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EXECUTIVE SUMMARY

Executive Summary

Project Goals & Planning Premises

Located at the intersection of 17th Street and Indian River Boulevard, at the foot of the Alma Lee Loy Bridge, and for many years the site of two Vero Beach utility plants, the city-owned 3 Corners property is an undeniable waterfront asset. Since the closure of the power plant in 2015 and the subsequent decision to relocate the wastewater treatment plant, many ideas have been floated as to what is to become of the nearly 40-acre property. Per the City Charter, any use that is not public and recreational in nature must be approved by the citizens of Vero Beach via a referendum. A public process initiated by the City in 2019 culminated in a January 2020 design Charrette that produced the ideas presented in this report. Working with a highly visible location worthy of a major public destination, the design effort was guided by the following goals and set of premises to produce conceptual plans that were aesthetically pleasing, economically vibrant and environmentally sensitive.

Project Goals

1. Pursue the best and highest use of the public property that is financially sustainable for the City;
2. Create an unique destination that complements the City's existing commercial centers with a sense of place with a diverse and complementary mix of park, cultural, commercial, and possibly residential land uses;
3. Ensure public access to the waterfront that is inclusive to the entire Vero Beach community with dedicated public spaces, walkable pedestrian promenades, and connectivity to existing multi-modal transportation system;
4. Create a pedestrian-oriented destination that is inclusive to the entire Vero Beach community with complementary retail and restaurants on the waterfront;

5. Enhance the existing harbor and shoreline to accommodate a variety of leisure and recreation watercraft.
6. Illustrate best practices for sustainable development that exceed current environmental standards with thoughtful, environmentally-sensitive landscaping and resilient waterfront development techniques to protect the Indian River Lagoon;
7. Respect the community's character and aspirations with architecturally pleasing structures; and
8. Offer opportunities for education and research of the Indian River Lagoon ecosystem and present the history of the site.

Planning Premises

1. This is an important intersection in the City; as it connects the island to the mainland, and the coastal communities from the north and south.
2. The site should be developed to maintain public access to the river and provide a diversity of public spaces, from an active river walk and recreational spaces, to passive open spaces.
3. The programs and facilities developed on the site must be self-sustaining economically, with the site operations, at a minimum, be revenue-neutral to the City of Vero Beach and ideally generate revenue for constant improvements.
4. The site development should be attractive to people of all ages and incomes and be a place where the diverse local subcultures feel comfortable and find their activities accommodated.

5. The site development plan should respect a balance of nature, recreation, entertainment environmental education, and culture; and provide both daytime and evening activities.
6. The coastline of the site should be improved by removing invasive species, restoring native plants, protecting the adjacent water quality, and supporting bird life and the marine habitat.
7. The plan should consider retaining and re-using the industrial heritage of the site, if economically feasible.
8. The plan should provide a cohesive development concept for the site that retains flexibility in implementation and allows for an incremental development approach that expedites the launch of the project as soon as possible.
9. The buildings should be durable enough to survive storms, but mutable enough to be able to change over time.
10. The site should be designed to be compatible with the neighboring properties while being a positive impact on the redevelopment of the surrounding area.
11. The plan's design should be prepared in an open, participatory process where the selected scenario plan becomes acceptable to the voting citizens through a public charter referendum.



Executive Summary

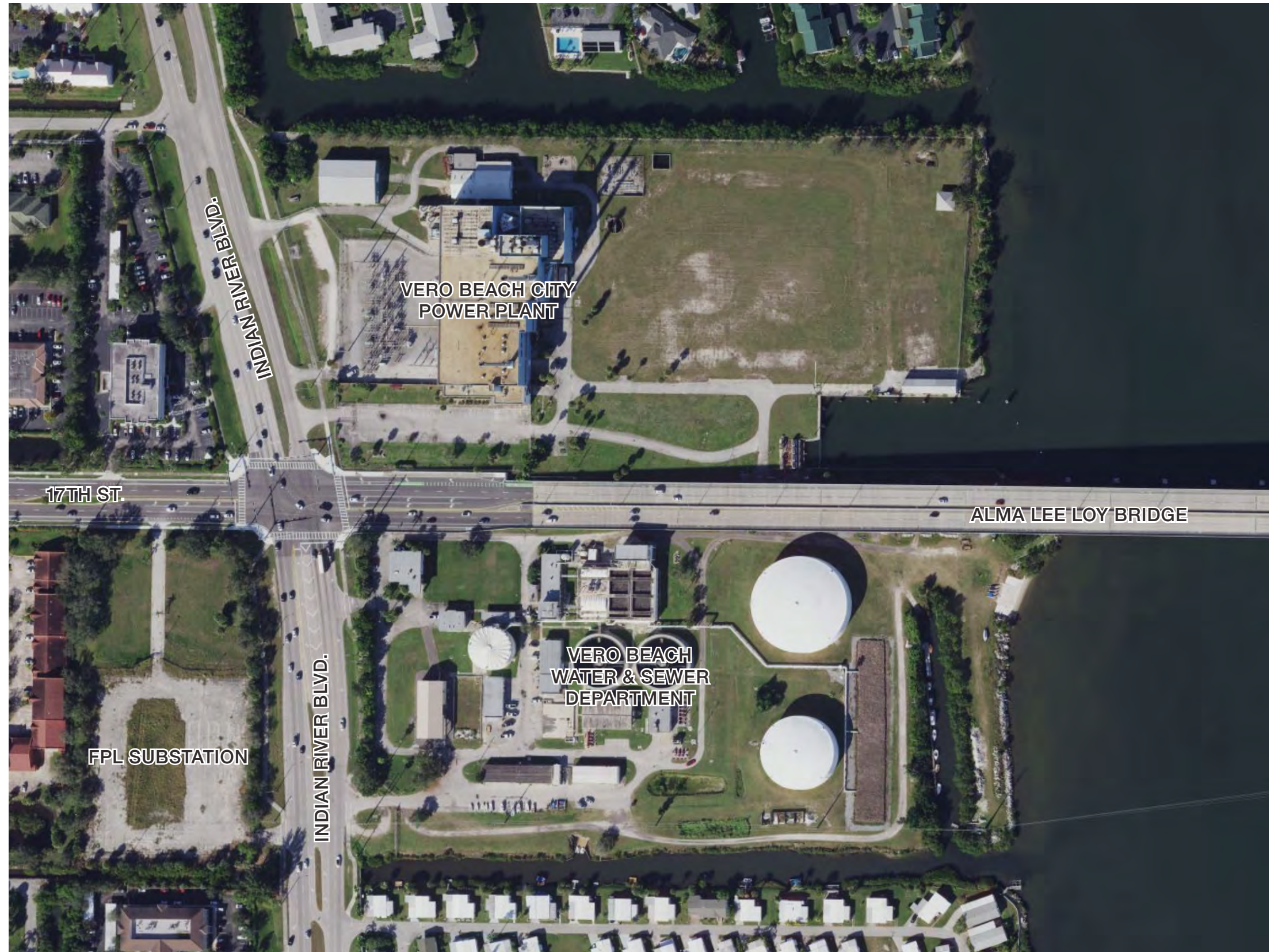
Project Process

The process towards the Master Concept Plan for Three Corners, began with a City Council Kick-Off Meeting on November 19, 2019. The Three Corners Steering Committee was empaneled that day. After holding meetings and participating in pre-Charrette site tours, the Committee attended several of the Charrette presentations, including the closing on January 31, 2020.

