

# COCONUT GROVE WATERFRONT MASTER PLAN



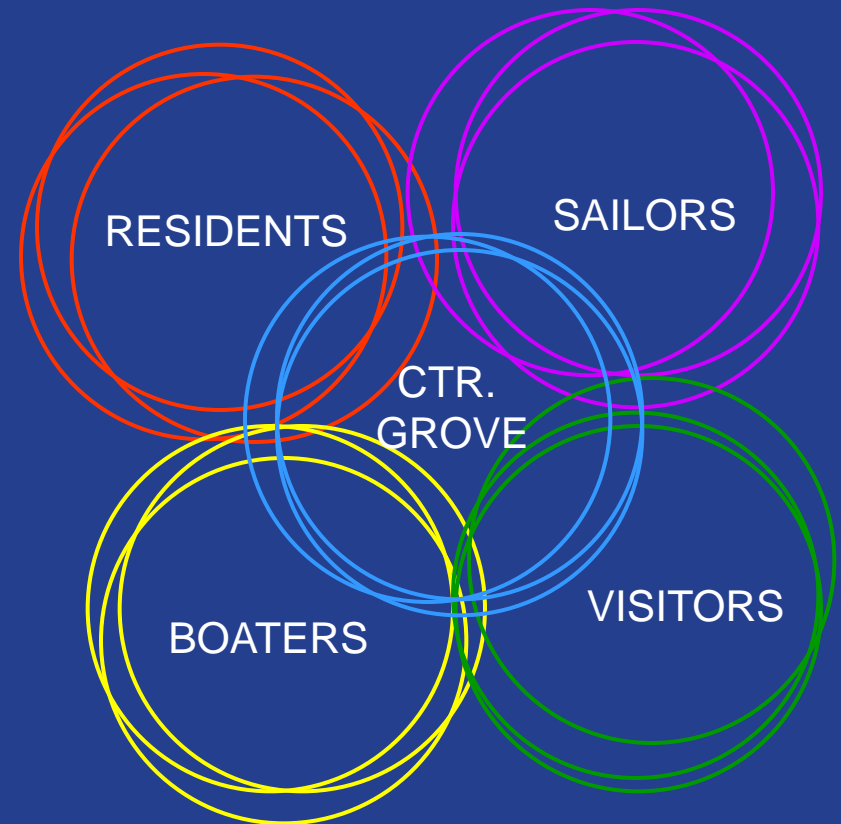
# Coconut Grove Waterfront Master Plan



# Master Plan Principles



- Strengthen connection between Center Grove and waterfront
- Concentrate waterfront uses
- Transform underutilized parks and surface parking lots
- Create spaces for boating and non-boating community
- Enhance identity as world class sailing destination



# Public Input



2005

## Kick-Off and Open House

### Stakeholder Input

- Waterfront Activities
- Residential Community
- Business Community
- Staff Meeting including CGWWC
- Walking Tour

- Residential Community – Expo Center
- Business Improvement Committee – City Hall

2006

- Hoteliers
- Village West and South Grove - Frank Rolle Center
- North Grove Residents – Science Museum

## Community Presentation and Feedback (Dots Exercise)

### Alternatives Presentation

- Community Meeting
- Presentation to WAB
- Meeting with CGSC

### Meeting/Conference Calls

- Sailing Activities
- Shakespeare in the Park
- Hoteliers
- Business Improvement Committee
- Dinner Key Tenants
- Condo Owners Meeting at Grove Hill Condominium

2007

### Draft Final Plan Presentation

- Open House
- Waterfront Advisory Board

Draft Final Plan Presentation to PAB  
Draft Final Plan Presentation to WAB

2007

## SEPTEMBER

### Stakeholder Meetings

- Coconut Grove Sailing Club
- US Sailing Center
- DERM
- Marine Council
- Village Council's Waterfront Working Committee
- City Depts: Public Facilities, Parks & Rec, Grants

## OCTOBER

Draft Final Plan Update to the Waterfront Advisory Board (City Planning)

## JANUARY

### Meeting/Conference Call

- Coconut Grove Sailing Club
- US Sailing Center

## FEBRUARY

Meeting/Conference Call w/Public Facilities  
Meeting/Conference Call w/Public Facilities re:  
Dockmaster Facility

