

Executive Summary

Aerial Rendering of Steering Committee Recommendations



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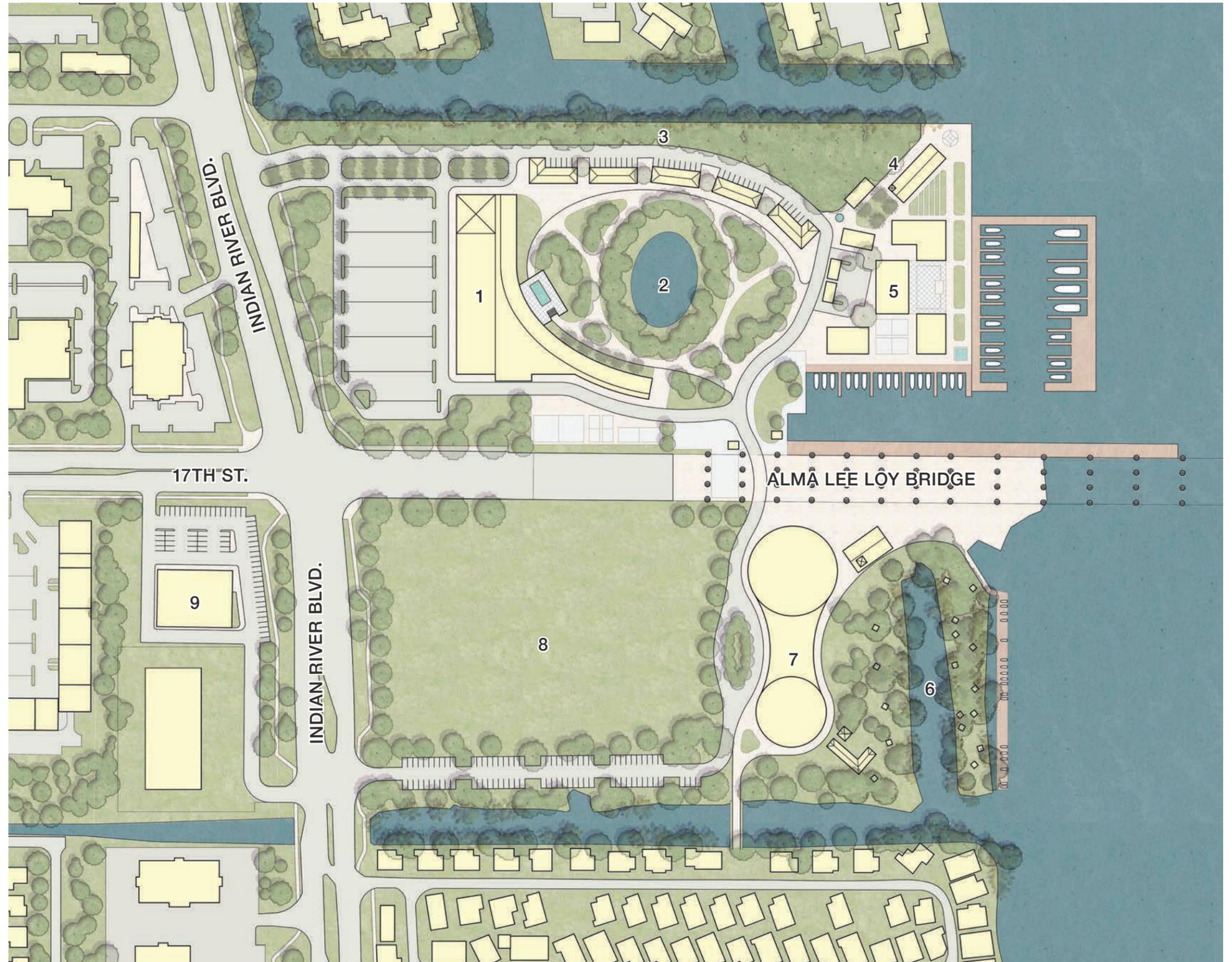
Steering Committee Recommendations

Empaneled at the Kick-Off Meeting on November 19, 2019, the Steering Committee held meetings prior to the charrette, participated in the January site tours, and during the charrette attended several of the presentations, including the closing on January 31, 2020.

After the Charrette, the February 25th Steering Committee Meeting provided a lively and thorough discussion of the key programmatic elements appearing in the five Charrette scenarios. These would be the main plan features that would factor into a referendum plan. Each component was discussed separately. With the decisions made during this discussion, a consensus was reached for those uses and activities for the north and southeast parcels as depicted on this page.

- 1 Big Blue Power Plant Building North
- 2 Central Area
- 3 North Shore Area
- 4 Northeast Corner
- 5 Northeastern Shore
- 6 Southeast Inlet
- 7 Water Tanks
- 8 Wastewater Treatment Plant Structures
- 9 Former Post Office / SW Corner Site

The discussion was guided by a checklist of ideas identified and illustrated during the January charrette as the main assets and key components of the 3 Corners campus. As summarized in the following pages, these ideas formed the recommendations made to the City Council at the meeting on June 16, 2020.



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Big Blue Hotel Conversion & North Central Park

2 - Big Blue:

The former power plant structure was deemed to be of significant historical value so as to not be demolished. The committee confirmed its potential to become a community center, meeting facility, or future conference hotel. While some portions of the structure may be dismantled and salvaged, it was agreed that at the very minimum the impressive turbine hall should be preserved. The front entry of any hotel or community center would face Indian River Boulevard (a). It was also noted that the rooftop would make a unique restaurant - bar setting with an unrivaled panoramic view of the lagoon.

