

Project Report

31 October 2019 - 05 May 2020

Speak Up Vero Beach

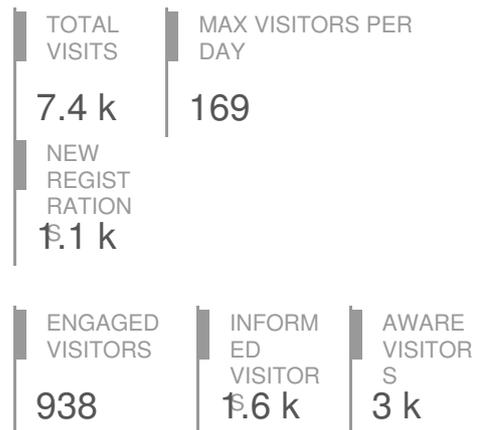
Our Community Spoke Up & Shared Their Ideas About Three Corners



Visitors Summary

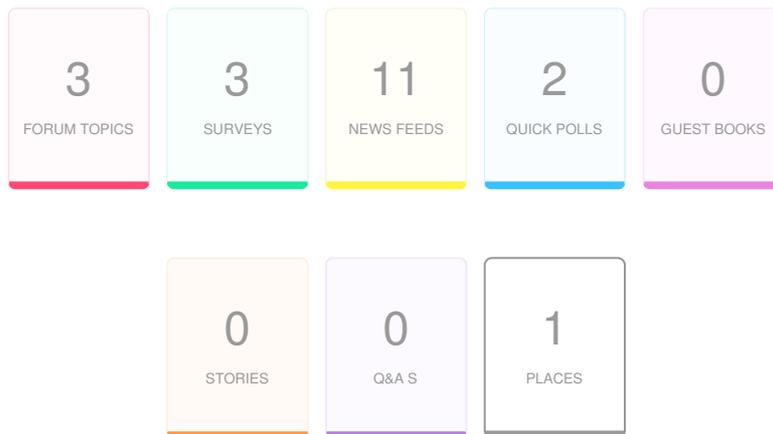


Highlights



Aware Participants	3,005	Engaged Participants	938		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	3,005				
Informed Participants	1,643	Contributed on Forums	440	0	0
Informed Actions Performed	Participants	Participated in Surveys	263	0	0
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	678	0	0
Downloaded a document	0	Posted on Guestbooks	0	0	0
Visited the Key Dates page	801	Contributed to Stories	0	0	0
Visited an FAQ list Page	306	Asked Questions	3	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	889	Contributed to Ideas	237	0	0
Contributed to a tool (engaged)	938				

ENGAGEMENT TOOLS SUMMARY

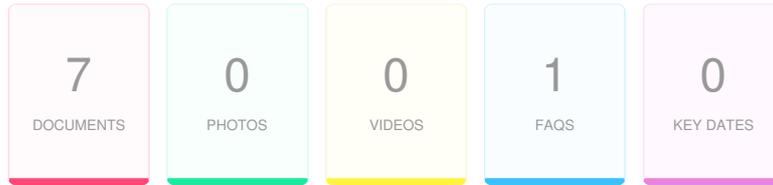


Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Forum Topic	Future of Three Corners	Archived	817	331	0	0
Forum Topic	What should happen on the 3rd Corner?	Archived	422	175	0	0
Forum Topic	Can water treatment tanks be repurposed for other uses?	Archived	308	124	0	0
Forum Topic	Discussion Forum	Draft	8	0	0	0
Forum Topic	Forum Topic Here - need to get clearer on this	Published	0	0	0	0
Forum Topic	Identify possible uses on this 38-acre property that bene...	Draft	0	0	0	0
Newsfeed	council member 1	Published	0	0	0	0
Newsfeed	council member 2	Published	0	0	0	0
Newsfeed	Planning starts in earnest on future of Vero's riverfront	Draft	0	0	0	0
Newsfeed	Phyllis Frey: Vero Beach, FL Implements Progressive Agenda	Draft	0	0	0	0
Newsfeed	Some considerations before Vero Beach council hires consu...	Draft	0	0	0	0
Newsfeed	Vero Beach City Council to consider proposals that would ...	Draft	0	0	0	0
Newsfeed	Delaying Three Corners consultant selection prudent move ...	Draft	0	0	0	0
Newsfeed	Vero Beach reviewing Three Corners development proposals	Draft	0	0	0	0
Newsfeed	Brackett right: Vero Beach folks must retain control of ...	Draft	0	0	0	0

ENGAGEMENT TOOLS SUMMARY

Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Newsfeed	Vero Beach City Council to discuss proposal to gather ide...	Draft	0	0	0	0
Newsfeed	Laurence Reisman: Envision a new future for power, sewer ...	Draft	0	0	0	0
Newsfeed	Despite poor communication, attendance, Vero Beach's beac...	Draft	0	0	0	0
Newsfeed	Desirable undeveloped tract of land could decide Vero Bea...	Draft	0	0	0	0
Qanda	Have a Question?	Draft	20	3	0	0
Guest Book	Guest Book	Draft	0	0	0	0
Place	Map Example	Draft	0	0	0	0
Survey Tool	Initial Survey - What future uses and impacts at Three Co...	Archived	391	263	0	0
Survey Tool	Survey Example	Draft	0	0	0	0
Survey Tool	Charrette Week - Please let us know which sessions you pl...	Draft	0	0	0	0
Quick Poll	Do you think the existing 'big blue' Power Plant should b...	Archived	717	678	0	0
Quick Poll	Do you like Vero Beach?	Published	0	0	0	0
Ideas	299 People Shared their Ideas and Photos	Archived	471	237	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Key Dates	Key Date	801	1045
Faqs	faqs	306	363
Document	City of Vero Beach Charter	0	0
Document	Recreation Commission, Jul 29, 2015	0	0
Document	Recreation Commission, Aug 11, 2015	0	0
Document	Recreation Commission, Nov 13, 2015	0	0
Document	Indian River County Chamber Task Force Recommendations, Nov 5, 2015	0	0
Document	Joint Meeting of Marine and Recreation Commissions, Jan 26, 2016	0	0
Document	Recommendations from Recreation Commission & Marine Commission, Feb...	0	0

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

Visitors 308	Contributors 124	CONTRIBUTIONS 936
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<p>30 December 19</p> <p>MissCCT</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGRE ES</td> <td>REPLIES</td> </tr> <tr> <td>1</td> <td>14</td> <td>0</td> </tr> </table>	AGREES	DISAGRE ES	REPLIES	1	14	0	<p>some sort of aquariums?</p>
AGREES	DISAGRE ES	REPLIES					
1	14	0					
<p>03 January 20</p> <p>DLA</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGRE ES</td> <td>REPLIES</td> </tr> <tr> <td>22</td> <td>3</td> <td>0</td> </tr> </table>	AGREES	DISAGRE ES	REPLIES	22	3	0	<p>Configuration and location renders them undesirable. The best plan involves their removal.</p>
AGREES	DISAGRE ES	REPLIES					
22	3	0					
<p>03 January 20</p> <p>Janie747</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGRE ES</td> <td>REPLIES</td> </tr> <tr> <td>12</td> <td>12</td> <td>2</td> </tr> </table>	AGREES	DISAGRE ES	REPLIES	12	12	2	<p>I think the round buildings have great potential....possibly as a museum (the Hirshhorn in D.C. is a striking example of a cool round building), a planetarium, a theatre in the round or as another writer said on this site, an aquarium.</p>
AGREES	DISAGRE ES	REPLIES					
12	12	2					
<p>03 January 20</p> <p>BarryJ</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGRE ES</td> <td>REPLIES</td> </tr> <tr> <td>15</td> <td>3</td> <td>0</td> </tr> </table>	AGREES	DISAGRE ES	REPLIES	15	3	0	<p>I agree with DLA. I don't know of any specific use and they are an eyesore. Just get rid of them</p>
AGREES	DISAGRE ES	REPLIES					
15	3	0					
<p>03 January 20</p> <p>Gary</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGRE ES</td> <td>REPLIES</td> </tr> <tr> <td>5</td> <td>11</td> <td>0</td> </tr> </table>	AGREES	DISAGRE ES	REPLIES	5	11	0	<p>I believe they should be incorporated into the overall site plan; skating rink, museum, child play area or even cut into an amphitheater. May even be beneficial to connect them depending on what finally goes onto property.</p>
AGREES	DISAGRE ES	REPLIES					
5	11	0					
<p>03 January 20</p> <p>MarkM</p> <table border="1"> <tr> <td>AGREES</td> <td>DISAGRE ES</td> <td>REPLIES</td> </tr> <tr> <td>11</td> <td>2</td> <td>0</td> </tr> </table>	AGREES	DISAGRE ES	REPLIES	11	2	0	<p>Tear them down and sell for scrap (unless Rob Bolton or the County has some use for them).</p>
AGREES	DISAGRE ES	REPLIES					
11	2	0					

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

03 January 20			I think they should go, they take up too much square footage for trying to make something work. If 3 corners is going to work it should be done right the first time.
D.C			
AGREES 9	DISAGREES 2	REPLIES 0	

03 January 20			Repurposing any of the facilities including the power plant makes no sense. None have any esthetic appeal and I doubt the many design compromises that would be required will add anything other than expense. These are not historically relevant buildings where their charm enhances the visuals and authenticity.
Sunlark			
AGREES 18	DISAGREES 7	REPLIES 1	

03 January 20			Remove them, they're an eyesore and best left for the scrap yard.
RobertLoring			
AGREES 13	DISAGREES 2	REPLIES 0	

03 January 20			If they are in good condition and are up to code or can be brought up to code there are so many uses for them. Amphitheater, museum anything along those lines
Nellfusco			
AGREES 3	DISAGREES 8	REPLIES 0	

03 January 20			Could be used for cash. Cut them up and sell them off. They are just as much of an eyesore as the generation plant.
CAW			
AGREES 12	DISAGREES 1	REPLIES 0	

03 January 20			The smaller of the two might be repurposed, trying to leave both there would still be an eyesore. The smaller one could have the roof flattened and a terrace put up there for boat show viewing or outdoor restaurant on the rooftop during nice weather. The smaller round one might be used as exhibition space, fairs, restaurants/stores, bathrooms/gym or up for discussion, any number of things that would give shelter during inclement weather. When it is too hot or rains it would be nice to have an airconditioned indoor spot.
Lynn560			
AGREES 2	DISAGREES 8	REPLIES 1	

03 January 20			The obvious use is to use them to store reclaimed water to irrigate all the properties being developed.
Mango Queen			
AGREES 2	DISAGREES 10	REPLIES 0	

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

03 January 20			Both tanks should be removed. We don't need a Rube Goldberg project. But speaking of water tanks, the idea of a first-class aquarium (that could highlight the Indian River Lagoon) would be an excellent use of the Three Corners property. But it would be need to be professionally managed....and not run by the local government.
joe52			
AGREES 8	DISAGREES 4	REPLIES 0	

03 January 20			Get rid of all those old buildings. It would probably be more cost effective to start new and much more aesthetically appealing.
JohnS			
AGREES 12	DISAGREES 4	REPLIES 0	

03 January 20			As previously stated...they are an eyesore. I like the idea of storing reclaimed water for irrigation but not at the current site. I don't know if it is feasible to move them. Otherwise they need to go.
Uschi			
AGREES 14	DISAGREES 1	REPLIES 1	

03 January 20			I have no suggestions for repurposing. The land could be replanted to provide a visual barrier for the other construction on the property.
Pegatha			
AGREES 3	DISAGREES 0	REPLIES 0	

03 January 20		use the small one for a rental shopper vendor area , cutting door walkways throughout for an open air market area, surrounded by plantings as along s A1A by the west side castaways
Storahunder			
AGREES 0	DISAGREES 4	REPLIES 0	

03 January 20			There is no good reason to abandon the present waste treatment facility. All the infrastructure such as below ground pipes and utilities are in place. If the facility needs some update, do it and save the cost of total relocation. Contrary to some opinions here, a facility that demonstrates a purpose is not blight and can be viewed as a testament to good management. As for the south west corner, FPL is already setting up electrical structures there to replace (I assume, but they are tunneling under 17th and I. R. Drive, why?) the wiring equipment next to the abandoned power plant. Perhaps they would like to purchase the street side of the lot for business offices or maintenance personnel.
ZYN			
AGREES 1	DISAGREES 7	REPLIES 0	

03 January 20			Remove them both, the tanks can either be repurposed somewhere else and cut up for scrap. Why would you want them on the best part of the property (adjacent to IRL).
Reba			
AGREES	DISAGREES	REPLIES	

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

<p>03 January 20</p> <p>jryangraphicdesign</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>13</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	9	13	2	<p>I think the tanks, or one of them, should be used or an indoor skateboard park. It would make a great addition to the overall complex. It works in two ways: 1. To meet the demand needed for a skatepark in Vero. 13 other cities in Florida have parts. Kids aren't safe in Vero. We need to show them we support them and not treat them as criminals. Visit (online): sk8charleston and see their wonderful solution. It too was created in an industrial area. and 2. Folks who don't like skateboards won't have to see anything because it's all inside!</p>
AGREES	DISAGREES	REPLIES					
9	13	2					
<p>03 January 20</p> <p>Dave Lutz</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>8</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	8	0	<p>In line with my suggestion for an Aquarium attraction here, those tanks can be cleaned and re-lined for salt water storage or recycling. There are other obsolescent structures that could easily be redesignated for such an Aquarium feature as well. I think this conversion cost would be less than their demolition costs. Same with Big Blue. She could be the "shell" for the Aquarium exhibits inside--again, saving demolition costs.</p>
AGREES	DISAGREES	REPLIES					
4	8	0					
<p>03 January 20</p> <p>jjddcc</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	10	1	0	<p>Sell them for scrap. They are neither architecturally nor historically valuable. Why try to force a new design around them?</p>
AGREES	DISAGREES	REPLIES					
10	1	0					
<p>03 January 20</p> <p>Jones4B</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>9</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	9	0	<p>Consider using them for filtration of lagoon water or some other purpose related to the health of the lagoon.</p>
AGREES	DISAGREES	REPLIES					
0	9	0					
<p>03 January 20</p> <p>John B</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>13</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	13	0	0	<p>They can't be used for any type of enclosed building. They are below the required flood elevation, which means you can't spend more than 50% of their current value on additions or renovations. They were never intended to be "buildings" and would cost exorbitant amounts to rehab into any type of enclosed code approved structure. They could turn out to be an ugly reminder of the past mistakes. They should be demolished and start over with a clean site where specific parcels that can be long term leased to private developers. Uses to be determined. The city is in huge debt and should not under any circumstances be the developer or managers of this property, taking leisure square pool as an example of failed investments. Mingle beautiful, welcoming, public green space, and boating interests, with desirable commercial parcels for long term lease like the airport does now only higher end quality. Lease a small portion of land to a marina operator and let them build a nice marina over the water, it's already deep enough. Create a destination that we can all enjoy and be proud of.</p>
AGREES	DISAGREES	REPLIES					
13	0	0					
<p>03 January 20</p> <p>LeLo</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>11</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	11	1	<p>1. Dry docking for boats, especially for kayaks or hulls for rowing Set it up so that they form a radial design for easy access. 2. Set up for a reverse osmosis facility, so that we can stop putting chlorine into our drinking water. 3. A desalination facility.</p>
AGREES	DISAGREES	REPLIES					
2	11	1					

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

<p>03 January 20</p> <p>DavoD</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>Clearly, the highest and best use is to camouflage them and convert to ICBM missile silos. Give me the button - and the dial-up target coordinate instructions. Oops, just kidding, lol. Maybe just fill them up with beer. Add the cost and ongoing maintenance to real estate tax. No problem sucking up another 100 million.</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>03 January 20</p> <p>bob321</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	10	1	0	<p>It's hard to imagine. They are in prime positions, so there are likely better uses for that space. They were not designed for human habitation; I imagine they would be rather hot inside; their history would not improve their appeal. Maybe use them for storage during development, then clear them away.</p>
AGREES	DISAGREES	REPLIES					
10	1	0					
<p>03 January 20</p> <p>Off Island</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>3</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	3	0	<p>https://www.pinterest.com/pin/470204017316967815/</p>
AGREES	DISAGREES	REPLIES					
0	3	0					
<p>03 January 20</p> <p>Off Island</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	2	0	<p>https://www.pinterest.com/pin/569423946626094394/</p>
AGREES	DISAGREES	REPLIES					
0	2	0					
<p>03 January 20</p> <p>Tcopemama</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>19</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	19	1	0	<p>They block the view and should be torn down and sold for scrap. Trying to repurpose them will not create a cohesive look to all three properties.</p>
AGREES	DISAGREES	REPLIES					
19	1	0					
<p>03 January 20</p> <p>Lynn560</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	10	1	0	<p>No, expensive, not built for human use.</p>
AGREES	DISAGREES	REPLIES					
10	1	0					
<p>03 January 20</p> <p>Charles 66</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>1</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	1	1	<p>The tanks can not be used for human activities, they are not up to code and the cost to bring them to code would be prohibitive. Maybe one as a boat dry storage ? The site would be good for green space activities and projects. The sailing foundation needs to have space there and perhaps the city can incorporate other water related features both educational and recreational . All the county can benefit from a lagoon learning center ?</p>
AGREES	DISAGREES	REPLIES					
4	1	1					

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

03 January 20			Tear down and sell for scrap metal.
TomC			
AGREES	DISAGREES	REPLIES	
19	0	1	

04 January 20			Eventually, salvage/remove both large storage tanks to open up permanent development of the waterfront. Could be retained initially for use as active mural/public art space (vertical walls), interim City storage needs, and observation platform(s) on top.
Estan78			
AGREES	DISAGREES	REPLIES	
3	0	1	

04 January 20			The tanks are concrete, not metal, so selling them for scrap is not an option.
Mango Queen			
AGREES	DISAGREES	REPLIES	
4	0	1	

04 January 20			The larger tank must have potential use for something else. The smaller one needs to go.....
MLC			
AGREES	DISAGREES	REPLIES	
1	1	0	

05 January 20			Interesting question. Tear them down or repurposed? I guess that depends on what someone wants to do with one of the tanks, and who will pay the cost. If someone will use a tank, pay for the cost, and come up with a approved plan for it's use, go for it. otherwise tear them down.
CptnDick			
AGREES	DISAGREES	REPLIES	
2	1	0	

05 January 20			The tanks and related infrastructure should be removed. The property could be a beautiful waterfront public park and year-round community sailing venue similar to the US Sailing Center of Martin County.
SkipSailor			
AGREES	DISAGREES	REPLIES	
6	0	0	

05 January 20			Heck No! That would only foul-up a potential layout for much better use of a large piece of prime, Riverfront property. Seems to be a silly question from DPZ and probably goes back to their leader wanting to keep "big blue" or painting or showing movies on the tanks. When I heard those concepts in their initial proposals, I felt we had picked the wrong consultants. i.e. one who thinks in terms of the Hard Rock Guitar Hotel and other tacky, South FL designs. To pursue further says to me that they don't understand Vero Beach's village character and have no clue as to how we cautiously came to be that way.
Veromon1			
AGREES	DISAGREES	REPLIES	
12	3	0	

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

05 January 20			Lots of great ideas. Probably have to tear them down, but the idea of an aquarium sounds great if it is economically feasible. They are occupying valuable space, so any use should be carefully determined.
DanKathie			
AGREES 1	DISAGREES 3	REPLIES 0	

06 January 20			skate parks
Caralyn62			
AGREES 1	DISAGREES 8	REPLIES 0	

06 January 20			<p>The water tanks are full of potential for creative re-use. Before we eliminate them, let's explore their viability: Are they made of concrete or steel? How are they currently used? Can we see inside? It could be an amazing space. Can we cut into the roof to open it up to the sky? From the ground, do they block the view to the lagoon or do they frame the view in interesting ways? Or do they provide a unique vantage point of the lagoon and the city from a roof deck cafe? Youth sailing is right there, perhaps the tanks could be incorporated into a place that celebrates the youth of Vero, an incubator for ideas, an experimental film studio, gallery or rehearsal space, an indoor/outdoor place for concerts. Film projections could happen on both the outside and inside of the structures. If we think creatively, re-using the tanks can save money on construction.</p>
nscottjohnson			
AGREES 9	DISAGREES 8	REPLIES 1	

06 January 20			<p>Griffith Observatory MISSION: Griffith Observatory inspires everyone to observe, ponder, and understand the sky.]Griffith Observatory is an icon of Los Angeles, a national leader in public astronomy, a beloved civic gathering place, and one of southern California's most popular attractions.</p>
CentralBeach8808			
AGREES 4	DISAGREES 4	REPLIES 0	

07 January 20			<p>Keep one and lose one. I could see any number of uses, I loved the question from nscottjohnson, could the roof be opened to the sky? Very impressed with all the commentators' creativity. Check out the Pinterest link from Off Island's comment, below. I am against an aquarium, however, just not a fan of those. I love the idea of a drive-in movie theater somewhere on these sites. Retro-cool!</p>
AmyR			
AGREES 3	DISAGREES 6	REPLIES 0	

07 January 20			<p>Interesting idea about public art and murals.</p>
AmyR			
AGREES 5	DISAGREES 1	REPLIES 0	

07 January 20			<p>Property is way too scenic for dry boat storage, in my opinion.</p>
AmyR			
AGREES 0	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

07 January 20			Too good a location for dry docking. Take a look just north of the Barber bridge at the east end, don't want to see that kind of structure in this scenic location.
AmyR			
AGREES 8	DISAGREES 0	REPLIES 0	

07 January 20			A kids' center would be interesting and useful, especially indoors and air-conditioned via solar. When they are off in the summer, it is often too hot to do vigorous activities so this could be nice for them. Include observation areas and competition space?
AmyR			
AGREES 3	DISAGREES 4	REPLIES 0	

07 January 20			Hi Sunlark, I was impressed with the tour of Big Blue, I do think it has historical relevance and the sites are so big once you walk them, lots of room for multiple purposes while still having green space. The rooftop view from Big Blue is insane, total 360 degrees of all of Vero. Tours are coming up this month on Jan. 18 and 25, both Saturdays.
AmyR			
AGREES 7	DISAGREES 5	REPLIES 0	

07 January 20			I don't think that they can be repurposed. They should be taken down.
Spencer1028			
AGREES 8	DISAGREES 3	REPLIES 0	

07 January 20			From what I've read, the tanks are concrete, so can't be scrapped....also read they can't be refurbished for human use...would like to know if that is true. Perhaps once that is established, the ideas below can be explored. A planetarium sounds wonderful, as does an aquarium...a Lagoon educational center...omgoodness...the possibilities...if they are able to be repurposed.
swgorry			
AGREES 2	DISAGREES 6	REPLIES 0	

07 January 20			I attended the January 7th public hearing at 2pm at City Hall on the Three Corners Steering Committee. So, this was my take away. The Steering Committee members visited the site and one actually was in favor of taking the building down, but after his visit changed his mind based on the awesome interior and industrial strength of the building. I thought that was pretty honest and open-minded. It was great that the steering committee took that tour. All of the discussion, over an hour, was on obtaining more input from the public and inquiring about more ideas for the site. The website results of the public input were revealed and data sorted on who participated and what was liked and disliked as ideas. Sorry, I don't know everyone's name, but the same committee member that changed his viewpoint after his visit brought up a very good point soil tests and environmental study of the land needs to be done as well as a structural engineer report before any ideas can be seriously considered. So, my take away is the committee should stop looking for input into what can be done with the property and get the reports done first. The results might rule out most of the ideas for the property. It's almost a waste of time to continue to seek input from the public until all the facts are known. Certainly touring the property, at this point, for the public is not safe or wise. The committee members seem to want to do what is best for Vero Beach which is really great! But all focus should be on a property inspection report.
CentralBeach8808			
AGREES 7	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

<p>08 January 20</p> <p>LR</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	<p>yes</p>
AGREES	DISAGREES	REPLIES					
0	1	0					
<p>09 January 20</p> <p>viviendoenvero</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>8</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	8	0	<p>Perhaps they can be demolished and consolidated, mixed with fill (or the bio-solids already there - if that's safe) and used to construct a large berm facing the lagoon that could be used as seating for outdoor concerts and shows.</p>
AGREES	DISAGREES	REPLIES					
3	8	0					
<p>09 January 20</p> <p>Chris</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>8</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	8	0	<p>Some type of marine exhibit like fish tanks with native (Lagoon) fish would add the "Wow Factor" to the wastewater parcel. The two tanks could possibly be connected by a canal. Look at the Florida Oceanographic Society in Stuart for an example of a constructed lagoon with fish that is a big hit with the public. Viewing and feeding stations with seating could surround the re-purposed tanks. Vero Beach is a fishing community and beautiful fish tanks or a lagoon structure right off of the Indian River Lagoon would be a big draw.</p>
AGREES	DISAGREES	REPLIES					
2	8	0					
<p>10 January 20</p> <p>boblongball</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	1	0	<p>Probably not! Too old!</p>
AGREES	DISAGREES	REPLIES					
3	1	0					
<p>11 January 20</p> <p>kiltedrick</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>9</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	9	0	<p>Perhaps the tanks could be repurposed to filter and treat stormwater to remove dangerous nutrients from the water before it enters the lagoon.</p>
AGREES	DISAGREES	REPLIES					
0	9	0					
<p>11 January 20</p> <p>Fwain</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>11</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	11	1	0	<p>Guessing to bring existing building up to present codes it will be prohibitive. Please make sure when FPL/VeroBeach utilities leave the soil is completely clean of debris and hydrocarbons.</p>
AGREES	DISAGREES	REPLIES					
11	1	0					
<p>11 January 20</p> <p>AL20</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>16</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	16	1	0	<p>The entire waste treatment plant should be dismantled and moved off the lagoon.</p>
AGREES	DISAGREES	REPLIES					
16	1	0					

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

13 January 20			I'm wondering what other cities, towns, etc have done with similar projects? Could the se tanks be repurposed as say music venues as amphitheaters? Windows put in, safety concerns addressed, coding regulations adhered to. I think much more information and input, as well as safety guidelines and issues need looking into. This is a great st art...voicing input... and I think a beneficial way to hopefully address all concerns and especially look at the environment at the same time.
Cindy Schwarz			
AGREES	DISAGRE ES	REPLIES	
2	3	0	

13 January 20			eyesore. Get rid of them. Make that area a sailing center and park area with a ropes c course and zip-lining. And maybe a drive-in movie theatre.
Marybrownies			
AGREES	DISAGRE ES	REPLIES	
6	2	0	

14 January 20			The tanks are welded steel plate. They contain the "reuse water" or fully treated and filtered waste water, that is piped throughout the county for irrigation. During rainy peri ods, the demand for reuse water is negligible and the output of the plant is stored in t hose tanks. Their use as a habitable structure is very questionable. Some plans show the Youth Sailing Foundation Building in that area as the Waste Water Treatment Plant transfers activity off site. All of the YSF boat storage is currently right adjacent to that area, underneath the 17th Street Bridge and their launch ramps are immediately i n front of that area..
Victor204			
AGREES	DISAGRE ES	REPLIES	
1	0	0	

14 January 20			The tanks are steel.
Victor204			
AGREES	DISAGRE ES	REPLIES	
1	1	1	

14 January 20			The reclaimed water would be stored adjacent to the new Treatment Plant at the airpo rt. Likely it is cost prohibitive to try to move the tanks as a significant portion of their us eful lifetime may already have been spent.
Victor204			
AGREES	DISAGRE ES	REPLIES	
5	0	0	

14 January 20			If you check with the City Water & Sewer department you will find out that they a re concrete.
Mango Queen			
AGREES	DISAGRE ES	REPLIES	
1	0	0	

19 January 20			Get rid of them
VERO70			
AGREES	DISAGRE ES	REPLIES	
17	2	0	

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

19 January 20			They are an industrial eyesore reminiscent of the NJ Turnpike. They need to go.
bigtoque45			
AGREES 18	DISAGREES 2	REPLIES 0	

19 January 20			I think using one of the tanks as a funky hotel might be quirky enough to keep the hotel occupied. Pie shaped rooms curving escalators, lots of windows in the sides of the tank---could be just the thing!
CAP			
AGREES 4	DISAGREES 13	REPLIES 1	

22 January 20			Love the idea of turning them into something completely unique and creative.
Horizon			
AGREES 4	DISAGREES 3	REPLIES 0	

23 January 20			<p>After visiting Big Blue on Saturday, I realized how much work it would take to save the building and redesign for a new space. The walls are only Steel beams, and to clear out the inside would most likely cost the same as taking it down. Once Cost to keep and take down are established, better decisions can be made. Taking tour of the property outside along the water way was interesting. Those homes across the canal, must be considered and noise levels should be kept in mind for those residents. I do believe a walk way can be constructed under the bridge to tie the two properties together, and this would avoid crossing 17th St . The third corner, should not be tied to the two larger sites. That perhaps might be sold, but I do not see it that a viable parking There needs to be a lovely walkway along the water connecting the two sites and a playground for children should be available. Could there be a boutique hotel, perhaps but with a very small foot print, restaurants and boutique shops might work as well. I am sure there are many ideas and I put my faith in the team leading this project to design what is best for Vero Beach area.</p>
gardengal18			
AGREES 9	DISAGREES 1	REPLIES 0	

23 January 20			Portion of Water tank could be indoor skydiving experience & training facility – it fits with Sky Dive Sebastian, a local world class drop zone. Since tank is so large, combine with other recreational activities (like rock climbing wall, ice skating, etc.) or other uses that benefit from a year 'round climate controlled environment.
Gary			
AGREES 3	DISAGREES 4	REPLIES 0	

24 January 20			SKATERS AND SKATEBOARDS WOULD LOVE IT. LET'S DO SOMETHING FOR THE YOUNG ON ONE CORNER.
CoCo777			
AGREES 4	DISAGREES 7	REPLIES 0	

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

24 January 20			No, such a design approach would be severely limited by an awkward shape and would limit the freedom of site design. The tanks might also contain hazardous materials
Robert2020			
AGREES	DISAGREES	REPLIES	
6	1	0	

25 January 20			Someone shared an idea with me recently to use the water treatment facility as a wildlife rehabilitation center like the one in Clearwater. I thought this idea was interesting and wanted to share it here just in case she didn't get the chance to.
Brooke			
AGREES	DISAGREES	REPLIES	
3	2	0	

27 January 20			Skate park is what I was thinking, too, but not even indoor necessarily. Duany mentioned skatepark today as an idea in the green area of the power plant property, but if the water tank(s) could be reused that way it would be cool.
angela79			
AGREES	DISAGREES	REPLIES	
0	4	0	

28 January 20			Hi everyone! My family and I moved here two years ago, have purchased our first home and are putting down roots. We love this town! We previously lived in LA, NYC and other major cities so the only thing we find very challenging about living here is the lack of genuinely healthy food (organic/ plant-based) and wellness centers. It seems like so much of the "fun" to be had here centers around drinking alcohol and eating unhealthy food, it would be so wonderful to have a very different alternative for those of us who value a healthy lifestyle... or for those of us who might enjoy pizza every now and again but who also want to add more healthy alternatives into our daily lives but who are missing any opportunity to do so here. I would love to see this area turned into a center of truly healthy family fun. On the first floor of the main building there could be restaurants with plant-based meal options (like "Cafe Gratitude" in LA or "Caravan of Dreams" in NYC... no more lobster rolls and fried Italian food anymore please!!! Perhaps a Yoga studio, meditation center, healthy organic food mart on the second floor. Outside a communal garden + safe enclosed playground for kids + a large area to bring blankets and chairs for concerts or "drive-in" style movies on the lawn with the ability for boats to come by and listen to the music from the water as well. This could be an opportunity for our beautiful town to do something great and new that brings us healthier eating and activity options... a win win for everyone of all ages and backgrounds. Thank you for your consideration!
MakeVeroHealthier			
AGREES	DISAGREES	REPLIES	
3	3	0	

28 January 20			something interactive and a safe space for children would be a valuable asset to the community. The tanks could be opened up on one section to provide an outdoor atmosphere and some cover during inclement weather.
NightSwimmer			
AGREES	DISAGREES	REPLIES	
2	2	0	

28 January 20			I just came from Tuesday's charrette and the idea of turning them into a new city hall is a terrible idea. City Hall does not belong on any part of this property. If they stay they should go along with the water front gathering theme. Aquarium Amphitheater Performing Arts Center etc...
Darlene			

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

<p>29 January 20</p> <p>LLE720</p>	<p>Please DO NOT turn the water tanks into a new City Hall as suggested at last night's meeting. That is commercial development and should go somewhere else, possibly on the 3rd corner (old postal annex). If keeping the tanks, use them as an attraction and part of the community theme, ie Wine & Film Festival, black box theatre, aquarium...</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	8	0	0	
AGREES	DISAGREES	REPLIES					
8	0	0					
<p>29 January 20</p> <p>Thurston</p>	<p>The short answer is no. Part of this process is not only to create a safer situation for the lagoon, but also to get the long standing industrial eyesores off of the south "gateway" to our beaches. You must also ask, "who pays for any structures left on any of the properties?" These tanks, whatever one might think they should be, will require maintenance and upkeep.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	0	0	
AGREES	DISAGREES	REPLIES					
5	0	0					
<p>29 January 20</p> <p>Verogal</p>	<p>I hear many talking about music venues and such. Does anyone remember Riverside Bar and Grill's constant troubles and complaints from neighboring homes because of music noise? Trying to shut down the bands at every turn. Police showing up to tell bands to turn down the music. Any outside music venues would bring the same result.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	0	0	
AGREES	DISAGREES	REPLIES					
2	0	0					
<p>29 January 20</p> <p>Bob Dakin</p>	<p>the gateway to Vero Beach needs to be enhanced dramatically. Keeping industrial water tanks and a power plant would be a big mistake. The foundation of VB is how beautiful it is and can be. Best and brightest minds can find a solution that all residents can be proud of. Let take advantage of this opportunity to not be visually assaulted every time we go over the bridge</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	0	0	
AGREES	DISAGREES	REPLIES					
5	0	0					
<p>29 January 20</p> <p>Debbie2323</p>	<p>I think that entire corner should be greenspace usable by families. The tanks need to be razed.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	3	0	
AGREES	DISAGREES	REPLIES					
1	3	0					

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

30 January 20		
ncservak		
AGREES	DISAGREES	REPLIES
2	1	0

I live in Fairlane Harbor and my bedroom window looks out on the tanks. Strangely enough, it doesn't bother me to see them. We also use them, and the towers when we're boating to guide us back to our canal. When we're driving back from a long trip, we know when we see the towers we're almost home. I know it sounds weird, but we don't mind the industrial look of Big Blue and the tanks. And having taken the tour of Big Blue, it's just a huge amazing historical space that I think should be saved and made into something wonderful for our town. I attended the meeting with Mr. Duany on the 28th. It was very interesting to hear the various ideas being proposed for the sites, and I appreciate the fact that COVB is taking "our" feelings, ideas, etc. into account. However, the one idea I definitely disagreed with was turning the 2 tanks into a beautiful space for CITY HALL with a grand lobby, office space, outdoor patios, etc. WHO GOES TO CITY HALL FOR ANYTHING?? Most services are at the 27th St buildings by the airport. To use this huge and unusual site for some offices used by only a few would be a shame. How about a museum, or aquarium, or performance arts, or something else that would draw visitors and provide activities. Mr. Duany assured us that the sites would be thoroughly tested to insure safety and habitability, and technological developments in lighting and sound control would insure surrounding neighbors would not be disturbed. I have seen many comments on this site that are mostly based on emotion and guess work, not fact. I highly recommend that COVB citizens attend the meetings, get the facts, and participate in what should be a very exciting development for our town.

30 January 20		
MikeMosel		
AGREES	DISAGREES	REPLIES
0	1	0

Any idea for remodel should include some kind of refinishing to make them look inviting, fit in the landscape, and reflect what is inside. That being said some ideas could be: 1. Interactive Science & Technology Museum/Center for children & youth. This could include hand on activities, space/planetary exhibits, a play area, etc. Charge for admission and sell memberships like the Museum of Art does. It needs to be managed to attract visitors as well as locals to come frequently with events, new exhibits, etc. Local engineering or innovative technology firms could be interested in sponsorships to help with funding. 2. Fitness Center. Leisure square is dated. The city could use an updated fitness center. The inside of one of the tanks could be fitness center/gym and it could open up to green space for outdoor fitness activities with grass or turf and a running path that surrounds the property. A paddle board/kayak launch could be nearby too. Charge affordable admission prices/memberships for use of the fitness center to make it accessible but leave the fields open for use to everyone. Thank you for the opportunity to share ideas. I hope this space turns out great and will be used to promote community engagement and encourage health, fitness, education, and connection with the outdoors.

30 January 20		
michael58		
AGREES	DISAGREES	REPLIES
0	0	0

I keep hearing at the meetings that clean water is stored in the tanks, that is a lie, they are used to store GRAY water, which is not clean water.

30 January 20		
Bobaloo		
AGREES	DISAGREES	REPLIES
4	0	1

Using this valuable property for a City Hall is not a good idea! The property should be available for all the people to use for pleasure, or revenue generating opportunities. City Hall can build another great facility somewhere else, but shouldn't do it on this PRIME piece of property. Sounds to me like government ego's Run Amuck?!

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

31 January 20			The proposed skatepark could go inside one of the tanks, that would help keep it usable during the summer rains!
Dan			
AGREES	DISAGREES	REPLIES	
0	1	0	

31 January 20			I think City Halls and small government offices bring natural traffic to an area.
Sarah Milstead Smoot			
AGREES	DISAGREES	REPLIES	
0	2	1	

31 January 20			Just out of curiosity, what do you go to City Hall for?
ncservak			
AGREES	DISAGREES	REPLIES	
0	0	0	

02 February 20			yes and your ideas are fantastic
randy935			
AGREES	DISAGREES	REPLIES	
0	0	0	

02 February 20			No. Cement is incredibly porous and hold odors. It will be costly if it's even possible to get the damp and smell out.
Slanderson			
AGREES	DISAGREES	REPLIES	
0	0	0	

04 February 20			I have heard the 3 corners project in Vero Beach also referred to as our community Gateway to the public from other communities not limited to those in Indian River County. A "complex" undertaking using the word Gateway ought to be one fulfilling responsibilities to every lifestyle. As you know, to build on any concept the goal should be built on a firm foundation with a common belief. What will become of Vero Beach before, during and after completion of this project. To those responsible in the steering portion to the end results..... PLEASE KEEP US SAFE FIRST. We believe: The intersection of 3 corners including the 17th st bridge are in serious need for a "safe foundation". This area is the home of all the residents you are asking input from, as we are really hosting those who visit. As of now, the 17th st. Bridge and intersection of 3 corners is not friendly. That statement is not a positive perception of those who live here. A negative perception is also not a clear road to a safe foundation for our city planners to ignore. Please contact the appropriate owners/departments/agencies etc responsible to bring our visitors home safe and happy. Adjustments are needed with speed limits on 17th st. bridge with barriers installed for friendly walkers who visit our gateway. Also, speed limits should be lowered at the approach from the north, south and west to the 3 corner intersection. Miles of success with a return destination will be achieved with our visitors knowing their safety in our city is our #1 priority. No bedbugs here!!
Maggiejojo01			
AGREES	DISAGREES	REPLIES	
0	0	0	

FORUM TOPIC

Can water treatment tanks be repurposed for other uses?

07 February 20		
SusanR17		
AGREES	DISAGREES	REPLIES
0	0	0

Hi, my husband and I purchased a home on the causeway just east of the 17th bridge. We were very excited to learn and be included in last weeks visit and discussions of what to do with 3 Corners. We love our location especially living on the water looking across to three corners as part of our view (didn't want to save the unattractive plant until I visited and learned what great ideas for transformation).Our current issues: The treatment plant smell is what we get when we open our windows. Water level in our Storm Drains are consistently high. The city water may be a contributor to our brown hard water that is harsh and not drinkable The horrible high speed traffic on the open bridge (we witnessed and helped a girl that got thrown out of her car a few months ago). We pull out into this traffic daily and travelers speeding at 60+ miles an hour consistently. Lack of boating community meeting places unless you belong to a country club These are just a few frustrations, but the ideas proposed sound amazing and would solve what affects our lives here in Vero in a negative, unsafe and unhealthy way. We love it here and want to participate and be part of solving some big issues of this city that can turn into even more of a very enjoyable and safe non commercial place to live. Let's keep this fire going!!!! Great job to Mr. Duany and all who is dedicated to improve this city.

FORUM TOPIC

What should happen on the 3rd Corner?

Visitors 422	Contributors 175	CONTRIBUTIONS 1075
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18 December 19			<p>It is odd, but I have always thought of that section for parking. It just seems that we want as much of the waterfront property to be the focus. I realize that there are serious issues with crossing the street there but those are the wonderful things that DPZ bring to the table in showing us the options including a potential pedestrian bridge with the involvement of FDOT. Let's just see how DPZ incorporates our ideas and the incredible options that will unfold.</p>
<p>The Best Future</p>			
AGREES 23	DISAGREES 1	REPLIES 1	

18 December 19			<p>I agree with the other comments...that parking could be a good use, but this really depends on how the three pieces of property are configured, as with the traffic, four corners and three parcels will there be safe access between them...under the road, overhead, or via crosswalk, but it seems like the least attractive of the three lots so it appears parking would be best use.</p>
<p>randy935</p>			
AGREES 19	DISAGREES 2	REPLIES 0	

18 December 19			<p>That was the first thing I thought of for that space as well. Maybe an overflow lot and safety crossing the street would need to be addressed as you mentioned. I hope the East side of Indian River Blvd will be used as a boat ramp and riverview restaurant.</p>
<p>Nolari</p>			
AGREES 11	DISAGREES 3	REPLIES 0	

18 December 19			<p>Definitely have the parking on the old post office property - connecting with an overhead pedestrian bridge. Save the east side for green space, a music venue, restaurants. There should be docking but no boat ramps.</p>
<p>Orv</p>			
AGREES 32	DISAGREES 1	REPLIES 2	

19 December 19			<p>Parking may be needed but especially just overflow parking will be expensive, considering the lost opportunity cost of a sale or land lease to a developer of office/retail/medical like next door.</p>
<p>MarkM</p>			
AGREES 0	DISAGREES 11	REPLIES 0	

FORUM TOPIC

What should happen on the 3rd Corner?

<p>20 December 19</p> <p>Alan E 249</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>28</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	28	0	<p>Could turn Big Blue into multi level parking garage perhaps with small boat storage on lowest level or food concessions and lav facilities for those that visit the 3 corners.</p>
AGREES	DISAGREES	REPLIES					
0	28	0					
<p>24 December 19</p> <p>Doug14612</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>10</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	10	0	<p>Within a half mile to a mile from Big Blue there are hundreds of residents, if not thousands of residents. We will be impacted the most by traffic, noise and congestion. The least favorable scenario for us would be a Riverside Cafe bar and restaurant with loud band music during the day and night. A mixed use of a museum, walking park with artistic changing outside sculptures would be ideal for Big Blue.</p>
AGREES	DISAGREES	REPLIES					
5	10	0					
<p>26 December 19</p> <p>michael58</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>23</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	23	0	<p>I believe an office building similar to the west and across 17th would be best for that parcel.</p>
AGREES	DISAGREES	REPLIES					
2	23	0					
<p>27 December 19</p> <p>Carol27</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>16</td> <td>0</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	16	0	2	<p>A total eye sore in desperate need of a redesign to showcase this part of Vero! Actually quite embarrassing to see every time I'm there. The whole intersection is a mess. Really this is the best Vero can do? Taking the Merrill bridge over to Riverside Park is 100% better. If you can save and use for something purposeful, do it, and add run, walk trail better connecting the bridge loop. And, while your designing, add a barrier across the bridge, similar to Merrill, to protect foot, bike traffic. What happened to "safety first".</p>
AGREES	DISAGREES	REPLIES					
16	0	2					
<p>01 January 20</p> <p>johnb51</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>21</td> <td>2</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	21	2	1	<p>I would like to see a mix of park and commercial uses. A café and restaurant, separated by meandering walking paths with gardens. Light them at night, with benches and a boat dock. Put in a kids play set area. Parking across the street. Make it eye-catching in a Florida kind of way. Lots of palm trees and plantings.</p>
AGREES	DISAGREES	REPLIES					
21	2	1					
<p>03 January 20</p> <p>jmstewart95</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>10</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	10	0	<p>We don't need another park there which won't be used. No one lives within reasonable walking distance of the property. We have fantastic parks on the water already that aren't even heavily utilized most of the time.</p>
AGREES	DISAGREES	REPLIES					
5	10	0					
<p>03 January 20</p> <p>Diaspore</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>3</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	7	3	0	<p>Sorry Doug, but I think something like Riverside is exactly what is needed. There is no where to sit on the river on the mainland. Have a dock, boat ramp, park and walking trails in front of the café.... and put the parking on the 3rd corner.</p>
AGREES	DISAGREES	REPLIES					
7	3	0					

FORUM TOPIC

What should happen on the 3rd Corner?

<p>03 January 20</p> <p>Sunlark</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	7	0	0	<p>Its design and development must be an integral element of the overall plan and an interesting overhead walkway will probably be needed. With the more desirable water front property creating the demand, the 3rd corner will be more supportive.</p>
AGREES	DISAGREES	REPLIES					
7	0	0					
<p>03 January 20</p> <p>DLA</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>6</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	9	6	1	<p>Mainly open space with restaurant facilities, and a pedestrian walkway or tunnel connecting to the wastewater parcel on the lagoon. Provide easy access to ample parking serving the lagoon parcels as much as possible.</p>
AGREES	DISAGREES	REPLIES					
9	6	1					
<p>03 January 20</p> <p>Gary</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>8</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	8	0	<p>Parking garage with walkover access to properties on the east side of IR Blvd.</p>
AGREES	DISAGREES	REPLIES					
5	8	0					
<p>03 January 20</p> <p>BarryJ</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>5</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	5	0	<p>As much as I am in favor of open public space I feel that there will be a need to look at some practical solutions that the revamping of the 2 corners will require. Parking for a greater volume of cars will be a problem and so some combination of additional parking along with some beautification and public use. No need for a solely commercial space but perhaps some organization like the ELC could make some sort of educational area similar to the children's learning center at Bok Tower Gardens in Lake Wales. The other issue will be pedestrian traffic at that intersection if these parcels will have some connection. That will be very important. We may have to look at a foot bridge over IR Drive</p>
AGREES	DISAGREES	REPLIES					
4	5	0					
<p>03 January 20</p> <p>rick44</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>11</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	11	1	<p>3rd corner should be for hotel, office or parking or a combination thereof.</p>
AGREES	DISAGREES	REPLIES					
3	11	1					
<p>03 January 20</p> <p>SHCC0929</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	6	2	0	<p>I think that they should have some nice waterfront picnic areas like a park and play area for kids and nice restaurants too. Put the playground and park on one corner, restaurants on the other and parking on the other.</p>
AGREES	DISAGREES	REPLIES					
6	2	0					
<p>03 January 20</p> <p>Bruce2739</p>	<p>I would like to see a facility along a section of the river dedicated to encouraging non motorized use of the river. Kayaks, Paddle Boards, and sailboats. Creating an opportunity for youth and adults of all economic means to be able to enjoy the river and learn to be good stewards of our waters.</p>						

FORUM TOPIC

What should happen on the 3rd Corner?

03 January 20			The property is located off of 2 minor collector roads, and at 1.8 acres it doesn't really have enough room for multi-family use, but a small office building or some other minor commercially viable proposal would probably be a good fit.
RobertLoring			
AGREES 1	DISAGREES 8	REPLIES 0	

03 January 20			I thought the original agreement with FPL was for the corporation to use that old post office annex land, or a portion of it, as the new sub station. Is that no longer the case?
Peggy			
AGREES 0	DISAGREES 0	REPLIES 0	

03 January 20			There is enough parking space available on the waterfront property with careful planning. And a pedestrian bridge across IRB would be expensive to build, expensive to maintain and be underused. Three Corners is not a good nickname for the overall site. The western parcel might as well be miles away, sitting on a busy intersection with a power station next to it. That 1.8 acres should be considered a smaller development site on its own. That should be a profit generating piece of the overall design, sold or leased to private development to help pay for the waterfront property improvements. Or possibly use that parcel for some COVB offices to avoid a costly new city hall building.
jiarch			
AGREES 6	DISAGREES 6	REPLIES 0	

03 January 20			You just described all the things that Youth Sailing is currently doing / engaged in at the 3 corners. Go on line to the Youth Sailing web site to get a full blown description of what they offer. YSF just implemented a program where you can rent non motorized water craft for use on the river. YSF also teaches all participants to be good stewards. YSF plans on being one of the entities included in the 3 corners project going forward.
Alan E 249			
AGREES 6	DISAGREES 1	REPLIES 0	

03 January 20			It's important to select the three sectors that need addressing while using the existing properties as much as possible. My guess? The 3 would be retail, living space and green space. If this is it, then build a series of small shops with parking on the first floor and residents on the 2nd and 3rd. Make it so the residents would want to stop in these shops at least once every couple of days (without putting in a gas station). Allow room for green space.
Realnic			
AGREES 3	DISAGREES 10	REPLIES 0	

03 January 20			If they plan to do something with the plant, I assume we are going to need some type of parking? Could that partially be used as parking spaces or a mini parking garage. The rest could be used for perhaps a better splash pad/park that isn't just water coming out of holes like the one we currently have.
Nellfusco			
AGREES 0	DISAGREES 9	REPLIES 1	

03 January 20			Hold in reserve as green space and as a staging area for post hurricane response vehicles and personnel.
CAW			
AGREES 0	DISAGREES 0	REPLIES 0	

FORUM TOPIC

What should happen on the 3rd Corner?

03 January 20			Electric sub station may be needed .
Bill Yunker			
AGREES 0	DISAGREES 7	REPLIES 0	

03 January 20			All areas should be green, open space. We do not need additional retail space. In every walk with nature one receives far more than he seeks. John Muir
Scotty			
AGREES 6	DISAGREES 2	REPLIES 0	

03 January 20			The annex land should be an integral part of the total design; not a miscellaneous add on. The total project should be a destination site that would be self-sustaining financially.
joe52			
AGREES 8	DISAGREES 1	REPLIES 1	

03 January 20			The annex land should be slightly elevated and improved for landscaped, stabilized grass parking which can also be used for recreation and event space. Parking can be used to serve the adjacent higher value waterfront property. The size, shape, and location next to the substation site make more permanent uses less sensible.
Estan78			
AGREES 6	DISAGREES 1	REPLIES 1	

03 January 20			Because we have a hurricane every 10 years!???
JohnS			
AGREES 3	DISAGREES 0	REPLIES 0	

03 January 20			Parking will be an issue in the area. Parking garage with proper landscaping would fit nicely.
Uschi			
AGREES 8	DISAGREES 3	REPLIES 0	

03 January 20			Parking for the waterfront property. Possible tunnel or overpass for pedestrians to cross Indian River Blvd. part of the land could be used for additional green space, walking trail, native plant garden, etc.
Pegatha			
AGREES 6	DISAGREES 3	REPLIES 0	

FORUM TOPIC

What should happen on the 3rd Corner?

<p>03 January 20</p> <p>Caralyn62</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>5</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	5	1	<p>Keeping in line with my initial suggestion for the main area, an Eco Friendly Entertainment and Amusement area I recommend a multilevel parking garage with an elevated walkway to the amusement entertainment area main zone. While we are at that we can also help to address the parking shortage on Orchid Island by providing a shuttle service to beaches and businesses there.</p>
AGREES	DISAGREES	REPLIES					
2	5	1					
<p>03 January 20</p> <p>JohnG</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>6</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	6	1	<p>As it is across the street from the Water Treatment Plant, build a park that includes facilities for skating, and other outdoors recreational activities targeting kids and younger adults. For the waterfront area, include well-built boat ramps with ADA access, a kayak launching area, and plenty of parking spaces for trailers.</p>
AGREES	DISAGREES	REPLIES					
4	6	1					
<p>03 January 20</p> <p>Dave Lutz</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	12	1	<p>Because of this busy intersection with limited crossing safety for pedestrians, a commercial development like an office building or restaurant. Something that will generate tax income for the City, but not a Wawa or a gas station.</p>
AGREES	DISAGREES	REPLIES					
1	12	1					
<p>03 January 20</p> <p>ValZudans</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>6</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	6	0	<p>It would seem that this is less valuable than waterfront space, so maybe parking / valet / ancillary operations for Centennial Place? Valet and remote parking with a shuttle on lower level with new city hall and business offices above or below? It may be difficult to have people cross the street from parking with overpass, but a shuttle that just has to cross the street would be much safer and very convenient when it runs every 5 minutes or less to cross the street.</p>
AGREES	DISAGREES	REPLIES					
2	6	0					
<p>03 January 20</p> <p>jjddcc</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	11	0	<p>Sell to developers for commercial building but not gas station or big box store.</p>
AGREES	DISAGREES	REPLIES					
1	11	0					
<p>03 January 20</p> <p>SHCC0929</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	2	0	<p>There used to be a shuttle bus and no one took used it so they stopped running it. It was a shuttle bus only for beachside by the Goline and it went around Ocean Dr from Conway to Humiston and Cardinal Dr and Riverside, Marina and no one ever used it.</p>
AGREES	DISAGREES	REPLIES					
1	2	0					
<p>03 January 20</p> <p>Jones4B</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	2	0	<p>keep that property as public property.</p>
AGREES	DISAGREES	REPLIES					
5	2	0					

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What should happen on the 3rd Corner?

