Virginia Key Master Plan: 2010

A Forgotten Natural Wonder,
A Community Planning Process
- STAKEHOLDER INTERVIEW PROCESS, January 18-22, 2007
- PUBLIC MEETING #1: SITE INVENTORY AND ANALYSIS, March 29, 2007
- PUBLIC MEETING #2: COMMUNITY WORKSHOP AND CONSENSUS BUILDING, June 20, 2007
- PUBLIC MEETING #3: PRELIMINARY MASTER PLANNING, August 26, 2008
- PUBLIC MEETING #4: VIRGINIA KEY MASTER PLAN, May 20, 2009
- WATERFRONT ADVISORY BOARD, June 9, 2009
- PLANNING ADVISORY BOARD, June 17, 2009
- UEL DESIGN WORKSHOP September 27, 2009
- WATERFRONT ADVISORY BOARD, October 5, 2009
- CITY COMMISSION October 8, 2009
UEL Design Workshop Sept 27, 2009

Recommendations:

1. Welcome Center within Marine Stadium Park Area
2. Multi-jurisdictional authority over island
3. Transportation: Connectivity

Vision For Virginia Key From UEL Workshop Sept 27, 2009

• Complete public access to waterfront

• Sustainable principles: healthy activity, low carbon footprint

• No overnight accommodations but expand eating and public facilities and recreational activities.

• Enhance public amenities, transportation

• Integrate Thematic Linkages: Heritage, Recreation, Environmental Education, and Conservation of Natural Resources

• An Accessible Place of Recreation, Heritage, and Natural Conservation
October 5, 2009  
Waterfront Advisory Board

MOTION

To accept the Virginia Key Master Plan as presented with the following additions and inclusions:

• Welcome Center on the Marine Stadium site and restoration of Marine Stadium.

• A transportation plan to and from the Marine Stadium, Park and Passive use areas.

• No Hotel or Hotels on site.

• Inclusion of one or two of the identified Boat Ramps included in the Master Plan.

• Re-inclusion of the BMX and Mountain Bike trails.

• Creation of an Implementation Committee.

• Cleaning up the landfill and examine possible leaking from the site into the bay. Proper remediation.

• Increase the buffer areas between nature areas (i.e. mangrove) and the proposed playing fields.

• Historic Virginia Key Beach continued restoration.

October 8, 2009  
City Commission

MOTION

To defer Item PZ.1 to the first scheduled City Commission meeting in May 2010

• Immediately allow a mountain bike facility on North Point,

• Immediately move forward with the remediation of the landfill and utilize the $45 million in Miami-Dade County funds for same, and

• To ensure the Virginia Key Beach Park Trust has the flexibility in its efforts to construct, operate, or maintain the proposed Civil Rights Museum complex and any other facilities as the Trust may deem necessary in order for the Museum to survive
Public Consensus Building and Project Schedule following City Commission Deferral on October 8, 2009

• **December 10, 2009**- First Workshop at Lummus Park with UEL

• **January 14, 2010**- Second Workshop at Lummus Park with UEL

• **February 3, 2010**- Mountain Bike Course Layout at North Point site

• **February 11, 2010**- Discussion Item at City Commission. Deferral to July 22, 2010.

• **March 27, 2010**- Dade Heritage Trust and Virginia Key Public Planning Coalition presentations at Rusty Pelican & design workshop at VKBPT offices

• **April 27, 2010**- City and County Commissioners / Staff / UM at City Hall

• **May 4, 2010**- Final UM Studio presentations by architecture students

• **May 5, 2010**- Meeting with UM / UEL / City Administration at Mayor’s Office

• **July 1, 2010**- Meeting at County Public Works Department (Basin Area Plan)

• **July 13, 2010**- Waterfront Advisory Board

• **July 15, 2010**- Parks Advisory Board

• **July 21, 2010**- Planning, Zoning and Appeals Board

• **July 22, 2010**- City Commission Meeting
### Virginia Key Public Planning Coalition

