

# COCONUT GROVE WATERFRONT MASTER PLAN



# Agenda



- City's Vision & Community Input
- Framework Concepts
- December 2006 Schemes
- Draft Final Plan
  - Waterfront Open Space
  - Civic Core
  - Maritime Amenities & Facilities
  - Event Strategy
  - Roadway Strategy
- Next Steps

CITY'S VISION &  
COMMUNITY INPUT



# City's Vision & Requirements



## Vision for Coconut Grove's Waterfront

- A coastal recreational park
- Human scale
- Public open space
- Connectivity for the pedestrian realm
- Waterfront promenades
- Diverse open spaces
- An active park
- Sensitive environmental spoil island connections (real or visual)

## Requirements

- A Plan that reflects the growth and desires of the community
- An overhaul of the mooring fields to comply with the Federal Department of Environmental Protection
- Spoil islands rehabilitation: cleaned of exotic plants, replanted with native species and redesigned for public access

# Community Input



## 2004 Peacock Park Charrette

- Lead by Friends of Peacock Park to develop a vision for the future of the Peacock Park
- Charrette concepts:
  - Enhance landscaped open spaces
  - Minimal service parking only
  - Trim and "window" mangroves
  - Connection to spoil islands
  - Tie into local history
  - Redesign street frontage and articulate entrances
  - Redesign and seek alternative uses for Glass House
  - Outdoor cultural facility (amphitheater, waterfront plaza)
  - Hardcourts ok, no expansion



# Public Process



- Stakeholder Input
  - May 2005
    - Kick-Off and Open House
  - November 2005 – Expo Center
    - Waterfront Activities
    - Residential Community
    - Business Community
    - Staff Meeting including CGWWC
    - Walking Tour
  - December 2005
    - Residential Community – Expo Center
    - Business Improvement Committee – City Hall
  - February 2006
    - Hoteliers – Ritz Carlton
    - Village West and South Grove - Frank Rolle Center
    - North Grove Residents – Science Museum
- Continuous Web Based Community Input and Information
- Community Presentation and Feedback (Dots Exercise)
  - March 2006, Women's Club
- Alternatives Presentation, December 2006
  - Meeting with CGSC
  - Community Meeting – Science Museum
  - Presentation to WAB – City Hall
- Meetings/Conference Calls, February-March 2007
  - Sailing Activities
  - Shakespeare in the Park
  - Hoteliers
  - Business Improvement Committee
  - Dinner Key Tenants
  - Condo Owners Meeting at Grove Hill Condominium
- Draft Final Plan Presentation, April 2007
  - Open House
  - Waterfront Advisory Board

# Stakeholder Issues/Goals



- Waterfront/Parks
  - Too isolated and not well connected
  - Existing uses need more upland space
  - Safety and security
  - Conflicting uses
  - Obstacles to continuous boardwalk
  - Limited access to water – physical & visual
  - Expo Center not contributing to waterfront/Grove
  - Want a natural amphitheater
  - Water-related equipment rentals
  - Waterfront restaurants, cafes, kiosks
  - Environmentally sensitive passive recreation on Spoil Islands
- Pedestrian Environment & Parking
  - Dangerous street crossings
  - Minimize dominance of vehicles on Bayshore/McFarlane
  - Need for parking strategy





# Stakeholder Issues/Goals



- Center Grove
  - Not capturing thru traffic
  - No connection with waterfront
  - Needs a facelift and better mix of tenants
  - Unreliable circulator
  - No support services
  - Want limited or no competing commercial uses on waterfront