<p>03 January 20</p> <p>LeLo</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>3</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	3	0	<p>The area by the water should be used for studies on the health of the lagoon along with a non motor boat access/marina to the lagoon. The land should be an architecturally pleasing playground for children and a "playground/exercise equipment for adults, similar to the waterside park in Cincinnati. Either a new structure or the existing structure should have a restaurant or restaurants in there, and the land of course is still owned by the city. This would be similar to the Grill at Jaycee Beach.</p>
AGREES	DISAGREES	REPLIES					
3	3	0					
<p>03 January 20</p> <p>Genealib</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	6	1	<p>Green space for exercise equipment, walking paths, gardens, water/juice stand, lagoon education kiosks, and perhaps some of it for parking. This would be beneficial for the condo/apartment owners too on that side of the road.</p>
AGREES	DISAGREES	REPLIES					
1	6	1					
<p>03 January 20</p> <p>bob321</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>2</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	2	1	<p>I prefer recreation and entertainment uses for the east side. if adequate parking cannot be included on the east side, use some of corner 3, and solve the (both?) crossing safety issues. If parking is adequate on the east side, use corner three to financially support the rest of the development (but make it pretty).</p>
AGREES	DISAGREES	REPLIES					
3	2	1					
<p>03 January 20</p> <p>Wylo537</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	2	0	<p>I would recommend that this area be used for a multi-story car park to service the renovations, reuse of the Power Plant property and the Water Treatment property. We should have walk-overs (over IR Blvd) from the parking to the Newly Developed Water Front property.</p>
AGREES	DISAGREES	REPLIES					
5	2	0					
<p>03 January 20</p> <p>Tcopemama</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>5</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	7	5	1	<p>The 3rd corner is where a nice hotel with outdoor dining/entertainment should be leaving the waterfront properties low profile with open amphitheater and event rooms for local resident usage along with open park/gardens and water fountain areas.</p>
AGREES	DISAGREES	REPLIES					
7	5	1					
<p>03 January 20</p> <p>Charles 66</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>4</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	4	1	<p>Parking and access to the east side is going to be an issue. Why would you want to have a parking lot on the Valuable east parcels ? No commercial development is needed . This parcel must support the attractions on the waterside and provide EZ access and egress in an already busy intersection.</p>
AGREES	DISAGREES	REPLIES					
2	4	1					
<p>03 January 20</p> <p>Bill 14</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>4</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	4	1	<p>Sell for development of restaurants and commercial services to support lake front activities.</p>
AGREES	DISAGREES	REPLIES					
2	4	1					

FORUM TOPIC

What should happen on the 3rd Corner?

03 January 20			A parking garage on the old postal land with overhead walkway across Indian River B oulevard and Handicap parking on the river side.
TomC			
AGREES	DISAGRE ES	REPLIES	
10	2	0	

04 January 20			The parcel is not that big, either an office building or a park, can't do both in that small area.
michael58			
AGREES	DISAGRE ES	REPLIES	
0	1	1	

04 January 20			YES! I've seen walking paths that have these little "training stops" - playgrounds for a dults (and kids, too).
LindseyAnderson			
AGREES	DISAGRE ES	REPLIES	
0	1	0	

04 January 20			Parking will be a hot commodity for this destination area.
MLC			
AGREES	DISAGRE ES	REPLIES	
5	1	0	

04 January 20			Without considering potential pitfalls or problems, space issues or traffic / parking con cerns (we are relatively new to Vero), my wishlist consists of a combination of a bea utiful marina (nicer than Stuart or Fort Pierce), possibly a boutique hotel, trendy water -front restaurants and shops, with plenty of sitting areas and walking space along the river. I like the idea of trolly bringing visitors back and forth however couldn't a traffic li ght allow pedestrians to cross over to either side safely with parking on the southwest corner? Not sure if the name is settled but how about calling it Vero Harbor? I also like the name Vero Landing. I'm really excited about the world renowned urban planni ng firm that will be designing this space. Is there any way we can preview sketches of the various proposed design plans?
Donna90			
AGREES	DISAGRE ES	REPLIES	
3	5	3	

04 January 20			We should create a tennis court/basketball court on the roof of the potential marina. T his would overlook the water and provide a great space for kids to engage in various physical activities. If not that, we could put a rooftop restaurant/lounge. Both options w ould create a great sense of community for this town. Vote strategically townspeople! Regardless, I trust Tony Young! He is a great man and has great respect within the co mmunity.
kennytheshark99			
AGREES	DISAGRE ES	REPLIES	
3	3	2	

04 January 20			You might be onto something here, Kenny!
PuggleTime			

FORUM TOPIC

What should happen on the 3rd Corner?

<p>04 January 20</p> <p>PuggleTime</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>6</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	6	1	<p>I apologize in advance for my naivety here, but where are we going to get all our power?! Ever since I was a young boy, the power plant was a symbol of hope. A beacon of opportunity. A reminder that "you can be whoever you want to be." Now that it is being DEMOLISHED, we need something to offer the future generations the same feeling we ALL had growing up here on the Treasure Coast. I've been seeing ideas for shops, restaurants, laser tag arena, etc. (all of which great ideas), but we need something that is going to bring back the POWER! Bring back the POWER! I trust in Tony and so should you. PuggleTime Out.</p>
AGREES	DISAGREES	REPLIES					
0	6	1					
<p>04 January 20</p> <p>davidmus</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	6	0	<p>A big McDonald's</p>
AGREES	DISAGREES	REPLIES					
1	6	0					
<p>04 January 20</p> <p>kennytheshark99</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	2	0	<p>thanks Kenny!</p>
AGREES	DISAGREES	REPLIES					
0	2	0					
<p>05 January 20</p> <p>One Match</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>6</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	6	0	<p>Imagine...using the Power Plant structure to house a State maintained Aquarium, a Marine Research Center/school of studies, useable as a small Conference Center...accessible by land & sea > Marina might stretch across both waterfront properties under the bridge. On the water treatment property > a Great Wolfe Lodge & Indoor Water Park > may serve as lodging & food for the students year-round; an alternative for visitors & Residents when Red Tide & Green Algae invade our beaches again (an they will); snow birds who travel by sea have another choice; potential tax revenue is a quicker resolve to the cost of clearing the ground. #3 Property should best serve as PARKING...PLAN FOR PARKING THIS TIME!!! 2 or 3 stories high > A second story cross over is an option > easy access to the AQUARIUM and INDOOR WATER PARK.</p>
AGREES	DISAGREES	REPLIES					
2	6	0					
<p>05 January 20</p> <p>One Match</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	1	<p>Would SELLING the land or LONG TERM LEASING be the better resolve on the RIVER FRONT?</p>
AGREES	DISAGREES	REPLIES					
1	0	1					
<p>05 January 20</p> <p>CptnDick</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	<p>lots of thoughts, I'm thinking that parking could be a problem. Paid parking area with free golf cart or shuttle to the power plant area would be helpful.</p>
AGREES	DISAGREES	REPLIES					
0	1	0					

FORUM TOPIC

What should happen on the 3rd Corner?

<p>05 January 20</p> <p>Eric62</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>As you learn more about the space, you'll find that there is indeed plenty of room for both.</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>05 January 20</p> <p>SHCC0929</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>Vero Landing is the name of an apartment complex here in town. They could not use that.</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>05 January 20</p> <p>Eric62</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	1	<p>Who will pay to build and maintain the park, kayak launching area, boat ramps, etc.?</p>
AGREES	DISAGREES	REPLIES					
0	0	1					
<p>05 January 20</p> <p>Eric62</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	1	0	<p>Agree. The development must be self-sustaining AND bring ad valorem tax revenue to the City.</p>
AGREES	DISAGREES	REPLIES					
1	1	0					
<p>05 January 20</p> <p>Eric62</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	<p>Only as part of the overall plan, which must be self-sustaining and on the tax rolls.</p>
AGREES	DISAGREES	REPLIES					
0	1	0					
<p>05 January 20</p> <p>Eric62</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>1</td> <td>3</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	1	3	<p>Who will maintain the "open space"? No tax revenue. Who will build and maintain the walkway/tunnel (very expensive)? Parking garage would cost about \$60 per square foot; the average parking garage costs about \$8-9 million. Taxpayers foot the bill?</p>
AGREES	DISAGREES	REPLIES					
5	1	3					
<p>05 January 20</p> <p>Eric62</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	0	<p>Good combination of business and green space use and presume would collect enough tax revenue for the City to maintain any public areas.</p>
AGREES	DISAGREES	REPLIES					
1	0	0					

FORUM TOPIC

What should happen on the 3rd Corner?

05 January 20			Parking and pedestrian bridge are great ideas!
Sharon545			
AGREES 7	DISAGREES 1	REPLIES 0	

05 January 20			Instead of a parking garage, a parking lot might be adequate - and much less expensive.
Sharon545			
AGREES 6	DISAGREES 1	REPLIES 0	

05 January 20			<p>As I write as a past member of the Marine Commission, FPL has completed 90% of the electrical substation move from the NE corner to the rear of the SW postal substation corner. The remaining property fronting 17th Street should be used for back-up parking to support the major waterfront development across the street. So as not to block the intersection with additional foot and bicycle traffic, an east/west overhead walkway should be constructed for pedestrians and bicyclists. This will in turn, reduce the number of current accidents as well. How many accidents have been reported for both at that intersection? We should also change the name for the project from Centennial Place to Power Point Park & Marine Center to better reflect what the primary parcels will become.</p>
Veromon1			
AGREES 15	DISAGREES 1	REPLIES 6	

05 January 20			Parking for the waterfront parcels.
Clark			
AGREES 1	DISAGREES 1	REPLIES 0	

05 January 20			<p>The Federal excise taxes on sport fishing, boat manufacturing, and marine fuel could be used for boat ramp construction and other related fishing activities. The State of Florida thru the Fish and Wildlife Conservation Commission is in charge of the grant program to improve and maintain ramps. The county will have to request the grant funding from FWC.</p>
JohnG			
AGREES 1	DISAGREES 1	REPLIES 0	

05 January 20			I agree with the others that propose a parking garage and elevated walkway to cross Indian River Blvd.
Kelly600			
AGREES 10	DISAGREES 1	REPLIES 1	

06 January 20			<p>It's hard to answer this question if we don't know what the other two corners will be. If we keep the power plant (which I hope we do), there will not be enough parking so this 3rd corner may be a great parking option. If more parking isn't needed, maybe this is a "special event" area - Food Trucks, Music, Kayak/paddle board rentals, etc.</p>
StaceyL			
<p>Page 31 of 187</p>			

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What should happen on the 3rd Corner?

<p>06 January 20</p> <p>max57</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>4</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	4	0	<p>Commercial is best use, high traffic exposure, will generate tax revenue;</p>
AGREES	DISAGREES	REPLIES					
1	4	0					
<p>06 January 20</p> <p>Ted Miller</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	0	0	<p>Agree completely with the comment that the best use would be back up parking for whatever happens across the street. Cannot think of any income producing activity that would like to be next to the FPL station.</p>
AGREES	DISAGREES	REPLIES					
5	0	0					
<p>06 January 20</p> <p>Mayflower1620</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>2</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	2	2	<p>What do we need on a very busy corner? Have the city planners considered (1) sub-station for police; (2) sub-station for future emergency fire/rescue needs; (3) a dog park for all the many nearby apt. dwellers who daily walk a lot of animals up and down Indian River Blvd; (4) a public library branch in the future; (5) a parking lot with a trolley stop to transport people safely across the blvd. or out to the beaches, etc, etc, etc! Let's really think of FUTURE needs! It is very hard to consider this corner without knowing what will be in the major facilities across Indian River Blvd. on the larger properties, but we all are aware now of the amount of traffic at this location already! Again I ask, have city govt. planners given their input of any projected future needs for public spaces that our citizens might need to consider for this spot? We need their input! Ultimately we city taxpayers will get the bill for whatever happens on this 3rd corner, so let's hear from them, too!</p>
AGREES	DISAGREES	REPLIES					
3	2	2					
<p>06 January 20</p> <p>nscottjohnson</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	8	1	0	<p>The Post Office Annex site is an important link between the waterfront sites and everything west of Indian River Blvd. We need to make access to the waterfront from downtown Vero as easy (and exciting) as possible. How about a really cool parking structure, one that makes you excited to be there (plenty of examples to consider) with restaurants and gallery spaces on the roof and a pedestrian bridge that crosses over Indian River Blvd to take you to the waterfront sites?</p>
AGREES	DISAGREES	REPLIES					
8	1	0					
<p>07 January 20</p> <p>MPB</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	0	1	<p>I agree. A location for emergency needs, especially if a large number of people will be using the facilities across the street. A parking area and a people and dog park beautifully landscaped might be important. But if this area is to be an integral part of the complex, a pedestrian bridge is a necessity. Pedestrian tunnels must be avoided at all times! They are dark, dangerous, foul smelling, and a wonderful place to conduct all kinds of illicit and illegal activities.</p>
AGREES	DISAGREES	REPLIES					
2	0	1					
<p>07 January 20</p> <p>Thurston</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	<p>It would be great if what comes to be on corners one and two brings enough people to require additional parking. Before knowing if it will, corner three should be reserved. Indian River Blvd. is a big road to get a lot of people across if not necessary.</p>
AGREES	DISAGREES	REPLIES					
3	0	0					

FORUM TOPIC

What should happen on the 3rd Corner?

<p>07 January 20</p> <p>AmyR</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>6</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	6	0	<p>Someone had floated the idea of reasonably priced housing, that would work in a small footprint here perhaps. Parking with a safe crossing over to the riverfront sites would be cool. I love Mayflower1620's idea of a dog park, too, or even just an on-leash park setting like Riverside allowed just north of Dahlia lane.</p>
AGREES	DISAGREES	REPLIES					
0	6	0					
<p>07 January 20</p> <p>AmyR</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	2	0	<p>Interesting and creative ideas from StaceyL. Popup parties, special events, etc.</p>
AGREES	DISAGREES	REPLIES					
0	2	0					
<p>07 January 20</p> <p>AmyR</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>3</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	9	3	1	<p>I, too, loved the idea of an overhead walkway. That is one dangerous intersection.</p>
AGREES	DISAGREES	REPLIES					
9	3	1					
<p>07 January 20</p> <p>AmyR</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	0	1	<p>Remember how much the city got paid by FPL. They have money to spend. I do like your focus on the realities of cost, which will ultimately determine all three sites' development.</p>
AGREES	DISAGREES	REPLIES					
5	0	1					
<p>07 January 20</p> <p>AmyR</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	0	0	<p>Not loving the marina idea unless it was really small scale. The two riverfront sites have the most space, this southwest corner is limited in size. Take a tour of Big Blue, it is worth your time for sure. Gives you perspective you don't see just driving by. P.S. welcome to Vero Beach!</p>
AGREES	DISAGREES	REPLIES					
4	0	0					
<p>07 January 20</p> <p>AmyR</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	2	0	<p>Rooftop uses are a cool idea, both for the round water plant buildings and Big Blue. The view from that roof is truly incredible.</p>
AGREES	DISAGREES	REPLIES					
2	2	0					
<p>07 January 20</p> <p>AmyR</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>4</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	4	0	<p>Hotel is a good idea, especially if they build a parking structure that would allow for public parking as well.</p>
AGREES	DISAGREES	REPLIES					
2	4	0					

FORUM TOPIC

What should happen on the 3rd Corner?

<p>07 January 20</p> <p>Spencer1028</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>8</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	8	0	<p>I think a fine dining restaurant would be the best use of the land.</p>
AGREES	DISAGREES	REPLIES					
0	8	0					
<p>07 January 20</p> <p>John57</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	0	0	<p>You have to remember that there is only about an acre left on the annex corner. Add in zoning and FPL security requirements you start becoming limited with what you can do there.</p>
AGREES	DISAGREES	REPLIES					
2	0	0					
<p>07 January 20</p> <p>swgorry</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	0	1	<p>There may be 1.8 acres on the third corner (SW corner of the 17th St / IRB intersection), however depending on the zoning laws, and the fact that the FPL Sub-station is occupying the SE piece of that property, there may be space and easement restrictions for future development. That being said, a sports facility - Tennis, Pickle Ball, a Skate Park, with ample parking. A space for food trucks, perhaps and explore the possibility of overhead foot / bicycle bridge to get to the main / riverside area of the three corners. There would only be vehicle access and egress from east bound 17th st and southbound Indian River Blvd.....that is an awfully dangerous corner....</p>
AGREES	DISAGREES	REPLIES					
5	0	1					
<p>07 January 20</p> <p>PSU85</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>2</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	2	1	<p>parking with pedestrian overpass</p>
AGREES	DISAGREES	REPLIES					
3	2	1					
<p>07 January 20</p> <p>Horizon</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	0	0	<p>Donna90 we are still in the idea finding stage. You can sign up to tour the 38 acres, something I think is essential to truly grasp the enormous scale of this project. Then there will be a week long charrette with more community involvement. I strongly encourage you and your friends to get involved with ideas. No matter how crazy you think they might be.</p>
AGREES	DISAGREES	REPLIES					
2	0	0					
<p>07 January 20</p> <p>HeatherZ</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	2	0	<p>I am in favor of an overhead walkway. How can we make the intersection also bike friendly?</p>
AGREES	DISAGREES	REPLIES					
4	2	0					
<p>08 January 20</p> <p>LR</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	1	0	<p>parking or combo parking, first floor office/retail?</p>
AGREES	DISAGREES	REPLIES					
1	1	0					

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What should happen on the 3rd Corner?

<p>09 January 20</p> <p>viviendoenvero</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	1	0	<p>How about some kind of rotating art and/or statue that would reflect the season (eg Christmas Tree), Vero history - could be linked with the museum; McKee botanical garden often has rotating statues. Or a nice fountain, native landscaping, maybe a rotating mural space. Something easy on the eyes most importantly and representative of Vero. A parking lot with overhead walkway just doesn't belong around here - regardless of how developed the other side becomes.</p>
AGREES	DISAGREES	REPLIES					
1	1	0					
<p>09 January 20</p> <p>TFK44</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	1	<p>If a skate park is to be part of the project, it should go on the old postal annex land. There is no reason to have a skate park on the waterfront parcels, and the postal annex is closer to population centers.</p>
AGREES	DISAGREES	REPLIES					
3	0	1					
<p>09 January 20</p> <p>Rocket's Kitty Cafe</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	0	0	<p>There has to be ample parking for any viable business to succeed on the riverside. Perhaps a pedestrian bridge could span IR Blvd- wide enough for four abreast, and special needs. A parking garage could be concealed aesthetically, with accessibility from the East and South off of IR Blvd & 17th.</p>
AGREES	DISAGREES	REPLIES					
2	0	0					
<p>09 January 20</p> <p>Chris</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>There should be plenty of shrubs and greenery shielding the lot from the new unsightly FPL transmission station. I prefer limited, low-impact, low-rise commercial development mixed with open space, walking paths and places to sit and relax. A park-like setting with some development would be ideal.</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>09 January 20</p> <p>The Best Future</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>3</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	3	0	<p>I hope you will come out to see the open house in upcoming weeks... I agree it is pretty ugly now, but a new facade can be added and it is quite magnificent inside.. You may be greatly surprised.</p>
AGREES	DISAGREES	REPLIES					
5	3	0					
<p>11 January 20</p> <p>kiltedrick</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>3</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	3	1	<p>I believe keeping the power plant building and use as a mixed use space to include a farmers market (freeing up 100 parking spaces beach-side), local creative food court (instead of another big chain restaurant) , local hand-crafted artist booths plus event space, similar to Armature Works in Tampa. Keep a generous amount of riverfront as park space, with a small amphitheatre. Boat docking but no marina. (boat trailers take up way too much room).</p>
AGREES	DISAGREES	REPLIES					
5	3	1					
<p>11 January 20</p> <p>kiltedrick</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	1	0	<p>The area under the bridge between the two parcels would be perfect for a skate park.</p>
AGREES	DISAGREES	REPLIES					
2	1	0					

FORUM TOPIC

What should happen on the 3rd Corner?

11 January 20			Long term leasing. Once you sell it, it is gone forever.
kiltedrick			
AGREES	DISAGREES	REPLIES	
7	0	0	

12 January 20			An east/west overhead walkway (over Indian River Blvd) is an excellent idea.
Sharon Neill			
AGREES	DISAGREES	REPLIES	
3	2	0	

12 January 20			Boat Docking...BIG YES > no boat landing > Place for that next to the Dog Park!
One Match			
AGREES	DISAGREES	REPLIES	
2	0	0	

12 January 20			I think it should be used for a new sailing center
shaeriley			
AGREES	DISAGREES	REPLIES	
0	3	0	

13 January 20			I've read a lot of discussion about this being a parking "over-flow" area. Depending up on the use(s) decided about the other parcels this may be necessary? I'd rather see each parcel individualized to certain specifications and enjoyments and parking established inclusively. I'm reminded of the "Let's tear it down and put up a parking lot" by-gone days' mantra. Using it for one or some of the ideas currently offered on the other parcels? Overall, I'd like to see as much greenery as possible, as many people able to enjoy all this has to offer. Vero Beach is the 'Hibiscus City'. I'd vote for this theme throughout any plans.
Cindy Schwarz			
AGREES	DISAGREES	REPLIES	
0	0	0	

13 January 20			Third corner should be parking with an overhead walkway. Perhaps a 2 story parking garage with shuttle service to downtown to help with parking issues there.
Marybrownies			
AGREES	DISAGREES	REPLIES	
4	3	1	

13 January 20			All three sites should be designed together--what an amazing opportunity to have such prime locations all available at the same time. The master plan should incorporate all three corners. The development of each needs forethought and economic clarity.
beedesign			
AGREES	DISAGREES	REPLIES	
4	0	1	

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What should happen on the 3rd Corner?

<p>13 January 20</p> <p>Kacylolita</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	1	0	<p>I'm 25 born and raised in Vero Beach and I live close to this location. I think ultimately it would be great to see something that supports local businesses and is fun and accessible to everyone of all ages. If there is a way to conserve and re purpose big blue I think that would be really cool. Something cultural, artistic that brings the community together and also has the environment in mind.</p>
AGREES	DISAGREES	REPLIES					
3	1	0					
<p>16 January 20</p> <p>Brooke</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	1	0	<p>I agree! Armature Works is a great spot that showcases a lot of the restaurants, breweries and boutiques that Tampa has to offer all in one place. It would be that much better if it also offered something for kids and families like at city museum in St. Louis. I'd love to see a riverwalk as well and I agree with you about boat docking but no marina. I love YSF and would like to see them stay.</p>
AGREES	DISAGREES	REPLIES					
2	1	0					
<p>16 January 20</p> <p>Brooke</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	0	<p>Yes! Connecting the bridge loop is a great idea!</p>
AGREES	DISAGREES	REPLIES					
1	0	0					
<p>16 January 20</p> <p>Brooke</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	2	0	<p>Like someone mentioned already I think the 3 sites should be designed together. There are so many great ideas here for the 3rd corner and as long as it serves the people and is designed in conjunction with the other sites it will be amazing. Parking with an overpass, boutique hotel with public parking, skatepark, etc. all are great ideas. I would really just love to see everyone's ideas come together for one amazing destination spot that can be enjoyed by all! Everyone. All the people come together and enjoy an amazing waterfront location that has plenty to offer everyone and continues to change so that it never gets boring and doesn't become more dead space in Vero.</p>
AGREES	DISAGREES	REPLIES					
1	2	0					
<p>16 January 20</p> <p>kcope08</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>2</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	2	1	<p>Parking Garage! There will need to be serious parking available if a hotel and outdoor and attractive space is built on the two waterfront properties. It will become an attraction for people to visit and also a space to enjoy by residents (lots of food and drink). There is honestly not enough parking and if you make a garage it will reduce the need for parking on the waterfront parcels allowing for more room to develop a grand venue.</p>
AGREES	DISAGREES	REPLIES					
2	2	1					
<p>18 January 20</p> <p>Murphy</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	0	0	<p>Each corner should be part of an overall land use plan that joins them in a meaningful way. Not a garage on one corner, a hotel on another, or boat storage on a third. Much thought needs to go into how this becomes a cohesive project with a lot of attention on how cars will safely access each parcel at this already busy and dangerous intersection.</p>
AGREES	DISAGREES	REPLIES					
2	0	0					
<p>18 January 20</p> <p>Murphy</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	<p>Centennial Place was a very poor recommendation and fortunately the parcel was never given that name - also should not be considered in the future! As the community continues to change, it will not be many years before people will not know this area was once a power plant. And, why should they? I believe as the plans begin to take shape, based on community wishes, a desirable name will become clear.</p>
AGREES	DISAGREES	REPLIES					
3	0	0					

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What should happen on the 3rd Corner?

<p>19 January 20</p> <p>George146</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	1	0	<p>I would look at 3rd corner as separate from the riverside parcels. I cannot envision a east/west walkway over IR Blvd, which is very wide at that point, looking attractive nor conducive to seniors and an aging population in general. The site should be sold or leased with the monies funding the development of the riverside parcels where the real opportunity lies. If the property is sold, I would suggest non-retail (no restaurants, stores) to avoid pedestrian accidents for folks that would want to visit the riverside development. Office space etc would avoid that.</p>
AGREES	DISAGREES	REPLIES					
5	1	0					
<p>19 January 20</p> <p>Steve55</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>3</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	3	1	<p>The State of Florida currently is putting up for sale the old Szechuan Palace on 43rd Avenue. This historic Waldo Sexton-designed building is likely to be sold for surplus and demolished. The City can save this building and perhaps move it to the 3 corners area to serve as a museum of Vero Beach history. The 3rd corner might be ideal for such a museum housed in one of Sexton's historic works architectural art.</p>
AGREES	DISAGREES	REPLIES					
5	3	1					
<p>19 January 20</p> <p>Adriana88</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	1	0	<p>I think this is a terrific idea! The Laura Riding house was moved. Why not Szechuan Palace to the Postal Annex plot? It would make a terrific Vero Beach Museum. What a great homage to Waldo Sexton!</p>
AGREES	DISAGREES	REPLIES					
2	1	0					
<p>20 January 20</p> <p>maridee7777</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	1	1	<p>Perhaps this corner can be a parking lot for the overcrowd to attend one of the events being held across the street.</p>
AGREES	DISAGREES	REPLIES					
1	1	1					
<p>21 January 20</p> <p>Pete1890</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	<p>Not only make it a parking lot but how about adding an underground pedestrian walkway to get access to the riverside lots? That would ease traffic concerns and any potential accidents as the intersection at IR and the bridge is quite busy and a high accident corridor. In addition, why not rent a portion of this lot to a cell phone provider to put up a cell phone tower. This would provide a regular income to the city while upgrading cell phone service in the area. They make the towers very unobtrusive now looking like palm trees.</p>
AGREES	DISAGREES	REPLIES					
0	1	0					
<p>21 January 20</p> <p>Pete1890</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	2	0	<p>If an overhead walkway is too expensive then we could propose an underground pedestrian/bike pathway which would provide the same benefits.</p>
AGREES	DISAGREES	REPLIES					
0	2	0					
<p>21 January 20</p> <p>Hoyt36</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	<p>Agree</p>
AGREES	DISAGREES	REPLIES					
0	1	0					

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What should happen on the 3rd Corner?

<p>21 January 20</p> <p>Hoyt36</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	<p>Agree</p>
AGREES	DISAGREES	REPLIES					
0	1	0					
<p>24 January 20</p> <p>JESUS LOVES YOU</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>3</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	3	0	<p>is there anyway any of these areas could become a community pool?</p>
AGREES	DISAGREES	REPLIES					
0	3	0					
<p>24 January 20</p> <p>Dermdoc59</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>The future project should focus on the importance of protecting the environment as whatever is projected to occur there could substantially impact wildlife and the fauna and flora of the waterway. The issue, as always, is money! Why do anything there other than recreating what was most likely there many years ago...an expansion of land and water for those species that need it most- birds, fish, etc. Recreate a wildlife haven. With regards to an underground passage as proposed by some, I believe that to be a bad idea which will deteriorate physically and socially very quickly. An overhead walk way with great lighting would be . Btw, anytime one creates other facilities for humans to invade, those facilities ultimately negatively effect all our other coexisting species. We are continually destroying our ecosystem.</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>26 January 20</p> <p>EGFL</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	0	<p>This is an opportunity for us to follow the lead of places like Riverside Stuart and Fort Pierce. It should have ample outside areas for strolling and otherwise, with possibly some restaurants, a place for special outdoor events (concerts, farmers markets), etc. Nothing exclusionary. Nothing that keeps people out. Make it for the people to enjoy the riverside. the appeal of Royal Palm has changed, with the new lodge there and it's not really a waterfront park. Riverside is okay, but again, even though on the river, it is not Riverside. We could do amazing things with this property.</p>
AGREES	DISAGREES	REPLIES					
1	0	0					
<p>26 January 20</p> <p>Rogerremodel</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	<p>Thinking about one of the busiest intersections in the middle of the design, perhaps the roadways could be gently raised on piers, resulting in safe, sheltered passage all underneath, and with some parking as well.</p>
AGREES	DISAGREES	REPLIES					
0	1	0					
<p>26 January 20</p> <p>Rogerremodel</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	0	<p>Yes to economic clarity.</p>
AGREES	DISAGREES	REPLIES					
1	0	0					
<p>26 January 20</p> <p>Rogerremodel</p>	<p>What kind of shuttle, a bus or something that is not part of more traffic, like a monorail.</p>						

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What should happen on the 3rd Corner?

<p>27 January 20</p> <p>Rogerremodel</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	2	0	<p>Possible pedestrian underpass by slightly elevating the roadways on piers, and I then also create new sheltered space that could include surface parking as well as safe transition from 'corner to corner'.</p>
AGREES	DISAGREES	REPLIES					
0	2	0					
<p>27 January 20</p> <p>Rogerremodel</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>3</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	3	0	<p>Raise intersection roadways gently to create passage space underneath for sheltered parking and easy safe passage around site. By sheltered I mean from rain and sun.</p>
AGREES	DISAGREES	REPLIES					
0	3	0					
<p>27 January 20</p> <p>Rogerremodel</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	<p>Very important question. Ask: what is the highest and best use, what other property compares, will cost to save Big blue be more than complete demolition and new construction (could be), what payback timelines are being considered for various financing. Popular notions of 'free open space' need to be aligned with the history of great revenue producers that amount to surplus funds, or do I dare say profits for the people.</p>
AGREES	DISAGREES	REPLIES					
0	1	0					
<p>27 January 20</p> <p>Rogerremodel</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>Ok, but this process should try to imagine 1 site in the ideal scenario, and include adjacencies, and the satellite nodes that will become interdependent. It is so easy to gloss over at this point just to get to a big start.</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>27 January 20</p> <p>Rogerremodel</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>3</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	3	0	<p>Raise the roadway intersection enough for pedestrian passage underneath (not a tunnel) but level surface of sheltered (rain/sun) sidewalks, breezy, and significant parking (not total parking) spaces.</p>
AGREES	DISAGREES	REPLIES					
0	3	0					
<p>27 January 20</p> <p>Rogerremodel</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	<p>Elevated means climbing stairs, ramps, escalators, elevators, and this expense could be half the cost of raising roadway intersection high enough for surface activity below (not tunnel). Breezy, level sidewalks, easy stroll between entire site (3 sites), and significant parking spaces.</p>
AGREES	DISAGREES	REPLIES					
0	1	0					
<p>27 January 20</p> <p>Rogerremodel</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	2	0	<p>Raise intersection. People first, cars/trucks last.</p>
AGREES	DISAGREES	REPLIES					
0	2	0					

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What should happen on the 3rd Corner?

<p>27 January 20</p> <p>Rogerremodel</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	2	0	<p>What about some type of free trade zone where all profit stays on site, except excess profits become annual payments to city residents, like the permanent fund pays Alaska citizens.</p>
AGREES	DISAGREES	REPLIES					
0	2	0					
<p>27 January 20</p> <p>Rogerremodel</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	<p>This is probably a good interim use long before any long term development.</p>
AGREES	DISAGREES	REPLIES					
0	1	0					
<p>27 January 20</p> <p>DLA</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	2	0	<p>Parking on ground, no garage required, federal & state highway funds could construct and maintain walkway/tunnel and repurposing the power plant with paying tenants - commercial and dining could support the facility and open space to the lagoon. There would be taxpayer and private donation support to maintain this prime location open for the public.</p>
AGREES	DISAGREES	REPLIES					
0	2	0					
<p>27 January 20</p> <p>Bob Jones</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	0	1	<p>I was at the Charrette from 10:30 to 12:00 this morning in which it was argued that it does not make sense for it to be used for parking. That makes sense to me. I would suggest that it be sold to a private entity for as much as possible, subject to reasonable limitations on use and zoning constraints. My guess is that this might be a good spot for a professional office building. The goal should be to maximize the cash received from the sale and use it to help fund the project at the other two corners.</p>
AGREES	DISAGREES	REPLIES					
2	0	1					

FORUM TOPIC

What should happen on the 3rd Corner?

27 January 20		
bluetwo		
AGREES	DISAGREES	REPLIES
1	0	0

I attended the Charrette this morning and was impressed by the thoughtful array of questions and the discussion in general. My takeaway from this meeting is: 1. Thorough and professional analysis of building soundness and any potential environmental risks is absolutely necessary...we cannot rely on offhand observations. 2. The question of paying for maintenance is a good one. This space could emerge as an attractive area for all kinds of reasons and for all demographics...but our city has 18k people and Indian River county has 138k approx. This is a "free rider" problem. Why shouldn't non-Vero residents contribute...at least to the maintenance costs.?? Maybe a paid pass for non-Vero folks? 3. I liked the selling the post office area...and again, using the money for a maintenance fund...as with most HOAs and Condos, keeping a healthy cash on hand reserve makes sense for Three Corners. 4. I got the impression DZK wants to keep the power plant. I'm still skeptical, but I know people who visited it changed their minds from no to yes. Starting at the top, the idea of a rooftop restaurant is attractive, and maybe something like Alexandria, Virginia's Torpedo Factory Craft and art spaces would be a boon to all our creative folks. Looking at my wife's interior photos, it occurred to me that the very lowest levels might be converted to indoor and air conditioned sports courts...racquet ball, indoor tennis, maybe even basketball. This could be a popular venue especially during the hot months, and would attract young people. 5. A general principle that most seemed to agree to was that the venue has to appeal to various age levels, from young to old. Portland Oregon's Jamison Square is one example that has a great water feature which parents and small kids love...add in some bocci ball courts and a skateboard park with some trees and benches for people to watch and it would be a hit. See Portland Oregon Jamison Square for a better idea. 6. I'm sensitive to the noise issue and whether from a restaurant or an amphi-theater, there needs some careful thought about loudness and timing. At the same time, I wonder if it might be possible to locate a floating amphitheater near the bridge water lagoon...something that floats with maybe several rows of raised seating for maybe up to 500 people...ticketed events...would attract teens and young people, who would also frequent open air shops and stalls. Music does bring people together. 7. There was discussion about restaurants...emphasizing lower cost eateries. I had visions of Big Macs, so hope that's not in the picture. There is enough space for more than one "level" restaurant...perhaps the power plant roof-top restaurant could be a bit more upscale, and another near the water more mid-level...with a few snack stalls among the vendor corridors. We lived on the Columbia River in Portland for a few years, and have fond memories of a floating restaurant right across the river from our Condo...my grandchildren loved to go there...and boat owners tied up to join the fun. Food was good and not expensive. 8. The picture of the two open sided vendor market stalls was impressive, and reminded Susan and me of market squares we visited in Brittany town last summer. I would not, however, take up all the space for these features as the beautifully done picture seemed to do. 9. Not discussed was Florida weather...open air markets and restaurants are great in cooler weather, but we have some really hot and humid months. We need to face up to having cool spaces where people can still enjoy what Three Corners will have to offer.

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What should happen on the 3rd Corner?

<p>28 January 20</p> <p>MakeVeroHealthier</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	3	0	<p>Hi everyone! My family and I moved here two years ago, have purchased our first home and are putting down roots. We love this town! We previously lived in LA, NYC and other major cities so the only thing we find very challenging about living here is the lack of genuinely healthy food (organic/ plant-based) and wellness centers. It seems like so much of the "fun" to be had here centers around drinking alcohol and eating unhealthy food, it would be so wonderful to have a very different alternative for those of us who value a healthy lifestyle... or for those of us who might enjoy pizza every now and again but who also want to add more healthy alternatives into our daily lives but who are missing any opportunity to do so here. I would love to see this area turned into a center of truly healthy family fun. On the first floor of the main building there could be restaurants with plant-based meal options (like "Cafe Gratitude" in LA or "Caravan of Dreams" in NYC... no more lobster rolls and fried Italian food anymore please!!! Perhaps a Yoga studio, meditation center, healthy organic food mart on the second floor. Outside a communal garden + safe enclosed playground for kids + a large area to bring blankets and chairs for concerts or "drive-in" style movies on the lawn with the ability for boats to come by and listen to the music from the water as well. This could be an opportunity for our beautiful town to do something great and new that brings us healthier eating and activity options... a win win for everyone of all ages and backgrounds. I also envision a parking garage a little ways down on 17th street with trollies running back and forth so that more people can attend events without too much space needing to be used for parking. Thank you for your consideration!</p>
AGREES	DISAGREES	REPLIES					
1	3	0					
<p>28 January 20</p> <p>Darlene</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>I totally agree. Selling it is best!</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>29 January 20</p> <p>Debbie2323</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	0	1	<p>I think that would be the best location for the skate park. There should be some physical barriers to prevent drivers on 17th being distracted.</p>
AGREES	DISAGREES	REPLIES					
2	0	1					
<p>30 January 20</p> <p>Rudy</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	1	0	<p>Keep it a green space with some trees for shade. Use for overflow parking when needed. Otherwise, available for groups to hold outdoor events, whether exhibits, fairs, etc.</p>
AGREES	DISAGREES	REPLIES					
1	1	0					
<p>01 February 20</p> <p>YourTrippin</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	1	0	<p>I'm not a fan of using the east side of the 3 Corners for anything other than income generating for the city but this little 1.8-acre site would make a good skate park area. I can't believe I just said that but really, what more can it be used for and it would be too dangerous to make it overflow parking unless you want to dump all kinds of money for an overpass.</p>
AGREES	DISAGREES	REPLIES					
1	1	0					

FORUM TOPIC

What should happen on the 3rd Corner?

<p>03 February 20</p> <p>Doug14612</p>	<p>It was sad to see in the final plans that all sound producing elements such as the Amp hitheater, Bars, Skate Park, Ensemble playing area and the motor boat docking and piers are all place on the north side of the Three Corner Project. There is no planned sound abatement planned to separate the sound from the hundreds of home that just a canal width away from these noise producing elements. There needs to be more planning to deaden the sound traveling to our homes. Sound consideration was given to the homes to the south but no mention to the north.</p>						
<table border="1"> <thead> <tr> <th data-bbox="140 405 264 465">AGREES</th> <th data-bbox="264 405 389 465">DISAGRE ES</th> <th data-bbox="389 405 507 465">REPLIES</th> </tr> </thead> <tbody> <tr> <td data-bbox="140 465 264 533">0</td> <td data-bbox="264 465 389 533">0</td> <td data-bbox="389 465 507 533">0</td> </tr> </tbody> </table>	AGREES	DISAGRE ES	REPLIES	0	0	0	
AGREES	DISAGRE ES	REPLIES					
0	0	0					
<p>04 February 20</p> <p>RWH</p>	<p>So far I've been quite impressed with the planning for this site. However, it seems like a strange place for a skate park. Not many kids in this neighborhood. Something like the vacant lot east of the high school football field seems so much more appropriate.</p>						
<table border="1"> <thead> <tr> <th data-bbox="140 678 264 739">AGREES</th> <th data-bbox="264 678 389 739">DISAGRE ES</th> <th data-bbox="389 678 507 739">REPLIES</th> </tr> </thead> <tbody> <tr> <td data-bbox="140 739 264 806">1</td> <td data-bbox="264 739 389 806">0</td> <td data-bbox="389 739 507 806">0</td> </tr> </tbody> </table>	AGREES	DISAGRE ES	REPLIES	1	0	0	
AGREES	DISAGRE ES	REPLIES					
1	0	0					
<p>06 February 20</p> <p>Sharon Neill</p>	<p>Trader Joe's!</p>						
<table border="1"> <thead> <tr> <th data-bbox="140 952 264 1012">AGREES</th> <th data-bbox="264 952 389 1012">DISAGRE ES</th> <th data-bbox="389 952 507 1012">REPLIES</th> </tr> </thead> <tbody> <tr> <td data-bbox="140 1012 264 1077">0</td> <td data-bbox="264 1012 389 1077">0</td> <td data-bbox="389 1012 507 1077">0</td> </tr> </tbody> </table>	AGREES	DISAGRE ES	REPLIES	0	0	0	
AGREES	DISAGRE ES	REPLIES					
0	0	0					

FORUM TOPIC

Future of Three Corners

Visitors 817	Contributors 331	CONTRIBUTIONS 4098
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16 November 19		
LindseyAnderson		
AGREES 22	DISAGREES 4	REPLIES 1

I am really excited about this project. I live on the mainland and there is not really any public access to the lagoon. I like natural settings, like the botanical gardens, and hate shopping, the mall and the concrete jungle of the mainland. I'd love a riverwalk, bike path, a boat launch or kayak rental, restaurants, a theater or event space, SOMETHING to do - activities for me and my friends who visit. Now we just go to the beach or the botanical garden. Even a hotel would be nice and walkable space or bike path. I hate that I have to drive my car everywhere and there are very little hiking/walking spaces that are interesting.

17 November 19		
Spencer1028		
AGREES 6	DISAGREES 9	REPLIES 0

A nice, wide promenade with notable dining experiences including outside options. A gourmet chain such as Cipriani is encouraged. High end shopping and water craft parking to round out the destination would make it desirable.

18 November 19		
Victor204		
AGREES 13	DISAGREES 2	REPLIES 0

It might be good to initiate the process by roughing in a couple of very serious constraints on the site layouts. All three of the corners are "access challenged". If the uses anticipated have a significant traffic count, that must be balanced with the already high traffic flows at the intersection of IRB and 17th Street. The current access to the Power Plant would poorly support traffic flow into and out of that site from multiple traffic directions. The Power Plant site access would likely be best as far away from the bridge as possible. That scenario already exists for the Waste Water Treatment Plant. There is a Right Of Way with setbacks and access required for the 17th Street Bridge. The Florida Department of Transportation, Indian River Rowers and Youth Sailing all occupy space beneath the bridge and have launch ramps to the river and the N/S canal on the WWTP site. The peninsula at the riverfront of the WWTP is very likely not a suitable space for residential or commercial development. I would suggest that a base map be drawn to define the no-go areas of traffic entrance/flow, access roads and challenged/prohibited access. Being on the Western shore of the mile-wide Indian River, and in the face of often substantial prevailing winds from the East and NE, the rowers found it unreliable to launch from that area. One must assume that safety would be equally challenging to paddle boards or kayaks under frequent conditions.

FORUM TOPIC

Future of Three Corners

18 November 19		
ella723		
AGREES	DISAGREES	REPLIES
16	7	2

I would love a paddle board or kayak rental as well as a restaurant so after I go paddle boarding with my friends I could go somewhere close to eat.

18 November 19		
Jackcarlon		
AGREES	DISAGREES	REPLIES
9	1	0

i think they should reuse the land for either a boat ramp, shops, restaurants, or parks because it is a really nice lot right in the water.

18 November 19		
The Best Future		
AGREES	DISAGREES	REPLIES
5	5	1

I think we need to look at the best possible use of the property it seems most are looking at how to divide up the property to which local group that desires it. This leads to a win-lose situation. Why not look at how to use the property by dividing up a subset of the time that each group or organization can use it thereby creating more of a win-win situation for all involved. We have Riverside but no real event space that can be used indoors. Take a look at Steel Stacks in Pittsburgh and Steam Plant Spokane for incredible, forward thinking ideas that attract huge tourism and also the young.

18 November 19		
swgorry		
AGREES	DISAGREES	REPLIES
23	6	4

There are so many options and suggestions flying around Facebook...I see vehicular access as an impediment due to the location and high traffic on IRB during season. However, that being said, 3 years ago a high school student suggested an amphitheater for concerts, outdoor plays, etc. I thought this a valid suggestion. I also realize that Big Blue is considered by many to be an eyesore, but, if it could be re-purposed and an exterior face lift, perhaps an aquarium (there must be organizations that build them and grants to pay for one) which would be a big draw to surrounding school districts, residents and visitors alike. Also considered would be an indoor concert and/or convention center. Surrounding that on the water, a boardwalk, perhaps some docks for boat access, shops, affordable eateries, an exercise / walking area with benches, trees, native plants...ecologically strategically designed. Maybe even a corner set aside for a skate park. This location should be designed to serve the citizens of Vero Beach and Indian River County.

19 November 19		
kidfromvero98		
AGREES	DISAGREES	REPLIES
25	4	2

I think the inside of the power plant should be a street food cafeteria. It allows for creative entrepreneurs to bring their culinary ideas to center stage in Vero and the temporary nature of such a cafeteria could allow for rotation and variety. Also a small concert venue would be great in my opinion and would encourage me to go out more in Vero. Not only that, but Vero Beach has musical potential that needs to be tapped. YNW Melly exploded in the past year and became a mainstream success. Vero is also home to Jake Owen. We must create a spotlight for Vero's musical talent of all genres. As for the greenspace, there should be as little permanent structures as possible and should it should be a space for a variety of recreational activities. The existing structures could serve as a canvas for street art. Whatever happens, the nature of any development needs to be adaptable to allow constant change. Three Corners cannot be just another place to go out when there's nothing better to do. It must be constantly changing and exciting people and it should be a cultural beacon in Vero Beach.

FORUM TOPIC

Future of Three Corners

20 November 19			I think that there should be a nice spot to sit and relax with benches and a little walkway. I don't think there should be much development, just an open space for the community to gather.
pryscalindouz			
AGREES 7	DISAGREES 9	REPLIES 0	

21 November 19			First and foremost the environmental condition of the site must be determined. Many industrial sites are contaminated with heavy metals and petroleum products thus the building will have to come down to do clean-up. My opinion is that the building should come down to allow ample parking for visitors.
michael58			
AGREES 2	DISAGREES 4	REPLIES 0	

21 November 19			Most of this area should be marine oriented, possibly by expanding the (dredging as deeply as permits allow) the bottoms along the eastern shore, as well as cleaning the channel along the North side of the property. (ideal area for large yacht marina) The current barge access should be maintained, as it will occasionally be needed to move large items, as was done with the generators for the FPL power plant West of town. There here also should be expansion of the trailered boat ramp and parking as needed, the trailered boat ramp area North of the Merrill Barber Bridge eventually being closed and repurposed for rowing etc. Most trailered boats are kept West of the lagoon and should not be required to cross the bridge) The waterfront should be used for open space / public access as much as possible, with any large commercial structures in the area Indian River Boulevard. Waterfront hotels should be discouraged, the same with commercial restaurants, None of the land should be encumbered by longterm leases or sales to commercial developers. This property should remain for public usage, do not need condominiums and commercial businesses encroaching as has occurred at the public beaches (Humiston Park and Sexton Plaza)
Native			
AGREES 4	DISAGREES 8	REPLIES 0	

21 November 19			This area should be used as a boat launch and commercial marina area, there are some inherent problems with paddle boarders, wind surfers, and kayaks in close proximity to powered boats, which currently use this area. The channel along the Westside of the lagoon between the bridges should be maintenance dredged before the site is improved, as this is the logical temporary spoil area. There are a lot of boats tied up at waterfront homes between the bridges, and this is the ideal time to have some channel maintenance dredging completed.
Native			
AGREES 4	DISAGREES 17	REPLIES 2	

21 November 19			<ol style="list-style-type: none"> 1. A dream – boardwalk/bridge for both walkers and bikers along the river. There is lot of room going south by the Lagoon greenway down to Mckee Botanical Gardens. And/or north from 17th Street bridge past a favorite park called Young's Park to Royal Palm Point. Include lighting for night walking. I realize there are a few homes in the way, but I am sure there are workarounds. Look at San Antonio Riverwalk or Willamette Riverwalk. And YES, I willing to pay more taxes for this! 2. Signage about local IRC history, environmental and IR Lagoon facts along boardwalks. 3. Lots and lots of trees and gardens. 4. Kayak / paddle boats – boat launch can be on one side of the bridge 5. 1-2 restaurants if space is available. 6. Museum with rotating exhibits on science and local history. 7. Specialty shops and small food stands for drinks and ice cream.
Genealib			
AGREES 28	DISAGREES 1	REPLIES 1	

FORUM TOPIC

Future of Three Corners

21 November 19			Would be a great place for a riverfront boardwalk with a skatepark attached like in Bra ndenton, FL
steve			
AGREES	DISAGRE ES	REPLIES	
13	14	1	

21 November 19			Nice parks like on the beach side, should be developed for the enjoyment of county re sidents for generations to come .
oakpark terrace resident			
AGREES	DISAGRE ES	REPLIES	
11	0	1	

21 November 19			So many exciting possibilities for our special community. Would like it to be used and enjoyed by as many people as possible. We definitely need a big event venue for 300 + for people to rent out for fundraisers, weddings, corporate events. I'd like to see multiple use spaces for conventions, meetings, luncheons/dinners and people coming to work at open/shared desks. I really hope there is an outdoor amphitheater for some concerts, outdoor theatrical performances, movies and educational events that could end at a reasonable hour like 9 or 10 so they don't disturb folks that live near there. T here definitely needs to be a variety of food. I love the new Riverwalk area in Tampa. Lots of people outside enjoying various activities, and it would be great to have somet hing like the The Public Heights Market at Armature Works here. It's a hip food hall wit h lots of tasty options from sushi to brunch to BBQ to Cuban food and even vegan frie ndly options. There's something for everyone. Would love to see some aquariums in t he shared public space as well. Parking garage could be across the street where the postal section was. I really hope there are no hotels or residences or permanent office spaces there. The city can generate a great deal of revenue and still make it nice for t he people that live near there but keep it accessible by as many locals and tourists as possible to enjoy. We won't get another chance like this. It's critical that this be planne d strategically and with community buy in. I like this feedback procedure that's been i nitiated. Busy working people don't have time to sit in City Hall all day long to get a ch ance to share their opinion. Thx
BarbFord			
AGREES	DISAGRE ES	REPLIES	
17	3	0	

22 November 19			It is most important to determine what the space should not be; commercial or residential. My preference is for open space with plantings, an addition to the Greenw ay.
Scotty			
AGREES	DISAGRE ES	REPLIES	
6	5	0	

22 November 19			I think the property should be made into a park for all citizens of Vero Beach. There mi ght be a boat slip and perhaps a restaurant or two and space for walking and having p icnics
Bonnie			
AGREES	DISAGRE ES	REPLIES	
4	4	0	

FORUM TOPIC

Future of Three Corners

<p>22 November 19</p> <p>Charles 66</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>12</td> <td>6</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	12	6	1	<p>re-purpose the existing plant (with face lift) , use existing barge docks to use as Marina space , create boat launch for trailer able boats on the EAST side of the lagoon. Any restaurant should be on a lease controlled by the city. Walkways and greenery should be the focus of the plant site development . The interior of the plant can accommodate a living history museum, concert venue, aquarium, fresh market and special events court so fresh and new events can be accommodated .</p>
AGREES	DISAGREES	REPLIES					
12	6	1					
<p>22 November 19</p> <p>HNatalie</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	2	0	<p>What is "the beach side"?</p>
AGREES	DISAGREES	REPLIES					
1	2	0					
<p>22 November 19</p> <p>HNatalie</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>22</td> <td>9</td> <td>5</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	22	9	5	<p>Boardwalk, for sure. Skatepark... too much hardscape and too much space required compared to use, not upscale enough, not enough widespread draw.</p>
AGREES	DISAGREES	REPLIES					
22	9	5					
<p>22 November 19</p> <p>HNatalie</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>30</td> <td>0</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	30	0	2	<p>I would favor docks for incoming visitors, but a boat launch?? We have a unique opportunity to draw on dozens of other Florida waterfront developments and create something amazing... a boat launch is far from amazing, caters to an extremely small, niche market, requires excessive hardscape, and there's one right across the river at Veterans Park. The community will dislike the environmental impact so much it would adversely affect the entire project.</p>
AGREES	DISAGREES	REPLIES					
30	0	2					
<p>22 November 19</p> <p>steve</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>11</td> <td>10</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	11	10	0	<p>I agree its a lot of development required but the lot there is huge. I think the city underestimates the latent demand for a skatepark. Bradenton is constantly full of kids and provides built-in entertainment for the passersby. Ocean drive already has upscale amenities. Could be a great space to bring families with casual dining and other playground / sports facilities like volleyball courts, etc. Just a suggestion.</p>
AGREES	DISAGREES	REPLIES					
11	10	0					
<p>22 November 19</p> <p>localguy89</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>6</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	6	0	<p>Need a boat ramp on this side of river. Sebastian & Ft. Pierce have ramps but Vero doesn't. Why? It can still be a park along with the ramps. Already have channel cut for barges. The county turned down Oslo because a few people complained while the rest of us were at work.</p>
AGREES	DISAGREES	REPLIES					
5	6	0					
<p>22 November 19</p> <p>JAM</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	9	0	0	<p>Use this fantastic riverside location to build a much needed waterfront venue for some open space, shopping, restaurants, bars, cafes and entertainment as space allows. Accommodation for small number of boat slips could also be considered, that can be used by boaters to visit the renewed riverfront area. VERO is sorely lacking this type of waterfront venue. Experience the fun and energy at the Fort Pierce riverfront on any given weekend to witness the potential of this type of development. Why travel to neighboring cities all the time if we have the opportunity to construct our own vision of how to develop a fun riverfront destination for all ages at this location in VERO.</p>
AGREES	DISAGREES	REPLIES					
9	0	0					

FORUM TOPIC

Future of Three Corners

22 November 19		
Bob Jones		
AGREES	DISAGRE ES	REPLIES
16	2	3

I favor a medium-scale development that respects building height restrictions and has publicly accessible open-space. Highest priority should be activities and amenities that can be enjoyed by all residents. This includes: 1. One or two white tablecloth waterfront restaurants plus a diverse fast-food court 2. Youth Sailing Foundation's sailing/acquatics center 3. Docks for day use, but not a major marina that competes with City Marina 4. I do not favor a boat launch facility as it would require far too much space for trailers and pick-up trucks. If more launch capacity is needed, expand the Riverside or MacWilliams Park facilities. 5. Open grassy park-like space extending to the waterfront with shaded picnic tables 6. A small-scale amphitheater for music and cultural events 7. I'm open to some non-waterfront professional office space if that can be accommodated and strengthen the overall concept economics. The most significant challenge is the business model for site development and ongoing operations. On one hand, residents want some level of control, yet I do not see the City financing development or acting as the property manager. Once the Charette process defines preferred consensus high level concept, developers should be invited to bid on the overall campus-wide plan and individual facilities.