- Urban Environment League
- University of Miami School of Architecture
- Dade Heritage Trust
- Friends of Miami Marine Stadium
- Villagers
- National Trust for Historic Preservation
- World Monument Fund
- DOCOMOMO
- Virginia Key Beach Park Trust
- Dade County History Museum
- Tropical Audubon Society
- Sierra Club
- Urban Paradise Guild
- Miami Rowing Club
- Miami International Triathlon
- Speedboat Racing Association of America
- Swim Gym
- Rusty Pelican
- Friends of Virginia Key
- Miami Neighborhoods United
- Youth Serving Organizations of South Florida

### Partnered with

- City of Miami Mayor’s office and staff
- City of Miami Commissioner’s office and staff
- City of Miami Planning Department
- City of Miami Parks and Recreation Department
- City of Miami Public Facilities Department
- Miami Dade County Parks and Recreation Department
- Miami Dade County DERM
- Miami Dade County Public Works Department
- Miami Dade County Transportation
We believe in honoring the input from the public in the planning process.
We have built consensus for a better plan for Virginia Key, showing the value of a more coherent public process that has included the hard work of many people in this room - both public officials and concerned residents. We thank you.
Detailed Workshop Recommendations

1. Create a Welcome and Orientation Center
   • Located at or near the Marine Stadium (possible relationship with National Park Service)
   • Thematic integration of the Island
     ▪ Education, research, recreation, natural areas, cultural memory, entertainment, food, water sports
   • Introduction to island transportation system
     ▪ Tram schedule, show nearby locations for bicycle rentals; where to rent kayaks

2. Follow historic legal agreements and establish a Controlling Authority
   • County and State deed restrictions should be followed.
   • Long term: A multi-jurisdictional Virginia Key Governing Board should be created to guide the future uses of the island and devise an equitable business plan for all elements of the Master Plan.
Where is Virginia Key?

- Originally part of what became Miami Beach
- Northernmost island between Miami and Key Biscayne
- Virginia Key includes 1,300 acres of submerged and surface land
HOW BIG IS VIRGINIA KEY?

VIRGINIA KEY: 1300 ACRES, 700 ACRES SUBMERGED, TOTAL ACREAGE 2000

CENTRAL PARK: 840 ACRES
WHAT IS UNIQUE ABOUT ITS SETTING?

BISCAYNE BAY AQUATIC PRESERVE

VIRGINIA KEY

BISCAYNE BAY NATIONAL PARK
SUSTAINABILITY CRITERIA

1. Structures to follow USGBC’s LEED Criteria for environmental sustainability standards

2. Use of Best Management Practices for stormwater management
   - permeable surfaces for trails, parking areas, and roadways,
   - bioswales/raingardens,
   - green roofs and rain cisterns for runoff collection, etc

3. Use of onsite renewable energy resources (i.e. wind, sun, rain, etc)

4. Use of reclaimed water from Sewage Treatment Plant for irrigation and other non-potable water needs

5. Conservation of ecologically-sensitive areas with some opportunities for environmental education

6. Encouraging use of biking and pedestrian circulation through extensive island-wide trails

7. Reuse of brownfields and landfill area for green recreational opportunities

8. Use of environmentally-friendly products and practices for maintenance of parks and recreation areas
TRANSPORTATION TO THE ISLAND BASE ON ENVIRONMENTAL CONDITIONS ANALYSIS
NOTE:
This is a Conceptual Plan. Site elements such as parking garage, marina design and surface parking area locations may change.
LEGEND:
1. Marine Stadium Basin Properties
2. Historic Virginia Key Beach Park Site
3. North Point
4. Old Landfill
5. Beach and Hammock
6. Shrimpers' Lagoon and Treatment Plant
7. Critical Wildlife and Conservation Area
8. Miami-Dade County Property, Seaquarium and UM Rosentiel School
LAND USE SUMMARY