2008

## MAY

### Meeting with Regulatory Agencies

- Army Corps of Engineers
- Miami Dept of Public Works
- Biscayne Bay Aquatic Preserve
- Florida Dept of Environmental Protection
- DERM

Meeting with US Olympic Sailing Center / Tour of facility with Executive Director Pat Downey  
Commissioner Sarnoff and City Manager Update (City Planning)

## JUNE

### Conference Calls

- Public Facilities, CGSC, USOSC, and Village Council
- Mayor, City Manager, and Commissioner Sarnoff

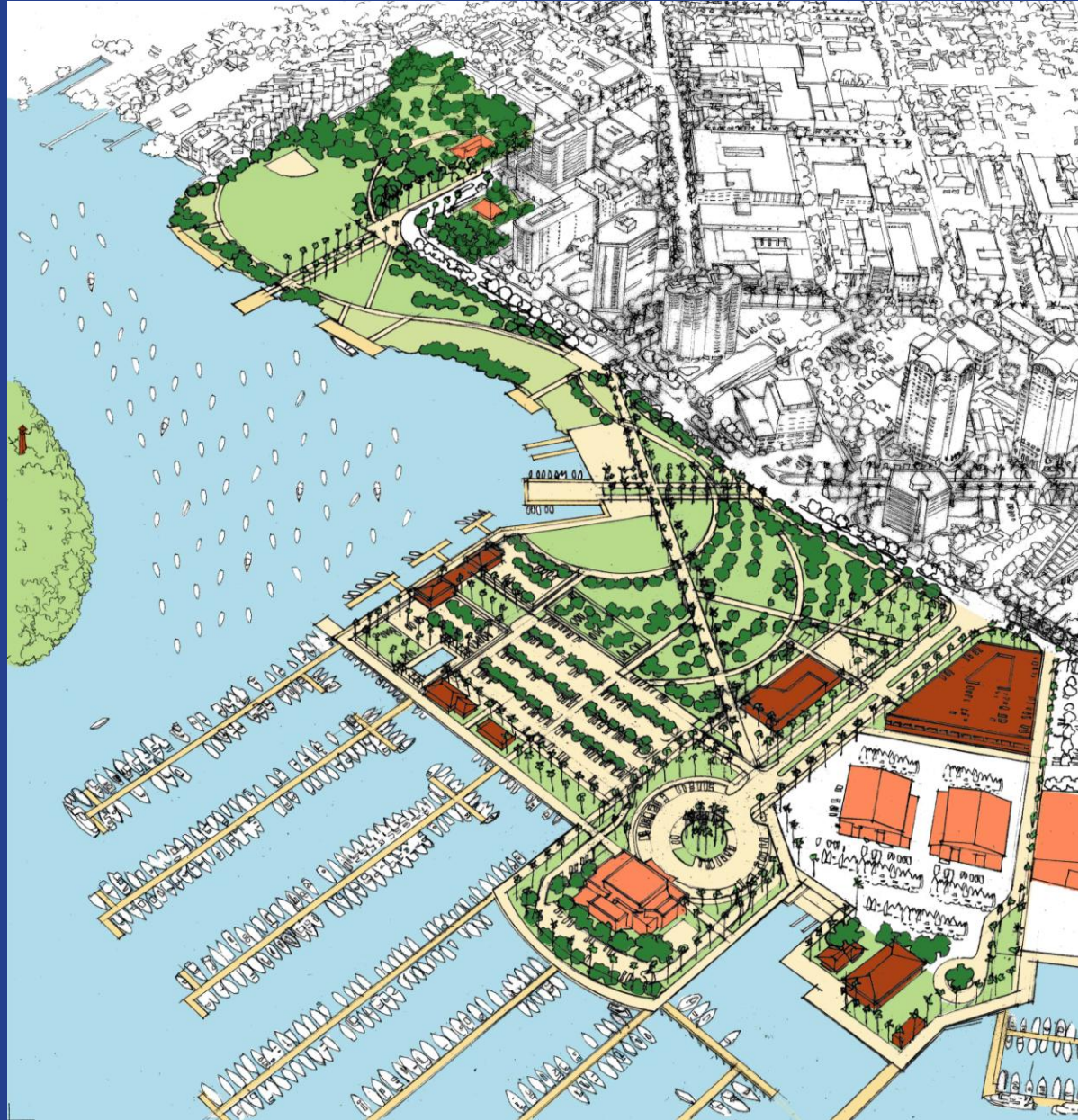
# Plan Objectives



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