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

On August 18, 2020, the City Council held a public hearing on the resolution to adopt the Master Concept Plan included in the “Three Corners Vero Beach Report.” Based on the discussion, the City Council deferred the approval of the master concept plan for more public comment on the ideas illustrated in the post-pandemic plans subsequently provided by DPZ CoDesign (DPZ) in the summer of 2020. The Steering Committee was tasked to review the community comments and provide a recommendation.

The results of this review and the recommendations were incorporated into the revised Community Plan presented by DPZ in April of 2021. Following the Economic Feasibility Analysis of this plan in November of 2021, the Community Plan, as presented later in this document, was approved by the City Council as the Master Concept Plan in December of 2021. It is this plan that is presented in this Executive Summary.



Aerial View of Existing Site

Executive Summary

Project Timeline (Sep. 2020 - Dec. 2021)

The following is the timeline since the deferred approval:

September 15, 2020: City Council approves changes to Committee structure:

September 2020: Initial Feasibility Review (Staff & Developer Feedback):

October 6, 2020: City Council appoints new members to Committee:

October 22, 2020: Three Corners Steering Committee (Planning Process Overview)

November 12, 2020: Three Corners Steering Committee (Project Goals and Planning Premises)

December 10, 2020: Three Corners Steering Committee (Development Presentations)

December 15, 2020: City Council (Accepted Project Goals and Planning Premises)

January 14, 2021: Three Corners Steering Committee (Direction on revisions to Concept Plan)

April 2021: DPZ (Revises Community Plan & Recommended Plan)

April 26, 2021: Three Corners Steering Committee (Recommended Master Concept Plan)

May 18, 2021: City Council (Accepted Recommended Master Concept Plan and Authorizes Feasibility)

September & October 2021: Economic Feasibility Analysis of Scenarios (PFM) / Master Concept Plan - Steering Committee Scenario

November 16, 2021: City Council Meeting (Economic Feasibility Analysis Presentation)

December 7, 2021: City Council Meeting (Recommendation on Master Concept Plan Programming)



