts?

all Parks should have
ADA access

have other thoughts?

1. Promot another Hospital
If necessary put on a
sole toy to cover the
Police + Fire pension
Systems. Health + Safety
are important E. Robertson

have other thoughts?

I think we need to preserve ~~some~~ ^{more} wilderness
and wetlands for the wildlife

have other thoughts?

We need greater control
of growth — too much
density —

We need
town centers off island

NO MORE GROWTH ON island

have other thoughts?

ITS A Great place.

Don't screw it up!

have other thoughts?

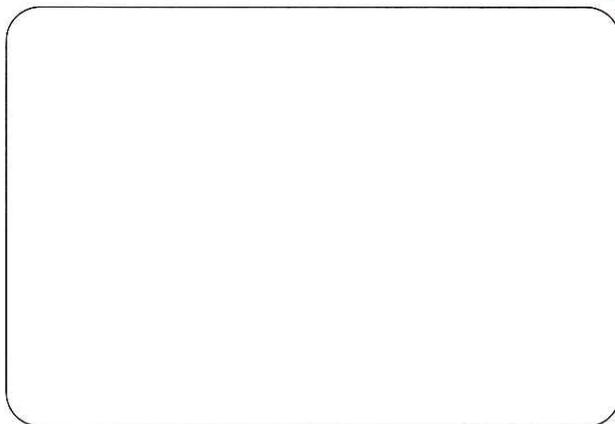
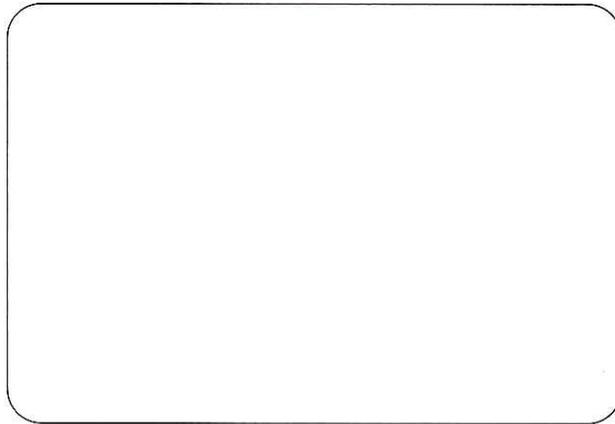
Take some existing parks on the island & build pickle ball courts

9

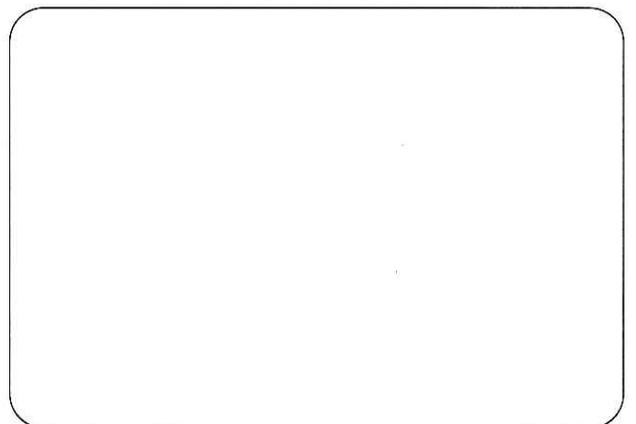
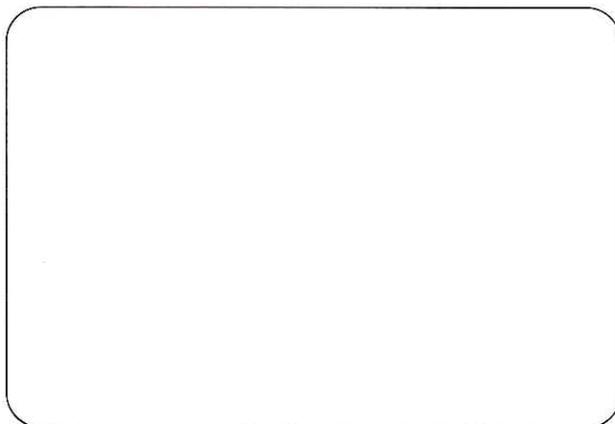
least
what is most important to you?
most

Parker Structure to
take traffic pressure
off of downtown
during events (park
across ICA with shuttles)

-  Community Preservation
-  Housing
-  Economic Viability
-  Land Use & Development
-  Parks & Recreation Areas
-  Transportation
-  Environmental Conservation
-  Community Services



update "look & feel"
for businesses along
41 bypass.



Priority Pyramid

least what is most important to you? most

Community Preservation.

housing

Employment

PARKS

TRANSPORTATION

Environmental Conservation.

-  Community Preservation
-  Housing
-  Economic Viability
-  Land Use & Development
-  Parks & Recreation Areas
-  Transportation
-  Environmental Conservation
-  Community Services

least
what is most important to you?
most

COMMUNITY SERVICES

TRANSPORTATION

ENVIRONMENTAL
CONS.

LAND USE

COM.
PRES.