Mountain biking: 27.0 acres
Eco Campground: 3.0 acres
Information Center / restrooms: 0.02 acres
Biker's wash down area: 0.72 acres
Pervious parking: 1.08 acres
Hammock / trails / beach: 28.48 acres

TOTAL NORTH POINT: 60.3 acres
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6. Shrimpers At Lagoon and Treatment Plant
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Existing Conditions

116.5 acres
LAND USE SUMMARY

Sport Fields: 19.9 acres (17%)
Pervious Parking: 2.2 acres (1.8%)
Recreation Center & Restrooms: 0.5 acres (0.5%)
Open Meadow: 9.0 acres (7.7%)
Mangroves & Hammock: 85.0 acres (73%)

TOTAL LANDFILL: 116.5 acres (100%)
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1. Renovated Boat Launch with Canoe/Kayak Rentals and Food Concessions. (Existing to be improved)

2. Elevated Boardwalks with Environmental Educational Signage. (Existing to be improved)

3. Existing Parking to be improved with bio-swales and pervious pavement.

4. Beach Pavilion and Facilities Building, Playground/Tot-lot, Beach Volleyball Courts, and Public Picnic Area (Existing to be improved)

5. Enhanced Existing Public Beach Area and Trails

6. Coastal Hardwood Hammock Restoration Area with Enhanced Interpretive Trail System with Environmental Education Opportunities (minor improvements and additions to existing trails)

7. Public Restrooms and Shelter Building (Existing to be improved)
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Recent Historic Milestones

- 1945: Va Key Beach created for African-Americans after 1st Postwar civil rights demonstration
- 1947: Causeway opened from Miami to Key Biscayne
- 1953: UM RSMAS moves to Virginia Key
- 1963: Marine Stadium opened
- 1982: Va Key beach given to City in global deal; Va Key Park closed contrary to deed restrictions
- 1987: City of Miami Virginia Key Master Plan
- 1999: Virginia Key Beach coalition fights for preservation of park from upscale Eco-campground
- 2003: Virginia Key Beach Park WRT Master Plan
• Historic contribution to the diversity of our community.
• Crucial civil rights history happened here. To be honored in a museum.
• Protection of the Virginia Key Beach Park is central to the integrity of the island.
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Bill Sadowski Wildlife Preserve

- Extremely sensitive preserve, endangered marine life mating, etc.
- Bird rookery
- Recommendations: Improve the level of signage and buoy markers to ensure protection against intruders into this sensitive natural area.
West Lake Park, Florida

Proposed wildlife watch tower

Park, Broward County, Florida

Bill Sadowski
Critical
Wildlife Area:

Environmental
Educational
Trails

JULY 2010
LEGEND:
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RUSTY PELICAN RESTAURANT

RICKENBACKER MARINA

DRY-STACK BOAT STORAGE

MIAMI MARINE STADIUM & PARKING

MIAMI ROWING CLUB AND SWIM GYM

MAST ACADEMY

Basin Area Properties

42.2 acres

Existing Conditions
CITY OF MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD (HEPB)
HISTORICALLY DESIGNATED SITE (OUTLINED IN RED)

THE INDICATED AREA SHOWS THE PROTECTED BOUNDARIES OF THE BASIN AND THE PROPERTY FRONTING THE STADIUM ALL THE WAY TO THE RICKENBACKER CAUSEWAY.
COMPARISON BETWEEN THE WASHINGTON MALL AND THE VIRGINIA KEY BASIN
MIAMI MARINE STADIUM
WORLD MONUMENTS FUND WATCH LIST 2010 AND NATIONAL TRUST FOR HISTORIC PRESERVATION ENDANGERED LIST OF 2009
Views of the Marine Stadium

Marine Stadium under construction and architect Hilario Candela
A place of unique history, extraordinary potential and great views of the city.