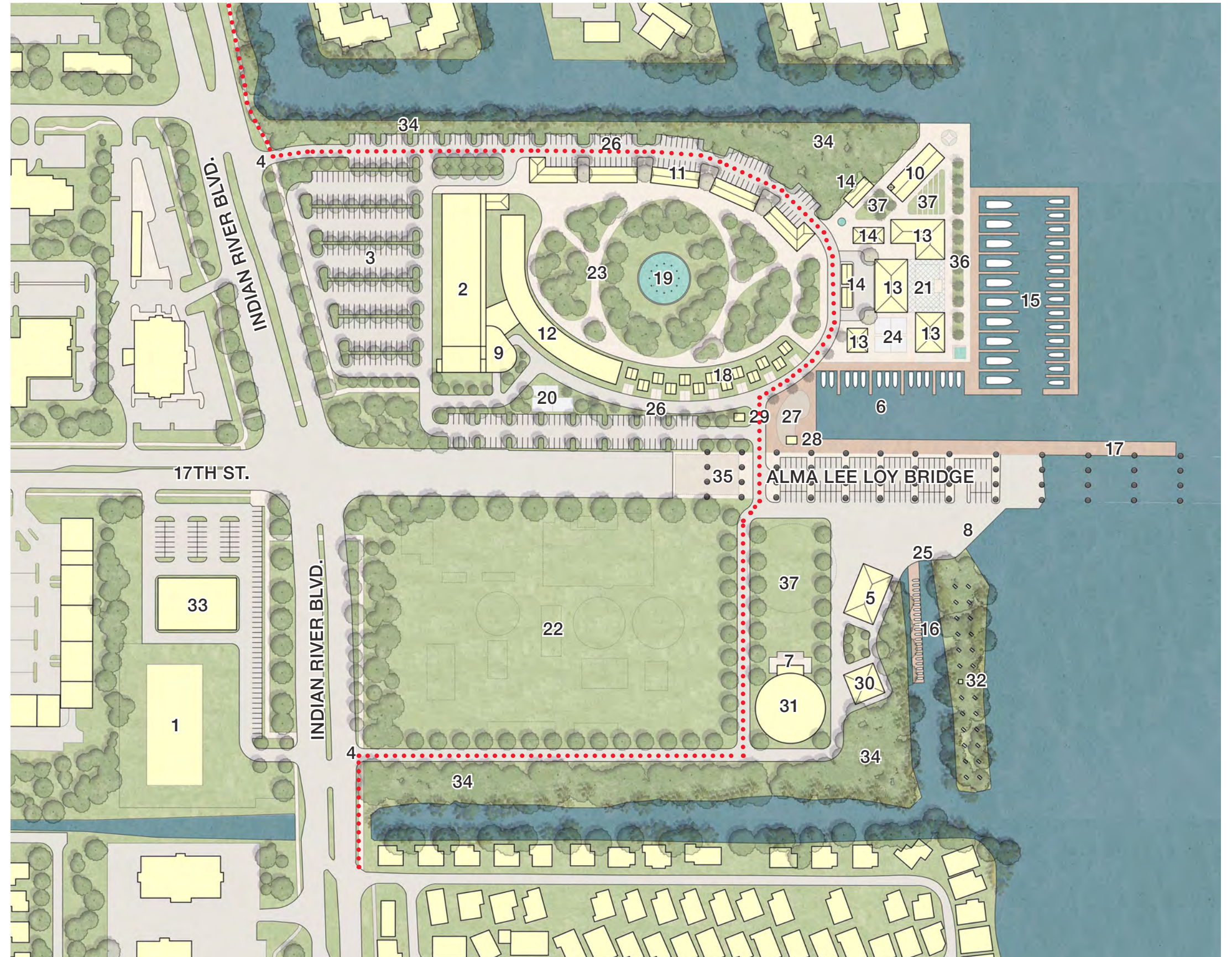
Master Concept Plan

Executive Summary

Master Concept Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 PERFORMING STAGE
- 8 SMALL BOAT LAUNCH
- 9 CONF. CENTER LOBBY
- 10 MEETING HALL
- 11 MARKET ROW
- 12 HOTEL
- 13 RESTAURANT/ RETAIL
- 14 RETAIL
- 15 MARINA
- 16 SAILBOAT PLATFORM
- 17 FISHING PIER
- 18 HOTEL COTTAGES
- 19 SPLASH FOUNTAIN
- 20 HOTEL OUTDOOR RECREATION
- 21 PLAZA/ SMALL EVENT STAGE
- 22 FIELD
- 23 CENTRAL PARK
- 24 OUTDOOR DINING/ ENTERTAINMENT
- 25 SMALL BOAT RAMP
- 26 PARK DRIVE
- 27 RECREATION/ PLAZA
- 28 BAIT SHOP
- 29 SNACK SHACK/ BIKE TRAIL HEAD
- 30 ENVIRONMENTAL RESEARCH CTR.
- 31 VISUAL/ PERFORMING ARTS CTR.
- 32 PARK
- 33 GENERAL COMMERCIAL
- 34 BOSQUE OF LIVE OAKS AND SABAL PALMS
- 35 SKATE PARK
- 36 PROMENADE
- 37 LAWN/ GREEN
- BIKE TRAIL



Executive Summary

Big Blue Hotel Conversion & North Central Park

Big Blue Reuse:

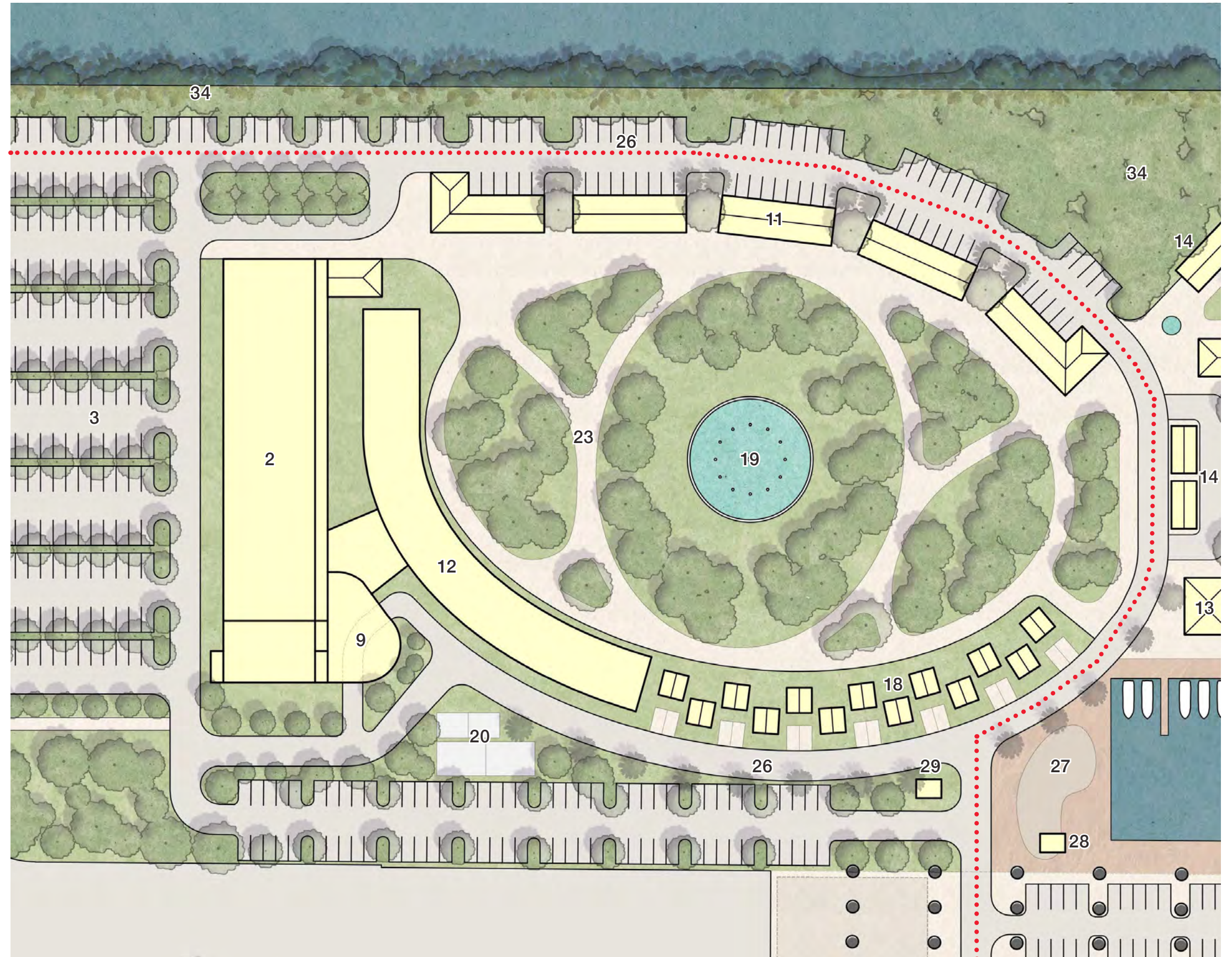
The former power plant structure has been deemed to be of significant historical value and, therefore, the priority should be to retain the building. The Master Concept Plan reimagines the redevelopment of “Big Blue” as a hotel and cultural or event center; if financially feasible to a potential developer, with indoor public spaces, performance or cultural venues, retail, and restaurants. The indoor spaces would focus on reuse of the great hall. The repurposing of Big Blue provides an opportunity to develop a rooftop bar or restaurant that, at a height of 60 ft. above street level, would offer unique views of the Lagoon.

The Master Concept Plan envisions a hybrid hotel with a combination of a traditional hotel room tower and a row of cottages. The full-service destination or resort hotel could anchor the site with a mix of transient hotel rooms and condo hotel units. Outdoor resort amenities for the patrons of the hotel would be optimally located adjacent to the structure, while most of the central park space would remain open to the public.

The development could be a reuse of either the entire existing structure or only a portion. However, if the proposed hotel does not make use of the Big Blue structure at all, any new structure would have to comply with the current maximum 50 ft. building height limitation.