22 November 19		
Christine.Pokorney		
AGREES	DISAGRE ES	REPLIES
8	1	0

What a great opportunity for the VBI! With so much property I think it can accommodate a wide variety of activities that serve all ages and bring the community together - open park space with active & passive recreation areas in the NE area, space for temporary events like farmers market, and festivals to the southeast where the less attractive structures are. I would love to see the existing building repurposed to create an indoor/outdoor mixed use space embracing the architecture and keeping the more interesting parts of the building on the NE corner. The SE property would be best for overflow parking and possibly new location for City Hall. DZP are the experts, trust them!

22 November 19		
KMc		
AGREES	DISAGRE ES	REPLIES
21	2	2

I would like to see something like the East End Market in Orlando <https://www.eastendmkt.com/> They grow their own food, have a juice bar, coffee bar, sushi bar, artisan cheeses and breads, etc. etc. also upscale restaurants with a view, lots of plants and walking paths, places for musical performances, festivals, farmers markets, bed and breakfast place, and boat dock.

22 November 19		
JeffNall		
AGREES	DISAGRE ES	REPLIES
7	5	2

I would like to see the Three Corners utilized for a variety of projects including 1) Innovative playground such as Common Grounds in Lakeland, FL: https://www.tripadvisor.com/Attraction_Review-g34373-d2662995-Reviews-Common_Ground_Park-Lakeland_Florida.html This playground is designed for children of all ages and (dis)abilities, enabling kids of all stripes to share a common experience. Common Grounds is so unique that it draws people to Lakeland from all around Florida and offers families a free activity. It also draws people into the community to spend money in the community. The playground could also be combined with open green space, which is also desired by many in our community. 2) As others have mentioned, a kayak/canoe launch should also be incorporated. But rather than having a private business operate here, Vero Beach Parks and Recreation should run the enterprise, providing affordable kayak and canoe rentals similar to Savannas Recreation Area in Fort Pierce where rentals are \$5 per hour <http://www.stlucieco.gov/departments-services/a-z/parks-recreation-and-facilities-department/savannas-recreation-area> 3) I also agree with others who believe we should incorporate a boardwalk and amphitheater similar to Cranes Roost in Altamonte Springs https://www.tripadvisor.com/Attraction_Review-g29161-d2343859-Reviews-Crane_s_Roost_Park-Altamonte_Springs_Florida.html 4) Lastly, I agree with others who've suggested a learning center such as the Manatee Observation and Education Center in Fort Pierce https://www.tripadvisor.com/Attraction_Review-g34233-d518793-Review_s-Manatee_Observation_Education_Center-Fort_Pierce_Florida.html

FORUM TOPIC

Future of Three Corners

22 November 19			An amphitheater for concerts, couple restaurants - fine dining & casual, possibly a boutique hotel on the west side with a pedestrian crossover for safe access to the east side of IR Blvd. Boardwalk along the waterfront would be nice, too
Helene			
AGREES 8	DISAGREES 8	REPLIES 3	

22 November 19			I would like to see a world-class aquarium that would be a true destination site. But not some low-budget item, that seems to be the standard Vero Beach approach.
joe52			
AGREES 3	DISAGREES 5	REPLIES 1	

23 November 19			Common use and multi-use spaces are a great idea that will continue to generate supportive income.
MrsM			
AGREES 4	DISAGREES 0	REPLIES 0	

23 November 19			There need to be income generating portions that contribute to the cost centers to support it. Private enterprise does this. Yes, we should have a lot of public space on these grounds but if we want to do it well, beautifully and with architectural relevance and to a standard that will draw people in, there must be financial support that continues beyond just tax dollars.
MrsM			
AGREES 10	DISAGREES 1	REPLIES 0	

23 November 19			Agreed on not adding a marina, but non-motorized boat access should be a must! We do not have waterfront access on the mainland and that is sad.
MrsM			
AGREES 11	DISAGREES 1	REPLIES 0	

23 November 19			Disagree, there is a perfect space for urban play, under the bridge. It's virtually unusable on the west end of the bridge connection short of storage. The first 150 yards of where the bridge rises up from the earth is a perfect spot for an urban play space. Upscale is a slight to our community as a whole, not everyone is...and most have nowhere to go.
MrsM			
AGREES 15	DISAGREES 1	REPLIES 1	

23 November 19			And the Big Blue building is the perfect spot to renovate to do just this! Love it. Why tear it down, just to build something architecturally irrelevant. Retrofit it and fill it with all kinds of retailer, shops, restaurants, music space....the list is huge.
MrsM			
AGREES 13	DISAGREES 6	REPLIES 1	

FORUM TOPIC

Future of Three Corners

23 November 19			I agree with your thinking. No no boat launching. It has been proven car or pickup truck with boat trailer takes up 30 feet of space.
Charlie			
AGREES	DISAGREES	REPLIES	
16	1	1	

23 November 19			Agreed! I don't know about subsetting or anything like that but it sounds like you're talking about something similar to Armature Works in Tampa? See my comment as I mentioned doing something like City Museum in St. Louis MO. They attract huge groups from all over, there's lots of restaurants, shops, bars, etc. but it's essentially a giant playground built inside a 100 year old warehouse. There's an art gallery, aquarium, space for events, etc.. Really really versatile and really cool!
Brooke			
AGREES	DISAGREES	REPLIES	
6	4	1	

23 November 19			citymuseum.org
Brooke			
AGREES	DISAGREES	REPLIES	
1	2	0	

24 November 19			I respectfully disagree with your comment that a boat launch caters to an "extremely small, niche market". Florida has just under a million registered boaters, which is 3rd in the country behind California and Michigan. Adding a boat ramp on the mainland would help relieve congestion at the other boat ramps and would greatly benefit boaters in the local community. And if done right, the environmental impact can be minimized. Think similar to MacWilliams park which is a great compromise between preserving green space and providing parking for trailers.
Dave65			
AGREES	DISAGREES	REPLIES	
1	15	1	

24 November 19			It seems to me that a lot of folks have grandiose ideas which not only take a lot of space (and most desire waterfront) but cost a lot of money with very little revenue. The consultants need to keep this in mind. This is like a jigsaw puzzle - if you want a skate park (for example) and it requires 3 acres, they need to position it on the available space somewhere as well as providing parking, green space, etc. I'm sure they know this, but the idea-makers must keep this in mind as well.
MarkM			
AGREES	DISAGREES	REPLIES	
8	2	3	

24 November 19			It could be used as a great park for all to enjoy, Plenty of room there for kids of all ages to enjoy, like skate boarding, basket ball, water slides, all kinds of activities for kids of all ages to enjoy, and there is plenty of room for adults to hand and relax. There is plenty room for casual eateries. and of course there could be a 5 star restaurant on top :),, See, plenty for every one, all the elected officials have to do is look around to see what the residents want. And hopefully not what big business want :)
ICARE			
AGREES	DISAGREES	REPLIES	
2	3	0	

24 November 19			Skateboarding could be done on a 2nd level, allowing more ground space for other events. Even a water slide, could probably share the perimeter of the skateboarding area, I see a whole lot of areas that could be used in the same space, such as perhaps using the first floor of the building for parking allowing more use of the outdoor space.
ICARE			
AGREES	DISAGREES	REPLIES	
3	15	1	

FORUM TOPIC

Future of Three Corners

<p>25 November 19</p> <p>jeanshropshire</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>15</td> <td>11</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	15	11	2	<p>The entire power plant is a mayor eyesore and needs to be completely leveled as soon as possible. We have looked at this eyesore for over 20 years. A mess for sure and degrading daily. We 100% support Creating a beautiful park to be enjoyed by all of the residents of Vero Beach similar to the Veterans Park near the Barber Bridge. This is a tremendous opportunity to commit to something beautiful and of real value for Vero Beach. Another commercial cheap strip mall is what Vero does not need.</p>
AGREES	DISAGREES	REPLIES					
15	11	2					
<p>25 November 19</p> <p>jeanshropshire</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>11</td> <td>9</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	11	9	1	<p>tear it down. an eyesore and degrading daily.</p>
AGREES	DISAGREES	REPLIES					
11	9	1					
<p>26 November 19</p> <p>Uschi</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>12</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	12	0	0	<p>Most of all, it should be public property. I like the idea of a combined shopping, dining and recreational area. It could be a perfect place for a new city marina including paddle board and kayak rentals. Could include green space and a boardwalk. It could be the permanent home of the Youth Sailing Program. It is a very successful program currently located by the sewer plant. It teaches kids responsibility, self reliance and team work and they need access to the lagoon.</p>
AGREES	DISAGREES	REPLIES					
12	0	0					
<p>26 November 19</p> <p>Bean</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>14</td> <td>1</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	14	1	1	<p>I hope that whatever they decide to do with the property, they use native plants and grasses and not a lawn that would require fertilizer which would run off directly into our river.</p>
AGREES	DISAGREES	REPLIES					
14	1	1					
<p>27 November 19</p> <p>Laura Stevens</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>5</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	5	1	<p>I think this area should become an educational park where people can walk or bike and learn about the valuable nature that has always been there at the spot where the tropics begin (or nature that come there like the manatees because of the warm water). It could be a park that is designed according to the overarching patterns that all life follows... such as, use low energy processes, use readily available materials and energy (use local resources), use multi-functional design and, cultivate cooperative relationships. These are just some of the design brief requirements we use when designing with biomimicry design methodology and these could be very interesting to incorporate into a park that educates as well as relaxes and joins people together.</p>
AGREES	DISAGREES	REPLIES					
1	5	1					
<p>27 November 19</p> <p>Laura Stevens</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>1</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	7	1	1	<p>Just reading reactions below... if any dock area come here, it should be just for kayaks, canoes and paddle-boards... non motorised in other words. Perhaps locations around the park to learn about the manatee, mangroves, the pelican and heron, telling visitors what cool things they can do and what we can learn from them (in design, in engineering and social management terms for example). Anything to help people appreciate the natural biome - a 1 minute video on Mangrove ecosystem - https://vimeo.com/257350876)</p>
AGREES	DISAGREES	REPLIES					
7	1	1					

FORUM TOPIC

Future of Three Corners

27 November 19			Nice ideas! I have seen something like the Common Grounds project while in Cairns Australia. It worked very well. I'm not such a fan of the big climbing gyms, but one made with natural materials and colors might be okay. I appreciate all the suggestions here with relevant examples. That helps. Well done!
Laura Stevens			
AGREES 2	DISAGREES 2	REPLIES 0	

27 November 19			Hotel for more economic activity. Waterfront promenade/ dock the whole length of property. with a few finger docks for visiting boats. Maybe rental slips as well. Townhouses over bars/restaurants along promenade also hotel fronting promenade. Small park as well. For area further away. Maybe small condo or apartment building and more retail/ restaurants and office space to keep things going weekdays.
Spartan6			
AGREES 6	DISAGREES 6	REPLIES 0	

28 November 19			River walk with drive up boat parking, rooftop dining on big blue, bandshell with concert lawn, pop-up food trucks and shops, marina-Hotel-conference center, piers with classy barges including youth sailing HQ, new downsized city hall, aquarium-planetarium-museum-research center, green market, skate park, and craft incubator. That should be a good start.
ValZudans			
AGREES 3	DISAGREES 8	REPLIES 1	

28 November 19			Using about 30 acres of waterfront property for this seems like a wasted opportunity. Education is important, but I don't believe it should use up that many resources. Considering how often that would actually be used and how much it could cost the city and therefore taxpayers, it would be best applied if it made up one of many things on the property
Hunter Morgan			
AGREES 8	DISAGREES 0	REPLIES 0	

28 November 19			Some said the same thing about the desil plant, but they found a way to refurbish and repurpose it. Maybe we can do something similar...
Hunter Morgan			
AGREES 11	DISAGREES 7	REPLIES 1	

28 November 19			Why not both? Use one side for commercial, and use some of the income from that to help maintain a park on the other side of the bridge. Less of a burden for taxpayers
Hunter Morgan			
AGREES 5	DISAGREES 6	REPLIES 0	

28 November 19			Great point! We need to make sure that we don't contribute further to the poisoning of the water!
Hunter Morgan			
AGREES 5	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Future of Three Corners

<p>28 November 19</p> <p>Hunter Morgan</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>11</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	7	11	0	<p>Skateparks can be upscale if designed properly, and they can attract younger people, which is always important for growth and development</p>
AGREES	DISAGREES	REPLIES					
7	11	0					
<p>28 November 19</p> <p>Hunter Morgan</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	1	0	<p>I think this is a great idea!</p>
AGREES	DISAGREES	REPLIES					
3	1	0					
<p>29 November 19</p> <p>Deepsix</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>19</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	19	2	<p>Hotel to generate tourist tax and community taxes to support area . Verses all green being a drain on community . Several waterfront restaurants create jobs . A boardwalk along river with greenery . No retail, our town has plenty of stores already ! Parking garage at old post office site. So places to park to enjoy area.</p>
AGREES	DISAGREES	REPLIES					
4	19	2					
<p>29 November 19</p> <p>The Best Future</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>4</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	4	0	<p>A Thanks-Giving Square component. Dallas , Belfast, Ireland and other cities have focused on a place to share gratitude but also a place to come mourn together or a simple place to quietly meditate. It brings all together no matter what faith and seven as a point where we show what we have in common is far greater than what divides us. It should serve as a model or template as we go forward with this process and what ultimately comes from all of the community input. We have countless houses of worship and I am not saying we should add a building per se but a place that everyone knows we can all go to find comfort as we are confronted by the senseless violence the world endures. And a place that may serve as a focal point for our divergent ways. Lots of green and maybe an inspiration symbol of hope and gratitude.</p>
AGREES	DISAGREES	REPLIES					
3	4	0					
<p>29 November 19</p> <p>Sharon</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>13</td> <td>7</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	13	7	1	<p>Listen to Mr. Duany's description of the interior of the power plant. Or listen to one of the old employees who walked the floors. In it you hear both the appreciation for the quality of the structure and the beauty of the interior design. The exterior is just that. There is so much potential there. Take a tour of the inside when it's offered before you say it has to "go".</p>
AGREES	DISAGREES	REPLIES					
13	7	1					

FORUM TOPIC

Future of Three Corners

29 November 19		
lbvero		
AGREES	DISAGREES	REPLIES
11	3	0

Something on a smaller scale than the Tampa Armature Works <https://armatureworks.com/> It is a riverfront project with multi uses in an old industrial building so somewhat similar to what we have. I'm in favor of preserving and using the building to the extend it is practical with the appropriate refurbishing of the exterior for esthetic purposes. Obviously Tampa is a much larger population so it would need to be scaled appropriately for Vero. I would also suggest a river walk under the bridge to connect the north and south parcels and a pedestrian walkway from the south parcel across the boulevard to the west parcel. A non-motorized boat launch (sail, kayak, paddle boards etc.) on one of the parcels. I think it is important to include food and alcohol, since we already have substantial green space along the river in Riverside park, the missing piece there is food and drinks. Preserving green space is important and I would hope that all of the space is available for all residents and visitors, I oppose a 'tiny home' village for teachers, that makes no sense, we have enough private, gated, no access areas on our waterfront. If you don't live in the tiny house what purposes does it serve for the general public? There is plenty of other land in the county for that type of project but it should be undertaken by private developers. Not sure a skate park makes sense here, again other property in the community could be provided since this is kind of a limited market of skate kids (and maybe a few 'older' skate kids!). Likewise, I'm not sure a hotel makes sense as again you limit access by the community. A small bandstand or at least the right lighting and electrical capacity to host small, acoustic performances might be useful. Is the goal here for the City to continue to own all of the property and generate rental income from the users/tenants? Or is the city planning to sell to a 'developer' and tax the new property owners? I'm not familiar with how all that would work but hopefully it is a net positive for the city financially. Is environmental clean-up required of the power plant? Who pays for that?

29 November 19		
KLN		
AGREES	DISAGREES	REPLIES
1	0	1

I hit the downward thumb by accident. I meant to give it a thumbs up. It won't let me change it.

30 November 19		
Son of a beach		
AGREES	DISAGREES	REPLIES
6	5	2

As a former resident of the DC area, I have attended events at Alexandria's Torpedo Factory and urge that a similar facility be considered if feasible - if there are enough artists to populate it and interest. A design permitting the construction of a variety of studios, maybe including music studios, as well as restaurants/bars, reception/ball room with kitchen to facilitate meals/catering, would be fun. Nice to sip some wine at a charity event and peruse local artists' work. Vero Beach already has a healthy art bend with the museum and film festival. A fun, multi-use, Power of Art facility would nicely compliment the community.

30 November 19		
Jen96		
AGREES	DISAGREES	REPLIES
4	1	0

I don't think it should be a new marina, as we already have one that the city has not done anything to. Nor should it be used for a City Hall because what use does that give to the Public to be able to use the site for. If you're speaking of it being geared for residents and to bring people together then neither is an option. Who is going to hang out at the City Hall? And just how many residents use boats versus having housing, shopping etc. If this is to be for a diverse community group then it needs to be something that ALL can use.

FORUM TOPIC

Future of Three Corners

01 December 19		
hopefulnessY3K		
AGREES	DISAGREES	REPLIES
2	3	0

FUTUREWORLD Y3K We already have most of the ideas people are mentioning. Bring the future to Vero Beach. Think, What will our world needenvision Science as entertainment. Create new ways to live by reaching out to the world and bringeven small pieces... to a new place where our community can contribute. Spaces that will demonstrate what can be accomplished with collaborative innovation. Our community has so many great minds! Think about building in a new transportation system where we elevate a recycled plastic components bus that travel high above the grade.....light weight and all electric. Quiet, clean bus system, made from high tech plastic materials , moving people above the congestion, not adding to it. What a great view! And, and this is how you enter FUTUREWORLD Y3K, from the north, south, east, and west corridors. Not by adding another parking lot. We have the technology. And we want to see and create more for tomorrow..... and beyond.

01 December 19		
Cindy Schwarz		
AGREES	DISAGREES	REPLIES
6	6	0

I would vote to keep "Big Blue" (former power plant) there and utilize it perhaps as a hands-on type museum. Vero Beach and IRC have an enormous amount of special history: the Seminoles, Waldo Sexton, citrus (and other substantial crops), Dodgers, WWII (airport, WAVES, submarines), Vero Man, Spillway, Highwaymen artists, on and on. I would also like to see a walking trail with area utilized for dedicatory oaks (and other native trees) planted; a dedicated and progressive Manatee viewing/help area; perhaps a (citrus vodka or other) distillery which can accommodate weddings, and other functions as well as a restaurant, etc (in the Big Blue building?); perhaps link the power plant and sewer properties with a water-front walkway underneath the Alma Lee Loy bridge; keep the grounds zero-scaped and native plantings without manicured (pesticide-gobbling) lawns, please; keep the sailing club there; perhaps an open area with a covered roof which can be utilized for changing events (farm market, music, educational meetings, etc) and please PLENTY OF PARKING. I'd also like to add the City's property at former Dodgertown into this mix of new ideas for great real-estate opportunities in Vero Beach. Some of the ideas mentioned in this forum could work well there also, to add positive and forward improvements to our city. Some people mentioned a skate park, or nine hole golf course school program, and other unique, progressive ideas for a unique area rather than strip malls and cookie-cutter housing.

01 December 19		
LoveVeroBeach		
AGREES	DISAGREES	REPLIES
2	7	0

Great opportunity for Vero Beach. I'd like to see activities that mostly generate revenue for the City with a small amount of playground/open space. Manatee/bird viewing a must. No Residential whatsoever, no food trucks, no skateparks, no boat launch unless it is away from this area. These types of things belong elsewhere. Do consider a nice Bed and Breakfast or two, coupled with a small amphitheater, unique small eateries, two upscale restaurants (Steak, seafood, pasta), a Farmers Market, a small scale Torpedo Mall like Alexandria, VA to include coffee shop, bakery, chocolate store, and unique items and stores, etc). Lastly, I'd like to see an area where one could rent a Craig Cat (<https://craigcat.com/>) and perhaps kayaks. Parking could go across the street with an overhead walkway to the site.

FORUM TOPIC

Future of Three Corners

01 December 19		
Allaccessplay		
AGREES	DISAGREES	REPLIES
2	6	0

A park that welcomes everyone but is specifically designed to allow children and young adults with special needs the opportunity to play and participate like so many others in our community. A place where parents can cheer for their child participating in sports or watch their child interact and play on a specially designed playground. A facility that welcomes walkers and wheelchairs. A facility where those with special abilities can participate in baseball, soccer and basketball. All surfaces are made of recycled materials throughout with no curbs. A splash pad water play area with waterproof wheelchairs. The chance to be a part of a team! A covered pavilion area with plenty of restrooms. A cool room where parents can administer meals through feeding tubes, plenty of electrical outlets for breathing treatments and an area to change and wash their child if necessary. A concession stand, covered seating and multiple pavilions available for gatherings. An events hall that could generate funds for the operational costs of the facility. To have the ability to host functions to assist with area organizations such as ARC and Special Olympics. A cafe located adjacent to the sports complex which will employ adults with special abilities. Because everyone deserves to be valued and worthy. Parking to be on the last parcel to ensure safety, to ensure that garbage and pollution are kept at a distance from the lagoon. Finally, a pedestrian walking bridge constructed over 17th Street. We have a duty to include our citizens with special abilities in recreational facilities. We speak of inclusion and transparency and we now must put those thoughts and words into action. There are over 3,000 special needs children in our school district and another 1,000 special needs adults who have transitioned out of traditional schooling and those who come here for the winter months. This facility is warranted, it's deserved and it's more than possible. Our community needs to build a "Field of Dreams" at the Three Corners. As a community, we have the ability to make dreams come true, who wants to be a "Dream Maker"?

01 December 19		
arward13		
AGREES	DISAGREES	REPLIES
4	3	0

Keep the power plant! Such a historic piece and can be restored/reno into some new and useful. As for rest of park, it'd be nice to see a fishing pier, boardwalk, fitness/running/walking/biking trail. Native plants with open space for people to picnic and kids to play. Kayak/canoe launch with rentals available (no marina). Community garden (plots can be leased monthly for people to have garden space. Soooo many in Orlando and it's such a cute feature and super useful). Bait/tackle shop/stand off of fishing pier. Power plant can be converted to a hall/ballroom/rental space for weddings and events with pretty gardens behind.

01 December 19		
arward13		
AGREES	DISAGREES	REPLIES
2	0	0

And east end market would be cool in the power plant! I'm from Orlando, hated the city, but lived right next to east end and definitely miss it!

01 December 19		
dm		
AGREES	DISAGREES	REPLIES
11	2	0

My family would like to see waterfront restaurants, and numerous boat docks for people who are dining or visiting shops. This would add tremendously to the enjoyment of Vero Beach for many- and it is something we are missing. Also, an amphitheater and park! The riverwalk under the bridge to connect the north and south is a great idea - and would be important for safety as well.

FORUM TOPIC

Future of Three Corners

01 December 19			We would love to see waterfront restaurants as well as possible dockage for boats, a place for vero beach sailing club and green space would be desirable, a place for farmers markets and festivals . We live close by and would not want a place that is loud or creates too much traffic at one time.
Alysek1013			
AGREES 18	DISAGREES 0	REPLIES 0	

01 December 19			I cannot envision a way to make "Big Blue" part of the plan. The building is a real eye sore. No one can tell me that they didn't think what an ugly building every time they drove by it. As much as it's nice to keep historical buildings intact in future plans I just don't see why you would keep this one. Without this building you have a complete green field space to build whatever you want without having the limits of a building completely meant for something else.
Best of Vero			
AGREES 14	DISAGREES 7	REPLIES 0	

02 December 19			A river walk with a live music venue would be nice and create revenue for vero. Lots of native trees and walking paths would and also it would look nice coming over the Alma Lee Roy bridge. I've seen these become successful in other towns like Pueblo Colorado
Rick			
AGREES 11	DISAGREES 4	REPLIES 2	

02 December 19			I suggest we re-purpose the building. It is a big building and so should be multi-purpose. The lower level should be a 7 day-a-week farmer's market/arts and crafts, including the art club. It should spill out into a large patio area on the river side. This layer includes coffee shops, food places and long tables. The top layer should be two different business incubators. One would be a normal one as we need high paying jobs for our younger people. The other would be for over 60's (see http://silvermoonshots.org/). They seem to be vital places that can provide income and social contact for seniors. How about the middle is a noisy, vibrant public library that encourages social interaction instead of a silent, morgue-like atmosphere. There should be spaces for offices for organizations that want walk-in traffic. Examples are political and non-profit organizations. How about a city outreach office? Finally it should be a hurricane shelter.
silktree			
AGREES 12	DISAGREES 4	REPLIES 0	

02 December 19			We at Youth Sailing Foundation would like to be included in the site plan. We propose to build a Community Sailing Center (CSC), open to the public, on the waterfront near the existing boat basin at the southeast corner of the Power Plant property. The CSC would provide a permanent home for our free sailing instruction programs that allow us to grow. We currently have over 150 children under instruction every week during the school year. Our sailors come from all economic and social segments of our community. The CSC would allow us to expand our small adult sailing program with increased instruction and boat rentals. Sailing centers such in Florida towns like Jensen Beach, Clearwater, and St. Petersburg provide access to the water for thousands each year and have become economic drivers. We think a significant portion of the PP property should be set aside as a marine recreational park anchored by the Sailing Center. The park could include: kayak and paddle-board rental, small boat guest slips, beach volleyball, fishing/observation pier, and other marine oriented amenities.
Stu Keiller			
AGREES 13	DISAGREES 6	REPLIES 3	

FORUM TOPIC

Future of Three Corners

<p>02 December 19</p> <p>Mayflower1620</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>5</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	7	5	1	<p>As a resident that borders the property immediately to the north (Treasure Coast Isles) I suggest you keep in mind that there are many, many residences where retired people live very near this property. The noise volume, especially at night, is a major concern to us, as well as efficient smooth safe traffic flow. If a new building or the current horrible-eyesore-ex-electric-plant is part of the future plan I hope there is a section of it, a museum or whatever term you want to call it, that reflects the PAST history as well as the FUTURE greatness of our county. I hope you ask for volunteers to welcome guests there, because the genuine friendliness of our citizens is our greatest strength! Finally, please make people recycle any beverages on the premises...as a daily "walker" I pick up enough soda and beer cans on Alma Loy Bridge already!</p>
AGREES	DISAGREES	REPLIES					
7	5	1					
<p>02 December 19</p> <p>Kodc</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>23</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	23	2	<p>A Whole Foods!</p>
AGREES	DISAGREES	REPLIES					
1	23	2					
<p>02 December 19</p> <p>Mango Queen</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>30</td> <td>3</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	30	3	<p>I would suggest a casino in collaboration with the Indian Tribes. It would provide jobs for area residents; revenue to the City which should far exceed that lost from the sale of the power plant; the spawning of numerous ancillary businesses; an increase in tourism to the area with all the associated benefits to local businesses; and, be in keeping with the ethos of many within the community and the neighboring communities.</p>
AGREES	DISAGREES	REPLIES					
0	30	3					
<p>03 December 19</p> <p>Katie</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	1	0	<p>I think this would be great as well. Downtown Ft. Pierce has a nice river walk and it would be nice to see that come to Vero Beach. I think the site should also include walking trails and playgrounds.</p>
AGREES	DISAGREES	REPLIES					
4	1	0					
<p>03 December 19</p> <p>rbs</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>4</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	4	0	<p>I do not see any way for these properties to become developed due to the logistics of traffic flow and spill in and out of the properties. If the project becomes a mixed use with retail etc. the burden it would place on Indian River Blvd as well as the bridge would create the need to expand both. I have recently moved from Boca, major reason; ill conceived projects creating massive grid lock at the expense of green space. Parks with bike and walking trails maybe a public launch, that's my vote.</p>
AGREES	DISAGREES	REPLIES					
4	4	0					
<p>03 December 19</p> <p>Dolphin John</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>14</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	14	0	0	<p>A hotel would not do anything for the citizens of Vero Beach. Locals who live here will not stay there. Although 50% of the tourist tax is generated in the city, the county keeps all the money.</p>
AGREES	DISAGREES	REPLIES					
14	0	0					

FORUM TOPIC

Future of Three Corners

<p>03 December 19</p> <p>Dolphin John</p>	<p>The sailing foundation is a great resource for our community. However, the SE corner of the PP site has deep channel access and a bulkheaded basin that would make a good marina annex. This could provide income to support a park. Each 40 ft. slip would generate nearly \$500/month. Without a fuel dock, a paid attendant would not be needed. Please excuse me for accidentally thumbing down your suggestion as I agree with much of what you stated. Perhaps the waste water plant property would be a better especially if the schedule could be expedited.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>5</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	5	0	
AGREES	DISAGREES	REPLIES					
3	5	0					
<p>04 December 19</p> <p>Charles 66</p>	<p>This property NEEDS to be developed for the residents of Vero Beach. NO HOTEL or other retail other than locations inside of the Plant. We need a home for the Fresh market inside the plant would be good. I am concerned that the " steering committee" will not abide by WHAT THE PEOPLE WANT ! Remember the area is already a traffic bottleneck and parking is non existent save for a few places in front of the plant. Do we want to create a monster that will attract people from the adjoining counties only to destroy the ability of the area to handle the extra traffic and parking ? My head is not in the sand but this property needs to be developed in a way the LOCAL residents can enjoy !</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>5</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	5	0	
AGREES	DISAGREES	REPLIES					
3	5	0					
<p>04 December 19</p> <p>JShuGolf</p>	<p>I was born here and my father and brother helped build the power plant in the 60's & 70's. My hope is that it will be developed into something for all. My list is below but not in any order of priority. >Other than Riverside, there is no place on the river to dock a boat for food and drink. Vero Beach needs this!! BUT, not a chain restaurant or hotel! >There is no place to put a boat in the water on the west side of the river. A boat ramp for the residents of Indian River County to not have to tow your boat over a bridge to drop your boat should be available. >Offer kayak, paddle board, fishing and small boat slip boardwalk. >Tie the two parcels, power plant and waste plant, together under the bridge and combine with a walk/run path into a park/green space. >I would vote against any retail or residential buildings/condos >I would vote against any structure taller than the current law. Do not grandfather in the height of the current building. If the right thing is done with this property it will be something Vero Beach can look back on with pride ie: Dodgertown.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>4</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	6	4	0	
AGREES	DISAGREES	REPLIES					
6	4	0					
<p>04 December 19</p> <p>PAM66</p>	<p>Ah, NO.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	2	0	
AGREES	DISAGREES	REPLIES					
2	2	0					
<p>04 December 19</p> <p>ALAN46</p>	<p>I am not in favor of a boat ramp. It is essentially a giant parking lot for vehicles and trailers and would be very ugly particularly when viewed from the bridge. The existing boat ramps at Riverside and MacWilliams Parks are 2.3 miles and 5 minutes away - I've driven it to check. They are rarely full and the parking area at Riverside could be expanded easily and cheaply if needed. BTW boat ramps yet another amenity which the City provides free to all, including County residents, with no offsetting payments.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>22</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	22	0	1	
AGREES	DISAGREES	REPLIES					
22	0	1					

FORUM TOPIC

Future of Three Corners

05 December 19		
Jayleo18		
AGREES	DISAGREES	REPLIES
10	6	1

I called myself making one of the early suggestions as to how this property should be used. but evidently, it did not get posted. There are many good ideas floating around, and there are some that I would not support. Here is a summary of what I had previously shared: 1. The existing "Big Blue" structure could be saved with modifications to meet many needs in the community. Inside the building: > A multiplicity of retail establishments > Space dedicated to arts and education > Space for Science and History exhibits > Business Incubator (See my idea presented in another area of this site.) 2. Outside Open Space for a park(s), gardens, playgrounds, walking paths, etc. 3. Marine/Water activities - NO general boat launching spaces; pull-up slips for visiting boaters to use facilities would be acceptable. Overall observation: This site, if done with the entire county in mind, will, by its very nature, redirect a lot of attention a way from Vero's downtown area. This can be prevented with additional proactive planning for both areas. The downtown area has been neglected far too long. It is my hope and dream that the Dodgertown, downtown and the Three Corners should all be considered at the same time. With proper planning, these can all be tied together. One important consideration in the planning process should be transportation, traffic flow and parking.

06 December 19		
Mango Queen		
AGREES	DISAGREES	REPLIES
1	8	0

The casino could highlight our area's native american history with an exhibit dedicated to Vero man, one of the earliest native Americans. A properly negotiated deal could include permanent Vero man research funding from casino proceeds.

07 December 19		
pmon67		
AGREES	DISAGREES	REPLIES
12	6	1

Green space never depreciates. Native planted park.

07 December 19		
PeteBarnes99		
AGREES	DISAGREES	REPLIES
8	2	0

The property should be kept as public space and turned into something like the riverfront in Tampa. Tampa's project has revitalized the entire downtown area and is a great space the all residents share. The building could be turned into a project like the old armory, <https://armatureworks.com/> ... I know Vero is not the size of a city like Tampa but we are growing and adding residents at a fast pace. We should take advantage and get ahead of the curve with a multi-use location that benefits all. I don't think a boat ramp there is the best use of the land but a launch for non-powered water sports would be great(pending a discussion if its a safe site for such). Tampa did also include a skatepark in their design but not on the waterfront property. Parking should definitely be across the street with a pedestrian crossing. Also if it was possible to somehow connect the property to the lagoon greenway, it would create an amazing exercise/walking area.

07 December 19		
Canphil510		
AGREES	DISAGREES	REPLIES
4	3	1

An art center utilizing possible, part of the structure that is already there but also an outdoor space for area fairs. Also a garden space and recreational park.

FORUM TOPIC

Future of Three Corners

07 December 19			<p>Please consider roof space for gardening, mom and pop shops only. boat docks, night life, i.e. dining and dancing, open air venue/movie screen, similar to Founders park in Islamorada: http://www.islamorada.fl.us/departments/parks_and_recreation/founders_park.php. R evolving outdoor art gallery, interactive exhibits, https://floridakeys.noaa.gov/eco_discovery.html We all pay our taxes-even in the less affluent neighborhoods, it would be nice to go to a place that we all can partake of regardless of income.</p>
questingirl			
AGREES 7	DISAGREES 4	REPLIES 1	

07 December 19			<p>We will need to build a bridge over the road. With spirals instead of stairs for strollers and other modes of transport.</p>
questingirl			
AGREES 1	DISAGREES 2	REPLIES 0	

08 December 19			<p>How much asbestos or other hazardous materials are in the old electric building now? If it is renovated or torn down what are the costs for fixing these issues to make a safe environment? Where will the money come from to alleviate these conditions?</p>
Mayflower1620			
AGREES 7	DISAGREES 0	REPLIES 1	

09 December 19			<p>We should make a Whole Foods or Trader Joe's!</p>
karenhatespowerplant			
AGREES 1	DISAGREES 14	REPLIES 1	

09 December 19			<p>This is a unique opportunity and we desperately need a few things in this town... I've lived in a few cities that had river walks that offered a variety of entertainment/dining options and it was always the spot to be at! It brought tons of tourists and had special events during holidays. Some things offered were free but most producing a lot of income 😊 a walkway connecting both sides together under the bridge and possibly connecting to the lagoon park down the street. I love green areas but this isn't the spot for that. The lagoon park is a huge preserve and right down the street. Also a few boat slips for people to pull up for dining and shopping. Many people leave Vero to enjoy waterfront dining so hopefully we will have more than one option for that at this new location. Although Mizner Park in Boca Raton isn't waterfront, it offers a lot of things to do (Amphitheatre, children's museum, theatre, green area with park in the middle, shopping, dining, nightlife, coffee and juice bars, then with residential on top.) my vote will go for anything that provides a walkway for people, bikes, skateboards, dogs! I like the idea of renovating the existing building..adding a rooftop for nightlife/dining. Also I like the idea of adding a spot for non motorized activities like kayaking. We have other marinas in town to go to. Perhaps rethinking the Oslo rd location as a boat ramp. Come on people let's do this right!!</p>
Kdavis1129			
AGREES 7	DISAGREES 3	REPLIES 0	

10 December 19			<p>I thought this multi-use basketball court / skatepark could be a good inspiration for what we could add to a riverfront boardwalk (https://goo.gl/maps/rJWm1EfEKHToSwUs8). Could be a low cost way to expose kids and families to different activities and act as a feeder to the other larger facilities / programs in the city.</p>
steve			
AGREES 5	DISAGREES 9	REPLIES 3	

FORUM TOPIC

Future of Three Corners

10 December 19			<p>https://www.citymuseum.org/about-us/drone-video/ Doing something similar to this inside Big Blue would be really cool. With areas for local businesses and a farmer's market. Like City Museum meets Armature Works. This place has an aquarium and an art gallery. There is space to rent out for events and they have several restaurants/food vendors inside. I would hate to see a big chain move into this location. Lets keep it local please! And can we get some real answers before we make any final decisions on the power plant? Whatever happens at Three Corners will depend on budgeting. I'd hate to see us waste our budget on tearing down and rebuilding if it's not really necessary. Just saying maybe we should get some clarity on a few things before we vote.</p>
Brooke			
AGREES 6	DISAGREES 3	REPLIES 1	

10 December 19			<p>cool place, great drone video</p>
Lil			
AGREES 1	DISAGREES 0	REPLIES 1	

10 December 19			<p>I agree this should definitely be included in the overall scheme.</p>
Linda99			
AGREES 3	DISAGREES 5	REPLIES 0	

10 December 19			<p>You can only build casinos on actual Indian/tribal/pueblo land, not just anywhere in any city. So this isn't on Indian land...</p>
Terri			
AGREES 3	DISAGREES 1	REPLIES 1	

10 December 19			<p>What about the Hard Rock? Couldn't it could be handled the same way?</p>
Mango Queen			
AGREES 0	DISAGREES 3	REPLIES 1	

10 December 19			<p>I'm not familiar with the legalities of how Seminoles build casinos on land that isn't their property as reservation. Here in New Mexico, tribes and pueblos build casinos on their large reservations. The rez's are sovereign and their laws apply first. Looking at Hard Rock, I'd say that's the last type of development anyone would want to duplicate. Vero is not a 'casino' type of town. :-)</p>
Terri			
AGREES 4	DISAGREES 0	REPLIES 0	

11 December 19			<p>Paris has the Eiffel Tower, London has Big Ben, Sydney has the Opera House, etc. Vero Beach should have a wonderful artwork based upon the three chimneys created by a local artist. That will become our symbol. It needs to be storm-proof.</p>
silktree			
AGREES	DISAGREES	REPLIES	

FORUM TOPIC

Future of Three Corners

11 December 19			I agree that this space should most definitely include a skatepark.
Brooke			
AGREES 3	DISAGREES 11	REPLIES 0	

11 December 19			Oops! I just accidentally clicked "alert moderator" Sorry about that! Thank you for your comment. This place is really neat and I think repurposing the building to suit the needs of the residents of Vero Beach is our best option. This type of space can include so much for everyone. Adults, children, elderly, artists, local businesses, farmer's market, local makers, etc.
Brooke			
AGREES 3	DISAGREES 2	REPLIES 1	

11 December 19			Very good questions. Questions I think should be answered before polls are done or final decisions are made. If the building is safe is it cheaper to renovate rather than demolish? There is a budget for this project, I personally would hate to see it wasted on unnecessary demolition.
Brooke			
AGREES 4	DISAGREES 1	REPLIES 0	

11 December 19			<p>We have plenty of green spaces around Vero Beach. We've lost money when you sold out to Florida Power and Light by selling Vero Beach Power plant. Leaving local manufacturers no place to stay warm in waters during cold winter months in Vero Beach. We have plenty of restaurants, bars, hotels, grocery stores, churches, schools. What we need is something that bringing in funds we no longer have because someone sold out to FPL? When we had hurricanes in 2004 most of us didn't have electric for few weeks. FPL didn't worry about it as much as City Power Plant residents had theirs on quickly. I do know we have had piers there because we had extra large boats parked there when my children were younger. I would want something that bringing in money to offset off money lost in the with the sale of Power plant. We have arts center in Riverside Park. We have Riverside Theatre. What Vero Beach needs something to bring in tourism from other States countries. We have skateboards park in Sebastian which doesn't get used. None of the ones in St. Lucie County gets used as well. We would like to have Water Sewer Plants to stay where they are. Improving them instead of allowing them to looking like what St. Lucie counties plants look like. If we move City Sewer Plant onto property where old City of Power plant is. Making it nice for all of us. City citizens has paid in money over the years to keep our community to stay beautiful. When your people sitting on city or county council vote against each other to making each council feeling badly in the ends.</p>
hummingbird57			
AGREES 1	DISAGREES 19	REPLIES 1	

FORUM TOPIC

Future of Three Corners

11 December 19		
Hank_Wolff		
AGREES	DISAGREES	REPLIES
10	3	1

I appreciate all these ideas and this forum to hear from the residents. Vero needs a place that locals can go regularly, and tourists will want to visit. Introducing Centennial Market! My wife, Kristen, had the great idea to bring the wildly successful Union Market of Washington DC to Vero. See link: <https://unionmarketdc.com/> This is a renovated indoor air conditioned warehouse space that has gift stores, clothing boutiques, produce, meat/fish market, bars and restaurants. Some are as small as kiosks, some are 1,000+ square feet. There is outdoor picnic tables. This is always busy and has clearly tapped a large-scale demand. The build outs for each store are minimal, keeping a chic loft vibe and costs down. It's like a mix between a farmers market, a gourmet food court, and a small scale/local/chic mall. What we envision for Centennial Place: This could be retrofitting big blue if feasible, or a new building, whichever is easier. Local could come weekly to purchase produce, meat, fish, flowers, beer/wine. Tourists can enjoy the multiple restaurants for sit down dining or coffee/beer/wine indoors or outdoors. An outdoor patio/promenade could be added for great river views. There could be more family-oriented play areas. The stores would vary in size and product type so if one store doesn't do well, the entire concept isn't disrupted. Or if another store wants to expand, that could happen easily. This could be a new 2nd location for your favorite beachside retailer, or your favorite fish market, garden/plant, spice store. Or a young entrepreneur trying a concept with short term leases available, and minimal up start cost. A market such as this has appeal across multiple age/s/demographics. So it's a little bit of everything and periodically changing tenants/restaurants there is always a reason to come back. The roof could be an event space since it's views are supposed to be spectacular. A commercial real estate management company would likely be needed to manage all of that. Aside from a hotel or condos, this has the best chance to be profitable, or break even to avoid being a burden on taxpayers. A marina of some size could still work for this as well. I invite comments or likes!

12 December 19		
waterman		
AGREES	DISAGREES	REPLIES
8	5	1

I reside next to the power plant and all of my neighbors that I have talked to consider big blue an eyesore. The old brick power plant downtown is beautiful....big blue is not. The logistics of refurbishing as well as the heating/air conditioning and maintenance costs of that monstrosity would be staggering. My other concern is the talk of a music venue or amphitheater....most of the people living near by are retired and I suggest would not appreciate the "noise". Some of our neighboring cities to the south have found this out the hard way. Museum, restaurants with boat parking, green space with walkway, market garden, small shops all sound good to me.

12 December 19		
MarcusBradley		
AGREES	DISAGREES	REPLIES
8	1	0

The property should be kept public and made available to the public for recreational use including the Youth Sailing Foundation and their Community Sailing Center! There is enough private waterfront properties in the county.

12 December 19		
Carrie		
AGREES	DISAGREES	REPLIES
8	1	0

This would be a great home for The Youth Sailing Foundation. The Foundation has impacted so many lives and would be a beautiful addition to the Three Corners.

FORUM TOPIC

Future of Three Corners

12 December 19		
scoutmom567		
AGREES	DISAGREES	REPLIES
7	3	0

I've read through all the comments (!) and I agree with most of them. The building should be renovated to something more appealing to its environment- maybe take out some walls and add hurricane proofed glass? This will attract restaurants/café/businesses which will produce the income we need. I strongly support the Your Sailing Foundation idea. This is a program that have open doors to so many kids that otherwise would never have an opportunity to learn water safety and so much more. The program also provide education for adults to learn how to sail. Vero Beach is such a diverse community with a large population of retirees and young families. Renovating "Big Blue" would keep the historical value of the location. Adding local restaurants, shops,business AND a program like YOUTH SAILING FOUNDATION will attract many families to continually return. It will insure the facility will be used year round, not just during in-season.

12 December 19		
asanders		
AGREES	DISAGREES	REPLIES
5	1	1

I would love to see the area as a multi-functional space. It is large enough to take into consideration many different uses. I strongly support the Youth Sailing Foundation and wish to see them continue to utilize the area. I believe renovating the old Powerplant, preserving the history but modernizing it to make it a usable building space would be best. We do need more areas for kids and young families. I would envision a waterfront location with outdoor restaurants, shops and a walking district that had plenty of green space. Even a marina or way to utilize the waterfront. Nothing over 2 stories tall. And not like Harbor Side in Jupiter - while it is pretty, it feels far too confined and crowded. The downtown in West Palm has a more wide open space. It would be phenomenal if there were office buildings or locations for commerce - something we have far too little of in Vero Beach. A way for the area to be a draw to upwardly mobile young families.

12 December 19		
Lynn560		
AGREES	DISAGREES	REPLIES
5	2	0

Dear Members of Steering Committee, I have a few ideas I would like to toss out for the old power plant building. In Alexandria, Virginia, the "OldTorpedo Factory" which sits on the Potomac was repurposed. It has since become a destination trip for tourists, artists and locals. Similar to many old buildings in New York (SOHO) it was turned into an artist mecca. The Torpedo Factory (still called that) has sectioned off spaces on two floors for art studios. It is used daily by artists who pay a minimal rent to have the space they might not otherwise be able to afford. Shows are given there much like our "Under the Oaks" show excepting that is is all inside. Art classes of various mediums are offered as our museum offers. Tourists in D.C. often go to Alexandria, Virginia as it is very close by and reachable by car in 15 minutes and metro the same. It has added one more destination attraction. Minneapolis did a similar thing with an Old Soap Factory. A portion of the plant could have a movie screen for indies short films or education films, School trips could put the destination on their "school trip" list. There could be outdoor sculpture, green grass and park benches to break up some of the lines. The other idea that came to me is a restaurant with a deck looking at the water. We need one of those. Jupiter/North Palm Beach area has a very nice restaurant on the intracoastal. It opened a few years ago and it is jammed every night. It is Seasons 52, there are several around the country and it is run very well. Young kids that enjoy hard rock music can't afford it so it remains cultured and nice. Vero is one of the few places without a restaurant on the intracoastal. It is time for that.

12 December 19		
Lynn560		
AGREES	DISAGREES	REPLIES
0	0	0

I totally agree that duplicating a Harbor Side as in Jupiter would be a mistake. I'm not sure about outdoor restaurants in the heat. An optional porch, ok.

FORUM TOPIC

Future of Three Corners

12 December 19			I dread the thought of live music venue. Sounds like it could be loud and wild.
Lynn560			
AGREES	DISAGREES	REPLIES	
2	3	0	

12 December 19			I am a sailor for the YSFIRC sailing team. We currently house our boats under 17th St . Bridge and our setup is awful. Our team has become quite good, but it's embarrassing to hold regattas and invite friends to the team when our boats are stored next to a waste management facility. Sailing has really been growing in our community and it's a wonderful, relaxing, and fun recreational activity. As a community, instead of making the power plant an area for more drinking and eating (which we already have plenty of) why don't we turn this space into a place for sailing. Our river provides such a wonderful area to sail; let's embrace it!
Mylee Smith			
AGREES	DISAGREES	REPLIES	
5	2	1	

13 December 19			I would love to see a portion of the property used as a local City of Vero Beach history museum as part of a multi-use effort. The City of Stuart has used its riverfront so beautifully and effectively with its City Hall on the river-walkway, a museum, restaurants, parks. I am eager to tour existing Big Blue to see the inside space again: I remember it being a soaring beautiful inside space last time I toured it. Thanks for all of the good ideas and good work being considered and organized by the City, the councilmembers, the staff, the steering committee, the consultants and our local community.
Peggy			
AGREES	DISAGREES	REPLIES	
3	2	0	

13 December 19			I think it would be great to have something like Pike's Place in Seattle. Also a coffee shop or something (NOT A BAR) that is open late! Something indoors that is active like bouldering.
youngNhungry			
AGREES	DISAGREES	REPLIES	
0	0	0	

13 December 19			I will be most interested to see the final development of Scenario 5 as the envisioning process evolves. I strongly believe that the entire Three Corners site at ground level should be maintained with full public access in perpetuity to whatever facilities are built in the future through ground lease and/or property deed restrictions. Sadly, conversion of the Lobster Shanty property on Royal Palm Point to a private club came at a tremendous loss to our community at large to have access to public dining while enjoying wonderful views of our beautiful Indian River. In Scenario 5, I would love to see a public boardwalk or riverwalk along most or all of the entire Three Corners waterfront site, connecting under the Loy bridge. This would include some dedicated waterfront park areas, a mixed use development with restaurant and retail space at ground level and apartments or condos on floors above. Hotel plans that provide waterfront views for its public restaurant(s) and bar(s) would be great. A fishing pier and boat dockage added on the river could serve both commercial and residential development.
ILOVEVERO			
AGREES	DISAGREES	REPLIES	
4	0	0	

FORUM TOPIC

Future of Three Corners

13 December 19			<p>As a liveaboard sailor who cruised the length of the ICW several times, I see size of the harbor at the Power Plant being many times too small for any marina that could possibly be profitable. As a long term instructor and volunteer of the Youth Sailing Foundation, I can say that area is far from friendly for typical boats to enter and exit in any kind of easterly conditions (the vastly dominant wind direction). The Indian River Rowers basically abandoned any hope of developing in that area as their boats were often swamped at the launch ramps due to wind and waves. The sailors love it as there is plenty of wind to sail off the shore. As a former member of the COVB Finance Commission, I can see real economic benefits for the city in developing a fraction of the lands as high end condos with abundant open spaces for parks etc.</p>
Victor204			
AGREES 4	DISAGREES 7	REPLIES 2	

13 December 19			<p>Good question! This discussion is critical with many pivotal concerns. If the bones of the plant are structurally sound, isn't it a natural springboard for renovation? Cost and inconveniences to neighboring communities would be diminished if architects and engineers come up with a beautification plan incorporating salvageable parts of the Plant and waterfront views. Internally, a marketplace-something for everyone. An elevated walkway connecting the two sides: Youth Sailing Foundation, ORCA, trails for hiking and biking. Commercial and art on one side nature on the other? Adding a parking area on the Indian River Boulevard side perhaps. Possibilities truly abound.</p>
Mrs. R			
AGREES 4	DISAGREES 2	REPLIES 0	

13 December 19			<p>I agree with most of your ideas, certainly there is room for many different things. I do not like the idea of a boat ramp, skate park. We will be subjected to loud music from the teenagers and they would spread out into the green space areas. The space should be a peaceful area, not blaring loud speakers from an amphitheatre. If you have one upscale restaurant it would attract old people who will keep the area quiet without bomb boxes. Aquarium sounds great.</p>
Lynn560			
AGREES 5	DISAGREES 10	REPLIES 1	

13 December 19			<p>Demolished!</p>
SouthBeach			
AGREES 1	DISAGREES 2	REPLIES 0	

FORUM TOPIC

Future of Three Corners

13 December 19		
Brooke		
AGREES	DISAGREES	REPLIES
8	1	1

This idea seems to be a rather common and popular one! Would love to see Big Blue saved but am for whichever option is the cheapest so that as many ideas as possible can come to fruition. I love the idea of a space that is open and available to all local businesses. I also love the idea of short term leases for young entrepreneurs! Something for everyone that would bring in revenue and be available to all. A place like this could be so beneficial to local business owners, artist, farmers, etc.! I've been pushing for a space similar to www.citymuseum.org but with spaces for a farmers market and local vendors/retailers of all kinds. These places are popping up all over the country. And for good reason. I would also love to see a skatepark! My kids love to skateboard and they were crushed when we moved back here and not only did the kids (8 & 10) not have a skatepark to go to but it's ILLEGAL!? Someone commented against a skatepark because something about teenagers blasting loud rock and roll at skateparks, um, that was my parents and they're 62. Seriously, my senior citizen parents play rock music louder than I ever did or my kids for that matter. Our youth deserve a skatepark. Every backwoods town in the USA has a skatepark these days. I know because I lived in one! I love this idea of an Armature Works meets City Museum meets urban playground and everyone is invited to come and enjoy it. It's only made better by the concept that our local businesses would have the opportunity to share in it as well. I would prefer a tie up for boats over a marina but mostly because I fully support Youth Sailing Foundation building their building. Such a great organization for kids and adults. They also partner with ORCA to monitor living shorelines so possibly a space for ORCA as well! Sorry for the rant, HAHA! Love your ideas though!