# Coconut Grove Waterfront Master Plan



PEACOCK PARK TO  
REGATTA PARK



# Peacock Park





# McFarlane Plaza



# Myers Park



# Mary Street Pier



Mary Street Pier

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



# 27th Avenue Pier



27th Avenue Pier

# Regatta Park



# Regatta Park Lawn



Regatta Park Lawn

SAILING CENTER &  
DINNER KEY MARINA





# Coconut Grove Sailing Center

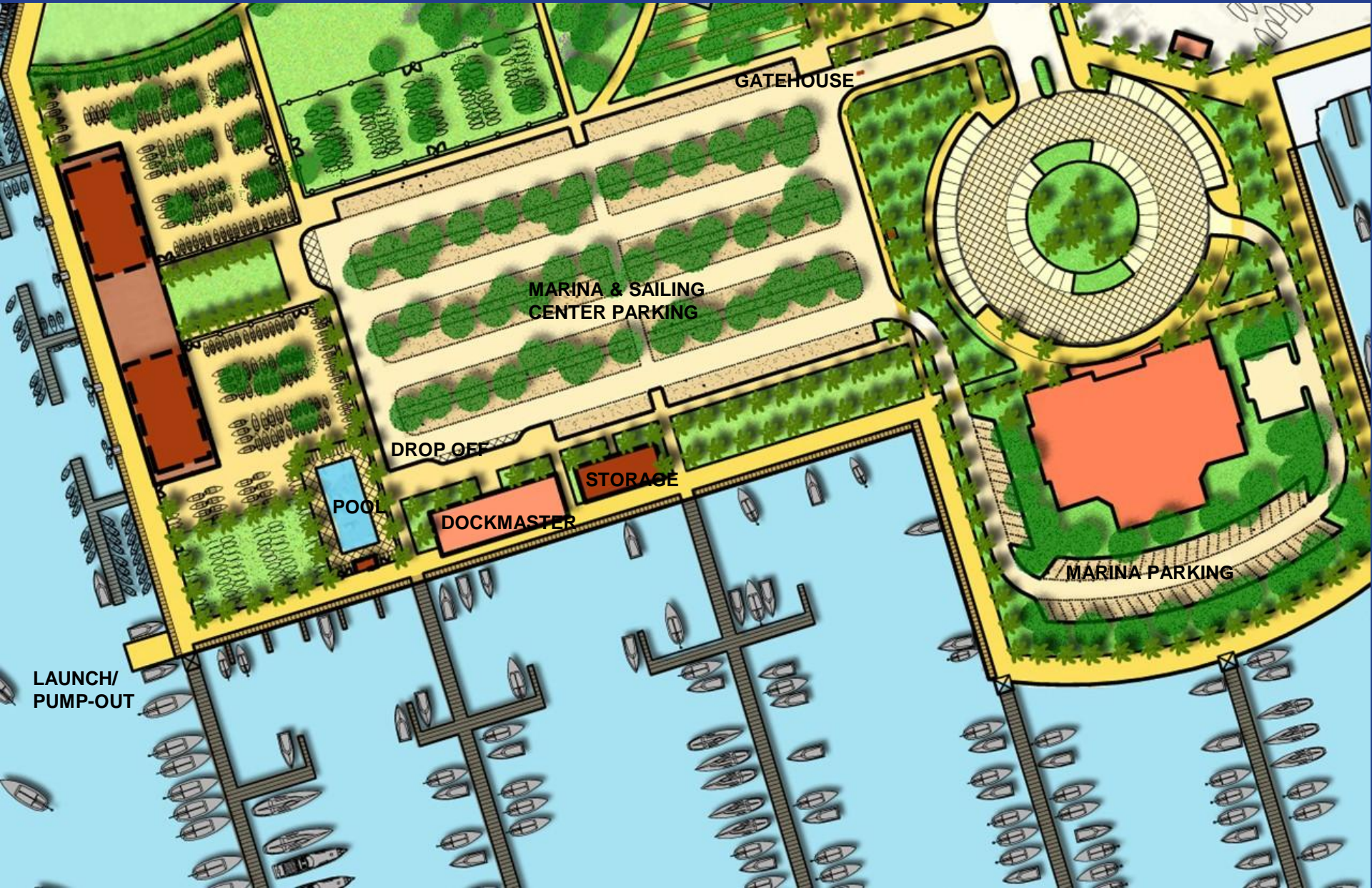


# Sailing Center Promenade

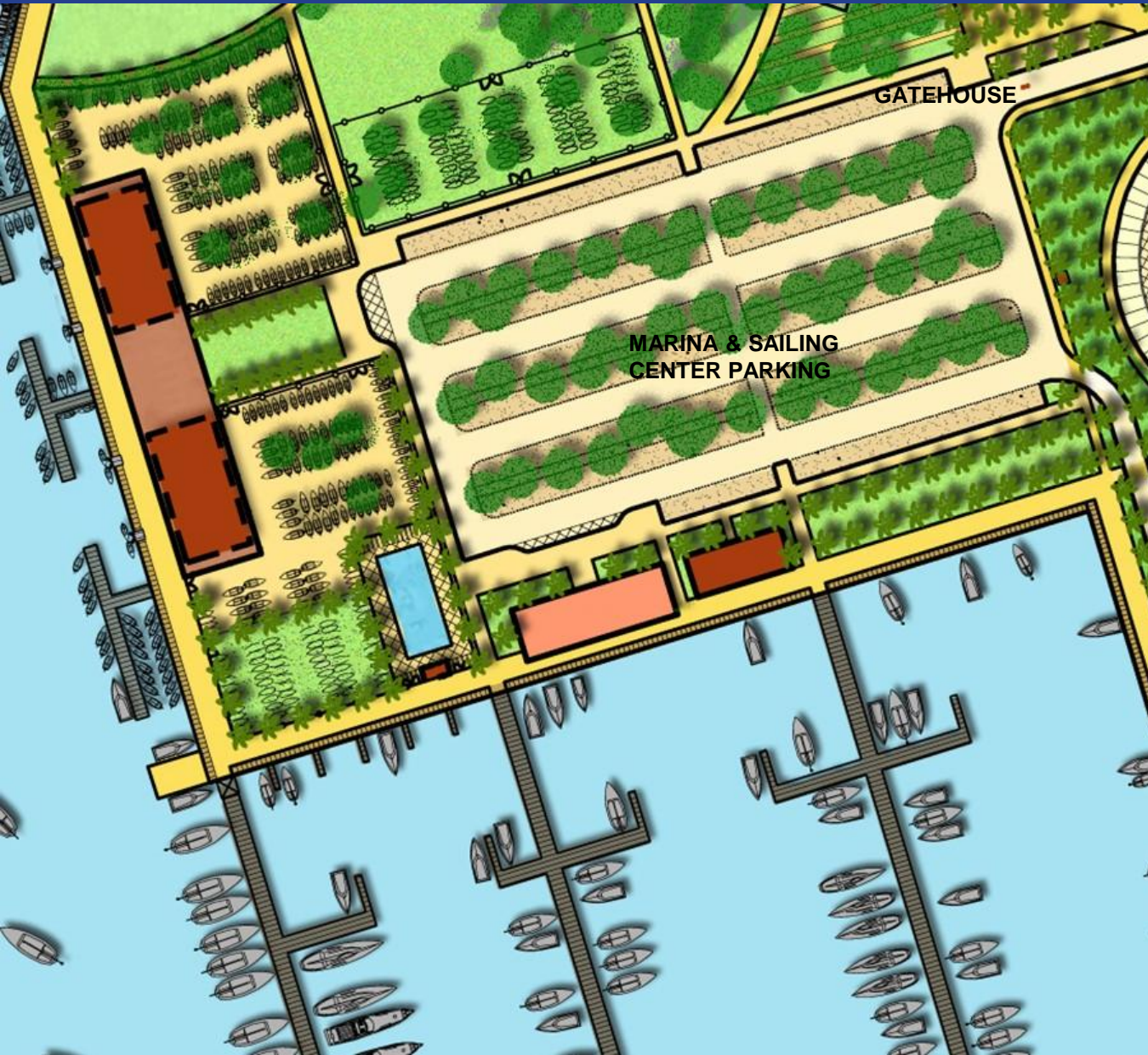


*Sailing Center Promenade*

