

COCONUT GROVE WATERFRONT MASTER PLAN



Agenda



- City's Vision & Community Input
- Parking Analysis
- Traffic Analysis & Recommendations
- Framework Concepts
- Preliminary Concepts May 2006
- Schemes
 - Regatta Park Scheme
 - Grove Gardens Scheme
 - Flying Clipper Scheme
- Center Grove & Waterfront Market 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

- *Coconut Grove Waterfront & Spoil Islands*
Request for Qualifications

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



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



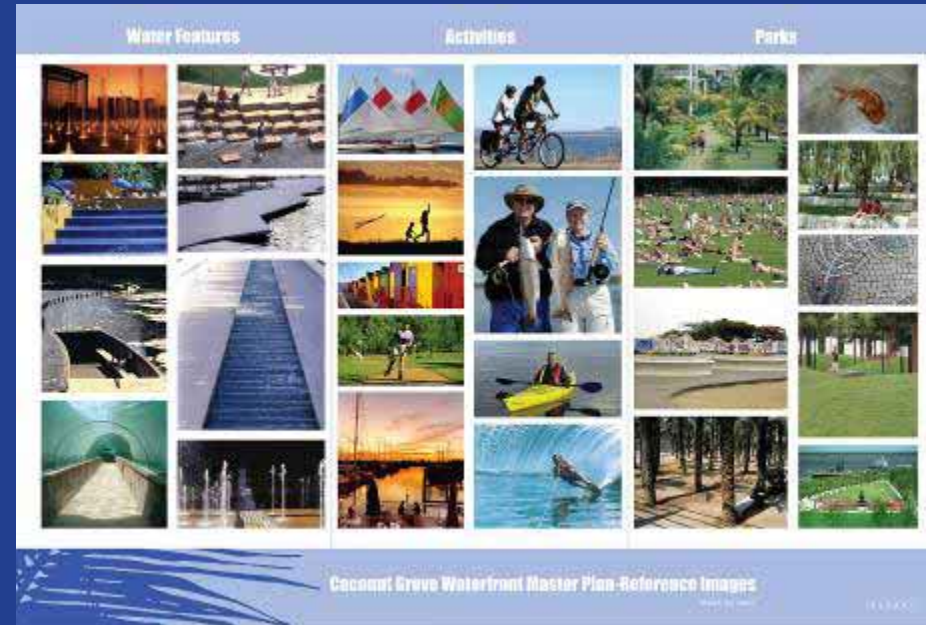
- Center Grove
 - Not capturing thru traffic
 - No connection with waterfront
 - Needs a facelift and better mix of tenants
 - Unreliable circulator
 - No support services
 - Want limited or no competing commercial uses on waterfront



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



PARKING ANALYSIS



Parking Analysis



PUBLIC PARKING			
1	Grove Lot	2980 McFarlane Rd.	80
2	Lot 6	3496 Main Hwy (PLAYHOUSE)	157
3	Lot 67	NE Corner, Panamerican & S. Bayshore Dr	149
4	Matilda Lot	3351 Matilda St.	33
5	Mayfair House	3000 Florida Ave.	200
6	Lot # 71	2720 S. Bayshore Dr.	46
7	McFarlane Garage	2889 McFarlane Rd.	180
8	PARKING METERS	ON STREETS	462
9	Lot 72	South Bayshore Dr. & Aviation Ave.	168
10	Garage 8	2850 Oak Ave., Coconut Grove	403
11	Cocowalk (Garage)	3015 Grand Ave.	840
12	3138 Commodore Plaza	On street	50
13	Streets of Mayfair (Garage)	2911 Grand Ave.	800
14	3433 Main HighWay	3433 Main Highway	16
15	Main Highway Lot	3439 Main Highway	45
SUB-TOTAL			3629
PUBLIC PARKING WITHIN PRIVATE FACILITIES			
16	Grove Bank Lot	2701 S. Bayshore Dr.	300
17	Florentino Shopping	3140 Grand Ave.	110
18	Coconut Grove	3101 Grand Ave.	30
19	Monty's	2550 S. Bayshore Dr.	50
20	3110 Commodore Plaza	3110 Commodore Plaza	15
21	Grand Bay Hotel	2669 S. Bayshore Dr.	40
22	Ritz-Carlton Hotel	3300 SW 27th Ave.	146
23	Residence Inn By Marriott	2853 Tigertail Ave.	140
24	US Postal Lot	3191 Grand Ave	70
25	Grove Key Marina	3385 Panamerican Dr.	60
26	Yatch Harbor Condom	2901 S. Bayshore Dr.	85
27	Grover Towers Condo	2843 S. Bayshore Dr.	54
28	Mutiny Hotel	2951 S. Bayshore Dr.	232
29	SBS Tower garage	2601 S. Bayshore Dr.	1064
SUB-TOTAL			2396
VALET ONLY			
30	Office in the Grove	2659 S. Bayshore Drive	25
31	Grand Bay Plaza	2665 S. Bayshore Dr.	296
32	Sonesta Grove Hotel	2889 McFarlane Rd.	180
SUB-TOTAL			501
Grand Total			6526

- Sufficient parking (over 6500 spaces) within 5 minute walk of waterfront
 - Approximately 3,500 public spaces available
 - Over 2,000 spaces available in private facilities
 - Over 500 valet parking spaces available



Existing Parking Locations



Parking Strategy



- Sufficient parking within 5 minute walk of the waterfront for all waterfront activities
- Must balance desire for convenient parking with desire for park open space
- Exploring capacity issues for Marina parking
- Parking structure or landscaped surface lots, if needed
- Wrap parking structures with retail, when possible