LEGEND

- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 9 CONF. CENTER LOBBY
- 11 MARKET ROW
- 12 HOTEL
- 13 RESTAURANT/ RETAIL
- 14 RETAIL
- 18 HOTEL COTTAGES
- 20 HOTEL OUTDOOR RECREATION
- 23 CENTRAL PARK
- 26 PARK DRIVE
- 27 RECREATION/ PLAZA
- 28 BAIT SHOP
- 29 SNACK SHACK/ BIKE TRAIL HEAD
- 34 BOSQUE OF LIVE OAKS AND SABAL PALMS



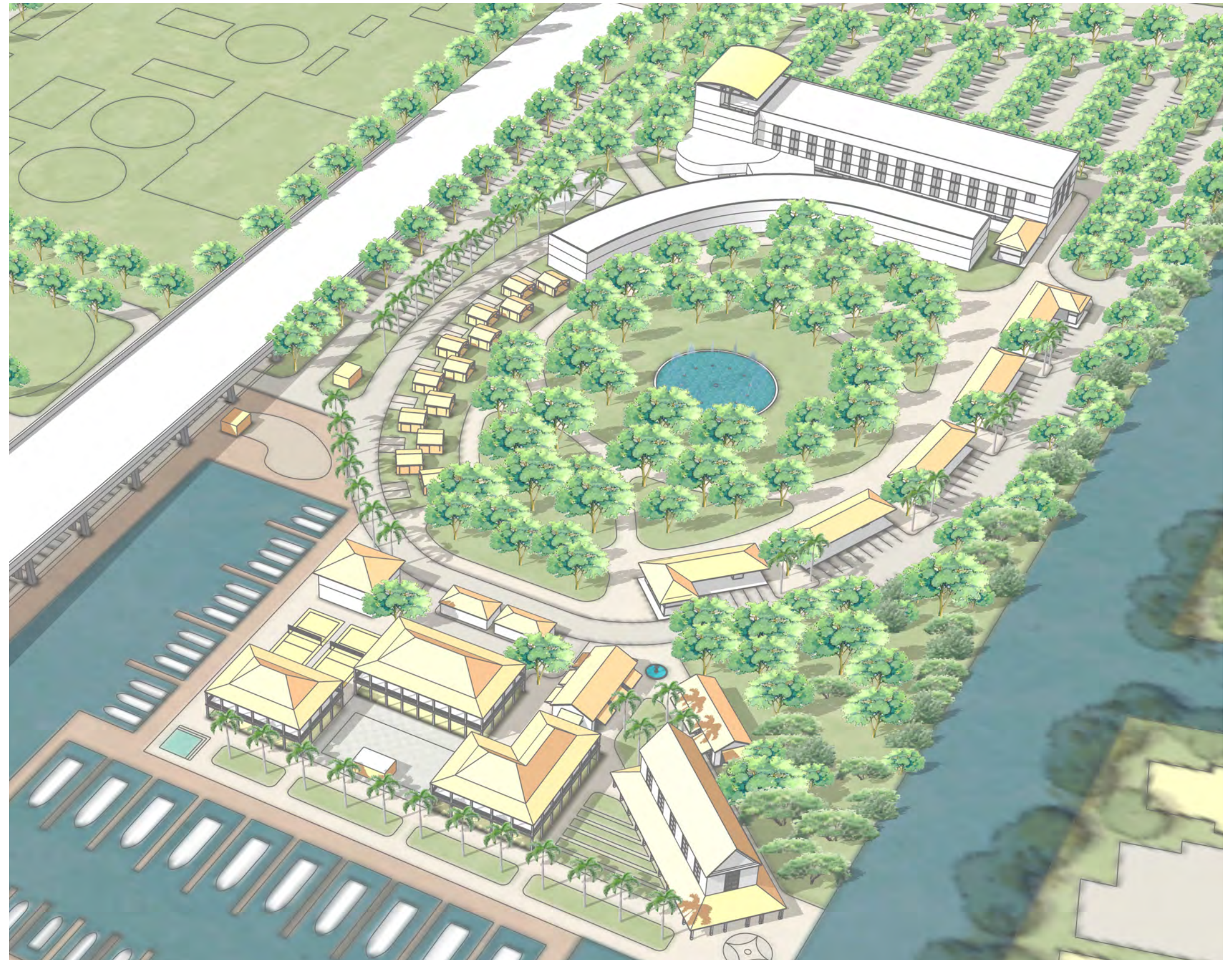
Executive Summary

Big Blue Hotel Conversion & North Central Park

Central Park & Market Row:

One idea from the Charrette that received unanimous support was for there to be a sizable park occupying the north parcel. Any redevelopment plan would need to include the Central Park. Framed by the hotel resort, the central public space could contain water features or a splash park, playgrounds, and farmers' market or food truck space open to the public.

As suggested by residents and drawn during the charrette, the Master Concept Plan shows a row of multi-use pavilions along the northern portion of the site that could house park functions, seasonal festivals, and a weekly farmers market. They could also serve as retail and restaurant uses. The area could also be an extension of the hotel use with condo hotel units framing the park.