13 December 19		
Brooke		
AGREES	DISAGREES	REPLIES
3	1	0

I agree! YSF should be included in the plan! This is an amazing organization for kids and adults! My kids participate in the after school program and they love it. Sailing has helped my daughter cope with PTSD. It helped them make new friends when we moved back here. We love YSF so much that my husband and I plan to take lessons and become members as well. My daughter and I became citizen scientists so we can assist YSF monitor living shorelines for ORCA. Lets not dismiss this incredible organization. They have given so much to my family, the community and the environment. Thank you YSF!

13 December 19		
steve		
AGREES	DISAGREES	REPLIES
12	4	4

West Palm turned an old industrial building into a cool little venue for boutique shops and fast casual dining. Could be a good inspiration for Big Blue. <https://www.grandviewpublic.com/>

13 December 19		
Brooke		
AGREES	DISAGREES	REPLIES
6	0	1

I love this. We would prefer to see the restaurants and retail spaces be available only to locally owned businesses, of course.

13 December 19		
Brooke		
AGREES	DISAGREES	REPLIES
4	9	2

Skatepark needs to happen. This area is 35 acres, there's more than enough space to build a nice skatepark. BTW, the design for the skatepark includes BMX as well so it would most definitely be a widespread draw. Skateparks aren't just for skateboarders. We've seen roller skaters at a skatepark before. They're for all wheels if designed properly. Skateboarding is illegal in Vero Beach and that's entirely unfair. The skatepark needs to happen.

FORUM TOPIC

Future of Three Corners

13 December 19			Are you suggesting a skatepark in this west side/ under the bridge area? I don't understand your upscale comment, are you saying we have too much or not enough? I don't feel a skatepark or other recreational facilities to give people 'out of the house/ off the cell phone' is an upscale issue. It provides public health, fitness, and entertainment options we don't already have.
Kookyukie			
AGREES 1	DISAGREES 0	REPLIES 0	

13 December 19			Absolutely agree. VB is way behind all other municipalities in providing this basic public park activity for it's citizens of all ages who have been pleading to decriminalize this healthy activity for years.
Kookyukie			
AGREES 3	DISAGREES 5	REPLIES 2	

13 December 19			Likewise, I keep hitting alert post in error also.
Kookyukie			
AGREES 0	DISAGREES 0	REPLIES 0	

13 December 19			Right, no franchises, only local concessions or restaurants.
Kookyukie			
AGREES 5	DISAGREES 0	REPLIES 0	

13 December 19			This place in WPB is amazing, and close by to check it out in person. I suggest doing so.
Kookyukie			
AGREES 4	DISAGREES 2	REPLIES 0	

13 December 19			Fabulous idea! We need more youth activities to get kids engaged and connected to all Vero offers.
Kookyukie			
AGREES 3	DISAGREES 1	REPLIES 0	

13 December 19			Spot on! It's not a valid argument to go against a skatepark for an area where a concert amphitheater is also proposed.
Kookyukie			
AGREES 4	DISAGREES 1	REPLIES 0	

FORUM TOPIC

Future of Three Corners

<p>13 December 19</p> <p>Kookyukie</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>3</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	3	0	<p>Interesting! Art should certainly be a focus, and maybe include an environmental/ marine/ manatee science center adjacent to the manatee observation canal.</p>
AGREES	DISAGREES	REPLIES					
2	3	0					
<p>13 December 19</p> <p>Kookyukie</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>0</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	10	0	2	<p>Yes to native landscaping, which would be less maintenance and water requirements. Include botanical signage and an educational exhibit in the science/ environmental center.</p>
AGREES	DISAGREES	REPLIES					
10	0	2					
<p>13 December 19</p> <p>Kookyukie</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	6	2	0	<p>Very important point made about not detracting from downtown businesses. That's why I feel we need to focus on all of the above that is fitness/ activity related, creative arts, educational, environmental, love the business incubator idea, and leave the upscale restaurants where they are. We have plenty of fine dining options all over town and struggle with the seasonality as it is. How about a cooking school with classes for different age groups in tandem with a community garden, connected with the Shining Light garden (feeds the homeless west of town).</p>
AGREES	DISAGREES	REPLIES					
6	2	0					
<p>13 December 19</p> <p>Kookyukie</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	1	0	<p>Excellent point, if anything kayak or paddle board only (non-motorized rec. only). And that Skatepark that doesn't exist anywhere else in town.</p>
AGREES	DISAGREES	REPLIES					
2	1	0					
<p>13 December 19</p> <p>Kookyukie</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	2	0	<p>Agree, NO more retail, and very cautious planning regarding parking/ flow, and focus on bike racks/ City bike rental stations.</p>
AGREES	DISAGREES	REPLIES					
1	2	0					
<p>13 December 19</p> <p>Kookyukie</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>0</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	9	0	1	<p>Plenty of empty strip centers/ spaces for that. Now old Kmart is vacant too. Just look at west Miracle Mile.</p>
AGREES	DISAGREES	REPLIES					
9	0	1					
<p>13 December 19</p> <p>Kookyukie</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>Excellent points and suggestions to promote community and hospitality.</p>
AGREES	DISAGREES	REPLIES					
0	0	0					

FORUM TOPIC

Future of Three Corners

13 December 19			<p>https://mycentralfloridafamily.com/brevard-zoo-special-needs-programs/ Check out this article which discusses how we can incorporate an activity area and volunteer option to offer something really needed and wonderful for our special needs children and adults. This would be part of a creative arts or environmental science area.</p>
Kookykie			
AGREES	DISAGREES	REPLIES	
0	1	1	

13 December 19			<p>Sorry, the link didn't post properly. Look up the Brevard Zoo Sensory exhibit for those with specials needs.</p>
Kookykie			
AGREES	DISAGREES	REPLIES	
0	0	1	

14 December 19			<p>Yes! These places are so popular and so helpful to local business owners, artists and makers, farmers, etc. which in turn is good for our local economy. Really would love to see a space for retail in big blue! But only available to local owners and on a short term lease so everyone can be involved. And not just the already established ones but for new young entrepreneurs just starting out who maybe can't afford rent on a normal retail lease. This also helps local businesses who do have a space elsewhere to gain more exposure. Like a farmer's market but for local businesses/boutiques too! I'm also pushing hard for an indoor, industrial, educational play space for adults and children a like such as the one in St. Louis www.citymuseum.org. They turned a warehouse into an amazing play space by repurposing parts of old buildings, vehicles, sculptures, etc.. There's even an aquarium and an art gallery inside. This for Big Blue, a SKATEPARK, a building for YSF (I believe they already have their own funding to build the building, they just need the space), a riverwalk and tie up for boats. Also, see Armature Works in Tampa! That place is similar to what you're talking about. Great idea, I love it!</p>
Brooke			
AGREES	DISAGREES	REPLIES	
9	5	1	

14 December 19			<p>Please keep the structure! Reusing such an amazing building is the right approach for Vero Beach. This community seeks to retain the character of the past as we move into the future and a retrofit of the building for today's needs would be a great way to demonstrate Vero's commitment to both it's past and it's future!</p>
CatherineR			
AGREES	DISAGREES	REPLIES	
7	18	2	

14 December 19			<p>I like it! Maybe include a farmer's market and space for retail as well-Locally owned only! And short term "leases" so that, like you said, it's always changing and therefore always exciting but also so that all local businesses have the opportunity to participate . I'm also pushing to repurpose part of Big Blue into something similar to www.citymuseum.org - really cool place for kids and adults with food vendors and a rooftop bar. Lots of stuff for everyone to do. Something like City Museum meets Armature works in Tampa.</p>
Brooke			
AGREES	DISAGREES	REPLIES	
1	3	0	

FORUM TOPIC

Future of Three Corners

14 December 19			<p>There are something like 35-38 acres in discussion. DPZ has shown how several locations such as St. Augustine's historic district that fit inside these 35 acres. I think there's ample space for a skatepark. While it's true there is a budget for this project it should also be considered that the budget is in the millions and a skatepark would just be a small chunk of that, less than 1 million for a really nice skatepark. Also to be considered is what they're spending the budget on. Are they going to blow the budget tearing down Big Blue and rebuilding another building rather than repurposing it? That would be wasteful in my opinion. Like ICARE mentioned, if there is a 2nd level somewhere, say on top of a parking garage (Just throwing that out there), then a skatepark could easily be put there (even though I maintain that there is plenty of space for a skatepark and a riverwalk, boat dock, etc.). I don't think a skatepark on part of the property would take away from any riverfront acreage either. A riverwalk could also exist here. As well as a farmer's market. Retail and play space inside Big Blue. There's a lot of land here and I think there are a lot of great ideas for what to do with it. I'd love to see the budget used responsibly and in such a way that all of them come to fruition.</p>
Brooke			
AGREES 5	DISAGREES 5	REPLIES 2	

14 December 19			<p>I agree! I believe YSF has a spot picked out for the new building they want to build? There's a lot of acreage here so it's definitely possible to get a new facility for YSF and a multitude of other things. (My daughter is on the YSFIRC JV team so we're really pushing for YSF as well!)</p>
Brooke			
AGREES 4	DISAGREES 2	REPLIES 0	

14 December 19			<p>Part of Pittsburgh's northside river development was an OmniMax theatre as part of a science center. The power plant property would be a great spot to replicate what Pittsburgh did and you could keep all the historical stuff as part of the science center</p>
Ted Miller			
AGREES 3	DISAGREES 3	REPLIES 0	

14 December 19			<p>Yes to all of that but heck no to condos. Retail, dining, parks, etc. no more frigging condos.</p>
Brooke			
AGREES 5	DISAGREES 1	REPLIES 0	

14 December 19			<p>Like in Royal Palm Point?</p>
Brooke			
AGREES 0	DISAGREES 0	REPLIES 0	

14 December 19			<p>First I didn't realize there WAS a multi-million dollar budget for this project (yet) - can you point me to a reference on that or did you just make it up? Next, if you all insist on keeping Big Blue (because it's cheaper or easier than tearing it down), the parking requirements for that amount of square footage could easily consume the remainder of the northern site. I'm sure those calculations will keep you busy for a while. Finally, if the required referendum included retaining Big Blue and its 50+++ foot height, there is a good chance it will fail and you would have to start over...</p>
MarkM			
AGREES 9	DISAGREES 4	REPLIES 2	

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Future of Three Corners

14 December 19		
Brooke		
AGREES	DISAGREES	REPLIES
3	2	1

I also plan to be an old person someday and I would love to be able to watch my grandkids skateboard, sail, etc. especially since the city of Vero Beach has denied me that for my own children. I'm not sure who still uses boomboxes these days but, hey, blast it if you got it. My kids (ages 10 & 12) have iPhones and AirPods (aka headphones) to listen to music on. They also fully enjoy skateboarding and sailing as outdoor activities and they aren't teenagers. I've been to plenty of skateparks in other parts of the country and I don't ever recall a kid with blaring music. They're usually pretty focused on not busting their backside. Furthermore, my parents blast music more often and louder than me or my kids and they're 62. Old people like to rock too, mmmkay. Can we please stop stereotyping skateboarding? It's a REAL sport people and it's enjoyed by children, teens, adults and "old people"! SMH

14 December 19		
Brooke		
AGREES	DISAGREES	REPLIES
2	4	1

Excuse me sir but you don't have to be rude. I'm sure you'll be busy with that concept for a while...

14 December 19		
Brooke		
AGREES	DISAGREES	REPLIES
2	9	1

A 20,000sf skatepark (less than half an acre in case you're having trouble with your calculations) would be MORE than enough as it would serve 75,000 residents allowing 100+ patron capacity BUT Vero Beach doesn't need a 20,000sf skatepark with space for 100 skateboarders so you can easily cut that in half meaning the skatepark itself would only take up 1/4 of an acre. Ima let those calculations keep you busy for a while. Furthermore, I'm pretty sure YSF secured their own funding for their building and the Skatepark Alliance has been working on doing the same so some of these "grandiose" ideas are already paid for. DPZ is seeking grants and funding from benefactors (Lord knows there aren't enough wealthy benefactors in Vero Beach... I must be making that up. SMH) so no there isn't a budget yet. But there will be. I'm not sure where you're getting the idea that Big Blue will be housing a bunch of people desperately seeking parking but you go ahead with your calculations. A lot of the ideas for Big Blue are centered around local economy, retail, play space, museum, aquarium, etc. and each of those would take up a considerable amount of square footage. Plenty of ideas have been thrown around and a lot of them are "grandiose" as you say but what is wrong with that? All of those ideas are GREAT and would generate revenue for the city. Programs like YSF have their own money and the skate park alliance may need assistance in getting their park built but they're working their tails off and willing to do so. So if DPZ is able to get those grants and donations and they do have millions to spend on a public site for everyone to enjoy I'd hate to see the budget wasted on tearing down a building and putting up another especially if it is unnecessary.

14 December 19		
MarkM		
AGREES	DISAGREES	REPLIES
6	3	1

Excuse ME, but I wasn't being rude - I was dead serious (also when I asked about the budget). Are you saying it would be easy to calculate the parking requirements for however many hundreds of thousands of square feet and potential uses? Also, you may be a highly paid out-of-town expert but I was on the City of Vero Beach P&Z board for 19 years, so I have some idea of which I speak.

14 December 19		
Brooke		
AGREES	DISAGREES	REPLIES
2	6	0

Making nasty comments like "I'm sure those calculations will keep you busy for a while." is RUDE, sir, period. Sorry, who may be a highly paid out-of-town expert? ME? Mr. M, I live and work in Vero Beach. I am from Vero Beach and I own a business in Vero Beach. I am not an out-of-town anything but I am an expert on some things.

FORUM TOPIC

Future of Three Corners

14 December 19			It is a generations old steel building. It has not been particularly well maintained for several years during the battle to sell the VB Power System. It is contrary to virtually all of the current zoning laws. It takes up an amazing amount of real estate. It would be very expensive to transition to a new use and very expensive to maintain. Unless a really clever and attractive use of the building arises, it probably should be sold for scrap.
Victor204			
AGREES 12	DISAGREES 2	REPLIES 2	

15 December 19			Agreed. We already have dead space at the mall. One of the reasons everyone wanted to sell the electric utility was to get rid of that ugly building. Why not keep the sewer plant and turn the big towers into swimming pools? Sure....Crazy ideas all around. The City needs money. Sell it to a developer so they will pay property taxes. The development could be controlled, but would be paid for by the private sector. The City has already given enough properties away for \$1/year. The idea of "nostalgia" is killing Vero Beach...
IScream2			
AGREES 5	DISAGREES 4	REPLIES 1	

15 December 19			Sorry, but "Big Blue" is architecturally irrelevant. It is an amazingly ugly hunk of steel that dominates the landscape. And the City should NOT be the one developing the property. They need to do what Ft Pierce did and sell the property to a developer who has submitted plans. The City needs REVENUE in order to continue to operate. Government is NEVER good at developing property. And renting the property for \$1/year is not what the City needs. Look at the Theater and Museum of Art. They make millions of dollars a year - and don't pay taxes. Sure, the venues add tourist dollars to the coffers, but the City ends up on the short end of the stick. And the County doesn't even give the City any of the tourist taxes. And for all of you who are so enthused about a farmer's market and street food - what tourists will be there in the summer? Probably no one....
IScream2			
AGREES 6	DISAGREES 1	REPLIES 0	

15 December 19			The City needs revenue - period....
IScream2			
AGREES 7	DISAGREES 3	REPLIES 2	

15 December 19			Build it at the IG center or at old Dodgertown. We don't need a waterfront skateboard park....
IScream2			
AGREES 19	DISAGREES 3	REPLIES 1	

15 December 19			I was involved with a "noise" committee about 15 years ago. The complaint was about Riverside Cafe. That's why it is no longer open to the outside when they have music. Concerts would probably be a problem for the locals on both sides of the river.. ..
IScream2			
AGREES 7	DISAGREES 2	REPLIES 0	

FORUM TOPIC

Future of Three Corners

<p>15 December 19</p> <p>IScream2</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>14</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	14	2	<p>The City is already moving the sewer plant to the Airport. And I agree - the City needs revenue. It should sell the property to a developer (who already has a City approved plan for the property) so that it can make money - and collect property taxes! Enough with the \$1/year leases that they do with the Museum and Theatre....</p>
AGREES	DISAGREES	REPLIES					
5	14	2					
<p>15 December 19</p> <p>IScream2</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>4</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	4	0	<p>It's a dinosaur and it's ugly! The City needs to sell the property in order to make some money - and then collect property taxes on the PRIVATE development....</p>
AGREES	DISAGREES	REPLIES					
4	4	0					
<p>15 December 19</p> <p>IScream2</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>2</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	9	2	1	<p>A private company is already building a multi-use sports venue near the Jackie Robinson Sports complex. The City should not be involved in any of this. They can barely run Leisure Square!</p>
AGREES	DISAGREES	REPLIES					
9	2	1					
<p>15 December 19</p> <p>IScream2</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	9	0	0	<p>That should go in the old KMart building....</p>
AGREES	DISAGREES	REPLIES					
9	0	0					
<p>15 December 19</p> <p>IScream2</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	1	0	<p>We already have the Museum of Art...</p>
AGREES	DISAGREES	REPLIES					
4	1	0					
<p>15 December 19</p> <p>IScream2</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	10	2	0	<p>We already have a struggling arts district downtown. Not sure where you will find all of these "artists"....</p>
AGREES	DISAGREES	REPLIES					
10	2	0					
<p>15 December 19</p> <p>IScream2</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	6	2	0	<p>Then the private sector needs to do it. The City doesn't have any money!</p>
AGREES	DISAGREES	REPLIES					
6	2	0					

FORUM TOPIC

Future of Three Corners

16 December 19		
Lagoonminder		
AGREES	DISAGREES	REPLIES
7	3	1

As the real estate community knows: they're not making any more land along the Lagoon in Vero Beach. We need to safeguard this important, centrally located piece of property while we determine its best public use. The Blue Monster has to go as it is ugly and archaic. Fort Pierce has a wonderful waterfront park with a fantastic Farmer's Market that attracts many residents and visitors. Why not opt for an attractive location on our waterfront that would generate income, provide for passive recreation and serve to draw tourists and residents alike. Plant the area with native plants to support birds and wildlife, and provide launch sites for non-motorized watercraft like sailboats and kayaks. This would be a great greenspace on the mainland side of the Lagoon that would enhance our quality of life and not harm the Lagoon. This is our last, best chance to use this property wisely.

16 December 19		
Glowie		
AGREES	DISAGREES	REPLIES
1	9	2

After reading the 32963 article about "big blue" and how thoughts are to preserve it, I recommend a transformation into a real performing arts center. Although I've lived in Vero 20 years, I'm still often returning to my hometown of West Palm Beach to attend shows at the Kravis Center. The King Center in Melbourne, about equal distance to the north, is a death trap with no center isle. Vero Beach, Sebastian & St Edward's school theaters are just that, built for teens. Seating is terrible for adults. I usher for most major arts events in town, and steer tall gentlemen from balcony seating for that reason. The Community Church is an excellent performance hall, but it is a church. The international orchestras whom IRSA invite deserve a concert hall. We have a fine theatre with Riverside, but they only produce their own shows. Getting the Broadway series locally, with excellent touring productions, will keep our patrons at home instead of having to travel an hour or more away. Great for tourism, too, I imagine! Thank you for listening...!

16 December 19		
John B		
AGREES	DISAGREES	REPLIES
29	4	5

Having heard about some ideas to preserve the big blue buildings and even the sewer plant tanks and buildings, I had to join in. I own some space in the office building across the street with views of the plant now, and I am an architect. I believe all these buildings would always remind us of the mistakes that were made to have these functions on the river, where it is, to begin with. This is our opportunity to make positive changes to beautify the gateway to the beach side of town. I don't care how sophisticated or "fashionable" this idea is, it will never work to make Vero more beautiful. Big Blue is not in compliance with many building codes including maximum height and flood requirements. Why would we want to encourage a building that is too high for our codes to remain. If the demolition, like removing equipment, amounts to more than 50% of the current value, all building codes must be complied with and that is significant, particularly if it is too high and too low (it flooded in both hurricanes in '04) at the same time. There are plenty of less developed countries or islands that would be happy to purchase the whole thing including the metal buildings. They are easy to disassemble and we have access to barges right there, so roads aren't impacted. The city needs income and should not be involved with any construction and related debt. Come up with a fantastic mixed use three dimensional master plan and long term land lease it. There are plenty of businesses that are willing to build it for themselves in a long term lease situation. The city would only maintain whatever park elements are planned. Retail, office, apartments/condo, restaurant, dockage, board walk, fishing pier, etc.

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Future of Three Corners

16 December 19			I agree. Once 50% of current value is demolished, all building codes come into play including height restrictions and minimum flood height. This building fails both. Mater Plan, long term land leases, let developers do all construction on city owned property just like our airport but much better designs guaranteed by an architectural code. the building can be SOLD to highest bidder, dismantled and put directly on barges for transport.
John B			
AGREES 9	DISAGREES 2	REPLIES 0	

16 December 19			skate parks will only encourage skating the whole area and as the city knows, today this means constant damage to buildings, walls and railings. the city needed to install metal strips into the walls and seats around the humiston beach park because of constant damages. today's skateboarders are all about "grinding". Its not the sport it used to be.
John B			
AGREES 8	DISAGREES 2	REPLIES 1	

16 December 19			dredging is not necessary as that water is deep because of old barge access to the plant and fuel tanks. definitely should include a boardwalk, fishing area and boat slips, none of which use land.
John B			
AGREES 4	DISAGREES 0	REPLIES 0	

16 December 19			More like 60' of space. 18' truck and 25' boat on 32' trailer. some trailer boats are 40' plus these days Not a good use for this location.
John B			
AGREES 3	DISAGREES 1	REPLIES 0	

16 December 19			The power plant should be sold to the highest bidder, dismantled, including the steel building, and transported off site via barges. It is worth millions. Create income from an eyesore, use that income to improve park space. Long term land leases allow others to build the buildings. Do not go into further debt.
John B			
AGREES 8	DISAGREES 2	REPLIES 1	

16 December 19			Actually there is a lot of dredging which is needed if the City wants to expand its marina facilities. I just drove across the Barber Bridge and saw all of the sailboats in the mooring area, add in the future rowing club and some more dockage and that area is maxed out for safe boat operations. The only logical place to expand is to the east of the power plant site, not just the current barge channel. The time to dredge is now, while the spoil can be managed on the empty land. They should go out a few hundred feet all the way to the old crabhouse channel, then along the shoreline North to the Vero Isle development. The whole area between the bridges on the West side of the lagoon needs to be dredged.
Native			
AGREES 3	DISAGREES 0	REPLIES 1	

16 December 19			What debt? Other than the water/sewer system there should be very little debt.
Native			

FORUM TOPIC

Future of Three Corners

16 December 19			<p>Actually there are very few boats kept on trailers on the barrier island. Almost all of the trailered boats are kept on the mainland. I would downtime the boat ramp at MacWilliam and shift the trailered boats to part of the area, possibly down toward the South side of the bridge. Most trailered boats don't need real deep water like yachts or sailboats.</p>
Native			
AGREES 0	DISAGREES 1	REPLIES 0	

16 December 19			<p>Dept from building the development instead of allowing private companies to develop the master plan structures, and lease the land long term. The city needs long term income. The city has massive dept in the form of unfunded employee pensions. Total real estate taxes don't cover it which is why the 5 million per year lost power income will eventually cause much higher taxes.</p>
John B			
AGREES 1	DISAGREES 0	REPLIES 0	

17 December 19			<p>The last thing the COVB needs is condos on this property, we are seeing the encroachment of condos on every beach access, limiting public usage. Just look at what happened to the Tracking Station property, FIT, who received the land on a government grant, sold it to developers when they couldn't reach a deal with the County. The COVB annexed it in and gave it a zoning designation of 15 units an acre. Early Christmas present for the developers. This land had been in the public domain for over a hundred years. There will be plenty of development occurring West of old town and every bit of public beach access will be needed as will the access to marinas, etc. The planning department seems to not be operating correctly, just look at the parking problem in the center beach. There are many successful public/private participation projects throughout the State and there is no reason to limit the future use of the property for fast buck condominiums. By the way, I just had the lowest electric bill in many decades, its nice to be on FPL. Vero Beach has enjoyed a very low tax rate for decades, and an increase should be expected, but the labor costs also need to be cut. Why Vero is still in the utility business is a major question which needs to be addressed, keeping it only masks mismanagement.</p>
Native			
AGREES 7	DISAGREES 1	REPLIES 0	

17 December 19			<p>Skateparks typically include railings for grinding so I'm not sure why kids would want break the law to grind on public property if they had a nice spot all to themselves that suited their needs. This anti-skateboarding mentality is getting old. It is deeply rooted in a stereotype and it's so sad. I guarantee if you took one look at my kids the last thing you'd think is that they're skateboarders. I'll also add that one of them is a GIRL. Mind blowing, I know. My kids are straight A students, too. The problems isn't a new trend that is so exciting that these kids are willing to break the law to try out. Grinding has long been a part of skateboarding, it wasn't invented in this decade or the last or the one before that. Grinding has been a part of skateboarding for 50 years. Let that sink in. Skateboarding has been a sport for over 50 years. Kids are damaging buildings in the city because they don't have anywhere else to go. Building a skatepark would eliminate damage not encourage it. These are the kids that will inherit this city I think we'd all do well to remember that our agendas are great and all but it's these kids that are affected most by this decision. I respectfully and wholeheartedly disagree with the idea that kids will damage more property if we give them a place to skate, that simply doesn't make sense.</p>
Brooke			
AGREES 2	DISAGREES 9	REPLIES 1	

17 December 19			<p>An upscale mixed retail, restaurant and residential community would be very appealing if done properly. When I heard there were discussions about keeping big blue I thought it must be an early April Fools joke. No way should that ugly eyesore be left standing.</p>
rfitz511			
AGREES 7	DISAGREES 4	REPLIES 0	

FORUM TOPIC

Future of Three Corners

17 December 19			If the city insists on skateboarding being illegal then I'd say they most certainly should be involved in a project like this.
Brooke			
AGREES 1	DISAGREES 1	REPLIES 0	

17 December 19			1/4 of an acre is all that is required for a skatepark. There are 38 acres in discussion. I see no reason why a skatepark can not be included in the overall plan for the space.
Brooke			
AGREES 2	DISAGREES 7	REPLIES 0	

17 December 19			No offense intended. This citizen believes there should be skate parks, great ones. I have skateboarded most of my life but old school. I do not believe they should be on expensive waterfront property and this use does not compliment the other intended low intensity mixed uses in terms of noise and small stadium lights. Residences on north and south sides. Neither do tennis/pickle courts for example. Today's outdoor hardscapes are designed with all kinds of obstructions built into the railings, wall copings, and benches to deter this real issue. Check out the walls and benches at Humiston beach park. It is sad, but the truth. There is plenty of cheaper open real-estate within other existing parks for high intensity uses like tennis, basketball, pickle ball and skateboarding. Vero needs real income from this site to replace what is lost by selling the plant. A master plan for architecturally linked commercial and residential sites will come forward. This can't be just a park.
John B			
AGREES 9	DISAGREES 3	REPLIES 1	

17 December 19			The city is considering expanding the marina along the mangrove shoreline next to the dog park. This would include a one-way drive with diagonal parking. How much would the mangroves and dog park be encroached upon? Mangroves are protected, and expensive mitigation would be required if removed. Dog park may have to give up some land. Perhaps the deep basin at the PP would be an option that should be considered.
Dolphin John			
AGREES 1	DISAGREES 1	REPLIES 0	

17 December 19			I am aware of the planned expansion along the MacWilliam Park/ Dog Park area. It also will require some deepening as the current deep water south of the rusty old dry storage building. It makes sense to expand the marina facilities if possible, because they are out of space in much of South Florida and most people don't feel safe to walk around in the cities to the South. Vero Beach because of the physical layout is a very safe city to visit. The dog park stays fairly busy, but I would not say that about Bob Summers field next door. There probably is a better location for the baseball field and possibly an upgraded use for this area. But it should be reserved for use by the public.
Native			
AGREES 2	DISAGREES 0	REPLIES 1	

17 December 19			Ampitheater, boat launch, scenic boat tours, small shops, restaurants
VeroNancy			
AGREES 6	DISAGREES 4	REPLIES 0	

FORUM TOPIC

Future of Three Corners

18 December 19			As was clearly stated the last time Mr. Duarny spoke before the council he said he would not be submitting anything without the costs involved and the options how they could be accomplished. This is about hearing the options that the experts will outline for us as citizens to make the final choices.
The Best Future			
AGREES 1	DISAGREES 0	REPLIES 1	

18 December 19			I so agree with your idea. And when you actually get inside the building you will see that whole idea will only take up a fraction of the building and still have countless other uses and bring in even more income opportunities.
The Best Future			
AGREES 1	DISAGREES 3	REPLIES 0	

18 December 19			I am also from the DC area and immediately thought of Alexandria's Torpedo Factory. Multi - use including cultural, restaurants, meeting rooms/space for community events. I like the area of a "Square" where the community can come together for events , charity, youth, fundraising, memorial, youth concerts. Also small business, a variety to ensure sustainability (economic, social, environment).
zmw			
AGREES 2	DISAGREES 2	REPLIES 0	

18 December 19			Having read about City Museum in St. Louis (Reisman's column Dec 18 Press Journal) this could be the home for something as special as theirs! Yes, the building is now an eyesore because it is empty and was never pretty, but we could be environmentally prudent by restoring and creating a beautiful venue that would attract locals as well as visitors..... something to take pride in for all to enjoy.
maryellen28			
AGREES 7	DISAGREES 7	REPLIES 6	

18 December 19			I live at Treasure Coast Isle Condominium complex which is a small community directly opposite the power plant separated only by a canal that is perpendicular to Indian River Blvd. A building restoration with public access to anything but NOT a music venue , OR boat access from this canal as it would be extremely disruptive to quiet lifestyle of our small community.
PetefromMA			
AGREES 4	DISAGREES 1	REPLIES 0	

18 December 19			Vero Beach Aquarium Asked the other day where the nearest aquarium in Florida was? And the answer was not Vero Beach, but it could be if City Council sees what a great addition such a facility would be for future generations and environmental appreciation. The location of course would be the combined sites of the old power plant, current sewage treatment facility and the opposite corner where the old post office was, assuming we quickly connect to the County's waste water treatment facility (something that should have already happened by the way). I think most of the major structures could be remodeled and refitted to support various aquarium exhibits and day-to-day internal operations. I would even go as far as suggesting a pedestrian walkway tunnel under the roadway between the power plant and the sewage plant that would highlight nocturnal aquatic life exhibits. Fresh sea water could also be piped over the bridge for refreshing the aquariums keeping them healthy, natural and cost effective . Those three acreages have more than enough room for Environmental Learning Center linkages as well as associations with Harbor Branch, plus parking, restaurants, a marina, etc.
Dave Lutz			
AGREES 5	DISAGREES 3	REPLIES 0	

FORUM TOPIC

Future of Three Corners

18 December 19			<p>one basic premise for the property is that it is revenue positive for the city, after that I feel part of it should be for youth sailing, part of it should be open space, and the idea of saving big blue and using part of it for a museum is an intriguing idea. I have seen several old buildings turned into tourist attractions that have been very successful, and surprisingly good looking. There is a great deal of history that vero could display in a museum that goes back to vero man, all the way up to the citrus industry that could be a significant tourist attraction, depending on how well they are done. I have a lot of confidence in the facilitator to come up with good plans so I think a museum would be something to think about in big blue.</p>
randy935			
AGREES 6	DISAGREES 9	REPLIES 2	

18 December 19			<p>Definitely not a sailing club. Sailors could use the property or lease a portion of the property but the main usage should be a boat launch / park and repurpose big blue as a river view restaurant and club. Use a portion as a banquet/ wedding hall. A sailing hub would be a misuse of the property</p>
Nolari			
AGREES 0	DISAGREES 11	REPLIES 1	

18 December 19			<p>There is plenty of room for a skatepark or bmx park west of town. Not the right fit</p>
Nolari			
AGREES 10	DISAGREES 2	REPLIES 0	

18 December 19			<p>Well said. Why keep a building that doesn't meet zoning and would be costly to maintain!! Sell big blue for scrap, put it on a barge and start over.</p>
Orv			
AGREES 18	DISAGREES 3	REPLIES 1	

18 December 19			<p>You have to be kidding! Put it in the old KMart.</p>
Orv			
AGREES 6	DISAGREES 0	REPLIES 0	

18 December 19			<p>Ok, I agree. Good idea. Just somewhere in Vero would be nice.</p>
Kodc			
AGREES 5	DISAGREES 0	REPLIES 0	

18 December 19			<p>Space to use ratios? Skateparks beat just about every other recreational facility in this regard.</p>
Skaterdave			
AGREES	DISAGREES	REPLIES	

FORUM TOPIC

Future of Three Corners

18 December 19			<p>Space adjacent to and/or under the bridge is perfect for a skatepark. This is not a radical idea. Burlington, VT • New Albany, IN • Fort Smith, AR • Cleveland, OH • Bradenton, FL • Jefferson, WI • Concord, NH • Tulsa, OK • Grand Haven, MI • All these communities, and more, have included skateparks in their waterfront development plans. If we count skateparks under bridges, the list grows and grows. There is a misperception that skateparks are only for the youth, and though they'll be overjoyed by one in Vero, this 58 year old permanent resident has been skateboarding for 48 years and has friends in their 30s-60s up and down the coast who will also visit. Vero Beach can easily justify a small skate spot here as well as the larger envisioned facility to the west.</p>
Skaterdave			
AGREES 4	DISAGREES 6	REPLIES 0	

19 December 19			<p>YSF uses the site already (in temporary structures amidst the sewage treatment plant equipment and under the bridge) and provides FREE sailing to area kids, including the many disadvantaged kids in Vero. And, they are the only operation in our area to offer adult sailing lessons and rentals to the general public, which subsidize the kids' programs. There are already public boat ramps in Riverside Park, MacWilliams Park, Oslo, Round Island, etc. We should use this opportunity to help expand a great program and provide community sailing access. Martin County Sailing Center in Stuart is a great model that we should consider emulating. The site is 38 acres. It's big enough that at this needn't be the only use by a long shot. Certainly a public boardwalk could be worked in. And this wouldn't impact what is done with Big Blue and the remaining open land, which could be used for a skate or other park, construction of shops, etc. if that's what the community wants.</p>
JohnT			
AGREES 8	DISAGREES 2	REPLIES 2	

19 December 19			<p>38 acres is an enormous amount of space. If done right many of the suggested ideas could find a home at the Three Corners. I suggest to keep the ideas coming and allow them to grow and evolve.</p>
Horizon			
AGREES 2	DISAGREES 0	REPLIES 0	

20 December 19			<p>John T said it well. Additionally, YSF only needs about 8% of the available area and the public would have access to the water thru the YSF 8% portion that YSF would need to conduct its services to IRC youth, adults, and special needs folks.</p>
Alan E 249			
AGREES 6	DISAGREES 1	REPLIES 0	

20 December 19			<p>I know this is getting off the subject of the 3 corners, but, the baseball field and the dog park should be relocated as they can function anywhere and I feel it is a miss use of property on a water front.</p>
Alan E 249			
AGREES 6	DISAGREES 1	REPLIES 0	

20 December 19			<p>Just adding to that, this forum is for the public to submit ideas to DPZ about what we would like to see happen at the 3 corners. I recently spoke with someone on the Steering Committee and she said DPZ is begging for MORE ideas. They can put all of these ideas on this 38 acres and still have room for more. DPZ will come up with 5 scenarios based on what we come up with here and the city will vote at the polls. Pretty cool I think! Get creative! We're just brainstorming here!! :)</p>
Brooke			
AGREES 1	DISAGREES 0	REPLIES 1	

FORUM TOPIC

Future of Three Corners

20 December 19			I wonder if the land below the old fuel tanks, below Big Blue, and below the water treatment tanks is contaminated and would require removal and replacement or some other action to make it safe to use for whatever is being considered on that land ??
Alan E 249			
AGREES 2	DISAGREES 0	REPLIES 1	

20 December 19			I like it! Check out www.citymuseum.org - I'd like to see this happen inside Big Blue. I'm also liking the idea of a market/retail space that is open to all local businesses. Something that is always changing, keeping it interesting and new so people keep coming back! There are so many "dead" areas around Vero it would be great to have a space that served to support local business and bring people together.
Brooke			
AGREES 1	DISAGREES 4	REPLIES 0	

20 December 19			Revamp with indoor/outdoor entertainment options for young families. Vero is growing, and young families are coming. We need options that aren't an hour or more away, and that have indoor options when it's just too hot out (yes, the park is great when it's 75...not so much when it's 93 with 100% humidity) I grew up in the Midwest, near St Louis, where we had the option of Union Station (soon to be a world class aquarium) The St Louis Zoo (a top rated, world class FREE admission zoo) the St Louis Science Center, Magic House, and the St Louis City Museum. Vero needs options like these. The City Museum checks off many of the needs; it would allow for Big Blue to be revamped, would create revenue through admission or membership fees (something I would gladly pay!) and provide that much needed entertainment for families.
Jill10045			
AGREES 4	DISAGREES 5	REPLIES 1	

20 December 19			No offense taken. Grinding is an issue because skateboarders have nowhere else to go in this city. There are pickle ball courts, basketball courts, tennis courts, etc. but no skateparks exist here. That said, I don't think anyone in favor of a skatepark is expecting that this area, all 38 acres, will be just a park. I believe those in favor of a skatepark are hoping it will simply be included in one of the scenarios. As I mentioned before a skatepark would only take up about 1/4 of an acre leaving 37 and 3/4 acres for all kinds of lovely revenue generating ideas. I recently heard that all of the ideas submitted thus far would fit in these 38 acres with room to spare so there's really no reason why a skatepark shouldn't be included in at least one of the 5 scenarios and it doesn't have to be waterfront. The purpose of this website is for the public to share their ideas and opinions on what to do with this space. For example, I would like to see several things happen here like a space like Armatureworks in Tampa meets City Museum in St. Louis. An indoor play space for kids and adults alike. Also, space for a farmer's market with lots of retail, dining, boutiques, event space, etc. Accessible to local businesses, young entrepreneurs, makers, growers, etc.. Outdoor parks/trails, a skate park, YSF building, boat docks and a riverwalk. A hub for locals and visitors alike. A perfect destination spot with plenty to see and do. A space that is ever changing and evolving. There are so many "dead" areas of Vero Beach. I'd like to see something that was constantly renewing, with entertainment but also a hand up to local businesses that will help our local economy.
Brooke			
AGREES 0	DISAGREES 5	REPLIES 0	

20 December 19			Sorry, it's not that DPZ is seeking grants or funding but they will be including the cost for each scenario submitted. I apologize for the misinformation.
Brooke			
AGREES 0	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Future of Three Corners

20 December 19			<p>Yes! I've been pushing for something like www.citymuseum.org inside big blue. It would be so cool to see some of Vero's history incorporated into this. They also have an aquarium, boutiques, retail, restaurants, rooftop bar and play space. They repurposed parts of old buildings in St. Louis to build the play space and it's indescribable. It's so amazing and I think with Vero's rich history it could be something truly amazing that would generate revenue for the city and local businesses. So many great ideas for Big Blue. We are able to save this place and turn it into an incredible destination spot that would put Vero on the map.</p>
Brooke			
AGREES 3	DISAGREES 9	REPLIES 0	

20 December 19			<p>Agreed!</p>
Brooke			
AGREES 3	DISAGREES 4	REPLIES 0	

20 December 19			<p>I would like to see some of the property utilized by Youth Sailing Foundation for the wonderful work they do with local youth including the underprivileged and disabled.</p>
DavidM			
AGREES 11	DISAGREES 2	REPLIES 0	

20 December 19			<p>I also would like to see some of the property utilized by Youth Sailing Foundation. Their work with the local youth is so important and positively impacts so many lives! Having space and facilities for their activities is critical. I also think it's extremely important that the entire property, whatever else is done with it, is environmentally friendly and promotes a healthy, clean lagoon.</p>
AveryMT			
AGREES 21	DISAGREES 2	REPLIES 2	

21 December 19			<p>Well, let's start with does "Big Blue" remain or not (?). I'm skeptical that it can be cost effectively modified into an attractive and useful structure but that certainly should be explored. Beyond that issue, I would love to see a vibrant water side recreational park. A sailing facility would create wonderful ambiance as would a skatepark and walking trails. Regarding a museum, ... maybe. I'm a bit skeptical about that being much of an attraction but let's hear a plan. Does the site need to generate income for the city? Has that been decided? That issue drives most other design choices I think.</p>
RickG26			
AGREES 4	DISAGREES 1	REPLIES 0	

21 December 19			<p>I would like to see big blue repurposed and the museum concept is a great idea. I think the riverfront should be reserved for water activities. Youth sailing is a major contributor to the development of children and I would hope they would have a presence on the river since they convey an image of which Vero can be proud.</p>
Garyk			
AGREES 3	DISAGREES 10	REPLIES 0	

FORUM TOPIC

Future of Three Corners

21 December 19			<p>I like the concept of keeping the building and playing up it's mid-century design throughout the property. The exterior would be enhanced by large black framed windows and some kind of large polished metal sculpture or signage on the front. I can envision a nice walkway along the river with low lighting, stones, concrete, plantings, mid-century shade structures and seating to enjoy the view. A portion of the property could include the skate park and children's play fountains and playground. The building itself would include a history and education center incorporating the old machinery and wall size photographs of the building and area's history. Emphasis would be placed on black, white and pops of color such as aqua, grey, gold, olive green and black. The architecture would be enhanced by black metal beams, wood and pops of early 60's color including the aqua blue of the building throughout. The building could house a large indoor theatre venue as an outdoor theatre may create a sound issue with the proximity to neighborhoods. The building should have a sit down restaurant keeping the mid-century theme and decor. I see the rooftop as a great place to add industrial planters with trees and rooftop plantings. A beautiful rooftop area to view and enjoy the surrounding landscape and water. This area would incorporate a casual food and drink area so people can sit and enjoy the view. You could have some small musical entertainment groups up on the roof. That's it!</p>
dolphinar			
AGREES 4	DISAGREES 11	REPLIES 0	

22 December 19			<p>The facility is visually and socially ugly -- a blight when viewed from any direction or context. It is seen by more than a few as a sad monument to bad government. Repurpose the land to something that feeds the community soul rather than the developer's bank account.</p>
CAW			
AGREES 7	DISAGREES 1	REPLIES 0	

22 December 19			<p>For Pete's sake, get rid of that old monstrosity. Historical value is nil It's too big and cumbersome to be of any use. Maintenance would be horrific. Tear it down so I won't have to look at every time I cross the bridge. Skate parks should be privately operated. I don't want the city to be liable for injuries incurred by the relatively few skate boarders that might use it. No way should any commercial use be allowed, not even a hot dog wagon. I like sailing and have sailed most of my life, but a little sailing club/school would be a waste of space and the tail wagging the dog. We have plenty of parks already, near the ocean where people like to go, but I might like to see a "passive" park with maybe a band shell.</p>
ZYN			
AGREES 6	DISAGREES 8	REPLIES 2	

22 December 19			<p>Doubtful.</p>
ZYN			
AGREES 4	DISAGREES 2	REPLIES 0	

22 December 19			<p>Right on about getting rid of the building but not sure about all that commercial use you suggest.</p>
ZYN			
AGREES 7	DISAGREES 5	REPLIES 0	

FORUM TOPIC

Future of Three Corners

22 December 19			Maybe a goo use of the lqnd, but not the building -- it's a dinosaur.
ZYN			
AGREES	DISAGRE ES	REPLIES	
3	1	0	

22 December 19			I cannot understand the idea to move the sewer facility out by the airport. There isn't a ny river, canal or other waterway to empty the purified water into. Look at a map! Upgr ade the existing plant as needed, there is a lot of space there for additions. All the infr astructure is already in place.
ZYN			
AGREES	DISAGRE ES	REPLIES	
0	17	2	

22 December 19			"Cool little?" It's a monster!
ZYN			
AGREES	DISAGRE ES	REPLIES	
6	1	0	

23 December 19			The City is not aware of any contamination at either site.
Lil			
AGREES	DISAGRE ES	REPLIES	
0	1	1	

23 December 19			While the COVB may not be aware of any contamination, I would think that the COVB or any other enterprise that seeks to locate at the 3 Corners would want to do research to see if contamination studies were conducted after the oil tanks were removed. Ad ditionally, Big Blue housed equipment that may have contaminated soil under it and a round it and a contamination study should be conducted to rule it out or call for remedi ation if contamination exists. There may be regulations that require these contamination tests as well.
Alan E 249			
AGREES	DISAGRE ES	REPLIES	
4	0	1	

23 December 19			Let's keep the building if possible. Repurpose as restaurant and marina with a rooftop bar. Also add a couple boat launches and parking. #you're welcome
Nolari			
AGREES	DISAGRE ES	REPLIES	
1	9	0	

23 December 19			We have enough museums we need something progressive
Nolari			
AGREES	DISAGRE ES	REPLIES	
10	3	2	

FORUM TOPIC

Future of Three Corners

23 December 19			Youth sailing could go anywhere just like a skate park No thanks to both
Nolari			
AGREES	DISAGRE ES	REPLIES	
0	14	3	

23 December 19			Youth Sailing can go anywhere. Does not need to be there.
Nolari			
AGREES	DISAGRE ES	REPLIES	
3	11	2	

23 December 19			A skatepark would be a waste of space. What is the population of the county? How many people still skate? End of discussion.
Nolari			
AGREES	DISAGRE ES	REPLIES	
8	5	1	

23 December 19			While never a skateboarder, I like the idea of 'entertainment' to passerby's that someone mentioned it would provide. The space under the west side of the bridge would be a cool and natural place for it. Unless a charge is made for skaters, the City's liability can be drastically reduced. How much demand is there for this and would skaters really travel very far?
JimZ			
AGREES	DISAGRE ES	REPLIES	
1	1	0	

23 December 19			Actually, it would be really quite impractical for a sailing organization to go anywhere except on the water; in fact there are many factors that make a location practical for an organization that teaches youth sailing. A small portion of this property happens to be just what they need. I don't feel it's asking very much considering how beneficial the organization is to the community, especially disadvantaged youth. We have many boat launches, restaurants, and bars. We only have one Youth Sailing Foundation. It's not a lot to ask.
AveryMT			
AGREES	DISAGRE ES	REPLIES	
13	1	1	

24 December 19			Basketball has done more for disadvantaged kids than youthsailing will ever do. They should use a portion for basketball before sailing or a skate park.
Nolari			
AGREES	DISAGRE ES	REPLIES	
0	14	3	

24 December 19			I am pleased contributors to the discussion can envision the Youth Sailing Foundation as part of the development. The waterfront at the power plant or water treatment plant are the best locations for launching. The waters south of the bridge is the only place in Vero where small boat lessons, recreational sailing or regattas can safely operate. Youth Sailing Foundation can co-exist with many different types of usage there. I can visualize sailing, kayaking, paddleboards all operating at the waterfront. They have proven themselves to be a value to the communities young people.
PBH			
AGREES	DISAGRE ES	REPLIES	
9	2	0	

FORUM TOPIC

Future of Three Corners

24 December 19		
TFK44		
AGREES	DISAGRE ES	REPLIES
10	4	2

The City of Vero Beach should carefully examine the history of the marina to understand exactly what not to do with the property. For years the marina has been a money losing eyesore that significantly contributes to pollution in the lagoon, yet somehow, bewilderingly, the City Council has chosen to invest yet more funds into the marina project and selected the most intrusive, environmentally degrading option for the future of the marina. As it stands, the marina is essentially a way for taxpayers to subsidize a facility that harms the lagoon, brings in the sort of people interested in cheap dock space at a dilapidated facility, houses abandoned and derelict vessels leaking harmful chemicals into the lagoon, includes a perpetually empty, decaying commercial building, and even serves as the residence of a registered sex offender. I don't understand makes the marina an "asset" to the City, what benefit to Vero Beach any of those things bring, or why the city council wants to throw more money at the problem. The devotion of the City Council to tourism, commercial development, and industry needs to be reassessed. Why would the people of Vero Beach want our town to become Ft. Lauderdale? That's where a future with an unfettered focus on attracting tourists leads. And a future dedicated to industry and commercial development would lead to our waterfront resembling that of Ft. Pierce. Neither one of those is something we should want to emulate. I understand that people want to see a skate park in Vero Beach, but waterfront green space is not the place for that. There is plenty of inexpensive property located near Vero Beach High School and ample space where a skate park could be built. In that location a skate park would be closer to the people who would actually use the skate park and a potentially beautiful green space on the water wouldn't be used for something that is entirely man made. Perhaps the power plant could be salvaged in some way, but the structure is enormous and the exterior is really quite hideous. While the old diesel plant has been repurposed nicely, that's a much smaller, more attractive building located in a considerably less desirable location. I don't see how a building the size of the power plant could be used, and the site would be more attractive and adaptable without it. Ample green space with native plants would be great to see on the property, along with upgraded facilities for Youth Sailing. The location is perfect for Youth Sailing, which is why they are currently using an embarrassing site near the sewage treatment plant. Some mixed use development could be beneficial, but that should be small scale dining, entertainment, and retail, and definitely not residential development, hotels, industrial use. I hope we see a new direction from the new city council, and one that recognizes that property such as the Three Corners should be used to benefit the public and the community, and preserve and foster the well-being of our environment and not to raise revenue for future white elephant projects such as the blighted property that is the marina. Rob Slezak and the great folks at the recreation department would do a terrific job managing the Three Corners property in a way that benefited everyone in Vero Beach, and not just developers and businesses.

24 December 19		
Doug14612		
AGREES	DISAGRE ES	REPLIES
2	1	0

Agreed!

24 December 19		
Victor204		
AGREES	DISAGRE ES	REPLIES
10	0	1

I personally did the study of the places where in Indian River County YSF could go. The upper portion of the Sebastian lagoon and below the 17th street bridge are it. Nowhere (study the charts) else has the depth and open area to support a competitive sailing program. Youth Sailing in no way compares to a skate park. It requires water and waterfront and a heck of a lot of it.

FORUM TOPIC

Future of Three Corners

24 December 19			All of the processed sewer water is sold to golf courses, parks and other business with large grass areas. Some is sold to residential communities. There is a backlog of available reuse water for residential lawns, even in immediately adjacent areas.
Victor204			
AGREES	DISAGREES	REPLIES	
5	0	1	

24 December 19			How about several bonds for city infrastructure and funding pension programs. There is considerable debt maintained by COVB. Look online at their financial statements.
Victor204			
AGREES	DISAGREES	REPLIES	
1	1	0	

25 December 19			<p>It's obvious that the power plant and the sewerage plant should go so the land can be remediated and we can start with a clean slate. The land should be owned by the City and under a master plan be leased to non governmental entities. The City of Vero Beach has proven that it isn't best at managing enterprises that are best run privately — the existing marine being a sad example of benign neglect. The YSF should have high priority for a portion of the waterfront -perhaps where it is now located. programs for our youth should be given high priority. The southeast parcel is an ideal spot to be leased to a marina where residents/others can have 24 hr access to their boats (Ft Pierce as an example). Having the YSF adjacent secures that site for marine access. Locating a restaurant there would make good use of the remainder of that site including parking. A boardwalk should be built under the ALL bridge, providing unity for the site without requiring pedestrians to cross 17th St traffic. The northeast parcel is the Crown Jewel. It is a wonderful spot for open space including commercial establishments. The well intentioned commercial zone on Royal Palm Pointe unfortunately morphed to a high end private residential area. With a clear Master Plan where the City owns the underlying land, 'Centennial Park' could quickly become a thriving area to attract tourists as well as serve our growing population with shops, restaurants and access along the boardwalk where boats could tie up for lunch, etc. Open space is also important. This needs to be carefully planned and not subject to the whims of special political interests whose 'de jour' thinking delayed the FPL decision for so many years. Having County residents (like me) provide input is a positive step in this process. Finally, I'm not in favor of relocating City Hall, housing or other similar projects on the eastern/water side of Indian River Boulevard. However the west side site could be considered for these uses. I look forward to seeing substantive dialogue ensue on the best uses of this critical area which can- if done properly- become one of the top focal points in our community</p>
Nichur			
AGREES	DISAGREES	REPLIES	
10	1	0	

26 December 19			<p>There are 38 acres that can be developed. If done right, there is room for all of these activities. Why not create a hub for sport activities that can not be found elsewhere in our town. And art, music and food. I truly believe that there is so much opportunity here to expand and include most of these ideas all the whilst being respectful to the existing neighborhoods.</p>
Horizon			
AGREES	DISAGREES	REPLIES	
6	0	0	

FORUM TOPIC

Future of Three Corners

26 December 19		
Horizon		
AGREES	DISAGREES	REPLIES
2	0	0

Actually when it comes to liability a private Skate Park has to carry an enormous amount of insurance, whereas the law protects recreationally zoned areas within Florida cities. Florida Statute 316.0085 was passed a few years back to encourage municipalities to make land available to the public for skateboarding. It says that a government entity or public employee is not liable to any person who voluntarily participates in skateboarding. A Skate Park that could be put under the overpass of the bridge would not take up more than 1/4 to 1/2 of an acre.