TRAFFIC ANALYSIS & RECOMMENDATIONS



Traffic Analysis



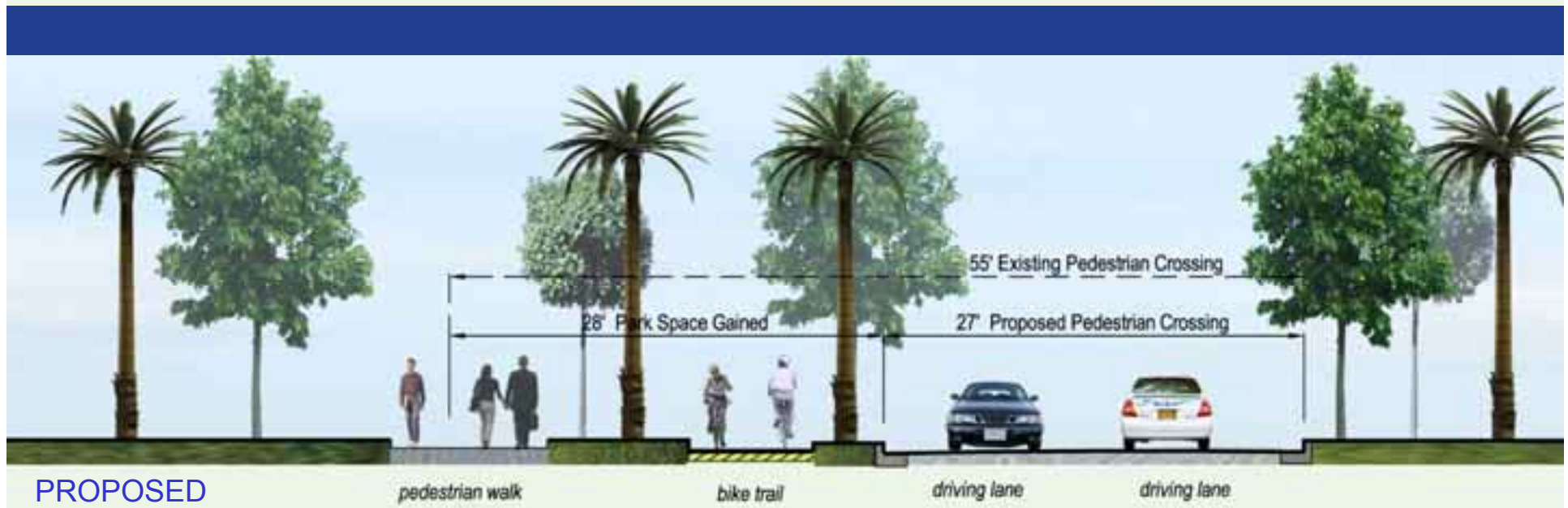
- Data indicates traffic in this section changed little in past 6 years
- At peak, excessive queue on McFarlane (Sonesta side) at Grand Avenue, but quickly clears
- Feasible to convert existing 4-lane section of South Bayshore back to 2 lanes, assuming dedicated left turn lanes at major intersections and driveways
- Not feasible to permanently close off McFarlane Road from South Bayshore to Grand Avenue
- Feasible to reduce McFarlane (St. Stephen's side) from 2 lanes to 1 lane



Areas of Study



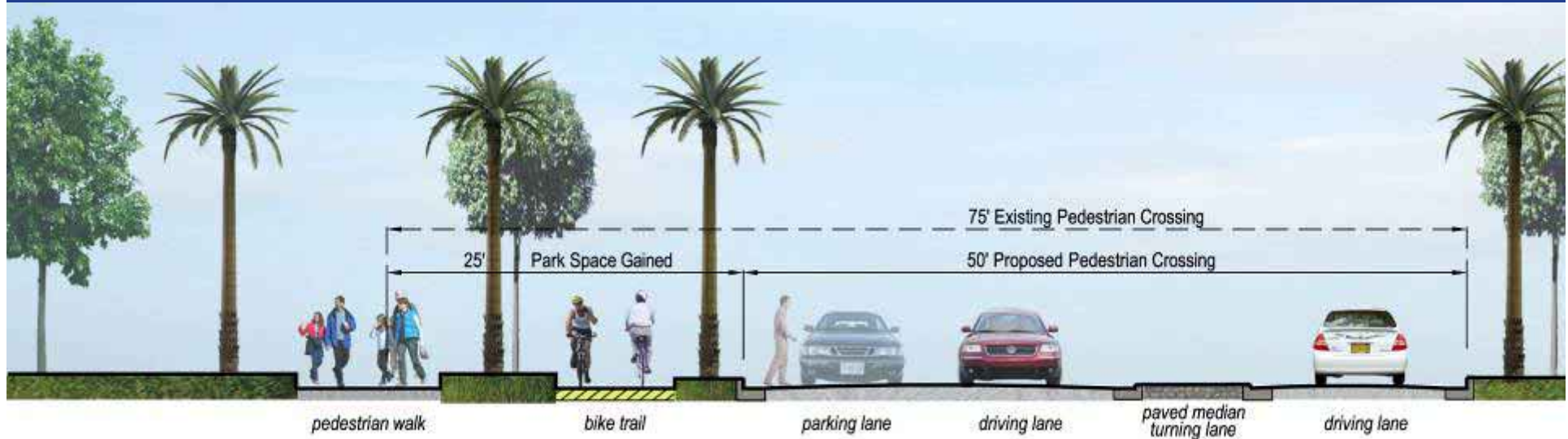
South Bayshore Drive - North of Aviation Ave