14 - North Shore Market Sheds

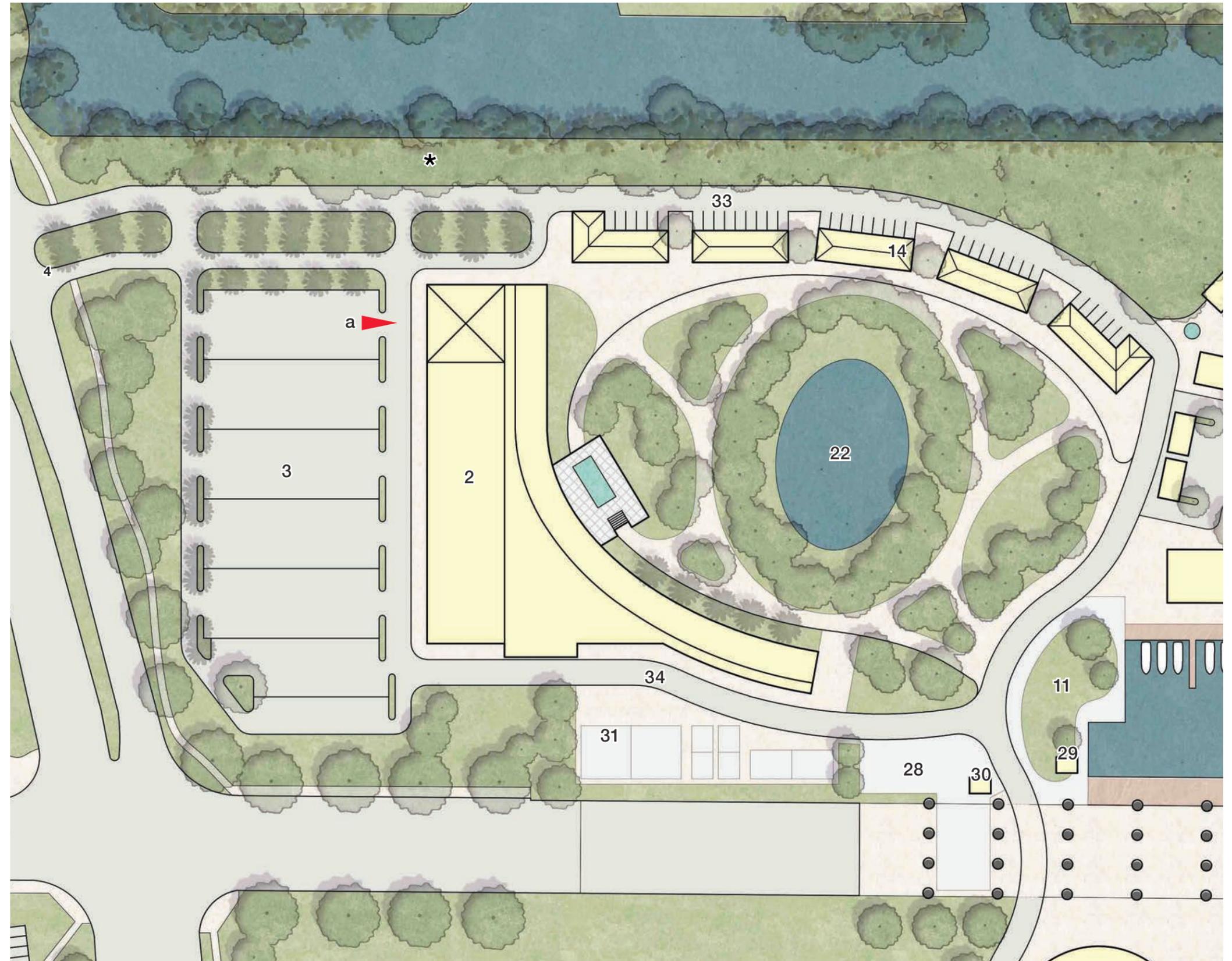
As suggested by residents and drawn during the charrette, the idea of installing a row of multi-use pavilions along the northern portion of the site was confirmed as a desirable concept that could house park functions, seasonal festivals, and a weekly farmers market. They could also serve as retail and restaurant incubators when the site is approved for commercial use.

22 - North Central Park

Perhaps the greatest degree of consensus from the Charrette was for there to be a sizable park occupying the north parcel. The committee expressed strong support for this idea and confirmed that, given the great degree of community interest, a skate park and a variety of tot-lot playgrounds should also be considered in the final design.

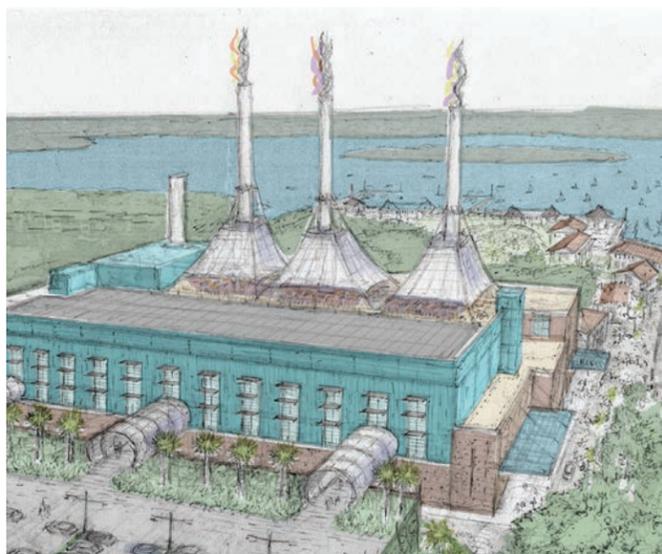
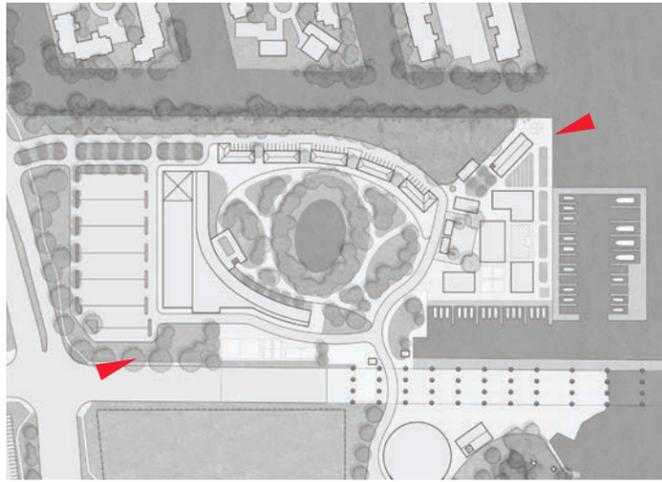
LEGEND

- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 11 PLAY GROUND
- 14 OPEN SHEDS/ FARMERS MARKET
- 22 PARK
- 28 SKATE PARK
- 29 BAIT SHOP
- 30 SNACK SHACK/ BIKE TRAIL HEAD
- 31 HOTEL OUTDOOR RECREATION
- 33 PARK DRIVE
- 34 ACCESS DRIVE
- * LANDSCAPE BUFFER



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Big Blue Hotel Conversion & North Central Park



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Detail of Northeast Waterfront Village

13 - Northeast Corner

The committee confirmed the desirability of building some form of visible meeting hall or chapel-like structure near the water that could be leased for events, a well-received charrette idea.

