



FLEX PARK **AT VIRGINIA KEY** Concept design

MARCH 2019

CIVITAS



THIS DOCUMENT IS A COLLABORATIVE EFFORT INTENDED TO FOCUS ON THE CONCEPTUAL DESIGN FRAMEWORK FOR THE DEVELOPMENT OF A FLEX PARK AT VIRGINIA KEY IN MIAMI, FLORIDA, THAT REFLECTS THE GOALS OF THE 2010 VIRGINIA KEY MASTER PLAN. THE PROGRAM AND PARK AMENITIES INCLUDED IN THIS DOCUMENT ARE CONCEPTUAL RECOMMENDATIONS ONLY AND DO NOT NECESSARILY REFLECT WHAT WILL BE CONSTRUCTED IN THE FINISHED DESIGN OR WHAT EVENTS WILL BE LOCATED THEREIN.

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Executive Summary

How we got here

PURPOSE OF THIS CONCEPT BOOK

With the growth of the city in recent years and its fantastic tropical climes and ocean location, Miami is in great need of more open space and better venues for major events. National and international showcases and entertainment festivities view Miami as an ideal destination for year-round events, and population increases exact greater demands on the city for outdoor recreation and access to nature.

The scope of this document is to develop a conceptual design for approximately 18 acres of City-owned property located adjacent to the Rickenbacker Causeway on Virginia Key barrier island. This document draws upon the existing Virginia Key Master Plan from 2010 and the City's request for a flexible park adjacent to Miami Marine Stadium to establish the inspiration, design foundation and programming possibilities for a world-class facility.

To cater to the myriad needs of both residents and the city's economic opportunities, the City of Miami issued an RFQ for the design of a Flex Park at Virginia Key in April of 2017. The City and Design Consultant Team have worked closely together during the conceptual design process (September through December 2018) to define what that means and how to go about achieving it. Together the Team developed a two-pronged vision for the site: 1) unifying the island as a whole and 2) developing a vision for the site at the Miami Marine Stadium alongside the Marine Basin. The first part of this grand vision includes a continuous and connected Basin landscape that links water and land, existing and new program in a cohesive park experience that celebrates health, wellness and nature. The second part reimagines the existing concrete parking lot as a new Flex Park that incorporates natural park experiences with spaces for a range of scale of public gatherings and performances.

The Flex Park will alleviate a number of the event capacity issues the City has been experiencing in recent years. The concept design defined herein was presented to the public on December 12, 2018, at the second public meeting for the Flex Park. Through this and the RFP process, the Team has identified a number of goals to facilitate the concept development of the park program.

How can seemingly opposing needs for parks and performance venues be met in a singular public park that is beautiful, durable, functional and inspires this amazing culture to connect with nature and each other? This concept design outlines the physical, programmatic and curation frameworks that will make this ideal a reality.

WHAT IS A FLEX PARK?

The Virginia Key Flex Park must be highly adaptable and play host to a wide variety types and scales of visitors, levels of pedestrian intensity, programs, and recreational activities, while also accounting for environmental fluctuation and future uncertainties. It must also be an inspiring destination - one that motivates people to travel across the Causeway to experience the natural beauty the island has to offer.

A flex park serves as the tableau for a wide range of programs and can be infinitely divisible to host events and activities both large and small. It is a carefully thought-out place and has highly developed plans for known programs, circulation and access. However, it is imaginative and suggestive rather than prescriptive in its form. A flex park needs to be muscular enough to stand on its own and yet malleable enough to inspire improvisation and innovation. In this way, it can cater to those needs we know and still provide a handsome surface for those events and activities yet to be imagined.

A flex park must be both resilient and beautiful, and like the elevated park space proposed in the design, bring both new perspective of one's surroundings and intrigue and the sense of discovery. The flex park is a proposition for the future.

PROJECT SITE IN URBAN CONTEXT



- Flex Park Project Site
- Additional Study Area



The Context

As a flourishing, subtropical metropolis propelled by a vibrant and high energy culture, a diverse economy and a phenomenal natural environment, the pulse of Miami is unique among cities in the United States. Given the vitality of this urban ecosystem, the metropolitan region is home to an ever-expanding population and tourist community that integrates a genuine connection between nature and the diverse culture that Miami is known for globally.

Just four miles southeast of Downtown Miami, the 863-acre barrier island of Virginia Key has great proximity to the mainland just a short bike, car or boat ride away. Its sinuous, contoured shoreline, lush vegetation, cultural resources, educational facilities and the absence of residential development, provides Miamians and visitors an unparalleled opportunity to engage with a truly unique South Florida coastal landscape.

More Parks for More People

With growth comes greater demands on the City for outdoor recreation, entertainment and access to nature, all of which contribute to the image of Miami as an amazing city to live in and to visit. Greater access to high quality nature areas and open space can lead to happier and more prosperous communities. Through direct work and dialogue with the community it is clear that Miamians need an enhanced park and open space network. The tight confines of Miami's dense urban fabric demands new and innovative design responses that leverage the remnant and underutilized spaces in the city. The Flex Park on Virginia Key is an opportunity to take an underutilized urban site into a dynamic open space experience that is highly adaptable to meet the diverse community needs critical to Miami's future.



Scalable, Adaptable Park Spaces

Each year the City hosts ever-larger events like the Miami International Boat Show, Ultra Music Festival and Art Basel and more. The impact and expanding boundaries of these events throughout Miami has compelled the City to search for alternative locations that can relieve pressures from existing park spaces. The impact events like these have on traditional public park landscape and infrastructure is considerable. Yet attracting these types of events to Miami is important to the City's culture and how it competes both regionally and nationally for tourism and other industries that catalyze a robust and diverse economy. This concept leverages the need for significant event infrastructure with the need for recreation facilities that offer park visitors exceptional play and fitness opportunities. To achieve this, the park's structural features must be capable of shifting and converting to serve a myriad of events while also make the park experience unique with each visit.

Climate Change, Safety and Resilience

Governments and communities are working at all scales to plan and design cities to account for the dramatic changes to weather events, natural disasters, sea level rise, extreme temperatures and increased drought that are already impacting ecologies, communities and economies. South Florida and Miami's coastal barrier islands are at the frontlines of these issues, yet such pressures are unique opportunities for design innovation that reconsider historical approaches to single use infrastructure. As such, the proposed design concepts integrates frameworks of green infrastructure, ecology, and design adaptability to address the impacts of climate change to ensure safety to visitors to the island and long term resiliency of the future Flex Park.



Enhancing Nature in the City

While some of the proposed activities are urban and intense, if not properly addressed, they could conflict with the phenomenal nature experience offered by the island. As land resources within the City dedicated to nature and health (especially with available waterfront access) are becoming more and more rare, every opportunity to expand, enhance and preserve local ecological systems should be employed. The City of Miami needs tough, heavy-duty places that can handle the major events that a growing city wants to host, but doing so often compromises the natural beauty that once drew people to a particular place. The concept proposes to centralize such an urbanized space in one location rather than pepper the island with numerous imprints while incorporating local ecologies and natural materials. This will allow the island of Virginia Key to truly sing as the green lung of the city.

Unifying the Island

The numerous institutional, municipal, cultural and recreational facilities embedded on the island are essential to the Virginia Key experience. Yet the various disparate destinations lack the connectivity, continuity and materiality necessary to render Virginia Key a cohesive and recognizable place. This offers a tremendous opportunity to not only consider how the park will seamlessly integrate into the island but how the design of the park and other aspects of the landscape and public realm can work to create that sense of unity and authenticity. The plan proposes new approaches to island-scale planning that refines multi-modal circulation, access, and open space amenities to better provide a holistic island experience. Other features can be shifted to the east end of the Marine Stadium Basin to allow for an expanded park and basin experience that includes a Nature Center and facilities to streamline the boat show functions and expanded options for festival space set in a more naturalized setting.



Celebrate the Miami Marine Stadium and History of the Place

Perhaps the most iconic feature of Virginia Key is the Miami Marine Stadium, opening in 1963 as the first facility dedicated specifically to power boat racing in the country, and was closed in 1992. In 2010, the City issued the Virginia Key Master Plan in an effort to develop “meaningful waterfront and public open space areas.” Numerous improvements are called for in the plan; in 2016, the City put significant capital investment into the site to service electrical needs for large events, the first occupant being the Miami International Boat Show. Current projects under design include the renovation of Marine Stadium, a new Maritime Center, a new dry stack storage facility, expanded basin walk access, mangrove restoration along the basin shoreline and the addition of the Ultra Music Festival that began to use the site in 2019. All of these efforts will impact the island with new pressures such increase visitors, traffic, parking, freight and service access, and the need for better inter-island pedestrian and bike connectivity. These projects have been moving forward without comprehensive coordination. The Flex Park offers an opportunity to build on this heritage and the unique site experiences, and at the same time reimagine Virginia Key as a cornerstone to their greater open space network.

A Destination for Both Residents and Visitors

Considering the site’s historic architecture, prime waterfront location and spectacular views back to the city skyline, the Flex Park has the unique opportunity to address a major need for event venues in the city while becoming part of Miami’s economic draw. The design will seamlessly integrate high quality public open space, event space and the significant infrastructure required to support these uses. The proposal includes both at grade and elevated the park spaces and the result is a site design that offers a beautiful, lush and flexible park environment that can also accommodate 60,000 performance attendees, 500 parking spaces and a wide range of diverse events and activities – from small to giant. At the same time, this park will become a destination that offers a exceptional and one-of-a-kind experience with 360-degree views of the Bay, the island and the dramatic Miami skyline.



Flex Park Conceptual Design Conclusion

Through the concept design process the Team identified additional needs and constraints that the RFP did not anticipate; thus the resulting park concept is not a typical park that can absorb events but re-defined as a park integrated with an indoor/outdoor exhibition hall. Given parking constraints and spatial and infrastructural needs of the events held in the park, the design process concluded that a single level surface park cannot support daily park use that is also green and full of nature. Considering the opportunities and challenges described above the City and Consultant Team has developed a design concept for the Marine Stadium site that elevates portions of the park to allow for increased exhibition capability, required parking for the marine stadium and large events, and additional needed facilities such as comfort stations, shade structures, medical and security facilities and more that will ensure the long term successful operation of the site.

Miami is a dense and diverse city, this park needs to also be compact and well curated to amplify the site's capability to expand and contract from a single use to multiple layered activities, from an individual looking for a quiet place along the water to view the skyline, to athletic events, performances, exhibitions and more.

project GOALS

- Enhance nature in the City
- Protect existing Bill Sadowski Critical Wildlife Area and enrich the natural character of the Flex Park beyond its existing condition
- Celebrate Miami Marine Stadium with a fitting park context;
- Establish a vision for a world-class destination park with programming that functions for citywide open space goals, resident day-to-day recreational needs and intermittent major events;
- Use Virginia Key Master Plan as a guide for Flex Park design;
- Determine adaptability of existing site infrastructure for future uses that supports both park and event capabilities;
- Link program, waterfront connection and access, design and function of adjacent existing City of Miami projects, including: Miami Marine Stadium Renovation, The Maritime Center, Boat Launch, Dry Stack Storage and Parking Facility, Mangrove Restoration and Basin walk expansion; and
- Investigate and develop order of magnitude cost models for conceptual design proposal.



2

vision

The Vision

One Island, One Park

One of the site's greatest assets is its proximity to some of the calmest waters in Miami, in the coves of the Key and in the Marine Stadium basin. Views to downtown from the island are unsurpassed, and the ability to move from major cultural destinations like the Stadium to places of natural habitat for manatees and mangroves is unparalleled in most American cities.

As such, the concept design envisions the island itself as the full extent of the park. To augment the island character, at times the basin could be motor-free, allowing visitors to enjoy the island as a calm retreat. A generous basin walk, larger and more accommodating than a traditional bay walk, traversing the edge of the basin will be vital to connecting the numerous basin amenities.

Flex Park as Exhibition Hall

In light of the rapid growth of Miami, the City is in desperate need of grand spaces to cater to the increasing number of major events and festivals that vie to be a part of the city's lore and culture. Many city events currently focus on Bayfront Park and still many others go elsewhere throughout the metro region. However even with the rapid pace of building development, spatial need is quickly outstripping capacity in the dense downtown core. Major economic generators like Art Basel have had to establish satellite locations throughout the city to handle the massive scale of their events. Ultra Music Fest is facing the same fate of space limitations in Bayfront Park.

The City of Miami has a golden opportunity to dramatically improve its urban event capacity by leveraging the site not only as a park for outdoor recreation but also as an outdoor event center, a dramatic and unique jewel in the network of fantastic facilities that the City already boasts.

Cultural Destination Park

The Flex Park should be designed as an intriguing, beautiful, ever-changing place that people want to return to again and again whether they live in Miami or whether they are visiting. The uniqueness should make it so that every time someone visits Miami, they visit the Flex Park.

connected, continuous BASIN PARK



DESIGN PRINCIPLES

Through engagement with and observation of the qualities of place and the needs of the City and the community, inspiration informs a series of design principles.



1 a park for all

Imagine a park that attracts all ages, cultures, interests, residents and visitors.



2 one island, one park

Imagine the whole island as the park. A place that offers culture, nature and community within a unified sense of place.



3 uniquely miami, authentically virginia key

Imagine a park as bold as Miami and true to its environment simultaneously.



4 park as spectacle

Imagine the construction of the various park events as an engaging park experience for residents and visitors alike.



5 fitness hub

Imagine the park and island as the fitness hub of Miami community and all that visit.



6 resilient park

Imagine a park where the built environment is symbiotic with the forces of nature that act upon it.



7 a place you want to be

Imagine a park that draws you back to it again and again.



8 basin as park

Imagine a park where you can experience the water and its sense of adventure away from the land.



9 concentrate infrastructure/ maximize nature

Imagine a park that concentrates cultural and intense activities in order to preserve the nature of Virginia Key for passive recreation, learning and health.

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Inspiration program

A flex park transcends the typical definition of “park” in many ways. While many imagine a “park” as an open space with turf lawns and shade trees, today, urban parks take on many more nuanced forms. A park can be a place for lawn and trees, but also carefully designed spaces that allow for interactions both intimate and grand, calm and exciting, natural or highly orchestrated.





Inspiration existing features

In developing the principles and vision for the site, the island at large served as inspiration for the concept design. The flex park and its surrounds must be a place that celebrates the richness of nature, culture, education and history that permeates it. Leveraging these qualities will make for a park that is both fitting of its context as well as a draw for those who do not ordinarily get to experience nature in the city.





events



learning



research



play

Inspiration design

The formal elements of the concept design are likewise drawn from the richness of this setting. As with the Miami Marine Stadium, the pattern of waves in the water and the ripples in the sand serve as inspiration for the flexible surface. When used as a patterning device, it is infinitely adaptable and forgiving when making transitions between spaces within the park.

Travel-worthy treasures like the Marieta Islands' hidden beach in Puerto Vallarta, Mexico; wild adventure fitness parks like Soar Adventure Tower in Tennessee; and the architecturally-inspired elevated plaza by Gaudi in Barcelona, Spain, all serve as beautiful models for the types of destinations that attract people away from their screens and into the great outdoors. It is these types of activities that will invite people to come again and again and make the Flex Park a vital part of any Miami itinerary.

As well, inspiration is drawn from Miami itself. From it's rich and diverse culture and people. Finding inspiration in Miami's vibrancy of color, energy of it's people, love for celebration, passion for food, and love of family will lead to authenticity in this park and this design.



Patterns drawn from nature, from sand ripples and waves moving through the water



The Lofted Plane - elevate the park to capture the views, the wind, and the sense of place.
1 Parc Güell Barcelona, Spain



Making the common exotic. Create an unexpected discovered place that renders something common to Miami and reimagines it so that it become exotic and magical again.
2 Marieta Islands, Mexico



An amazing place to play. A bold attraction to support health and encourage play for all ages.
Soar Adventure Tower, Nashville Tennessee



3

The Virginia Key Experience

On Virginia Key, natural preservation areas filled with local flora and fauna offer urban residents a nearby natural getaway, and of the facilities located on the island, a number of them cater to the scholarly pursuit of nature and water resources. Virginia Key also currently hosts a number of outdoor recreational activities, from marathons and boat or rowing races to Miami's only mountain biking facility. The island also has a deep cultural history; Virginia Key Beach Park was the city's only African American beach during the segregation era and the 1960s Miami Marine Stadium was the setting for numerous events that have taken place over the years on the island.

Crossing over the Biscayne Bay along Rickenbacker Causeway, one immediately feels transported when entering Virginia Key. The island character is distinct from downtown Miami; it is a place where the pace of life slows and one immediately feels the potential for connecting health and wellness in a natural setting with fantastic views all around. Incorporating the Flex Park into this context will certainly create a new and distinct destination unto itself, but will also serve as the gateway into Miami's premiere nature experience.





Context city scale + master plan

The richness and potential of this island is not a new discovery. In 2010, the City of Miami developed a Master Plan for the entire island that marks the island as the linchpin in the city's future. The plan envisions Virginia Key as the "Central Park of Miami, the 'lungs' of a city that would provide refuge and vitally needed open space in a burgeoning and crowded metropolis." Among its guiding principles, diversity in recreation, waterfront access and use, and the celebration of natural and cultural history are essential to the plan. Numerous improvements are called for, including locating new sports fields on a capped landfill site, preservation of the Bill Sadowski Wildlife Preserve, and an environmental trail and wildlife watchtower that circumnavigates the Miami Marine Stadium basin. The Master Plan proposed development of a flexible open space east of the historic Miami Marine Stadium and with it the development of several facilities that focus on boating, marine culture and water access.

Damaged in Hurricane Andrew, Miami Marine Stadium has been unavailable for use since 1992. In 2008 The National Trust joined with the Friends of Miami Marine Stadium to save and restore the iconic structure. In 2009 The National Trust named Miami Marine Stadium to its list of America's 11 Most Endangered Historic Places. The stadium was designated on the The National Register of Historic Places in 2018 by the National Park Service.

2010 MASTER PLAN GOALS FOR MIAMI MARINE PARK

- Maximize public access to the waterfront
- Provide flexible open space on the eastern side for public recreational use
- Build new revenue generating boating facilities
- Propose a site for a marine exhibition center
- Restore and vigorously use the Historic Miami Marine Stadium
- Limit structures height not to exceed the height of the Marine Stadium
- Provide green alternatives for parking
- Promote varied public use of site from passive to active and island Integration



image courtesy of the City of Miami

Virginia Key Master Plan (2010)

A comprehensive plan for the island envisions the flex park as a hub for a myriad of opportunities, both current and future, along and in the basin.

On a grander scale, the vision includes a nature center at the head of the basin. located just off Arthur Lamb Road. A nature center here could serve as the primary gateway to the amazing amenities the island has to offer. South of the Bill Sadowski Preserve, it would provide the public with some of the greatest views in the entire city.

Through not part of this project's scope, we recommend studying the feasibility and operation of such a nature center in the future.

Greater Miami Context



The Flex Park at Virginia Key site is approximately 18 acres. The island has a wide range of resources and entities today, however there is a disconnected nature about things currently. A vision to connect the island as a whole would benefit both the Flex Park as an event location and the remainder of the island as connection to nature.

Virginia Key

History of the Basin & Miami Marine Stadium

There is perhaps no more iconic image on Virginia Key than the concrete clamshell profile of the Miami Marine Stadium. Completed in 1963 and designed by famed architect Hilario Candela, the 6500+ seat stadium was immediately a Modernist icon and played host to numerous world-class boat races and other entertainment events. The basin that it faces was dredged expressly for such events, and is still popular today for different types of boating and rowing.

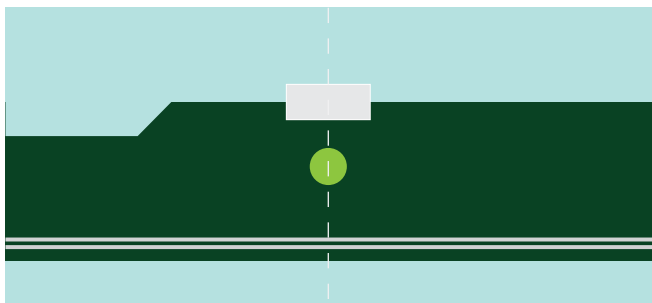
During the design process, Candela drew inspiration from the stadium's sublime ocean setting. "Water to water" served as the poetic vision for the building design as a jewel that bridged both side of the isthmus connecting water to water. However, for functionality of the site, much of that vision was subjugated in favor of surface parking facilities. And in 1992, Hurricane Andrew rendered the stadium unsafe and no longer a viable facility for sporting and cultural events.