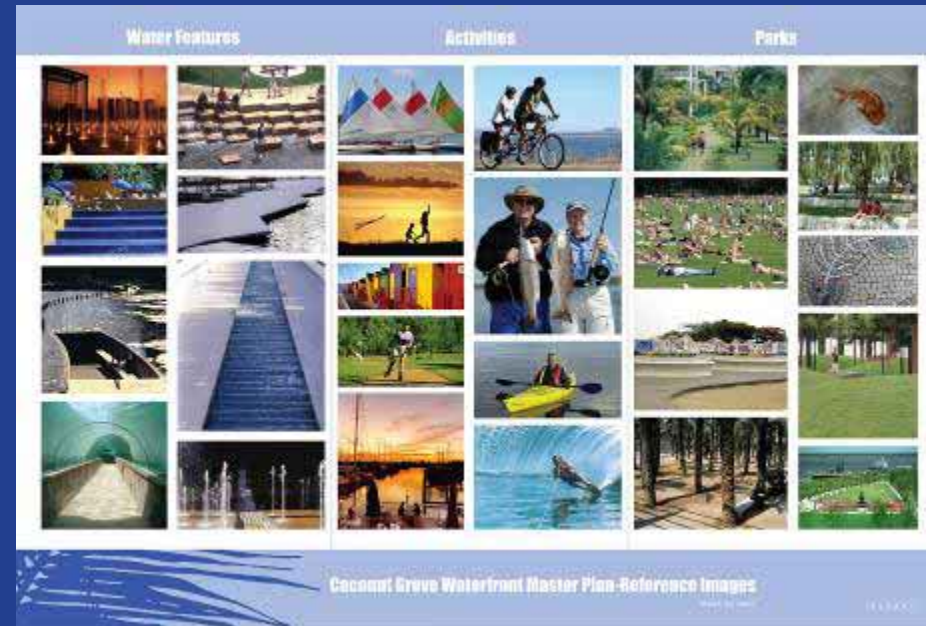




# Community's Top Priorities (Dot Exercise)



- Relocate City Hall, convert to Pan Am Museum
- Keep the free anchorage
- Shrimp boats should stay
- Continuous baywalk from Peacock to Kennedy
- Open up views, remove mangroves
- No fuel dock
- Maintenance plan
- Center Grove/waterfront connection
- Environmental restoration
- Concert/movies in the park
- Bike path
- Spoil Island lookout & picnic areas
- Narrow Bayshore to two lanes



# FRAMEWORK CONCEPTS



# Existing Waterfront Character



# Walking Distances





# Lease Expirations



- Expired/  
Annual Renewal
- 2010
- 2012
- 2035
- 2042

\* Plus one 5-year option  
\*\* Management agreement  
Plus two 6-year options





# Framework Plan



- GREEN THE WATERFRONT**
- STRENGTHEN CENTER GROVE**
- ENHANCE CONNECTIONS**
- CAPITALIZE ON VIEWS**
- LENGTHEN THE BAYWALK**





ALTERNATIVES  
DECEMBER 2006



# Regatta Park Scheme





# Grove Gardens Scheme



# Flying Clipper Scheme





# WATERFRONT PARK PLAN



# Waterfront Park Plan



**OPEN SPACE**  
**CIVIC CORE**  
**MARITIME FACILITIES**



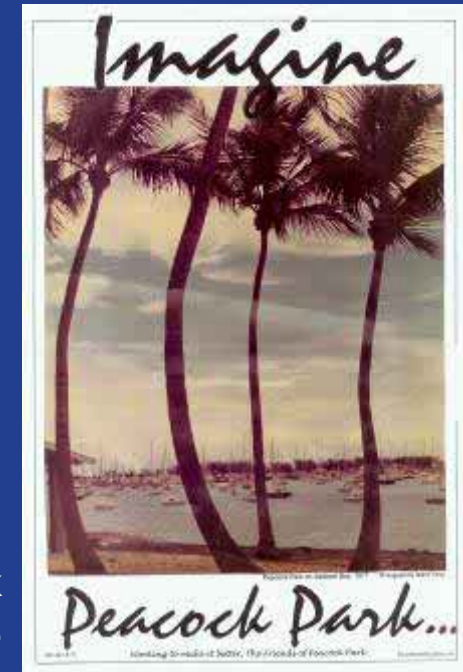
# WATERFRONT OPEN SPACE



# Peacock Park History



Peacock Park Inn  
1884



Peacock Park  
1977

- First non indigenous settlers to Miami
- Peacock Inn in Peacock Park 1st hotel on the South Florida mainland
- Grapefruit plantations, Hayden Mango and the Trapp Avocado developed in Coconut Grove