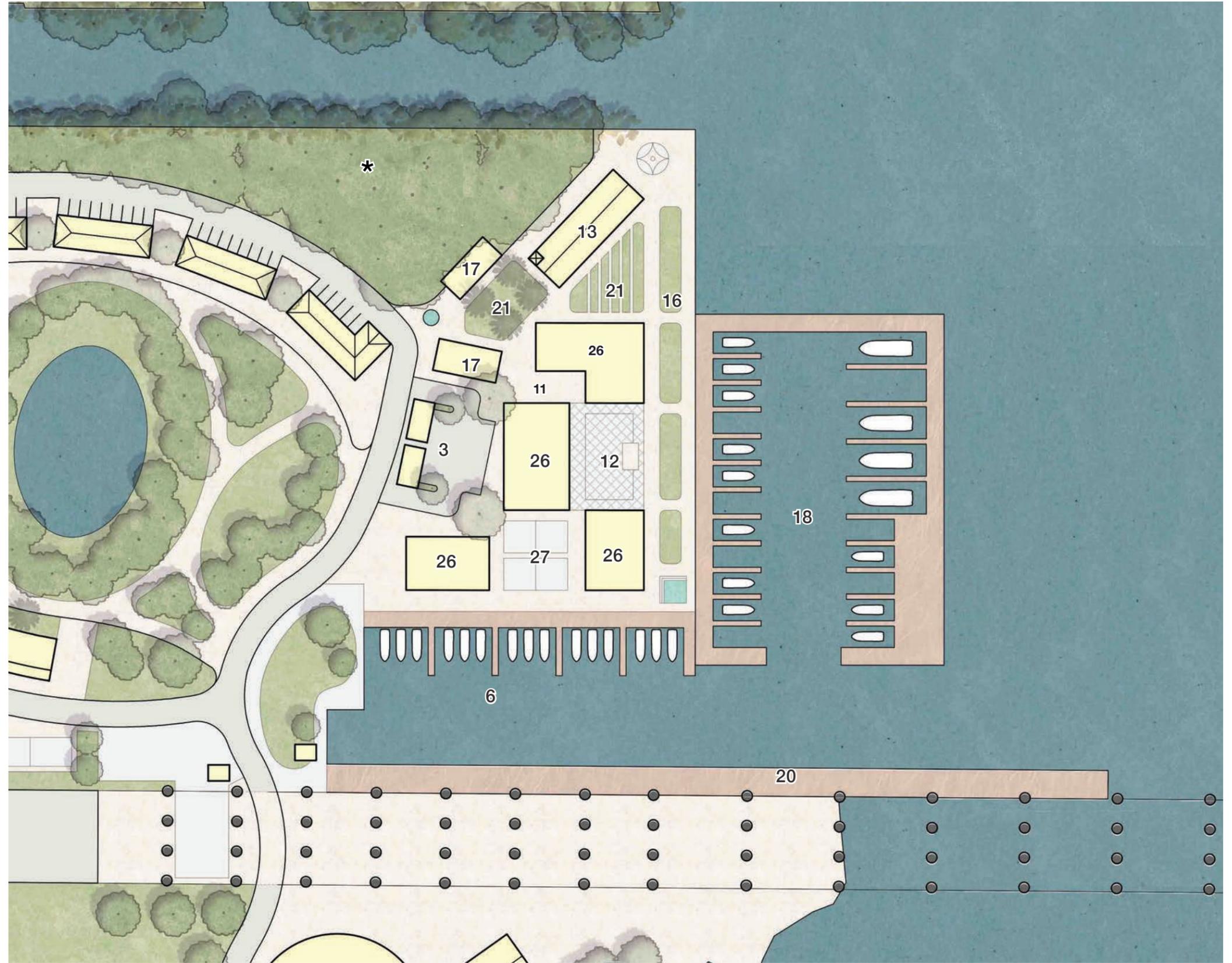
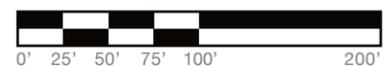
12 through 27 - Northeastern Shore

Another well-regarded charrette idea was for the east shore waterfront to include a series of restaurants, bars and cafes at different price points, as well as a day-docking marina near the existing harbor. The committee agreed that, if approved by referendum for commercial use, this would be a welcome use of that waterfront as an entertainment destination. A series of recreational, gathering, and service spaces would occupy the courtyards in between the buildings.

Despite support from a group of citizens at the meeting, the committee expressed a clear desire to have the Youth Sailing Foundation operations to remain on the south parcel and not build its new facility at the entrance of the harbor.

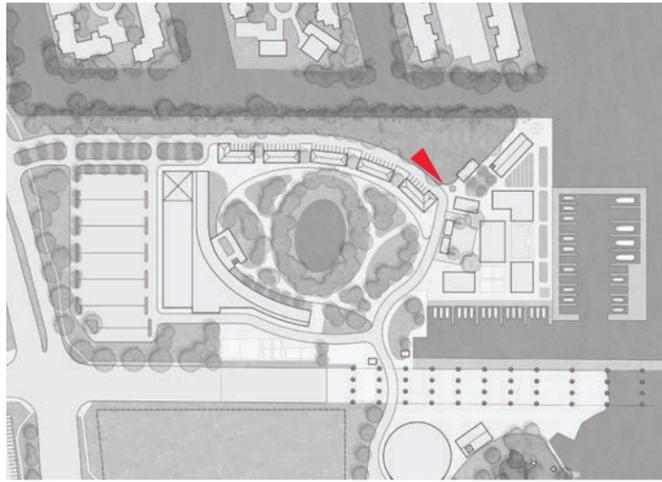
LEGEND

- 3 PARKING
- 6 HARBOR
- 11 PLAY GROUND
- 12 PLAZA/ SMALL EVENT STAGE
- 13 WEDDING CHAPEL/ MEETING HALL
- 16 PROMENADE
- 17 RETAIL
- 18 DAY DOCK MARINA
- 20 FISHING PIER
- 21 LAWN/ GREEN
- 26 RESTAURANTS
- 27 SAND VOLLEYBALL
- * LANDSCAPE BUFFER