26 December 19		
Horizon		
AGREES	DISAGREES	REPLIES
1	3	0

Love the ideas and can't wait to tour the property, to really understand the enormous amount of space that is available here. As we are still in the idea finding stage of this process, I would love to see ideas that encourage this space to remain open and fluid and encourage a fresh approach for our future generations and some of the possible hurdles we face. This property has the ability to become something truly extraordinary and innovative. Something that might at first not be quite "Vero", but would have the ability to grow. The way technology is evolving, I would love to see concepts of adaptability and change, not to become stagnant and obsolete in 10 years. I find concepts of contemporary open air villages that encourage co-housing of multi generations under one roof similar to those in a small town like setting intriguing. <https://arcSPACE.com/feature/inner-city-arts/> I would love to see any of the possible projects or buildings to look into the tiny house movement, sustainable eco houses, passive design, green facades to save energy, zero energy houses that generate energy through solar, wind and hydro electricity and use construction material that is recyclable <http://www.ecohomevillages.com/fortmyers/en/> . Hemp as a carbon neutral building material is termite resistant, fireproof, prevents mold and is an excellent insulating material. <https://www.industrytap.com/gorgeous-eco-friendly-hemp-house-pulls-co2-air/42346> If a small area of the property would be dedicated to residential use, this could produce income, and still leave so much room for many of the suggested ideas, like the YSF, sports, boardwalk, small music venue, Skate Park, museum, restaurant and water access for kayaks, etc and save Big Blue! If laid out right it all can be respectful to the neighboring communities. It could be it's own little village within our town. Just an idea.

26 December 19		
michael58		
AGREES	DISAGREES	REPLIES
7	1	1

We do not have the population similar St. Louis to support a project like that and not really wanting to draw people from across the state.

26 December 19		
michael58		
AGREES	DISAGREES	REPLIES
4	2	1

I saw a lot of asbestos inside the building when I toured. Make some money and have it torn down.

29 December 19		
Jill10045		
AGREES	DISAGREES	REPLIES
3	3	0

Something like this (again, from St Louis area) would be so great! Food trucks, bar area, etc... <https://www.stlmag.com/dining/pop-up-game-bar-recess-stl-now-open-in-the-grove/>

FORUM TOPIC

Future of Three Corners

29 December 19		
LuisS		
AGREES	DISAGREES	REPLIES
13	1	0

The first time we drove to Vero we approached from the south on Indian River Boulevard, eagerly anticipating the beautiful beaches referenced by the road signs. You can imagine our dismay when the monstrous utilitarian power plant appeared in sight. There was a small part of me that wondered if we had made a mistake choosing to vacation in Vero for the first time but we pressed on and finally found the magical place that it is. There is nothing historical, charming, or even educational about this 50 year old building other than it serves as a reminder of very bad economic decisions made by civic leaders of prior administrations. Let's use this piece of real estate to look forward, not backwards!

29 December 19		
bluetwo		
AGREES	DISAGREES	REPLIES
2	3	0

I'll tour the old power plant before making a judgement on whether to keep it and convert it into shops, etc. Conversion costs versus tear down and new construction will be a major factor. I'm from northern Virginia, and always enjoyed visiting the "old Torpedo Factory" in Alexandria, a WW building now devoted to providing low cost space for artists and craftspeople to work and sell. I'm also from Portland, Oregon, where Pioneer Square downtown is a major venue for celebrations, special markets, and just hanging out. Another more family friendly space in the Portland Pearl District is a wonderful tree park which has a picturesque low stone wall with a water system that spouts and spills into a shallow area in front, then recedes only to come again. Kids love it...lots of places for parents to sit under the shade. I also like the performance shell and amphitheater in Stuart's park...located on the water...it could be close to the bridge. People have talked about skate board parks...but consider also bocce-ball courts...finally I agree with many suggestions for a restaurant and perhaps a Venetian style covered shopping arcade with condo's above...along the canal side...with a few short boat tie up docks and a board walk along the main lagoon area.. All of this could be easily located on 38 acres...what ever is done, environmental and green standards should prevail, as well as mobility access for those of us in wheelchairs. Especially if parking is located on the old post office space. Just preliminary thoughts. It could be an exciting, vibrant place for all ages.

30 December 19		
gromisue56		
AGREES	DISAGREES	REPLIES
1	1	0

I have been to three areas that all have merit for considering a project of this magnitude: San Antonio (TX) Riverwalk; American Tobacco Campus in Durham (NC); and in Pennsylvania, Peddler's Village and/or Ligonier and/or Carlisle for best unique, quaint, historic downtown shopping. If you google any of these, you will have more information than I can impart, but that may give a visionary ideas on something remarkable....

01 January 20		
Mari		
AGREES	DISAGREES	REPLIES
3	3	0

I'd like to see a green space and an area for families to congregate as well as the city to have a space for carnival type events. Some Greenspace to trail & picnic parks catered to different ages groups as well as disabilities & a water play area (something like John Prince Park in PBC) with the skate park the city has been talking about for so long. It can also be used for food truck events instead of tearing up the Greenspace by the museum constantly with events. Maybe the kayak rental place would be able expand to that area & add it as a stop on the boat tours coming from 60; like a ferry. Have fruit trees & vegetables growing for the community to grab a healthy snack as they enjoy the trails. With all the building going on out west I honestly believe we need to salvage as much Greenspace as possible. I'm from PBC and don't want that to happen to Vero as it grows; as growth is immanent.

FORUM TOPIC

Future of Three Corners

<p>03 January 20</p> <p>Reggie2019</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	0	0	<p>We should think about this there is no water access on this side of the river for boats kayaks sailing etc. this is an opportunity for us to look at the future and create something that is unique we do not need more restaurants or parking space or office space we need to create something for the future of Vero beach</p>
AGREES	DISAGREES	REPLIES					
4	0	0					
<p>03 January 20</p> <p>TomC</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	1	0	<p>I worked at the Power Plant for 23 years and I think most if not all of the asbestos was abated and removed in a proper manner and new insulation installed. There is lead paint still on the stacks that was covered up with an approved and legal matter when the stacks were last painted.</p>
AGREES	DISAGREES	REPLIES					
2	1	0					
<p>03 January 20</p> <p>TomC</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	1	0	<p>The intake area is hard to describe but thought a river sightseeing cruise boat could dock there on one side and the other saved for special presentation ships like when the Nina or Pinta ship comes this way again. An area for food trucks and covered tables, an outdoor theater, and spots for vendors. A nice walkway around the river, similar to what Fort Pierce has downtown on the river, as on the north canal side pilings have been driven already. Trails and landscaping with Florida vegetation for less maintenance. But this is for Power Plant and Sewer Plant.</p>
AGREES	DISAGREES	REPLIES					
2	1	0					
<p>04 January 20</p> <p>michael58</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	6	1	0	<p>I do not listen to what developers have to say, they are lining they're pockets. It is an old building that has NO architecture what so ever, full of maintenance problems, environmental problems, below flood levels..... It needs to be removed.</p>
AGREES	DISAGREES	REPLIES					
6	1	0					
<p>04 January 20</p> <p>Donna90</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	0	<p>I love these ideas!</p>
AGREES	DISAGREES	REPLIES					
1	0	0					
<p>04 January 20</p> <p>Donna90</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	0	0	<p>Without considering potential pitfalls, space issues or traffic / parking concerns (we are relatively new to Vero), my wishlist consists of a combination of a beautiful marina, possibly a boutique hotel, trendy water-front restaurants and shops, with beautiful garden laced sitting areas and walking trail along the river. I like the idea of trolley bringing visitors back and forth however couldn't a traffic light allow pedestrians to cross over to either side safely with parking on the southwest corner? Not sure if the name is settled but how about calling it Vero Harbor? I also like the name Vero Landing. I'm excited about the world renowned urban planning firm that will be designing this space. Is there any way we can preview sketches of the various proposed designs?</p>
AGREES	DISAGREES	REPLIES					
4	0	0					

FORUM TOPIC

Future of Three Corners

04 January 20			<p>We should create a tennis court/basketball court on the roof of the potential marina. This would overlook the water and provide a great space for kids to engage in various physical activities. If not that, we could put a rooftop restaurant/lounge. Both options would create a great sense of community for this town. Vote strategically townspeople! Regardless, I trust Tony Young! He is a great man and has great respect within the community.</p>
kennytheshark99			
AGREES 0	DISAGREES 4	REPLIES 0	

05 January 20			<p>Agree. Main premise must first be that the final development of the entire 38 acres is revenue positive for the taxpayers. No \$1/year leases!</p>
Eric62			
AGREES 5	DISAGREES 1	REPLIES 0	

05 January 20			<p>All good as long as created by the private sector and taxes accrue to the City.</p>
Eric62			
AGREES 3	DISAGREES 1	REPLIES 0	

05 January 20			<p>As long as provided by the private sector and property taxes accrue to the City.</p>
Eric62			
AGREES 1	DISAGREES 1	REPLIES 0	

06 January 20			<p>I would like this area to be used by the community on multiple levels but to include a much needed home for the Youth Sailing Foundation (YSF). This is a wonderful opportunity for us to allow access to the waterfront on the mainland. I see the combination of both the YSF and retail/restaurant opportunities as being options. The land can work for us both as economic growth as well as a place to do things on the lagoon with the YSF providing a draw for residents and visitors. I work and live year around in Vero Beach, and am an active member of the community. This waterfront plot is the only location that is viable for this valuable non-profit organisation, and something that would be used year-round by all ages not just seasonally. To have an opportunity to provide a much needed home for this significant organisation that NEEDS to have access to the water and it not be built would in my opinion be shameful.</p>
sophiebw			
AGREES 5	DISAGREES 1	REPLIES 0	

07 January 20			<p>You better be careful taking that building down... once you do the EPA comes in. You may have a BIG can of worms in that soil underneath. Remember the old downtown plant (American Icon) it took years to get it certified by the EPA for use after treating soil... Plus the view from the top is fantastic and the interior lends it to many possibilities, you need to take the tour the building later this month. I was for taking it down until I went through it and looked around on top of the roof.</p>
John57			
AGREES 3	DISAGREES 2	REPLIES 0	

FORUM TOPIC

Future of Three Corners

07 January 20			I agree with so many things in this post. I hope we will things local. I've seen collaborations in old buildings. One idea is short term leases to different restaurants with a central area to dine. This works for food trucks that are experimenting with transitioning to a full restaurant or those that don't have the backing for a full restaurant. I have had very positive experiences with YSF and a space for them is a must.
HeatherZ			
AGREES 2	DISAGREES 1	REPLIES 0	

08 January 20			City Museum is not a museum in the typical sense. You should look at their website. Probably one of the most progressive places I've been to. www.citymuseum.org
Brooke			
AGREES 0	DISAGREES 3	REPLIES 0	

08 January 20			YSF (Youth Sailing Foundation) already exists in this space and they already have the funding to build their new building here. I think all of the families, children and adults, who participate in their programs would disagree that YSF is a waste of space. Also, the city is not liable for accidents incurred whilst skateboarding on a public skate park. We're talking about 38 acres, we could fit all of these ideas and more within that 38 acre space including a band shell. We do have plenty of parks and green spaces but I don't think we'd be wasting any space by allowing commercial use at Big Blue, adding a skatepark (which only requires about 1/4 acre) or allowing YSF to stay and build their building. This is an idea sharing forum, not an idea bashing forum. Sorry, don't mean to be rude - It's just that we need more ideas not more idea bashing. DPZ will work out the issues, our job here is to brainstorm and then vote in November.
Brooke			
AGREES 1	DISAGREES 0	REPLIES 0	

08 January 20			Actually there are a lot of scholarships available for kids who learn to sail competitively. Likely none of my kids would ever have a shot at a basketball scholarship but they might all have a shot at a sailing scholarship. Sailing has helped my kids in more ways than I can count including helping my daughter to cope with PTSD. Not to mention the friends they've made thru this program or the fact that they're citizen scientists helping ORCA to monitor living shorelines! All thanks to YSF. YSF already exists here and they have their own funding to build the building they're asking for. It's not like they're asking for ALL of the waterfront property OR funding from the city. Also, a skatepark only needs about 1/4 of an acre and it doesn't have to be waterfront. It's 38 acres, why not have it all? Sailing, skatepark and basketball. We're brainstorming here, lets keep the idea bashing to a minimum. Consider the amount of space available and the endless opportunities it provides.
Brooke			
AGREES 5	DISAGREES 0	REPLIES 1	

08 January 20			It's 38 acres, a skatepark requires 1/4 of an acre. Skateparks today are designed to include all kinds of wheels so take that into consideration. BMX, roller blading, roller skating, scooters, etc. It's not silly to imagine that a skatepark be included in the overall design. We need more ideas here and less divisive idea bashing comments on this brainstorming site.
Brooke			
AGREES 2	DISAGREES 2	REPLIES 0	

08 January 20			Actually, it can't.
Brooke			
AGREES 4	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Future of Three Corners

08 January 20			And it already exists there.
Brooke			
AGREES 4	DISAGREES 0	REPLIES 0	

08 January 20			YES! I agree!
Brooke			
AGREES 0	DISAGREES 2	REPLIES 0	

09 January 20			<p>IF the power plant building (big blue) is to stay it should be the only structure on the property. And it would need a total overhaul in order to make it look really nice - remove the stacks, repaint etc. All other acreage should be open green space with native flora (which will attract native fauna) porous walkways, benches, pavilions, playgrounds, and an area for outdoor concerts. Farmer's markets, art shows etc. would have no problem operating in this type of setting. Parking lots should be made with porous materials to have permeable surfaces. Remember this land is directly adjacent to our precious Indian River Lagoon which is already fighting daily against our growing assault. More buildings and paved surfaces here would be a real threat to our part of the lagoon, and believe it or not our part is considered to be among the healthiest along the entire 156 mile stretch. Why? limited development along most of our shorelines. There is already a seawall here - knock it down and plant a living shoreline that could still provide access for kayaks and small boats. This is a great opportunity to set an example for other cities and show that we are people who care about our environment.</p>
viviendoenvero			
AGREES 2	DISAGREES 1	REPLIES 0	

10 January 20			<p>It could be incorporated into a dining/ shopping venue similar to The Wharf in Washington DC, South Street Seaport in NYC et al. It could be an alternative venue during the hot summer season.</p>
Brodydad22			
AGREES 2	DISAGREES 2	REPLIES 2	

10 January 20			I agree! To include a marina where boaters can stop and eat and shop.
FourJays			
AGREES 4	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Future of Three Corners

10 January 20		
JCK		
AGREES	DISAGREES	REPLIES
1	0	0

What are the goals for the use of the property? If we can reach agreement on the underlying purpose(s) for using the property/building, (or segments of the property) then it may be easier to agree on specific development to achieve those goals. It might also be helpful for the consultants to summarize the available square footage that would be available for use inside the building to help guide our thinking. The following are examples of some goals we could think about: Community: The project should support activities which enhance the quality of life in Vero Beach by providing a venue that can be used in multiple ways (both indoor and outdoor) Examples might include: • An indoor performance venue that could be used for musical/theatric events, non-profit organization meetings/fundraisers • an outdoor space for concerts, films under the stars, picnics by the river, public market, food festivals etc. • fitness/athletic facilities Conservation: The project should integrate best practice green building techniques/components in the design and develop programs to showcase these components to educate the public. These could include solar power, natural planting, permeable parking/walkway surfaces; partnership with the Environmental Learning Center, activities to support cleaning up the lagoon etc. Commerce: Include revenue producing venues and/or activities which would enhance city revenue without losing control of the property. On-site dining, coffee shop etc. Expand the scope of the City Marina to include docking at this location Creativity/Co Working: Consider a co working /incubator space to encourage entrepreneurial activities; perhaps a maker space to encourage innovation/exploration of new ideas. Enhance the visibility of Vero's arts community by providing studio space (rental) and a gallery for artists to display/sell their work.

10 January 20		
MarieG		
AGREES	DISAGREES	REPLIES
9	0	2

I own a condo on Robalo Drive, the absolute closest residential building to Big Blue. There was an inkling when we bought the condo 14 years ago that the utility company could eventually be sold. Since Day 1, my thoughts was always to tear down the Big Blue Beast and all those ugly stacks and blinking lights forever. It must be so loaded with asbestos and it hinders the view of the waterfront. Big Blue is in our neighborhood, so anything that promotes crime and additional congested traffic would not be favorable, nor would years and years of construction and noise. Keep it simple and low cost, plus provide some tax revenue for the town. I would like to see Indian River views from its name sake, Indian River Blvd. The views could be quite stunning when everything is opened up. There needs to be much needed public green space to walk and view the river that is not obscured, like how those luxury condos impacted the end of Royal Palm Pointe (old Lobster Shanty location). One important thing to remember and not to impact is the wildlife and sea life that frequent the finger lakes to the north of Big Blue. Dolphins and manatees frequent those waters, especially during the winter months. There should be safe "on foot" access to each of the three corners. A few quality restaurants and bars (no chains and no Dunkins), a farmer's market, shade trees, bike paths. Outdoor concerts would be nice as long as the bandshell faces south. :-)

A riverboat cruise launch would be cute there, like Savannah's River Queen. These corners should be utilized for outdoor activities, or at least the 2 waterfront corners should. So much is being focused on a skatepark. I'm assuming a skatepark would be in an indoor structure, so this can be placed anywhere in town really, not near a beautiful waterfront. I may have a different opinion about Big Blue after I tour it later this month, but the structure is in need of serious curb appeal.

FORUM TOPIC

Future of Three Corners

11 January 20			<p>When thinking about Museums, Arts Venues, other niche uses, and using The Torpedo Factory in Alexandria, Museum in St. Louis, etc. as examples it's important to think about long term viability. Will there be enough paying visitors or philanthropic support, or will the Vero Beach taxpayer need to fund the operating expense? Greater Washington has a population of 6.2 million, St Louis 2.8 million, Indian River County 155,000. According to the United Way ALICE report the median household income in I RC is \$49,000 and 40% of households have an income below the basic cost of living. We have to be realistic as to the type of development which is viable long term in our community.</p>
ALAN46			
AGREES	DISAGREES	REPLIES	
10	1	1	

11 January 20			<p>Please allow me to correct a number of factual errors in this post: 1.The Marina has always made money, despite being assessed over \$300,000 annually in interest payments for the acquisition of the South complex. This debt was paid off from the proceeds of the Electric Utility sale, and as a result the Marina will make over \$350,000 this year . There is no taxpayer subsidy, in fact the Marina contributes to the General Fund every year. That's not even counting the economic benefit to City businesses from the seasonal and year round boating population. 2. The discharge of untreated refuse from an on-board toilet has been prohibited since the 1992 Clean Water Act. Is the law sometimes broken? Sure, like every law, but the language in the post is just not correct. The City Marina has one of the most comprehensive approaches to controlling overboard pump out that I have seen over many years of cruising. Every vessel arriving at the Marina has their on board sewage holding tank pumped into the City's Sewer system at no charge, and the valve which prevents overboard discharge is sealed. Future pump out are either free or only \$5. In addition to the Coast Guard, Florida Fish and Wildlife and County Sheriff's Department the City of Vero Beach Police Department has instituted Marine patrols, including boarding vessels. Over the past few weeks, 10 vessels have been boarded and inspected, ZERO overboard discharge violations. 3. Yes the Marina is a little run down for the financial reasons above. The Council has commissioned a local Marine Engineering company to develop proposals for the future maintenance and enhancement of the Marina. Far from "selecting the most intrusive and environmentally damaging....." option the Council has made no decision, in fact the Consultant's final report has not even been presented.</p>
ALAN46			
AGREES	DISAGREES	REPLIES	
9	1	0	

11 January 20			<p>Under the bridge is the perfect location for a skatepark, it isn't really good for much else, the overhead bridge is noisy (which wouldn't bother skaters), it is currently being used to store sailboats but they could certainly go elsewhere.</p>
kiltedrick			
AGREES	DISAGREES	REPLIES	
2	1	1	

11 January 20			<p>There is room for both, and much more on those 38 acres. Doesn't have to be one or the other.</p>
kiltedrick			
AGREES	DISAGREES	REPLIES	
3	0	0	

11 January 20			<p>Good point! I'm all for that provided it doesn't interfere with YSF's program. I'm not sure but it's possible that their new building would include a plan for housing the boats elsewhere?</p>
Brooke			
AGREES	DISAGREES	REPLIES	
0	0	0	

FORUM TOPIC

Future of Three Corners

11 January 20		
Paul		
AGREES	DISAGREES	REPLIES
6	0	0

I love seeing the sailboats. These are people who actually use the IRL and enhance our community. <https://www.ysfirc.org/about/> Free sailing instruction to the children of Indian River County is a very nice thing.

11 January 20		
Brooke		
AGREES	DISAGREES	REPLIES
1	5	1

I agree 100%. Careful consideration is absolutely a must with this project. City Museum in St. Louis draws people from all over. As with any attraction I think the hope is just that... to attract people to visit for the day and go home. City Museum charges I think \$16 - \$25 admission with lower rates after 3pm or group discounts, etc. and they definitely attract groups, corporate events, weddings, etc. It's name is a little misleading as it's not a museum in the traditional sense. It's more like a huge industrial playground for children and adults. There are restaurants, a rooftop ferris wheel and bar, an aquarium, an art gallery, a seven story slide, caves, castle towers, air lanes suspended in the air that you can climb into and explore (if you're brave enough to crawl through the metal mesh tubes to get there), there's even an indoor halfpipe. All of these things were repurposed from old part and buildings. There is more to do here than one day will allow and the "exhibits" are always changing so it's a place people want to come back to to see what's new. I completely agree that this project should be well thought out but I feel that something like City Museum would bring in revenue for the city if done right. It's an interesting, educational attraction that we could customize to reflect the rich history of Vero and Florida. Please take a look at www.citymuseum.org this place never disappoints. As a mom of 5 I would buy season passes just to have a place to take my kids in the summer time when it's painfully hot outside. I'm excited to see what DPZ puts together and I'm hopeful that we can gain something truly amazing through this project!!

11 January 20		
Victor204		
AGREES	DISAGREES	REPLIES
13	0	1

The comment that Youth Sailing could go anywhere is quite incorrect. I happen to be the person who worked with YSF and the COVB to select that site and secure the lease for it. My request from the city came after spending several months of investigation by land and, river, by government charts, local charts and a special study done years ago by the Vero Beach Yacht Club, looking for shallow water boating sites. Youth Sailing Foundation is part of a national sailing association and that association features competition as part of each program. The High School race courses are set by the sailing association representative who is in charge of each competition. The size of the required course leaves only two locations in Indian River County, the large bay south of Sebastian Inlet and the large open area just south of the 17th Street Bridge. All other locations have size or depth limitations which preclude them being used for a recognized sailing program. A sailing program can go "just any old place" as long as it is one of those two. The Sebastian River location has serious access problems as all of the real estate on the mainland side of the river is already developed by private housing, city parks or commercial enterprises. The island side has serious access issues for a program that runs 7 days a week. It is my considered opinion that, if YSF is denied access to the land bordering the 17th Street Bridge, it cannot sustain its operations in Indian River County. Please realize that the demographics of our High School aged children show that 53% of them can afford little or no fee for this service. Literally hundreds of kids sail every week for absolutely zero charge. ALL costs are paid by donations from the supporters of the organization and not the children- The cost benefit ratio of this wonderful organization is truly infinite. I can't imagine how that could be replaced if they are displaced.

FORUM TOPIC

Future of Three Corners

11 January 20			<p>The existing building should be taken down and the site cleared. The entire 3 corners should be redeveloped in a combination of park, boardwalk, restaurants, marine access such as the youth sailing program and perhaps a center regarding the lagoon ecosystem and its habitat. A pier along the deep water access could be constructed so that boaters could visit and for fishing. I would not like to see a marina, condos, or other residential use of the properties.</p>
AL20			
AGREES 12	DISAGREES 0	REPLIES 0	

11 January 20			<p>When FPL goes down, you'll wish you had the old plant on standby ready to go. The same goes for fort Pierce. It happened years ago in Key West-- when the power plant went down, we were sure glad the old Navy base plant was able to crank up.</p>
Learned the hard way			
AGREES 0	DISAGREES 8	REPLIES 0	

11 January 20			<p>The sails of a Spanish galleon, perhaps.</p>
Sharon Neill			
AGREES 0	DISAGREES 3	REPLIES 0	

11 January 20			<p>Please keep the immediate riverside free for walkers, runners, cyclists. Well lit, and lots of benches. An overpass across Indian River Blvd from the Third Corner should be considered, for pedestrians, etc.</p>
Sharon Neill			
AGREES 8	DISAGREES 0	REPLIES 0	

13 January 20			<p>Why isn't there any discussion about the salvage value of the power plant and the metal buildings. I am aware that the city started a bidding process more than a year ago, where the interested contractors came and toured the plant and they were asked to bid on how much they were willing to PAY for the salvage/demolition rights to the plant and the building. It can all be dismantled, including the buildings and put directly onto barges, and on to a shipping port. There are plenty of third world countries and Bahamian islands that this plant could provide real improvements for.</p>
John B			
AGREES 7	DISAGREES 2	REPLIES 0	

13 January 20			<p>I'd like to add to the notion of 'Big Blue' being torn down. What happens to our iconic 'Blue' when it's torn down? Does it go to the landfill? To that IRC landfill that is currently capping off the tallest peak in our county? The tallest peak that's full up of methane gas, garbage, recyclables that weren't recycled, as well as a host of other discards? Is this what happens? In 2020 we all are choking on this "elephant-in-the-room" dilemma. So will our future generations. Just get rid of it; out of sight, out of mind mentality doesn't work. I believe there's ample proof in every direction. Staying, fixing what's broken, creating a better environment with what's there is more responsible. It's not necessarily easier--but I have full faith we have the talent and initiative to overcome this abyss. Look around--American Icon was an out-dated power plant with umpteen smashed windows, gangly weeds, and graffiti tags; Walking Tree was an industrial building eye-sore. Today, both are commendably gorgeous and fruitful.</p>
Cindy Schwarz			
AGREES 6	DISAGREES 4	REPLIES 1	

FORUM TOPIC

Future of Three Corners

13 January 20		
John B		
AGREES	DISAGREES	REPLIES
4	0	0

The sailing club needs to stay where it is. Arrange for a reasonable long term land lease paid to the city based on how much LAND is occupied. Allow the club to build a small two story structure on the south end of the existing peninsula of land. Allow them to build dockage on the river side and the canal side of the existing point of land. This way they actually make the dry property larger by additional dock surfaces over the water and "occupy" only a tiny foot print at the very end south of the existing point. Dry boat storage and launching will be a challenge but should be attempted on top of the new docks, without impacting the future use of the dry land. The building should have a "dockmaster" type of office on the first floor with shaded porches along the perimeter and a very small multi-purpose open second floor for a class room, meeting room, or race observation. This club is so important and is a solid reason Vero is so special. Hundreds of less fortunate kids are given the opportunity to feel the wind and learn how to ride it. Vero Sail regattas for the small sailboat sizes/classes could be a common sight and a worthwhile beautiful backdrop.

13 January 20		
Marybrownies		
AGREES	DISAGREES	REPLIES
1	8	0

I could see salvaging the chimneys as an art installment. I would love to see a riverwalk area like they created in D.C. with things for families to do. They have a smores area, lots of outside seating. Restaurants. Outside giant games like Connect 4 and Jenga. And for the love of pete... let it be pet friendly there.

13 January 20		
beedesign		
AGREES	DISAGREES	REPLIES
8	0	0

The site should be used to benefit as many citizens and visitors as possible. It is large enough to contain multiple activities both passive and active--pedestrian and bicycle mode, river access, community park, and possibly commercial uses. Paying for improvements needs to be addressed--a residential component should be considered. I have heard community conversations that the power plant building should be saved. When asked--"should we save this building?" people tend to immediately say "yes!" without fully understanding the very many issues involved in making a decision of that magnitude. People should not confuse age with architectural merit. Or nostalgia with worthiness. Design decisions need to be based on comprehensive problem-solving methodologies. These need to be based on programmatic desires, site analysis, code issues, etc.

13 January 20		
Helene		
AGREES	DISAGREES	REPLIES
2	10	0

If possible, and financially feasible for a private developer, refurbish the former power plant into a boutique hotel with a rooftop bar and restaurant. Add a boardwalk along the riverfront with outside casual dining. Still room for lots more

13 January 20		
Helene		
AGREES	DISAGREES	REPLIES
3	2	1

One thing to keep in mind as we continue these discussions: while "mixed-use" is a great concept - retail and office below with residential above - retail stores are having a very difficult time with so many people shopping online. Look what's happening at the IR Mall, so sad! So unless they are very unique boutique type of shops, like on Ocean Dr. or the Village Shops, I would hesitate including a lot of retail on any of these sites. Plus, being so close to Miracle Mile, I wonder what those shop owners might think? (yes, a few of them are nat'l chains)

FORUM TOPIC

Future of Three Corners

14 January 20		
Concerned		
AGREES	DISAGREES	REPLIES
12	2	1

We think that Vero does not allow its waterfront to be used by the public sufficiently. When one looks at Sebastian, Stuart and Ft. Pierce, they allow a lot of access and boardwalks, restaurants and other attractions. We didn't even save Lobster Shanty's land by declaring eminent domain so that that wonderful point would be made available to the public. Instead, its whole southern coast is dedicated to a very exclusive small group of people. Here's our chance to change that direction. Give us parkland, hotel, restaurants, play areas, walking paths, fishing pier, marinas. It's the most grand opportunity to make a huge change to our city. I used to live in Old Town Alexandria Va and visited the Torpedo Factory. I loved its use for art but it was also a building with a lot of presence so a great addition to the waterfront. The huge ugly power plant is not an asset, it would be a shame to keep it, there's no way to camouflage its lack of appeal. Of course, we would greatly appreciate the removal of the sewage treatment plant both for aesthetic and for environmental reasons.

14 January 20		
Allaccessplay		
AGREES	DISAGREES	REPLIES
2	0	0

It's an honor to be involved with the decision of the Three Corners. Whatever gets developed on the property should be something that not only the community can benefit from but something that will demonstrate just how great our community is and will make our community members proud. This is the opportunity to do something for the very first time. A sports complex with a playground, a water splash pad play area with waterproof wheelchairs, pavilions, a cafe and an events hall will still leave opportunity for Village Shops (like those in Sebastian) to include boutiques, speciality products and small business restaurants. The best financial outcome would be to develop the property in phases. This will create opportunity to develop as we grow as a community. We do have many of the ideas mentioned. Some ideas are to create multiple projects that we already have but are not ideal by personal opinion. Something that we do not already have would be a park and playground for special needs individuals. We have boat ramps, shopping, hotels, restaurants, museum etc but we have not one facility that welcomes all but is designed specifically for a group of individuals that have been overlooked for far too long. We are one community and meeting the needs of the members of our community should be a priority. It's the opportunity to have something somewhere for everyone. The opportunity to create the very first "Field of Dreams" in our community for our community. Having such a venue defines the type of citizens who live here. We do not do for some but rather we do for all because that is what communities are supposed to do. There are so many fantastic ideas coming from members in our community. My request is to simply make opportunities for all. A venue where children and young adults can participate and play while using a wheelchair or walker for mobility. A place where acceptance and inclusion defines who we are and the type of community where we reside. Developing a "Field of Dreams" is more than a place to play and participate, it's the opportunity to make dreams come true for thousands of residents. Yes, thousands. Let our community stand out from the rest and provide for all not some. Let our community be one that makes dreams come true.

14 January 20		
Bobaloo		
AGREES	DISAGREES	REPLIES
12	0	1

I would like to see several casual restaurants on the river with boat docks (not ramps) so people could come in, relax and enjoy. Include a destination for dining. Since the loss of Lobster Shanty, there aren't many options (aside from Riverside Cafe) to take in the great boating activities and views the river has to offer.

14 January 20		
Bobaloo		
AGREES	DISAGREES	REPLIES
7	3	2

Designate the southwest corner for a parking ramp with an overpass walking ramp to the east parcels.

FORUM TOPIC

Future of Three Corners

16 January 20			<p>The Wharf is an area in Tampa Bay that used to be Channelside and was transformed by the City to increase visitation, outdoor activities, and income for the City beside the cruise port. There is an outdoor green space that has a stage they frequently set up. People rent space to have public events in the green space. There are games and outdoor seating by the water to watch the cruise ships and stare at the water (healthy for your mind and body). There are food options and a bar. The only thing its missing is a couple of little shops. This area of Vero have a massive potential to bring in a Marriott hotel on the wastewater side of the public space, Connect the power plant and water treatment parcels via a "River Walk" that is underneath the bridge to reduce foot traffic crossing the main intersection and additional parking can made right beside the new power station since no one will want to spend an extended amount of time right beside a power station...maybe a small parking garage that is open...its time for people to begin building upward just a little! I would say keep the old blue building and transform it into a unique and historical modern space. This space can have a small market, cafe, and other little shops and open seating space and rooms on the first two floors. This is very similar to Armature Works and the Oxford Exchange in downtown Tampa. The green space can be fun and open for the family or the younger crowd. There should be a marina and a restaurant or two available (maybe one in the hotel and one in the blue building) because Riverside has no competition! Also, there should be a stage because Captain Hiram's is the only place in town with a good event venue and has no competition, yet is still pretty small. On the 3rd and or 4th floor of the blue building build in modern-day loft Apartments/Condos. Anyone coming from a city is familiar with these and the younger crowd needs a place to live without 55+ community restrictions and would be willing to pay the higher rent/costs for a cool vibe that reduces drinking and driving! These could be studio, one and 2 bedroom spaces and I promise they will fly off the market like hot cakes!</p>
kcope08 AGREES 3	DISAGREES 6	REPLIES 1	

18 January 20			Totally agree
singer41 AGREES 4	DISAGREES 3	REPLIES 0	

18 January 20			agree
singer41 AGREES 2	DISAGREES 2	REPLIES 0	

18 January 20			agree
singer41 AGREES 1	DISAGREES 1	REPLIES 0	

18 January 20			disagree
singer41 AGREES 2	DISAGREES 1	REPLIES 0	

FORUM TOPIC

Future of Three Corners

<p>18 January 20</p> <p>Pat9238</p>	<p>For all tree properties I think providing green space should be the priority, but I like the idea of including restaurants, pubs, and small Mon-and-Pop owned shops. I don't care much for including office space in the mix.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	9	1	0	
AGREES	DISAGREES	REPLIES					
9	1	0					
<p>18 January 20</p> <p>KKF</p>	<p>Thank you for offering the opportunity to the public to visit the 3 Corners property on 1 /18/2020 during the open house. Excepting the parking vs. pedestrian traffic conflicts, the event was most appreciated and kudos to the staff and officials who gave their time to serve the public. Based on our observations, we recommend the following: - skate park under the bridge - a great way to utilize space that would most likely would go unused. - several ramps for boating - sailing club, kayak launch and public ramp for motorized boats. There is enough river frontage for all to share. Also consider a promenade/boardwalk along the river for pedestrians and observers. - consider a walking path throughout the entire property for adult exercise - amphitheater for concerts, performances and public events - enhance current manatee observation area on the canal bordering Vero Isles - use of innovative stormwater Lagoon-friendly best management practices on the entire property (all three parcels) - generally, consider requiring green building practices for any permanent structures</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>0</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	0	2	
AGREES	DISAGREES	REPLIES					
4	0	2					
<p>18 January 20</p> <p>Helene</p>	<p>I like the boardwalk idea and amphitheater</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	0	0	
AGREES	DISAGREES	REPLIES					
3	0	0					
<p>18 January 20</p> <p>Helene</p>	<p>I went over to Big Blue today, too - that was a great experience! highly encourage folks to do that next Sat if you can. That place would be an awesome boutique hotel and conference center! With a rooftop restaurant/bar - million-dollar view! that terrazzo floor is amazing, too, really needs to be saved. Thanx for doing this for us, looking forward to the charrettes.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>7</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	5	7	2	
AGREES	DISAGREES	REPLIES					
5	7	2					
<p>18 January 20</p> <p>Helene</p>	<p>I like the idea of loft-style Apts</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>6</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	6	0	
AGREES	DISAGREES	REPLIES					
1	6	0					
<p>19 January 20</p> <p>michael58</p>	<p>Tear the piece of junk down. Take the million dollars and build something Vero Beach will be PROUD of, not some old, ugly dinosaur that's been retrofitted.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>8</td> <td>5</td> <td>2</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	8	5	2	
AGREES	DISAGREES	REPLIES					
8	5	2					

FORUM TOPIC

Future of Three Corners

19 January 20			Agree, should be saved converted to boutique, restaurant, etc. Green space behind it concert to park add fishing pier!
GeorgeP			
AGREES	DISAGREES	REPLIES	
3	3	0	

19 January 20			Totally agree. We need some great restaurants where people can come by boat and dock.
kent57			
AGREES	DISAGREES	REPLIES	
5	0	0	

19 January 20			I like the promenade/boardwalk idea. I think this is a must to any development of this property. There are very few walks with unobstructed views of the river.
SusieCal			
AGREES	DISAGREES	REPLIES	
8	0	0	

19 January 20			I agree. Why hold onto an ugly industrial relic that will need millions of dollars in refurbishment and upkeep? This project should be about the future, not the past.
bigtoque45			
AGREES	DISAGREES	REPLIES	
7	4	1	

19 January 20			I believe Youth Sailing Foundation should have a portion of the property at the water so the kids can launch their boats directly into the river. I would like to see a board walk along the river as well. At Riverside Park, you can't see the river because the mangroves are too high. In Ft. Pierce the Riverfront is elevated and there is no vegetation in the way. Perhaps a raised board walk could be put in place at the Power Plant/Wastewater Treatment Plant. It could provide terrific storage underneath for the Youth Sailing boats.
CAP			
AGREES	DISAGREES	REPLIES	
5	1	0	

19 January 20			Totally agree! Years of construction, increased traffic and congestion on IRB, and more noise complaints just so people can chow down on overpriced burgers while listening to bad covers of "Margaritaville"? Pass. Vero is not Savannah or St. Louis. Keep Vero Vero!
bigtoque45			
AGREES	DISAGREES	REPLIES	
2	1	0	

19 January 20			People love Vero Beach because it is NOT Washington DC or NYC.
bigtoque45			
AGREES	DISAGREES	REPLIES	
4	0	0	

FORUM TOPIC

Future of Three Corners

19 January 20		
IRB2020		
AGREES	DISAGREES	REPLIES
3	2	1

I waited to offer my opinion until the physical property tour this week. I was very impressed with the sheer size of the property. Seeing the facility and property changed my opinion from no commercial development to combining with some revenue producing commercial development. You could fit most of the activity-oriented ideas to benefit the community, retain a large amount of open space, and still have room to use to produce revenue and help the local economy. I support activity ideas including YSF access, a boardwalk and benches, kayak and paddle board access, a skate park, some type of small museum for lagoon education targeting the local schools, native planting and trees, and facilities for outdoor concerts and public events. Dining should include a top class but affordable seafood restaurant with lots of palm trees to reinforce our natural beach environment. The community lost access to a beautiful sunrise and water view when the city allowed private development of the Lobster Shanty site and we need to replace it. A large portion of the perimeter of the property should be retained for a boardwalk connecting to the other planned uses. The above ideas would still leave us with a significant amount of open space. The question is whether a major hotel development would help the community? Could we reduce area roadway traffic by providing more of a one-stop shop for visitors and possibly use shuttles, rather than visitors driving back and forth from the island to the mainland and to area restaurants and grocers? If we need something to improve the tax base and local economy, the hotel could be large enough to include convention facilities and a large public meeting space (which is scarce in the area). I favor this type of complex development rather than residential condo development. The development needs to be balanced against the size of our local community. We are not a major population center. I am not in favor of development which primarily depends on pulling populations from outside the extended community or is only directed at seasonal visitors. Whatever is done should always allow for future waterfront recreational development flexibility for our community and their visitors. If our master plan suggests significant population growth for the county, we need the transportation infrastructure to be planned well ahead of the development. The project should include a pedestrian bridge across Indian River Blvd to link to parking on the west side of IRB parcel. This should include improving nearby pedestrian and bike safety and access enhancements. These might include protective barriers across the 17th St. bridge and actions to encourage transit alternatives to automobiles such as a bus/shuttle lane off IRB and linking to nearby pedestrian walkways and bike paths. We need to carefully plan transit in an area where vehicles, bikers, pedestrians, buses, intersections, turn lanes, a bridge, frontage roads, parking, the elderly, and seasonal visitors meet. It needs to be significantly more progressive and safer than current traffic planning around the city and Orchid Island. Pedestrian and traffic safety needs to be a high priority in the initial planning of the site. I don't know enough about the existing power plant structural flexibility, possible contamination, or its scrap value. My initial opinion was to remove it to open up the view and remove the current visible eyesore, along with the tanks on the southern parcel. That opinion might change with a great site plan with hotel, shopping, and restaurant to make it more visually appealing than it is now.

FORUM TOPIC

Future of Three Corners

19 January 20		
BGoin		
AGREES	DISAGREES	REPLIES
7	0	0

I'm originally from here. I have fond memories of riding my bike to the beach in the summer, crossing over the draw bridge and racing to JC beach where I worked renting rafts and chairs from the little burger joint that still exists today. That was the essence of Vero Beach, small town America. While progress is unstoppable, forethought must be present. The moratorium on high rise buildings, the small downtown "14th ave", small beach retail area, are all what makes Vero extremely appealing to the many new residence coming every year. So, No Hotels! No Condos! Smart restaurants, park area with a boat ramp, a west side boat ramp would be an enormous relief to The Riverside Ramps, and to the residence who live in that proximity. Somewhere all the residence of Vero can enjoy, where the concert in the park can grow, the farmers market could expand. Something similar to what Ft. Pierce has done, only better. This should not be development for revenue, which is consistently expounded on. This should be development for enjoyment! Let's please not waste this extraordinary opportunity to make something great.

19 January 20		
Pam2008		
AGREES	DISAGREES	REPLIES
3	1	1

The City Museum was originally the creation of one man, using his imagination and anything he could beg, borrow or steal that was being cast off by someone else. Very creative. Vero does not have to do as large a project. Worth looking at as part of this plan.

19 January 20		
Paul		
AGREES	DISAGREES	REPLIES
3	3	2

I agree with much of this post but I think that if cost is a concern, big blue could be a beautiful asset in this planning process and could provide many benefits and uses without millions lost in tearing Blue down and rebuilding at the incredibly expensive new construction costs.

19 January 20		
Paul		
AGREES	DISAGREES	REPLIES
7	0	1

A look at the base of the bridge on its north side reveal a series of concrete structures originally planned to the foundation for some sort of fishing pier that was never finished. It stretches from the land to the ICW channel under the bridge. If completed, it would provide spectacular views of the lagoon in all directions. That might make up for much of what was lost when the Lobster Shanty site was developed destroying and limiting public views of the lagoon from Royal Palm Point.

19 January 20		
Paul		
AGREES	DISAGREES	REPLIES
7	1	1

When The Lobster Shanty site (Royal Palm Point) was redeveloped, the parking lot which provided spectacular public views was lost. I remember driving into the parking lot in windy and rainy conditions to observe lagoon conditions from the safety and comfort of my vehicle. It was fun and sometimes exciting. Cars would pack the parking lot for July 4th and the Boat Parade. That's pretty much gone now but redevelopment of the power plant site could restore an observation area where people could park and observe the IRL from the comfort and safety of their vehicle.

FORUM TOPIC

Future of Three Corners

19 January 20			<p>I believe this forum needs to spend less time trying to solve the parking problem. While it is terribly important, this is a time to look at what we would like the property to look like without limits...a time to dream. Not all ideas will be feasible but maybe some potential of an idea will be. I believe the finished plan should benefit as many people and groups as possible. The site is in the city but will be supported by a larger population that are not city residents. I have lived in Vero for over a decade & was very disappointed when the city allowed a private entity to take over the Lobster Shanty property for their own use. A nice (but not overpriced) restaurant would be a nice addition, possibly on the roof top of Big Blue. I would like to see the building saved and repurposed into some of the many ideas that have been suggested. There is only one time to get it right. Lets be open to ideas.</p>
Pam2008			
AGREES 3	DISAGREES 6	REPLIES 2	

19 January 20			<p>Having a wonderful green space area/boardwalk to connect to nature and the ICW along with arts, food, recreation would enrich the overall appeal and value of Vero. This, in turn, would encourage other local investment to bring in revenue. Let's not squander a unique opportunity to preserve access to a precious nature space and to create something we can all enjoy.</p>
Vero Lover			
AGREES 2	DISAGREES 0	REPLIES 0	

19 January 20			<p>I don't believe my suggestion is an attempt to solve a parking problem but more an attempt to open another form of access to the lagoon from the safety of a vehicle. Older people and people with disabilities who might have great difficulty could be included in the beneficiaries. As already stated its great opportunity to provide observation of the Lagoon during inclement weather from the safety of your vehicle and could expand viewing opportunities for 4th of July and the boat parade.</p>
Paul			
AGREES 1	DISAGREES 1	REPLIES 0	

19 January 20			<p>I can't see the City Residents being forced to fund a huge project and empty their pockets to fund huge investment and annual cash outflow without being able to recoup at least a substantial portion of the costs. Its gotta somehow work financially or it will not likely happen. Does anyone know of outside funding?</p>
Paul			
AGREES 3	DISAGREES 0	REPLIES 0	

19 January 20			<p>I love using the top of Big Blue. Its got an incredible view.</p>
Paul			
AGREES 4	DISAGREES 6	REPLIES 1	

19 January 20			<p>Temporary dock space should be made available for residents, marina residents and visitors who arrive by boat. In addition to accessing amenities on site, Boaters could utilize 17th St access to connect to public transportation. This would allow boaters to more easily access businesses including nearby grocery stores like Walmart Neighborhood market, Publix(s) and Fresh Market. Whether you are out on your boat for the day and need something or needing to buy supplies for your voyage a well situated dingy dock is an attraction and a blessing to boaters.</p>
Paul			
AGREES 5	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Future of Three Corners

19 January 20			Where are the numbers we can rely on to make informed decisions?
Paul			
AGREES 2	DISAGREES 0	REPLIES 0	

19 January 20			The fact that it does not meet zoning may actually make a grandfathered building more valuable because it is very costly if not impossible to duplicate. How much would it cost to duplicate the view from atop Big Blue. Space with a view like that is a very valuable asset.
Paul			
AGREES 4	DISAGREES 6	REPLIES 1	

19 January 20			Does "roof top" music (as opposed to ground level music) reduce the sound level to adjacent residential properties to an acceptable level?
Paul			
AGREES 0	DISAGREES 4	REPLIES 0	

20 January 20			Very good point! No matter what is decided upon, city officials need to remember that they are not in the development / building business and simply need to consider a positive cash TAX revenue solution. Collect income from land lease; don't attempt to develop and/or run a business. Remember failures of the past (city and county failures), and debates over Dodger-town.
RelickeFam			
AGREES 4	DISAGREES 0	REPLIES 0	

20 January 20			Scrap it! That building is and always has been an eyesore!
RelickeFam			
AGREES 4	DISAGREES 3	REPLIES 0	

20 January 20			Amen! Absolutely agree. It's a hideous structure with no "historical" value!
RelickeFam			
AGREES 4	DISAGREES 3	REPLIES 0	

20 January 20			Low maintenance. Landscaping no matter what use is decided. City crews spend countless hours maintaining the beach and memorial island properties as it is now (loafing around most of the time I might add)...
RelickeFam			
AGREES 0	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Future of Three Corners

20 January 20			Blue will cost millions to retrofit!
michael58			
AGREES	DISAGREES	REPLIES	
4	1	0	

20 January 20			I toured the property last Saturday for the first time. I agree a bandshell at the northeast corner of the Big Blue property facing south would be a great music venue and would not be a huge expense. Parking will be a challenge but I do like the idea one poster mentioned in having pedestrian traffic be able to walk under the bridge between the Big Blue property and the waste treatment property. Some sort of boardwalk along the river would be great.
easycoastgator			
AGREES	DISAGREES	REPLIES	
1	0	0	

20 January 20			Salvage contractors will be able to remove the power plant and the building, and pay the city to do it! That plant and building are worth a lot, to less developed countries or islands. The entire thing can be relocated. Converting the plant would cost millions and the city should not be a developer, they should be a landlord. Don't encourage the city to compete with private enterprises. Debt is high enough as it is with all the unfunded city employee pensions. The plant first floor is too low for today's flood codes. It had water across the whole plant in both 2004 storms. You won't be able to put any air-conditioned space at that level, by code. The building is also too tall for today's zoning codes and should not be given any variances to remain. Sell the plant and all the buildings.....
John B			
AGREES	DISAGREES	REPLIES	
2	1	0	

20 January 20			You can't grandfather flood elevations. The first floor is too low for any new air-conditioned spaces. totally flooded in 2004. The height was needed at the time to fit all the equipment and smoke stacks. It is not needed now, and the view from the top of 2 or 3 story buildings would be just as nice. Send the plant to someone who needs it and bring in the cash from salvage contractors.
John B			
AGREES	DISAGREES	REPLIES	
8	1	1	

20 January 20			Do it from the top of 2 or 3 story buildings that comply with the current height restrictions.
John B			
AGREES	DISAGREES	REPLIES	
2	1	0	

20 January 20			That was designed to be a fishing/observation pier and definitely should be finally built.
John B			
AGREES	DISAGREES	REPLIES	
4	1	1	

20 January 20			There is absolutely no historical character to this building. It does not comply with minimum floor heights for flood codes. It does not comply with maximum building heights set in order to keep Vero low-rise. The city should not be a developer, and should not be bringing on more debt. All new development should be done by private sources who will pay long term leases and significant property taxes. Make money, don't spend or borrow it.
John B			

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Future of Three Corners

<p>20 January 20</p> <p>John B</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	2	0	<p>The plant nor the building would end up in a landfill. The plant and the metal buildings can be dismantled and sold to developing countries or islands, then re-assembled in place. It could bring in millions in salvage value. At the very least, all metal would be sold as scrap and re-cycled. There are lots of old plants like this one and they would be interested in salvaging certain main parts. Any type of renovation would cost millions instead of bringing money in. The city should not seek to be a developer or compete with private enterprise. Sell it.</p>
AGREES	DISAGREES	REPLIES					
4	2	0					
<p>20 January 20</p> <p>John B</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	0	0	<p>I disagree, the sailing club is 100% dependent on the water. Use a very small footprint and actually expand the apparent land area by building docks over the water. The skatepark should be located near other high activity/ loud functions like the tennis courts at memorial island park.</p>
AGREES	DISAGREES	REPLIES					
2	0	0					
<p>20 January 20</p> <p>John B</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	1	0	<p>OK, agreed. But basketball should be near other existing high activity/loud functions like the tennis courts at memorial island park. Or the baseball diamonds at MacWilliam park. This site is surrounded by existing residential uses.</p>
AGREES	DISAGREES	REPLIES					
1	1	0					
<p>20 January 20</p> <p>John B</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	1	0	<p>Any new marina should be by private individuals, leasing the land and paying taxes. The city should not develop anything. Revenue via long term land leases like the airport, and of course property taxes. Boating is a huge positive for Vero. Despite your claims of dilapidation, most boat owners are conscientious citizens that take good care of their boats and our waterways. Very few properties in the county are "deep water" and a new marina facility would provide public access to the deep water, while guaranteed to add to the revenue if privately owned/leased.</p>
AGREES	DISAGREES	REPLIES					
1	1	0					
<p>20 January 20</p> <p>michael58</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	0	<p>They were actually built to protect the bridge piers from erratic/loose barges, but can be used for a walkway very easily.</p>
AGREES	DISAGREES	REPLIES					
1	0	0					
<p>20 January 20</p> <p>John B</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>1</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	7	1	1	<p>Real land leases bring in real money each year, our airport properties are an example. Don't sell any land, lease it long term and let private sources do the developing. Leases plus taxes will offset a little of the continuing revenue that was lost by selling the plant. The way the restrictions are written on this property says a referendum must approve any sale. Masterplan and lease. If you sell it outright, it is a one hit wonder and when you spend it all, its gone forever.</p>
AGREES	DISAGREES	REPLIES					
7	1	1					
<p>20 January 20</p> <p>John B</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	6	0	0	<p>The only time any effluent makes it into the river is during a hurricane or flood event. It is now illegal to put anything into the river. Piles of dried waste located on the land next to the river vanished after the hurricanes in 2004. If it is moved to the airport the flood issue is moot.</p>
AGREES	DISAGREES	REPLIES					
6	0	0					