# Today: Peacock Park





# Women's Club, Library & CGSC





# Coconut Grove Sailing Club





# Myers Park





# Boat Ramp



# Boat Ramp Conflicts



# Expo Center





# Open Space Plan





# Open Space Plan





# Open Space Plan





# McFarlane Plaza





# Baywalk Promenade



# 27<sup>th</sup> Avenue Pier



# WATERFRONT CIVIC CORE





# Pan Am Terminal History



- "Air Gateway between the Americas"
- The largest and most modern marine air terminal in the world, at time of construction
- Pan Am "Clipper" Flying Boats opened major trade and passenger routes
- Made Miami a center of international air transportation



Pan American Seaplane Base and Terminal Building, built 1931 - 1938, Architects Delano & Aldrich





# Today: Pan American Drive





# Expo Center





# Municipal Parking Lot



# View from City Hall





# City Hall Approach





# Chart House

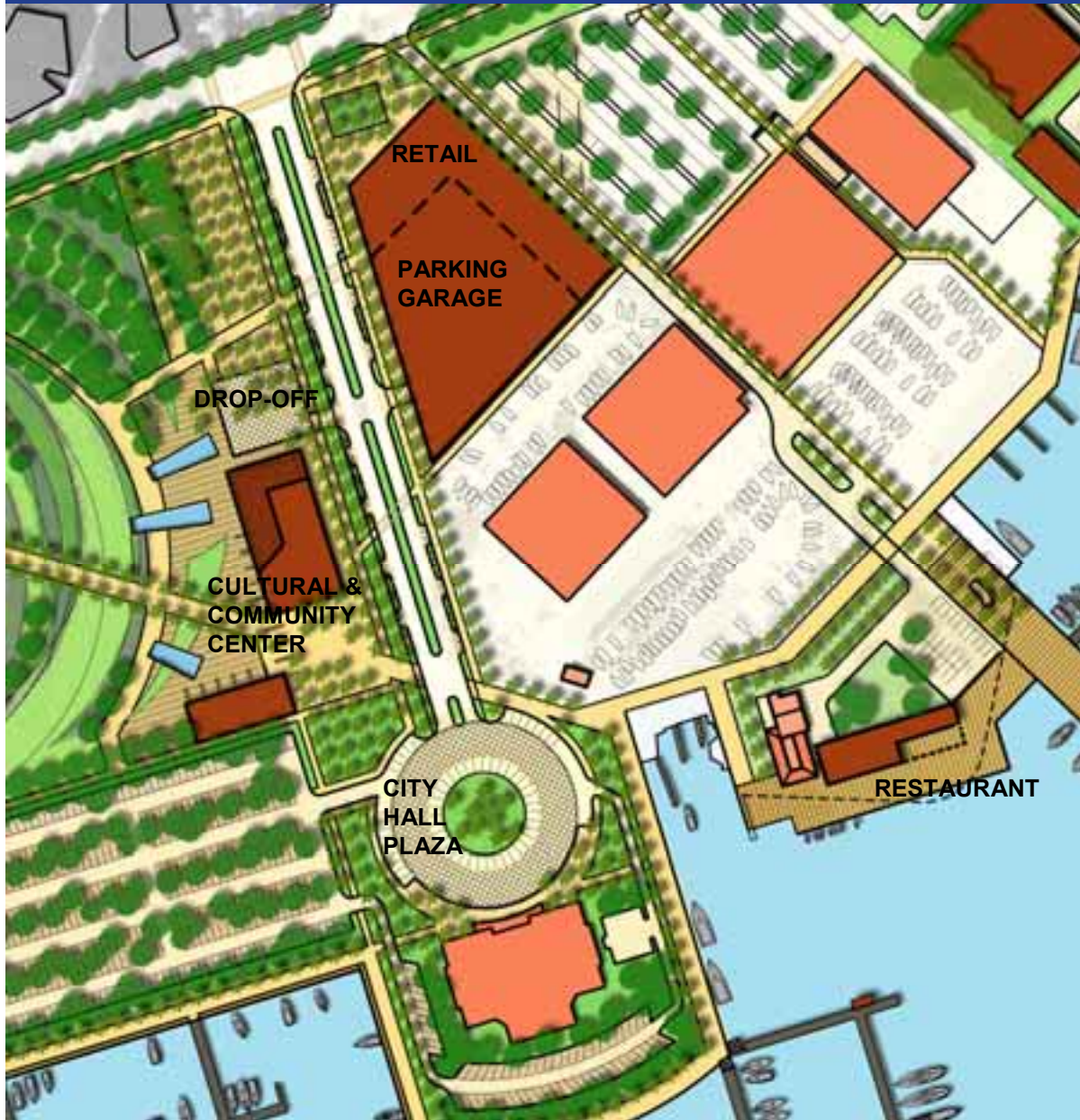