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Detail of Entrance into Waterfront Village from the Park



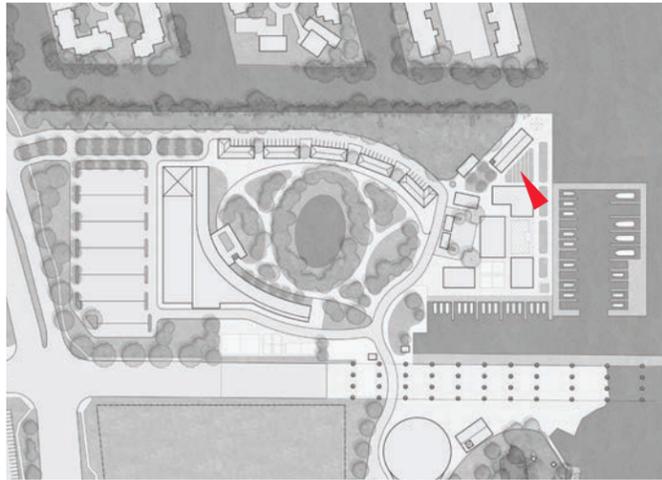
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Detail of Northeast Waterfront Village



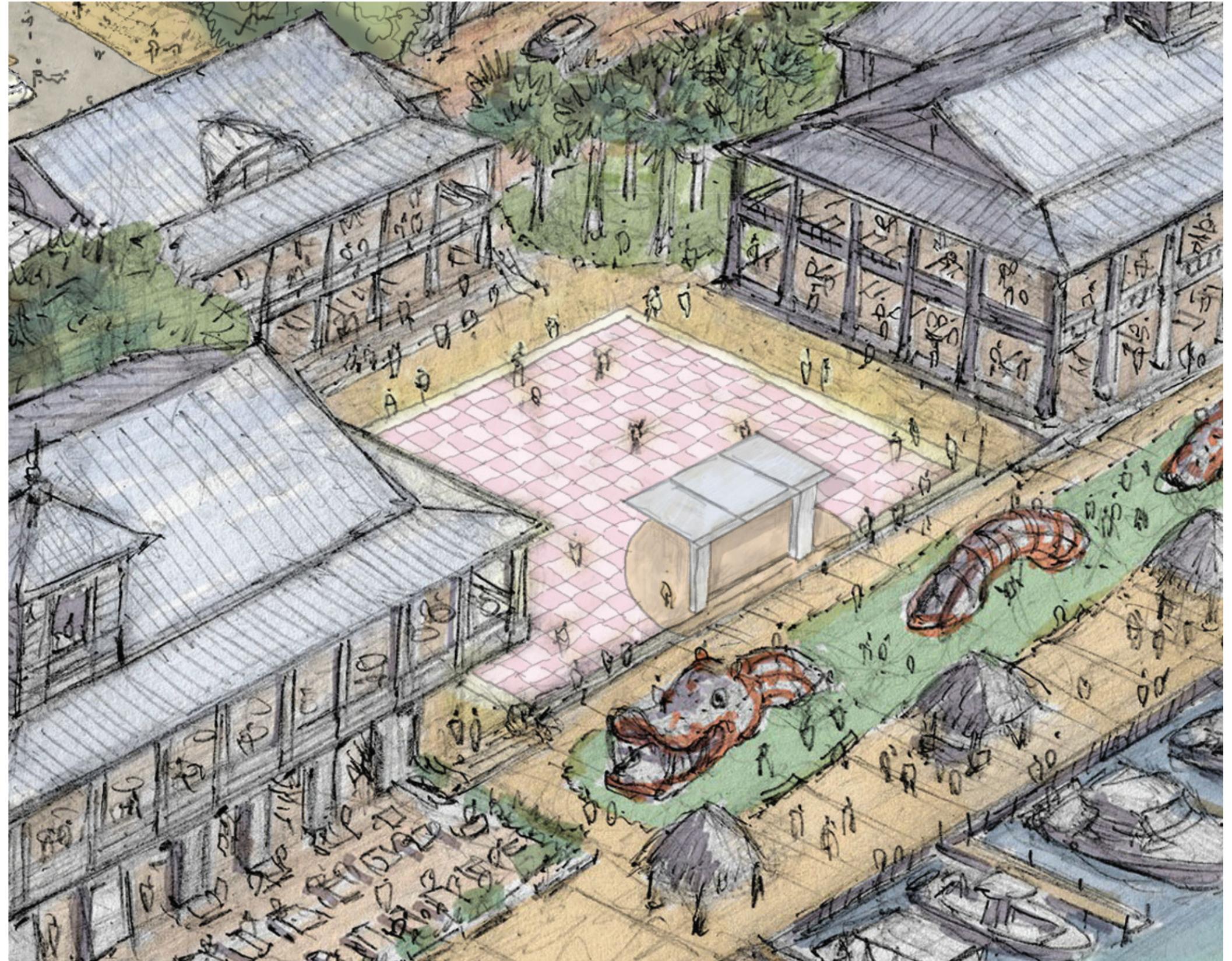
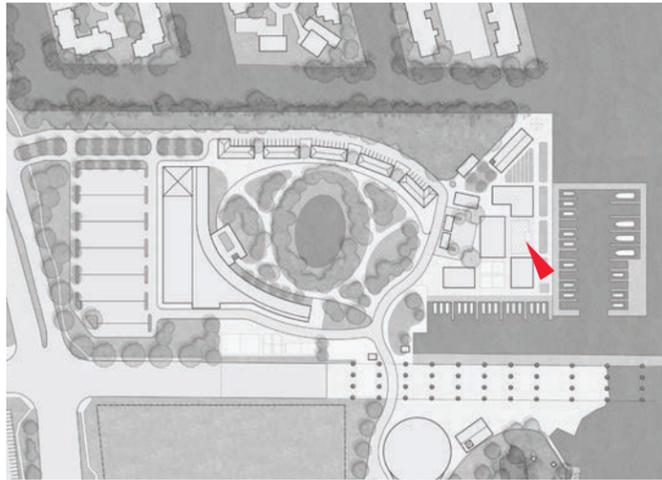
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Detail of Waterfront Chapel & Promenade