South Bayshore Drive - Aviation to McFarlane



EXISTING



PROPOSED

McFarlane Road - Commodore Bike Trail



ST. STEPHEN'S

SONESTA



EXISTING



PROPOSED

As proposed by Commodore Bike Trail Plan

McFarlane Road - Option

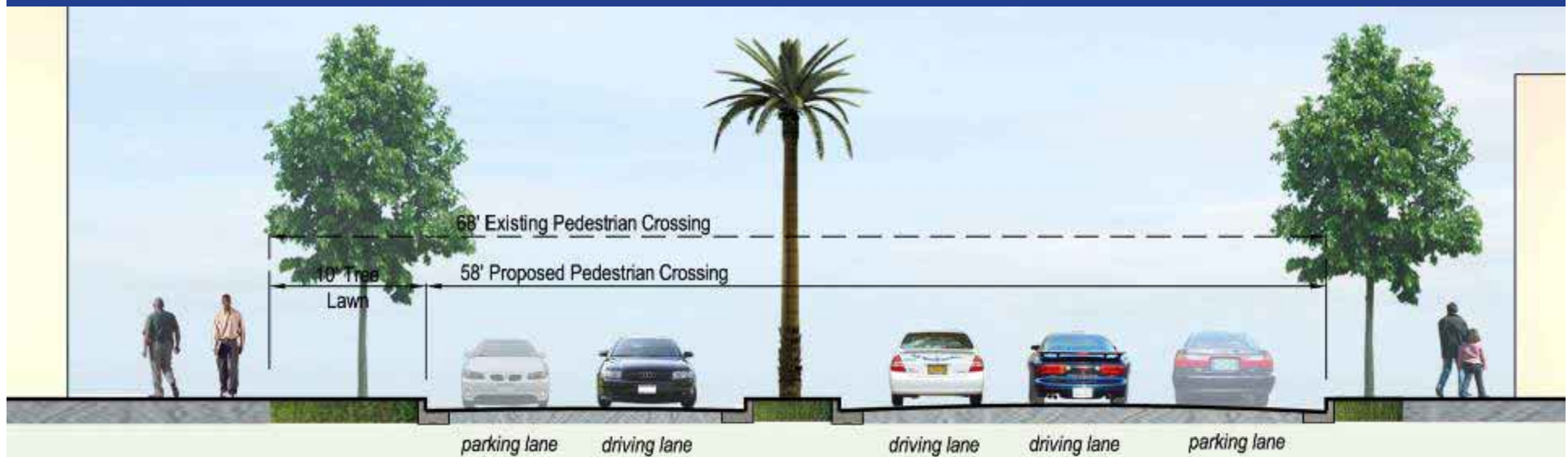


ST. STEPHEN'S

SONESTA



EXISTING



PROPOSED

Commodore Bike Trail diverted thru Peacock Park

FRAMEWORK CONCEPTS



Existing Waterfront Character



Walking Distances



Lengthen the Baywalk



PRELIMINARY SCHEMES
MAY 2006



May - Scheme A







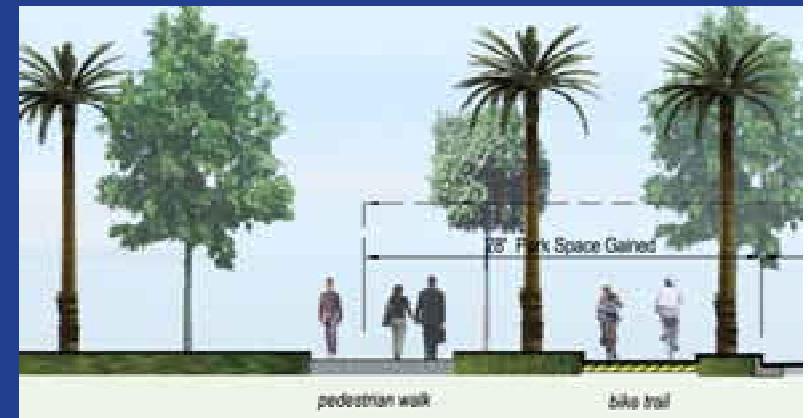
May - Scheme C2



SCHEME OVERVIEWS



Yacht Clubs/Kennedy Park