# Dinner Key Marina



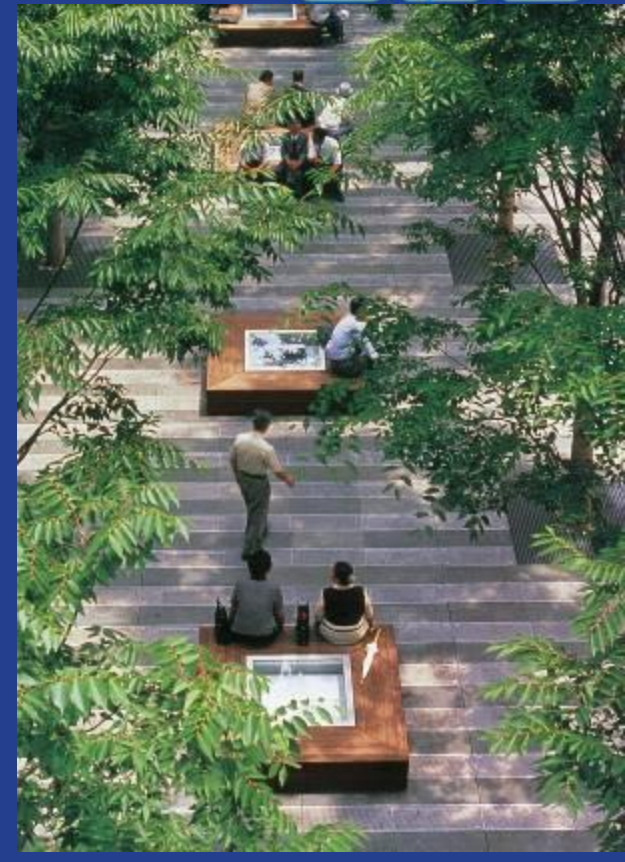
# Parking Garden



# Civic Core



# Civic Core



# Parking Garage on South Bayshore



# Pan American Drive



Pan Am Drive



# Public Pier



# WATERFRONT PARK CIRCULATION

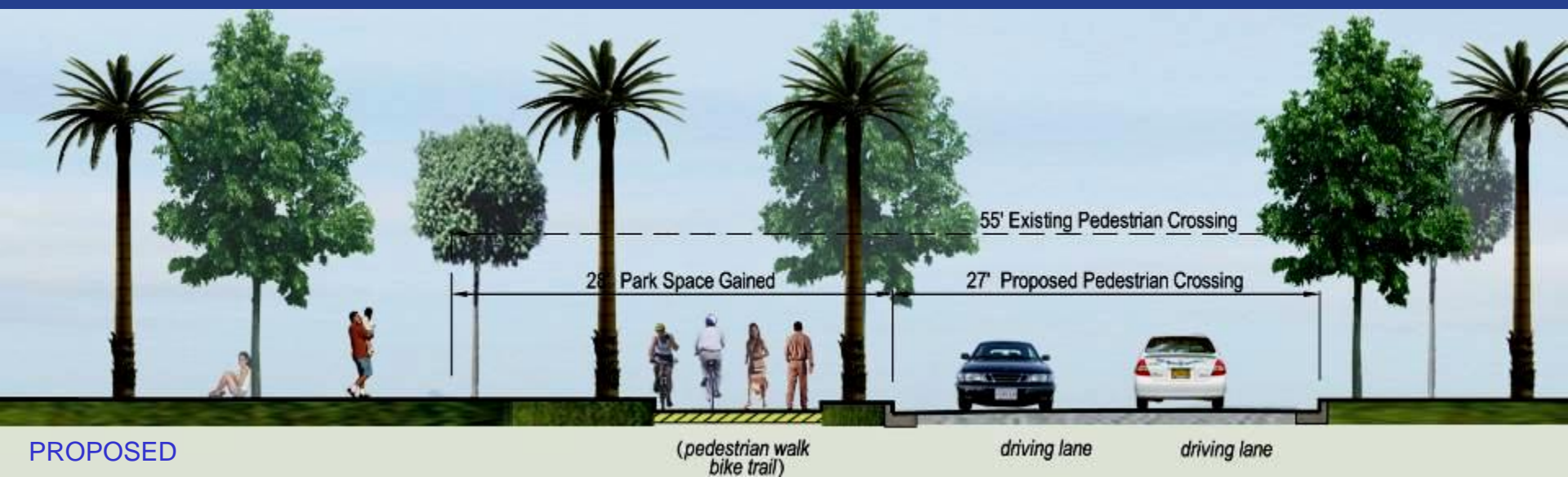
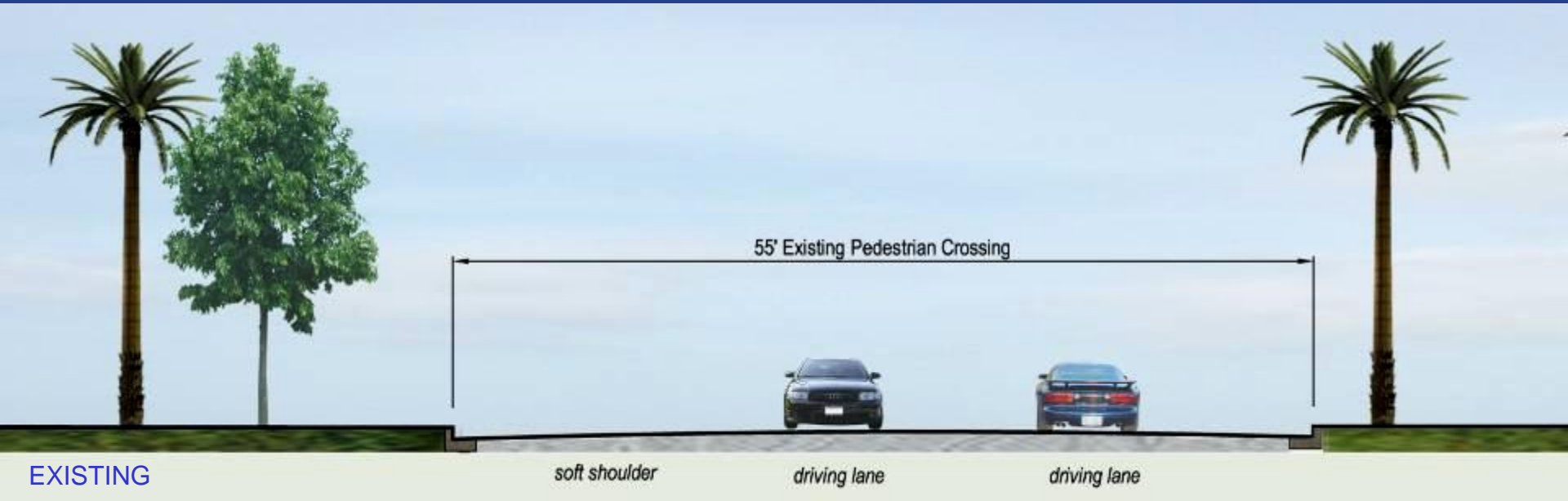