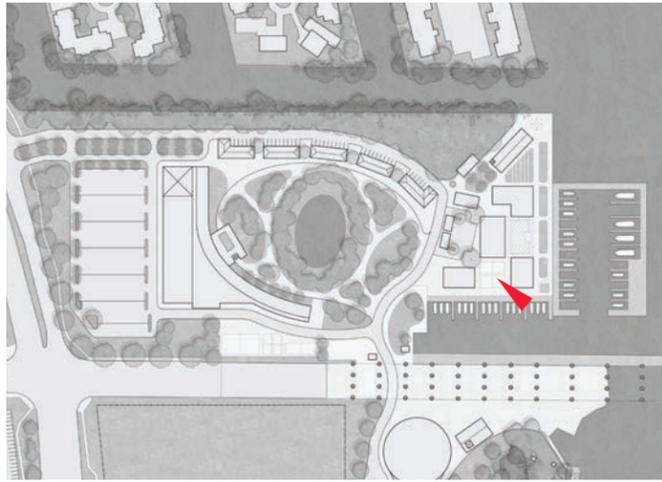
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Detail of Waterfront Restaurants, Event Plaza, Promenade & Marina



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Detail of Waterfront Activated Courtyards & Promenade



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Detail of South Waterfront

8 - Water Tanks

The retention of the two water tanks, once decommissioned, as iconic symbols of the site's past, and potential as a future community arts venue, received strong committee support. Keeping these tanks offers a cost-savings from the standpoint of their being retrofitted to house performance or exhibit space, and provide structural support for additional installations.

25 - Wastewater Treatment Plant

Thinking of how subsequent generations might view the decisions made about 3 Corners, and to honor their needs, several members of the committee felt that the decommissioned wastewater treatment plant would be an opportunity to leave a portion of the site open to those future residents. It was later suggested that the facility's structures should be demolished and replaced with an open field.

37 - Southeast Inlet

Appearing in multiple charrette scenarios, the enhancing of the area east of the water tanks and around the south-east inlet with additional native vegetation was deemed by the committee to be appropriate, perhaps supported by a nature center or exhibit to educate the community about the lagoon's plant and wildlife habitats. The idea of allowing "glamping tents", likely coordinated by a nearby hotel, was also approved in concept as a way to help finance the educational programming. The Youth Sailing Foundation operations building is envisioned at the north end of the inlet in the vicinity of their current location.

LEGEND

- 3 PARKING
- 7 SAILBOAT LAUNCHING RAMP
- 8 VISUAL/ PERFORMING ARTS CTR.
- 10 YOUTH SAILING LEASE AREA
- 19 SAILBOAT PLATFORM
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 FIELD
- 32 KAYAK/ PADDLEBOARD RENTALS
- 33 PARK DRIVE
- 36 ENVIRONMENTAL RESEARCH CTR.
- 37 SOUTHEAST INLET