Current situation of the Marine Stadium
Miami Marine Stadium and basin built in 1963

Established Institutions and Natural Areas

• NOAA, UM RSMAS
• Virginia Key Wastewater Treatment Plant
• City of Miami Recycling Plant
• Dade Marine Institute
• Virginia Key Beach Park Trust
• MAST Academy
• Seaquarium
• Public Works Facility
• Rowing Club and Swim Gym
• Rusty Pelican
• Bill Sadowski Critical Wildlife Area
• Historically Designated Miami Marine Stadium and Basin

Miami Marine Stadium and basin built in 1963
MIAMI INTERNATIONAL TRIATHLON

WAKEBOARDING COMPETITIONS BOARD-UP MIAMI

SWIMMING
SPEEDBOAT RACING
RETURNING TO THE BASIN

FUTURE USES
RED BULL FLUGTAG

CONCERTS
Total Height
PLANNING PRINCIPLES

1. MAXIMIZE PUBLIC ACCESS TO THE WATERFRONT

2. PROVIDE FLEXIBLE OPEN SPACE ON EASTERN SIDE FOR PUBLIC RECREATIONAL USE

3. BUILD NEW REVENUE GENERATING BOATING FACILITIES

4. PROPOSED SITE FOR MARINE EXHIBITION CENTER

5. RESTORATION AND VIGOROUS USE OF MIAMI MARINE STADIUM
   (NO STRUCTURES SHALL EXCEED THE HEIGHT OF THE HISTORIC MIAMI MARINE STADIUM)

6. PROVIDE GREEN ALTERNATIVES FOR PARKING

7. PROMOTE VARIED PUBLIC USE OF SITE FROM PASSIVE TO ACTIVE AND ISLAND INTEGRATION
PROMOTE VARIED PUBLIC USE OF SITE FROM PASSIVE TO ACTIVE AND ISLAND INTEGRATION
Miami Marine Stadium
Public Open Space

Flexibility required for daily activities and special events
Marine related activities
Dry Dock Storage

Parking structure for 300 cars and state of the art dry dock storage.
PROPOSED DESIGN FOR NEW DRY STACK MARINA
Rusty Pelican Island
Marine Exhibition and Island Orientation Center
MIAMI MARITIME EXHIBITION AND ISLAND ORIENTATION CENTER

• Public Emporium: Eating, cultural center, small music venue, Atlantic arts and crafts. themes- boat building; cultural diversity; trade; mobility.
• Percentage of the building dedicated to public purpose: 100%
• Water mobility: Historic Boat Museum- freedom rafts display, interpretation center of Maritime History and Culture
• Showcase of advancements in the Marine Industry featuring sustainable technologies
• Environmental educational opportunities for Biscayne Bay and educational programs for Marine Safety
• Possible site for Welcome and Orientation Center
• Revenue stream to enhance operations of the Marine Stadium

Physical Dimensions

• No taller than the crown of the Marine Stadium.
• Size: 35,000 - 135,000 sq. ft.
• Needs to be on an elevated base five feet tall for flood criteria.
• We recommend to elevate the base from existing grade + 5 feet to +10 feet for vehicle parking on grade.
• Should not be one monolithic structure, but a building whose mass is broken down by courtyards, porches, loges, breezeways and make it tropical in nature.
MARINE ATLANTIC MARITIME CENTER
MARINE EXHIBITION CENTER
A place that celebrates the marine history of the region
Parking
Maximized Public Access to Waterfront
All new construction to feature state of the art sustainability measures
In Conclusion:
Community Recommendations

• Set up Multijurisdictional Virginia Key Oversight board

• Continue regular meetings with public input or progress (website presence; quarterly reports to City Commission)

• Protect environmental and cultural heritage of the island.

• Promote uses that serve a public purpose (and abide by existing deed restrictions).

• Promote public access and expand educational opportunities.

• Promote a follow up comprehensive transportation plan.

• Sustainability should guide all planning for the island’s future
Virginia Key can point the way forward with a bold new human scale vision that both preserves and enhances the natural and cultural environment as it provides for education and public recreation for centuries to come.