

# A proposal to “de-develop” the southwest portion of the harbor of Locus Amoenus into an “organic growth” style of Mediterranean village.

Here is displayed a primitive planning map showing roughly the outlines of features. South is to the top of the picture.



The underlying photograph shows the present configuration of this area. It is entirely unoccupied except for parcels owned by Sudane Erato plus one water parcel owned by Badger.

The concept is a densely packed harbor village created somewhat in the fashion of Stella Marina, but more dense and more architecturally evolved, in the fashion of countless Mediterranean waterfront villages, a village evolved over centuries of organic growth.

- 1) The two bridges which connect to this area would be preserved. The long north/south waterfront esplanade would be preserved and updated. The beach area to the west of the esplanade would remain untouched.
- 2) The white line shows roughly the new water line. Along this line, for most or all of its length, would be a esplanade close to water level, no more than 1 meter higher.
- 3) The yellow lines describe streets and public ways. The concept with these is to have mini plazas (the circular areas) connected by public ways (streets) which appear to have evolved over the years to their present locations.
- 4) The orange lines offer the concept for the parcel divisions. The final divisions might be more or less dense than this. The dotted line area in the upper right indicates an uncertainty regarding the very southern end of the existing esplanade... whether it should stay (and essentially go nowhere) or whether it should end at the mini plaza there and allow the private parcel to its south to extend to the

edge of the beach area. In any case, the beach itself would continue unchanged to the borders of Monastery.

- 5) In theory, this area would be offered with completed homes, each anchored on public land and not modifiable by the resident, in the same fashion as Stella Marina. In practice, this may not be immediately possible, considering the need to return this land to own-able status as soon as possible. In this case parcels could be converted to anchored homes on a one-by-one basis as the parcels became vacant, in the same fashion that Neufreistadt city is now being converted. The public prims needed for this conversion would become available by the decreased private land area resulting from this proposed conversion.

This proposal was produced on Oct 1 2020 by Sudane Erato. It is presented to the LUC for their consideration, advice, and recommendation or non-recommendation to the Representative Assembly for ultimate go-ahead. If approved, it is hoped that while Sudane Erato would volunteer for the basic layout of the new area, the ultimate creation would be accomplished by a team of community members designated by the Chancellor.