



LAKEFRONT BOARDWALK

PONTIAC LAKE

Project Summary



A thoughtfully planned **mixed-use waterfront development** designed to activate underutilized shoreline while preserving White Lake's character.

Key Components

- Restaurant and gathering space
- Condominiums for upscale short term & long term rental
- 900-foot public boardwalk
- Watersport rentals
- Managed marina with seasonal slip rental and fueling station

Vision

A year-round destination for residents and visitors that balances economic growth, recreation, and environmental stewardship.



Mixed-Use Site Components



Hospitality & Dining

- Waterfront restaurant designed to serve locals and visitors
- Outdoor seating integrated into the boardwalk
- Event venue for weddings, corporate, and community events

Lodging

- Condominium units designed for low-density, high-quality occupancy
Year-round and seasonal residency

Public Waterfront Access

- 900 feet of boardwalk open to the public
- Green space, seating, and pedestrian flow

Recreation & Marina Access

- Watersport rentals operated with staff and scheduling controls
- Guided sunset cruises for post-dining entertainment and private events
- Managed boat slips for seasonal and transient use



Site Design Concept



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Development Timeline & Phases



Phase 1: Summer 2026 Activation & Plan Refinement

Purpose

Phase 1 allows the property to remain **active, maintained, and financially viable** while additional time is taken to refine long-term development plans and complete approvals.

Temporary Use Authorization (Seasonal Only)

- Watersport rentals with on-site staff and defined hours
- **60 seasonal boat slips** using floating docks
- **Transient dock access** for short-term daytime visits from residents and transient boaters
- **Food trucks** and special events

Why This Approach

- Waterfront approvals and design take time
- Modest revenue supports ongoing maintenance and required financial commitments to purchase the property



Development Timeline & Phases



Phase 2: Boardwalk, Restaurant & Public Realm

2027

- Construction of the **900-foot public boardwalk**
- Waterfront **restaurant and gathering space**
- Landscaping, parking, green space, and pedestrian flow improvements
- Integrated access, seating, and lake-facing public areas

Phase 3: Residential Condominiums

2028+

- Low-density **condominium residences**
- Designed to complement the scale and character of the area
- Supports long-term economic sustainability of the development



Community Feedback



- **Will this add too many boats on the lake?**

The overall impact on lake traffic is expected to be minimal.

Experience on similar inland lakes shows that even when slips are fully leased, **daily usage is typically well under 10%**. Many slip holders use their boats occasionally rather than every day, which helps prevent congestion.

- **Will there be quality and behavior standards for boaters?**

Yes. Boats renting from or slipping at the property will be subject to **clear operating guidelines and stewardship expectations**. This includes safety rules, noise considerations, and responsible lake use, all enforced by on-site management to protect the lake and surrounding neighbors.

- **Are there benefits specifically for Pontiac Lake residents?**

Yes. The intent is for this to be a **community asset**, not just a visitor destination. Resident-focused benefits may include:

- Discounts on food and beverage
- Preferred or discounted use of the event space for neighborhood or HOA gatherings
- Community events such as organized holiday programming (for example, July 4th)
- Local-resident incentives tied to lodging or marina-related amenities



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