FORUM TOPIC

Future of Three Corners

20 January 20			Multiple tests have been accomplished and are done on a regular basis. Regardless, if any contamination is ever found, the city will have to deal with it. They can't sell the land and by ordinance without passing a referendum. they can lease it and create long term income.
John B			
AGREES 1	DISAGREES 1	REPLIES 0	

20 January 20			Appropriate long term land leases are not \$1.00 per year. Most of the land around our airport is leased and the developers build the buildings. Revenue is significant. This avoids long term debt and the city should not be competing with private enterprise. The city needs long term income.
John B			
AGREES 1	DISAGREES 0	REPLIES 0	

20 January 20			It is still a loud/active use and should be near other loud/active uses like the tennis facility at memorial park. this site is in a residential area.
John B			
AGREES 1	DISAGREES 3	REPLIES 3	

20 January 20			I would hope to see the Sailing Group to continue. Also, a good area for paddle boarding & kayaking. We need several Waterfront Fine Restaurants, and one for casual dining. Need a park with walking trail, and covered huts with tables which could be reserved for parties or events. Must have plenty of parking. Absolutely NO boats or trailers.
maridee7777			
AGREES 1	DISAGREES 1	REPLIES 0	

20 January 20			A small amphitheater would be nice. ABSOLUTELY NO boats or trailers. Big Blue and the water plant need to be removed completely.
maridee7777			
AGREES 2	DISAGREES 2	REPLIES 0	

21 January 20			One thing I would like to see is a seawall type walkway along the water akin to St. Augustine. Set some restaurants back to create some green space between the buildings and the walkway. Add some retro lighting and some benches. Hope no matter what it is a place we can all appreciate and enjoy.
DeanLMT			
AGREES 2	DISAGREES 0	REPLIES 0	

21 January 20			We have been in Vero 20 years, not a native but people who have, we think, a good understanding of the character of this special community. We believe the vast majority of our citizens recognize Vero has no comparison...it's downtown is still old Florida, we have a superb hospital, excellent educational and remarkable theater. Our town fathers had the wisdom decades ago to stop high rises. Our beaches and parks are wonderful. The residential and commercial development has been steady and tasteful. We strongly believe we do not want to lose these qualities. If the power plant is to be saved, and it certainly is not an architectural prize, don't let it be filled with a bunch of activities that draw people who detract from Vero's character. Waterfront activities certainly are appealing but need to be thoughtfully planned. A hotel, for what purpose? So, any
Hoyt36			
AGREES 3	DISAGREES 1	REPLIES 0	

FORUM TOPIC

Future of Three Corners

21 January 20			Under the bridge is a great spot for a small 1/4 acre skatepark. I doubt the activity of skateboarding will be louder than the overhead traffic especially when combined with the sound of the traffic on IRB. I am very familiar with this site, I'm there 3 times a week picking my kids up from YSF. "Loud" isn't a very good argument against a skatepark in an area where an amphitheater is also being suggested. This site is 35 acres not including the three acres across the street. I will have to disagree that skateboarding will be too loud for the surrounding residential areas.
Brooke			
AGREES	DISAGREES	REPLIES	
1	1	0	

21 January 20			Thank you.
Brooke			
AGREES	DISAGREES	REPLIES	
0	0	0	

21 January 20			Agree. My husband and I were just talking about this. Seems like a perfect solution to a lot parking and pedestrian concerns.
Brooke			
AGREES	DISAGREES	REPLIES	
1	3	0	

21 January 20			As an "Ocean Drive" retail business owner I have to say a place that attracts a lot of different people for different reasons is everything that retail needs right now. You're so right, retail is hard and even being "unique" isn't enough anymore. This is why mixed use marketplaces are becoming so popular all over the country. Retail shops are better together and I think this space would be a great spot for boutique owners, restaurants, etc.. but only if they're all in it together. One or two stores in the same location doesn't do much for a small business anymore. If allowed, it should be several businesses that are unique to Vero, as you mentioned. Maybe some of the breweries can be here too like at Armature Works in Tampa? I agree with you completely, if this is done here it needs to be accessible to all local retail businesses. I think its' proximity to Miracle Mile would actually benefit everyone rather than take away from it. Everyone on the same end of town is much more convenient than say one store here and the other all the way out at Indian River Mall or the outlets. Those places attract people with their established brands. Local businesses need other local businesses in order to thrive. A place to go and grab some organic produce from local farmers, maybe have breakfast or lunch, do a little boutique shopping and grab a locally brewed beer while my kids entertain themselves at a giant checkers board and my husband and I listen to live music -- sounds like a great Saturday to me. Maybe after all that we take a stroll on the riverwalk or let the kids hone their skateboarding skills at the skatepark. Doesn't matter if we don't get it all in, we'll be back on Monday when we pick up our oldest from YSF. Endless possibilities in this space.
Brooke			
AGREES	DISAGREES	REPLIES	
2	3	0	

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Future of Three Corners

21 January 20			<p>After touring the power plant and grounds, it seems like there are numerous options for reuse of the building and the grounds, and that there is sufficient space inside and out to incorporate multiple ideas. Some activities/facilities to consider: Indoor tennis, exhibit space -indoor and out - for large sculptures like Grounds for Sculpture in Hamilton NJ (founded and developed by J. Seward Johnson), or Storm King in NY, performance venue inside and out, amphitheater by the river - a la Penns Landing in Philadelphia, amusement rides. Some passive park space but definitely not the whole area. Vero already has a fair amount of park area and seems to have difficulty maintaining it, so this property would have to have some income potential even if not fully self-supporting. Oh, and what a great place for roof top dining. That would truly be unique in our area and what a view!! Room for several restaurants on the property. Boat rides from the deep water dock! Once you visit the property it is obvious that tearing down the building would not provide a river view from Indian River Blvd, as the road is level with the expansive property, so that is not a reason to remove the building. And the most amazing thing about the building is the giant winch used to move the generators on the top floor. If somehow this could be used to pick up visitors/customers on the first floor and bring them up to the 3rd floor and above it would be great. It can travel both vertically and horizontally so could use some sort of gondola to bring people up and deliver them to various locations in the building. And if the building was used for exhibition space, the winch would be crucial in bringing in large pieces and placing them in the building. Think of Seward Johnson's Marilyn Monroe or the Kissing Couple in Times Square! These have created quite a stir traveling around the country. So much potential. But a carefully thought out plan will be crucial to the success of any development of the property.</p>
JGK			
AGREES 2	DISAGREES 3	REPLIES 1	

21 January 20			<p>What people seem to be overlooking is that this is not a quiet site now. Anyone who has visited the grounds will realize that there is a lot of noise coming from vehicular traffic on the bridge. So some happy noise - music, kids playing, etc. might be just what the town needs here.</p>
JGK			
AGREES 3	DISAGREES 1	REPLIES 0	

21 January 20			<p>Yes! That winch is amazing!!</p>
Horizon			
AGREES 1	DISAGREES 1	REPLIES 0	

22 January 20			<p>World class, fun venue that connects with the natural environment. Board walk with a glass bottom walking zone and glass underwater viewing tube. Three waterfront food options with eco theme IE million gallon all glass aquarium to include grab and go food, family style and semi formal restaurants. No need for museum or hotel as that duplicates currently available options. One of a kind activity such as zip line or POP UP Drive In Movie Screen that can be viewed and or enjoyed by all ages. Leave 25 percent of the property as overflow parking for future development.</p>
Craig01212			
AGREES 1	DISAGREES 1	REPLIES 0	

22 January 20			<p>Just some fun facts about decibel readings for concrete Skate Parks in comparison: 60- Conversational Speech 65- Skate Parks (concrete) 70- Normal Street Noise. I was quite surprised actually how loud the noise from the car traffic is already.</p>
Horizon			
AGREES 1	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Future of Three Corners

22 January 20			What about using the ground floor as Parking?
Horizon			
AGREES 0	DISAGRE ES 3	REPLIES 0	

22 January 20			<p>I agree so wholeheartedly. I taught sailing for many years and saw firsthand how it could empower young people, especially girls, in a way other sports never could. The self confidence and independence these young people learn is indispensable. These are life skills that apply everywhere, not just in a sailboat. Not all sports are the same and not every sport works for every person. While basketball and tennis may be wonderful for some, sailing may be better for others. Sailing also has a unique way of helping kids connect with nature in a way that other sports don't. It teaches them about more than just a sport: weather, tides, wind, currents. For many, sailing with YSF is their only way of experiencing, enjoying, and learning about the lagoon. They see wildlife from a perspective they otherwise wouldn't ever see. They get to know and love and learn about the environment unique to this area in a way that they otherwise wouldn't. They can connect in a deep and meaningful way with the lagoon and water and develop an understanding and respect for it that will last their lifetimes. Again, this connection and learning applies to a person's entire life, not just his or her time in a sailboat. I don't want to bash other ideas either, but basketball, tennis, and skateparks don't have the same ability in that respect. This specific area under discussion has the unique ability to offer young people a chance to sail with YSF and it would be reprehensible to take the location away from them. Use the 38 acres for lots of things, but let's make sure YSF gets the area they need to continue and grow.</p>
AveryMT			
AGREES 2	DISAGRE ES 0	REPLIES 0	

22 January 20			<p>The City already can't maintain public rec areas as it is. The pickleball courts at Pochontas are almost completely funded from private donations. Leisure Square pool has been on the chopping block very recently. Remove Big Blue and open some of that space for river restaurants.</p>
Laurie1425			
AGREES 2	DISAGRE ES 0	REPLIES 0	

23 January 20			<p>Mic-Century modern architecture, historical value, asset to community, give me a break! This eyesore has none of those qualities, it is an old industrial building like many others across the country, some still in use. The biggest asset to the community would be to tear it down and put in a building that VERO will be proud of.</p>
michael58			
AGREES 5	DISAGRE ES 3	REPLIES 0	

23 January 20			<p>I toured Big Blue. I was surprised by how much "stuff" is inside: pipes, heavy industrial equipment bolted to the floor, offices, solid terrazzo stairs in good shape, bathrooms, etc. The building is basically a tin can, rusting inside & out. Metal has peeled away from exterior like a sardine can. It floods & is really ugly, inside & out. Should be torn down & sold for scrap.</p>
Suzy-Q			
AGREES 7	DISAGRE ES 3	REPLIES 0	

FORUM TOPIC

Future of Three Corners

23 January 20			<p>The property has an area on the river that looks like it was built for barges to enter. With some work to make it slope, it could be a boat ramp. I'd like to keep the property with lots of access to the river for viewing & walking. Sebastian has great river access. Vero has sold most of its river access to private property owners. Under the bridge is a great shaded area. Picnic tables for a portion of it? Restaurant or food trucks would be great. So would an amphitheater. This is really hard & I don't envy the people who have to sort through all these ideas & come up with a plan. Thanks for the opportunity to speak up.</p>
Suzy-Q			
AGREES	DISAGREES	REPLIES	
3	1	0	

24 January 20			<p>Or better yet, make it a safe destination for pedestrians and bicyclists to come. I'd hate to see it become a huge parking lot!</p>
beedesign			
AGREES	DISAGREES	REPLIES	
4	0	0	

24 January 20			<p>As potentially the marquis destination for the city of Vero the site should be accessible to pedestrians and bicycles as well as cars. A mixed use including retail, dining, river access and a significant public entertainment venue should be considered. I feel a pedestrian and bicycle friendly site is critically important.</p>
Robert2020			
AGREES	DISAGREES	REPLIES	
6	1	0	

24 January 20			<p>Understand the north end of the building, unit 5, is the newest part. Any way to save it and utilize its height? A retractable roof? Rooftop garden? Perhaps a stary night where an astronomy organization could set up their telescopes for public viewing...</p>
Jule			
AGREES	DISAGREES	REPLIES	
2	2	0	

24 January 20			<p>I feel no matter what is done with the building, the property itself must be available to the public. I don't think we need another retail store or restaurant. We certainly do not need another private club that monopolizes our precious waterfront. I would love to see some sort of recreational park or greenspace area with perhaps an education center focused on educating the public on understanding the unique environmental/ecological factors of our area. There have been many others in neighboring counties (such as the manatee center in fort Pierce and loggerhead Marine center in Jupiter) that have been extremely successful in inviting the public to understand how we fit into balancing our lives with those of our local flora and fauna. I feel that something like this in the central Vero Beach area is much needed.</p>
Vkerkela			
AGREES	DISAGREES	REPLIES	
4	0	0	

25 January 20			<p>I was a native of Tulsa, Oklahoma and my son and his family still live there. All the years I lived there a ribbon of park was maintained along the Arkansas river which passes through the heart of Tulsa. This river park attracted quite a few people but was limited to picnicking, bicycling, and just hanging out. Over the years it began to attract a less desirable element and maintenance became sketchy. Ten years ago some of the city elders decided to develop a new vision for what had always been a natural location for public enjoyment along the riverfront. The result of the planning and work became what is now known as "the Gathering Place", a world class park and recreational area that has won major awards. The Gathering Place is way more than Vero Beach could afford but I invite folks to take a look at the website to get some ideas about what could be possible on a smaller scale. See: gatheringplace.org</p>
DCerchie			
AGREES	DISAGREES	REPLIES	
3	0	0	

FORUM TOPIC

Future of Three Corners

25 January 20			Have an indoor market similar to the Eataly NYC Flatiron in the old power plant and mixed-use including recreational and residential for the land surrounding
FH56			
AGREES 5	DISAGRE ES 3	REPLIES 0	

26 January 20			Convert it into a restaurant, shopping, entertainment center with an industrial look. Preserve much of the machinery inside so as you visit the various areas of the modern/industrial looking multi-purpose center, you, at the same time, feel like you are walking through history. I liken the idea to what American Icon Brewery has done with their building but on a larger scale. During my tour of the property, a gentleman asked a child of maybe 10 years old what his ideas were for the space and his answer was "put a big rock climbing wall over there and a huge zip line across! (inside the power plant)" Repurposing and nostalgia have been major themes in the past decade (think movie remakes, increased support for historic building preservation, desire for intergenerational, community-friendly spaces). Preserving the powerplant and creating a place to DO, would benefit the residents of Vero Beach, as well as draw more tourists to the area. There are enough places to "live" in Vero Beach, we need more places to play.
PriscillaVB			
AGREES 5	DISAGRE ES 9	REPLIES 0	

26 January 20			When we first moved here and drove our son and his wife up from Jupiter to see beautiful Vero, we came up 713 and onto Rte 1. As we passed the power plant, "Big Blue," my son said, "I hope it gets better than this folks." An eyesore is an eyesore, historic or not. I agree with Vkerkela below re an outdoor recreational greenspace and water sports area: sailing, sailboarding, fishing, with educational facilities devoted to those activities. What about allocating the property on the west side of Rte 1 for parking, and a combination foot bridge-electric jitney bridge over the highway to the river parks. Or even better, a mini funicular cable car to bring folks across. No stairs, no stress.
Ed88			
AGREES 7	DISAGRE ES 2	REPLIES 0	

26 January 20			Because Zone N1 is closest to the river, seems to me that this would be the best location for a two story indoor/outdoor restaurant with some kind of roof top lounge/eating/viewing area. Would definitely need an elevator. Maybe cute tiki top tables up there then perhaps a marina because the water is right there. Mariners could moor while enjoying the restaurant. Look at The Waterway Cafe on PGA Blvd in PB Gardens. Very successful! I agree with the other response about having a parking garage across the street, maybe three stories, with an elevator and a way to cross the street safely. Perhaps Zone 2 could be developed as a combo of retail shops like a small convenience store, photo booth, cafes, fountains, park benches, the aquarium idea or a touching pool, pubs, coffee/pastry shop, tropical bar. No "chain" stores but rather locally owned retail. Zone N3 could be set up as office space that could be rented or leased out. Perhaps a gathering area with a kitchen that could be rented out for group meetings/parties. Vero is in dire need of such a space. This zone could be two or three stories tall. Zone 4, since it faces IR Blvd., is very valuable for businesses that need a lot of visibility. So who could move in there? A welcome center of some sort with tourist info. Might be good for Manatee viewing area. South end of the property could possibly house a two story parking garage that issues date and time stamped tickets to pay upon leaving. Would need lights, security and elevator. Maybe a pier of some sort could jut out into the IR with a floating bar/deck on it like at The Waterway Cafe mentioned above. Green space near the river could be used for croquet, outdoor dining, etc. Maybe a jogging path with restrooms, water fountains. I still like the idea of naming the area "Loy Landing" or "Loy's Landing" in honor of our great matriarch, Alma Lee Loy, and it ties in to the name of the bridge.
Martha			
AGREES 0	DISAGRE ES 6	REPLIES 0	

FORUM TOPIC

Future of Three Corners

<p>26 January 20</p> <p>jjarch</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	0	0	<p>Install boat docks and provide a simple park/open space area with some amenities now that is accessible for residents while the final design is determined and built... This project will take years... Provide the waterfront views and access now so residents can enjoy it. Even more ideas will develop when people get a chance to go there.</p>
AGREES	DISAGREES	REPLIES					
4	0	0					
<p>26 January 20</p> <p>EGFL</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>8</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	8	1	<p>Please, let's save Big Blue. It's a wonderful landmark. I remember coming here on my honeymoon in 78 and I fell in love with it. Lived here from 95-99 and then retired here in 2014. It is a gorgeous piece of architecture and a work of art. It has so much potential. The most important thing is that it is used in a way that benefits all people, not a particular group, and does not bar people visiting based on income or otherwise. We should follow the example of other cities which have repurposed their old buildings.</p>
AGREES	DISAGREES	REPLIES					
3	8	1					
<p>26 January 20</p> <p>mpancoe</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>7</td> <td>4</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	7	4	0	<p>As far as I am concerned, Big Blue is an ugly behemoth, a total eyesore. There are many industrial buildings of character, of architectural significance which merit preservation. This is not one of them!!! It is totally out of scale with everything around it. It is a rusting, inelegant ruin and no matter how trendy it may seem to preserve, this is a misguided use for this high profile location. I'm sure we can do better with a usage that is mixed, architecturally in keeping with the charm and aesthetics of our community, and on a scale which is harmonious with its surroundings.</p>
AGREES	DISAGREES	REPLIES					
7	4	0					
<p>27 January 20</p> <p>michael58</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	6	0	0	<p>Not a landmark except that it should have never been put on that site.</p>
AGREES	DISAGREES	REPLIES					
6	0	0					
<p>27 January 20</p> <p>Don Little</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	<p>MARINE EDUCATION CENTER Vero Beach is a wonderful community blessed with a world class Theater and Museum alongside phenomenal communities and golfing. Of course the genesis of its location is the twin jewels of the ocean and Indian River Lagoon. The three corners property offers the town the long awaited opportunity to celebrate its wonderful, yet underutilized, marine environment. The power plant site could be rebuilt as a Marine Education Center which serves as the Treasure Coast regional location for enjoying, learning, and preserving this water amenity. The Youth Sailing Foundation is located adjacent to this site and is already well established in its role of educating hundreds of local youth and adults the joy of sailing and appreciation of the lagoon. This facility could become the set piece of the new center. The open park setting can become a public venue for events which feature sailing and rowing regattas and marine food and art festivals. The power plant can be repurposed to house marine research laboratories, sustainable regional food venues, art studios and galleries, and even marine conference and hotel spaces. The entire development should be implemented as an object lesson of our best capabilities in producing sustainable development which preserves and protects the waterway. The project can become an opportunity for Vero Beach to set an example to the world of our ability to both appreciate and preserve our greatest marine asset.</p>
AGREES	DISAGREES	REPLIES					
0	1	0					

FORUM TOPIC

Future of Three Corners

27 January 20		
BOB1490		
AGREES	DISAGREES	REPLIES
3	3	1

I completely agree with Waterman and IScream2 regarding the problem noise originating from any activities on the 3 corners. Think of the neighbors on both the west side and east side of the ICW. I live on the eastern side of the ICW, directly across from the sewer plant. Any noise, music, etc. from the 3 corners will rocket across the river to this side. The river is like a sheet of ice or glass and noise reflects off the hard surface and carries to our side of the river. Currently we can hear music and voices from boats actually in the ICW even though they are over a half mile away.

27 January 20		
BOB1490		
AGREES	DISAGREES	REPLIES
1	1	0

I completely agree with Waterman and IScream2 regarding problematic noise originating from the 3 corners. We need to think of the neighbors on both the west side and east side of the ICW. I live on the eastern side of the ICW directly across from the sewer plant, which is about 1 mile away, with no spoil islands or buffers in between. The river is like a sheet of ice/glass and noise rockets across the hard surface.. We can easily hear noise, music, and voices from boats actually in the ICW. I am not in favor of any activities or venues that generate loud noise, especially music, even though I am a music lover. Amphitheaters, outdoor concerts, or bars/restaurants with music fit that description. I favor the Youth Sailing Foundation, green space, boardwalks and height-restricted living units.

27 January 20		
Stapleton		
AGREES	DISAGREES	REPLIES
3	1	0

So much space, both indoor & outdoor, on such a beautiful water-front property. The sky is (almost) the limit! Plenty of exterior walls for beautiful murals/art. Plus, so much open space, too. What a great opportunity to combine so many ideas, while respecting all of the neighbors and the environment. Plenty of opportunities for passive & active recreation ideas! Preserve as much of Big Blue as realistic and repurpose/develop using the highest LEED standards (seems like lots of opportunity for solar!). These ideas below from Orlando & Tampa are unique & fun. Subtle differences. But basically, dining, markets, merchants, drink, entertainment, art, culture and even education all rolled in to one. <https://armatureworks.com/> (similar in size to Big Blue, with several event spaces to rent) and/ or <https://eastendmkt.com/> (smaller - but love the outdoor gardens, eating space & entertainment; cool USDA inspected commissary kitchen for small businesses to rent; great schedule of events & classes; smaller venues to rent) With all of the open space, plus access to the water - we have even MORE opportunity than East End Market and Armature Works. In the existing open spaces, how about: Amphitheater? Seasonal drive-in movie theater? Sculpture garden? Unique festivals? More room for a weekly farmers market? (so many complaints about beachside parking on Saturdays) Demonstration gardens (esp stormwater) and creation of living shoreline for passive education & the benefit of an ailing lagoon? Urban park space - north end of property is lined with lots of trees, but need much more for shade. Skate park (or, SOMETHING for youth)? Its all so exciting!

FORUM TOPIC

Future of Three Corners

27 January 20			<p>Indian River Land Trust, a privately funded philanthropic organization recently acquired 100 acres of waterfront land on the west side of Indian River Lagoon. Sixty-five acres are located just north of the Barber Bridge and 35 acres south of Fairlane Harbor. This private land was mostly planned for development. We also have a taxpayer supported Land Acquisition Bond that purchases unique land such as waterfront for preservation from development. These properties will remain as green space, and so should the Three Corners properties. So why are we even considering selling, leasing or giving away valuable waterfront property for commercial development such as residential condos or subdivisions, offices, hotels, art studios, retail stores, and other special interest projects. These do little for the owners of the property, the citizens of Vero Beach. We have plenty of good restaurants and music venues for a small city. Keep it focused on the waterfront, water related activities, and green space. Develop it only as needed. I hope we do not have to part with these wonderful assets because the city is in financial trouble or beholden to commercial interests. They are not making more waterfront property. Once it is commercially developed, this unique property is lost to the general public.</p>
Dolphin John			
AGREES 4	DISAGREES 0	REPLIES 0	

27 January 20			<p>No matter what is decided for these properties, the smokestacks need to be taken down TOMORROW and the cell tower relocated asap. It's been frequently noted that this project won't be completed for years, so let's get this small site improvement element done as quickly as possible.</p>
LB			
AGREES 6	DISAGREES 1	REPLIES 0	

27 January 20			<p>I'm surprised you can hear anything over the noise of the cars going over the bridge. This is not a quiet site as it is. A happy place with music and dining would be good in addition to recreation space. Don't need housing there, even with height restrictions. The development on Royal Palm Point is bad enough.</p>
JGK			
AGREES 1	DISAGREES 2	REPLIES 0	

27 January 20			<p>So many options but one that I failed to include in my comments a week ago is that of including an ice rink in the building. Someone proposed building one at the airport but wouldn't this be a great venue for it? The building is big enough for multiple uses and that would be a great addition to our community. Currently one has to travel up to Rockledge or West Palm to skate or play ice hockey.</p>
JGK			
AGREES 2	DISAGREES 5	REPLIES 0	

27 January 20			<p>If the building could be repurposed as shops and restaurants that would be great. Look at the steel mill in Bethlehem PA</p>
CRW			
AGREES 4	DISAGREES 1	REPLIES 0	

27 January 20			<p>This is a unique property that Vero Beach should not relinquish. I envision a "STEM" renovation that would benefit the science/technology/engineering/math education of our youth, of all ages, and that our local schools could take advantage of: - a vibrant, exploratory museum for younger children (for a model, see the Santa Monica Clayton Children's Museum) - chemistry and physics, engineering laboratories for our middle and high school students - an aquarium - riverside science experiment station for middle and high school students - so many more science and engineering opportunities!</p>
JudyLee			
AGREES 2	DISAGREES 3	REPLIES 1	

FORUM TOPIC

Future of Three Corners

27 January 20		
VBtoNYCandBack		
AGREES	DISAGREES	REPLIES
6	2	0

This property is massive and can literally do it all. The power plant structure has incredible potential and should not be demolished. Repurposed, yes. The siding can be replaced and made to be less shocking in color. But if you tour the inside, you will see the potential that this place can have. The indoor structure should be based off of a Chelsea Market in NYC or Ponce City Market in Atlanta, food stalls, some specialty restaurants and stores, coffee and wifi, places for anyone in the public to come sit and enjoy during the day or evening for free. A large enough space to get steps and walk around, honor local purveyors and entrepreneurs while bringing in things that are different from what we already have. An oyster bar, a french fry and burger stall, a grab and go salad place, a quick and reasonable sandwich shop, a coffee and coworking shop, a local artists gallery, a small museum to honor the history of the building and the space, all open to the public. A rooftop terrace with a fun bar and space for events, as this is the only place in all of Vero Beach that could house something like that. A small to moderate sized hotel attached with small conference space for business people, locals looking for a fun staycation, small, niche conferences, and more. Behind the building, a thoughtfully planned public park with shaded and sunny areas, benches and places to sit all day and socialize, a path for running, walking, or biking, a small dog park, a skate park, and a small community garden that could potentially be a co-op. An official place for the Sailing Club. A launch for kayaks and stand-up-paddleboards. An upscale waterside restaurant, a casual grab and go waterside restaurant, and a place to dine and drink that can be accessible by boat (think Tiki). A space for music and live arts that can be open to the public or ticketed, if necessary. Affordable housing on one of the corners for teachers and public servants, specifically for them. A thoughtful parking structure. A center for community meetings. We can do it all!

28 January 20		
Rogerremodel		
AGREES	DISAGREES	REPLIES
1	0	0

Ok, 2 notions. 1 There is/was a lab on the North end for water analysis that should be conserved, 2 As a pathway to stem education, a research platform should be built on the lagoon as a continuous sampling lab, perhaps modeled after the old Sockwell Crab Co. that was a still crab processing plant over the water located a short distance north of N1 zone, about 20 feet off shoreline. Public to be invited 'onto' water to view exhibits.

28 January 20		
michael58		
AGREES	DISAGREES	REPLIES
1	0	0

N1 needs to be for boaters, kayakers and parking. I see stuff in the plans to produce revenue (Vero's main interest) but nothing for the ones that use the lagoon, SAD.

28 January 20		
Klassy04		
AGREES	DISAGREES	REPLIES
0	1	0

I envision so many uses of this property, one of them would be shopping for me, entertainment such as Amphitheater, maybe an educational source for our kids.

28 January 20		
Rogerremodel		
AGREES	DISAGREES	REPLIES
0	0	0

The Main Relief Canal is there, and deep injection wells

FORUM TOPIC

Future of Three Corners

28 January 20			Great tour of the Power Plant. Really opened my mind as to whether the frame of the building could be used in the future. Do we have a site plan anywhere on the website.
SK			
AGREES	DISAGREES	REPLIES	
0	2	0	

28 January 20			The waterfront along this property should be used to replant mangroves and seagrass if possible. Part of this property should be devoted to restoration and educational opportunities on the IRL. It is our community's most important asset and anything we do as a community should put focus on this critical aspect of our quality of life!
NightSwimmer			
AGREES	DISAGREES	REPLIES	
6	1	0	

28 January 20			As a local business owner and mama I'd love to see the three corners property be turned into a multi-use facility and property. I've visited Amature Works in Tampa and it is a very cool historic building turned into multiple restaurants, a splash pad, and green space. They call it a public market and gosh I would love to see that happen with the three corners space. I would also like to see some sort of lagoon access or docks for loading/unloading kayaks/paddle boards...ect! The possibilities are endless with this project. My hope is that we take advantage of this opportunity to create something truly special that local families will come visit over and over again...at the same time attract new visitors and give them more ways to experience Vero!
Seahorselane			
AGREES	DISAGREES	REPLIES	
4	4	0	

28 January 20			I would love to see a children's museum and a park for all to enjoy the scenic waterfront. We have a wonderful and caring community and the addition of a children's museum would move us away from being mostly retiree focused and more multigenerational. I have seen beautiful children's museums that not only provide a great family outing, but also sustain themselves through memberships and ticket sales.
TeriBBorg			
AGREES	DISAGREES	REPLIES	
2	2	0	

28 January 20			Boat launch and separate kayak launch area in the northeast corner of N-1. Access road from IRB can follow along north canal to NE corner of N-1 launch area with parking for trailers. People get married on the beach not the lagoon!
michael58			
AGREES	DISAGREES	REPLIES	
0	3	0	

28 January 20			I just came from the Tuesday night charrette and I think the plans are impressive so far. I know they are still evolving so please rethink putting the skateboard park smack in the middle of the green area. If skateboarding is now an Olympic sport wouldn't it be wise to place it in the sports park where much of our young people are spending a lot of their time.
Darlene			
AGREES	DISAGREES	REPLIES	
5	1	0	

29 January 20			I attended last night's meeting and love the ideas for the Big Blue parcel, except I don't think a boat launch at the north canal is going to work. The trucks & trailers take up an exorbitant amount of parking spaces. There are mornings on the beachside when boats are being launched there is a waiting line and so much congestion. And when a storm approaches, all the boaters are rushing to get back, and boats are idling about waiting their turn. There is not enough room in a canal for a public launch.
LLE720			
AGREES	DISAGREES	REPLIES	

FORUM TOPIC

Future of Three Corners

29 January 20			A comprehensive public/ private partnership of all 3 parcels similar to The Baltimore Inner Harbor incorporating a waterfront park, public boat access, public amenities like Iagoon science center, with mixed use behind of retail, restaurants, residential hotel. Parking could be on SW parcel with overhead walkway to the waterfront side.
Karen100			
AGREES 1	DISAGREES 2	REPLIES 0	

29 January 20			I am concerned about the skateboarding location. If this Olympic Sport continues to grow, younger and younger children will want to participate. They cannot drive themselves. Is it safe to expect younger children to walk across Indian River Blvd. to get to the skateboard arena? If we are truly concerned about safety, let's rethink where this much needed skate park needs to be located.
Mayflower1620			
AGREES 5	DISAGREES 3	REPLIES 2	

29 January 20			At Tuesday's discussion it was mentioned that teachers, police, and nurses cannot find housing they can afford in Vero, so possibly we should consider building housing for a very small percentage of them somewhere on the site. The solution is not to provide limited housing, but to RAISE SALARIES for all of these valuable, dedicated workers. Shame on us as taxpayers if we do not support badly needed raises in their salaries! It's no wonder teachers go somewhere else to work and that positions cannot be filled in our police and health fields!
Mayflower1620			
AGREES 5	DISAGREES 2	REPLIES 0	

29 January 20			I wouldn't mind seeing something like the ELC, only better and more focused on the lagoon. And, as a nearby neighbor of the property, I place a huge priority on keeping noise to a minimum.
HometownGirl			
AGREES 3	DISAGREES 0	REPLIES 0	

29 January 20			I notice that reference to sailing organization to be located in Area 1 of the Power Plant nearby the basin where fuel was transferred was called "The Sailing Club." Its formal name is "Youth Sailing Foundation" (YSF). The organization is not a club. It is a nonprofit organization that started out providing sailing opportunities and instruction to young children and morphed into providing services to all ages including high school students and adults. Its growth and interest continues to expand taking in the benefits inherent in the Indian River Lagoon and brings recreation sailing to the multitude residents throughout the city and county. The Three Corner Project in my opinion opens up a concept following many waterfront municipalities to create a "Community Sailing Center" whereas all aspects of sailing are available to the community. The Sailing Center could provide the same services, a variety of sailing craft matched to age groups along with instructors, and competitive sailing regatta's. The YSF's resources of boats, safety vessels and management exists. Its growth limited only by their physical restraints of limited facilities. It brings clean colorful venues to the site and provides open opportunities and introduction of sailing to the general public and the community. V. Karantz epic@juno.com
Beavertail			
AGREES 5	DISAGREES 0	REPLIES 0	

29 January 20			Indian River Land Trust is doing amazing work and would be a valuable partner in this land use planning and execution process.
Jacqueline&			
AGREES 7	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Future of Three Corners

<p>29 January 20</p> <p>Debbie2323</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	2	0	<p>When I toured the power plant, my first thought was that a part of it could be used as a science center. It shouldn't duplicate the ELC, but complement it. There could be a space dedicated to traveling educational exhibits, perhaps 3-4 months at a time, with sponsors funding it. The indoor climbing wall is a good idea, too. I believe the 3 tallest stacks should be removed, leaving the shortest one. East of the power plant, there could be small shops and boutiques, and perhaps a restaurant or two.</p>
AGREES	DISAGREES	REPLIES					
1	2	0					
<p>29 January 20</p> <p>HeatherZ</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	0	0	<p>I agree that safety and traffic issues need to be addressed. Looking at the initial plans, this area will hopefully be utilized by many people of all ages that will require safe ways to access the area. Assess ability through public busses, clearly marked pedestrian walkways and bike lanes will be important.</p>
AGREES	DISAGREES	REPLIES					
2	0	0					
<p>30 January 20</p> <p>Audrey12</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	0	0	<p>So, I would think the postal annex site should ultimately contain a parking garage, with a green wall exterior. Several sides containing mixed use commercial spaces. Costly, but I would rework roads such that the 3 corners are connected - at least for walking purposes without actually having to cross 17th street or IR Blvd. Perhaps a walkway under the bridge. In keeping with our need to work to restore the lagoon, I would establish mangroves and native plantings along the river. I envision a wide urban walkway with pockets for a childrens playground, perhaps other recreational courts and exits toward the "west. I'm thinking Brooklyn Bridge Park. North corner - Along IR Blvd, I envision a 2 story colosseum like building - with the open side south-west - terraced, with wide steps. All facing a covered stage. a small, but fabulous venue for music, outdoor performances, 1st floor - various places to eat facing the river with outdoor seating (we have very little waterfront dining. Perhaps 2nd floor - an indoor/ outdoor event space. Keep all 3 corners architecturally integrated - perhaps requesting proposals from several architects known from tropical architecture. Consider including solar panels and use of loggias so eating is outside - but ongoing in case of rain. I do not mind the concept of sailing club, low impact watercraft... but hate to see it a parking lot for boat trailers. We do have that at riverside. I would not keep the power plant - though its a cool place. I would consider what generates money. I would lease - and not sell the property. I would not build either affordable or high end housing. Maybe loft/ studio apartments to add a different type of housing to the mix. So for me - restore the waterfront - make it a place to be outside, wander - all ages, grab a meal, shop. See outdoor performances. Easy access.</p>
AGREES	DISAGREES	REPLIES					
4	0	0					
<p>30 January 20</p> <p>Gumby555</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	1	0	0	<p>Since the City "is not in charge of the roadways" (and it was a disaster area Saturday during the tour hours of Big Blue), a bridge would be necessary for access for pedestrians of which, many would be children.</p>
AGREES	DISAGREES	REPLIES					
1	0	0					

FORUM TOPIC

Future of Three Corners

30 January 20		
Sharon		
AGREES	DISAGREES	REPLIES
2	1	2

General thoughts after touring the power plant and attending the first part of last night's presentation at Walking Tree: I want to thank Mr. Duany and his team. Warnings we're voiced about how big developers try to push an agenda, I have not witnessed that here in the planning of the Three Corners property. In fact, Mr. Duany seems to have gone out of his way to learn as much about Vero Beach as he can in a short period of time. I've heard he referred to the community as an "old comfortable" pair of shoes. I don't disagree. Last night he spoke about the income gap between the island and main and, recognizing that we are still homogeneous. (He can't always recognize the two groups) I don't disagree with this either. I consider this a compliment. The Vero Beach Community is a very generous one, regardless of which side of the river you live on. In reading today's TCPalm article by Mr. Reisman I would like to remind the community that Mr. Duany is creating a vision based on our ideas and what he knows works and doesn't. I also think when you are counting the number of parks that we have in the city and green space you have to think of the county as well. All of the county roads lead to Vero Beach.

30 January 20		
Catalinap		
AGREES	DISAGREES	REPLIES
7	2	2

The three corners should be turned into something the most of the community can take part in. I think we are really lacking a fun spot for the younger generation, but yet something everyone will be able to enjoy. We have enough parks, banks and apartments. The three corners should be turned into something like a city walk and Music Venue. So fun and hip restaurants/bars people can walk around and enjoy. There is also enough room to have this "city walk" and have space for a music venue. So on top of having some new bars and restaurants there can be live music and events that bring everyone together. Having a fun place people can walk around and socialize is something that is so needed in Vero and can be enjoyed by everyone. Having concerts on the water is so unique and can really make Vero stand out.

30 January 20		
MikeMosel		
AGREES	DISAGREES	REPLIES
3	0	0

My hope for the three corners project is that it ultimately benefits our community in many ways. My 6 pillars of wellbeing are nutrition, fitness, spirituality, education, family/community engagement, and connection with the outdoors. I believe incorporating those 6 things into this space would be beneficial for everyone for generations to come. These are just ideas of things that could be incorporated into the design. Nutrition- Various Restaurants including some with a focus on locally sourced ingredients to support local family farms. (We don't need another Dunkin Donuts or fast food options). A community garden with rented garden boxes would promote both nutrition and education. Fitness - running path, recreational field, fitness center (leisure square is rough), kayak/paddleboard launch, a pergola or pavilion for yoga/fitness classes. Spirituality- prayer garden, quiet space, chapel (could be rented out for weddings to generate income) Education - indoor/outdoor interactive science, technology, nature museum for children/youth. This would include interactive science/technology exhibits and include education about the health of our lagoon ecosystem and surrounding wildlife and how we play a role in preserving it. Family/Community engagement- playground, splashpad, small amphitheater concerts, small/local retail, space for a farmers market or art shows. Connection with the Outdoors- green space to run around or rest/read, a youth fishing pond, a dock into the lagoon to dock boats or fish from, a canoe/kayak launch, small/limited use boat ramp, native landscaping. Thank you for the opportunity to share my ideas. I hope they will help guide the project in a way that serves to encourage a happy, healthy, and prosperous community for generations to come.

FORUM TOPIC

Future of Three Corners

<p>30 January 20</p> <p>Verogal</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	1	0	<p>After going to all the meeting this week I have one glaring question. Why do all the renderings have the power plant in tact? I've seen no plans that address it being razed.</p>
AGREES	DISAGREES	REPLIES					
4	1	0					
<p>30 January 20</p> <p>Verogal</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>6</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	6	0	<p>Raze the ugly thing.</p>
AGREES	DISAGREES	REPLIES					
4	6	0					
<p>30 January 20</p> <p>Verogal</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>6</td> <td>3</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	3	6	3	<p>Music, unless indoors, would be a nightmare for neighboring communities. That music would carry across the water at added volume.</p>
AGREES	DISAGREES	REPLIES					
3	6	3					
<p>30 January 20</p> <p>Verogal</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>2</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	2	1	<p>I too was at the meeting last night. Why haven't we seen any renderings of what the parcel would look like with the power plant removed? Could it be that "they" has already made the determination the eyesore will stay? I was also surprised to learn it has to stay that color. Gads.</p>
AGREES	DISAGREES	REPLIES					
4	2	1					
<p>30 January 20</p> <p>Brooke</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>5</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	5	0	<p>Can we add a school to the overall plan? This is a new idea that seemed to be well received by the other families present at the charrette at Walking Tree.</p>
AGREES	DISAGREES	REPLIES					
0	5	0					
<p>30 January 20</p> <p>michael58</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	<p>He is not listening, 47% of the people that took the poll want the power plant gone!! He is a sales man pushing things down our throats and saying it is the best Idea. He is also a very arrogant person and rude during the meetings. Should have hired a local firm that knows what Vero Beach is all about.</p>
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>30 January 20</p> <p>Bobaloo</p> <table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>4</td> <td>2</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	4	2	0	<p>A boat ramp should not be on this property!!! The manatees congregate in these canals, and an observation deck has been there for years to observe them. It would become environmentally unfriendly for the manatees, boat trailers would be unsightly, and they already have boat launch ramps across the river at Riverside Park.</p>
AGREES	DISAGREES	REPLIES					
4	2	0					

FORUM TOPIC

Future of Three Corners

30 January 20		
rbs		
AGREES	DISAGREES	REPLIES
5	3	0

I am totally puzzled as to why anyone would think we need more retail given the failure of the IR Mall, and the huge amount of retail and restaurants around the mall. I also think a hotel would be a waste and eyesore. If everyone is concerned about our youth having a place, and our future youth, then green space is the key. DPZ readily admits that their plan will increase traffic, oh well they say, well they would not have to suffer waiting in the traffic! THAT IS NOT VERO, that is not south FL and we don't need it here. If anyone visited the power plant, just that alone caused huge back ups on IR road, imagine what it would be like with these grand projects. Bike trails, walking trails with waterfront picnic tables GREEN SPACE, please lets not turn Vero into another blacktop jungle jammed with retail, housing, hotels and restaurants. KEEP VERO BEAUTIFUL PEACEFUL AND VOID OF TRAFFIC

30 January 20		
Rudy		
AGREES	DISAGREES	REPLIES
4	0	0

I have been to the January steering committee meeting and also on the tour of the property site on January 25th. First, thank you to all the volunteers serving on the committee and helping with the tours. And, thank you for being open and transparent about the project and seeking community input and sharing ideas and comments on this web site. I think we are getting ahead of ourselves and spending too much time, energy and money on detailed proposals when we have not yet had a few clear votes of the citizens on some issues that would help indicate the direction we should take. I realize we have some informal polls on this website, but maybe we should take more serious votes by referendum on a couple of key questions. For example, (1) Should the city redevelop the site? Yes or No. (Maybe the majority of the community does not want to redevelop the site at this time, we don't know). (2) Regarding the power plant, once FPL completes the new transmission plant across the street, should the old plant be (a) torn down as soon as possible or (b) kept as is and possibly be used as a structure in any future development of the site. (Maybe the majority of the community wants the power plant torn down and thus there is no need to have all the different scenarios where we keep the power plant? Maybe there are environmental issues from the past that we need to understand and address on the site due to the power plant before we can get any developer to look at the site seriously?). We also do not have a clear decision on the future location of the water treatment plant and whether or not Vero Beach will have a stop for the new Brightline Train. I think both of these subjects would have an impact on what we should do with the 2 sites (north and south of 17th street. We may want these answers before voting on any detailed development proposal for the site.

31 January 20		
michael58		
AGREES	DISAGREES	REPLIES
2	4	0

Another meeting last night and again it sounded like overwhelming majority want the building torn down!

31 January 20		
Gary F		
AGREES	DISAGREES	REPLIES
3	3	0

Not a problem. We live in Florida and are here to enjoy these things. Music is a good thing to listen to. No one seems to mind the roaring sound of dump trucks. Why not music?

FORUM TOPIC

Future of Three Corners

31 January 20			<p>After taking a tour of big blue, I can see the opportunities this building may provide. However the stacks on top of the building are unsightly and should either come down, or be lowered. I hear they might be draped with a tent effect (which might be nice), but anything higher than the drapes should come down.</p>
Bobaloo			
AGREES 1	DISAGREES 2	REPLIES 0	

31 January 20			<p>Removing the power plant and selling it off to other countries is in fact one of the scenarios. The reason there is no detailed plan for that scenario is that there would be nothing there. Apparently the whole thing can be removed for free.</p>
Brooke			
AGREES 2	DISAGREES 0	REPLIES 0	

31 January 20			<p>Love your thoughts.....would love to see this happen!!!</p>
SusanR17			
AGREES 1	DISAGREES 1	REPLIES 0	

01 February 20			<p>Thank you for the meetings and tours, they have all been quite informative. It's very interesting to hear people's ideas and aspirations. We appreciate all of the thoughts, however, we would like to deal with the demographics of VB. Yes, there is an income disparity, but in reality, it comes down to the sheer population. It is not that big. Yes, Baltimore, Cincinnati and many other cities have amazing waterfront venues. They are able to sustain those properties, but even "in season" the VB population base cannot support the big dreams, without encroaching on other established sites. McKee, ELC and retail/restaurants would suffer. It's hard to support any big taxpayer involvement in this activity. Then there is the consideration of weather and the risks that are associated with more building that close to potential hurricane activity.</p>
tlc18			
AGREES 2	DISAGREES 0	REPLIES 0	

01 February 20			<p>After touring the power plant and attending 2 community meetings, I find myself frustrated that some of the more ambitious suggestions such as the conference center and hotel are not being backed by data as to whether there is credible demand to support them. The talk of a high-end boutique hotel should be supported by existing vacancy rates at the Kimpton and Costa d'Este. Just because the space would lend itself to these businesses does not mean that they are viable. I would like to see the Vero Council address this issue. We also need to be given more concrete numbers on how much it would cost to demolish the plant.</p>
Marta59			
AGREES 3	DISAGREES 0	REPLIES 0	

01 February 20			<p>First priorities: #1 Environmental study of the site including the plant and under the plant. #2 Traffic study of the area affected by the development.</p>
michael58			
AGREES 0	DISAGREES 0	REPLIES 0	

FORUM TOPIC

Future of Three Corners

01 February 20			<p>My wife and I attended the last summary meeting last night. In addition I personally attended two planning sessions during the week. I represented the Tarpon Island Condo Association. We are just one canal width north of the Three Corner project. At the planning meetings I raised the issue of noise and especially noise traveling across water. I was assured repeatedly, by Andre, that they were aware of the hundreds of residents living to the north of this project. Somewhere between the planning during the week and the final plan on Friday night this promise was forgotten. All the noise producing elements of this project was placed on the north side. In particular, the Amphitheater, skate park, restaurants, bars, outside, musical ensemble areas and motor boat piers and docking was located within a canal width from our condominiums. There was no consideration given for any noise abatement for residents to the north, as was given to the neighbors to the south. This is untenable. Currently we can hear the music from Riverside Cafe at night which is located near the Barber Bridge. Sound does travel from the Barber Bridge area to the 17th street bridge. This issue must be addressed before any more planning progresses.</p>
Doug14612			
AGREES 4	DISAGREES 1	REPLIES 0	

01 February 20			<p>Can you please put up the final drawings from last night's meeting on this site so we can share with those that were not able to attend.</p>
Darlene			
AGREES 4	DISAGREES 0	REPLIES 0	

01 February 20			<p>A facility like the Sunrise in Vero would be a great indoor option.</p>
YourTrippin			
AGREES 1	DISAGREES 0	REPLIES 0	

01 February 20			<p>We visited Washington DC for the first time, with our 13 year old, this summer. We enjoyed walking their waterfront Wharf. It consists of tons of walking space, funky plastic chairs and tables everywhere for lounging, marina, walk up food huts, traditional restaurants, an enclosed music venue, condos and a small boutique hotel. I can see that going on the north side but I am concerned because we can barely support what we already have in town. The south side could be a large green space with skate park, dog park and general park setting. Both the north and south sides are connected with walkways and green space under the bridge. https://www.wharfdc.com/</p>
YourTrippin			
AGREES 1	DISAGREES 1	REPLIES 0	

01 February 20			<p>Sharon Neill</p>
Sharon Neill			
AGREES 0	DISAGREES 0	REPLIES 0	

01 February 20			<p>I think one of the first items to be addressed is the committed cooperation towards this project from the outlying county. The property is located just 2 blocks from the city line so there will be usage from the outside community. This needs to be addressed by the city commissioners immediately.</p>
Russell			
AGREES 0	DISAGREES 1	REPLIES 0	

FORUM TOPIC

Future of Three Corners

<p>01 February 20</p> <p>Russell</p>	<p>A grouping of smaller localized speakers could retain the music at the venue and keep the total volume to a minimum.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	1	0	
AGREES	DISAGREES	REPLIES					
2	1	0					
<p>03 February 20</p> <p>Robert2020</p>	<p>I attended the Friday presentation. Great presentation, and although I submitted a card with comments, I wanted to state one more comment. Instead of "glamping" (which will have a minimal following) consider RV camping. This will bring people from other areas; a rapidly growing activity, minimal infrastructure and a use that involves very little alterations if the need changes. RVers will spend money to stay, eat , etc. Being one I can testify that decent locations are hard to find.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>1</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	1	0	
AGREES	DISAGREES	REPLIES					
0	1	0					
<p>03 February 20</p> <p>Acacia</p>	<p>You are right on. Miami leases oceanfront property for 10k a year or 20% of gross, whichever is greater. I will forward an example to the council members. In this example 20 percent is likely millions of dollars, enough to support our recreational facilities like the pool. Will you be participating in meetings? I'm not able to attend generally - would love for you to be vocal on this. It made no sense to sell-off the downtown post office site, especially when it had a lease in place!</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	
AGREES	DISAGREES	REPLIES					
0	0	0					
<p>04 February 20</p> <p>Audrey12</p>	<p>When assessing support - I was one of those "don't save the power plant" .. After seeing the concept and listening to the rationale re: reutilizing the plant - I loved the concept. Touring the plant was not the basis of changed mind. Height - use of the roof, modern hotel is built to the east and is new construction so hopefully I was not in favor of saving the tanks - but - again, listening to the proposal changed my mind. Art/1 tank as flexible event space... I definitely would listen to consultants and add housing to the mix. Maybe targeting a different demographic- singles/ not families ...</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>2</td> <td>1</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	2	2	1	
AGREES	DISAGREES	REPLIES					
2	2	1					
<p>04 February 20</p> <p>michael58</p>	<p>Lets see what the environmental studies of the site reveal before we get all excited.</p>						
<table border="1"> <thead> <tr> <th>AGREES</th> <th>DISAGREES</th> <th>REPLIES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>	AGREES	DISAGREES	REPLIES	0	0	0	
AGREES	DISAGREES	REPLIES					
0	0	0					

QANDA

Have a Question?

Visitors 20	Contributors 3	CONTRIBUTIONS 4
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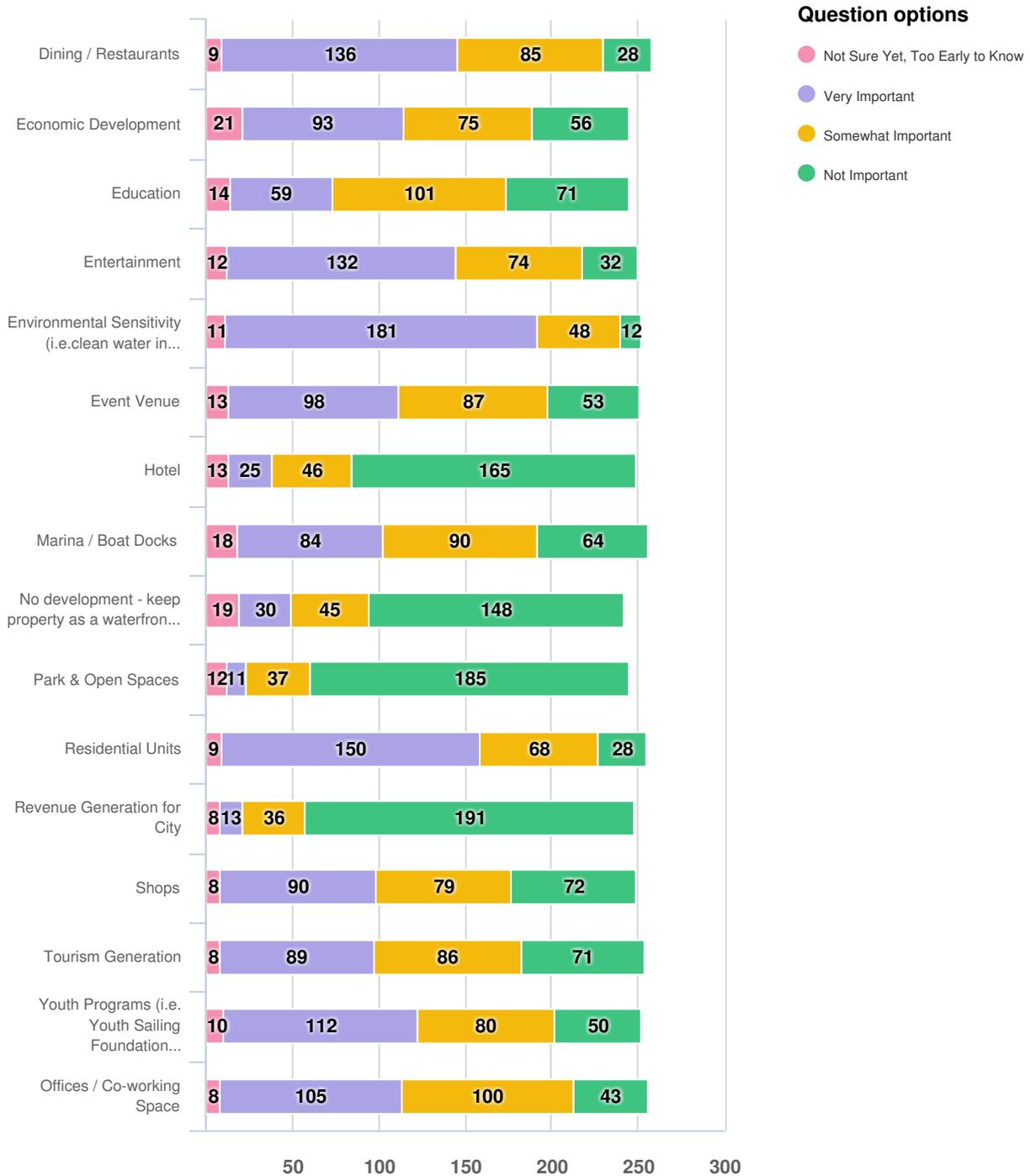
No Responses

ENGAGEMENT TOOL: SURVEY TOOL

Initial Survey - What future uses and impacts at Three Corners would you feel most proud of for our community?