However, as part of the Master Plan, the renovation of the Stadium is currently in the design development stage. Over the course of the design process for today's park, we have worked closely with R.J. Heisenbottle Architects to understand and honor his original vision with a new flex park that restores the concept of water to water across the whole site.

The design concept for the Flex Park strives to unify the entire flex park site, the Miami Marine Stadium, the Maritime Center and other island destinations with a cohesive urban form defined by building placement, appropriate building setbacks from the Stadium and grand scale and iconic paving and planting forms that express the result wind and water action have on the sands of the island.

"water to water"

-hilario candela, architect
vision for miami marine stadium



Original Vision



Functional Reality



Photo courtesy of the Candela Archives

Character of the Site

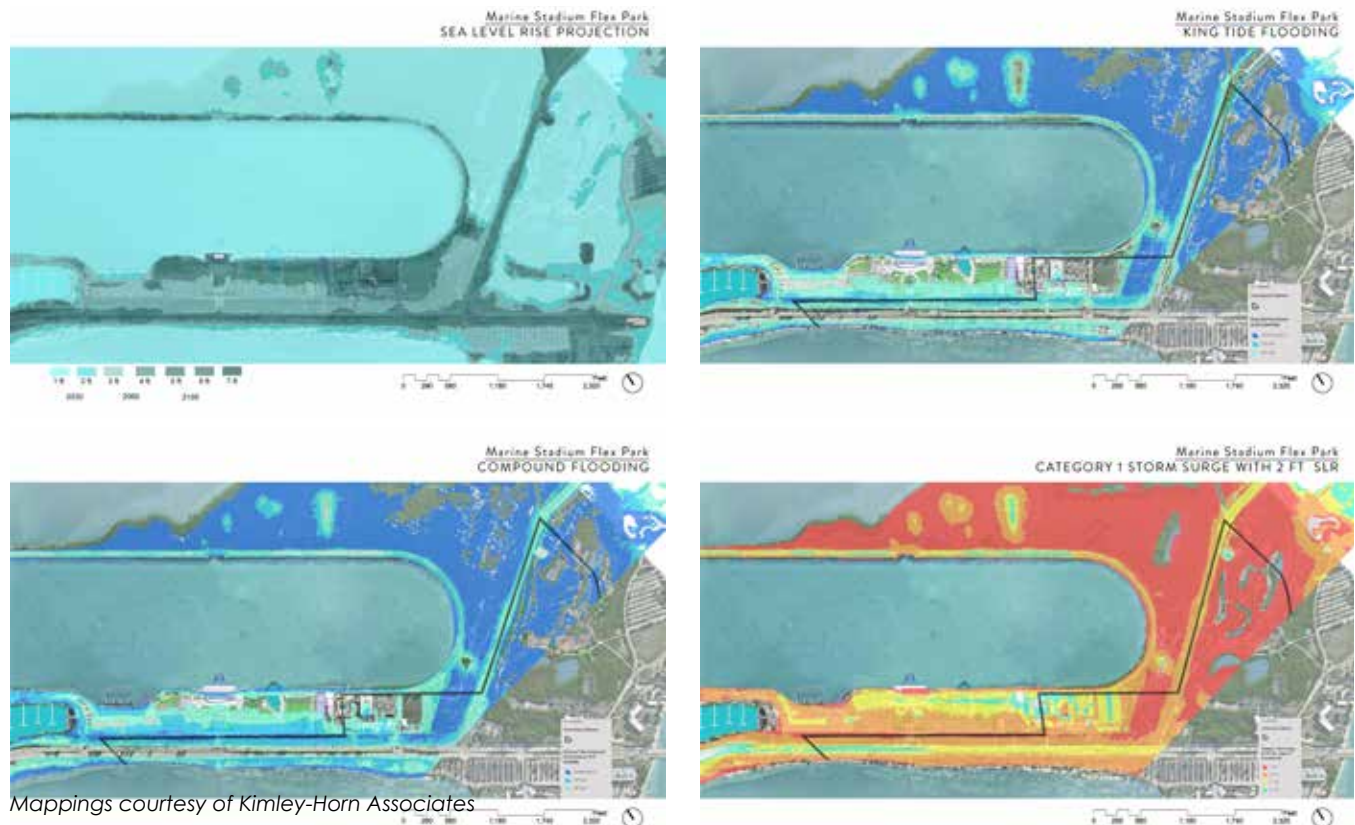
challenges ARE opportunities

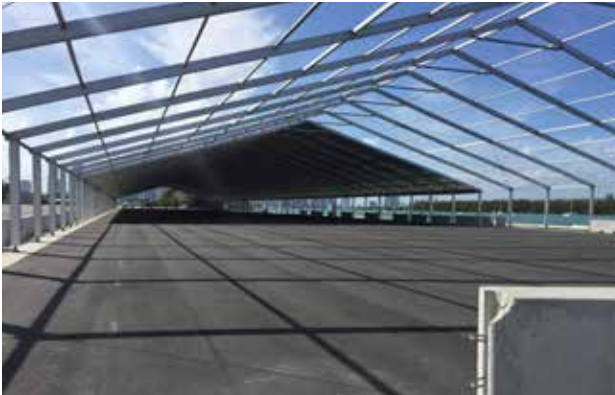
The site itself is currently unlike the rest of the verdant island. The sun beats mercilessly on the asphalt lot that surrounds the stadium, and the vestiges of the historic circle in front of it have likewise been hardened over time. Scattered walks snake around the stadium's edge, but they lack hierarchy or delineation of circulation.

There is virtually no vegetation to speak of except on the site's fringes, where but a few sea grapes and mangroves poke up as the site's parking lot and baywalk transition to the bay. Scattered palms at the base of the stadium do little to offer relief from the heat the site generates on a sunny summer day. The buzz of Rickenbacker Causeway on the west side of the site is present although not deafening. The causeway itself presents a strong barrier between the calm basin and the well-loved dog walking and wind surfing Hobie Beach on the opposite side of Biscayne Bay.

Due to the very bayfront setting that makes it attractive, the site is vulnerable to the vagaries of changing climate patterns. With an average site elevation of five to six feet above sea level, king tides, storm surges and sea level rise predictions all factor into the site's potential. Resiliency is a key consideration in the design and development of this flex site - how can we reduce the site's vulnerability to rising seas and enhance its performance for the city's growing population and their needs?

There are numerous opportunities present on the site before one even imagines the design possibilities. Calm waters in the basin provide generous area for protected non-motorized water sports, proximity to downtown allows for easy access, and the views from nearly all areas of the site are spectacular. Whether confronting the back elevation of the elegant stadium, standing adjacent it and observing the glittering basin, or gazing back to the city skyline in the north, the site has incomparable views in the city of Miami.





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context

Given Site Relationships *physical*

Even before the first meetings for the Flex Park took place, several adjacent projects borne of the 2010 Master Plan were well underway. These projects have all been moving without comprehensive, holistic connections to those nearby, so part of the concept design process has involved analyzing and in some cases proposing alternative relationships between projects to create one cohesive park populated by several connected features and elements and master plan improvements.

The most familiar project currently under design involves the restoration of Miami Marine Stadium. The project, led by R.J. Heisenbottle Architects with guidance from Candela Architects, just completed its design development phase and will soon move into construction documentation. In an effort to maximize site unity, the stadium plaza was collaborated on between both design teams during the course of flex park analyses.

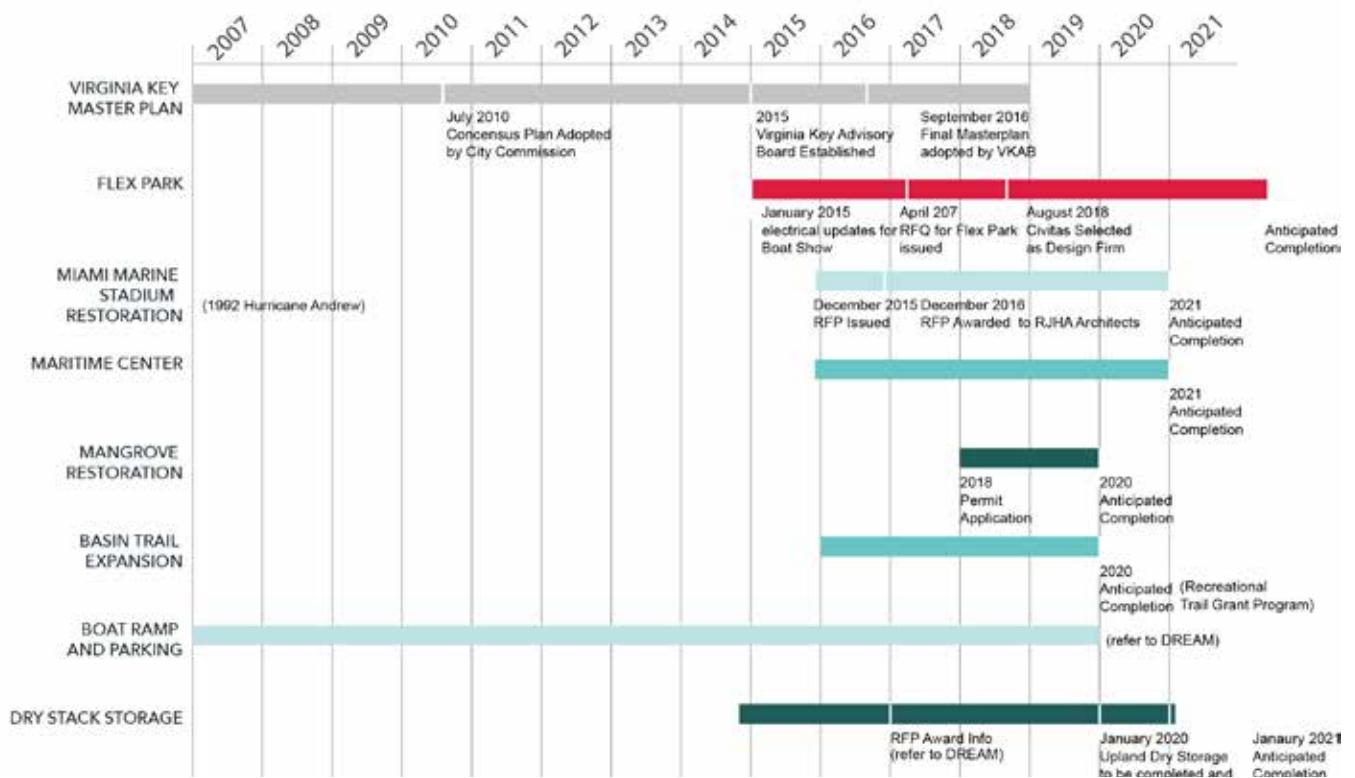
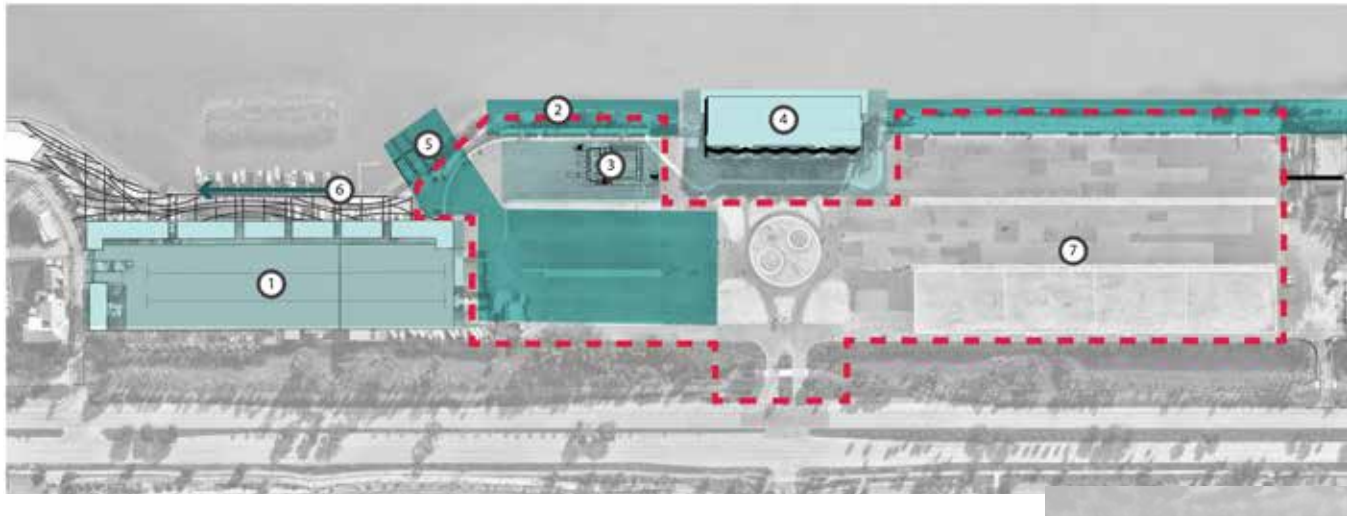
Other major projects currently ongoing include the completion of design criteria for the Maritime Center, located just north and west of the stadium. The design of the center is founded on the principles located in the Master Plan and is intended to provide sympathetic uses to the stadium, including shared event facilities and special access. The RFP for a major dry stack boat storage and covered parking facility on the northwest edge of the site is currently in litigation, but once resolved will have a major impact on flex park circulation, access and views. Improvements to the current baywalk are being made through the Recreation Trail Grant Program to extend pedestrian functionality along the basin.

A mangrove restoration on the shoreline northwest of the stadium is required to mitigate impacts created during infrastructural improvements completed for the first on-site Miami International Boat Show. However, the scope of the project conflicts with the Stadium scope, so these elements need to be rectified. Finally, two boat launches and affiliated boat trailer parking was provisionally designed to function between the dry stack facility and the stadium and maritime center.

Perhaps the most informative relationship given at the start of the project is the \$22 million infrastructural investment the city made in the site to accommodate the electrical and physical requirements of the Miami International Boat Show, which relocated here from the Miami Beach Convention Center in 2016. The linear bands of concrete footings, drainage channels, electrical boxes and buildings and large expanses of asphalt and structured paving are the only visible indicators of the investment that lies beneath the surface.

- ① Dry Stack Storage
- ② Mangrove Restoration
- ③ Maritime Center
- ④ Miami Marine Stadium Restoration
- ⑤ Boat Launch and Parking
- ⑥ Basin Trail Expansion
- ⑦ Flex Park

current adjacent projects



Given Site Relationships programmatic

The City has already begun using the site for numerous events throughout the year. Triathlons, boating events, training exercises and the like have all found a home on the site in the ensuing years since Hurricane Andrew rendered the stadium unusable. With the Miami Marine Stadium coming online again in the near future, stadium events will influence the park use and its parking requirements in many ways dictates certain site uses.

The biggest event to date that currently calls the Flex Park site home is the Miami International Boat Show. In order to facilitate an event of this magnitude – one that boasts over 97,000 attendees annually – the City and the National Marine Manufacturing Association partnered in 2015 to provide the massive electrical and drainage infrastructure required to power the event. Every year beginning in November, 130' wide, 34-foot tall conditioned tents are erected on the site and a massive network of powered docks are stationed in the basin to serve as the stage for this 5-day event in February. The tear-down period that follows this event takes another six to eight weeks, resulting in a site that is not publicly accessible for up to five months out of the year.

The site has also been slated for use by one of Miami's global events and the nation's largest multi-day electronic dance music event, Ultra Music Festival. Currently located on Bayfront Park, the City hopes to expand attendance from 50,000 to upwards 60,000 by moving it to the Flex Park site and alleviate the downtown gridlock that results from its current setting.

The scale of these events in many ways informs how the site can be designed. The term "flex park" is apropos of a site that must weigh such competing needs: publicly accessible open space for all that also withstands intensive use. To handle the incredible volume of people during a large event the site design must be innovative. Extensive areas of the site must be allocated either to paving or structured turf. Identifying where those must be and what areas can provide shade, respite and repose have been a major part of this design challenge.

With the renovation to Miami Marine Stadium, and proposed improvements of the Maritime Center and the Flex Park at Virginia Key, an island parking strategy becomes critical. Couple the above improvements with existing uses, plus large special events, and quickly parking and traffic become a design problem of their own. Through strategic partnerships with the future Dry Stack Boat Storage facility, as well as parking improvements on Arthur Lamb Road, parking for many events can be accommodated. With the addition of a walk from Arthur Lamb Road along the basin edge to the Flex Park site, connections are simplified. The larger, multi-day events will need to integrate their parking strategies with the whole of Miami, supplemented by land and water shuttles to ensure that vehicular traffic on the island itself does not interfere with daily users of Rickenbacker Causeway.



4

concept

Basin Concept

The park cannot be divorced from its basin context. For the island of Virginia Key to serve as the “green lung” of Miami, we envision the head of the basin as its major gateway. Located on the east end of the basin with stunning views back downtown, a new nature center should be located here to function as the island’s main thoroughfare. New surface parking lots adjacent the center will provide shared parking opportunities for the Flex Park and could also be leveraged for special event needs.

As part of this concept, the Team explored the possible realignment of Arthur Lamb Road. A more sinuous entry to the nature center and other destinations throughout the island will enhance the natural character of the place and invite visitors to slow down and take on a more peaceful mindset in Virginia Key.



To unify this insertion with the Flex Park and other adjacent sites and projects on the basin side, the plan further envisions shifting the proposed baywalk connection to an enhanced basin walk. A multiuse trail with enhanced paving and elegant, soft lighting that is generous enough to carry cyclists, pedestrians, and small shuttle transport like rickshaws will allow for public basin use during special events. This enhanced Basin Walk would also provide an alternative means of circulation during special events, thus keeping event-related traffic on Rickenbacker Causeway to a minimum.



Site Plan



As both a world-class public park and a full-service outdoor event center, the site's aims are grand. Nestled in the context of a continuous and connected basin, the Flex Park serves as the cohesive glue binding together the wide range of programming already underway.

The floor of the Flex Park is a visual binder, evoking the soft ocean waves and Hilario Candela's vision of a marine stadium that spans "water to water" - from the protected basin to the open waters of Hobie Beach. This floor needs to be durable enough for heavy use, flexible to allow for a range of event types and sizes, and unified in aesthetic form to provide a worthy setting to celebrate the historic Stadium. On the southern half of the site, a new sky park sits atop an open-air convention space that doubles as covered parking facility and exhibition space.

Considering the pressures of growth in the city of Miami; its need for resilient

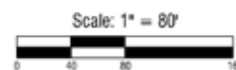


green space; the history of the site; and the numerous ongoing projects on Virginia Key, the design for the Flex Park must be a truly comprehensive solution to the myriad complications such factors present. The site plan for the Flex Park at Virginia Key is the result of extensive design discussions with City staff, current neighbors, the public, adjacent project team members, and special events stakeholders.

The following pages describe the formal and programmatic elements of the plan for this world-class vision for the City of Miami.