Picnic Islands



Icons



REGATTA PARK SCHEME

Least Amount of Intervention
Least Expensive Cost Estimate



GROVE GARDENS SCHEME

Moderate Amount of Intervention
More Expensive Cost Estimate



FLYING CLIPPER SCHEME

Most Amount of Intervention
Most Expensive Cost Estimate

REGATTA PARK SCHEME



Regatta Park Scheme



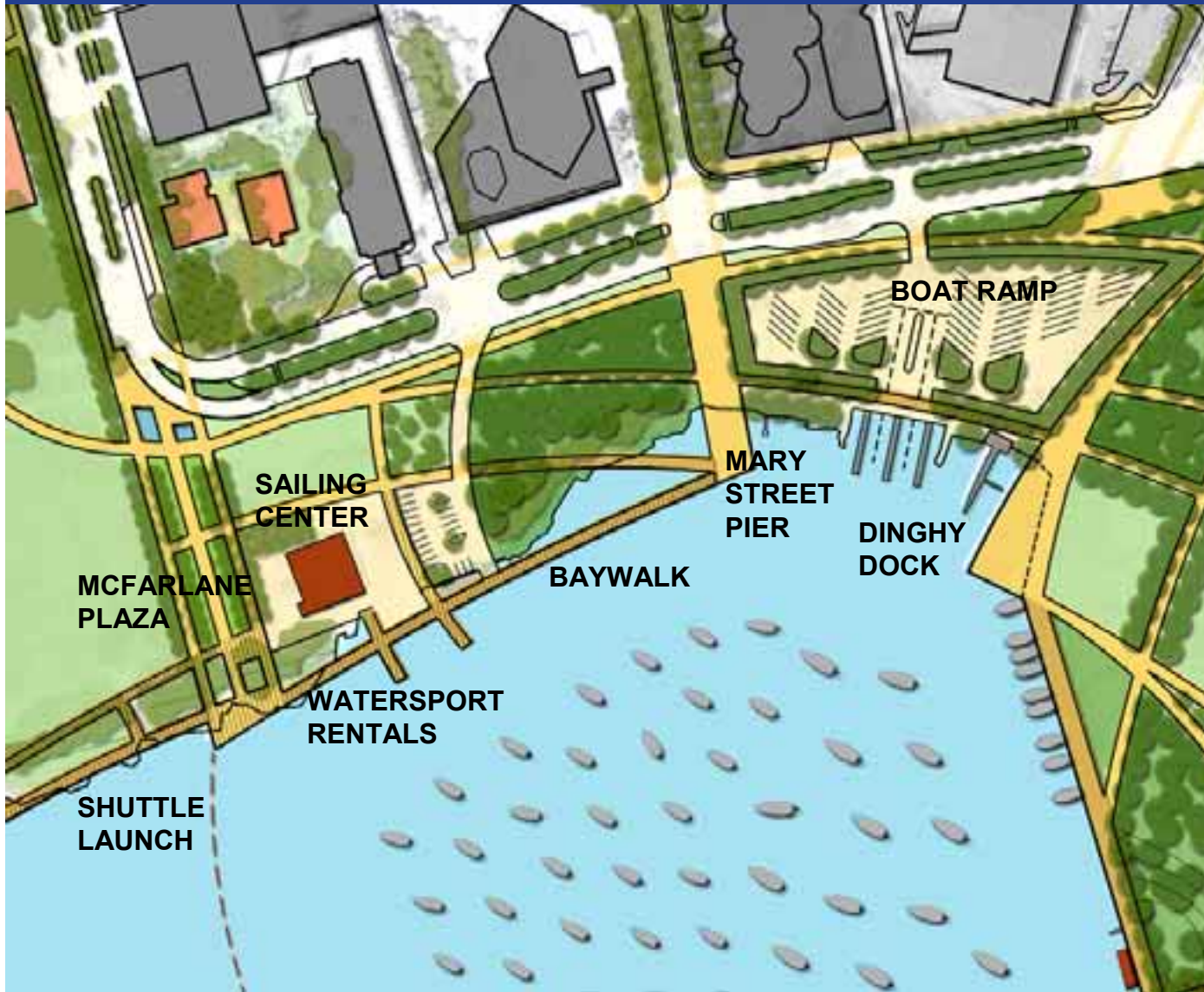
Regatta Park Perspective



Peacock Park



Myers Park



McFarlane Plaza



Pan Am Park



Pan Am Hangar District



Parking By Users



160 City Hall/Weekend

314 Marina + Drop-Off

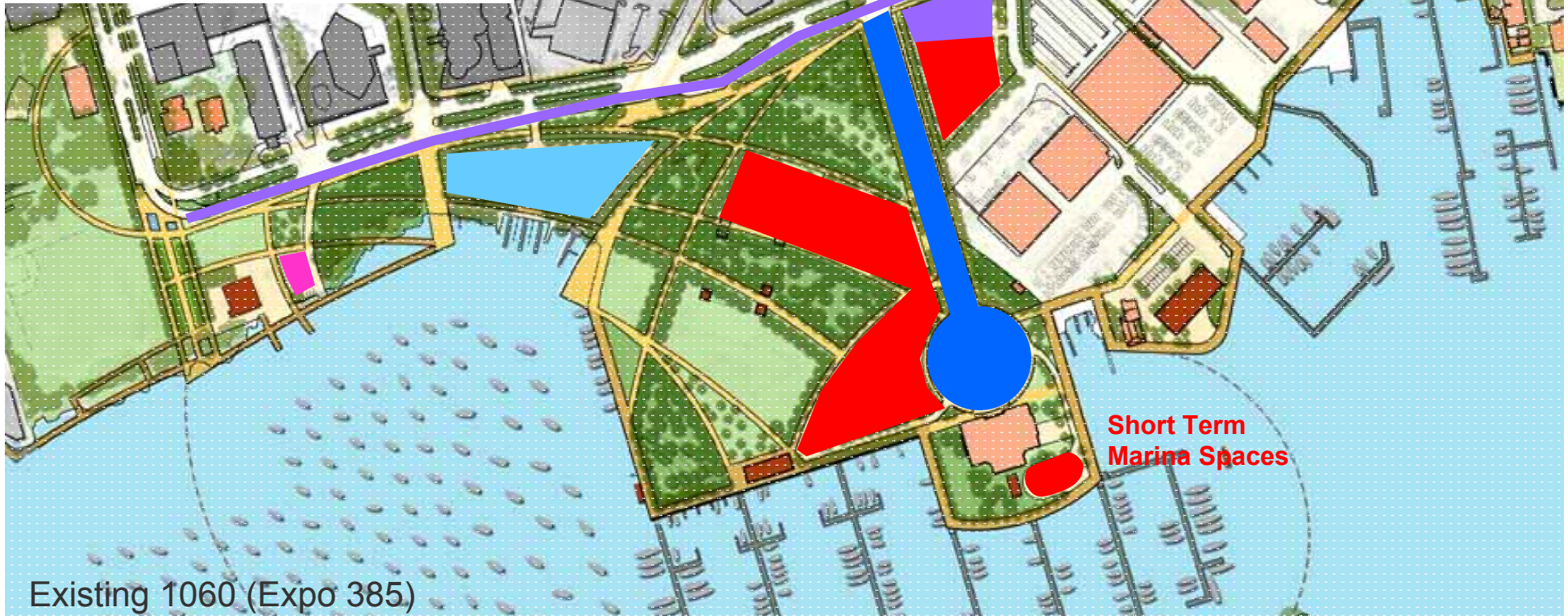
120 Public On-Street