Visitors 391	Contributors 263	CONTRIBUTIONS 263
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What future uses and impacts at Three Corners would you feel most proud of for our community?

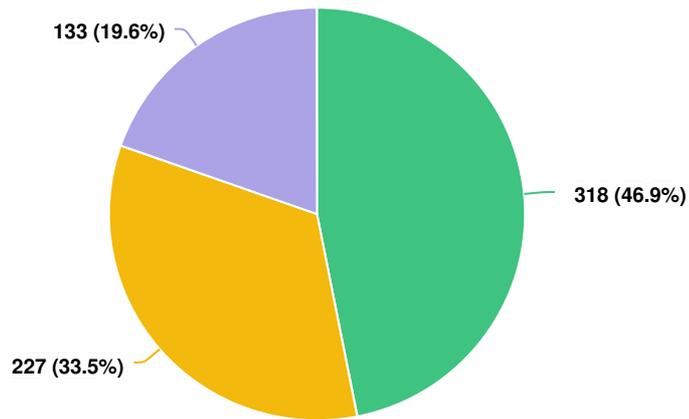


ENGAGEMENT TOOL: QUICK POLL

Do you think the existing 'big blue' Power Plant should be:

Visitors 717	Contributors 678	CONTRIBUTIONS 678
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Do you think the existing 'big blue' Power Plant should be:



Question options

- Undecided
- Saved
- Taken down

IDEAS

299 People Shared their Ideas and Photos

Visitors 471	Contributors 237	CONTRIBUTIONS 1059
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17 November 19		<h3>An amphitheater!</h3> <p>A venue to see live music by the water on the weekends.</p>
ConorOHaire		
VOTES 15	UNVOTES 0	

18 November 19		<h3>Maybe give kids an resident's something to do and make profits off of it too by making a water park with a pool an lazy river waterslides .</h3> <p>Water park with slides, pool ,lazy river maybe a game room. To give our community s omething to do</p>
Just idea		
VOTES 2	UNVOTES 0	

19 November 19		<h3>I would LOVE to see something like was done like S team Plant Spokane or Steel Stacks in Penn. Win-w in for everyone, insanely cool, and fun!</h3>
The Best Future		
VOTES 8	UNVOTES 0	

19 November 19		<h3>Not an idea, a comment. Moderate income housing for teachers, police & firemen didn't work in Greenwi ch, CT. It became low income housing</h3>
Kelly600		
VOTES 2	UNVOTES 0	

19 November 19		<h3>Museum</h3> <p>Continued education is imperative about the environment, IR Lagoon, and local histor y of the whole county. A museum can provide rotating exhibits and a place for schools to visit. At this time, NO museum exists that covers the entire history of the county.</p>
Genealib		
VOTES 4	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

20 November 19		<p>I believe that one of the first things that needs to be done is to name this site (e.g. Centennial Place) instead of calling it 3 Corners</p> <p>New Name!</p>
MarkM		
VOTES 10	UNVOTES 0	

21 November 19		<p>Save the Big Blue Building</p> <p>Rather than tearing down the building, fix up the outside and create a lot of usable space inside. Many things could be done with the inside. You could house the City Council (Meetings), it could be a Conference Center; it could be a museum to show off our natural plants, flowers, trees and wildlife.</p>
DanKathie		
VOTES 9	UNVOTES 0	

21 November 19		<p>Include Youth Sailing activities</p> <p>Help the Youth Sailing Foundation of Indian River County with their plans to build a large building that can be used for many organizations. They are willing to fund the building and maintain it (they are talking about a 100 year (hurricane proof or resistant) building that they will have built with no public funds and maintain it .</p>
DanKathie		
VOTES 5	UNVOTES 0	

21 November 19		<p>art installation</p> <p>as a part of the property bringing in cool artists as events but make it more modern, relevant, and fun than what goes on at the vb art museum</p>
claramasseau20		
VOTES 8	UNVOTES 0	

21 November 19		<p>food</p> <p>vero lacks good, interesting, and fun food ...</p>
claramasseau20		
VOTES 5	UNVOTES 0	

21 November 19		<p>Art exhibition, high end food court (with actually good food)- gentrify and make it cooler with vendors inside or a venue for events/venue</p> <p>Idea</p>
Jmyoung25		
VOTES 7	UNVOTES 0	

21 November 19		<p>Amphitheater</p> <p>A cool / fun place on the water for performers!!</p>
tomli149		
VOTES 8	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

21 November 19		<p>Mixed use would be a great idea for this large spacePark, condos/apartments and good and interesting food.....</p>
judith moore		
VOTES 3	UNVOTES 0	

22 November 19		<p>Community Center / Meeting Space</p> <p>It is difficult to find meeting space in Vero Beach for civic groups, non profit organizations and for profit companies. The current Vero Beach Community Center is fifty years old, nearly obsolete, over booked and has limited parking in the congested downtown area. The River House is frequently booked up and difficult to schedule. A modern facility that is elevated to prevent flooding with parking under the building can serve as base for hurricane mitigation after a storm event (possibly making federal funding available to offset construction costs), be used for youth activities after school (youth boat storage under the building), be used for civic use most days/evenings, wedding events on weekend evenings, and possibly a small "convention space" or indoor music/arts venue.</p>
Blades		
VOTES 1	UNVOTES 0	

22 November 19		<p>Mixed use.</p> <p>If you notice Sebastian has a beautiful waterfront on the west side of the river. Lots of places to eat right on the water. The best Riverview dining was taken away and made a private club. How about a restaurant and some boat access which there is none of here in Vero on the west side. Do we really need more stores and places for people to stay?I feel there are already enough of those options here.</p>
David Habel		
VOTES 3	UNVOTES 0	

22 November 19		<p>Perhaps an additional boat launch ramp or marina to ease the crowded weekends at Memorial Park</p>
Fisherman437		
VOTES 3	UNVOTES 0	

22 November 19		<p>Boat ramp w/ parking. I believe only Treasure Coast City with no boat ramp on the west side of river. Sebastian & Ft. Pierce have ramps.</p> <p>Already has channel cut for barges.</p>
localguy89		
VOTES 2	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

<p>22 November 19</p> <p>Brooke</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>10</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	10	0	<p>Repurpose the blue building, build a skatepark and let Youth Sailing Foundation build their building.</p> <p>Big Blue would be a great site for something like St. Louis's City Museum.https://www.citymuseum.org/ "Expect the unexpected. City Museum is a hundred-year-old warehouse in downtown St. Louis in which artists have repurposed the pieces of old cities to build miles of tunnels, slides, climbers, bridges, and castles. There are secret passages and grand galleries. Playgrounds and ball pits. A circus and a train. A rooftop school bus and a Ferris wheel." This description doesn't do it justice. There are wire mesh tubes to climb through suspended 3 stories high over a courtyard of trees, sculptures and staircases. Old planes hanging in the air that you can get in and explore. A seven story slide. An aquarium. The list goes on. There are also bars, restaurants and shops inside and on the rooftop. We should hire local artists and welders to repurpose the building into a playground for children and adults. Including water features would be a big plus. Keeping the space interesting by letting artists re- envision the historical building adding locally sourced materials that are relevant to Vero Beach, the Treasure Coast and Florida history. Tickets to City Museum are \$16 and people come from all over to explore here.</p>
VOTES	UNVOTES				
10	0				
<p>22 November 19</p> <p>Jones4B</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	3	0	<p>It is essential to save the property as public property with general public access. That "foundation" should never be given .</p>
VOTES	UNVOTES				
3	0				
<p>22 November 19</p> <p>SB</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>6</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	6	0	<p>Open park with boating options.</p>
VOTES	UNVOTES				
6	0				
<p>22 November 19</p> <p>MrsM</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	9	0	<p>Urban Playspaces</p> <p>Incorporate skating, seating, urban play, parkour, areas for entertainment....don't forget Water access for kayaks and paddle boards</p>
VOTES	UNVOTES				
9	0				
<p>22 November 19</p> <p>MrsM</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>9</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	9	0	<p>Turn Big Blue into a commercial space</p> <p>Multiple vendors, outfitters, restaurants...but don't forget greenspace!</p>
VOTES	UNVOTES				
9	0				
<p>22 November 19</p> <p>MrsM</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td></td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES		0	<p>Art!</p> <p>Sculptural interactive art!</p>
VOTES	UNVOTES				
	0				

IDEAS

299 People Shared their Ideas and Photos

23 November 19		<p>Save the \$ for other areas and Convert Big Blue to multi use for everyone</p> <p>Use Big Blue to create a multi use space that can include a variety of vendors, retailers, coffee shops and restaurants. It would generate a significant amount of revenue to maintain and add to our city</p>
Artmom		
VOTES 11	UNVOTES 0	

23 November 19		<p>No one wants to be under the bridge, but kids don't care!</p> <p>The area under the bridge is the perfect place for a Skatepark and if you bring in urban artists and sculptures it can also be beautiful!</p>
Artmom		
VOTES 18	UNVOTES 0	

23 November 19		<p>Playspaces and Common Area can be ART</p> <p>Integrate art and architecture that is interactive, interesting and forward thinking! Ever hear of Solar Trees! How cool would sculptural solar trees be?</p>
MrsM		
VOTES 7	UNVOTES 0	

23 November 19		<p>Solar Trees! Make renewable energy a focus and beautiful.</p> <p>Include lots of landscaping and greenspace, plus look at these options for taking solar energy to the next level. Solar Trees can offset energy costs long term and be artistic!</p>
MrsM		
VOTES 6	UNVOTES 0	

23 November 19		<p>Digital Graffiti with Local Artists</p> <p>https://youtu.be/3fN2KGOKybo</p>
Irina3270		
VOTES 0	UNVOTES 0	

23 November 19		<p>Aquarium</p> <p>Would like to see the water treatment facility be turned into an education center and aquarium</p>
CWoodruff		
VOTES 4	UNVOTES 0	

23 November 19		<p>Environmental Phase 1 ESA</p> <p>Has there been consideration for the land quality of the old power plant and water treatment property? Will there be remediation plans made available of each proposed option based on Phase 1 ESAs?</p>
jjeanne		
VOTES 1	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

23 November 19		repurpose the existing power plant into a sailing center, install mezzanine decks, cargo elevator, viewing platform, sail and lofting decks
Jim45		
VOTES 5	UNVOTES 0	
23 November 19		It would be a great safety improvement to Dead End 18th Street east at Indian River Blvd intersection.
Diane		
VOTES 1	UNVOTES 0	
23 November 19		Embrace the water treatment plant! Found some amazing images from light artist James Turrell. Why not turn the water treatment plant into a legacy landmark?
Off Island		
VOTES 5	UNVOTES 0	
23 November 19		Embrace the existing water treatment plant Explore ways to work with the hand you got dealt and create a truly unique experience
Off Island		
VOTES 12	UNVOTES 0	
23 November 19		Maritime Youth House http://jdsa.eu/mar/ Inspirational architecture to create a truly unique experience for our youth and young sailors
Off Island		
VOTES 4	UNVOTES 0	
23 November 19		Boutique Hotel A hotel outside the box - inspiration found at Cava + Hotel Mastinell
Off Island		
VOTES 3	UNVOTES 0	
23 November 19		Embrace Fishing history Who wouldn't love to spend a night in a boat? This idea comes from old retired rice barges lovingly restored and placed in a sea of foliage http://www.kosamui.com/imperialbh/ Plenty of old boats around here in our towns full of fishing history that could be transformed into unique coattages
Off Island		
VOTES 2	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

23 November 19		A world class Aquarium/Maritime Museum dedicated to educating and advancing the protection of Marine life. An Amphitheater. Business center.
inthemaking2025		
VOTES 4	UNVOTES 0	

24 November 19		We need more waterfront dining at reasonable prices, along with venues for live music, a la Ft. Pierce's "Original Tiki Bar" I believe we could save the building (Diesel Plant) American Icon
maryellen28		
VOTES 9	UNVOTES 0	

25 November 19		Testing BtT
Vishwas		
VOTES 0	UNVOTES 0	

25 November 19		Lose or keep the stacks?
Irina3270		
VOTES 4	UNVOTES 0	

25 November 19		Digital art?
Irina3270		
VOTES 3	UNVOTES 0	

25 November 19		Interactive Digital Art?
Irina3270		
VOTES 6	UNVOTES 0	

25 November 19		We need a place on this side of the river that is park where we can drop off our kayaks and maybe small vessels. Plant more trees.
Kittykat		
VOTES 5	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

25 November 19		Street food
kidfromvero98		
VOTES	UNVOTES	Found this place in Aarhus, Denmark. It's a decommissioned bus depot that got turned into a cafeteria for street food trucks. This should be the inside of the power plant.
4	0	

25 November 19		Green Space Art
Irina3270		
VOTES	UNVOTES	
6	0	

25 November 19		This is the inside of the power plant
Irina3270		
VOTES	UNVOTES	
5	0	

25 November 19		Power plant top floor interior
Irina3270		
VOTES	UNVOTES	
3	0	

25 November 19		View from inside power plant
Irina3270		
VOTES	UNVOTES	
4	0	

27 November 19		rough sketch of Wharf style riverfront we could all be proud of and enjoy. would be a destination to people from out of town also.
buddybrown925		
VOTES	UNVOTES	
4	0	

27 November 19		one of a two page description I had written to City Council a few years back.
buddybrown925		
VOTES	UNVOTES	
0	0	

IDEAS

299 People Shared their Ideas and Photos

27 November 19		page two of that description.
buddybrown925		
VOTES 0	UNVOTES 0	

27 November 19		<h3>Model after Sloss Furnaces</h3> <p>I love the idea of a restaurant with boat access plus Perhaps some retail and an amphitheater. However, as someone who worked for 32963 and toured the plant and grounds, I think we would be doing a huge disservice to the community if we tore big blue down. We should take a page from Birmingham, Alabama's Historic Sloss Furnace and somewhat model the plan after that site. The Sloss Furnaces are a walking museum where most of the equipment has been left in place, an event stage setup on an old loading dock which hosts music festivals, and national/international touring acts, as well as spaces for events and food trucks. If we hollowed out big blue and left some key structural and mechanical details, it would be an amazing venue/event space with enough space outside to add parking, a riverfront restaurant and more.</p>
Photophil32963		
VOTES 3	UNVOTES 0	

27 November 19		<h3>Big Blue gives Big Views</h3> <p>We will never be able to build at this height on this property if we destroy it! And what would be rebuilt? Stucco clad boring?? Think of the views from the roof, it's accessible and we have no public accessible views like this in our town. Keep BIG BLUE!!</p>
MrsM		
VOTES 7	UNVOTES 0	

27 November 19		<h3>Consider unique approaches to Greenspace</h3> <p>As our environments green spaces struggle it's important to think outside the box about the amazingly different ways to incorporate landscaping into development projects.</p>
MrsM		
VOTES 8	UNVOTES 0	

27 November 19		<h3>Let Architects be Geniuses!!</h3> <p>This is GasWorks by Richard Haag and an amazing approach to keeping history alive while taking a forward thinking approach to the future. It was met with great pushback initially but what came out of it is one of the most amazing public spaces of its time! Let's re-use what we have and make it work!</p>
Artmom		
VOTES 6	UNVOTES 0	

27 November 19		<h3>Convert the existing building into a restaurant, include a music venue, and have a rooftop bar.</h3>
jlfrancis21		
VOTES 7	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

27 November 19		<p>It has always been my desire to see a boat launch ramp on the west side of the I River where most of the boats on trailers reside.</p> <p>Connecting the parks on the beachside with existing walkways creates an amazing path with parking for those on the westside who want to walk the bridges.</p>
Bob@VBFL		
VOTES 0	UNVOTES 0	

27 November 19		<p>Rough sketch of wharf style riverfront creating a destination for residents and non residents alike.</p>
buddybrown925		
VOTES 5	UNVOTES 0	

27 November 19		<p>New vision</p> <p>Sometimes you just don't see the obvious anymore. It's just like the old carpet you need to replace or how your house really could use a fresh coat of paint. Sometimes you need to step back, take a breath and re-evaluate the situation. There is a huge urban development movement going on right now that encourages to embrace your City's old structures and turn them into something fresh. Something you never thought could be possible. We say: Let your imagination run free. Ideas are needed, no idea really is a bad idea, because even if it is "bad" it usually gives birth to 10 new fresh ideas.</p>
Off Island		
VOTES 9	UNVOTES 0	

27 November 19		<p>Steam plant Spokane</p> <p>Reading through some of the ideas here, we came across the suggestion of the Spokane Steam Plant. Having never had the fortune to travel there, we used the wonderful world of the web to visit and are truly enthralled. What a spectacular vision and use of space!</p>
Off Island		
VOTES 11	UNVOTES 0	

27 November 19		<p>Roof top - over the top!</p> <p>We know there is a limited budget - but there should not be a limit in ideas. This is the roof top of the new Hamburg Opera (Germany) build atop an old brick storage building in the Hamburg harbor. It is truly a marvel of architecture.</p>
Off Island		
VOTES 1	UNVOTES 0	

27 November 19		<p>Torpedo Factory</p> <p>Another great example of a re-purposed building. Galleries, stores, schools, restaurants all living under one roof</p>
Off Island		
VOTES 3	UNVOTES 0	

27 November 19		<p>Vision</p> <p>All it takes is a vision - and yes money and time. We have two!</p>
Off Island		
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IDEAS

299 People Shared their Ideas and Photos

27 November 19		<h3>Mid Main Park Vancouver</h3> <p>Playspace outside the box</p>
Off Island		
VOTES 2	UNVOTES 0	

27 November 19		<h3>Steel Stacks Pennsylvania</h3> <p>Photo shows a picture of the Steamfeat 2019. When googling this particular building you will come across the fact that there is a National Endowment of the Arts - Artworks Grant that gets handed out. It is matching grants for design projects that have a public benefit or enhance the design field. Funded projects include design competitions, arts and cultural buildings, historic preservation projects, community charrettes and more. Let your imagination flow, the complications of how these projects could be funded should not be a hindrance. One can get creative with that as well!</p>
Off Island		
VOTES 2	UNVOTES 0	

28 November 19		<h3>Time out. How do the economics of all this work out ? Increase in real estate tax? Sales tax? Bigger local government? More tourists?</h3>
Davod		
VOTES 1	UNVOTES 0	

28 November 19		<h3>Mixed development</h3> <p>While many people want a public space, these things come with cost. This is especially true for an area regarded to be one of if not the most valuable pieces of land owned publicly. We should see if we can repurpose the power plant as some kind of commercial place, whether it is a shopping area, a hotel, or something else. We can then use the rest of the land for public spaces that can be at least partially funded by the commercial area. And remember, keep in mind how people move. East access across the very busy roads is important, as it can create a dangerous environment for pedestrians, and cause traffic for drivers.</p>
Hunter Morgan		
VOTES 0	UNVOTES 0	

29 November 19		<h3>A Thanks-Giving Square Component to hold special interfaith events, memorial services and city wide prayer vigils.</h3> <p>We all talk about what we want at the Three Corners this helps exemplify why we are going through this process and what make Vero so special. A daily reminder to act even higher in our thoughts and actions. Could have many components just like the one in Dallas and others around the world.</p>
The Best Future		
VOTES 1	UNVOTES 0	

29 November 19		<h3>I do not feel the sailing option fits the majority that being said I do feel that including boat ramps would benefit the majority. TY</h3>
Nolari		
VOTES 3	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

29 November 19		<h3>The city needs Revenue</h3> <p>We have a fantastic amount of land dedicated in the city for public use. In fact, the city does not have a sufficient tax base to maintain the city the way it is now and the way we want it to continue to be. If you look at a city map you will see what I mean. Indian River Shores residents have a lower tax rate and even better fire and police services than do city residents. Of course Indian River Shores has no public parks. Riverside park is wonderful and has many of the things that attract people here and make life here great. It also has room for Youth Sailing and other public service projects. The museum, Theater, Dog Park and Rowing club serve the entire county but pay leasing fees of, I believe, a dollar a year. They are great contributions to our area but do not contribute to the city's budget. With the selling of the electric utility the city lost a significant amount of revenue. The only direct contribution the majority of people who use the current city facilities make is via the water utility. The city cannot afford to lose another revenue stream. The city needs to keep the revenue from the Water Utility flowing to its budget. The power plant site is a unique opportunity for the city to add a revenue stream that is needed to maintain the existing city facilities without putting increased taxes on only the city residents. The city cannot afford to dedicate the power plant property to public use. The majority of people that will use that property, if used as another Park, do not pay city taxes. It is time for the city to look to using that specific asset in a way that brings money into the city budget so that the current quality of services the entire county enjoys can continue without city residents having to pay additional taxes.</p>
VOTES	UNVOTES	
2	0	

29 November 19		<h3>Amazing opportunity for Vero Beach</h3> <p>Demolish existing and begin with a blank canvas. Develop a beautiful, natural multi-use recreational, shopping, dining, educational and environmental "lifestyle center" that will attract both young and old. Especially young. West Indies styled architecture, nothing above 2-3 stories. Provide dockage / mooring for visitors. I envision beautiful native flora gardens, pathways, outdoor bars and restaurants, shops, learning center, "street" entertainers and of course access to the Lagoon.</p>
VOTES	UNVOTES	
2	0	

29 November 19		<h3>The property should not have been assigned the meaningless name, Centennial Place. That can happen after the Public & Municipality study it.</h3> <p>An appropriate name at this stage might be "Power Point Park and Marine Center" which captures the most probable future uses.</p>
VOTES	UNVOTES	
1	0	

29 November 19		<h3>Green Space</h3> <p>Amphitheatre</p>
VOTES	UNVOTES	
4	0	

29 November 19		<h3>Green Space</h3> <p>We all love green space and explore. Let's embrace the hand we were dealt and embrace our Water treatment facility - can you imagine the view from any of these?</p>
VOTES	UNVOTES	
2	0	

IDEAS

299 People Shared their Ideas and Photos

29 November 19		<h3>Pumptrack</h3> <p>Fun to partake and watch! Idea taken from: Leavenworth Pumptrack , WA</p>
Off Island	VOTES 2	
	UNVOTES 0	

29 November 19		<h3>Explore your senses!</h3> <p>Music + Play = Fun for all!</p>
Off Island	VOTES 0	
	UNVOTES 0	

29 November 19		<h3>Playground ideas</h3> <p>Think outside the box. A lot of playgrounds these days are designed around safety and not exploring. These alternative playground ideas don't cost a lot, but let you explore your strength and agility.</p>
Off Island	VOTES 1	
	UNVOTES 0	

29 November 19		<h3>Playground Ideas</h3> <p>Today's playgrounds are designed around safety, more so than "play". And we know you are never too old to discover and "play"</p>
Off Island	VOTES 3	
	UNVOTES 0	

29 November 19		<h3>Balancing Act</h3> <p>Back to nature playgrounds</p>
Off Island	VOTES 2	
	UNVOTES 0	

29 November 19		<h3>Adult Playgrounds!</h3> <p>Yes! It's a thing! To be enjoyed by all!</p>
Off Island	VOTES 0	
	UNVOTES 0	

30 November 19		<h3>It would be nice to see nice rooftop bar overlooking the water. Also a pinball/ retro arcade game bar.</h3>
Jconeff	VOTES 8	
	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

30 November 19		<p>Large building full of vendor shops with local specialties of food, spice shop, local beers, local fish market, local bakery, coffee.</p>
Jconeff		
VOTES 8	UNVOTES 0	

30 November 19		<p>A mini version of Epcot with different shops and restaurants inspired by different cultures around the world.</p>
Jconeff		
VOTES 2	UNVOTES 0	

30 November 19		<p>Something similar to Armature Works in Tampa https://armatureworks.com/ Armature works is an industrial style building that housed several open air bars and restaurants, along with markets and ice cream and candy shops. There are restaurants that adjoin you the building and follow the same industrial/prohibition era style look. There is an open grassy area between the building and the water, which offers space for entertainment, farmer's market, firework viewing, exercise options, that is filled with white rocking chairs. Vero could offer waterfront access with boat slips and/or a marina, which is something the city lacks.</p>
bShambo		
VOTES 6	UNVOTES 0	

01 December 19		<p>Environmental Park (including a Farmers Market, Children's Science Museum and Sailing Club, and a Green Pathway).</p> <p>I envision this area to be an Environmental Park for all members of the community. This park can have 1) a Local Farmers Market open all year to the public and a cafe/restaurant, 2) a Children's play area with a Science Museum and space for the Youth Sailing Club of the Indian River County, and 3) a Green Pathway surrounded with native plants that will allow our community to exercise, and also appreciate the Indian River Lagoon biodiversity. The building can be painted with a beautiful mural of native animals and plants and can be run in solar panels. The front part where the electric cables are located can be remodeled adding trees, murals about the history of the place and lights, so people can walk under lights and trees and know more about the previous electric plant. On the lagoon side, close to the Green Pathway, an outdoor movie theater and amphitheater can be implemented. The Science Museum will focus on the importance of green agriculture and environmental sustainability. It will be a new space in town for generations to learn about how we can mitigate pollution, maintain ecosystem function in the lagoon and native plants and animals. It can also include areas dedicated to the connection between food, environment, and health. It can have space for new technologies to avoid plastic pollution, and the use of robotics and engineering to improve green energy production.</p>
andia		
VOTES 2	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

01 December 19		<h3>Lagoon landings - a community entertainment and dining waterfront park with daily Farmers market with fresh local produce, fish market,</h3> <p>Relaxing waterfront park With exotic gardens with local flowers, orchids /Orchid Island /, oak trees, daily live music venues, farmers market with eggs, Local organic sourced foods, including meats, Daily fresh fish, flowers, bakery, waterfront dining options farm to table, high tech green sustainable electrical system off the grid, Electric charges for EVs, small docking for boats /not for large marina/ so families can approach this development with cars, bikes, boats. This should Be a place for Local young and adult Residents to enjoy the outdoors with markets and dining options with high quality local Flair and not corporate chains dominating with typical boring options you would find in any other city. This development should be locally owned, Authentic, seaside themed, with an atmosphere and ambiance at day and nighttime with tasteful lighting, landscaping to make it a place where finally locals can go to get lost in numerous entertainment, relaxing and dining, unique shopping options.</p>
VeroLab		
VOTES 15	UNVOTES 0	

01 December 19		<h3>Power plant restored, used as historical center and rentable multipurpose venue. Grounds used for park, exercise, vendors, & recreation</h3>
G8rB8t13		
VOTES 4	UNVOTES 0	

01 December 19		<h3>Go Green</h3> <p>Lots of greenery; shade trees, native plants, self-watering designs; walking and biking paths (bike friendly; bike racks), benches in the shade, water fountains for kids to splash in, kayak rentals, pull up boat docks for getting to restaurants; small open air amphitheatre for live performances; interesting shops; farmer's market area (under cover). Food halls and shops/ small offices in Big Blue which needs to be made more attractive; manatee viewing area. No more housing/condos, etc., please -- keep this area for everyone. Who wants to live in a flood zone anyway (?). Family friendly method to cross Indian River Boulevard without getting run over to get to this area. Keep as many cars away as possible; local electric trolley to service the area to parking lots (eco friendly/green type parking lots). Create what I call, the yellow brick road -- a very wide pedestrian pathway that can lead into and throughout the entire complex, and continues on through Vero Beach, so if people really want to walk, they can follow the yellow brick road to the old downtown, Royal Palm Point, Miracle Mile, etc.</p>
LilyPad		
VOTES 2	UNVOTES 0	

01 December 19		<h3>All around Resort type are that People will want to take their Relatives and friends to Experience , Nature , Resort type atmosphere, Emulate</h3>
Bronco		
VOTES 0	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

02 December 19		<h3>Entertainment, food, shops</h3> <p>Vero beach doesn't cater to the younger generation. We need more night life weather its outdoor restaurants/food trucks with varieties of different food. A hookah lounge bar would be a fun add! The mall here in vero is down right disappointing to say the least , bring in stores people actually want like old navy, h&m, riley rose etc etc. Make an outdoor mall where we can walk around outside and enjoy a nice cafe. Better quality bars! Maybe an outdoors activity building where you can rent kayaks for the day.</p>
Vladimira		
VOTES 5	UNVOTES 0	

02 December 19		<h3>Entertainment</h3> <p>Hookah lounge bar idea</p>
Vladimira		
VOTES 0	UNVOTES 0	

02 December 19		<h3>Food</h3> <p>Taco food truck ideas</p>
Vladimira		
VOTES 1	UNVOTES 0	

02 December 19		<h3>Restaurants really need to be involved in the plan</h3> <p>There are some great ideas posted here. Although I think it should be a creative space that creates interest for a number of people and of all ages, it is my opinion that at least a few (non chain) restaurants should be part of the plan. After the city agreed to sell the remainder of the point to a private club, Riverside Cafe is the only public dining option on the river. This is a bit ridiculous for the area. Friends, family members, and clients come to town and always want to eat by the water. In Vero, there is only one option. Maybe a big courtyard design, with restaurants and shops along the outside and a lawn area in the middle for live music events may be an option. Add some easy access for boaters to tie up and enjoy the area would help the businesses as well. If planned correctly it may bring in some interest from tourists and close by cities. I know we all like to complain about the snowbird traffic, but without the draw to the town every winter many places wouldn't be able to survive. We need to keep Vero Beach new and vibrant. Not to mention it would be nice to have some new and exciting places to enjoy when all the part time residents leave for the summer.</p>
Drago1		
VOTES 3	UNVOTES 0	

03 December 19		<h3>Let's not miss the boat. We need a "wharf" of sorts with restaurants, bars, green space, and possibly mixed use. Get rid of the big eyesore.</h3> <p>It's time we compete with surrounding cities on our waterfront</p>
Thurston		
VOTES 3	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

04 December 19		<h3>EDM Nightclubs and venues for college students</h3> <p>Electronic Dance music concerts for local EDM lovers who dont want to have to travel far (e.g. Miami) to see their favorite DJs and Dance musicians. Get together and raves for Gen Y, millennials and Gen X. Not hardcore rowdy but also chill, live positive atmosphere.</p>
ghostmanzimo		
VOTES 0	UNVOTES 0	

04 December 19		<h3>Mixed used building w/ modern architecture comple x with bars and edm dance venue for city nightlife. Great for millennials.</h3>
ghostmanzimo		
VOTES 0	UNVOTES 0	

04 December 19		<h3>Keep the building, add another boat ramp!</h3> <p>I can't believe so many people want it torn down! I always liked the way the plant look ed and it would be weird to see it gone. It can definitely be repurposed into a multi space for a few shops and a cafe. I also like the idea of having another boat ramp ther e for kayaks and paddle boards.</p>
Melyeah		
VOTES 3	UNVOTES 0	

04 December 19		<h3>Please ask city council to give you copy of the mem o I wrote to the former mayor after your presentation an no vote by council</h3>
Ted Miller		
VOTES 0	UNVOTES 0	

05 December 19		<h3>Business Incubator</h3> <p>Whatever else is done, I would like to suggest something like this be incorporated into the existing structure of the Power Plant facility: Enterprise Village is a self-contai ned economic education program that provides a hands-on learning experience for st udents. Students spend 6 weeks in their classroom studying economic education obje ctives that teach them about writing checks, using a debit card, keeping a checkbook register, applying for a job and working in a group. These educational objectives are p ut into action as the students spend one day at the village. The layout of Enterprise Village is similar to a shopping mall. During their business day, students work in one o f the 20+ businesses, take 3 breaks, receive paychecks and have the opportunity to b e consumers by making purchases in one of the business-sponsored storefronts. Without a doubt, this is considered by most students to be their best educational expe rience in elementary school. The Enterprise Village program assists students by allow ing them to: Develop basic economic concepts Understand relationships between businesses and consumers Use quality concepts in business and consumer planning Develop a basic understanding of checking and savings accounts Understand a simpl e decision-making process Work together to satisfy customer's expectations To reques t more information about our programs please email us at stavrosinstitute@pcsb.org.</p>
Jayleo18		
VOTES 0	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

05 December 19		<h3>Horizon</h3> <p>Sculpture</p> <p>This amazing sculpture can be found at the Julian B. Lane Riverside Park in Tampa.</p>
VOTES	UNVOTES	
2	0	

05 December 19		<h3>Horizon</h3> <p>Water features</p>
VOTES	UNVOTES	
3	0	

05 December 19		<h3>Horizon</h3> <p>Water features</p>
VOTES	UNVOTES	
1	0	

05 December 19		<h3>Horizon</h3> <p>Parkour</p> <p>Moerenuma Park, Japan</p>
VOTES	UNVOTES	
0	0	

06 December 19		<h3>JR2019</h3> <p>Turn the Power Plant into an attraction similar to Disney World's "The Land" in Epcot, only theme it "The Living Ocean".</p> <p>Features: • Entertainment ride starting with the rain falling on the earth and then down into the underground aquifer, then being pumped up to water the crops and provide drinking water to homes, then through the lakes and streams and rivers leading to the ocean. Show the way it was originally created and self sustained for thousands of years with clear water, streams, lakes, rivers and oceans - all full of multitudes of clean, healthy eatable food: fish, crabs, shrimp, oysters, and such. Then take a dark and twisted turn into what has happened over the last 100 years and what the future holds if something drastic isn't done to correct it. Then, turn up the lighting and show what is currently being done and what we are planning to do in the near future to reverse the trend, ending the ride with a plea for everyone to help in the effort and what each of us can do. In the area outside the ride build aquatic displays similar to Disney's "Under the Sea" attraction along with maps and photos of the Florida landscape and wildlife living in the Everglades and other lakes, rivers and streams. Maybe include an actual stream of water from the Indian River flowing through a glass tube or an underwater camera showing the current water condition.</p>
VOTES	UNVOTES	
0	0	

06 December 19		<h3>sandijadams6204</h3> <p>Navy Pier in Chicago has an enormously tall Ferris Wheel. Seats are enclosed & air-conditioned like separate gondolas seating 6 persons</p>
VOTES	UNVOTES	
0	0	

IDEAS

299 People Shared their Ideas and Photos

07 December 19		Outdoor Recreation!
Bbliss318		
VOTES 9	UNVOTES 0	

A high and low ropes course with rock climbing wall & general recreation area for people to get outside.

07 December 19		UNESCO City
Cindy Schwarz		
VOTES 0	UNVOTES 0	

So many, many people continually remark "What a unique place this Vero Beach really is." And it is justifiably true--talented people, brilliant ideas, abundant philanthropy. And capping this off is a space which can have truly meteoric proportions. I would like to add to this formula the concept of engaging a UNESCO-worthy end result overall. From what I read on this site, this may very well be THE most distinctive site remaining on the entire US East Coast. Wow! What a true gem. I agree, ten-fold. Making this 3-cornered site a true notch above would reward generations to come. (I do realize that the US participation in UNESCO has come under scrutiny as of late, but reading various accounts I found this an ebb and flow dynamic--some years we're in, some years out--depending on the current President's initiative.) Iowa City is the only UNESCO literary city in the USA along with other distinctive USA landmarks. Iowa City's most recent grand idea was building its new pediatric cancer wing directly in view of the college football stadium. Now the cancer patients can watch the game from their rooms. Then, after the first quarter, "'The Wave' has become a national sensation and tradition. Everyone inside Kinnick Stadium is asked to wave to pediatric patients watching from University of Iowa Stead Family Children's Hospital during football games." Football may not be for everyone, but that gesture signifies respect, inclusion, and goodwill and blessings. We can come up with similar ideas for the "Big Blue corner" and catapult Vero Beach into an UNESCO distinction.

07 December 19		On river edges plant mangroves to protect land from sea level rise. Add live oaks, palms, etc. with plenty of walkways and play areas.
MooMarilyn		
VOTES 1	UNVOTES 0	

Keep more than half green space for all to share.

09 December 19		A Mixed Use & Multi-Dimensional Project focussed on cultural, educational and entertainment spaces/buildings along with open gathering space
VBNOW		
VOTES 0	UNVOTES 0	

This community needs a Performing Arts Center. We do not have a dedicated center to house the Symphony, Ballet, Chamber Music, Documentary and Educational Films, a home for the Vero Beach Wine & Film Festival, etc. In addition, it would serve as a place where the community would come together. This could be developed in conjunction with the restoration and reconfiguring of the power plant as the plans are developed. The programming in the center would serve as an economic driver as well. This is a very rough concept that would need much further discussion and brainstorming and cost analysis--but, I wanted to get the concept out to this group and on the site.

IDEAS

299 People Shared their Ideas and Photos

09 December 19		<p>VB NOW</p> <p>Concept mixing food, cafe, retail & community space. The SHED, was in Healdsburg, CA. Very successful but closed due to the 2018 wildfires.</p> <p>This concept was a great blend of curated merchandise, a cafe for the community to gather over food and most importantly, it served as a community center and performing arts space as well. It was well designed architecturally, welcoming and yet, had a level of quality and style that elevated the area. I visited it several times and was always intrigued by the variety of local people there--young, older, children, artists, and, of course some tourists. I am not proposing this exact building, design or size--it is more about the idea and concept of having something like this within a multi-dimensional project.</p>
VOTES	UNVOTES	
3	0	

09 December 19		<p>karenhatespowerplant</p> <p>Whole Foods or Trader Joe's (Healthy and fresh food)</p> <p>Having a healthy market near the bridge will be easier for residents on the island to access. The closest healthy market is Fresh Market which isn't even that healthy. The closest Whole Foods is in West Palm.</p>
VOTES	UNVOTES	
1	0	

11 December 19		<p>One Match</p> <p>Imagine...Great Wolf Lodge w/ a large INDOOR WATER PARK and Marine Research Center & Marina. 2 story parking on Postal property</p> <p>BOOST for the OFF SEASON no need for more retail</p>
VOTES	UNVOTES	
0	0	

IDEAS

299 People Shared their Ideas and Photos

11 December 19		<h3>Centennial Market</h3> <p>I appreciate all these great ideas, and this forum for residents to chime in. This location should be something for residents and visitors of all ages to be excited to visit and re-visit frequently and ideally keep the historic power plant intact. My wife, Kristen had this fabulous idea after a trip to Washington DC. This is a link to Union Market in Washington DC: https://unionmarketdc.com/ This is a wildly successful development project that is an indoor warehouse that has been converted/subdivided into clothing retail boutiques from kiosks to 1,000+ square foot stores, boutique gift shops, book store, butcher shop, produce section, seafood market, multiple bars, restaurants, florist. It looked like a few dozen separate businesses leasing each space. The interior build-outs are more simplistic, much less than a mall space. This allows for low barrier of entry. It is highly popular and clearly tapped into a demand. There are outdoor picnic tables, ping-pong tables, and a beer-garden type environment. What we envision for Centennial Market: Locals could go for weekly shopping for produce and meat/fish, like they would for a farmers market, but in air conditioning. Or one could go to have lunch, coffee or a beer/wine to enjoy the views. The sit-down restaurants could be a place for professionals to meet. Outdoor patio/promenade along the water and lots of doors/windows on the east side of the building could allow for easy flow. Tourists could dine/have drinks and enjoy the views, and buy gifts. All the businesses could lease their spaces, so if one business doesn't work, another tenant could be put in place and the whole concept could still continue, no problem. Or if another business is highly successful, it could expand. Ideally we could have local or 2nd/3rd locations for treasure coast and boutique businesses. This could be a great opportunity for small business/entrepreneurs to get started because with space being flexible, some businesses could start small. Consider your favorite beachside retailer adding a 2nd location in Centennial Place. Or your favorite butcher, baker, florist adding a location or moving here. This concept allows for diversification, but the city would probably need some professional commercial real estate management to handle this. This allows for the best chance to break even or even be a profit source. The other concepts pitched like museums, parks, skate parks would need to either be publicly subsidized or privately supported via donations. I welcome all ideas! Please comment if you think Vero needs a Centennial Market!</p>			
HANK_WOLFF	<table border="1"> <tr> <td>VOTES</td> <td>UNVOTES</td> </tr> <tr> <td>2</td> <td>0</td> </tr> </table>		VOTES	UNVOTES	2
VOTES	UNVOTES				
2	0				

12 December 19		<h3>A multi-concept space, showcasing local makers of fresh fare.</h3> <p>Providing our community with fresh fare & local goods while showcasing businesses & brands.</p>			
NELLFUSCO	<table border="1"> <tr> <td>VOTES</td> <td>UNVOTES</td> </tr> <tr> <td>2</td> <td>0</td> </tr> </table>		VOTES	UNVOTES	2
VOTES	UNVOTES				
2	0				

12 December 19		<h3>Build Community Sailing Center. This has huge impact on IRC students who learn sailing for free. Good hub for sailors along the east coast.</h3>			
THERESA B	<table border="1"> <tr> <td>VOTES</td> <td>UNVOTES</td> </tr> <tr> <td>1</td> <td>0</td> </tr> </table>		VOTES	UNVOTES	1
VOTES	UNVOTES				
1	0				

13 December 19		<h3>Old Blue is an old industrial building, it has NO architectural style. I have been in many industrial buildings and this is just another one</h3>			
MICHAEL58	<table border="1"> <tr> <td>VOTES</td> <td>UNVOTES</td> </tr> <tr> <td>0</td> <td>0</td> </tr> </table>		VOTES	UNVOTES	0
VOTES	UNVOTES				
0	0				

IDEAS

299 People Shared their Ideas and Photos

13 December 19		<h4>Leaning to Save Structure</h4> <p>Richard and I want to tour facility to make decision.</p>
Cathymac10		
VOTES 0	UNVOTES 0	

13 December 19		<h4>I would love to see something like they have in Naples Florida - The Mercato - https://www.mercatoshop.com/</h4>
doreen		
VOTES 0	UNVOTES 0	

13 December 19		<h4>Creative playspaces beyond playground bring programs</h4> <p>This is what Popcorn Skate does! They help kids who can't, get boards and helmets and then they hang out with them and teach em'. They call themselves Roll Models.</p>
MrsM		
VOTES 2	UNVOTES 0	

14 December 19		<h4>Converted old grain silos</h4> <p>Inspiration found in Cape Town's Silo District V&A waterfront https://awol.junkee.com/zeitz-museum-mocaa-cape-town/52218</p>
Horizon		
VOTES 1	UNVOTES 0	

15 December 19		<h4>Marina and indoor outdoor boat storage with public boat launch ramp and parking</h4>
JimboV		
VOTES 1	UNVOTES 0	

16 December 19		<h4>Keep Big Blue</h4> <p>I'm in total favor of keeping the main Big Blue structure. Keeping our history alive is far more important than throwing up a new building. The structure could be used as a food court, boutique shops and possibly second floor business offices, etc. Use the out of doors for just that: water sports, games, frisbees, small skate park, etc. Please DO NOT allow large chain stores to fill the place. Keep it local and friendly.</p>
jryangraphicdesign		
VOTES 2	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

16 December 19		<p>Rocket's Kitty Cafe and "A Mew With a View" would be an interactive venue for our community to help save fully vetted kittens and cats</p> <p>Our mission is to save abused, abandoned, and discarded felines in our community, while enjoying our beautiful Indian River vista, over conversation, cats, and refreshments. The Cats and Food WOULD NOT BE co-located. They would be in separate, safe, and sterile areas. All kittens and cats would be vaccinated, spayed/neutered, and microchipped for adoption. Our goal is to reduce kitten and cat overpopulation on the Treasure Coast for generations to come. Sincerely, Rocket and his human Jan D. "A Mew With a View...where Cats see you too!"</p>
<p>Rocket's Kitty Cafe</p>		
VOTES	UNVOTES	
0	0	

17 December 19		<p>I think it should be a multipurpose space with meeting rooms that are free and available to residents for crafting/quilting/scrapbooking</p> <p>It is difficult to find open usable spaces for groups to gather. Vero is a wonderful place with good people that like to gather together. A small amphitheater would be great at waters edge as well.</p>
<p>Tcopemama</p>		
VOTES	UNVOTES	
0	0	

18 December 19		<p>So something similar to Armature Works in Tampa</p> <p>Tampa took an old steel mill of some sort- much like American Icon but the building is way bigger- and preserved its integrity while turning it into a beautiful dining and entertainment complex. A wedding venue, upscale food court, park and event space. Vero needs a beautiful wedding venue overlooking the river!!! Not many options for weddings with a view in Vero. Also, this would bring in more tourism and a nice hangout for the younger crowd. Please, if someone from the committee would travel a day trip over to Tampa and check out "Armature Works" near downtown, I think you would be pleasantly surprised at the possibilities for the old power plant.</p>
<p>Gigi1182</p>		
VOTES	UNVOTES	
2	0	

18 December 19		<p>I suggest a climbing wall for many ages and skill sets. This building's height may be unmatched in Vero Beach for this beneficial activity.</p> <p>I've seen all ages using such facilities, from young children to young adults and beyond. My grandchildren and their parents have to travel to Melbourne or down south to enjoy climbing which builds problem solving, self-confidence, and physical strength. I would like to see it incorporated somewhere in the design.</p>
<p>ClimbHighVB</p>		
VOTES	UNVOTES	
4	0	

18 December 19		<p>Demolish Old Blue. Start over. Keep lots of green space with walking paths and a place for a music venue. Dockage but NO boat ramp!</p>
<p>Orv</p>		
VOTES	UNVOTES	
2	0	

IDEAS

299 People Shared their Ideas and Photos

18 December 19		Skaterdave Skatepark as art A waterfront skatepark could be quite attractive.
VOTES 4	UNVOTES 0	
19 December 19		Horizon Inter-generational Co-housing I found this concept of co-housing in Germany and Holland intriguing and wonder, if something like this could be a part of a small section in Big Blue. It brings together all generations, if you so choose to be a part of this. Services offered in these communities benefit both the younger and older generation. It would generate income and at the same time allow for activities that intrigue and involve everyone.
VOTES 0	UNVOTES 0	
19 December 19		Horizon Art and play
VOTES 0	UNVOTES 0	
19 December 19		Horizon Playground ideas
VOTES 0	UNVOTES 0	
19 December 19		Horizon Playground ideas
VOTES 1	UNVOTES 0	
19 December 19		Horizon Open community space idea Found n Philadelphia
VOTES 2	UNVOTES 0	
19 December 19		Horizon Viewing platforms I keep hearing about the magnificent view one has from Big Blue and wondered if some of the space could be opened up on the different levels for viewing platforms?
VOTES 3	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

19 December 19		<h3>Desalination Plant</h3> <p>https://www.youtube.com/watch?v=J9MqzIMJOkQ https://ufdcimages.uflib.ufl.edu/UF/00/10/03/82/00001/desalination-in-florida-report.pdf Seawater levels rising and source s of potable water smaller and usage demands increasing, I would like to see a solution to both issues. There are environmental impact issues to be resolved for sure . Solar energy has been successfully implemented in Kenya projects for desalination.</p>
IRBY		
VOTES 0	UNVOTES 0	

19 December 19		<h3>A mixed space that combines another much needed children’s playground with a market, restaurants, art spaces and amphitheater!! Show films!</h3> <p>A mixed space for arts, dining and entertainment AS LONG AS we don’t further dama ge our Lagoon!!!</p>
Texa		
VOTES 4	UNVOTES 0	

20 December 19		<h3>Open, public access to the waterfront.</h3> <p>To make the area a Vero Treasure, like Riverside Park on the Island, do not develop with private property that takes public access away like was doing on Royal Palm Poi nte.</p>
RWH		
VOTES 1	UNVOTES 0	

20 December 19		<h3>As an active volunteer with the Youth Sailing Found ation, I strongly encourage a permanent home be fo und on the site.</h3> <p>Home for YSF</p>
jjddcc		
VOTES 2	UNVOTES 0	

23 December 19		<h3>Theater/Hotel/Restaurant/Brewery</h3> <p>On the west coast there is a brewing company called McMenamins which has taken o ver several abandoned or old properties and re-purposed them into mini movie theate rs showing second run movies, running a brew pub, hotel, restaurant. Several of the p roperties are mixed use for events like weddings and concerts. They are extremely p opular and profitable and make the best of the buildings they occupy and keeping the personality of each site. A few examples are Edgefield (used to be a poor farm and is now movie theater, hotel, spa, winery, garden, concert venue and restaurants), Kenne dy School and Elks Temple. You can see their locations at mcmenamins.com</p>
LaurieC		
VOTES 1	UNVOTES 0	

23 December 19		<h3>Bookworm Garden next to Science and History Mus eum</h3> <p>I just saw this wonderful garden in Sheboygan, WI. Throughout the garden are places to read such as on a swing, or in a storybook house or benches overlooking gardens and streams. This could be next to the Indian River County Science and History Mus eum and along the river. It is a very peaceful place.</p>
Genealib		
VOTES 0	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

27 December 19		<h3>Eco Friendly Entertainment Area</h3> <p>We all know the fun and beauty of Vero Beach during the day, boating , fishing, beautiful beaches wildlife in abundance! But what is there to do after the sun goes down? Okay you went out to dinner at one of Veros fabulous restaurants... now what? Your grandchildren are visiting and I don't believe visiting an art gallery is on their top ten list of things to do nor mine and I am 57 yrs old.Lets build a New Jersey style boardwalk with a Vero Beach twist. Imagine... enjoying rides, food stands, games of chance right here in Vero with the younger members of our family, as well as our significant others and friends. Big Blue could be turned into an indoor entertainment complex with fun for all ages. Dave and Busterish restaurants and maybe EDM Dance club for our over 21 residents(I don't like the music myself but it is here and it is what younger adults like) . We can keep this all ecologically friendly with little to no non biodegradable containers if done right.</p>
Caralyn62		
VOTES 1	UNVOTES 0	

27 December 19		<h3>Home for YSF and a marina for all.</h3> <p>As residents, we spend a fair amount of our time in, on, and around the water. Youth Sailing teaches our youth for free how to respect and enjoy our Indian River. If power boats and sailboats can share our waterways, then they should be able to share our shorelines as well.</p>
James2739		
VOTES 0	UNVOTES 0	

30 December 19		<h3>Sailing school for young people</h3> <p>I strongly support what the Youth Sailing Foundation is proposing, that a sailing academy be an integral part of the waterfront project. Sailing is an activity that promotes independence and confidence in young people, as well as instilling an appreciation of nature, teamwork, and fitness. Incorporating such an educational and beneficial entity would reflect the concern of our town for the betterment of society through our younger citizens. The Indian River at this particular locale is a perfect venue for small craft sailing due to its expanse and exposure to the kinds of wind currents friendly to such crafts. In addition, the enhancement of the view and the spirit of the place would be greatly improved with the addition of small fleets of billowing sails on the lagoon, a sight that would be thwarted by the industrial structure that now exists there. There are so many better options to create a beautiful and people-friendly space than preserving a piece of industrial architecture with very questionable aesthetic value.</p>
Ed88		
VOTES 0	UNVOTES 0	

01 January 20		<h3>I would love to see something that would attract all ages. Art,shopping,kid friendly activities, cafes. One stop for everything. FUN!!</h3>
Concernedcitizen		
VOTES 0	UNVOTES 0	

01 January 20		<h3>Park for disabled children</h3> <p>I think we should look more into the idea of the field of dreams project!</p>
@AllAmericanEquipmentServicesLLC		
VOTES 0	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

<p>02 January 20</p> <p>TomC</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	0	0	<h4>Rough Sketch with No Power Plant</h4> <p>I have a rough sketch (see attachment), as not an artist, for ideas on the three corners . The intake area was hard to describe but thought a river sightseeing cruise boat could dock there on one side and the other saved for special presentation ships like when the Nina or Pinta ship comes this way again. An area for food trucks and covered tables, an outdoor theater, and spots for vendors. A nice walkway around the river, similar to what Fort Pierce has downtown on the river, as on the north canal side pilings have been driven already. Trails and landscaping with Florida vegetation for less maintenance. And a parking garage on the old postal land with overhead walkway across Indian River Boulevard and Handicap parking on the river side.</p>
VOTES	UNVOTES				
0	0				
<p>03 January 20</p> <p>pweeme</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	2	0	<h4>5 Tanks Park: Repurposing the Water Dept. site</h4> <p>Usage of the tanks could also be many other things.</p>
VOTES	UNVOTES				
2	0				
<p>04 January 20</p> <p>Nancilee14</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	1	0	<h4>New Hope PA has a Ferry Market that is a central place drawing residents and tourist alike in their downtown area</h4> <p>Let's have this space for those who have ideas and businesses that can't sustain regular rental prices.</p>
VOTES	UNVOTES				
1	0				
<p>04 January 20</p> <p>Judy</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	1	0	<h4>Three Corners is not a good name. I think Centennial Park is much better.</h4>
VOTES	UNVOTES				
1	0				
<p>04 January 20</p> <p>PuggleTime</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	3	0	<h4>Two words: LASER TAG! Think of a giant laser tag arena as we listen to The Beach Boys and sip some margaritas by the water? Dream come true.</h4> <p>I love Laser Tag</p>
VOTES	UNVOTES				
3	0				
<p>04 January 20</p> <p>ryand</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	2	0	<h4>Mixed Use Retail</h4> <p>An interesting idea would be to create a mixed use retail space that is outdoors. Vero does not have many retail spaces that give them an experience. An example is The Grove in Los Angeles. It has open retail space, as well as the outdoor farmers market that has tons of cuisines. This could absorb some of the increasing traffic on ocean drive. We see retail centers on the island such as the Village Shops or Ocean drive that attract business and tourism. Doing something similar on the mainland could distribute this business from tourism more evenly.</p>
VOTES	UNVOTES				
2	0				

IDEAS

299 People Shared their Ideas and Photos

04 January 20		<h3>Central Green</h3> <p>An interesting project to look at that does not involve retail is the Central Green at the Philadelphia Navy Yard, which is also a waterfront site. It has an exercise loop, a sun l awn, an outdoor conference table, a bocce court, a TRX fitness center, and tons more gathering spaces.</p>
ryand		
VOTES 3	UNVOTES 0	

05 January 20		<h3>Small shops, eating, and kiosks in Big Blue. Outside patio bars, happy hours. Musical entertainment -port able stage. Park with benches/shade</h3>
Clark		
VOTES 1	UNVOTES 0	

07 January 20		<h3>children museum and shops</h3> <p>keep the building up make it to a children museum and the history of vero beach of th e power plant ,along with shops where people all over can come and shop and eat wit h a boat dock for people with boats.gourmet shop , organics foods , fish market with r estaurant where people could eat outside enjoy our beautiful weather . no corporate f ood stores or fast foods something different that no one has .lots of people come to vero beach on vacation from all over the world . a nice pastry shop would be awesome and even food from around the world . shopping should be exquisite this to wn needs more life . think outside the box ..</p>
racheldoolittle		
VOTES 1	UNVOTES 0	

07 January 20		<h3>Think practical</h3> <p>Feel strongly this should be public green space with emphasis on river activities What ever is created must be able to withstand hurricanes. "Big Blue" cannot. Don't create another boardwalk that drains city funds by the need for frequent sand restoration. Mi nimize maintainence by working with the natural environment.</p>
pgarner		
VOTES 0	UNVOTES 0	

07 January 20		<h3>Eustis City is proposing a \$16.4 million sailing & con ference center (56,000 sq/ ft/) on a similar setting as Big Blue.</h3>
Susan43		
VOTES 0	UNVOTES 0	

07 January 20		<h3>Water front docks</h3> <p>We have a historic water way but we need more waterfront docks to allow the many b oaters to enjoy this venue</p>
Chet the Jet		
VOTES 0	UNVOTES 0	

IDEAS

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07 January 20		<p>The 20 to 45 yr olds love roof top dinning and bars. They can be found in cities like Savannah. The view from Big Blue would be unique.</p>
Chet the Jet		
VOTES 5	UNVOTES 0	

09 January 20		<p>Destination for Space Shots and the Stars</p> <p>I'd be interested in a planetarium and star gazing platform that could be a destination location to watch the rocket launches from Cape Canaveral, as well. School kids could go there to learn about astronomy and space exploration. There might be a "satellite" (no pun intended) NASA store as part of the mix where locals could purchase official space stuff (model rockets, t-shirts, magnets, key chains, etc.) without having to travel to the Kennedy Space Center. Being high enough up and facing north, Big Blue is ideal for an astronomic viewing station and introduction to the stars.</p>
Adriana88		
VOTES 0	UNVOTES 0	

10 January 20		<p>Given the increased frequency and intensity of hurricanes elevate any buildings one floor to mitigate flooding problems. Use native plants.</p> <p>Florida is one of the states that will be most impacted by the changing climate. Let's mitigate future problems and avoid potential costs with thoughtful design.</p>
Barklie19		
VOTES 0	UNVOTES 0	

10 January 20		<p>Conceptual idea for water treatment tank</p>
Horizon		
VOTES 4	UNVOTES 0	

10 January 20		<p>Renewable streetlight concept</p>
Horizon		
VOTES 0	UNVOTES 0	

10 January 20		<p>Climbing and agility</p>
Horizon		
VOTES 0	UNVOTES 0	

10 January 20		<p>Riverfront Seating and boardwalk</p> <p>Smale Riverfront Park, Cincinnati</p>
Horizon		
<p>Page 163 of 187</p>		

IDEAS

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10 January 20		Art
Horizon		
VOTES 0	UNVOTES 0	

10 January 20		Hotel Idea Repurpose old boats and train cabooses into a unique boutique hotel
Horizon		
VOTES 0	UNVOTES 0	

10 January 20		Water tank idea
Horizon		
VOTES 0	UNVOTES 0	

10 January 20		Think Big Probably one of the craziest things I have ever seen, is the new Hamburg Opera build ontop an old brick storage harbor facility. Reason I am posting this is to show that amazing things can be done. Are these ideas realistic, practical or affordable? Many times not, but it is still fun to go exploring.
Horizon		
VOTES 0	UNVOTES 0	

10 January 20		Ice skating rink w/concession stands
pittsburgh		
VOTES 1	UNVOTES 0	

10 January 20		A restaurant on the exposed corner. Something for kids on boat on the right side of bridge Indoor flume water slides for the kids inside
pittsburgh		
VOTES 0	UNVOTES 0	

10 January 20		A lot has been written about a skatepark for youth ... how about pickleball courts for adults. They would also support food venues onsite.
Sue2020		
VOTES 0	UNVOTES 0	

Pickleball!