PLAN LEGEND

- | | |
|-------------------------|----------------------|
| 1 MIAMI MARINE STADIUM | 10 BASIN GARDENS |
| 2 MARITIME CENTER | 11 HIDDEN BEACH |
| 3 MIAMI ROWING CLUB | 12 THE COCONUT STEPS |
| 4 HISTORIC CIRCLE | 13 BOAT RAMP |
| 5 DRY STACK STORAGE | 14 THE YOGA MAT |
| 6 STADIUM PLAZA | 15 THE FLEX CENTER |
| 7 FLEX LAWNS | 16 THE LOOKOUT SPIRE |
| 8 ELEVATED PARK TERRACE | 17 BASIN WALK |
| 9 SKYWALK | |



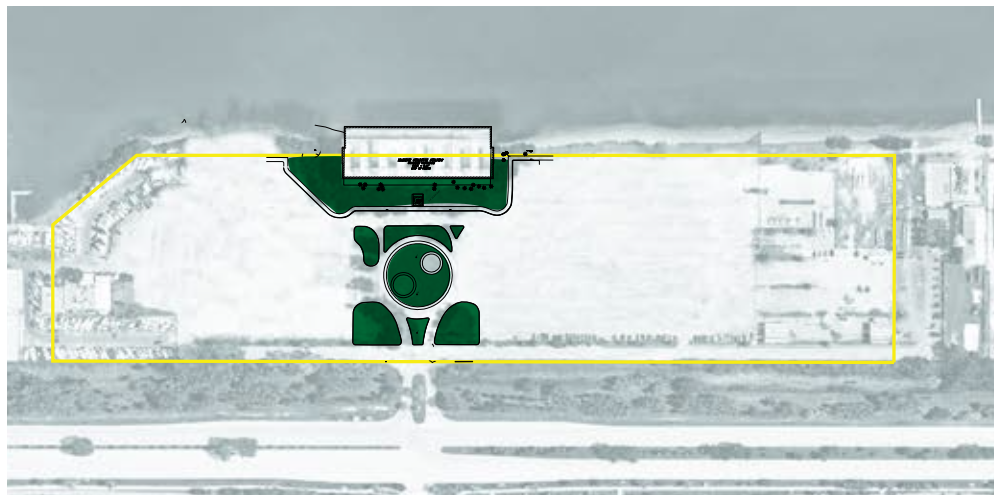
Open Space

past and present conditions

Historic
Condition
1963

9%
OPEN SPACE

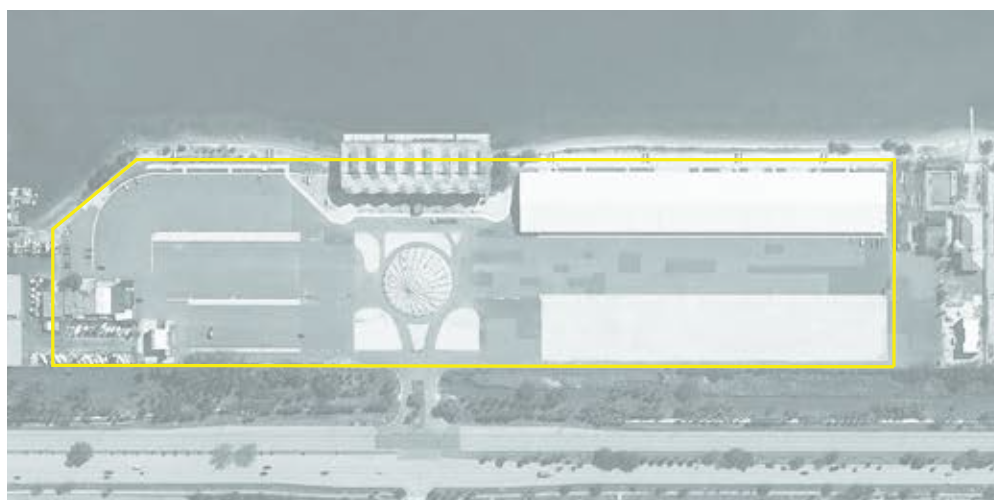
1.7 ACRES
OPEN SPACE



Existing
Condition
2019

0%
OPEN SPACE

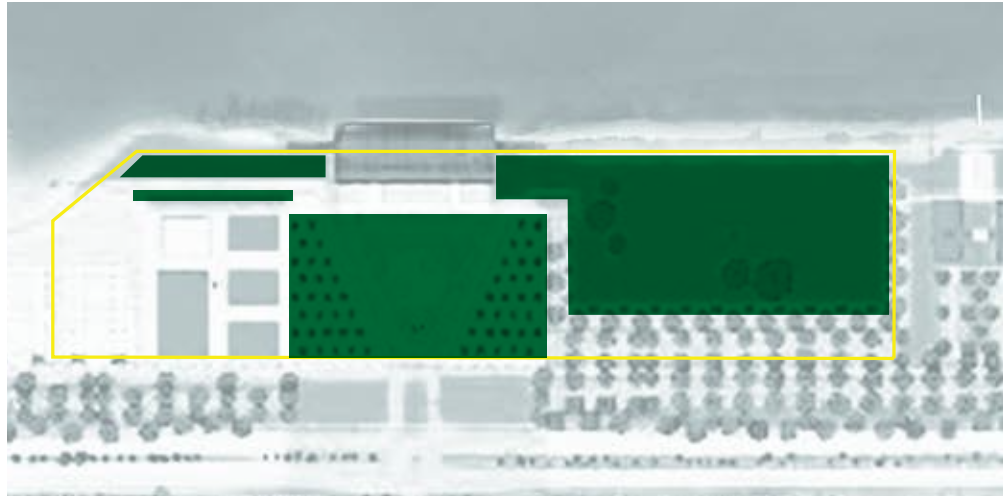
0 ACRES
OPEN SPACE



Master Plan 2010

49%
OPEN SPACE

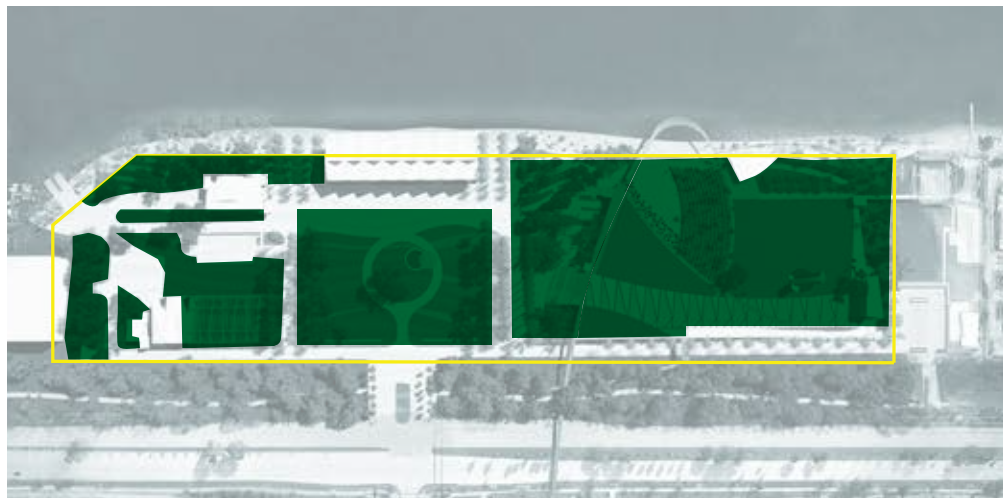
9.3 ACRES
OPEN SPACE



Proposed Flex Park

70%
OPEN SPACE

13.5 ACRES
OPEN SPACE

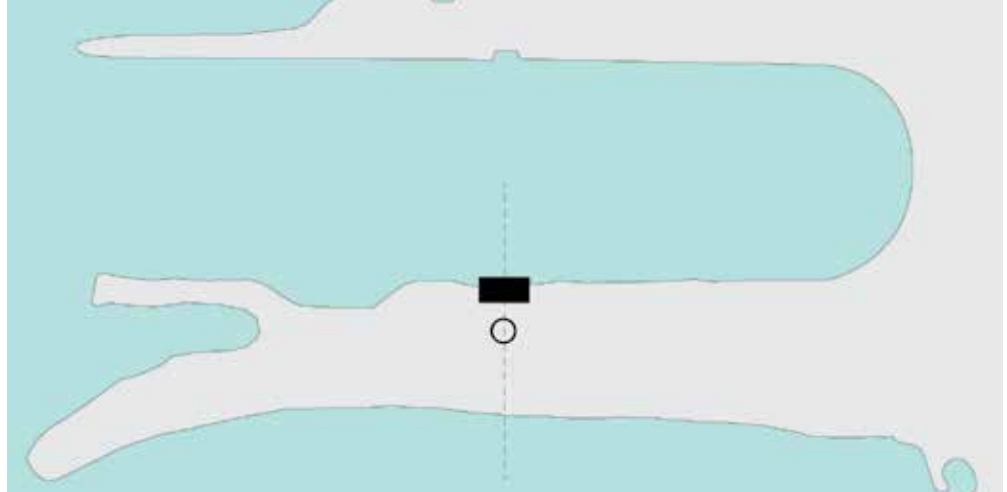


Design Frameworks

organizing the site

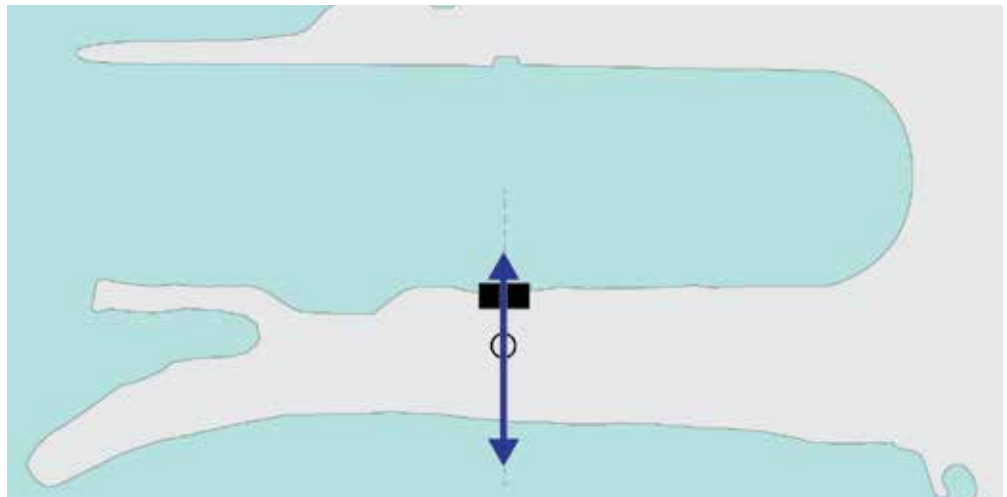
1. Acknowledge the Historic Centerline

Protected historic resources and recognition of the center of the site.



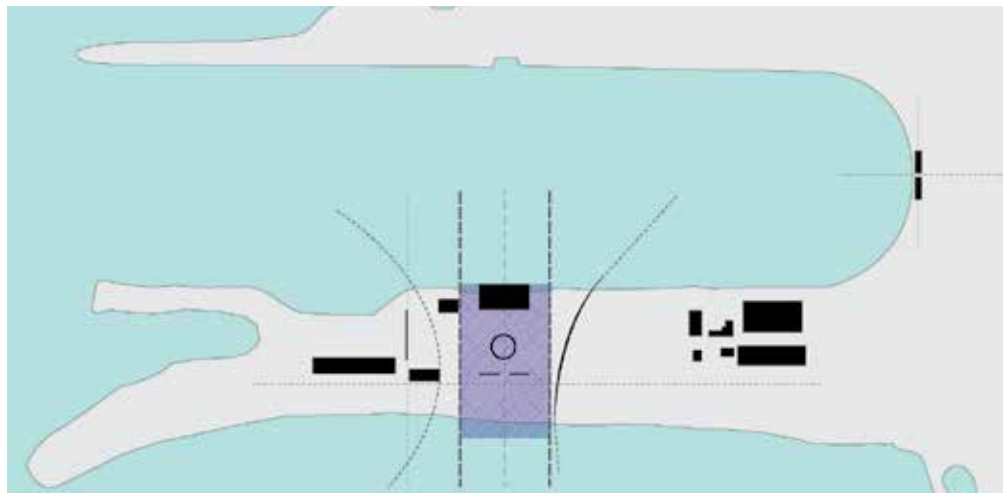
2. Connect Water to Water

The Maritime Center and Flex Park elevated portion are setback to respect the Stadium and to frame views to Downtown Miami.



3. Frame the Stadium

The Maritime Center and Flex Park elevated portion are setback to respect the Stadium and to frame views to Downtown Miami.



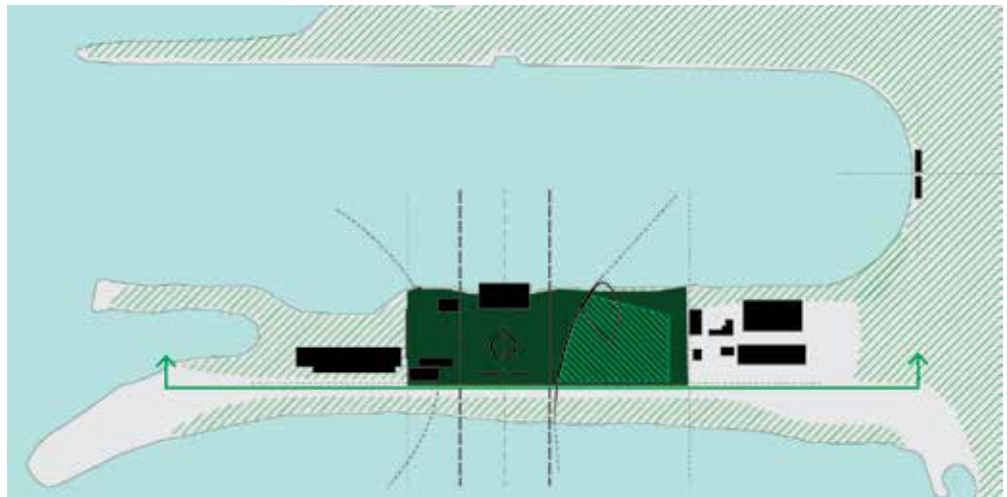
4. Elevate the Park

Lift portions of the park space above a flexible ground level area that can be used for events or parking.



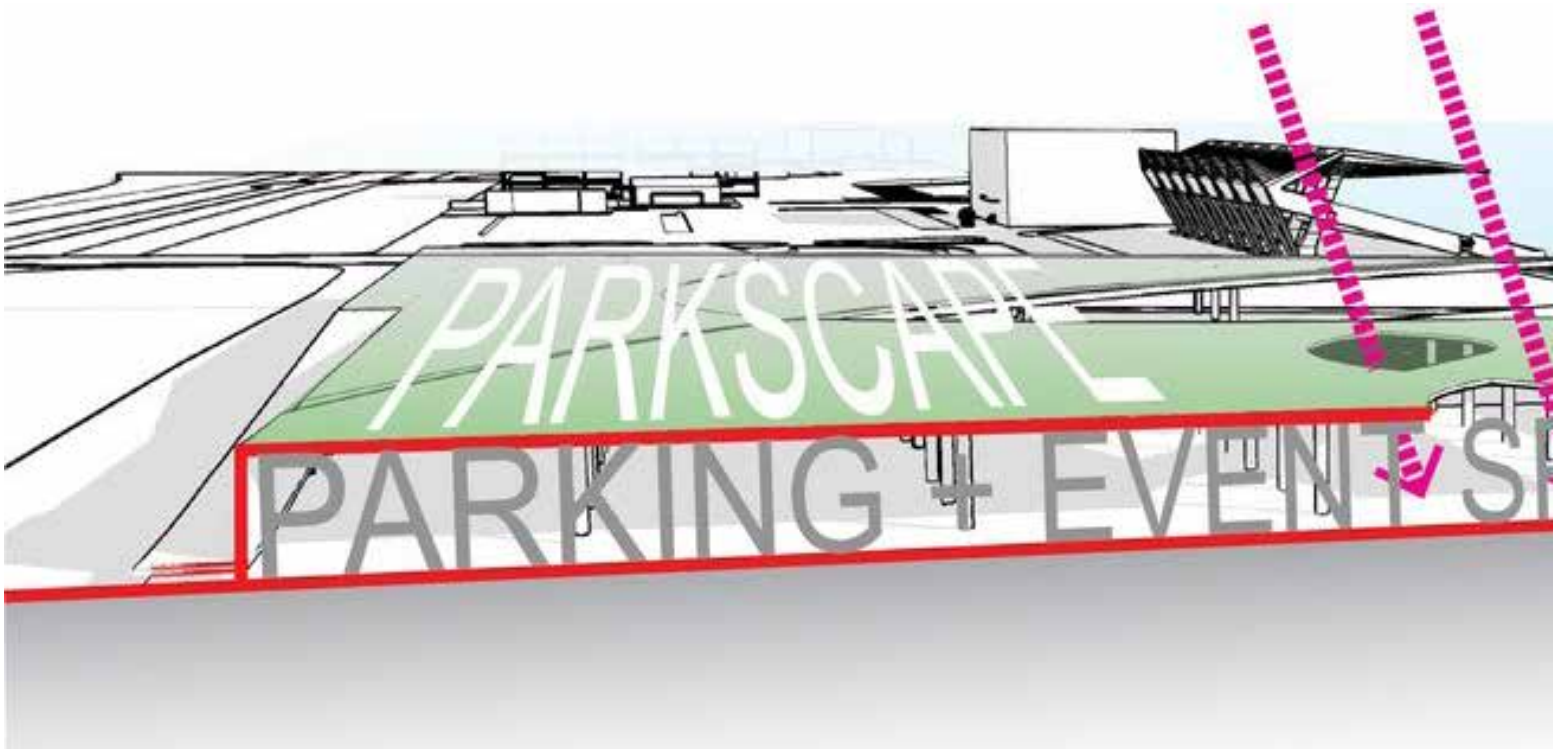
5. Connect the Island

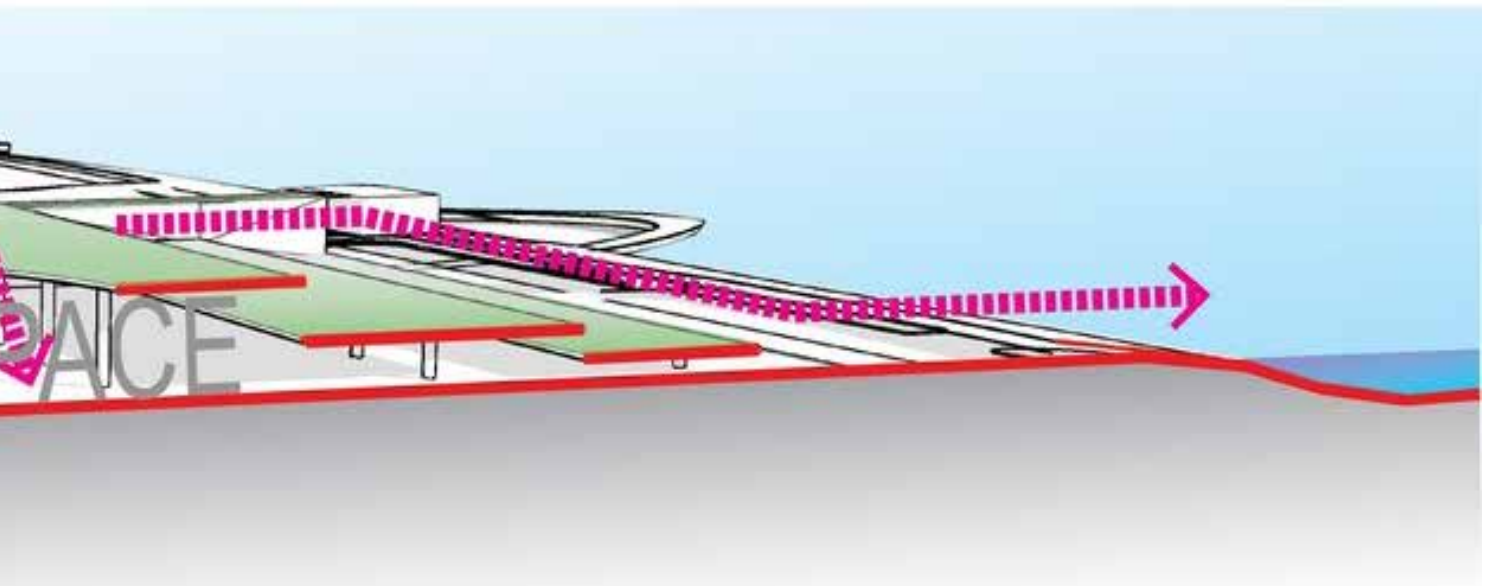
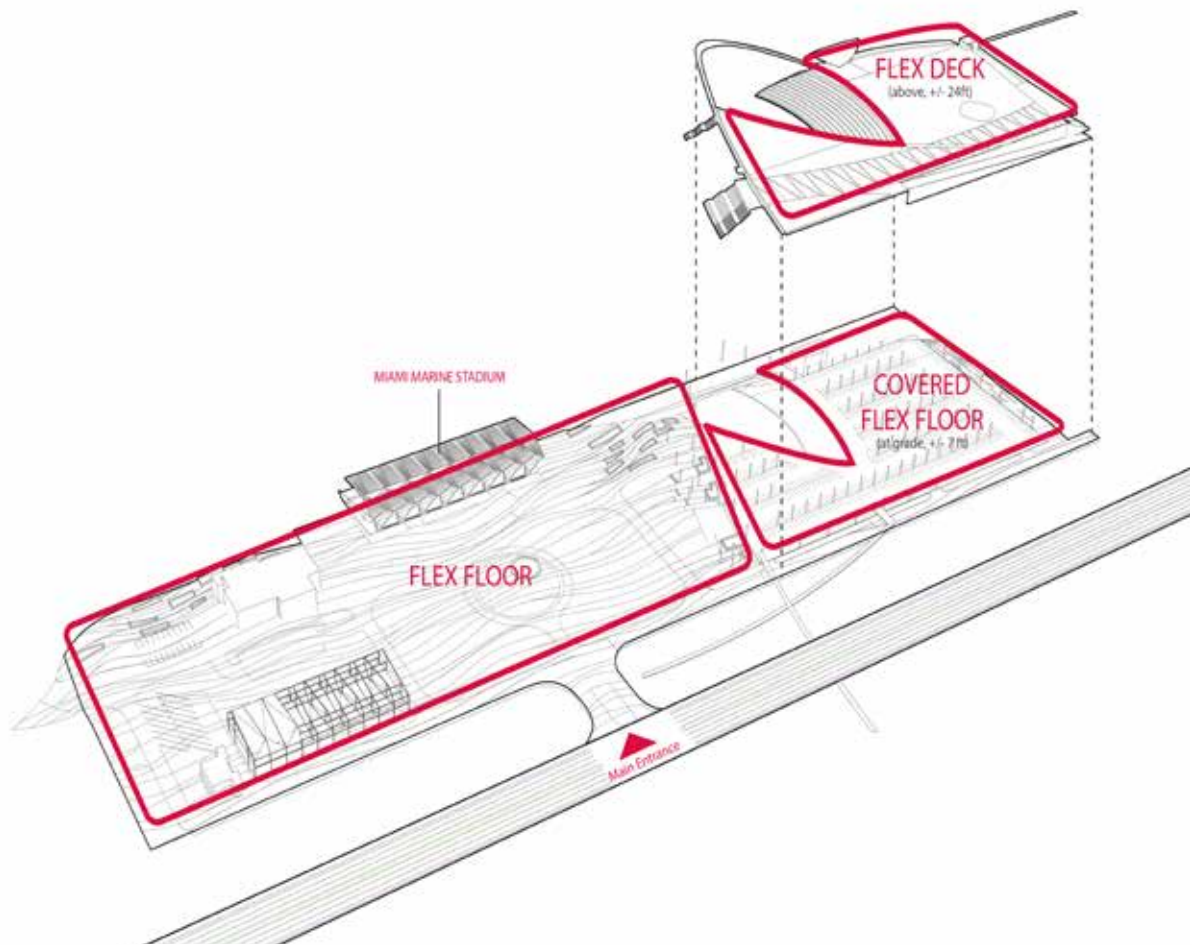
Unify the Flex Park with the natural features and experiences of the greater island.