HOUSING

-  Community Preservation
-  Housing
-  Economic Viability
-  Land Use & Development
-  Parks & Recreation Areas
-  Transportation
-  Environmental Conservation
-  Community Services

least
what is most important to you?
most

Community Preservation

Environmental Conservation

Land Use & Development

Parks & Recreation Areas

Transportation

Community Services



Community Preservation

Housing

Economic Viability

Land Use & Development

Parks & Recreation Areas

Transportation

Environmental Conservation

Community Services

least
what is most important to you?
most

Transportation

Environmental
Conservation

Economic
Viability

Community
Services

Parks +
Recreation

Community
Preservation

- 6  Community Preservation
-  Housing
- 3  Economic Viability
-  Land Use & Development
- 5  Parks & Recreation Areas
- 1  Transportation
- 2  Environmental Conservation
- 4  Community Services

least
what is most important to you?
most

Community Services

Economic Viability

Land use & Development

Transportation

Environmental Conservation

Parks & Recreation

-  Community Preservation
-  Housing
-  Economic Viability
-  Land Use & Development
-  Parks & Recreation Areas
-  Transportation
-  Environmental Conservation
-  Community Services

least
what is most important to you?
most

Community Preservation

use & Development

Transportation

Community Services

Environment Conservation

Parks & Rec Areas
(preservation)

- Community Preservation
- Housing
- Economic Viability
- Land Use & Development
- Parks & Recreation Areas
- Transportation
- Environmental Conservation
- Community Services

least
what is most important to you?
most

Community Preservation

Community Services

Transportation

Environmental Conservation

Land Use and Development

Parks & Recreation Areas

-  Community Preservation
-  Housing
-  Economic Viability
-  Land Use & Development
-  Parks & Recreation Areas
-  Transportation
-  Environmental Conservation
-  Community Services

least
what is most important to you?
most

TRANSPORTATION

COMMUNITY SERVICES

LAND USE & DEVELOPMENT

HOUSING

COMMUNITY PRESERVATION

ECONOMIC VIABILITY

-  Community Preservation
-  Housing
-  Economic Viability
-  Land Use & Development
-  Parks & Recreation Areas
-  Transportation
-  Environmental Conservation
-  Community Services

least
what is most important to you?
most

transportation

land use & devel.

community services

environ.
conservation

parks & rec.

housing

-  Community Preservation
-  Housing
-  Economic Viability
-  Land Use & Development
-  Parks & Recreation Areas
-  Transportation
-  Environmental Conservation
-  Community Services

most
↑
what is most important to you?
↓
least

Transportation -
Do not increase
downtown parking
at the expense of
parks, Rec., & image.

Land use & development
maintain a policy
of slow, conservative
growth.

Housing:
Low Density,
No high Rise

parks & Rec
vital for QUALITY
OF LIFE.
Lots of Restrooms!

comm. Services

ENVIRON.
conservation



Community Preservation

Housing

Economic Viability

Land Use & Development

Parks & Recreation Areas

Transportation

Environmental Conservation

Community Services

Comm. SERVICES

KEEP FIRE & POLICE
LOCAL (NOT COUNTY)

need to have more police
monitoring of cars driving
through crosswalks - very
dangerous when pedestrians
are present

need to have more
police patrols (especially
foot patrols) downtown

need to encourage
Sarasota Memorial Hosp.
in their plan to build
in Venice

Concern re.
service to the
homeless

Keep our fire trucks in
Venice

A trolley or van or
other on island
transport - needs to be
available after dark
as well as during the day -

ENVIRON. CONSERVATION

FLOOD PLANE PRESERVATION
NO DREDGE & FILL (EVEN
IF IT IS "OPEN SPACE - GOULF")

Preserve the
wilderness & water
features for the
wildlife

HOUSING

NO HIGH RISE,
high density
HOUSING,

PARKS + REC.

Walkways around
Venezia Park similar to
Nolan, Prentiss French &
Black Parks

LOTS OF PARKS
Add to a
positive city
IMAGE AND TO
enhanced QUALITY
OF LIFE

Rehap of Bathrooms
by the Tennis courts

The more parks & recreation
areas, the better.

Comm. PRESERVATION

A

Do not add a parking location
that draws more vehicles
onto the Island.

Preserve the
small town
feeling.

MORE PARKING
IN SMALL PLACES
AROUND CITY
LIKE BY
CHURCH

LAND USE + DEVEL

SMALL UNUSED PARKS
USED FOR PARKING

USE EXISTING BUILDINGS
(LIKE ALBERTSONS) FOR
HOMELESS SHELTERS

Entertainment &
housing in
Seaboard Area
next to Waterway.

No parking facility
in area next to
VABI Building

LIMIT NEW
DEVELOPMENT AS
MUCH AS POSSIBLE.

consider Boulder, CO
AS A POSITIVE EXAMPLE.

REQUIRE SMALL "TOWN CENTERS"
IN ALL NEW HOUSING DEVELOPMENT
TO EMULATE "DOWNTOWN VENICE"
& INTERNALIZE SOME TRAFFIC

TRANSPORTATION

Do not add a parking location that draws more traffic to the Island.

Concern re. more Bike Paths similar to Harbour

NEED EXPERTISE
DESIGNATED BIKE
PATHS WELL MARKED

Should have transportation improved for those who do not drive

① In a city with an aging population, I see a need for shopping help... could be "mom & pop" type stores (not realistic on the island) OR small transportation vehicles to serve Publix & Walgreens, etc. Another possibility would be a delivery service from Publix.

② Most SCAT bus stops on the island are on grass - difficult for older folks with ~~visions~~

Facilitate Transportation onto Island & develop parking without destroying City's charm

Concern:

Increased traffic congestion on The Islands.

MAINTAIN CHARM of downtown and Centennial part (i.e., No parking Garage)

BUT consider parking garage options (Classic Building) but don't destroy PARK & RIDE for ~~parking~~

#1 priority -

Congestion on the island - pedestrians have to fight cars to cross all streets downtown. Consider making the two blocks of W. Venice pedestrian-only zones. Has city council considered buying Classics building to build a parking garage there?