55 Public/Restaurant in Lot

18 Sailing Center

47 Boat Trailer

714 Proposed Spaces



GROVE GARDENS SCHEME



Grove Gardens Scheme



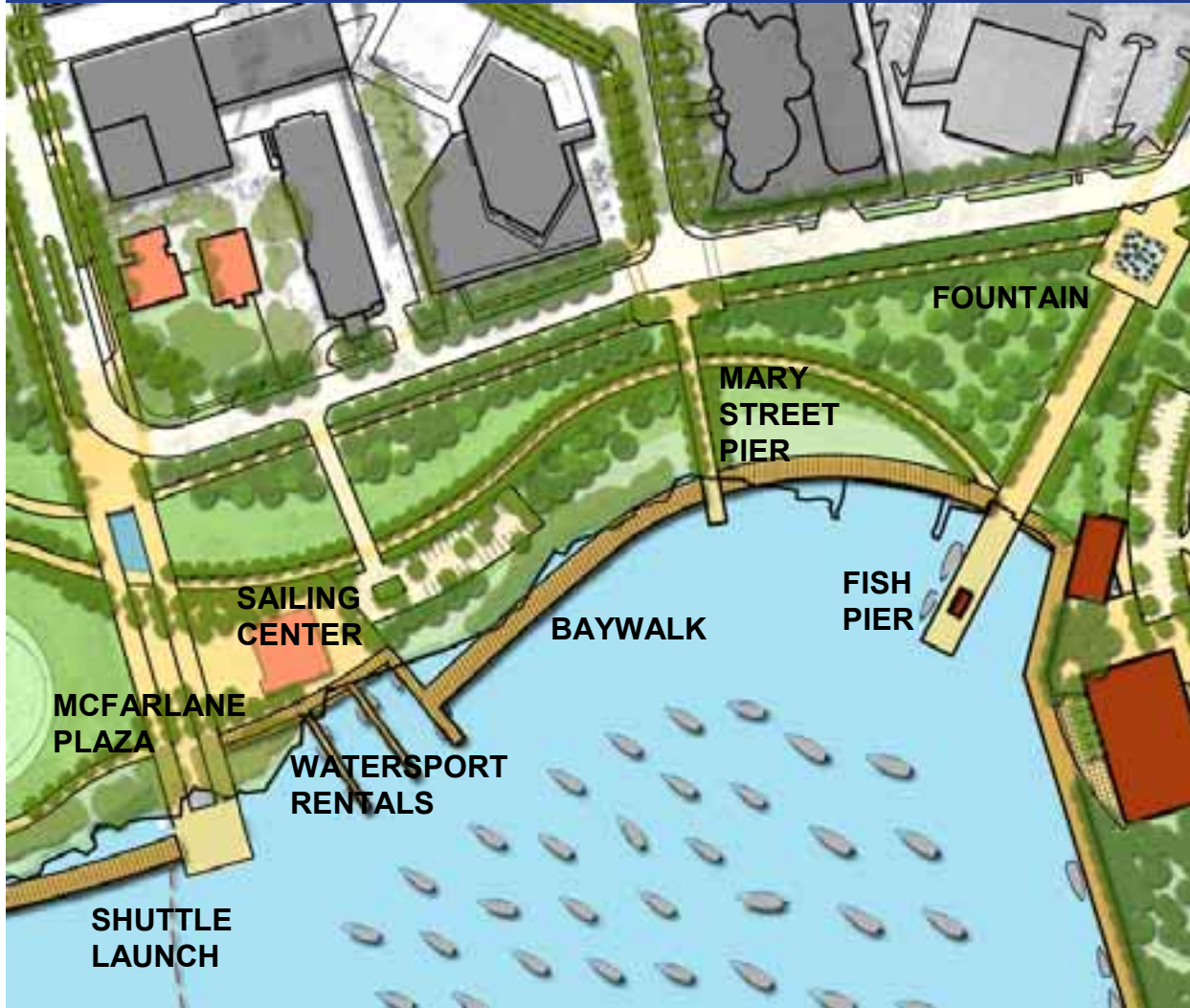
Grove Gardens Perspective



Peacock Park



Myers Park



27th Avenue Pier



Pan Am Park



Pan Am Hangar District



Parking By Users



160 City Hall/Weekend

314 Marina + Drop-Off

90 Public On-Street

266 Public/Restaurant

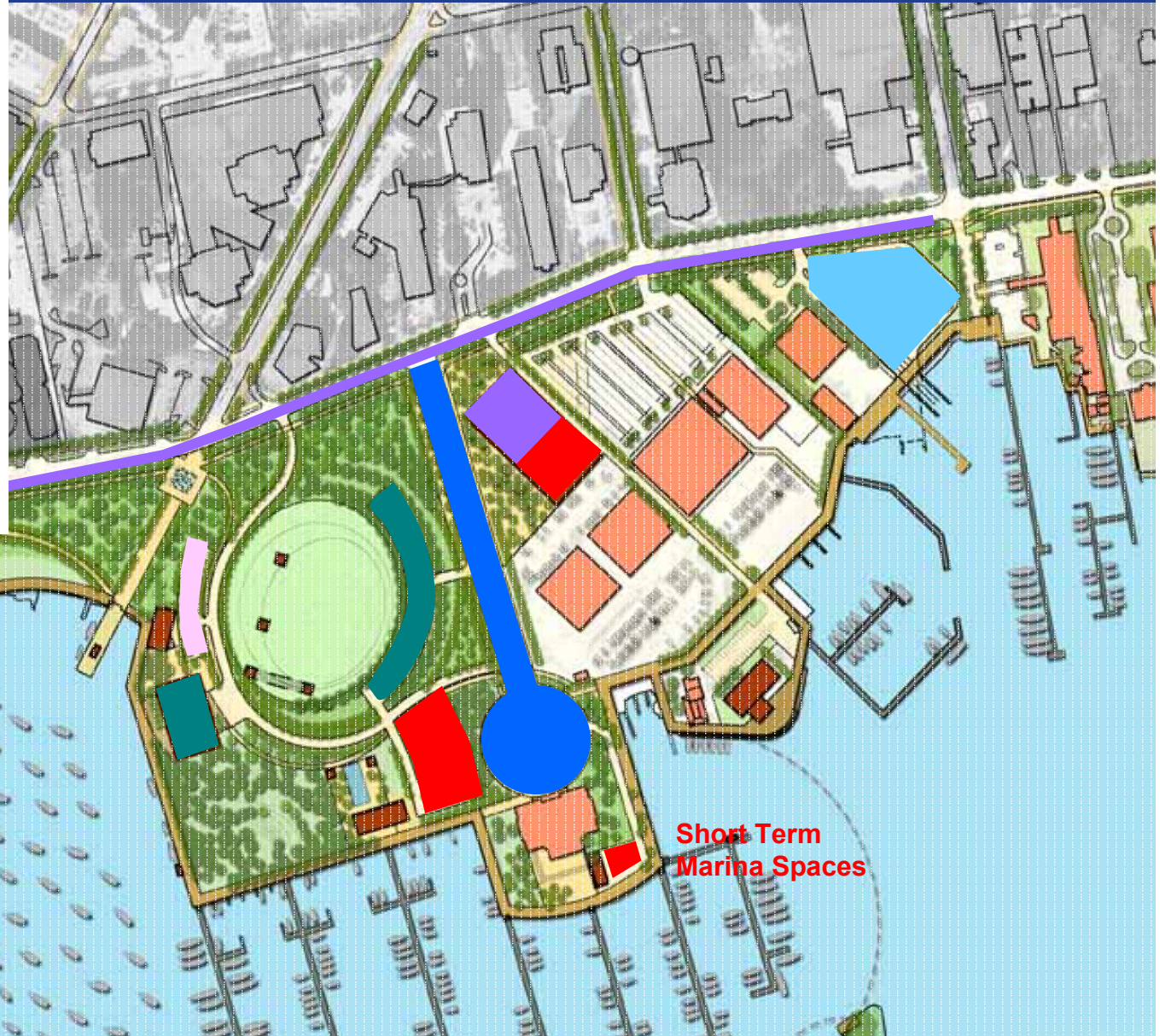
45 Restaurant/Fish Pier

140 Cultural Center

30 Sailing Center

47 Boat Trailer

1092 Proposed Spaces



Short Term
Marina Spaces

Existing 1060 (Expo 385)