An Elevated, Multilevel Park

In order to accommodate the range and complexity of uses, activities and required infrastructure, the design concept includes an terraced approach to portions of the site. The primary "Flex Floor" around the restored Marine Stadium will remain a single level surface, while the south portion of the site is proposed to be multi-leveled. The "Covered Flex Floor" becomes an area that is also adaptable, it can be a covered indoor/outdoor exhibition space that can be used for event and installations like the International Boat Show, providing shade and necessary infrastructure for set up. Typically these events require additional time and expenses to set up tents. The covered flex floor would allow for quicker and less costly set up time. During other, smaller events or performances at the Marine Stadium, the Covered Flex Floor would be used for parking. The Flex Deck would be designed as an upper level park space, which would allow for additional event area, but also be a beautiful place to spend time, and to take in incredible views of the Island, the Basin, the Bay and the Miami skyline.





With Diverse and Flexible Spaces

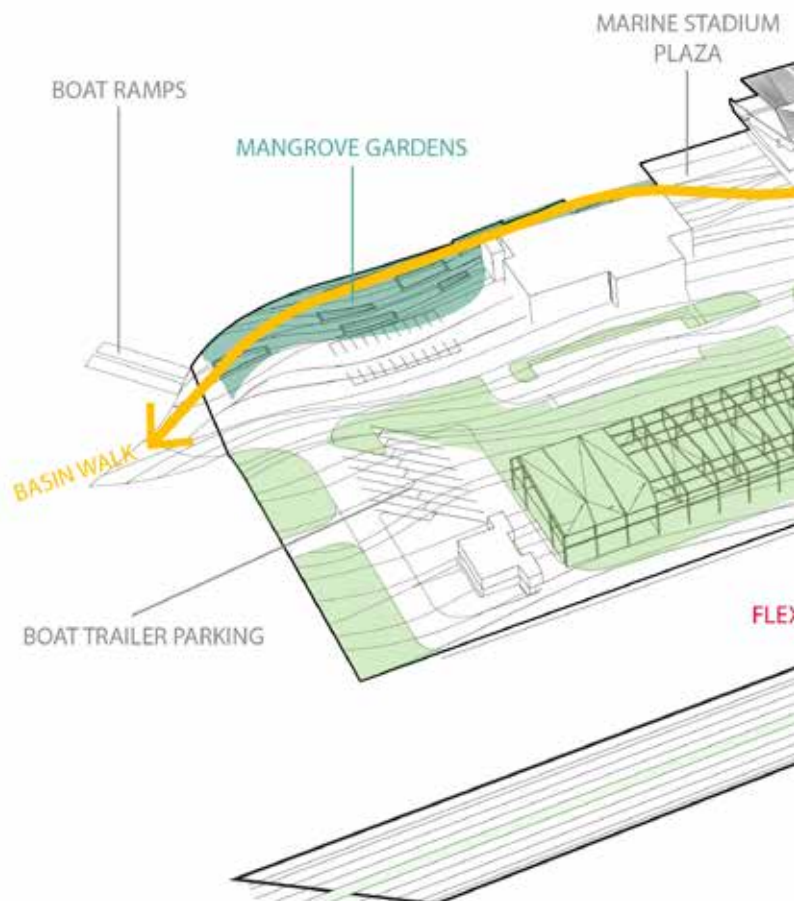
While the major elements of the design provide a bold and memorable setting to inspire its use as a major cultural destination, it is the careful delineation of space that allows the site to be intimate enough for everyday use.

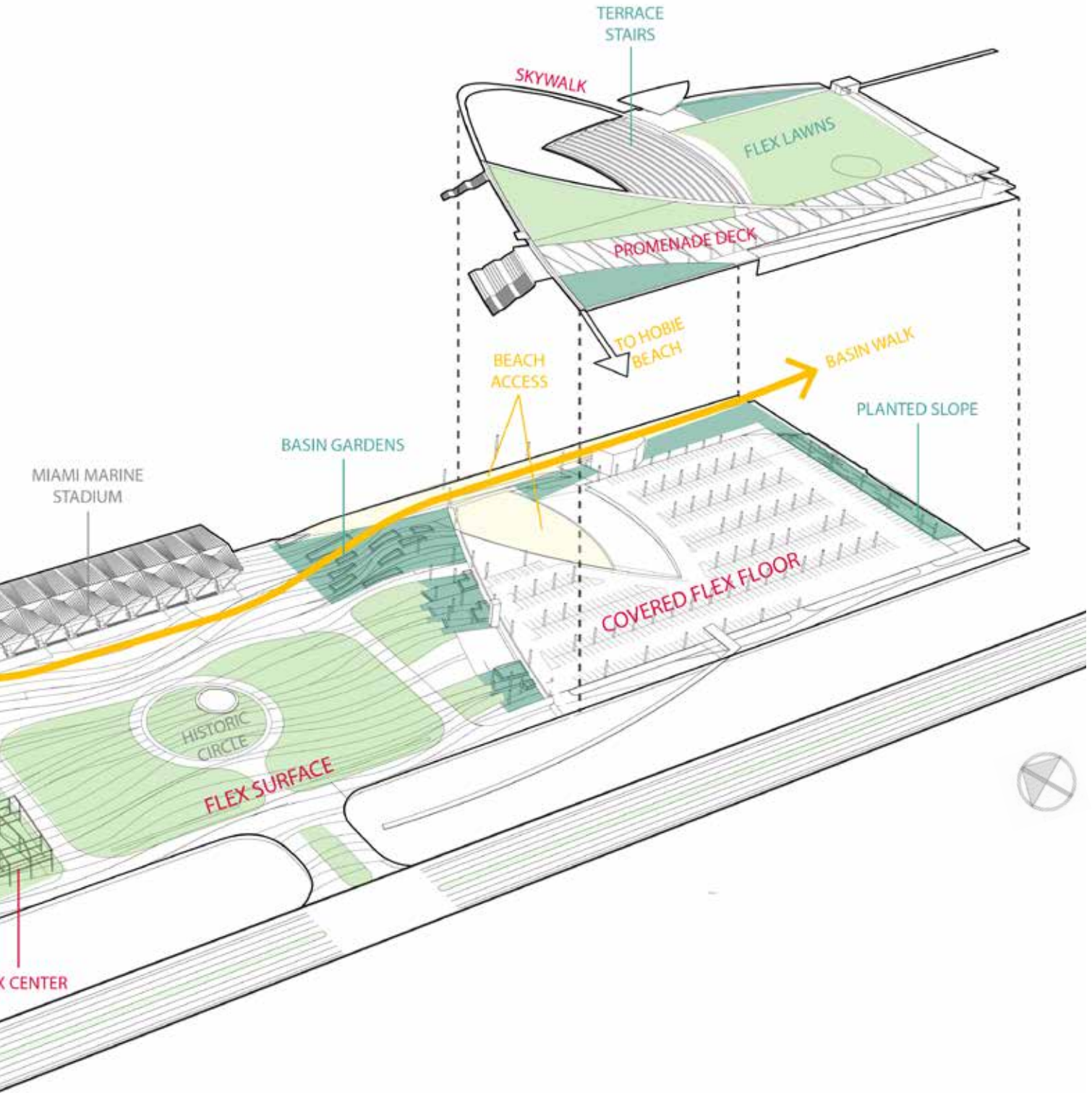
The ground plane of the park, lifted several feet above its current grade to account for sea level rise, is a surface inspired by the patterns of sand and sea. Composed of reinforced lawn panels and high quality plaza paving, the Flex Surface is the primary site for events big and small - visitors have a hospitable place to congregate before stadium or festival events and everyday park walkers have places to set picnic blankets and take leisurely strolls with family and pets. A Flex Center, anchored in the northwest corner, provides day-to-day opportunities for adventure play and can be temporarily decked to provide mezzanine level event overflow.

Sandy shores with incomparable views to the city, the island, water sports and the stadium are easily accessible past the threshold of native inspired Basin Gardens and Mangrove Gardens. These gardens provide wonderful opportunities for intimate conversations, shaded strolls and admiring the pace of the island life. A new basin walk, wide enough for pedestrians, cyclists, rickshaws and the like, provides critical passage from sites along the entire basin.

The covered flex floor envisions tall architectural ceilings and elegant columns fit for first-class events while still being low enough and far enough from the stadium to properly celebrate its importance. A promenade deck and flex lawns above provide simple, pedestrian-friendly surfaces for strolling or play above. These are easily transformed into event space when needed. Ample room is provided for food trucks, restrooms, restaurants and rental space that can be integrated into the overall structure.

The skywalk offers sublime views back to the city and also provides a critical connection across Rickenbacker Causeway to Hobie Beach.





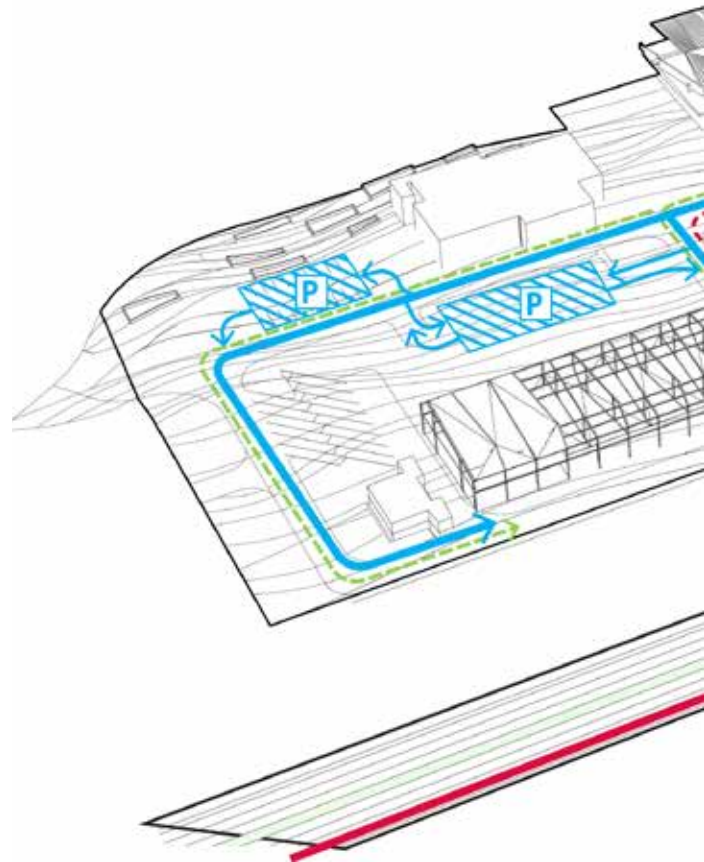
How it Works Mobility

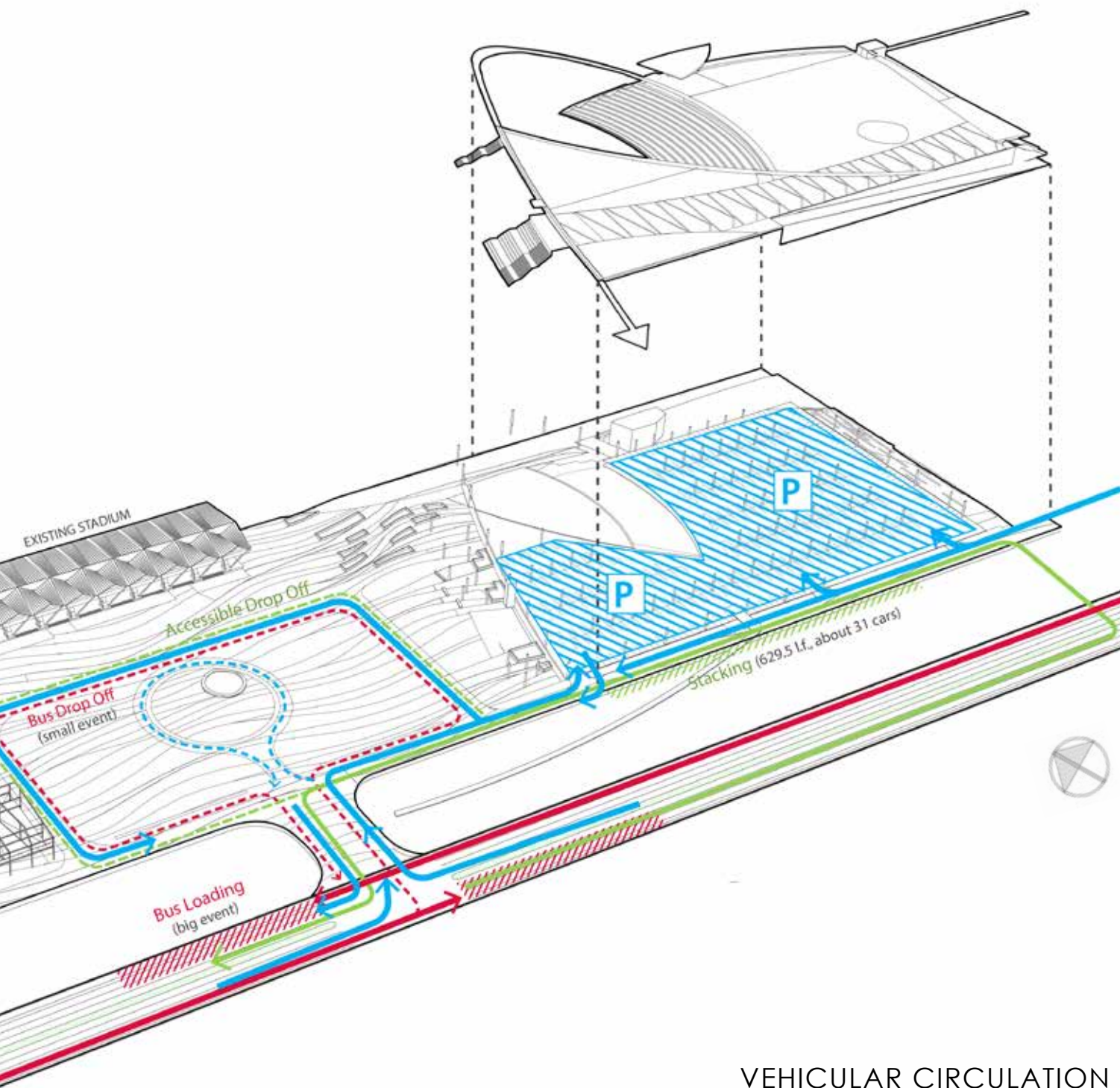
In order to provide a park that is pedestrian-friendly, the site circulation must be simple, clean and easily managed. Entering the site via Rickenbacker, two east-west, two lane roadways terminate in a traffic circle intended to serve as valet parking drop-off. The proposed two lane one way center roadway is primarily for Lyft/Uber and Taxi drop-off and pick-up at the restored historic stadium circle.

Surrounding retractable bollards provide a vehicular barrier to protect pedestrians in the plaza. Emergency vehicles will also use these roadways as needed. Subtle material changes and a carefully placed bollards are envisioned in lieu of standard asphalt and curb and gutter to mark the primary vehicular routes to all major destinations on site, including the stadium, maritime center and dry stack facility.

Ride sharing services can easily utilize this primary vehicular road or for events could be directed to enter on the southwestern drive by the Rowing Club. A single stacking lane on the western side of the covered parking structure provides space for upwards of 30 taxis. City bus dropoff will remain as currently designated on either side of Rickenbacker, but careful consideration will need to be made for pedestrians crossing on the opposite side of the street by foot.

With regards to parking, the current available site is already insufficient to service the entire Miami Marine Stadium at capacity. Added to this is the need to provide meaningful park space, which significantly impacts the number of cars that can park on the island. To balance this need, the covered deck provides 503 parking spaces underneath on an everyday basis and the Maritime Center will provide two small surface lots for 48 vehicles. For events, a series of shared parking agreements with the Dry Stack Storage, Virginia Key Beach Park and the future Nature Center will be required to provide approximately 1500 spaces for event parking. A comprehensive island master plan is needed to determine the feasibility of these agreements and any other ride sharing or land and water-borne transportation services.