# Chart House Baywalk



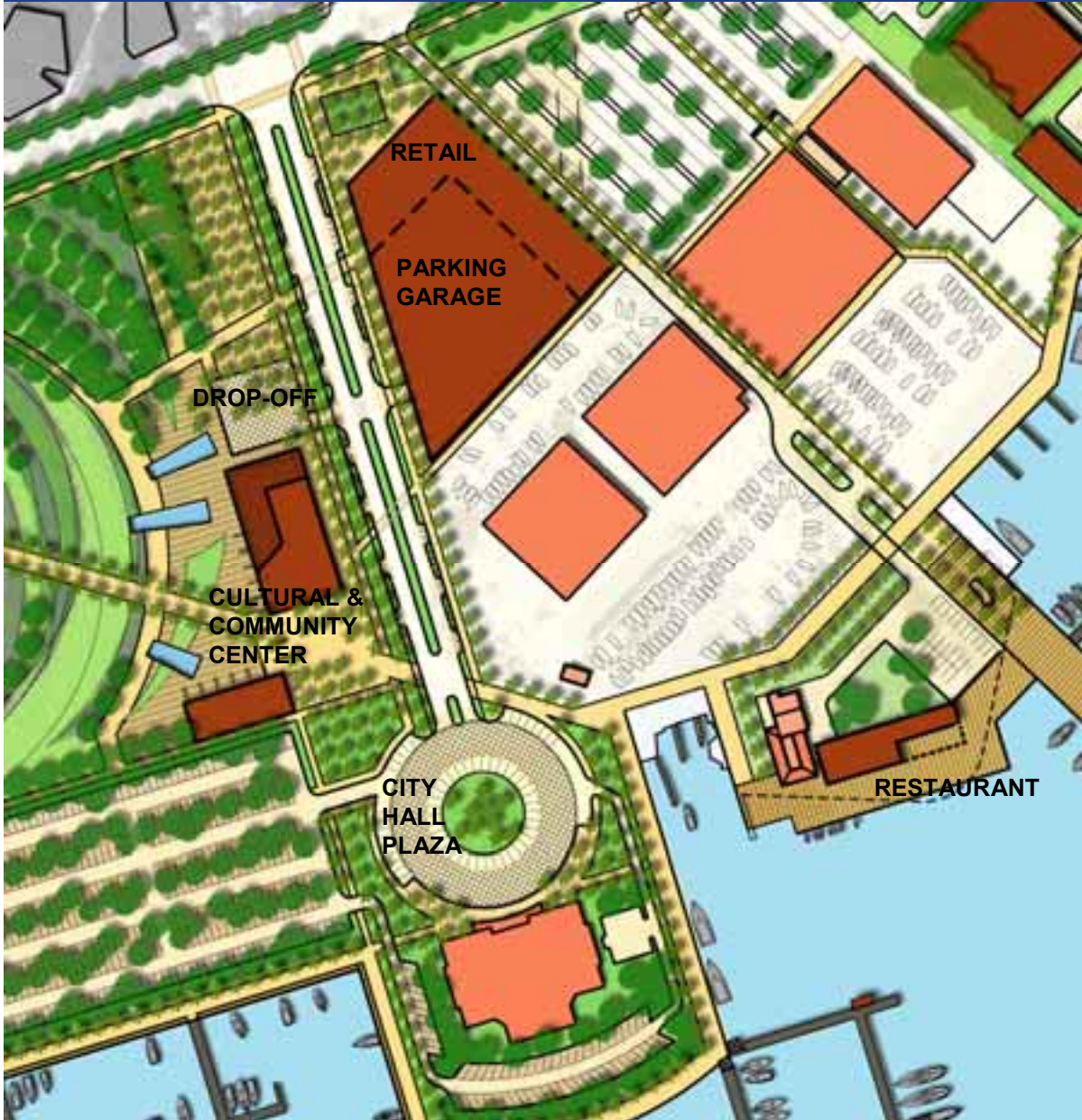


# Civic Core Plan





# Civic Core Plan





# Parking Garage on South Bayshore



GROVE KEY

PARKING GARAGE WITH GREEN ROOF

RETAIL/OFFICE

SOUTH BAYSHORE DRIVE

GRAND BAY

# MARITIME AMENITIES & FACILITIES





# Today: Baywalk



# Baywalk





# Baywalk





# Baywalk





# Dinner Key Marina Parking



# Municipal Parking Lot & Shake-A-Leg





# Shake-A-Leg



# Shake-A-Leg





# Shake-A-Leg



# Maritime Amenities & Facilities



- Parking and Drop-Off
  - Dinner Key Tenants
  - Mooring Field Tenants
  - Shake-A-Leg
  - Coconut Grove Sailing Center
  - Overflow Parking
- Security
  - Attendant
  - Parking Lot Gatehouse
- Expanded Dockmaster Facility
- Launch/Pump Out
- Dinghy Tie-Ups
- Boat Ramp
- Marine Service Center
- Hurricane Protection