Executive Summary

Central Park



Executive Summary

Northeast Waterfront Village

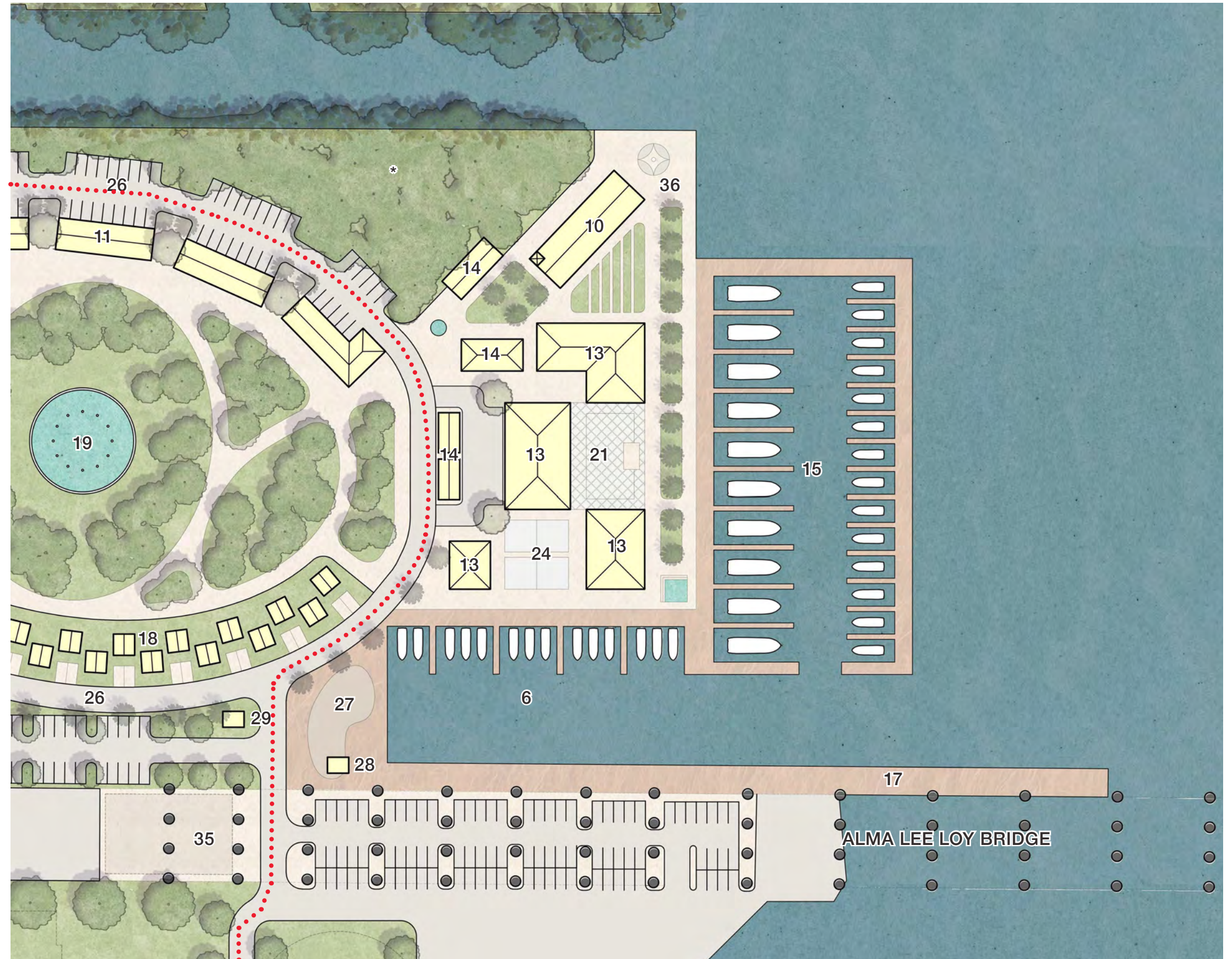
Northeast Waterfront Village

Perhaps the most well-received Charrette idea was for there to be a waterfront village of retail, restaurants, bars and cafes of varying price points, as well as a marina, adjacent to the existing harbor. The Master Concept Plan arranges these functions in a checkerboard pattern. Recreational spaces, gathering gardens, small outdoor music venues, and service spaces would occupy the courtyards in between the buildings. Any proposed development would need to remain substantially consistent with this area of the plan. The entertainment or recreation uses could be family amusements, small museums, aquarium displays, or music venues, as key venues to draw area residents to the destination. The marina could include daydocks, overnight docking for hotel or residents, commercial tours, and water taxis. The plan includes a fishing pier with locations for vendors (bait shop) related to the pier and a bike trailhead.

Another well-regarded charrette idea was the inclusion of a chapel-like meeting hall near the water that could be leased for events. The structure occupies the northeast corner of the plan framed by special gardens.

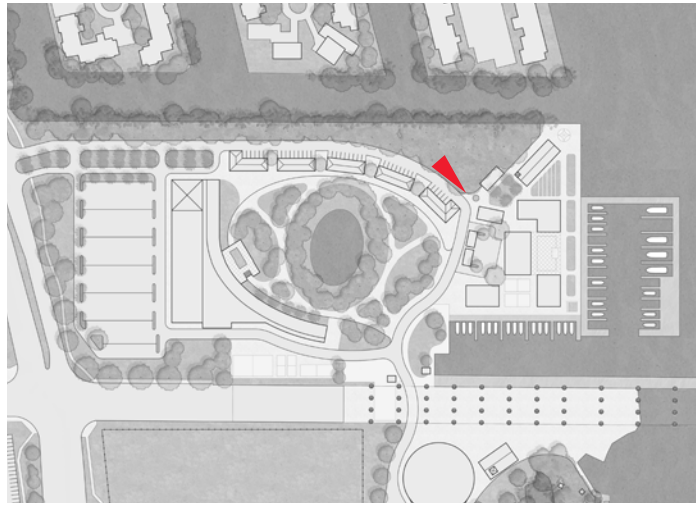
LEGEND

- 6 HARBOR
- 10 MEETING HALL
- 11 MARKET ROW
- 13 RESTAURANT/ RETAIL
- 14 RETAIL
- 15 MARINA
- 17 FISHING PIER
- 18 HOTEL COTTAGES
- 19 SPLASH FOUNTAIN
- 21 PLAZA/ SMALL EVENT STAGE
- 26 PARK DRIVE
- 27 RECREATION/ PLAZA
- 28 BAIT SHOP
- 29 SNACK SHACK/ BIKE TRAIL HEAD
- 35 SKATE PARK
- 36 PROMENADE