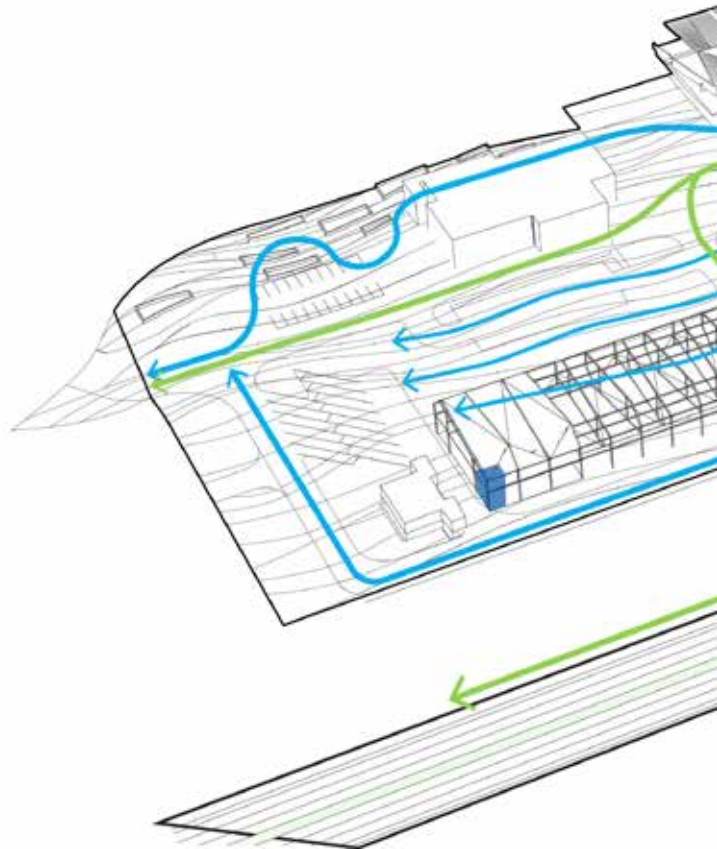
VEHICULAR CIRCULATION

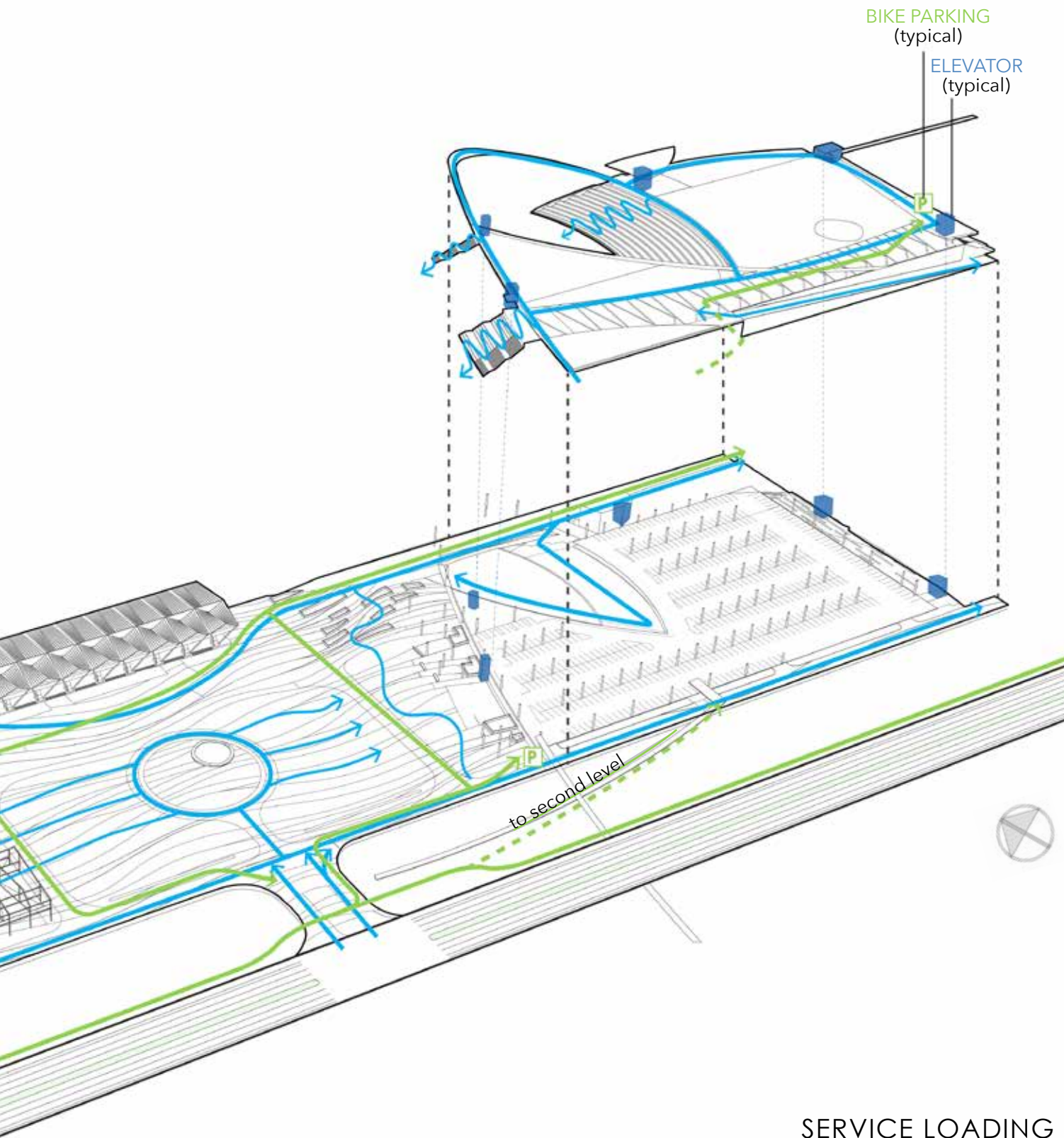
Cars Bus Taxi/RideShare/Shuttle

How it Works Bike + Pedestrian

In this design, pedestrian and cyclists take priority in the day-to-day park setting. The subtle material changes in the plaza and a seamless pedestrian experience noted in the mobility section are intended to provide enough separation between pedestrians and vehicular traffic during events while also promoting slow driving and deference to the pedestrian in everyday situations. This concept of seamless design should be carried throughout the site not just limited to the plaza space.

Cyclists who regularly enjoy using Rickenbacker Causeway will find easy connections to the park, both with the existing at-grade commuter path connection as well as to the second deck of the park.





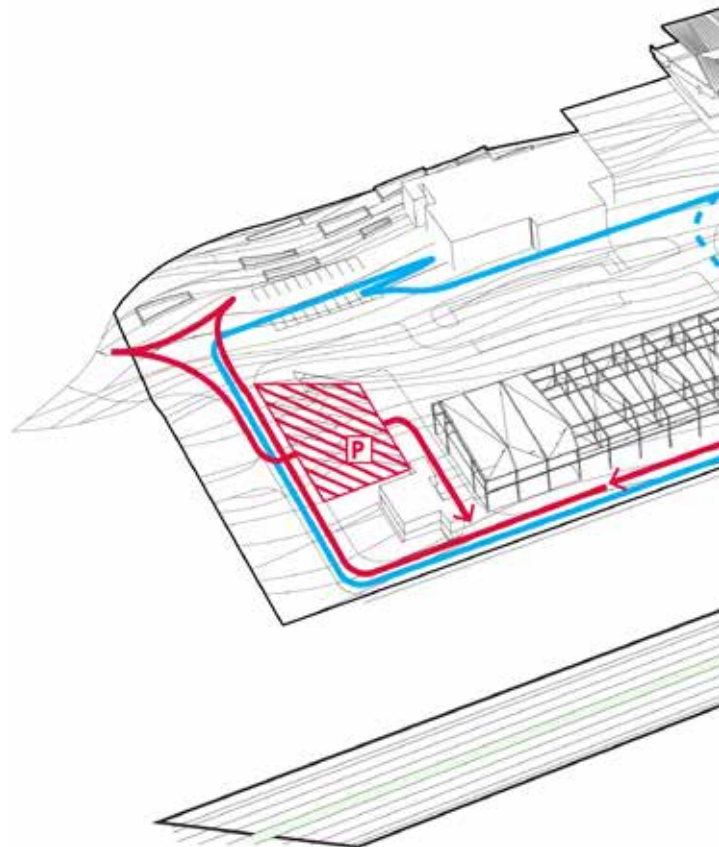
SERVICE LOADING

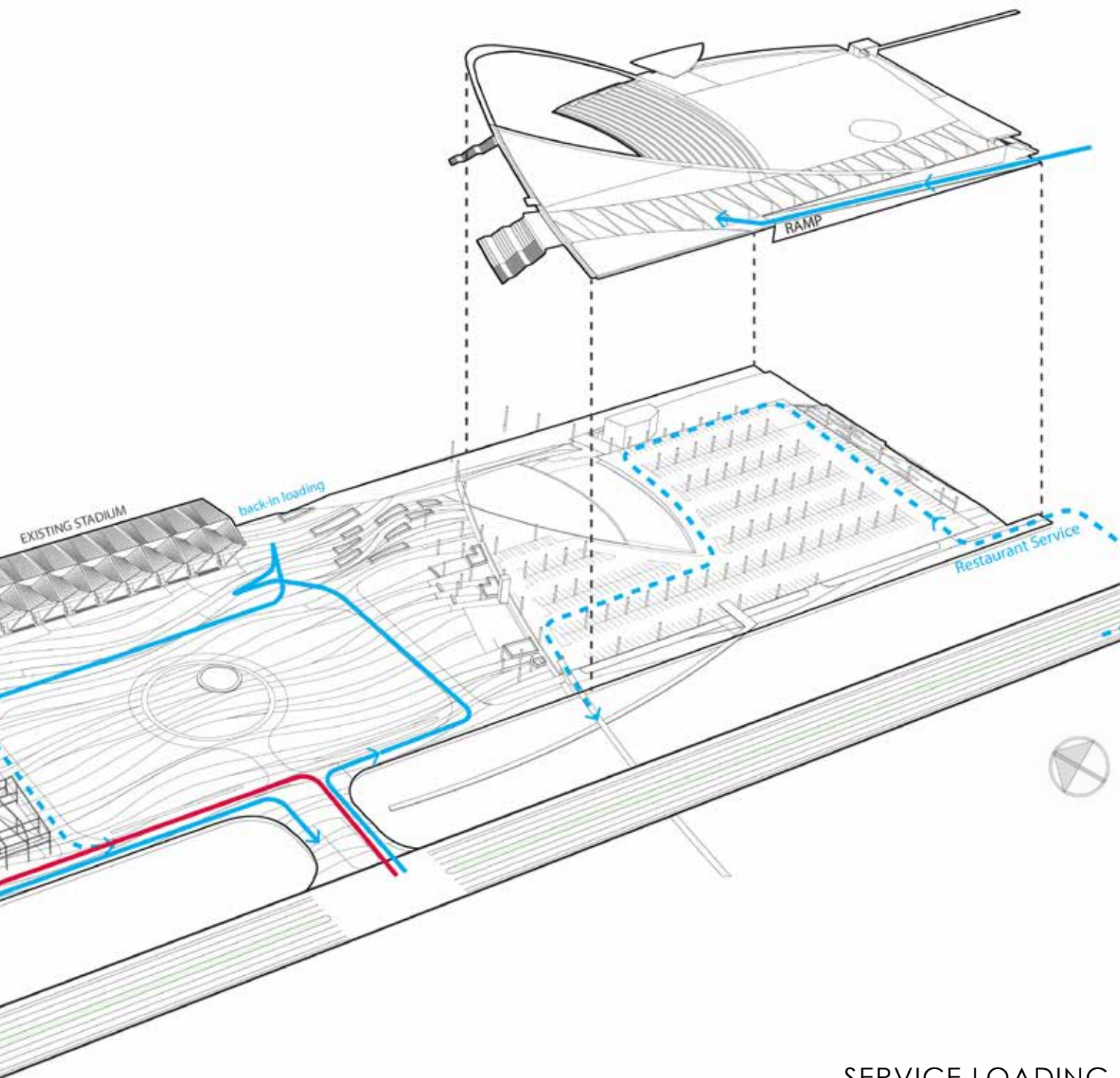
Pedestrian Bike

How it Works Service + Loading

The service access and loading strategy is designed to work in concert with all adjacent projects on site. The existing east and west on-site access road parallel to the Rickenbacker Causeway will be maintained to provide access to the east and west parking areas within the future Flex-Park. Parking is provided on the northern edge of the site adjacent two new boat launches for up to 15 boat trailers. For events, ramp access is provided to the 2nd level of the covered flex deck on the Rickenbacker side. Additional trailer parking should be identified under the deck and logistical maneuvering may need to be looked at further.

The goal of the park is for vehicular circulation to be simple and easy. And to that end, future studies will require input of a traffic engineer who can perform proper analysis of parking and vehicular distribution for the entire site.





SERVICE LOADING

Service Boat Trailer

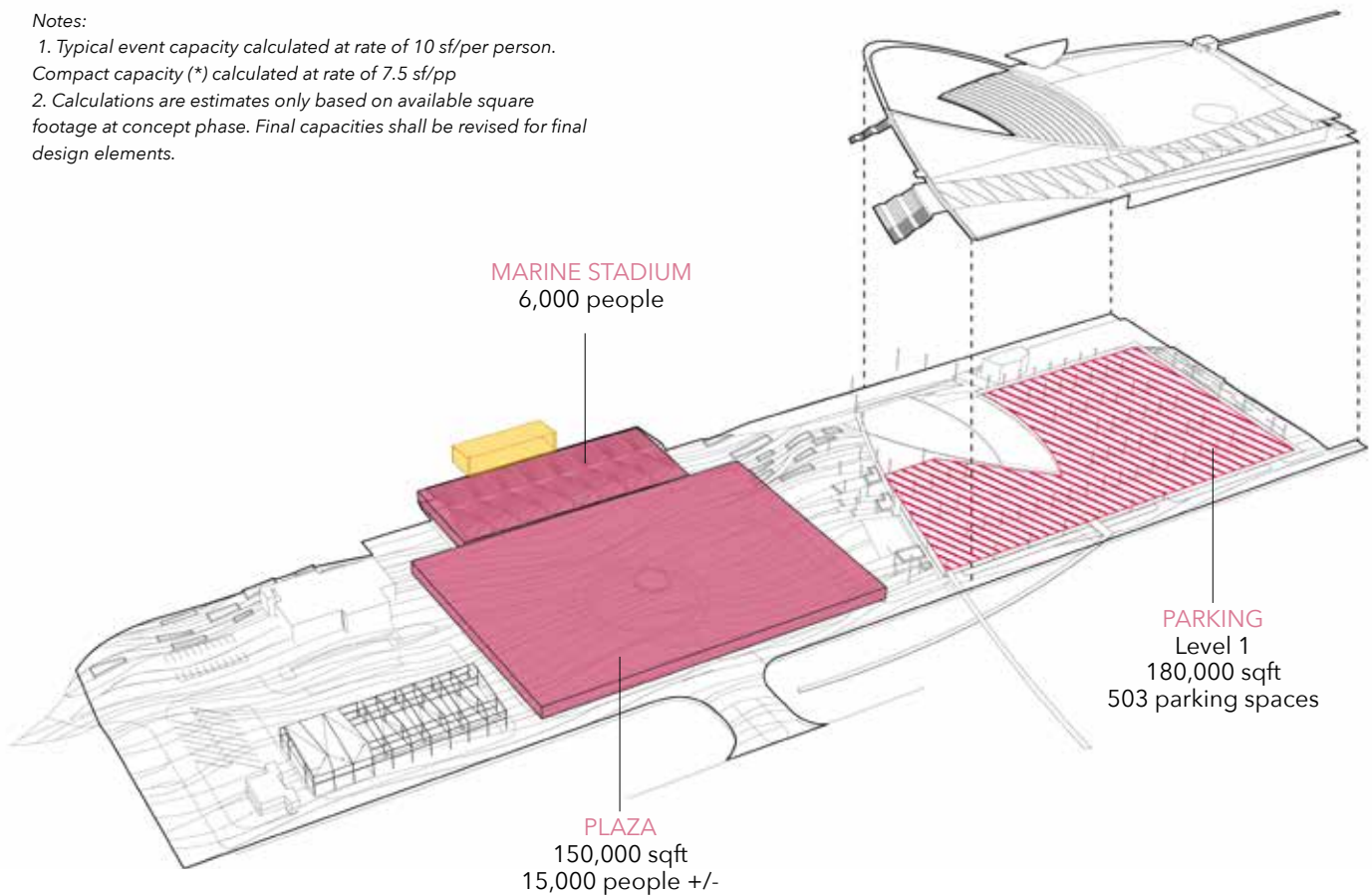
Curate It

One of the most critical components of the design is its incredible adaptability to a range of programmatic uses. The primarily flat park floor is flexible enough to allow for a diverse range of events both massive (50,000 - 60,000 daily attendees) and small (500-1,000 attendees) in size.

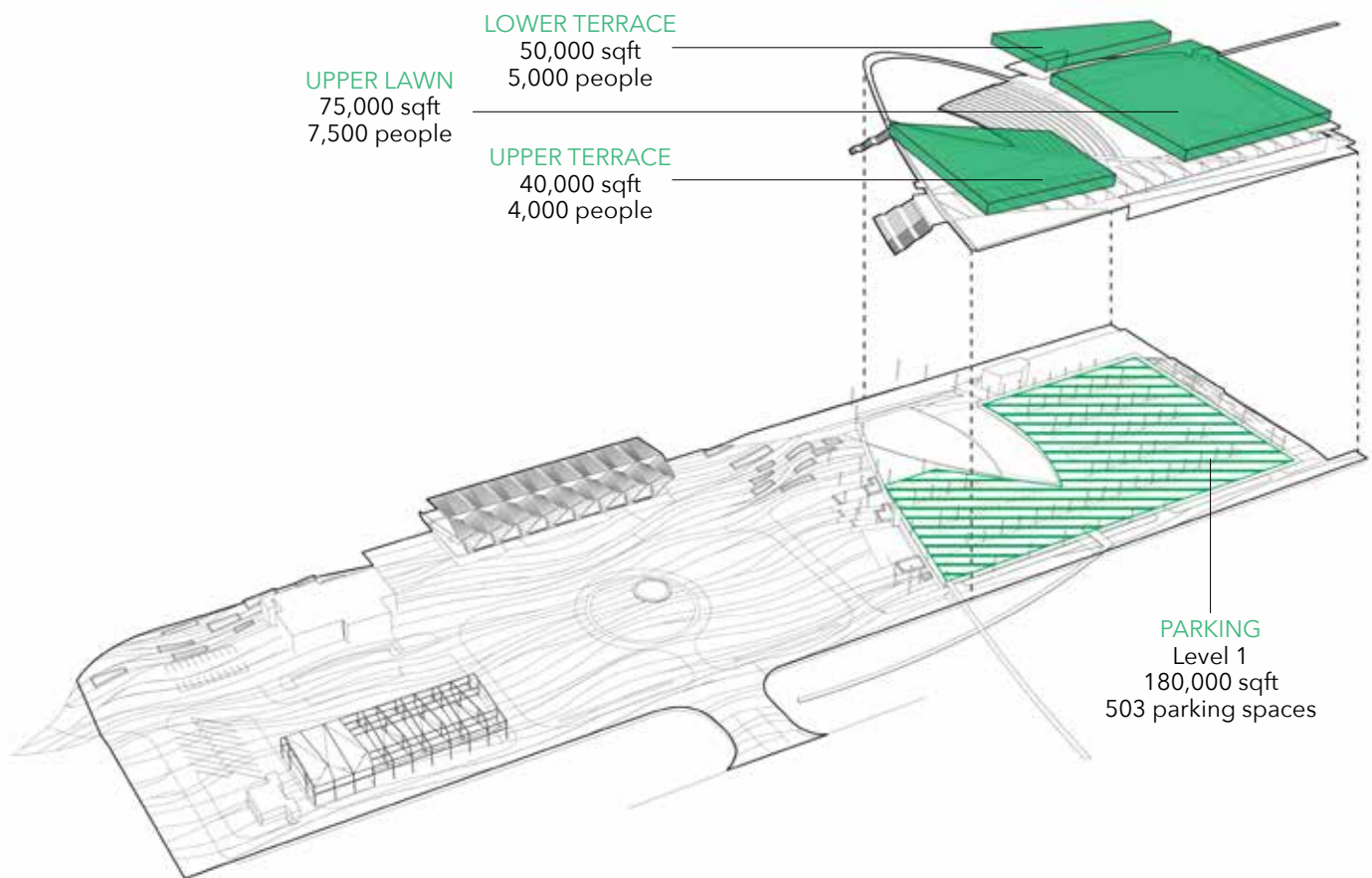
The open air deck can be enclosed when events require and the existing electrical infrastructure can be tapped for air conditioning, generators, music equipment and the like. The variety of spaces and flexible architecture is demisable to allow special ticketed events, weddings, VIP experiences and the like - all while still allowing public access to other areas of the Flex Park and the bay front.