# Circulation Strategy



**SOUTH BAYSHORE – North of Aviation**  
**SOUTH BAYSHORE – South of Aviation**  
**MCFARLANE ROAD**

# South Bayshore Drive - North of Aviation Ave



# South Bayshore Drive



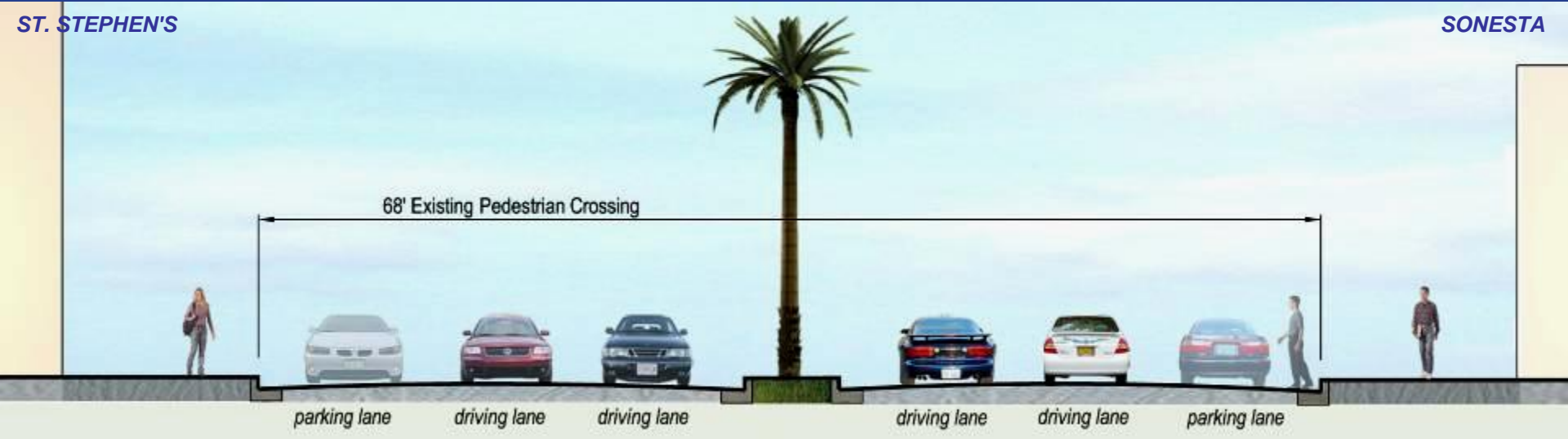
PROPOSED

# McFarlane Road

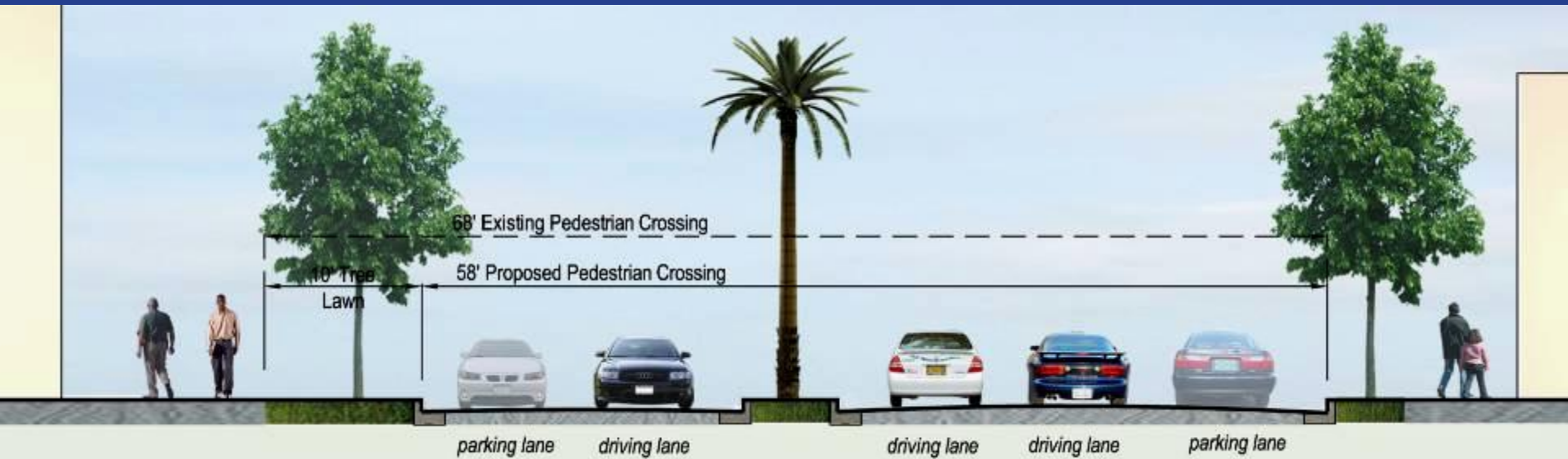


ST. STEPHEN'S

SONESTA



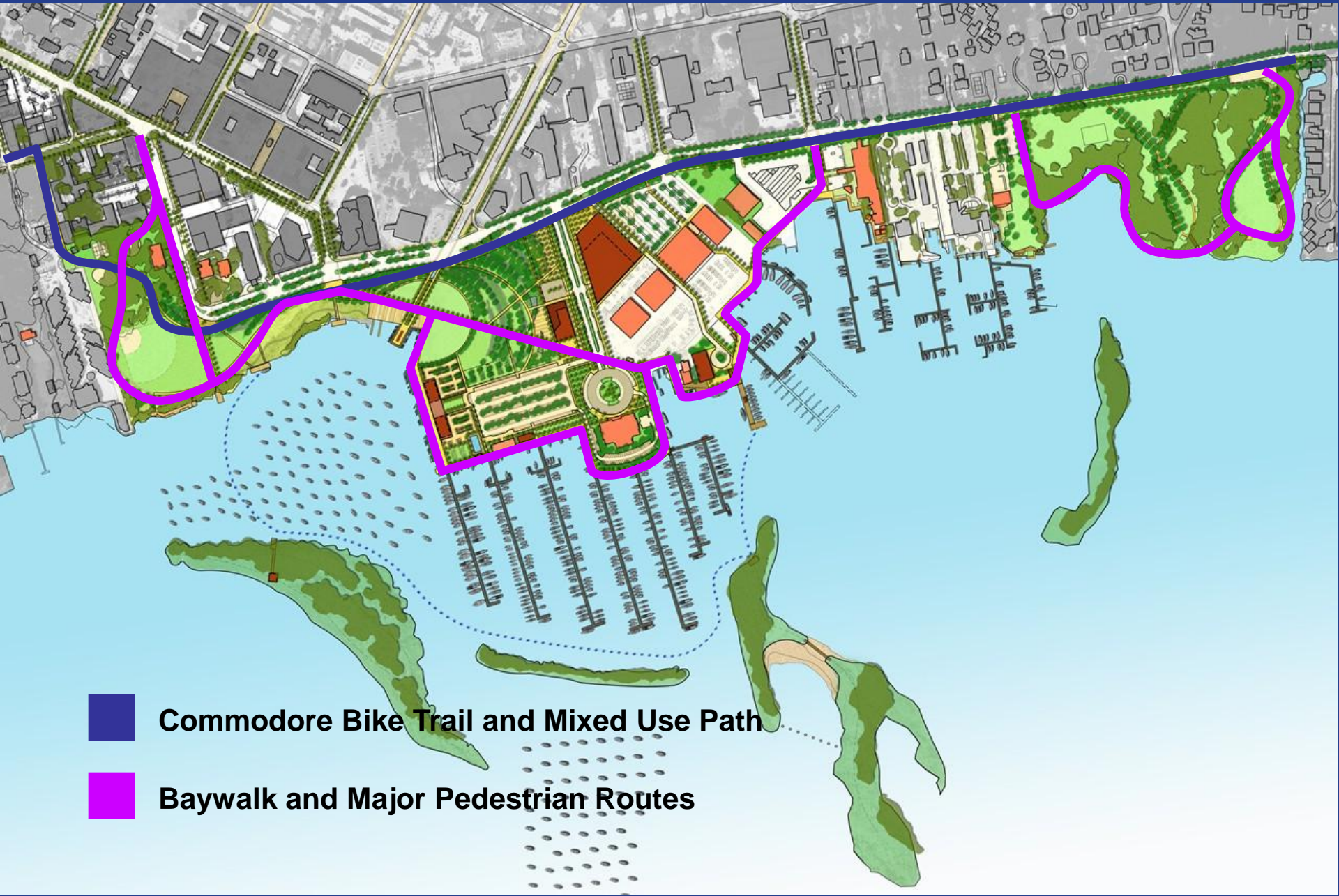
EXISTING



PROPOSED

Commodore Bike Trail diverted thru Peacock Park

# Pedestrian and Bicycle Circulation



 Commodore Bike Trail and Mixed Use Path

 Baywalk and Major Pedestrian Routes

# PHASING STRATEGY





# Phase 1



## PHASE 1

- Demo Expo Center
- Build Grove Key Pier and restaurant, relocate shrimpers and charters to pier
- South Bayshore Drive improvements, north of Aviation
- Build parking garage and associated Pan Am Drive improvements

Total Cost \$45.4 Million

# Phase 2



## PHASE 2

- Expand Dockmaster Facility, redesign DKM Parking, build CG Sailing Center (CGSC and USOSC)
- Regatta Park
- City Hall landscape improvements

Total Cost \$63.0 Million

# Phase 3



## PHASE 3

- Myers Park improvements
- McFarlane Road improvements
- Lower Peacock Park improvements
- South Bayshore Drive improvements, south of Aviation

Total Cost \$6.6 Million

# Phase 4



## PHASE 4

- Upper Peacock Park improvements
- Kennedy Park improvements

Total Cost \$11.0 Million

# Market Driven Phase



## Market Phase – Cultural Center

- City issues RFP
- Site driven by market

Total Cost \$35.4 Million

NEXT STEPS



# Next Steps



- Miami City Commission Approval
- Final Documentation
- Phased Implementation