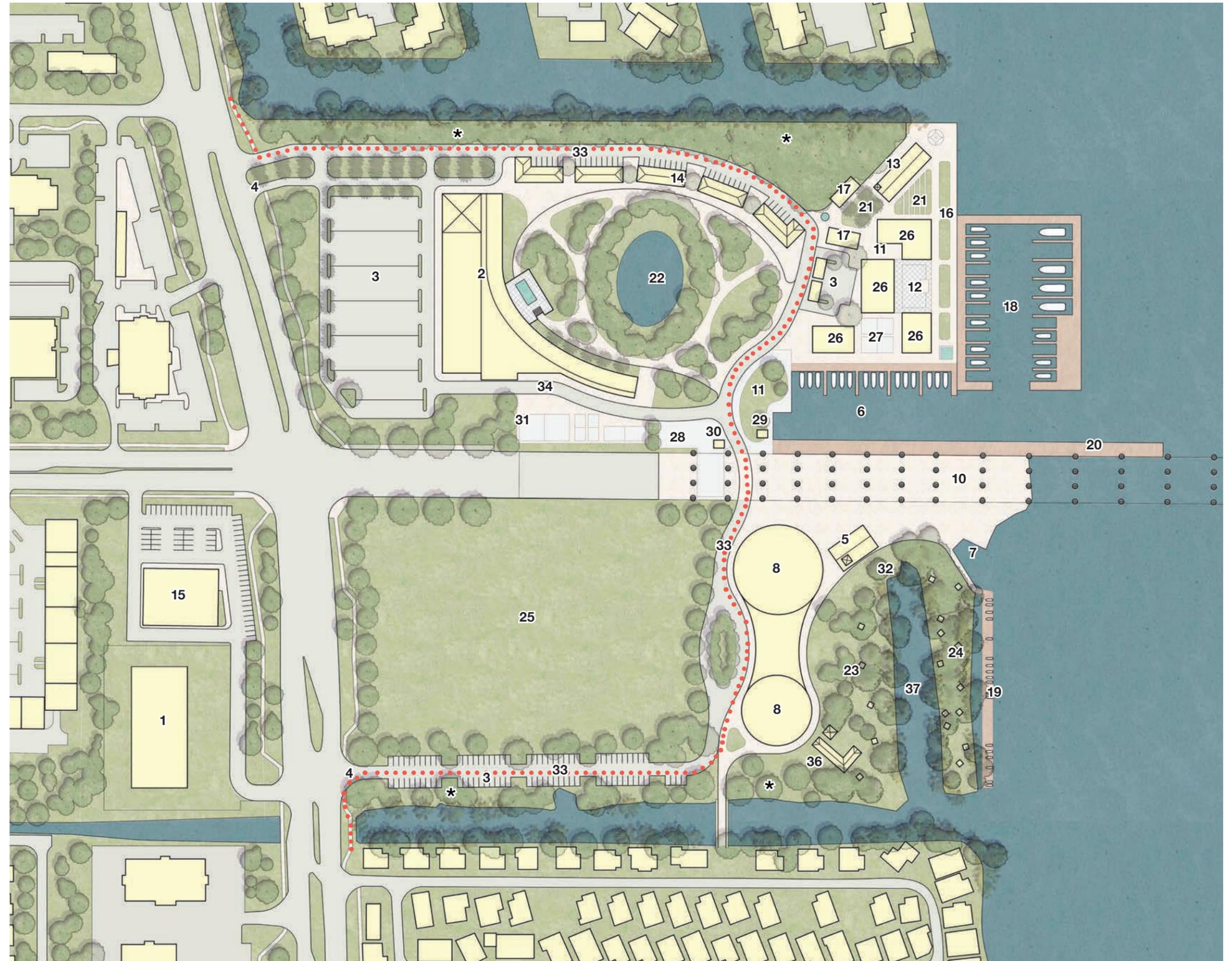


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Steering Committee Recommended Plan

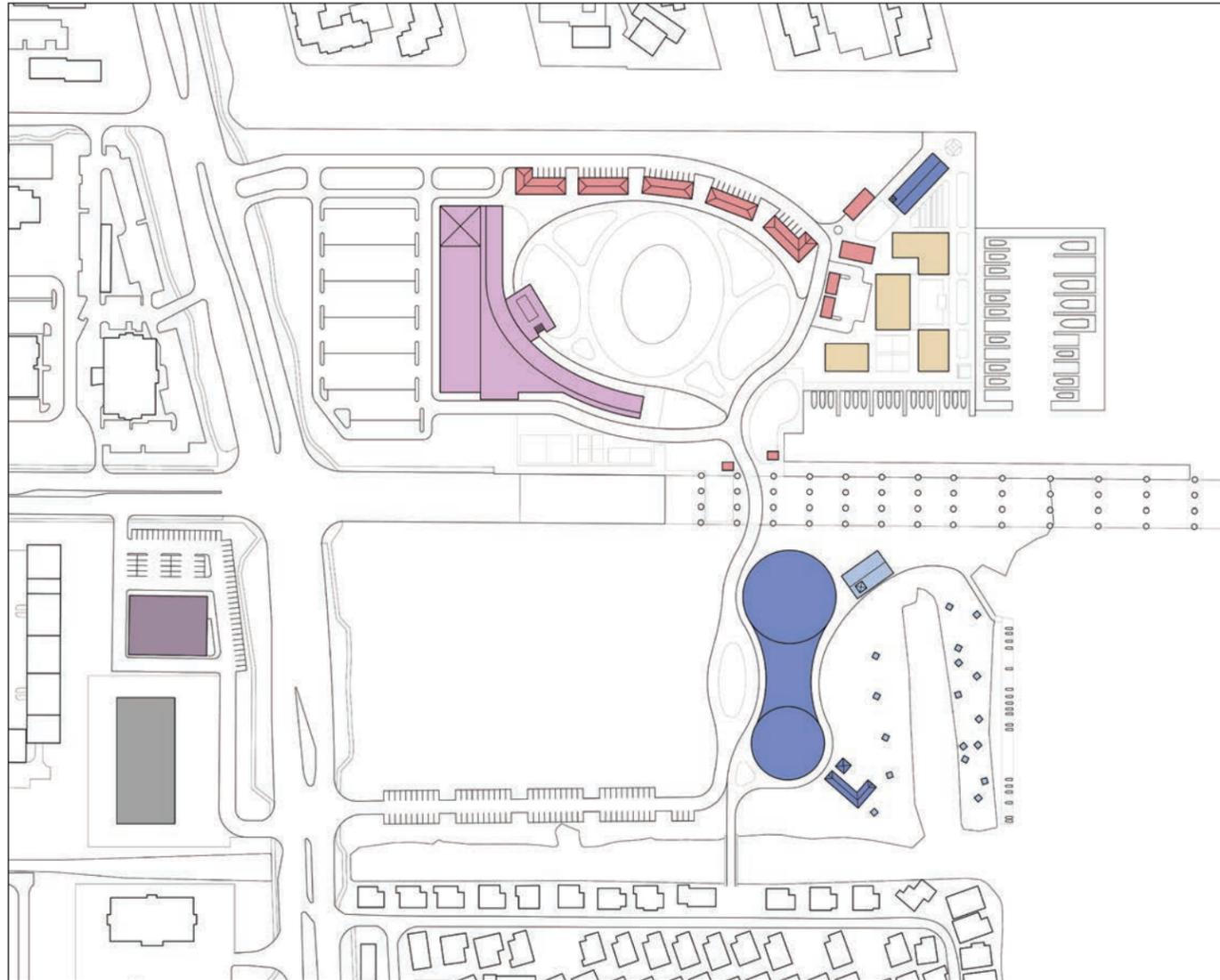
LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 VISUAL/ PERFORMING ARTS CTR.
- 9 ROAD ACCESS(TO YOUTH SAILING)
- 10 YOUTH SAILING LEASE AREA
- 11 PLAY GROUND
- 12 PLAZA/ SMALL EVENT STAGE
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKET
- 15 GENERAL COMMERCIAL
- 16 PROMENADE
- 17 RETAIL
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 LAWN/ GREEN
- 22 PARK
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 FIELD
- 26 RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 BAIT SHOP
- 30 SNACK SHACK/ BIKE TRAIL HEAD
- 31 HOTEL OUTDOOR RECREATION
- 32 KAYAK/ PADDLEBOARD RENTALS
- 33 PARK DRIVE
- 34 ACCESS DRIVE
- 35 MIXED-USE
- 36 ENVIRONMENTAL RESEARCH CTR.
- 37 SOUTHEAST INLET
- * LANDSCAPE BUFFER
- BIKE TRAIL