Notes:

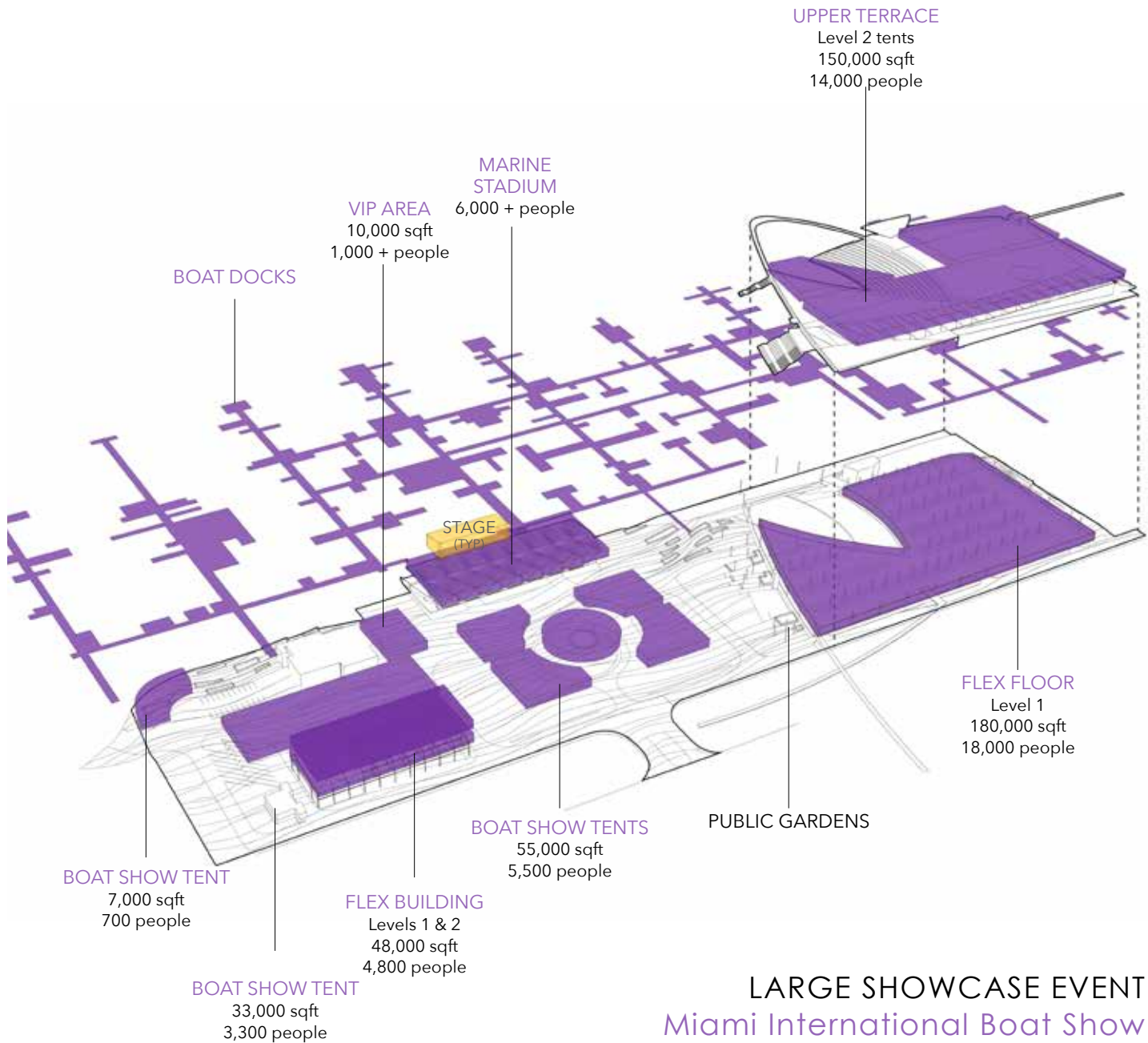
1. Typical event capacity calculated at rate of 10 sf/per person.
2. Compact capacity (*) calculated at rate of 7.5 sf/pp
3. Calculations are estimates only based on available square footage at concept phase. Final capacities shall be revised for final design elements.



MEDIUM FESTIVAL EVENT Stadium and Plaza



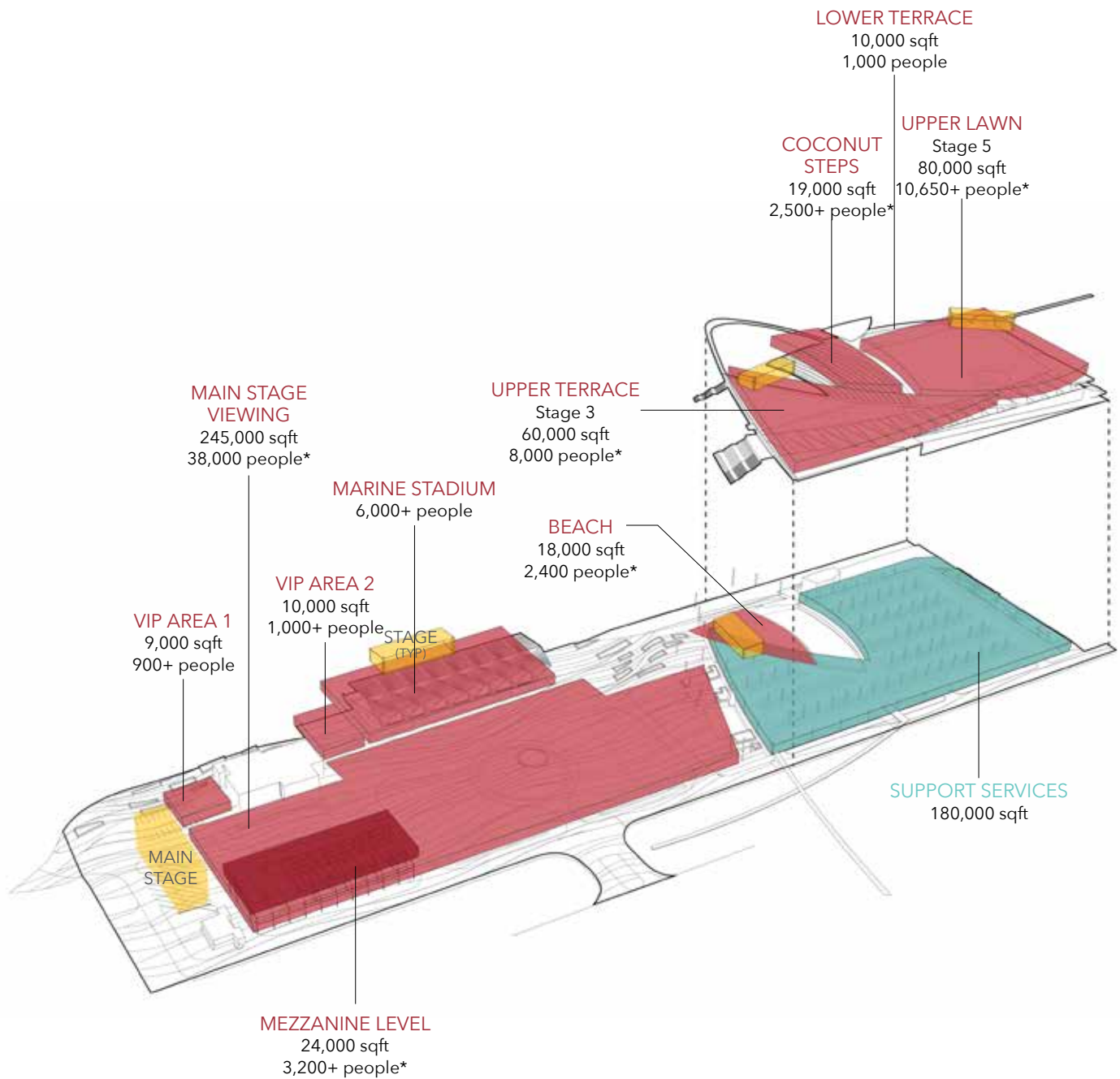
MEDIUM FESTIVAL EVENT On Deck



LARGE SHOWCASE EVENT

Miami International Boat Show

February 14-18, 2019



LARGE SHOWCASE EVENT ULTRA MUSIC FESTIVAL

March 29-31, 2019

Lighting Approach

The lighting design for the Flex Park will reinforce the overall project goals with particular emphasis on being responsive to the range of activities and events that will take place in the park and protecting the natural environment.

To be ecologically sensitive to the flora and fauna, in and adjacent to the park, the least amount of light possible will be used when the park is quiet with no active events. This will minimize light trespass into the basin and protect areas such as the basin and mangrove gardens. This base layer of light will be added to as required to provide illumination where and when it is needed. Areas with the potential interaction of vehicles, bicycles and pedestrians will have a special emphasis. The ultimate layer will be the lighting needed to provide illumination for the major large events envisioned for the park. It is critical to design this layer with controls in order to provide a multitude of settings and light levels to suit the programmatic events taking place.

Integrating lighting into architectural elements will minimize the need for excess infrastructure where there may be limitations to place poles or fixtures. This will allow for unique features to be accented as well as providing illumination.

Accent lighting to amplify and support the features of the park will be introduced for visual interest.

FLEX LIGHTING

Modular lighting assemblies on the Flex Floor and the Elevated Terrace will provide maximum flexibility to accommodate day to day use of the park as well as large events. A layered lighting approach along with lighting controls provide the ability to cover the diverse range of events that will be programmed in the park.

ARCHITECTURAL LIGHTING

The lighting within the Covered Flex Floor volume and the Flex Building will be specific to each structure and will highlight their unique architectural forms and materials. The recreational aspect at the Flex Building provides an opportunity for playful and fun lighting effects. Both volumes require lighting that can be finely adjusted and controlled for various sized events.

WALKWAY LIGHTING

Walkways adjacent to the basin will have quiet, soft, ecologically sensitive lighting that minimizes light trespass at the waters edge and provides ample illumination for pedestrian way-finding. The lighting approach for the Basin Walk has the potential to be continued beyond the site and throughout the island.

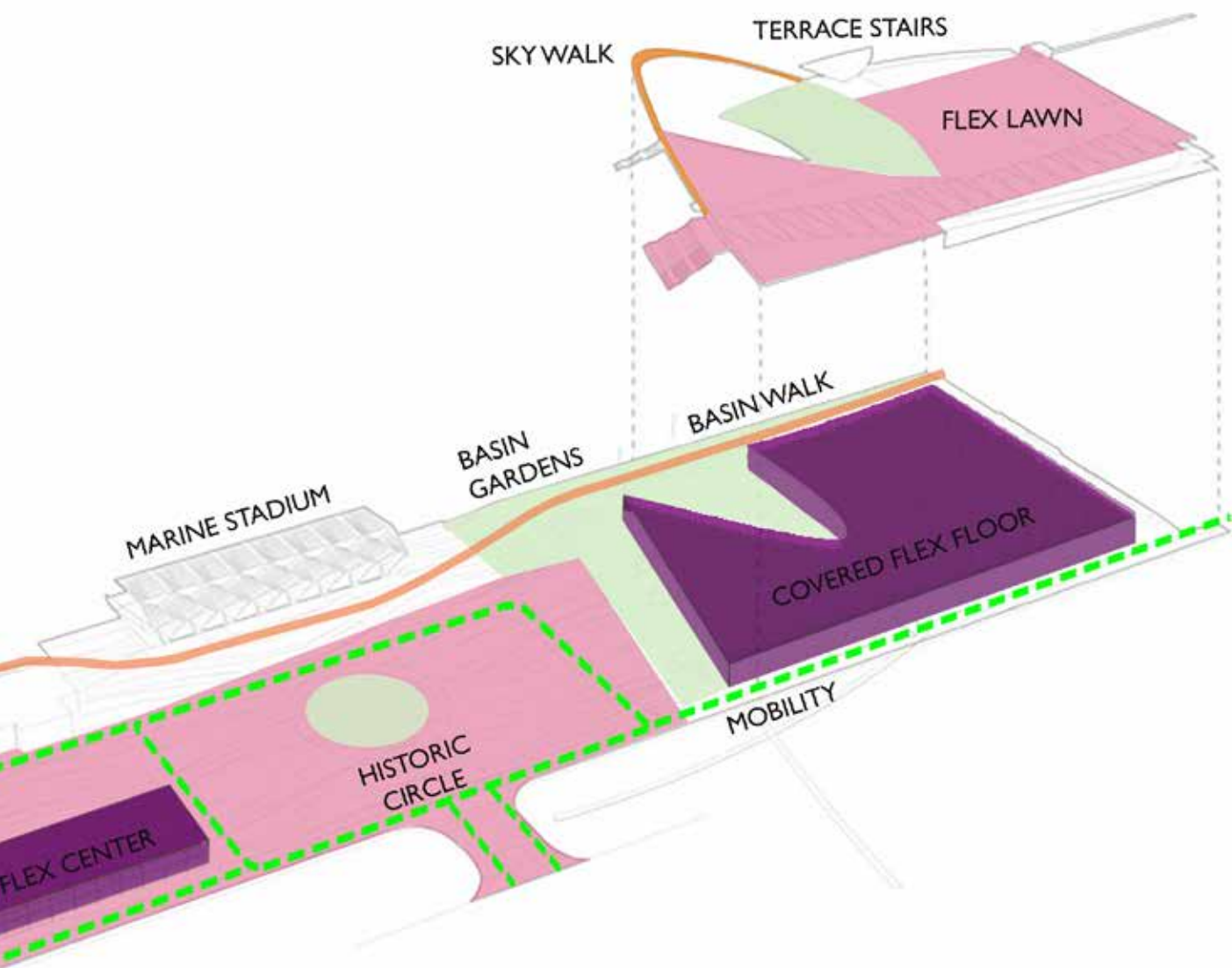
SITE MOBILITY

Internal drives will be illuminated to provide clear visibility to minimize vehicular and pedestrian conflicts.

ACCENT LIGHTING

Accent lighting not only provides visual interest but amplifies, highlights, and supports the unique features of the park such as the Coconut Steps and Hidden Beach area, the Historic Circle, and the Gardens.



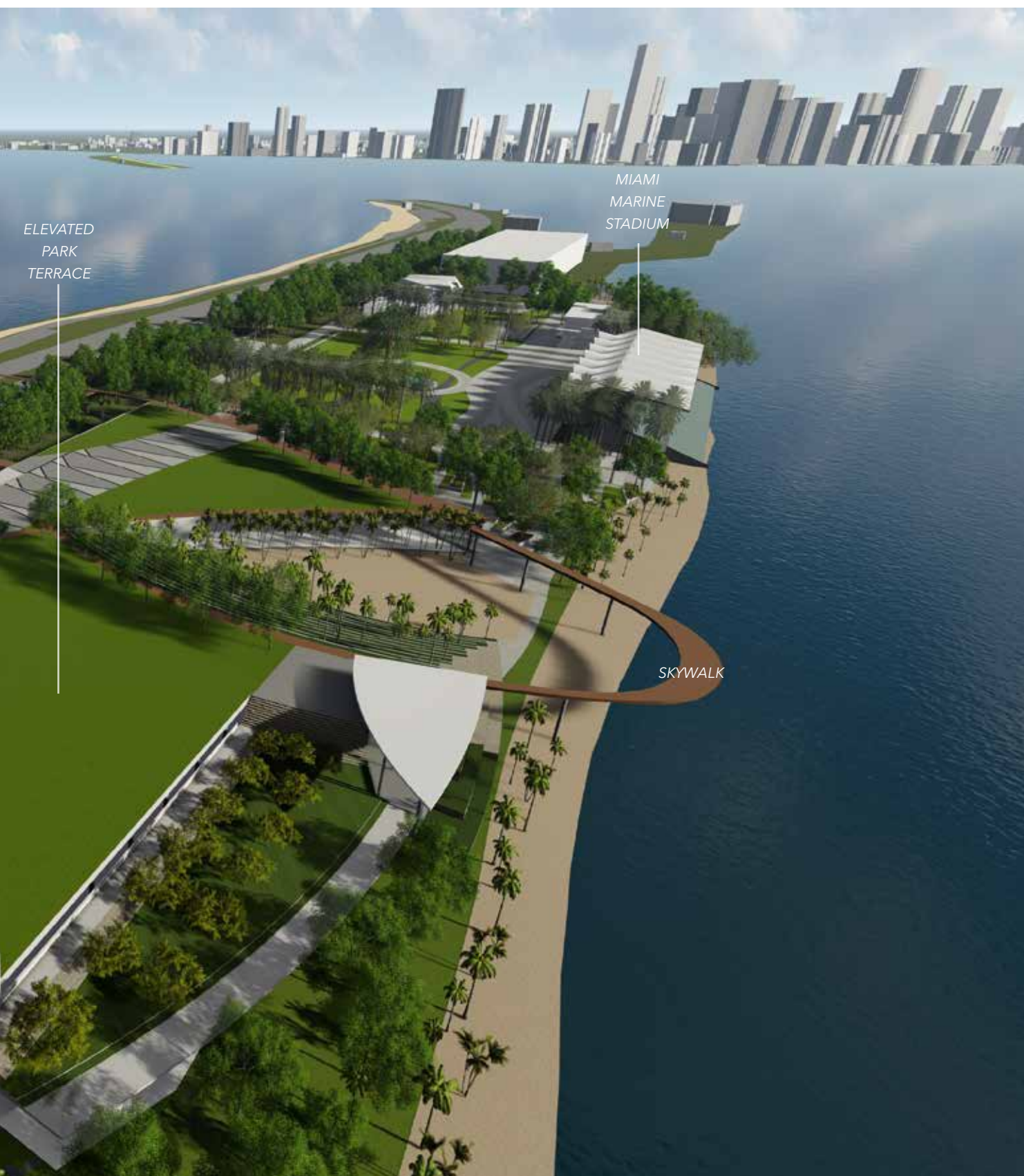


Aerial overview view from southeast

From an urban context, Flex Park at Virginia Key fills a critical void in the City fabric for well-designed park and outdoor event space. The proximity to the bay, city views and relationship to the stadium give it the prominence required to encourage destination travel by local residents and visiting tourists alike.

The density of design interventions on this currently inhospitable 18 acres of hardscape serves a double urban purpose: not only does it enhance the City's suite of available outdoor cultural, recreational and economic resources, its confinement to this location and the proposed nature center site will allow the rest of the island to flourish in a more naturalized capacity. That is, the intentional density of use on this site is intended to avoid the need to make numerous parking and infrastructure interventions in a scattered fashion throughout the island.





Aerial overview view from northwest





Basin Connections view from head of basin

To serve as the central lung for people entering the island, the nature center is situated at the head of the basin both for its connectivity to other amenities on the island as well as its spectacular views back to the City. A new, widened basin walk will provide a critical connection for pedestrians, cyclists and alternative modes of transportation (rickshaw, etc) to and from the Nature Center and the flex park site.



Miami Marine Stadium + Plaza

The design of the plaza and space adjacent Miami Marine Stadium is intended to simultaneously soften the currently unforgiving hardscape condition one sees today and celebrate the Stadium's architectural presence. All proposed design elements, particularly the park deck, have been carefully located to give deference to the stadium building and to highlight its dramatic profile.

To provide a flexible surface for large events and for everyday use, rippled bands of alternating paving and lawn harken back to architect Hilario Candela's call for a jewel that connects water to water. Formal triple allees of palm trees flank the stadium entry while an informal layer of understory trees below provides respite from the unforgiving summer sun.

The design also calls for the restoration of the historic elements of the Stadium plaza: a round water feature and an elegant banyan tree in the historic circle. These features are intended to blend seamlessly with the new plaza floor. Overall, new green space opportunities have been identified in the design that were not originally envisioned or intended.





Flexible Floor

With event setup and tear down schedules for major events extending for weeks and months, there was an imminent need to develop architectural solutions that would work in concert with the city's need for more public open space.

A 4+-acre park terrace called the Flex Deck sits proud atop a covered flex floor. With 16- to 18-foot ceiling clearances, the flex floor is spacious enough to allow for movement of event infrastructure while still being demisable and available to close off for private event usage as needed.

Due to its flexible nature - both park, parking, and event floor - the surface below the park terrace must be a very special place. Beyond its fantastic setting, open vistas, cooling breezes and careful detailing will set this place apart from other outdoor event spaces in Miami. The flexible floor must work in concert with adjacent conditions at the plaza and beyond while also providing a stylish and usable surface for event showcases. The area should be easily demisable to allow for multiple events or for split event use and parking as needed. The floor and columns will need particular care and architectural attention to ensure that they capture the spirit of the overall park design and also support the type of events that may wish to use them.



inspiration





conceptual views

Sky Park (Flex Deck)

Lofted above the flexible floor will be a totally different type of space in Miami: Sky Park. Structured lawns will allow for a cool, green surface that functions both as park and occasional event space. Animated edges teem with opportunities for amenities including concessions, rental facilities, fitness studios and restroom facilities.