Executive Summary

Detail of Entrance into Waterfront Village from the Park



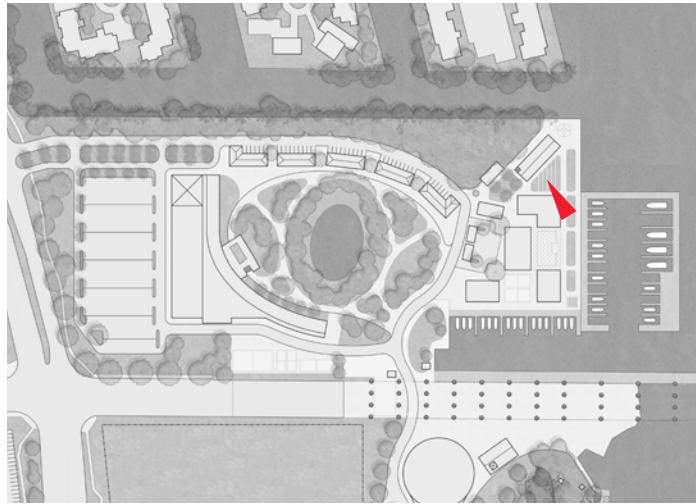
Executive Summary

Detail of Northeast Waterfront Village



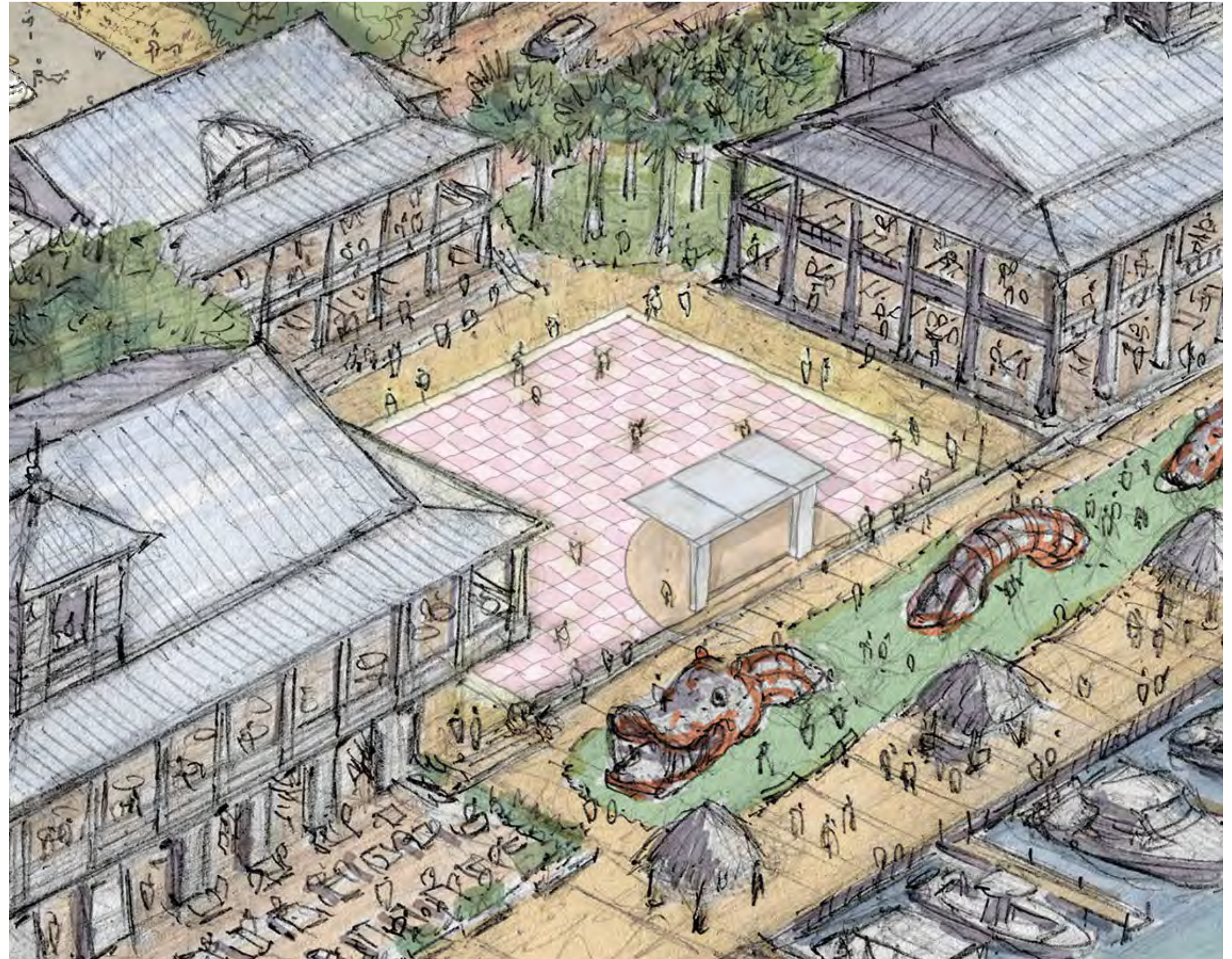
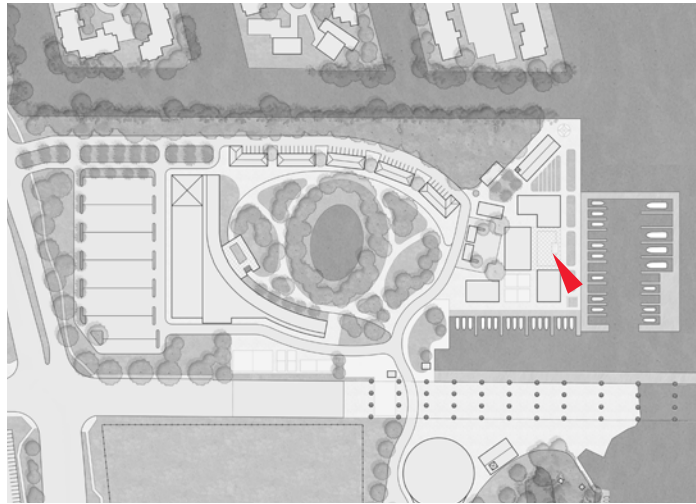
Executive Summary

