

market support of privately financed uses (how many people will come, and how much they will spend per capita); the different rhythms of funding availability in the public and private sectors, and of course the risk of business cycles upsetting any or all of the assumptions. All of these factors dictate a need to remain flexible in implementation while adhering faithfully to the vision, or the principles, in the Master Plan that the people have adopted as their own.

In sum, the players will need to understand that the stakes are high – both for winning or losing – because the waterfront is probably the only one the community has, and they'd better be prepared to do it right because they won't be given another chance.