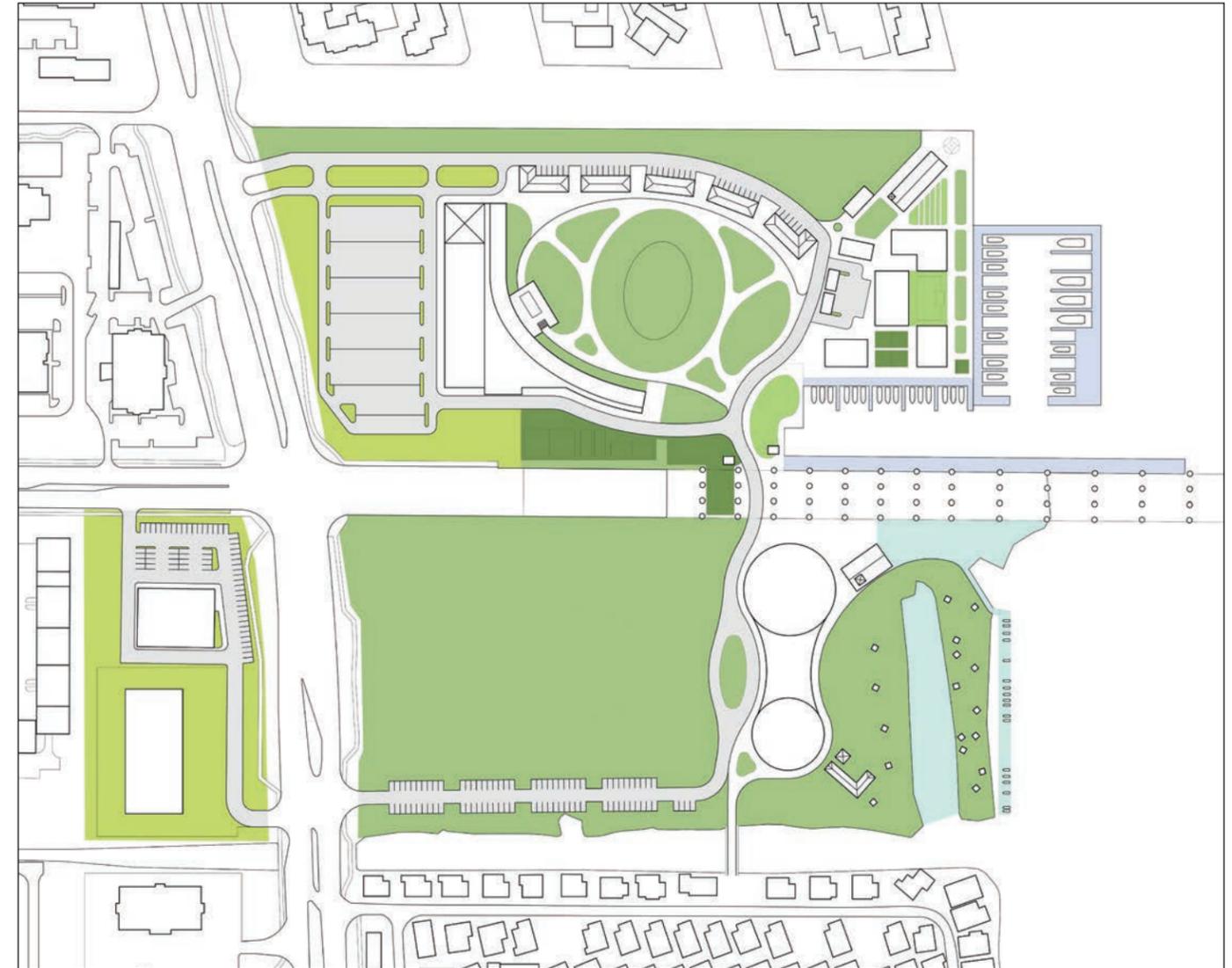


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Steering Committee Recommended Plan : Yield Analysis



Building Diversity Analytical Diagram



Open Space Analytical Diagram

LEGEND

- GENERAL COMMERCIAL
- RETAIL
- RESTAURANT
- HOTEL
- CIVIC
- RECREATION
- UTILITY

Building Type	Footprint	Story	Total SF
General Commercial	15,082	1	15,082
Retail	19,988	1	19,988
Restaurant	20,385	2	40,770
Hotel	60,127	4	225,838
Civic	54,594	1	54,594
Recreation	5,700	2 Max	9,700
Utility	24,063	1	24,063

LEGEND

- ACTIVE RECREATION
- PASSIVE RECREATION & BUFFERS
- EVENT SPACE
- OPEN SPACE
- MARINA / FISHING PIER
- SAILING / KAYAKING
- PARKING / CIRCULATION