A paved plaza on the western edge provides designated space for festival events, and a planted mid-level terrace along the eastern edge allows for small event rentals and more intimate bay-side views from above as well as light penetration to the flex floor below. A spire emerging from the flex floor punctuates the deck on the western side, providing opportunity for vertical circulation, additional light and digital projection capabilities.

inspiration



conceptual views





conceptual views

Hidden Beach & Coconut Steps

Nestled between the flex deck and the bay, a hidden beach is carved out of the mass of the flex deck. Enframing the beach on the north side is a dolomitic limestone wall that could also function as a climbing wall, connecting ground to park above. To the south, a series of generous lawn terraces serve as informal stadium seating and opportunities for shade in a relaxed grove of coconut palms. From the second-level park, a hardwood deck skywalk encircles the hidden beach and juts out over the water, providing spectacular views of the basin and Downtown Miami. Leveraging these framing devices, the beach itself will provide incredible opportunities for concerts, parties or ticketed VIP experiences.



inspiration



conceptual views

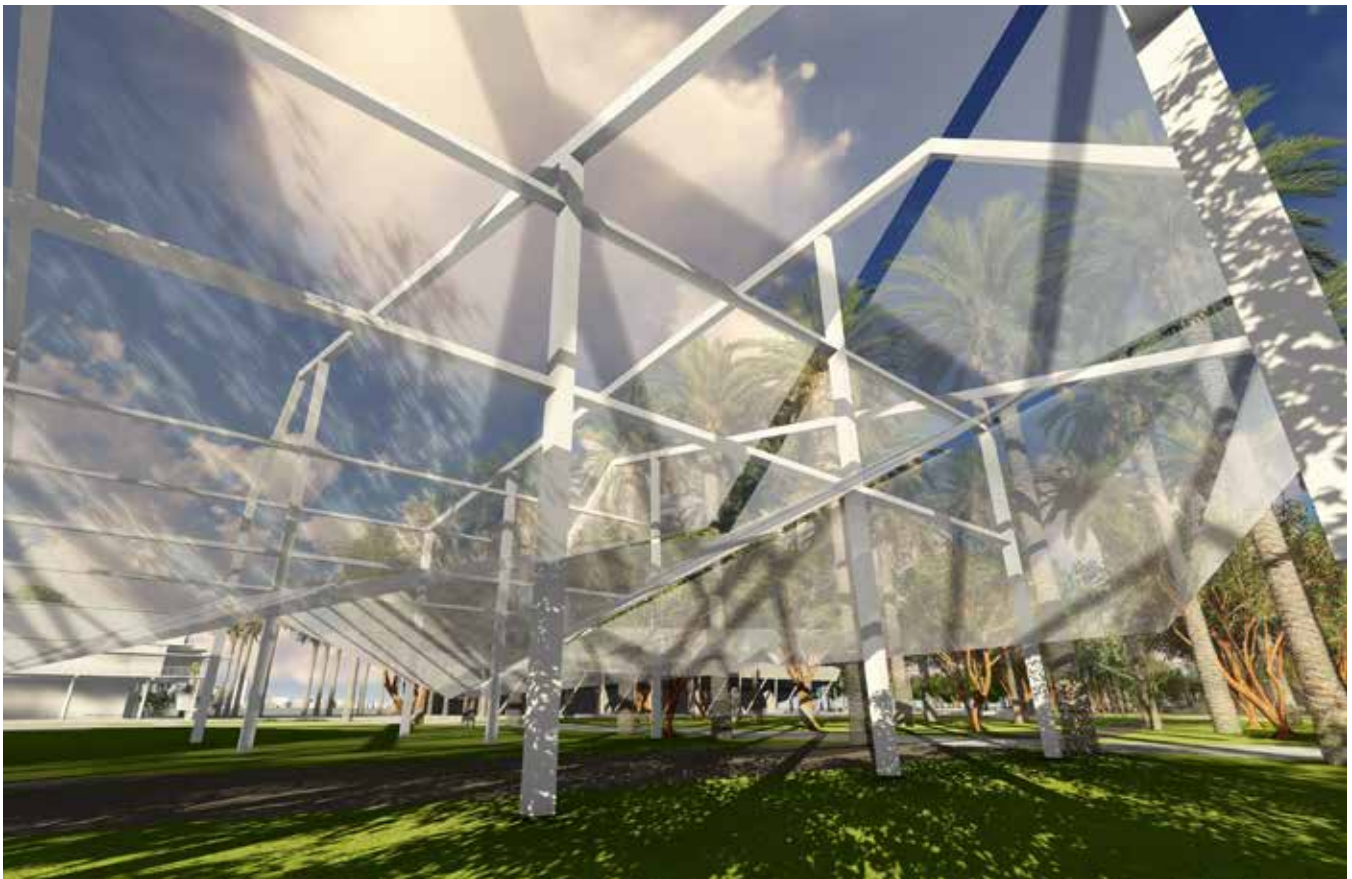


The Flex Center

To animate the northwestern edge of the site and provide a year-round recreational amenity, the design provides for a 2-story flex center structure. For most of the year, this would provide incredible adventure playspace incorporating nets and climbing structures that will serve as a great regional attraction. A portion of the center could be permanently covered to host concessions, restrooms and small events. For large events, the second floor could be covered with a temporary deck flooring that could facilitate a mezzanine level for upper level viewing, special ticketed opportunities and the like. This structure's open-air architecture shall be lightweight, flexible and sympathetic to the marine stadium and maritime center. This proposed facility will have a building footprint less than what was identified under the 2010 Master Plan for this area.

Alternative opportunities exist to incorporate the "flex center" into the existing FPL/Utility building. This would allow the existing building to be concealed by the new structure and also provide connection opportunities for the new facilities.





conceptual views

Basin Walk + Gardens

Running parallel to the water's edge, a contiguous walk carries pedestrians and cyclists around the basin. To celebrate the beauty of the basin and enhance connectivity on the island, the Basin Walk is more generous than a typical baywalk. 12- to 15-foot wide trails allow for casual meandering and the occasional rickshaw, and soft lighting animates the edge in the evening.

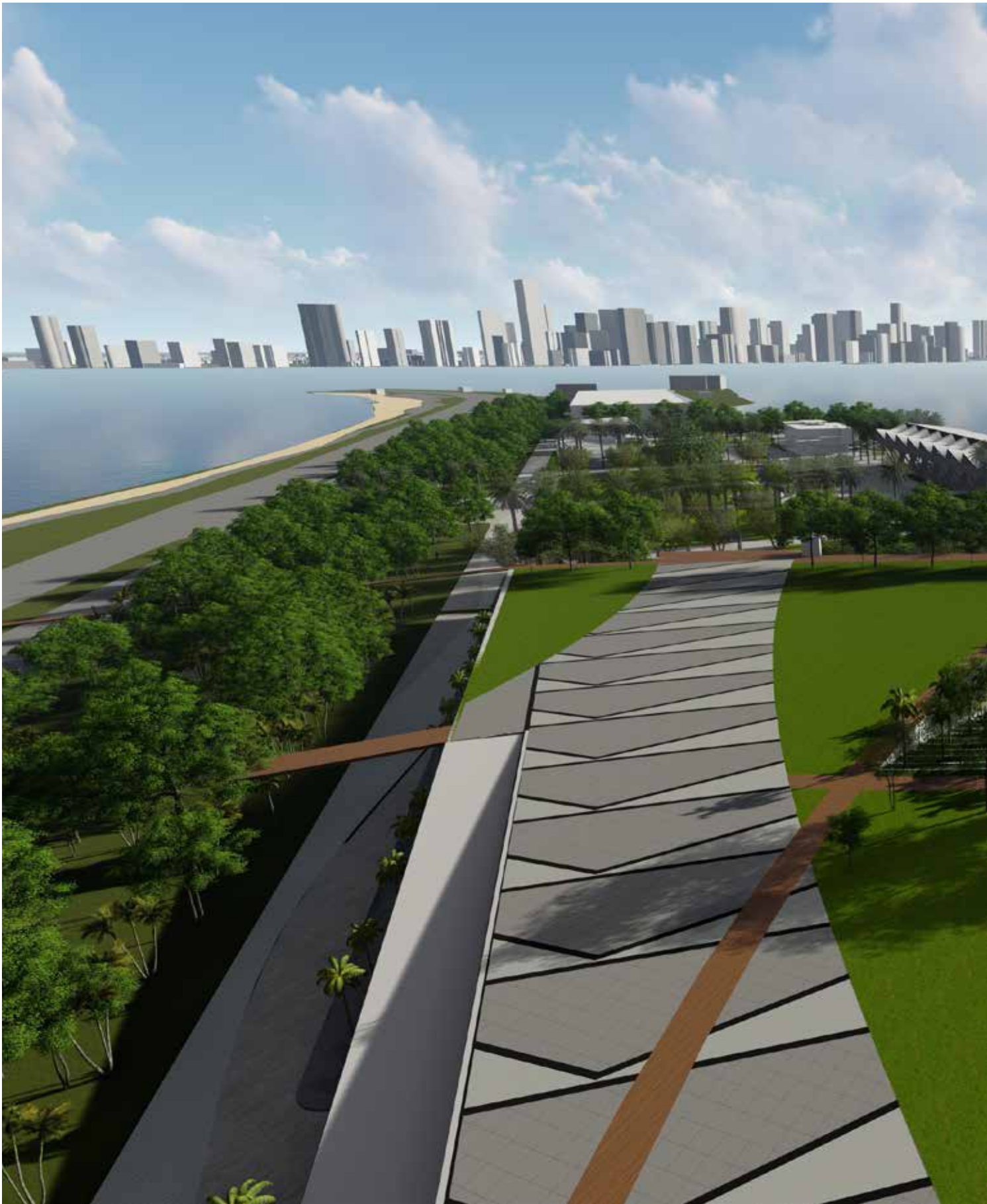
With the wealth of grand gestures and spaces that can handle significant events, the park also needs a series of intimately scaled spaces to negotiate the transition between building and deck, bay and plaza. A series of gardens draw upon the wave patterns and provides an opportunity to showcase native flora and art features. These areas will be a welcome respite in the warm months for day-to-day park encounters and event users alike.



inspiration



conceptual views







a

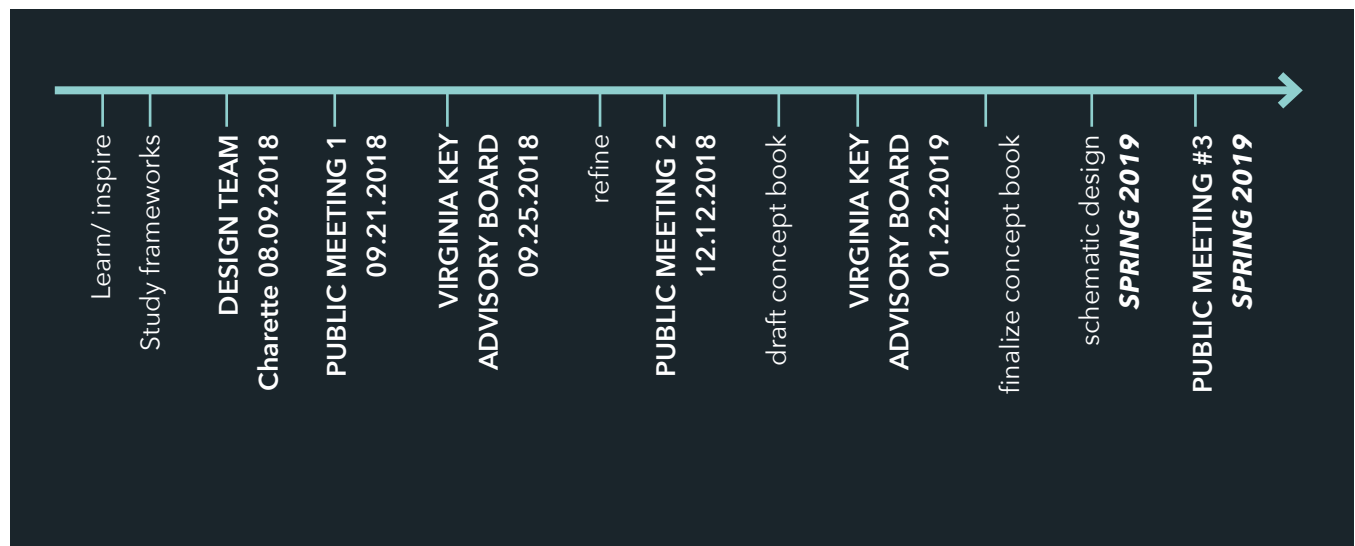
appendix

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Design Process Timeline

Drawings shown herein represent initial design frameworks presented to City staff and public stakeholders at the various meetings and charettes conducted with Design Team during the Fall of 2018. Through the study of various design ideas, in combination with multiple critiques by City staff and public stakeholders, the Design Team arrived at a singular framework plan detailed in the main body of the above document. Drawings that follow are included to illustrate the variety of solutions that were vetted during this process.



Design Process

Team Charette

A project kickoff was held on August 9-10, 2018 at Kimley-Horn offices in Coral Gables. Team members from Civitas, Kimley-Horn & Associates, and Urban Robot Associates participated. We began reviewing site analysis information, discussing the merits of many precedent projects, and then sketching site framework opportunities. Our intention was to draw enough to understand the scale of the site, so we could weigh the many site and contextual opportunities and constraints. We concluded the charette with a working session with our team from the City of Miami.



Diagramming scale of event tents currently in use on the site.



Sketch exploring use of event tents that can be permanent,

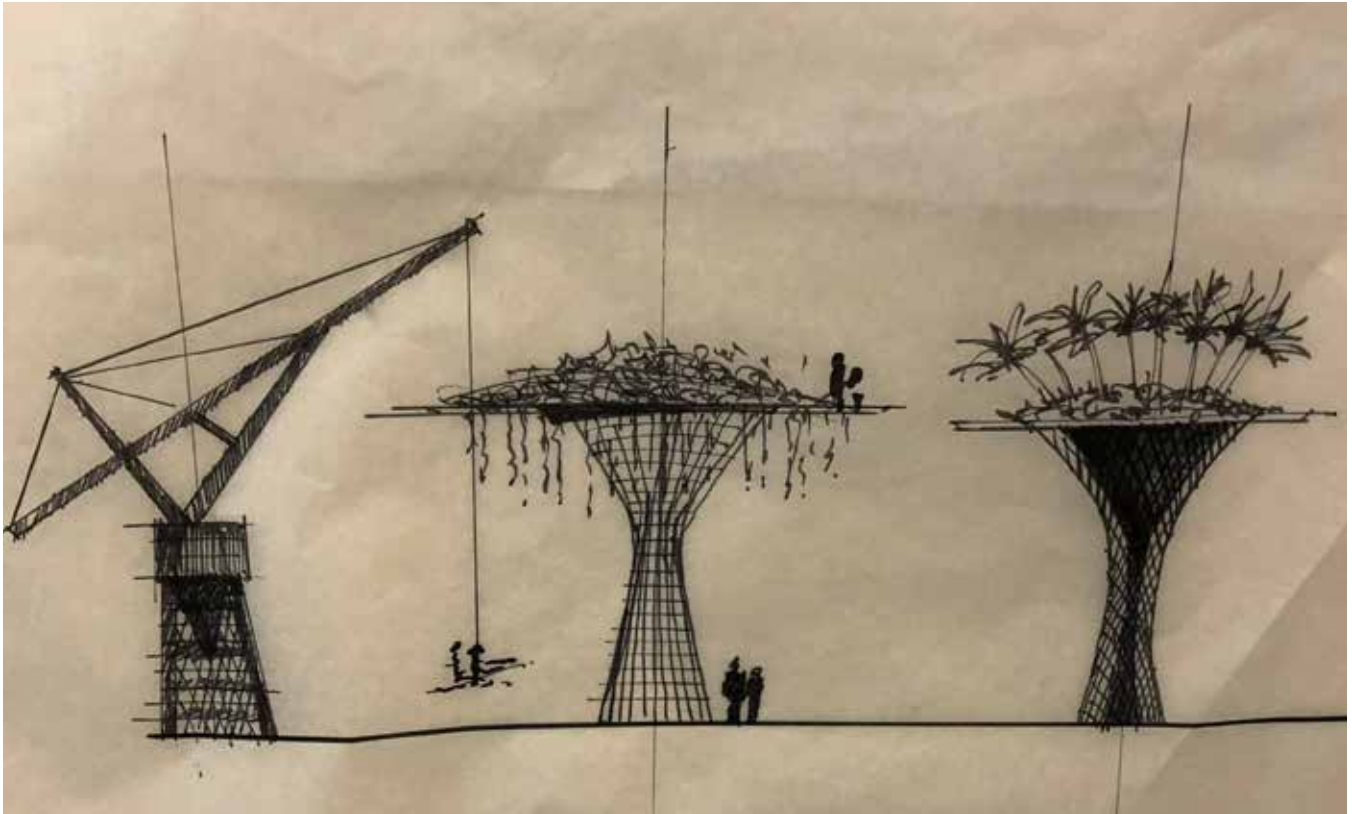


Diagramming scale of event tents currently in use on the site.



Design Process

Team charette



Sketching to discover the scale of our site



Inspiration - Strangler Fig

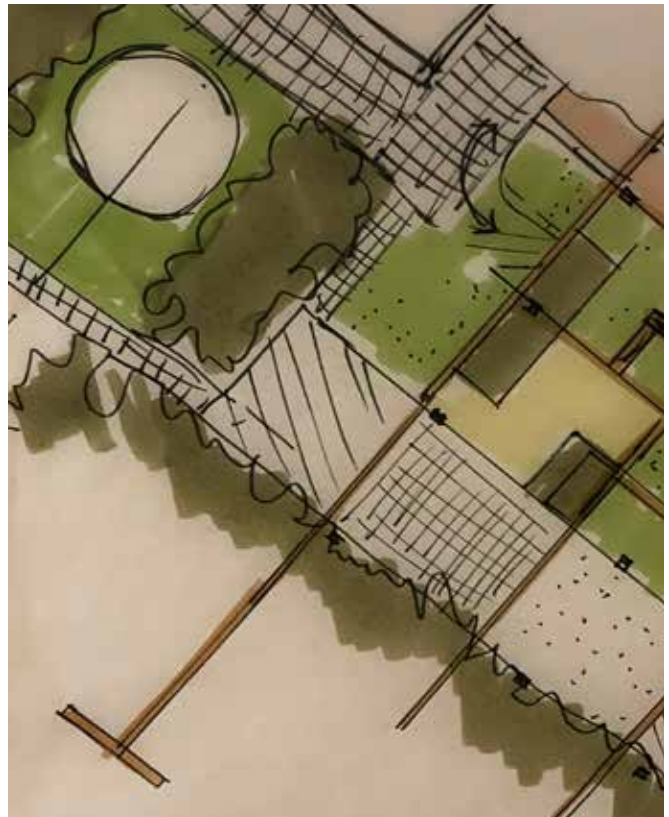


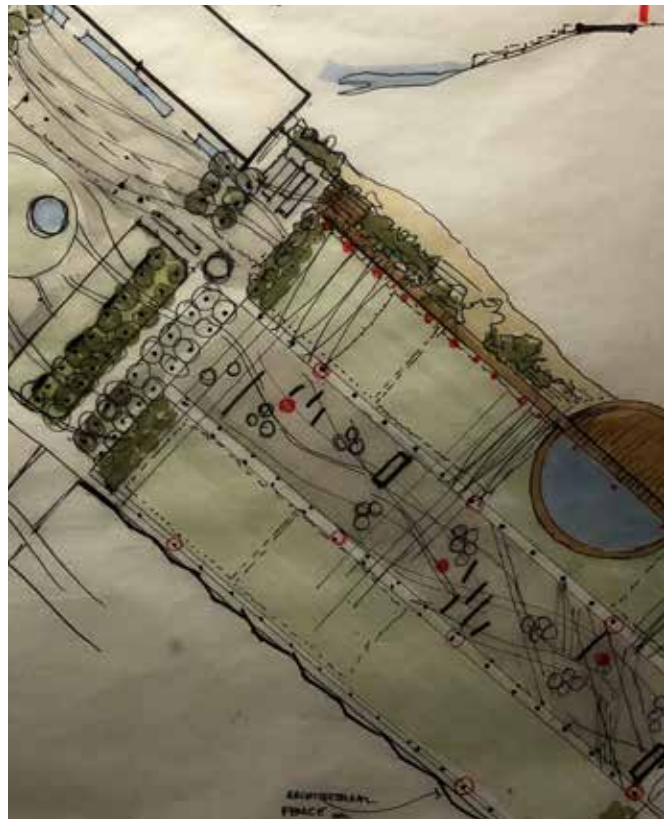
Inspiration - Banyan Tree, sketch to understand site scale

Design Process

Team charette

Initial site design evaluation was weighed by the amount of land that could be devoted to park space while still accommodating the requirements of current events on the site. It was immediately clear this required a larger site, either by expanding the boundaries or by stacking program. These initial design thoughts were developed only to first understand the function of the park.