IDEAS

299 People Shared their Ideas and Photos

<p>11 January 20</p> <p>Thorpe</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	1	0	<p>Before it's decided about the plant, it should be determined re: the overall plan for the site. Upgrade plan for historic restaurant possible</p>
VOTES	UNVOTES				
1	0				
<p>12 January 20</p> <p>Genealib</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	0	0	<p>BOOKWORM GARDEN</p> <p>Earlier I mentioned this idea and it continues to percolate in my head. If you want to see why I am so fascinated by this idea, please go to this website http://www.bookwormgardens.org/home. I see this as a community project that the LIBRARY can help with. The Garden guidelines: 1) For Learners of ALL ages, 2) Stroller free, 3) Picnic friendly zone, 4) Trash Free garden, 5) smoke-free, 6) Friend to nature. This is for all educators and anyone who wants a quiet, relaxing and peaceful place to read outdoors.</p>
VOTES	UNVOTES				
0	0				
<p>12 January 20</p> <p>catherinecarlin</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	3	0	<p>Sailing Center</p> <p>Our kids need a real sailing facility</p>
VOTES	UNVOTES				
3	0				
<p>13 January 20</p> <p>LBG</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	2	0	<p>Public park, boat ramps, walking trails, benches, pavilions, boutique style hotel, restaurant, old Florida style architecture, native trees</p> <p>Lots of shade trees, maybe even fruit trees, native natural landscaping, boutique hotel to be small with unique rooms like a B&B, parking areas for park etc to have attractive look,</p>
VOTES	UNVOTES				
2	0				
<p>13 January 20</p> <p>Johnnicholas60</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	0	0	<p>Financially feasible</p> <p>How will the cost of any proposed plan be vetted? How will each plan be vetted as it relates can a developer buy the land and built it and earn a profit. If a developer cannot see any long term upside then they will not participate in purchasing the property. How do we hold DPZ accountable to ensure we develop a plan that can become reality.</p>
VOTES	UNVOTES				
0	0				
<p>13 January 20</p> <p>Oceanstrings</p> <table border="1"> <thead> <tr> <th>VOTES</th> <th>UNVOTES</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>0</td> </tr> </tbody> </table>	VOTES	UNVOTES	2	0	<p>Children's Museum, Riverwalk & Performance Shell</p> <p>Our town needs more activities for children! Would love to see a Children's museum housed here as well as an aquarium like the ones in Tampa. An outdoor Riverwalk for exercise and runners would be nice so people have options other than crossing the bridges. Also we are musicians so would love to see performance shells created for music groups, chorus, band and orchestra groups to bond more of the community together</p>
VOTES	UNVOTES				
2	0				

IDEAS

299 People Shared their Ideas and Photos

13 January 20		Tear down & build an upscale Marina & Restaurant
Jackkoo		
VOTES	UNVOTES	
2	0	
14 January 20		Boat accessible restaurant in the mix..
cmfish		
VOTES	UNVOTES	Currently restaurants that are accessible by boat are limited. No boat ramp as the parking area required for a boat ramp would be too large.
2	0	
15 January 20		I would love to see a portion of the roof used as an observation deck. What a wonderful view of the lagoon and it would so unique.
Nettie		
VOTES	UNVOTES	
2	0	
16 January 20		Boutique Hotel Idea
Horizon		
VOTES	UNVOTES	https://unusualplaces.org/equihen-plage-village-of-upside-down-boat-houses/
0	0	

IDEAS

299 People Shared their Ideas and Photos

16 January 20		<h3>Modern outdoor shopping, food, hotel and drinks and activity venue similar to the Wharf/ArmatureWorks /OxfordExchange in Tampa</h3> <p>The Wharf is an area in Tampa Bay that used to be Channelside and was transformed by the City to increase visitation and activities and income beside the port. There is an outdoor green space that has a stage they frequently set up. People rent space to have public events in the green space. There are games and outdoor seating by the water to watch the cruise ships and stare at the water. There are food options and a bar. The only thing its missing is a couple of little shops. This area of Vero have a massive potential to bring in a Marriot hotel on the wastewater side of the public space, Connect the powerplant and water parcels via a "River Walk" that is underneath the bridge to reduce foot traffic crossing the main intersection and additional parking can made right beside the new power station since no one will want to spend an extended amount of time right beside a power station...maybe a small parking garage that is open...its time for people to begin building upward just a little! I would say keep the old blue building and transform it into a unique and historical modern space. This space can have a small market, cafe, and other little shops and open seating space and rooms on the first two floors. This is very similar to Armature Works and the Oxford Exchange in downtown Tampa. The green space can be fun and open for the family or the younger crowd. There should be a marina and a restaurant or two available (maybe one in the hotel and one in the blue building) because Riverside has no competition! Also, there should be a stage because Captain Hiram is the only place in town with a good event venue and has no competition, yet is still pretty small. On the third and or 4th floor of the blue building build in modern-day loft Apartments/Condos. Anyone coming from a city is familiar with these and the younger crowd needs a place to live without 55+ community restrictions and would be willing to pay the higher rent/costs for a cool vibe that reduces drinking and driving! These could be suite, one and 2 bedroom spaces and I promise they will fly off the market like hot cake!</p>
VOTES	UNVOTES	
4	0	

16 January 20		<h3>The Power of Potential by Vero Beach Magazine</h3> <p>Highly recommend the latest January 2020 edition of Vero Beach Magazine and the article on Big Blue and The Power of Potential, written by Amy Robinson. The photographs by Martina Tannery give a great insight into the scale of the power plant and the possibilities.</p>
VOTES	UNVOTES	
0	0	

17 January 20		<h3>retail space ,restaurant locations and free parking</h3> <p>I would love to see the three corners properties turned into a thriving place of business , recreation and beauty with tons of free parking so people can enjoy the retail locations and restaurants as well as I would love for people to enjoy a beautiful park that you can take a walk and sit and watch the sunset after dining. Something similar to royal palm pointe but bigger and better of course. We could have the American flag flying nice and high on a big flag pole inside the park maybe a veterans memorial as well. There should be plenty of restaurants and ice cream shops and other retail businesses to fill the retail locations. Maybe a way for boaters to dock and be able to enjoy the new property as well.</p>
VOTES	UNVOTES	
1	0	

IDEAS

299 People Shared their Ideas and Photos

18 January 20		<h4>My Idea is that of traffic caution</h4> <p>Of the available acres there, what we "wish for" must accommodate for the number of vehicles that 'our wish' will bring. This must also include the already heavy traffic that this intersection carries today. We have had many accidents given the current intersection configuration and that of the Barber bridge north of this one. Let's consider an alternative that can safely bring folks to and from the space safely without additional vehicles, entrances, and exit(s) to an already busy intersection.</p>
frankm8068		
VOTES 1	UNVOTES 0	

18 January 20		<h4>Environment in mind on all that is done. Use Solar Energy/</h4> <p>POWER PLANT AREA -IMAX THEATER, RESTAURANTS, RETAIL SHOPS AND OFFICE SPACE, FISHING AREA, CHECK WITH HARBOR BRANCH TO PLANT OYSTERS TO HELP CLEAN THE RIVER. WE USED TO GET SHRIMP BY THE SCREENS (WHICH I BELIEVE IS STILL THERE) . FOR POSTAL AREA - NEW SENIOR HOME USING</p>
bellaluna		
VOTES 0	UNVOTES 0	

19 January 20		<h4>Oceanographic center and natural history museum with a bar</h4> <p>Use the existing structure and property to make a oceanographic center and natural history museum with a bar to bring revenue from locals and tourism.</p>
lance95		
VOTES 1	UNVOTES 0	

19 January 20		<h4>Local manufacturing</h4> <p>Engage a local boat/paddleboard (such as Dragonfly Boatworks), surfboard builder, or fishing-related company to build products on site. Visitors can view parts of the manufacturing process to understand the process, history of the activity, and impact in our area.</p>
pbenedict		
VOTES 1	UNVOTES 0	

19 January 20		<h4>Save Big Blue</h4>
Diane		
VOTES 2	UNVOTES 0	

19 January 20		<h4>Mixed use - waterfront restaurants, shops, green space.</h4>
Lfcoe		
VOTES 3	UNVOTES 0	

19 January 20		<h4>BargeMusic</h4>
Steve08		
VOTES 0	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

19 January 20		<p>Three Corners - Centennial Park - Boat dockage, access to restaurants, shops, hotel, a riverwalk & a amphitheater.</p> <p>Tear down Big Blue and use it's stacks and other memobelia as a monument. Look into the future - not the past. Building will cost to much to maintain.</p>
Brandy		
VOTES 1	UNVOTES 0	

19 January 20		<p>After touring "Big Blue" I believe the building should be saved. It is an iconic structure. The power plant p roperty is huge!</p> <p>An inside/outside restaurant would be terrific on the roof. It could be up and operating while still deciding what the rest of the building should hold. I would like to see a convention center in the main hall of the power plant. Vero could use a large space fo r fundraisers, etc. If the space is converted to a "convention space" there should be a commercial kitchen nearby.</p>
CAP		
VOTES 3	UNVOTES 0	

19 January 20		<p>An Aquarium</p> <p>Perfect size for an aquarium. What could be more appropriate for a coastal town. Res idents, visitors and surrounding communities would flock to Vero to see such a magnificent spectacle!</p>
Glocknor10		
VOTES 0	UNVOTES 0	

19 January 20		<p>Safe and accessible for all ages!!</p> <p>Start working on the outside, while debating the inside! Take the industrial smokestacks down and have local artists do an incredible transformation on the exteri or of the building itself to take it from an eyesore to an eye-catching work of art to be a dmired from all sides of the streets and river. Incorporate the smokestacks into a kind of sculpture garden. Transform the rear of the property with native plants, shade trees, benches, and a handicap accessible path to the riverfront. Use solar lighting for unobtrusive, but needed, lights for the walking paths after dusk. This needs to be a S AFE, friendly place where everyone is welcome.</p>
Sue2020		
VOTES 1	UNVOTES 0	

20 January 20		<p>I would like for it to stay GREEN. I do not want to se e any more apartment or strip malls. I want to see a boat ramp. Bait shop, park & rec</p> <p>Green Space</p>
Jbrooks81		
VOTES 0	UNVOTES 0	

20 January 20		<p>Waterfront Restaurant with 2nd floor Convention Ce nter for 200-300</p> <p>based on one that is north of Bradenton (all glass) that allows for wedding receptions/l</p>
joan99		
<p>Page 169 of 187</p>		

IDEAS

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20 January 20		<p>I feel it is important to have an unobstructed walkway along the lagoon. Boating and sailing ok.</p> <p>Anything that is noisy for the neighbors is not a good idea. The water amplifies and carries the sound.</p>
joan99		
VOTES 2	UNVOTES 0	

21 January 20		<p>Tear down the eyesore monstrosity that is there now and build Marina, boardwalk, restaurants and shops similar to Harborplace in Baltimore</p> <p>Rare opportunity to replace an eyesore with an asset to Vero</p>
tommy20		
VOTES 2	UNVOTES 0	

21 January 20		<p>keeping green space is very important. a park with water access Such as a kayak/canoe ramp would free up the marina.no need for extra parking</p> <p>Water access for kayaks/canoes freeing up marina which is very dangerous around boats</p>
SueRealty7		
VOTES 1	UNVOTES 0	

21 January 20		<p>Restaurant/marina venue</p> <p>Casual and fine dining on water, boardwalk with ice cream and snack vendors, small marina with overnight slips too. Make it a destination for all. Think Sailors Return in Stuart and Capt Hiram's in Sebastian.</p>
Molly18		
VOTES 2	UNVOTES 0	

21 January 20		<p>Three Part Vision</p> <p>1. Demolish sewage and power plant structures. 2. Use eminent domain to acquire adjacent trailer park land and combine with sewage/power plant sites. 3. Lease parcels to private developers to build lifestyle retail, restaurant, office and residential complex with municipal use of the waterfront for boating and recreational green space with a riverfront walkway.</p>
HObertkottler		
VOTES 0	UNVOTES 0	

22 January 20		<p>Center for Creative Living</p> <p>Mixed housing offerings (luxury to affordable for Veterans), opportunities for creative/innovative living: health and wellness options for all (play parks for children; skateboarding area for teens; wall climbing and other athletic opportunities for adults; movement classes for adults--non-duplicative with other offerings throughout the community); performance space (black box or outdoor) for artistic, cultural and educational groups; Ethnic festivals with room to share food, music and dance traditions that bring groups together. I do like the example of the Museum in St. Louis. I haven't been there but from reading about it, it sounds fabulous.</p>
abpts		
VOTES 1	UNVOTES 0	

IDEAS

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22 January 20		<h3>Indoor Playground</h3> <p>Big Blue could house amusement type fun. Go cart racing, laser tag, indoor sky diving , trampoline park, ice skating all kinds of fun in one space! I also like the idea of rooftop dining.</p>
Pat		
VOTES 0	UNVOTES 0	

22 January 20		<h3>Aquarium Museum like in Chicago. With roof top restaurant & bar. Plus water front bar ...green space for concerts Art fairs ect.</h3> <p>Aquarium</p>
Shelley		
VOTES 0	UNVOTES 0	

22 January 20		<h3>Renovate the existing site into an Audubon Aquarium or Insectarium. This would be a perfect local/tourist destination.</h3> <p>Aquarium and/or Insectarium, IMAX theater showcasing our lagoon and our efforts to clean it up. Lots of green area/park outside.</p>
BarbaraG		
VOTES 0	UNVOTES 0	

23 January 20		<h3>It should be family friendly w/fishing dock, pavilions for rent, building to house restaurant, office space, bait shop, etc.</h3>
Crissp1		
VOTES 0	UNVOTES 0	

23 January 20		<h3>Love the ideas of museum, aquarium, small local food vendors and a reasonably priced restaurant, rooftop observation deck and river walk</h3> <p>All green space outside, river walk, benches, children's play area, paddle boats if possible, small amphitheatre, walking paths, fountain, native plants and trees-just a beautiful place for everyone to congregate, relax and enjoy and appreciate the river.</p>
Carol207		
VOTES 3	UNVOTES 0	

23 January 20		<h3>a nice green space with small public marina and boat launch, restaurant on the water with outdoor seating.</h3> <p>Park space with restaurant with outdoor seating on the water. Small public marina with boat launch</p>
Agk2646		
VOTES 1	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

23 January 20		Ideas for the water tanks
Off Island		
VOTES	UNVOTES	
1	0	

23 January 20		Steamplant Spokane
Off Island		
VOTES	UNVOTES	
1	0	

24 January 20		Google Spruce Goose project.
Amy Gallo		
VOTES	UNVOTES	https://www.google.com/amp/s/www.dezeen.com/2018/12/05/google-spruce-goose-of-los-angeles-zgf/amp/
3	0	

24 January 20		Mill Museum in Minneapolis
Amy Gallo		
VOTES	UNVOTES	https://www.mnhs.org/millcity/activities/museum
1	0	

24 January 20		Vero needs more destinations for us "mainlanders" who work and reside year round to enjoy, as well as tourist \$. Dining hall multi-use
AshleyN		
VOTES	UNVOTES	Repurpose all three buildings - multi-use (including community space/cultural/retail/family friendly + a regional wildlife rehab hospital in the water tanks! Why demolish and waste when we can have a beautiful destination we can all use, not just "islanders")
2	0	

24 January 20		Blue Landing: 1st fl restaurants/shops/ activity kiosks. 2nd fl artists/craftsmen studios, 3rd startup, social enterprise ofcs/work space.
Girlgoa		
VOTES	UNVOTES	Big Blue Landing: Reno existing bldg into 3 story entertainment/arts/impact center. This space is cool creative industrial outdoor in where possible meant to draw in foot traffic to wander, explore and sample. 1st floor lots of small footprint vendor stations for dining stands, farmers market stands, sweets, beverages w casual seating. (No chains- promote local vendors and small businesses). 2nd floor- series of glass walled art and craftsman studios where visitors can wander thru and see craftsman at work. Opportunities to buy and also open door days where artists open doors and interact w visitors. 3rd floor ofc space for nonprofits, start ups and social enterprises developing businesses/nonprofits that impact the vero community and greater world. Possible roof venue or green roof garden. The Blue Promenade: at least 1 larger anchor restaurant w water views. (torpedo factory meets brooklyn navy yards meets south st seaport meets turnstile underground market plus awesome outdoor promenade)
1	0	

IDEAS

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24 January 20		<h3>Blue Promenade</h3> <p>Waterfront promenade w waterfront restaurant, beautiful landscape and public art (maybe even stone or grass small amphitheater seating), water activities (btw sailing not just for kids but adults would be nice). Nighttime digital arts installations on screens or side of big blue. Pedestrian overpass to access both waterfront sites (safety). Parking by post ofc annex.</p>
Girlgoa		
VOTES 1	UNVOTES 0	

25 January 20		<h3>Definitely no housing or hotels of any kind and for a ny reason. There is no need for more congestion. A dd a park with a small shop is enough</h3>
Tom15		
VOTES 1	UNVOTES 0	

25 January 20		<h3>Begin with a economic framework for concepts.</h3> <p>Is it too early for design? This is a great location but what are the values to judge plan s? Of course anyone is free to conceptualize, and ideas are important. But can any pl an (design) get off the ground before economic framework (which comes first). Perhaps the initial concepts should respond to: how many acres for this use, will it require bonds, how will the idea return benefit to owners, does idea match previous success or i s it new way of payment & payback. Ask how and who will finance project. Until then, j ust shepard and conserve site by designing the short-term, marginal ideas such as access, interim parking, safety(outdoor), and select demolition/removal of the obvious. B ring forward the files that describe the conditions of big blue such as demolition estimates, roof surveys, and past proposed estimates.</p>
Rogerremodel		
VOTES 0	UNVOTES 0	

25 January 20		<h3>Pedestrian Walks on sides of bridge</h3> <p>Consider adding covered pedestrian walkways to the sides of the bridge for safer walking from traffic (and sun/rain). Also, connect walkways to site at the Eastern edge of site with some easy to traverse ramp towers, and ultimately a monorail from site to South Beach Park (parking) and opposite direction to bus station/city property (additional parking). Ask how much parking is needed per event, or how much parking for 15 acres, or per 'seat'.</p>
Rogerremodel		
VOTES 0	UNVOTES 0	

25 January 20		<h3>Wharfstyle riverfront that would make the city mone y and bring in visitors from outside the area.</h3> <p>I have tried to post this two months ago but looking back at it it didn't post properly . I had a two page description of my idea I'll try to repost later.</p>
buddybrown925		
VOTES 0	UNVOTES 0	

25 January 20		<h3>Wharf Style riverfront with Shops, food , and Boat Sl ips part 2 of 3</h3> <p>this is Buddybrown925 idea to go with the sketch</p>
buddybrown925		
VOTES 1	UNVOTES 0	

IDEAS

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25 January 20		<h3>Wharf Style riverfront with Shops, food , and Boat Slips part 3 of 3</h3> <p>Part 3 of 3 to go with Buddybrown925 sketch</p>
buddybrown925		
VOTES 0	UNVOTES 0	

25 January 20		<h3>Look to Chattanooga, name</h3> <p>Take some elements of this city's waterfront redevelopment: Interesting cement seats on slope looking out to floating and movable bandstand, aquarium, other museums, open space, various commerce as others have suggested: hotel, restaurants, shops. http://www.hargreaves.com/work/chattanooga-21st-century-waterfront-park/ Eventual name (to be determined after design) ought to have some unique, local historical reference -- this must be one of a kind -- not be some generic reference such as Centennial Place (dozens of them, and we will be way past centennial by the time this is done) or three corners (which should serve only as a placeholder).</p>
LR		
VOTES 0	UNVOTES 0	

26 January 20		<h3>Shopping and dining. From fast food to white table cloth. No condo's, apartments, office's, parks, or government, think Disney Springs.</h3>
Elwood P Suggins		
VOTES 1	UNVOTES 0	

26 January 20		<h3>Multi Use Facility: Keep the existing mid century icon of Vero Beach</h3> <p>I toured the power plant on January 18. I was in awe of the beauty of the industrial elements and design of the inside and outside exterior. It reminded me of other places I have visited and lived where they took old factories and turned them into multi use facilities. I propose to keep the existing space and some elements and build from that. Some of the elements that I love are the floors, tile, beams, windows etc. The multi use facility could house: Artists lofts with adjoining retail spaces Indoor sustainable gardens with outdoor community gardens (this produce could be used in the restaurant) Farm to table restaurant Science museum with planetarium on the roof A gallery Beautiful framed photographs of Vero Beach and the power plant could adorn the walls This building is a landmark and could be a recognizable icon of Vero Beach instead of the same old new construction that houses much of the island Lets preserve and see the beauty in our history</p>
MarciaH		
VOTES 2	UNVOTES 0	

26 January 20		<h3>Since it is withing proximity of the Vero Beach Museum of Art, I can easily envision art studios, art galleries, restaurants and boutiques.</h3>
Lilu		
VOTES 1	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

26 January 20		As an 'immediate' neighbor to the power plant, I'm hoping the solution keeps noise, light, water and air pollution down - QUALITY please!!
Bill Baker, FASLA, Landscape Architect		
VOTES 1	UNVOTES 0	

26 January 20		Repurpose the power plant structure for art and culture exhibits, as was successfully completed in Tel Aviv.
Dafna8347		
VOTES 0	UNVOTES 0	

26 January 20		A park with gazebos and shade to act as a viewing area for events like the Regatta, the boat parade, fireworks, etc. On one of the floors in the building an indoor pool would be nice since none exist in Vero Beach. It should be used to teach children to swim and have water aerobics classes.
deerpeg		
VOTES 0	UNVOTES 0	

27 January 20		Phase 1 on water treatment site I would love for the team to explore an early phase on the water treatment site that could happen well ahead of the actual relocation of the water treatment plant to the airport. It makes sense to me to carve out an appropriate location for Youth Sailing along the canal just south of the bridge, however I would not allocate a major portion of the river front property to this purpose as that could be better used for waterfront dining.
Bob Jones		
VOTES 0	UNVOTES 0	

IDEAS

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27 January 20		<h3>Centennial Park- Connecting Rich Past to Future Generations of Vero. Appears to be more than enough space/existing infrastructure for all</h3> <p>As a former energy building in a city known for its citrus roots, pay tribute to that heritage by incorporating a children's museum with an energy and agricultural focus (think Disney's Epcot) linking past 100 years to future of renewable sources, perhaps FPL as a sponsor, and having the new site run partly off a solar-paneled citrus tree park ("Solar Grove") that would provide cover to a farmer's market beneath. Jeff Bezos's Center for Innovation at the Moai in Seattle is a great model for fostering children's imagination/ideas. Part of Big Blue should house this museum but also incorporate a boutique hotel with a citrus-themed rooftop like Perry Lane Hotel in Savannah (https://www.perrylanehotel.com/). While Ocean Drive has a few hotel options, none exist (sans QV) that showcase our beautiful lagoon and this new park would certainly attract the demand. An amphitheater for live concerts/events would be great (Jake Owen/Mardy Fish/Film Festival). A sloped lawn with a stage could serve as a wonderful spot to watch fireworks as well as a park to take in the views (think Agamont Park in Bar Harbor, Maine). A few retail and restaurant options for waterfront dining (with boat access), perhaps a new location for Orchid Island Brewery that would pair nicely with local citrus heritage and theme of the park. If the canal could be widened on North side, a portion of Big Blue could house more dry storage for boaters (VB Marina is jammed and antiquated and could relieve the congestion at boat ramps). A waterfront fitness trail with TRX suspension walls, rock climbing, running/biking/skating should be weaved into the entire property, and combined with the bridge loop, riverside park, and rowing center, could become the leading waterfront fitness trail in the state (country?) and rebrand Vero as a health/fitness mecca. Final thought, please consider keeping the Big Blue structure, but reimagined as a beautiful, elegant link to the past. The cost savings, ability to bypass new zoning/code restrictions, and the sustainable/environmentally friendly idea of re-purposing this building must be overwhelming reasons to keep it vs starting from dirt. Hopefully DPZ will dazzle the public with visuals that many wouldn't think possible. Good Luck!</p>			
TomCorr79	<table border="1"> <tr> <td>VOTES</td> <td>UNVOTES</td> </tr> <tr> <td>3</td> <td>0</td> </tr> </table>		VOTES	UNVOTES	3
VOTES	UNVOTES				
3	0				

27 January 20		<h3>A destination location like Harbourside Place in Jupiter.</h3> <p>A higher end hotel with multiple restaurants and shops. Maybe a small amphitheater for live music. Deep water dockage for daily and overnight guests. Nightly or daily events that are open to the public.</p>			
prstmary	<table border="1"> <tr> <td>VOTES</td> <td>UNVOTES</td> </tr> <tr> <td>1</td> <td>0</td> </tr> </table>		VOTES	UNVOTES	1
VOTES	UNVOTES				
1	0				

27 January 20		<h3>WATER TREATMENT CORNER, SKATING PARK, PIZZA AND HAMBURGER JOINTS AND A MINIATURE GOLF COURSE.</h3>			
CoCo777	<table border="1"> <tr> <td>VOTES</td> <td>UNVOTES</td> </tr> <tr> <td>1</td> <td>0</td> </tr> </table>		VOTES	UNVOTES	1
VOTES	UNVOTES				
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27 January 20		<h3>Riverfront mixed uses</h3> <p>Dry boat storage needed to buffer sound from bridge.</p>			
T.P.Kenn	<table border="1"> <tr> <td>VOTES</td> <td>UNVOTES</td> </tr> <tr> <td>0</td> <td>0</td> </tr> </table>		VOTES	UNVOTES	0
VOTES	UNVOTES				
0	0				

IDEAS

299 People Shared their Ideas and Photos

27 January 20		<p>North Palm Beach, good example of what has been done before.</p> <p>https://soverelmarina.com/</p>
T.P.Kenn		
VOTES 0	UNVOTES 0	

27 January 20		<p>This place can be EVERYTHING - we have to keep the original structure as part of it, as an all purpose dining, shopping, wellness, space</p> <p>Fill this amazing space with food stalls, high and low priced restaurants that are different from what we already have, specialty stores, coffee shops where you can sit all day, coworking space, a place to read a book, a place for happy hour, to get in your steps when it's raining outside, a small museum or thoughtful signage around the space honoring the history of the power plant. Maintain the industrial structure and the valuable history while repurposing as a destination for locals of all ages and incomes, tourists, business people and entrepreneurs. Chelsea Market and Ponce City Market are two references.</p>
VBtoNYCandBack		
VOTES 3	UNVOTES 0	

27 January 20		<p>Example of a creative place that could go inside a Vero's "Chelsea Market"</p> <p>A casual Oyster Bar for all to enjoy, not just islanders or the wealthy, a quick place to grab an oyster and drink on the weekend, for happy hour, before dinner or after. Small specialty hubs that range from oysters to french fries to ice cream to acai bowls to sushi to personal pizzas to falafel, the options are endless and do not need to be full-service restaurants</p>
VBtoNYCandBack		
VOTES 2	UNVOTES 0	

27 January 20		<p>Rooftop Terrace for socializing, catching the sunset, events and more</p> <p>A thoughtful use of space and a great place to catch the view of our amazing lagoon, host an event, meet a new friend, sit and enjoy while utilizing the space that already exists, most likely the only location in all of Vero Beach that can actually hold a rooftop terrace</p>
VBtoNYCandBack		
VOTES 4	UNVOTES 0	

27 January 20		<p>Outside, waterfront, casual restaurant with dock and boat access</p> <p>Similar to Guanabanas in Jupiter, a place to enjoy our beautiful lagoon with a casual bite to eat, a delicious drink, or just a place to meet with friends. A hang out spot that can be reached by boat, foot, or car. Simple, reasonably priced, and a place to stay a while.</p>
VBtoNYCandBack		
VOTES 3	UNVOTES 0	

27 January 20		<p>Bike & pedestrian path within the park (free and awa</p>
VBtoNYCandBack		
VOTES	UNVOTES	

IDEAS

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27 January 20		<h3>Outdoor Amphitheater</h3> <p>For music, local arts performances, "Shakespeare in the Park", author chats, etc.</p>
VBtoNYCandBack		
VOTES 1	UNVOTES 0	

27 January 20		<h3>Big blue (a) has "great bones" with large open public space for concerts, art, and recreation, and (b) could include retail and restaurants.</h3>
Michael1352		
VOTES 5	UNVOTES 0	

27 January 20		<h3>Covered area under bridge would be great location for a skate park. North storage building appears good fit for City gymnastics program.</h3>
Michael1352		
VOTES 2	UNVOTES 0	

27 January 20		<h3>Open space should be almost entirely preserved for public park and water-dependent uses along Lagoon and canal shorelines.</h3>
Michael1352		
VOTES 0	UNVOTES 0	

28 January 20		<h3>If Big Blue is structurally sound, it could be made into something spectacular inside and out by those who have vision and creativity. I can envision a bright exterior painted in tropical colors, perhaps with some murals, large windows to bring in light, etc. Many diverse uses inside as I wrote earlier, so that there is something for everyone to come back to often. Also a plus in inclement weather to have this indoor space.</h3>
Carol207		
VOTES 1	UNVOTES 0	

28 January 20		<h3>Amphitheatre</h3> <p>With so much talent surrounding our community we'd be remiss if we didn't consider the arts. Vero Beach continues to grow its artistic footprint. The Riverside Theater recently put up a HOTEL to accommodate their visiting actors. Besides our phenomenal hometown talent, we're now attracting talented artists from all over the world. Vero has some pretty spectacular and respectable indoor venues. However, there's really no outdoor venue that can attract and accommodate musicians. As far as hotel accommodations, there's plenty space out west of town for those ventures.</p>
Gary F		
VOTES 2	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

28 January 20		<h3 style="margin: 0;">Wellness Component within Multi Use Space/Waterfront Restaurants & Green Space</h3> <p style="margin: 0;">After recently attending a planning meeting, my hopes for Vero Beach as a born and raised local in her late 20's, is that we will be able to consider our town a "hip" place. The majority of ideas that have been proposed all seem to compliment one another, in a way that will bring a diverse offering and spatially work together. In my opinion, the ideas I've seen presented all seem to elevate Vero Beach's potential without losing its charm. With the addition of multi use spaces such as outdoor markets, green space for programming such as music and art exhibits, a mix of restaurants, skate park and dock slips, we can become a more attractive destination for prospective residents and tourists YEAR ROUND. What this city needs is an organic shift in the seasonal months, as a way to support local businesses for 12 months as opposed to the current 4/5, and a project of this magnitude has the ability to make that shift for Vero Beach. It truly feels that the options are endless, and the best part is that there is room for it all, in a way that will benefit full time residents, visitors, and all ages. I believe what will round out a hotel, rooftop bar, park, music venue, affordable and higher end restaurants, paddle board/kayak launch, dock slips, skate park, open air markets, would be a wellness component such as a yoga studio/fitness center with a health oriented juice bar/cafe. I love the idea of creating a walking/running trail (all that needs to be is a sidewalk that winds around the entire site with mile markers. A great way to encourage all ages to stay healthy and fit, as well as compliment the "Bridge Loop" and keep runners/walkers from having to run the 17th street bridge where there is no side railing to stay safe from traffic. Health is wealth, and physical exercise is needed in our sedentary lives more than ever!</p>
AllforVERO		
VOTES 8	UNVOTES 0	

28 January 20		<h3 style="margin: 0;">Organic Healthy Restaurants, Concerts, "Drive-In" movies, Communal Gardens & more!</h3> <p style="margin: 0;">Hi everyone! My family and I moved here two years ago, have purchased our first home and are putting down roots. We love this town and are so thrilled to be raising our young children here! We previously lived in LA, NYC and other major cities so the only thing we find very challenging about living here is the lack of genuinely healthy food (organic & plant-based) and wellness centers. It seems like so much of the "fun" to be had here centers around drinking alcohol and eating unhealthy food, it would be so wonderful to have a very different alternative for those of us who value a healthy lifestyle... or for those of you who might enjoy the offerings of all of the other lovely restaurants in town but also wish you could add more healthy alternatives into your daily lives and are missing any opportunity to do so here. I would love to see this area turned into a center of truly healthy family fun. On the first floor of the main building there could be restaurants with plant-based meal options (beautiful upscale restaurants like "Cafe Gratitude" in LA or "Caravan of Dreams" in NYC... no more lobster rolls and fried Italian food anymore please!!! We have more than enough amazing options available for the latter) Perhaps a LevelYoga studio, meditation center, healthy organic food mart on the second floor. Outside a communal garden + safe enclosed playground for kids + a large area to bring blankets and chairs for concerts or "drive-in" style movies on the lawn with the ability for boats to come by and listen to the music from the water as well. Rather than creating more of what already exists here, this could be an opportunity for our beautiful town to open a genuinely healthy alternative to just about every other option in town along with tons of enjoyable outdoor activities for the whole family... a win win for everyone of all ages and backgrounds. I also envision a parking garage a little ways down on 17th street with trollies running back and forth so that more people can attend events without too much space needing to be used for parking. Thank you for your consideration!</p>
MakeVeroHealthier		
VOTES 5	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

28 January 20		<p>Armature Works Tampa</p> <p>Armatureworks.com</p>
<p>Debdeb</p>		
VOTES	UNVOTES	
1	0	

29 January 20		<p>Armature Works in Tampa - wonderful & successful example of re-purposing of an old building</p> <p>Armature Works in Tampa</p>
<p>Christine.Pokorney</p>		
VOTES	UNVOTES	
1	0	

29 January 20		<p>Armature Works in Tampa - wonderful & successful example of re-purposing of an old building</p> <p>Armature Works in Tampa</p>
<p>Christine.Pokorney</p>		
VOTES	UNVOTES	
2	0	

29 January 20		<p>http://downtownmarketgr.com/news/grand-rapids-do-wntown-market-generated-31-million-in-new-economic-activity both temp. & permanent vendors</p> <p>Downtown Market in Grand Rapids, MI</p>
<p>Christine.Pokorney</p>		
VOTES	UNVOTES	
1	0	

29 January 20		<p>Market has space for temporary vendors, more permanent shops & restaurants as well as more open gathering spaces upstairs for larger events</p> <p>Downtown Market - Grand Rapids, MI</p>
<p>Christine.Pokorney</p>		
VOTES	UNVOTES	
0	0	

29 January 20		<p>Granville Island began its successful transformation from an industrial wasteland to one of the most beloved public spaces in Vancouver.</p> <p>Granville Island - Vancouver, BC</p>
<p>Christine.Pokorney</p>		
VOTES	UNVOTES	
3	0	

29 January 20		<p>1) Yoga, meditation, movement, wellness! A hub for mind, body, spirit well-being. 2) Options for coastal eats + fun with family and friends</p>
<p>WellnessWarrior</p>		
VOTES	UNVOTES	
0	0	

IDEAS

299 People Shared their Ideas and Photos

29 January 20		<p>The green space along the western edge of I.R. Lagoon just north of Barber bridge lends itself much better for kayaking than 3 corners.</p> <p>Recreational Study surrounding Three Corners</p>
Christine.Pokorney		
VOTES 0	UNVOTES 0	

29 January 20		<p>I vote for saving Big Blue and repurposing it as a tourist destination featuring an aquarium/museum/restaurant with an outdoor amphitheater.</p> <p>Repurpose Big Blue</p>
Katherine		
VOTES 1	UNVOTES 0	

29 January 20		<p>The Associates Studio - just some ideas based on what we have heard taking advantage of the existing oaks along the North side</p> <p>Big Blue Power Plant Waterfront Events Park</p>
Christine.Pokorney		
VOTES 0	UNVOTES 0	

29 January 20		<p>The Associates Studio - just some ideas based on what we have heard taking advantage of the existing oaks along the North side</p> <p>Big Blue Power Plant Waterfront Events Park</p>
Christine.Pokorney		
VOTES 0	UNVOTES 0	

29 January 20		<p>The Associates Studio - Northern Edge Section taking advantage of the existing line of oaks</p> <p>Big Blue Power Plant Waterfront Events Park</p>
Christine.Pokorney		
VOTES 0	UNVOTES 0	

29 January 20		<p>The Associates Studio - Perspective from SE</p> <p>Big Blue Waterfront Events Park</p>
Christine.Pokorney		
VOTES 0	UNVOTES 0	

29 January 20		<p>The Associates Studio - just some ideas based on what we have heard taking advantage of the existing</p>
Christine.Pokorney		
VOTES 0	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

29 January 20		Provide a wide pedestrian path right along the water front (canal and lagoon-side) on the north, east, and south perimeters of Zone N1.
Estan78		
VOTES 1	UNVOTES 0	

29 January 20		Provide access and improvements for fishing area a t northeast corner of Zone N1.
Estan78		
VOTES 0	UNVOTES 0	

29 January 20		Rooftop viewing areas on the powerplant/hotel building & any viewing areas on top of the 2 large storage tanks must be open to public/free.
Estan78		
VOTES 0	UNVOTES 0	

29 January 20		Sea level rise/storm mitigation measures (elevating green space to 7' and buildings to 10') make grant eligible: put on County's LMS list
Estan78		
VOTES 0	UNVOTES 0	

29 January 20		Pedestrian/rec. path system should loop entire N1-N4 site and interconnect under the bridge to the pedestrian system for the south zones.
Estan78		
VOTES 0	UNVOTES 0	

30 January 20		Multi Art Studio A studio that different artist can use to collaborate on different mediums. Can be music, film, painting, etc. Could also rent out studio space for \$\$ to make revenue.
maxj1		
VOTES 0	UNVOTES 0	

30 January 20		Studio Space Outdoor spaces that can be used with vendors and festivals- and park space able to be used to relax or exercise. Indoor spaces can be rented out to anybody; possible for event space, a private yoga trainer, or anything. Food vendors and fishing on the pier.
Fiona		
VOTES 0	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

30 January 20		<p>Cosmic Observatory/Gathering Space</p> <p>Re-purposing Water Treatment Tanks</p>
Christine.Pokorney		
VOTES 3	UNVOTES 0	

30 January 20		<p>A music venue</p> <p>(Indoor or outdoor) concert stage</p>
Human3000		
VOTES 0	UNVOTES 0	

30 January 20		<p>Ice skating rink!!</p> <p>The closest one is around an hour away. It would offer something fun to do in town for all ages. Maybe have designated nights for teens, adults, etc. just like any skating rink.</p>
Human3000		
VOTES 1	UNVOTES 0	

30 January 20		<p>An Aquarium to highlight our diverse ecosystem would be a wonderful attraction for people of all ages to enjoy.</p>
Grandmas Take		
VOTES 0	UNVOTES 0	

30 January 20		<p>I water park with slides like they have in Stuart.</p>
Grandmas Take		
VOTES 0	UNVOTES 0	

30 January 20		<p>Take all down and start new .We would like a waterfront walk way. Also shops and Restaurants fishing pier. O skate park.</p>
Rich		
VOTES 0	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

30 January 20		<h3>Entertainment Center</h3> <p>The current building could be refurbished to be restaurants or shopping stores. It could essentially be a mall. The outdoor space in the back could be more entertainment space. A stage can be placed where the grass meets the water so that there is a view for the audience watching the stage. It could feature local artists or bigger popular artists and bring in revenue. There could also be a Ferris wheel placed outside on the grassy area for tourists and residents to get a view of Vero Beach's city and waterfront. There could be picnic tables, permanent lounging chairs, hammock areas for people to use during concerts or during the day to chill and explore. This property will be a place for people to gather, celebrate, fundraiser and spend money. Reminds me of the Orlando Eye!!</p>
SammyT		
VOTES 0	UNVOTES 0	

31 January 20		<h3>Family swinging benches</h3> <p>Waterfront Park at the harbor in Charleston, South Carolina, has a series of family swinging benches under individual cover that I think would be a wonderful amenity to offer the public along the eastern riverfront walk way as presented at the Orchid Island Brewery venue last night. I wasn't able to copy successfully a picture of the benches but googling the park will bring up images.</p>
Peggy		
VOTES 0	UNVOTES 0	

31 January 20		<h3>Another marina and restaurants overlooking water.</h3> <p>A marina with access for kayaks and boat slips similar to what Ft Pierce has done. Also walking paths along the river and under the bridge.</p>
Bostongirl		
VOTES 1	UNVOTES 0	

31 January 20		<h3>Nick's idea for three corners: I'm thinking of a water feature/fountain that will symbolically mark the beginning of a sincere effort to cl</h3>
Nick Thomas		
VOTES 0	UNVOTES 0	

31 January 20		<h3>Water feature/fountain that spews clean ocean water pumped to the site, via underwater pipe, from Ft. Pierce. Fuel dock become gin clear sw</h3>
Nick Thomas		
VOTES 0	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

31 January 20		<h4>Indoor Sports Complex with restaurants, shops (sports)</h4> <p>Sorry That I am so late to this discussion but Indoor Sports Complex that can be shared with local schools. The complex could include indoor/outdoor Olympic pool complex, indoor racquet sports (tennis, pickleball, racquetball, squash), ice/roller skating rink, basketball court, rock climbing facility, etc. Outdoor soccer/baseball fields, outdoor rowing/sailing/kayaking center, etc. See website for more images what Corpus Christi has: http://www.cctexas.com/parks/services/general-government/swim-programs-pools FairHope AL: https://www.fairhopeal.gov/living/parks-and-recreation/recreation-center-pool</p>
herbs		
VOTES 0	UNVOTES 0	

31 January 20		<h4>Explore Green Science Center, look for partners with Corp. and Universities to set up a research center that would display their project.</h4> <p>The goal would be to create an Educational and Green business development in the area.</p>
LONEILL388		
VOTES 0	UNVOTES 0	

31 January 20		<h4>The parking structure on IR Blvd is great for hotel, but will not work for restaurants on the river, especially during inclement weather.</h4> <p>covered walkway to shoreline</p>
Alan508		
VOTES 0	UNVOTES 0	

31 January 20		<h4>Trail Hub</h4> <p>The Lagoon Greenway is a short distance away to the south. The power plant site could be a starting point (hub) for a defined trail system leading out to pedestrian walkways along Indian River Blvd which could be further improved to provide a safe and enjoyable walking and bicycling experience south to the Lagoon Greenway and north to the Barber Bridge and beyond.</p>
KenIRLT		
VOTES 0	UNVOTES 0	

31 January 20		<h4>Make the Power Plant appear like a ship from afar</h4> <p>Please excuse my sketch as I am not an artist. I hope a local artist can upload a better sketch of this idea and bail me out! If we wanted an iconic building that could be seen from afar in day and night, why not add use the 3 smoke stacks like masts on a sailing ship and add sails and lighting. The shapes should be changeable and the lighting should have different colors for the different holidays and times of year.</p>
Rudy		
VOTES 1	UNVOTES 0	

31 January 20		<h4>Save this beautiful piece of architecture.</h4>
J.Catlin		
VOTES 2	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

31 January 20		<p>Noise concerns for abutting neighbors north of project</p> <p>We attended the wonderful and well thought out presentation concluding the charette week and support the project. Please give more consideration to noise from restaurants and outdoor music venues impacting the many hundreds of residents living in Treasure Coast Isles and Tarpon Island and Tidewater Clubs on the immediate north side of the narrow canal along the northern property line. Noise impact was addressed for southern neighbors and abatement proposed in locating buildings there.</p>
Paul1940		
VOTES 0	UNVOTES 0	

01 February 20		<p>Anything to serve our Youth.</p> <p>I-Fly, Skateboarding, Youth Art Space, a Children's Theatre, Gymnastics, Cheerleading, Woodworking, Gardening, Cooking.</p>
VeroCouple		
VOTES 2	UNVOTES 0	

01 February 20		<p>Popularity in sports come & go. An ice skating rink will attract Northerners, hockey, & Floridians eager to try, thus embracing all ages</p> <p>Instead of a skating area which is popular now</p>
Nancilee14		
VOTES 0	UNVOTES 0	

01 February 20		<p>Make the city match the new Big Blue</p> <p>Please give me dedicated bike paths so that I, and the young people using the skate park, can get bike there without risking death, especially from Indian River Blvd. The paths should connect downtown to Big Blue and the beach.</p>
silktree		
VOTES 1	UNVOTES 0	

02 February 20		<p>museum</p> <p>using one of the sewer and water tanks put in a museum which houses artifacts, displays videos and images of vero going back to early man and before as The Vero Man site is well known around the world and has been since 1913, and it's animal population variety is wider than any other archaeological site in the USA, with giant sloths, armadillos the size of VW's, sabre tooth tigers...etc, we would need to raise a lot of money to get it done, but the community has shown a lot of interest, and the history of vero can extend from early man, up to the citrus generation...it would be a major draw..and large depictions of the animals on the walls could be fantastic....chairman, vero man sites committee...randy Old</p>
randy935		
VOTES 0	UNVOTES 0	

02 February 20		<p>City Entertainment Center</p> <p>RE: Rosemary Square</p>
financial1		
VOTES 1	UNVOTES 0	

IDEAS

299 People Shared their Ideas and Photos

02 February 20		I appreciate the work that DPZ has done and agree with senario 5 and believe that there is enough room to make all the ideas work.
Mark750		
VOTES 0	UNVOTES 0	

02 February 20		<h3>Container Hotel</h3> <p>I went to the Charette last week and was very happy to see that Andres Duany had such progressive and forward thinking ideas. I am of the same opinion that the beauty of the power plant inside and out holds significant value. It is a wonderful piece of mid century industrial art. I love the idea of a hotel and the thought of incorporating containers to continue that feeling came to me. Attached is an example of one but there are plenty of others that have been executed.</p>
Russell		
VOTES 1	UNVOTES 0	

03 February 20		<h3>Boilers in room opposite to large open area</h3> <p>At turbine level, cut front or rear of boiler casing away, install a floor and make it shops. VERY cool look inside, tubes, brickwork. Just clean and set floor. No need for expensive removal and will fit in with the industrial look.</p>
Weoman		
VOTES 0	UNVOTES 0	

03 February 20		<h3>Percentage lease for developers. Don't sell the city's assets for "increases in tax base".</h3>
Acacia		
VOTES 0	UNVOTES 0	

05 February 20		<h3>Thinking about a sustainable future.</h3> <p>Everyday more and more people are calling Florida home. If we want to preserve the wild aspects of this place that make it unique, we have to consider living sustainably. I believe we can use this reconstruction opportunity as a way to promote that message. And with that message comes enthusiasm, innovation and community involvement. Keeping the current structure is a great way to preserve resources and money. And if we wanted to take it a step further, we could consider specific uses that benefit the people who live here, and the environment. For example turning the sewage treatment tanks into giant composters for food and garden waste. We could also make the giant lawn educational with Vero Beach's first urban farm, which could be surrounded by the natural vegetation that makes this place so special. Thanks for considering!</p>
HeatherFeather		
VOTES 0	UNVOTES 0	

07 February 20		<h3>Keep VB small town that doesn't attract tourists/Winter People clogging streets/stores/restaurants. Drive to WPB/Orlando if you want crowds.</h3>
VeroDaffyDuck		
VOTES 0	UNVOTES 0	

Keep Vero Beach a small-town secret from the rest of the World