Detail of Waterfront Chapel & Promenade



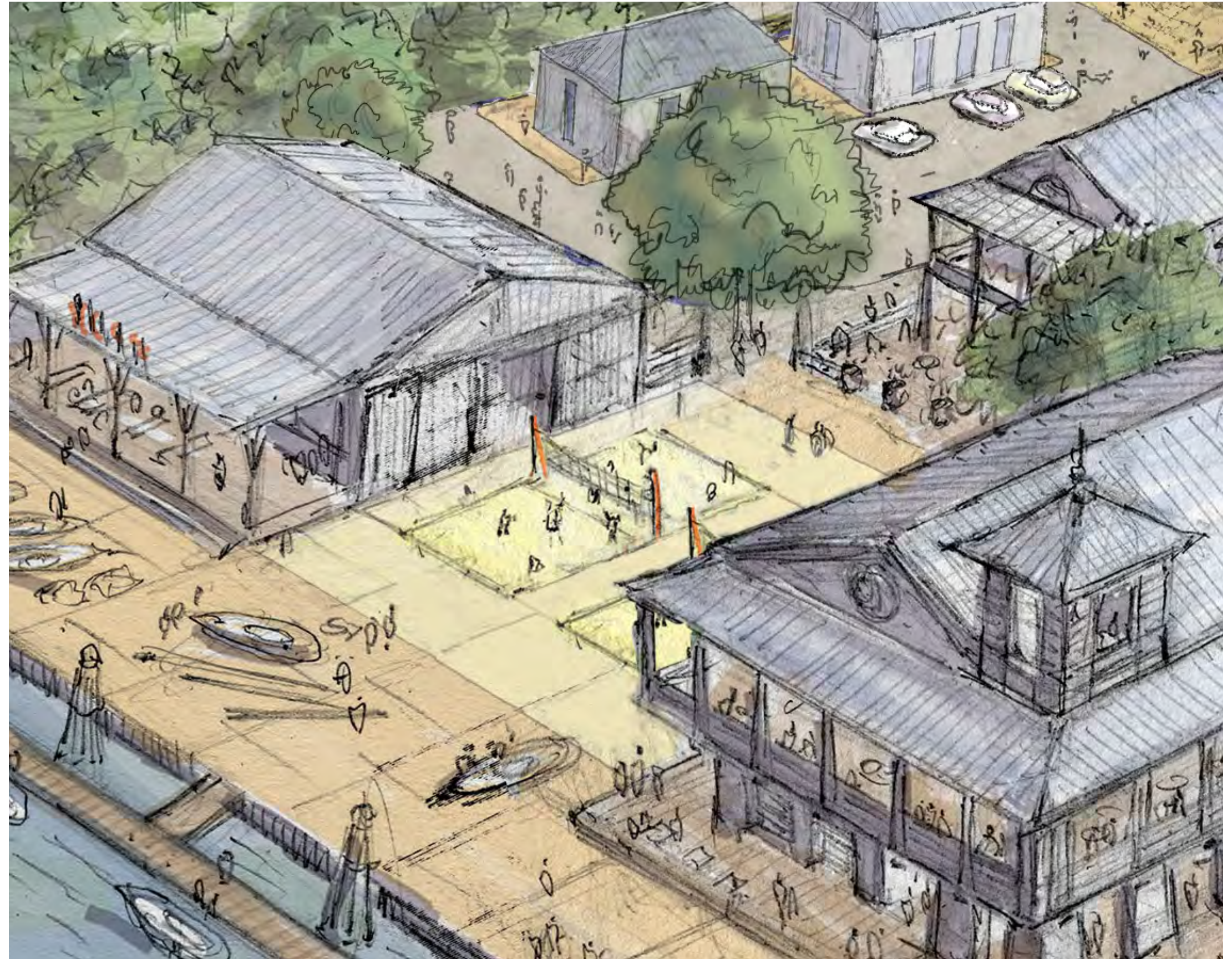
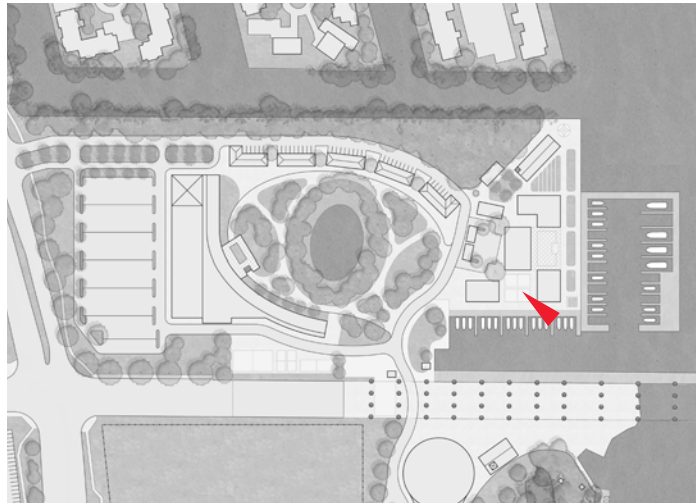
Executive Summary

Detail of Waterfront Restaurants, Event Plaza, Promenade & Marina



Executive Summary

Detail of Waterfront Activated Courtyards & Promenade



Executive Summary

South Waterfront

Youth Sailing Center

The Master Concept Plan incorporates the facilities agreed to a memorandum of understanding between the City and Youth Sailing Foundation. It includes facilities for the Vero Beach Community Sailing Center to be operated by Youth Sailing and located south of the Alma Lee Loy Bridge (wastewater treatment plant site) and adjacent to the river. The location of the facility and parking for the facility, integrated into the overall parking plan for the proposed development, will have to be consistent with this plan.

Youth Sailing has developed a plan for a community sailing center with the following program:

- Construction of 12,000 sf, two-story building with small boat repair on the ground floor and administrative offices, conference/ training rooms and kitchen on the upper floor;
- Construction of floating docks for youth, coaching, safety, rental, and ADA compliant sailboats and powerboats used in junior and adult instructional programs; and
- A ramp for small boat launching.



Water Tanks

The plan shows retention of the one of the water tanks, once decommissioned, as an iconic symbol of the site's past, and potential as a future community arts venue. The tanks represent a great opportunity for a philanthropic organization, as these structures can serve as the basis for large scale art installations. Keeping at least one of these tanks also offers a cost-savings from the standpoint of their being retrofitted to house performance or exhibit space.

Wastewater Treatment Plant

Thinking of how subsequent generations might view the decisions made about 3 Corners, and to honor their needs, several members of the Steering Committee felt that the decommissioned water treatment plant would be an opportunity to leave a portion of the site open to those future residents. It was later suggested that the facility's structures should be demolished and replaced with an open field to provide a place for programming large community events in the interim.