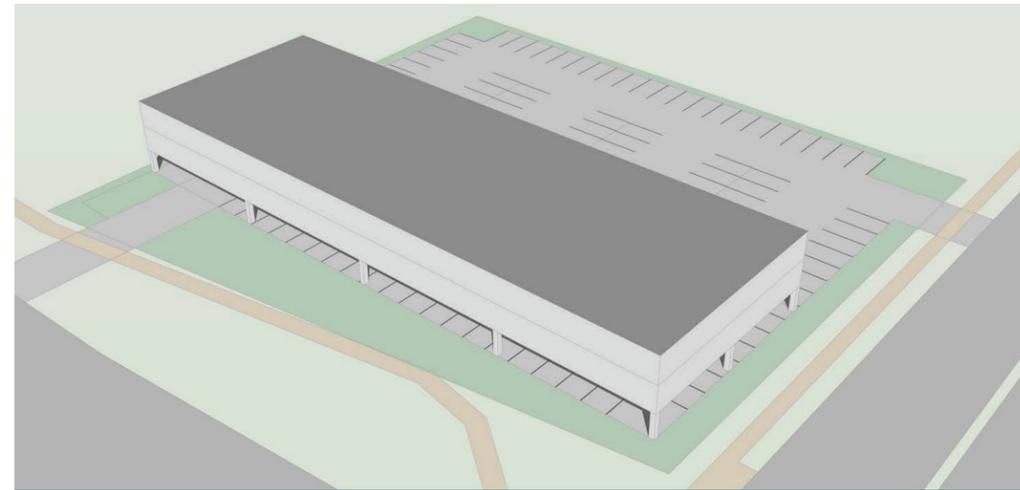
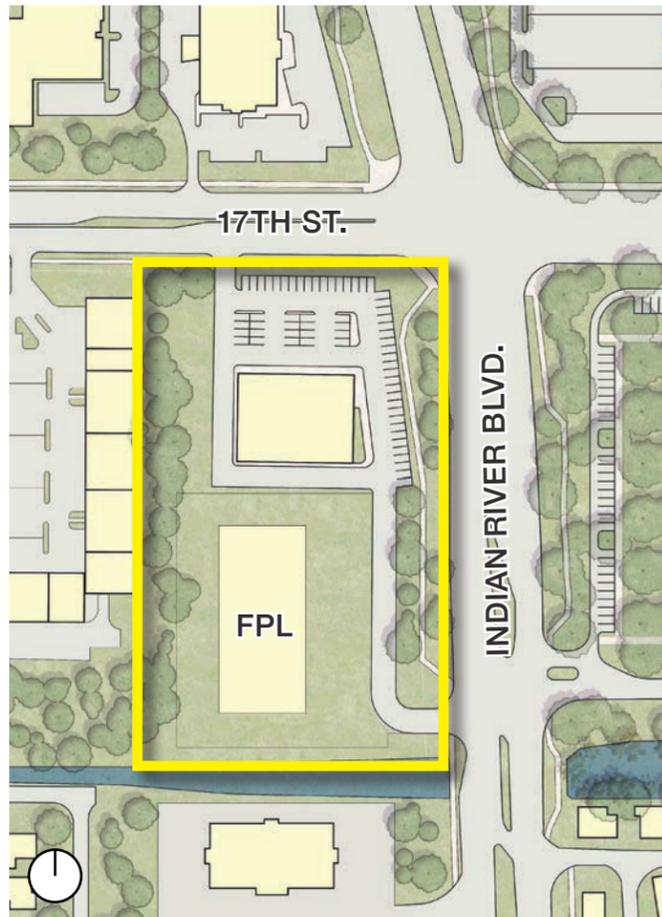
Parking in Site: 384 Spaces
 Marina Area: 90,739 SF
 Fishing Pier Length: 733 Feet

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The Former Post Office Site

A near-unanimous conclusion from the charrette that was confirmed by the Steering Committee was the acknowledgment that the southwest parcel, the third corner, across Indian River Boulevard should be seen as a separate project that is not inherently connected to the planning of the two eastern parcels.

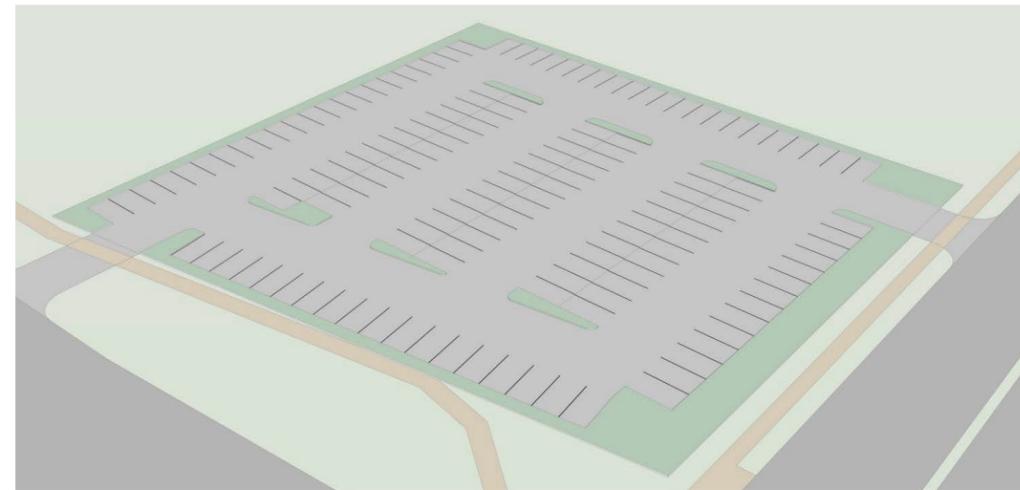
Already containing an FPL substation, the remaining land, under 2-acres in size, would be a good candidate for a separate developer RFP. During the charrette a number of possible options were studied for this site, but the sentiment expressed by most Charrette attendees was that the site be dedicated to general commercial use such as a highend food market.



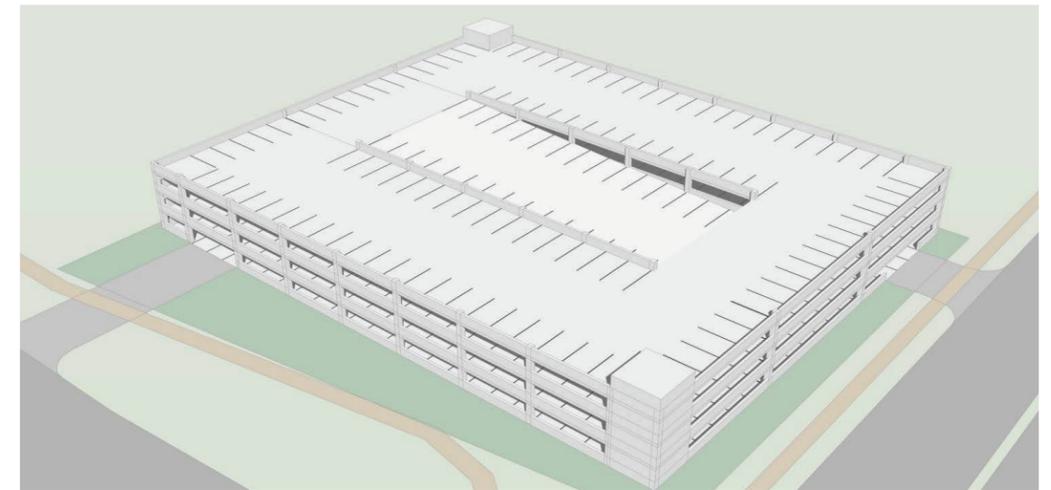
2 Office Levels over Parking Lot



1 Retail Level with Parking Lot



Surface Parking Lot



4 Level Parking Garage



2 Apartment Levels over Parking



1 Small Grocery with Parking Lot