# Maritime Facilities Plan



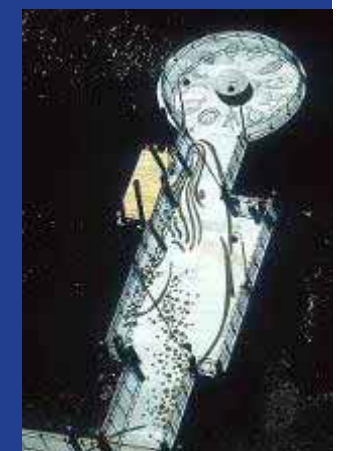


# Maritime Facilities Plan





# Maritime Facilities Plan



# Baywalk at Dockmaster Facility



BOAT SLIPS

BAYWALK

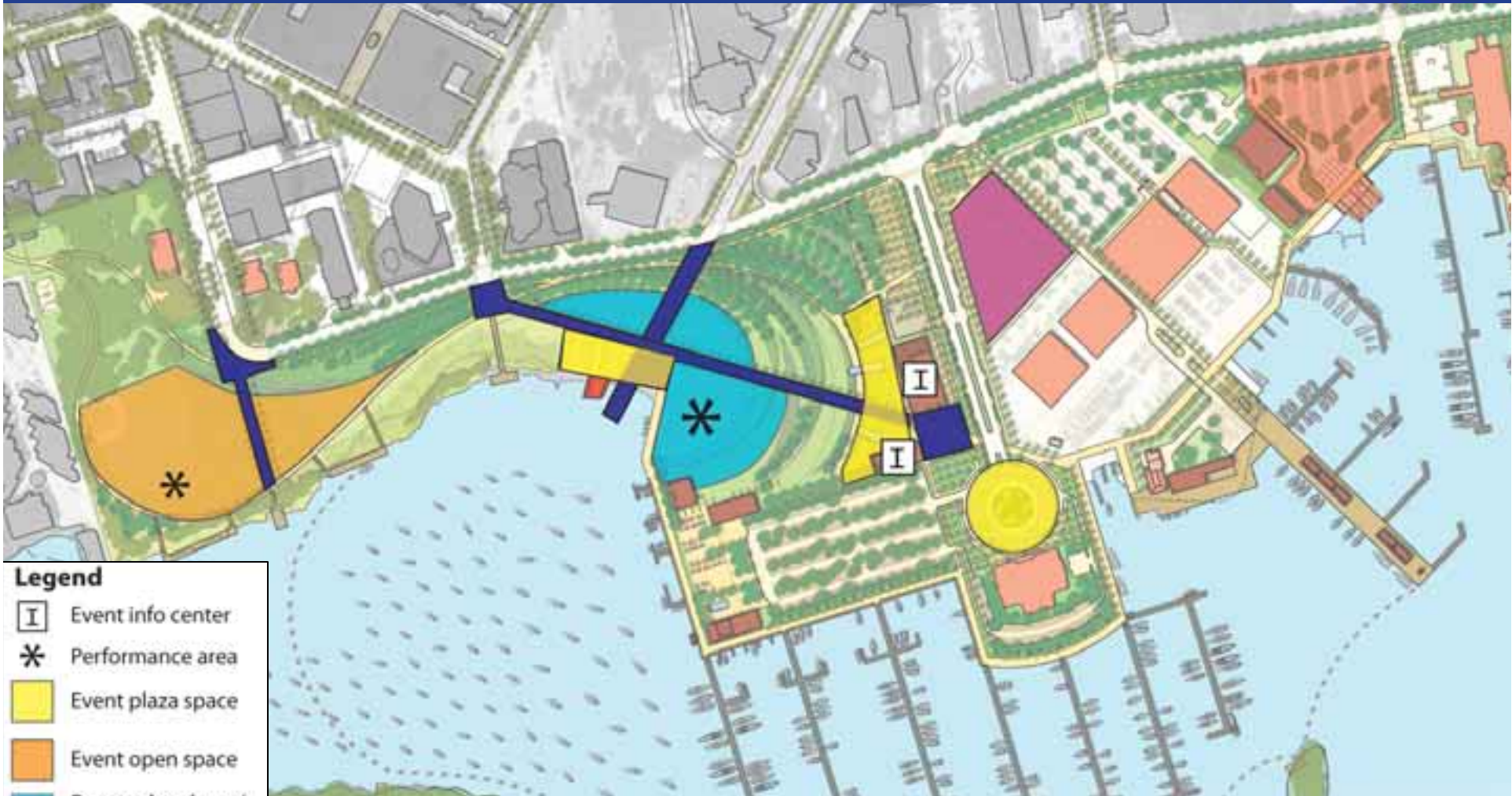
MARINA PARKING



# EVENT STRATEGY



# Event Strategy



## Legend

-  Event info center
-  Performance area
-  Event plaza space
-  Event open space
-  Regatta lay-down/  
Festival open space
-  Kiosks
-  Parking
-  Boat ramp



# ROADWAY STRATEGY



# Roadway Strategy



- Reconfigure Bayshore north of Aviation, gain multi-use path connection to Kennedy Park
- South of Aviation traffic calming
  - Remove median
  - Reduce lanes
  - Shorten pedestrian crossing distance
- Recent Scenic Transportation Corridor Designation
- Parallel parking off peak
- Neckdowns at crossings
- Eliminate one lane on McFarlane northbound, increase sidewalk connection between Center Grove and Waterfront
- Commodore Bike Trail thru Peacock Park



NEXT STEPS



# Next Steps



- Finalize Plan Design
- Phasing and Implementation Strategy
- Cost Estimate
- Review with City Planning
- Present Final Master Plan to Miami City Commission
- Final Documentation





# Waterfront Park Plan



*The Sailboat Racing  
Capital of the World*

# COCONUT GROVE WATERFRONT MASTER PLAN