Design Process

Team charette





Design Process

Team charette



Design Process

Site Walk with City of Miami Team

The Design team and the City team spent an afternoon in a working session on site, followed up with a great open conversation about the City of Miami goals for this project. Views in all directions are amazing, but in it's current state, the site lacks any respite from the sun. One part of a successful design will include multiple opportunities for shade, so these beautiful surroundings can be enjoyed by all.





Design Process

Public Meeting 1



The site frameworks presented during Public Meeting 1 represented variety of intensity with regards to impact on existing site infrastructure. The ideas ranged from working within the existing infrastructure, to requiring some modifications to existing infrastructure, and ending with a framework that assumes the infrastructure will be redeveloped in alignment with a approved park design. These frameworks can be seen on the following pages.

SPECTRUM

- OF EFFECT ON CURRENT BOAT SHOW INFRASTRUCTURE



MARINE STADIUM FLEX PARK
COMMENT CARD 1

Instructions: Thank you for taking the time to think through the range of options. Please take a moment to rank how important each of the following criteria is to you. 1 = highest/most important, 3 = lowest/least important.

PRIMARY FUNCTION	FEATURES
nature-centric	gathering spaces
event-centric	family friendly
stress oriented	highly flexible program
garden-centric	high design/aesthetics
a world class destination	resiliency

I want Marine Stadium to be else

Considering the above, please tell us your:

overall favorite framework:	second favorite framework:
favorite amenity/program ideas:	<i>Marine</i>

We wanted enough new chairs for the go.

 **CIVITAS**

MARINE STADIUM FLEX PARK
COMMENT CARD 1


Instructions: Thank you for taking the time to think through the range of options for the new stadium. Please take a moment to rank how important each of the following criteria is to you, on a scale of 1-5, for each category in order. 1 - highest/most important, 5 - lowest/least important.

PRIMARY FUNCTION	FEATURES
nature-centric	active play
event-centric	gathering spaces
fitness-oriented	family-friendly
garden-centric	highly flexible program
a world class destination	high design/aesthetics
	resilience

03 02

Considering the above matrix, please tell us of your
overall favorite framework: 02 second favorite framework: 01

favorite amenity/program idea(s): grass

 **CIVITAS**

MARINE STADIUM FLEX PARK

COMMENT CARD 1

Instructions: Thank you for taking the time to think through the range of options available to us in order to rank how important each of the following categories is to us. 1 is the most important, 5 is the least important.


PRIMARY FUNCTION		FEATURES
nature-centric	2	gathering spaces
event-centric	4.5	family-friendly
fitness oriented	2	highly flexible program
garden-centric	3	modern/aesthetic
a world class destination	3	residence

Considering the above marks, please tell us your overall favorite framework: first, then, then

most-to-the least important: first, then, then

favorite amenity/program/idea(s): the soccer field, the city center, the park

options for the city center are possible.


CIVITAS

MARINE STADIUM FLEX PARK COMMENT CARD 1

Instructions: Thank you for taking the time to think through the range of options. Please take a moment to rank how important each of the following categories is to you. If you rank each category in order: 1 - highest/most important, 5 - lowest/least important.


PRIMARY FUNCTION	FEATURES
<p>③ nature-centric</p> <p>④ avian-centric</p> <p>③ stress oriented</p> <p>④ garden-centric</p> <p>③ world class destination</p>	<p>④ gathering spaces</p> <p>④ family-friendly</p> <p>④ highly flexible program</p> <p>④ high design/aesthetic</p> <p>④ resilience</p>

① New priority level (circle)
② New priority level (circle) *new priority level (circle)*

Considering the above matrix, please tell us your:

1st overall favorite framework: _____ 2nd overall favorite framework: _____

favorite amenity/program (idea): _____


CIVITAS

appendix

uggestions, if you have additional thoughts after this meeting, please feel free to send them to David Shaw or DavidShaw@virginiakv.com

entire island -
or South Florida.

MARINE STADIUM FLEX PARK
COMMENT CARD

Please let us know below if you have any other comments, questions or suggestions. If you have additional thoughts after this meeting, please feel free to send them to David Shaw or DavidShaw@virginiakv.com

don't see the need for a boat ramp - separate and improvements to existing beach

MARINE STADIUM FLEX PARK
COMMENT CARD

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15-16 acres of concrete + asphalt is disgusting. Also it violates the Va Key Master Plan:
Terminate the Boat Show!
Cancel the proposed Office Bldg, SW of Marine Stadium.
Reduce the size of the proposed boat ramp.
Plant grass + trees.
Stop wasting the taxpayers money with huge fees!

uggestions, if you have additional thoughts after this meeting, please feel free to send them to David Shaw or DavidShaw@virginiakv.com

It's having negative the parking lot
has. Most of the people who people
like to the beach.
Is that a water view? I'm
wondering to park + bring up
main road looking up traffic on
boats on the bay, which is wrong
it is the water together.

MARINE STADIUM FLEX PARK
COMMENT CARD

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A FUN PLACE
A Destination

MARINE STADIUM FLEX PARK
COMMENT CARD

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The boat show is on the bay now but for most of its history it was held on Miami Beach. It should be given to us as upgrading its location can thought should be given to a time when the boat show is no longer held at this location. I agree with the notion that should not we have a beach on Va Key. We don't need to re-create one here. Yes on a hot day people will want to wade in the water but I think there is enough waterfront to allow for that without creating more.

You should have put questions/comments after we voted we talk less.

uggestions, if you have additional thoughts after this meeting, please feel free to send them to David Shaw or DavidShaw@virginiakv.com

resting
singing

MARINE STADIUM FLEX PARK
COMMENT CARD

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but there should be a dissociation between a recreational user of the space (e.g. boat show) and the planned park. The area will be unique and beautiful if the current nature and open water of the bay are maintained. Miami doesn't need another area with restaurants, condos and crowded with people. The town is a quiet place where people and wildlife can enjoy the view from modernized vessels, which dominate most of BVI/Va Key already. I liked the creativity of the framework but it was concerning to see that all frameworks were developed taking the boat show into consideration before addressing the types of activities that would be performed at the park.

MARINE STADIUM FLEX PARK
COMMENT CARD

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Attempts to regain use of space for something other than parking or boat show and promotion of other uses of waterway. A series of bridges for water sports, fishing, kayaking, paddle boarding, etc. should not be further modified by the boat show infrastructure into beach.

uggestions, if you have additional thoughts after this meeting, please feel free to send them to David Shaw or DavidShaw@virginiakv.com

it's not really that
well.
a than that.
the marina plan
h parking - especially around
with boat show features
don't build something that
for the boat show, it's not really that
that is the middle
it is also the boat show.
ask around
US 90-1-1985

MARINE STADIUM FLEX PARK
COMMENT CARD

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we move boat show
not enough for the boat show is.

MARINE STADIUM FLEX PARK
COMMENT CARD

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1. Bouillabaisse + Acoustic Shells. Interesting
2. Expandable green space - lots of challenges

Design Process

Public Meeting 1



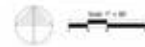
MARINE STADIUM FLEX PARK

FRAMEWORK a1 festival street





VIRGINIA KEY PARK - SITE
BASE MAP
CIVITAS



MARINE STADIUM FLEX PARK

FRAMEWORK **a2** festival green



Design Process

Public Meeting 1



VIRGINIA KEY PARK - SITE
BASE MAP
CIVITAS



MARINE STADIUM FLEX PARK

FRAMEWORK **a3** miami ft





VIRGINIA KEY PARK - SITE
BASE MAP
CIVITAS



MARINE STADIUM FLEX PARK



Design Process

Public Meeting 1



VIRGINIA KEY PARK - SITE
BASE MAP
CIVITAS

MARINE STADIUM FLEX PARK

FRAMEWORK C rolling red carpet





VIRGINIA KEY PARK - SITE
BASE MAP
CIVITAS



MARINE STADIUM FLEX PARK
FRAMEWORK **d1** accordion



Design Process

Public Meeting 1



VIRGINIA KEY PARK - SITE
BASE MAP

CIVITAS


MARINE STADIUM FLEX PARK
FRAMEWORK d2 accordion + water





VIRGINIA KEY PARK - SITE
BASE MAP
CIVITAS

MARINE STADIUM FLEX PARK

FRAMEWORK  perma-porch



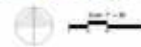
Design Process

Public Meeting 1



VIRGINIA KEY PARK - SITE
BASE MAP

CIVITAS



MARINE STADIUM FLEX PARK

FRAMEWORK e2 elevated porch

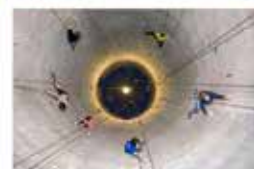




VIRGINIA KEY PARK - SITE
BASE MAP
CIVITAS

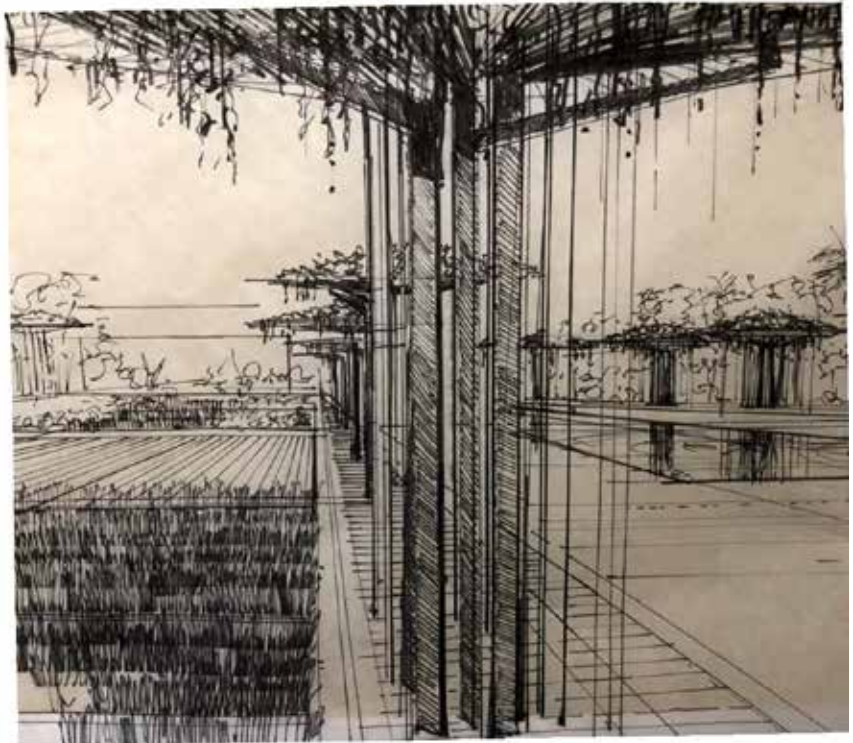
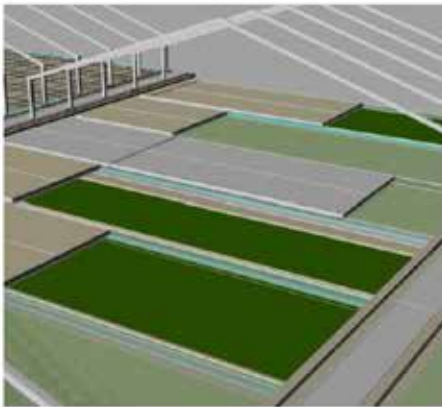
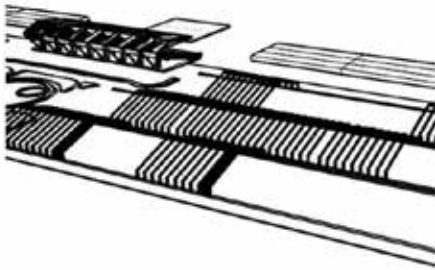
MARINE STADIUM FLEX PARK

FRAMEWORK **f** hidden beach



Design Process

Public Meeting 1





Design Process

Public Meeting 2



Comments received both during and after Public Meeting 1 were a mix of both programming desires for the site as well as concerns regarding both programming as well as natural systems and environmental changes. Many of these comments influenced our framework designs presented at Public Meeting 2, and will continue to be a measurement of the park design as we progress through Schematic Design.

Design Process

Public Meeting 2

FLEX PARK AT VIRGINIA KEY

CONCEPT PLAN
12.2016



PLAN LEGEND

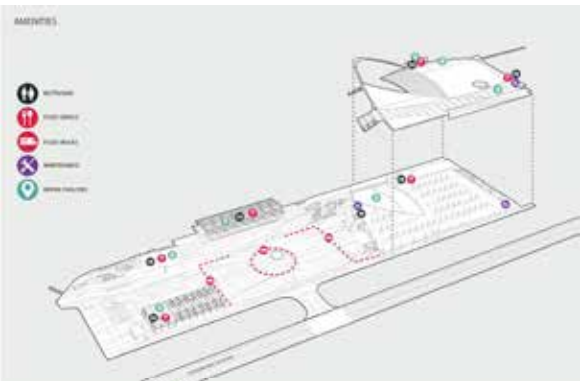
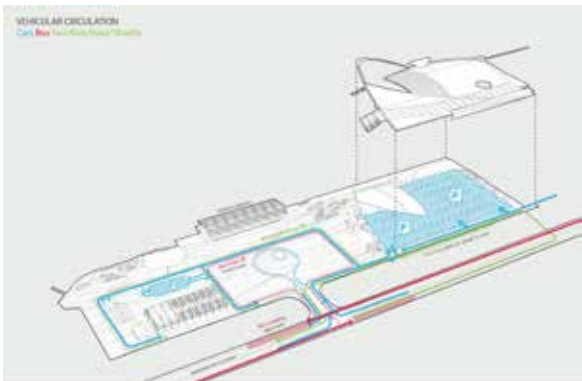
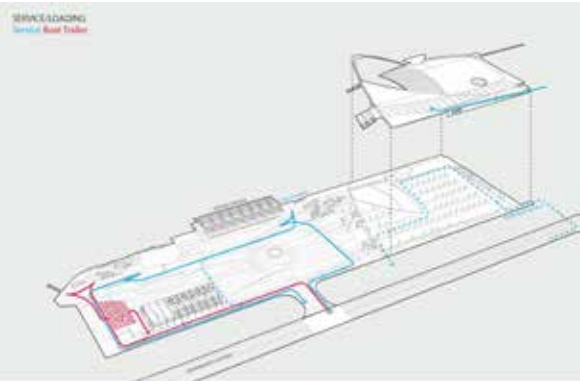
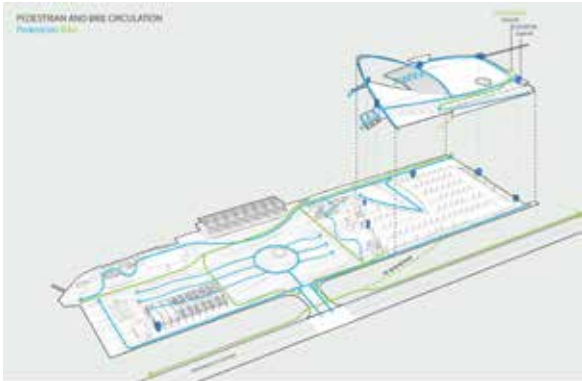
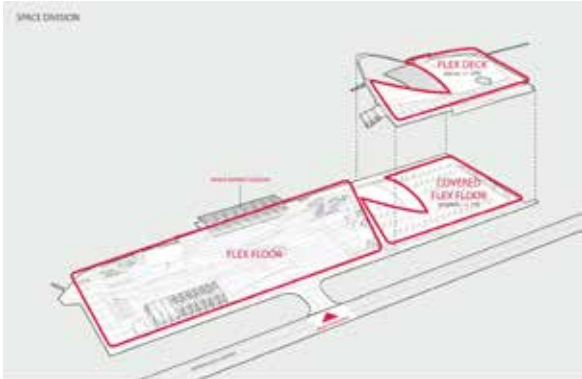
- 1 MIAMI MARINE STADIUM
- 2 MARITIME CENTER
- 3 MIAMI ROWING CLUB
- 4 HISTORIC CIRCLE
- 5 DRY DOCK STORAGE
- 6 STADIUM PLAZA
 - o Adaptable Events Lawn
 - o Historic Fountain & Banyan Tree
 - o Stadium Plaza Drop-off & Events cuing
- 7 FLEX LAWN
- 8 ELEVATED PARK TERRACE
 - o Adaptable Events Lawn
 - o Adaptable Events Plaza
- 9 SKYWALK
- 10 BASIN GARDENS
 - o Virginia Key Culture Gardens
 - o Mangrove Restoration Areas
- 11 HIDDEN BEACH
 - o Climbing Cave
- 12 THE COCONUT STEPS
- 13 BOAT RAMP
- 14 THE YOGA MAT
 - o Event Concessions
 - o Large Group Picnic Pavilion
 - o Restrooms
- 15 THE FLEX CENTER
 - o Events Pavilion - 2 floors
 - o Destination Adventure Play
 - o Large Group Picnic Pavilion
 - o Event Concessions
- 16 THE SPIRE
 - o Grand scale digital display element
 - o Interactive
- 17 BASIN WALK



INSPIRATION



FLEX PARK AT VIRGINIA KEY
CONCEPT FUNCTIONS



Design Process

Public Meeting 2





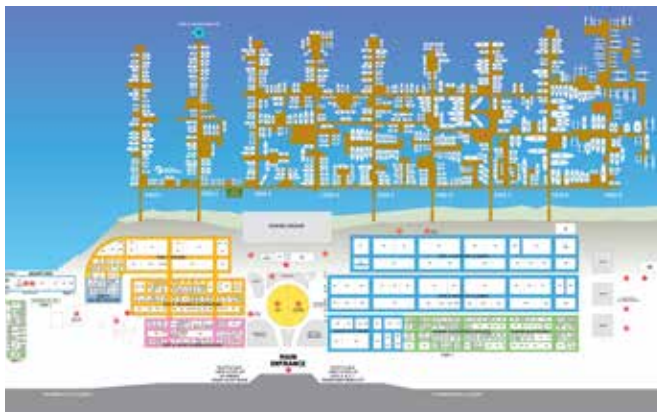
Scale: 1" = 200'

Event Infrastructure

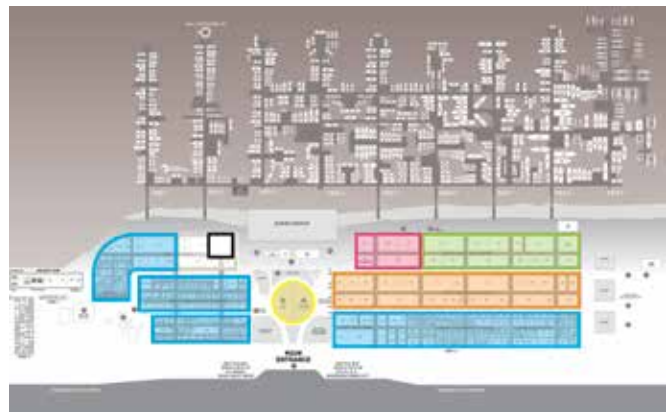
Rethinking the event infrastructure - and their resultant parking needs - is critical to a vision of this place as both public park and major event space. Not doing so renders the site virtually useless for true “park” functions.

The existing tent, electrical and drainage infrastructure on the site could certainly be viewed as challenges to developing a successful park program. However, close analysis of the current special event programming yielded several fruitful possibilities. Shuffling event program around, both in vertical and horizontal dimensions, allows for significant areas of green space on the site. Moving certain features of the infrastructure such as a portion of the parking and island nature center functions to the east side of the basin allows for greater flexibility at the park site to have public park functionality during even the largest special events. Even with the potential reorganization of the site to optimize programmatic functionality, the ultimate vision aims to leverage the City’s existing investment into electrical infrastructure and enhance its resilience in a full-service public park and outdoor exhibition space.

Finally, these subtle infrastructural shifts also provide for a more continuous, connected basin. This in turn allows for an event of this size to make better use of the water experience, and notions of barges and movable, permanent infrastructure were explored to determine the feasibility of reducing setup times and periods of public inaccessibility.



current boat show
program



alternative program
studies