FLYING CLIPPER SCHEME



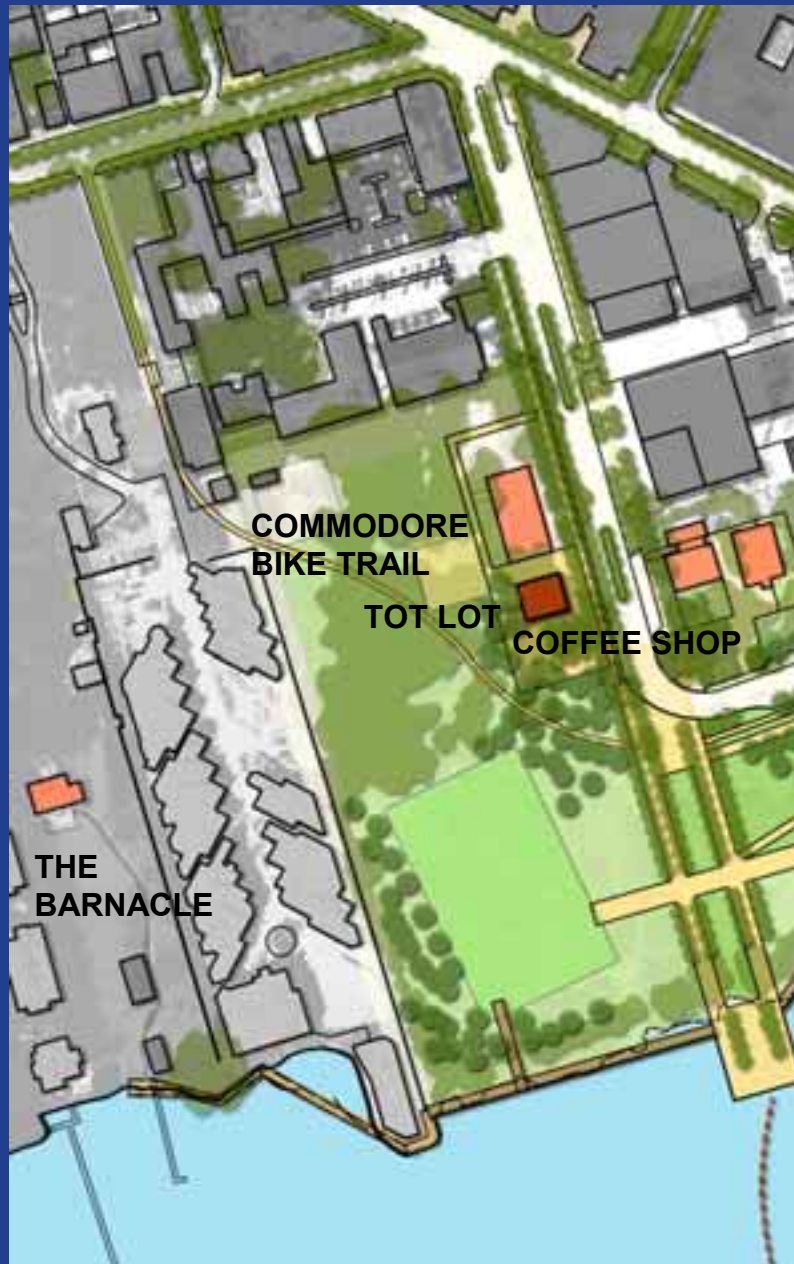
Flying Clipper Scheme



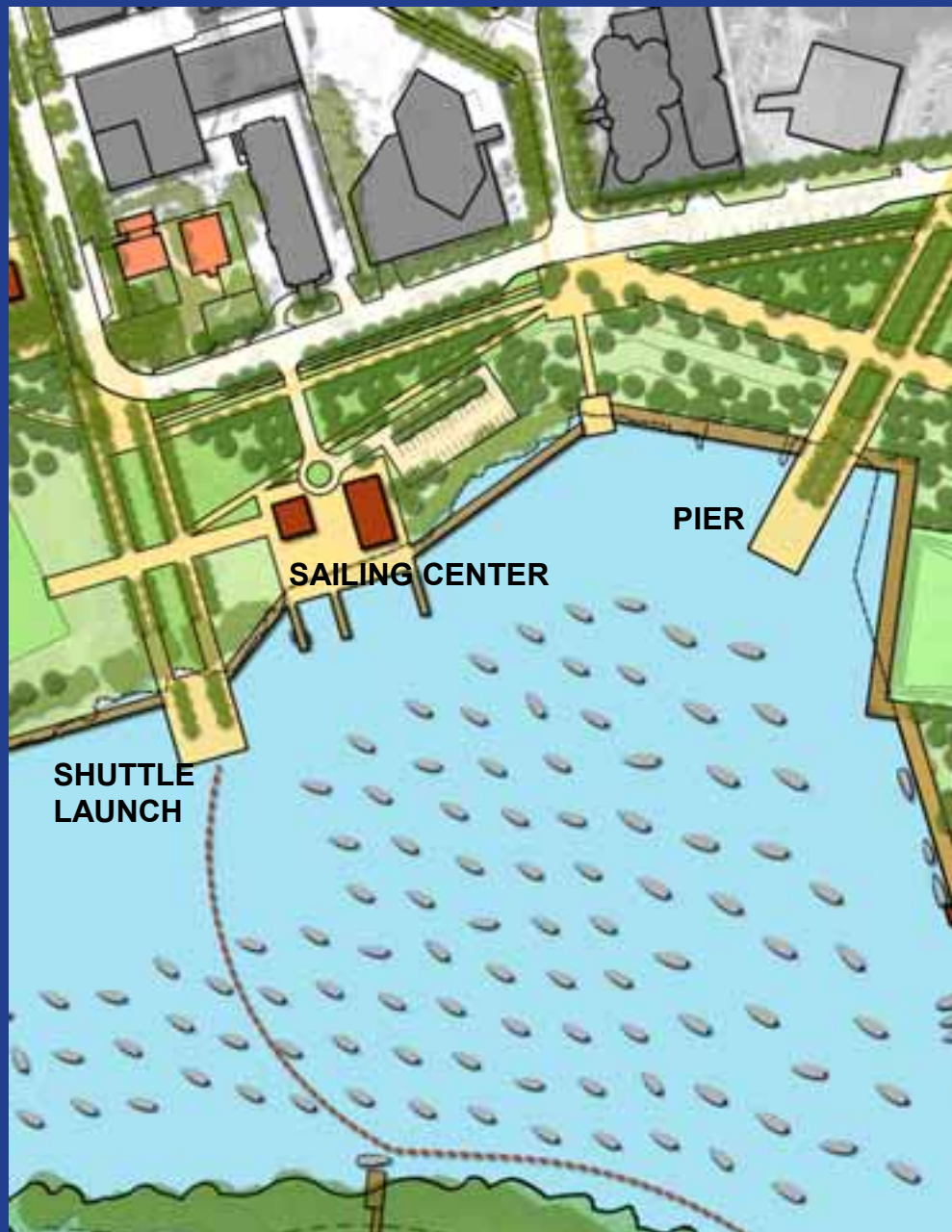
Flying Clipper Perspective



Peacock Park



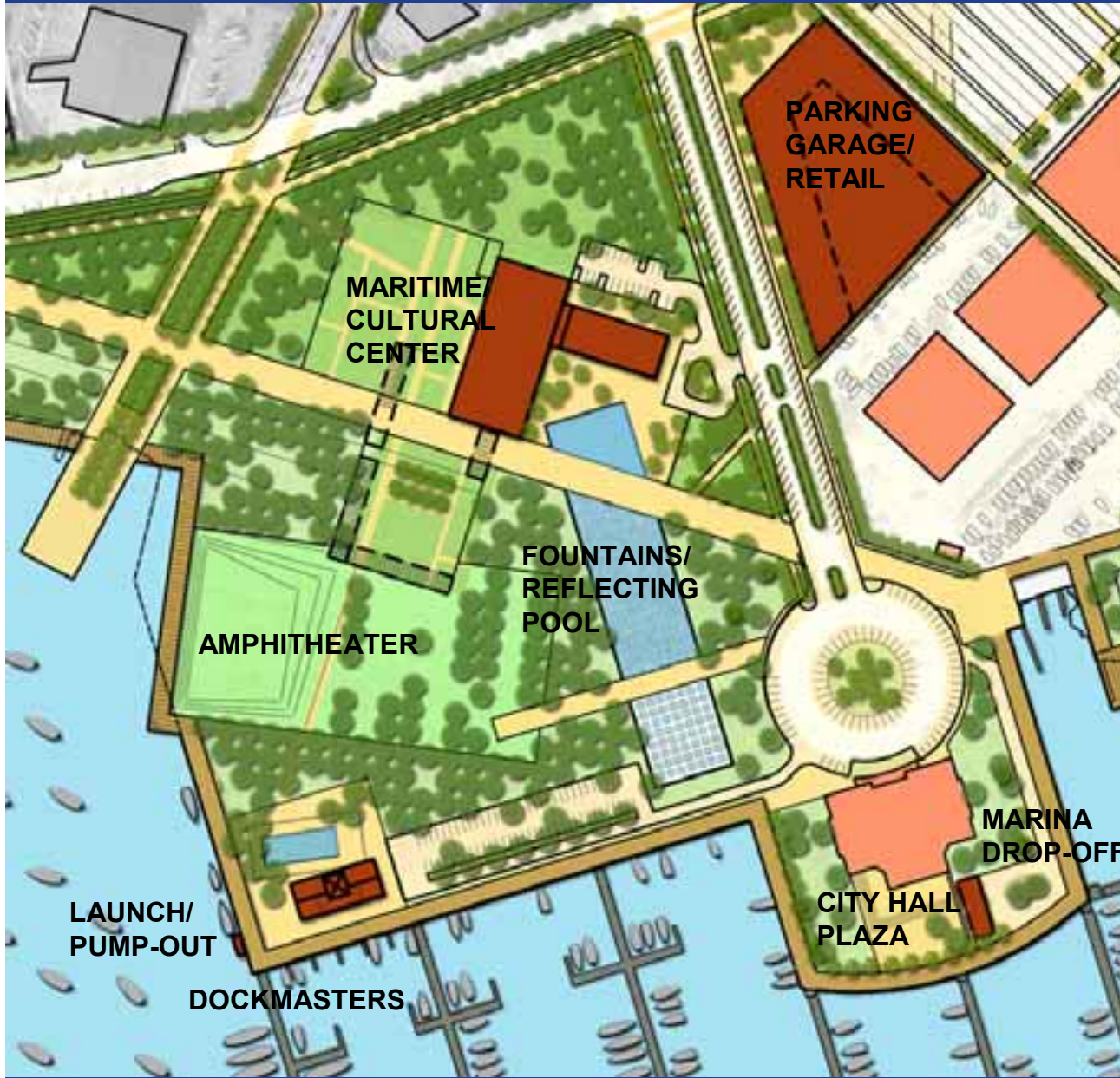
Myers Park



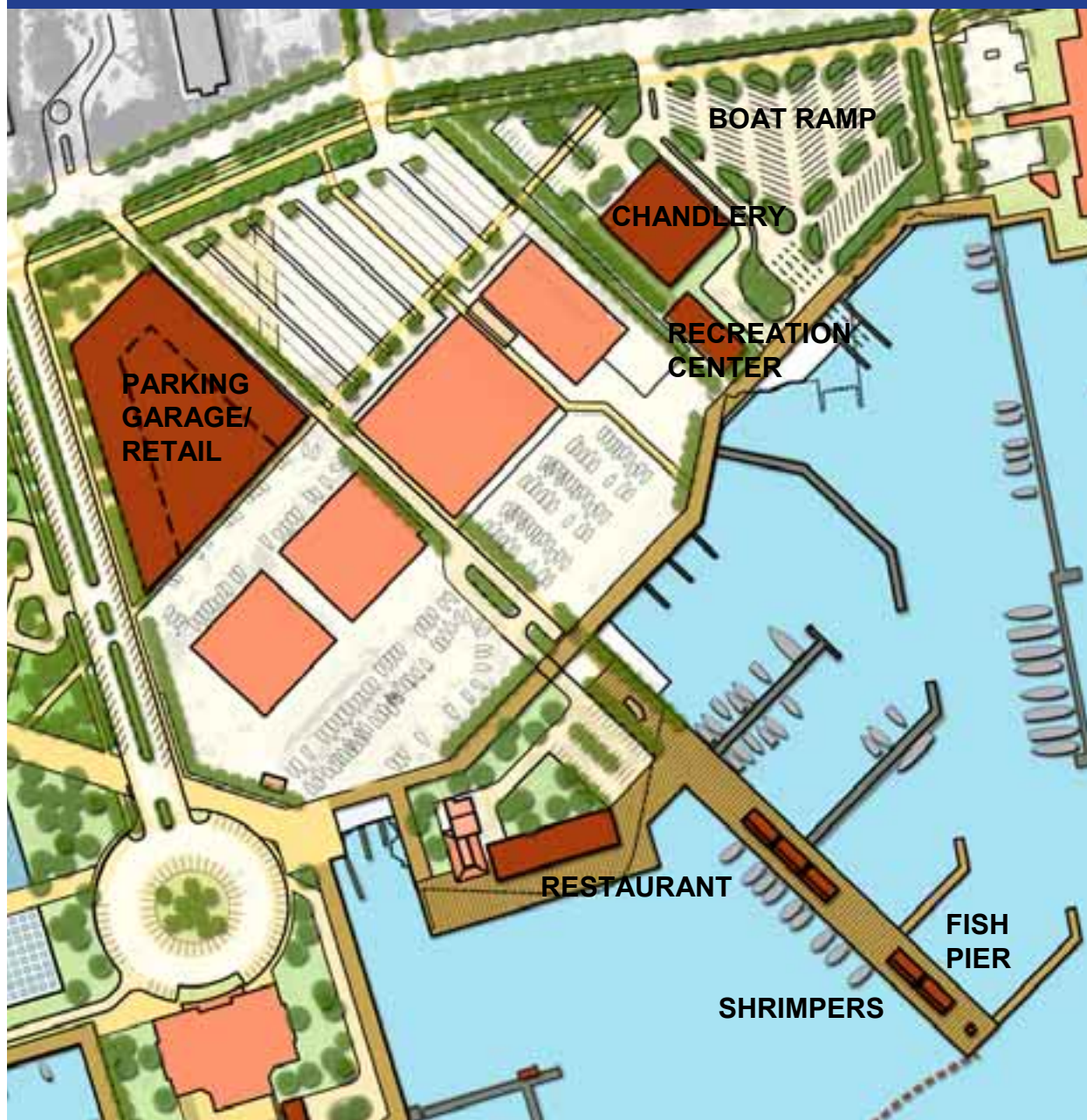
Baywalk



Pan Am Park



Pan Am Hangar District



Parking By Users



160 City Hall/Weekend

314 Marina + Drop-Off

90 Public On-Street

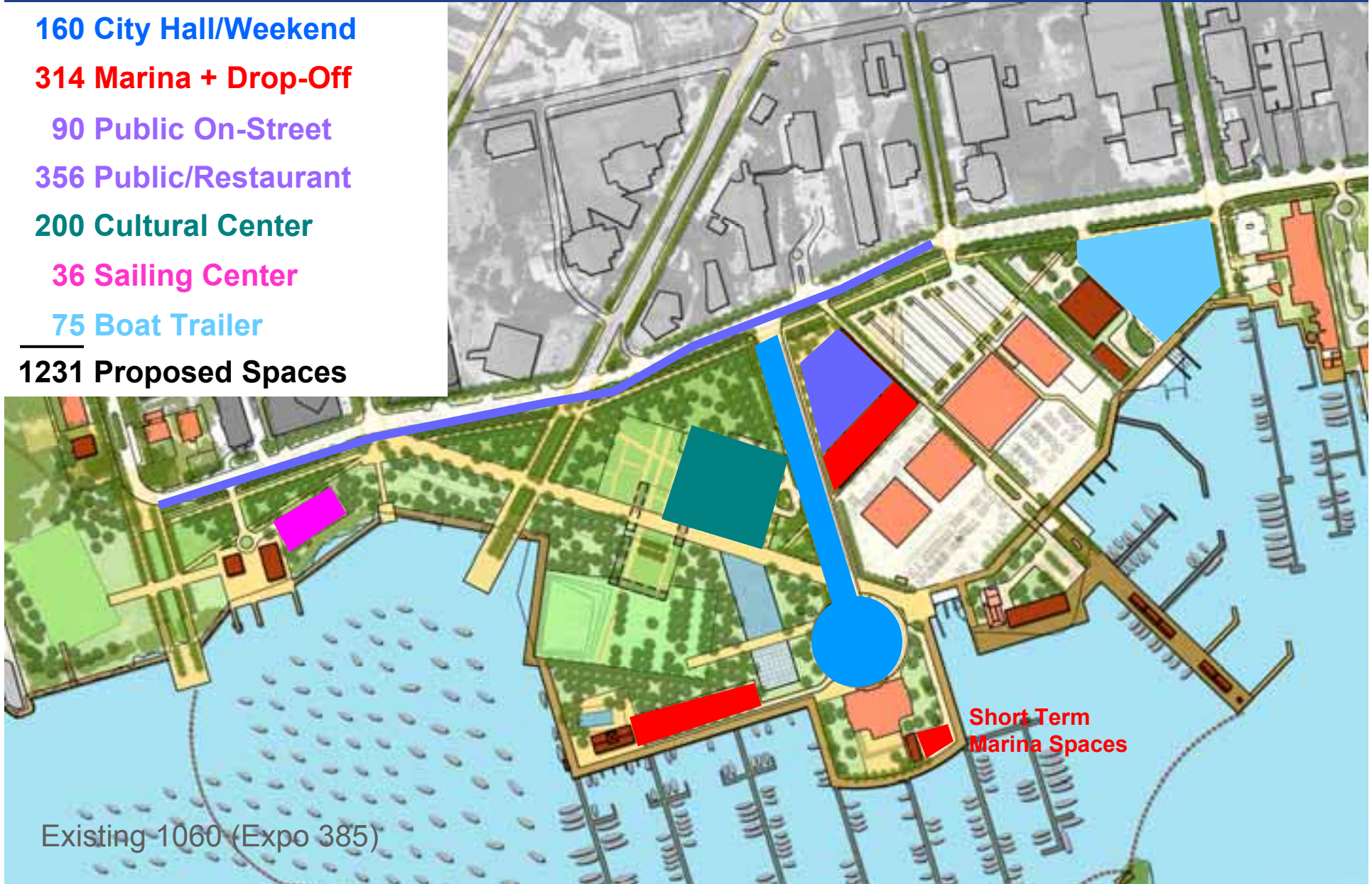
356 Public/Restaurant

200 Cultural Center

36 Sailing Center

75 Boat Trailer

1231 Proposed Spaces



CENTER GROVE & WATERFRONT MARKET POTENTIALS



Why an Economic & Market Analysis?



- Explore park enhancements providing recreational, cultural, contemplative/active, group/individual, commercial activities
- Serve community needs, existing & potential markets seeking waterfront amenities
- Explore potential revenues to City to cover needed capital investment & operating/maintenance costs
- Determine competitive economic position of Center Grove
- Identify appropriate business enhancement strategies for Center Grove



Market Potentials 2010



Center Grove

- Office: **75,000 to 100,000 SF** = 500+ new employees
- Hotel: gains in office employment & new visitors necessary to reach 70% new construction threshold
- Retail: data (sales, achieved rents) unavailable to fully understand market potentials
- Retail merchandising strategy depends on specific future plans for Cocowalk/Mayfair, availability of key potential infill sites
- Local resident & office markets are not sufficient to carry 500,000 SF of retail space: requires regional market draw
- If sales/rent relationship unbalanced, CG risks losing local/regional retailers

Waterfront

- Marinas: full capacity and strong demand
- Food Service: **4,000 to 7,000 SF** throughout plan

Key Issues Affecting Waterfront Plan



- Project phasing & funding availability
- Sources of funding for capital investment & operating/maintenance costs
- Future of Cocowalk & Mayfair redevelopment, CG Playhouse site, redevelopment of other infill sites
- Retention & enhancement of existing local tenants may require policy and/or financial incentives
- BIC/BID to enhance & expand management, programming & marketing
- Future of Expo Center site
- Balance between water-based and landside uses
- Additional waterfront events/regattas increase public participation, parking & programming/management responsibilities
- Proposed maritime/cultural center

NEXT STEPS



Next Steps



- Public Dialogue
- Develop a Preferred Alternative
- Phasing and Implementation Strategy
- Review with City Planning
- Present Preferred Plan to Public
- Approval of the Final Master Plan

COCONUT GROVE WATERFRONT MASTER PLAN