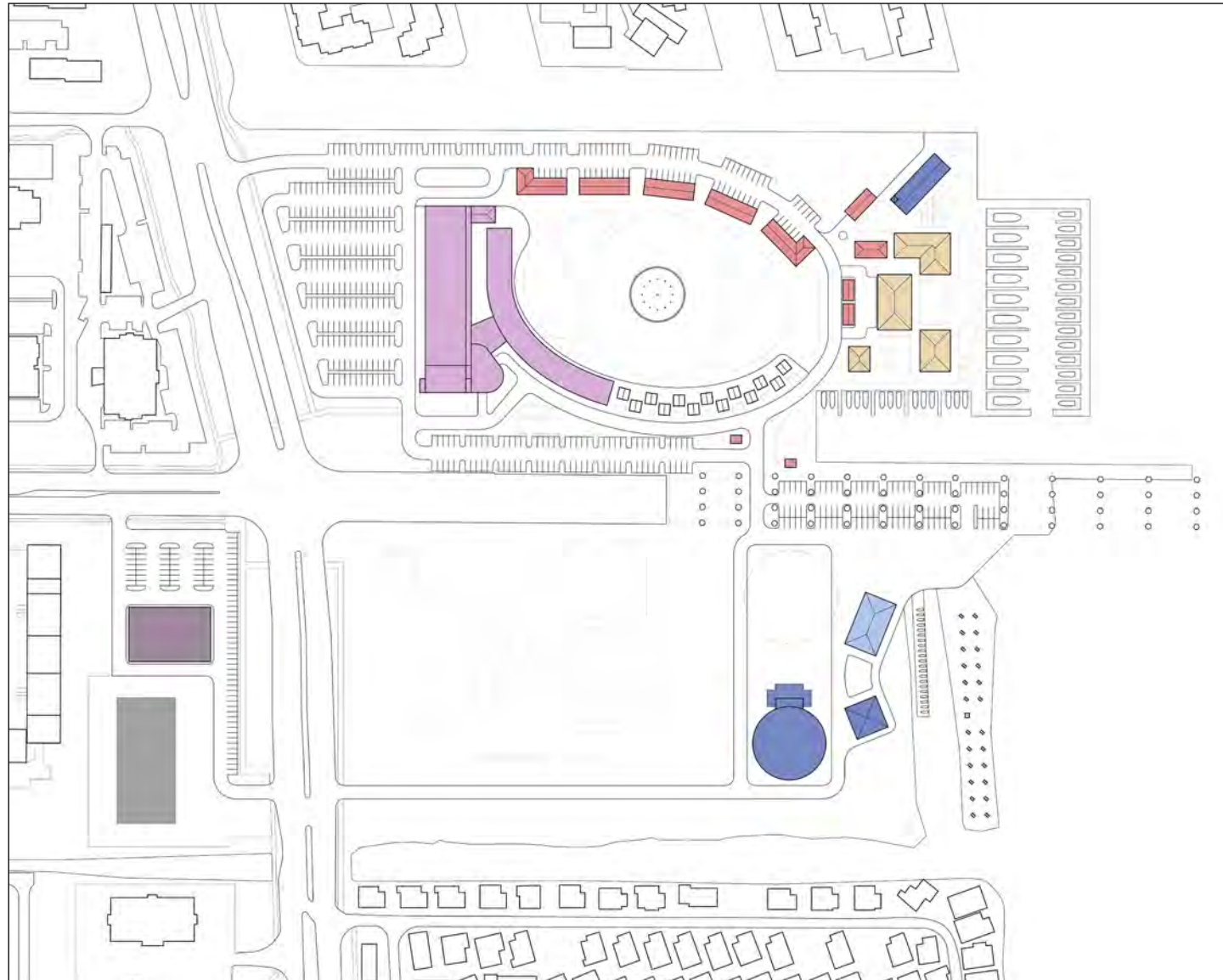
LEGEND

- 5 YOUTH SAILING
- 6 HARBOR
- 7 PERFORMING STAGE
- 8 SMALL BOAT LAUNCH
- 16 MEETING HALL
- 18 HOTEL COTTAGES
- 22 FIELD
- 25 SMALL BOAT RAMP
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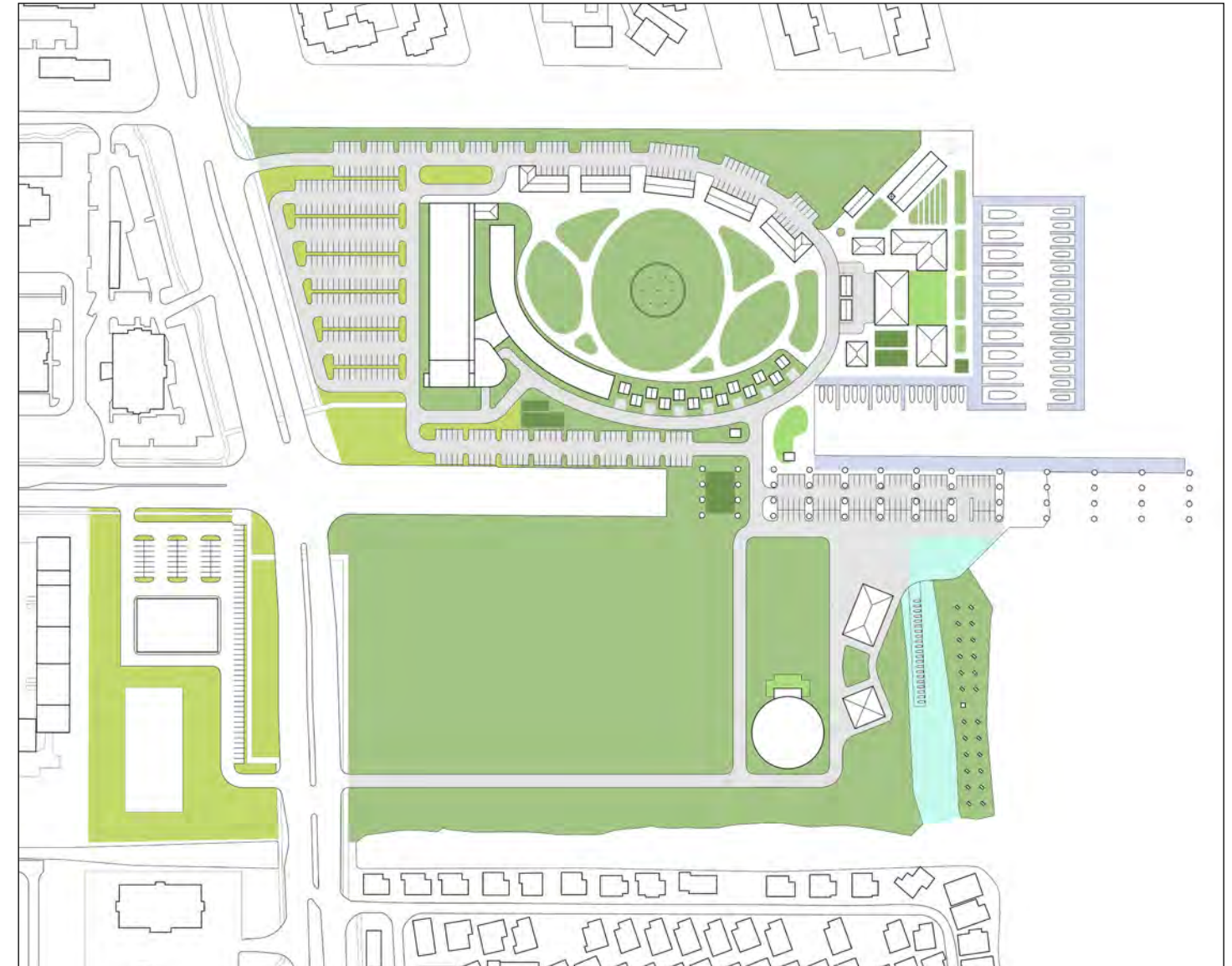


Executive Summary

Steering Committee Recommended Plan : Yield Analysis



Building Diversity Analytical Diagram



Open Space Analytical Diagram

LEGEND

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

Building Type	Footprint	Story	Total SF
General Commercial	14,504	1	14,504
Retail	19,334	1	19,334
Restaurant	18,215	2	36,430
Hotel	54,000	4	216,000
Civic	22,748	1	22,748
Recreation	6,960	2 Max	13,920
Utility	24,063	1	24,063

LEGEND

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

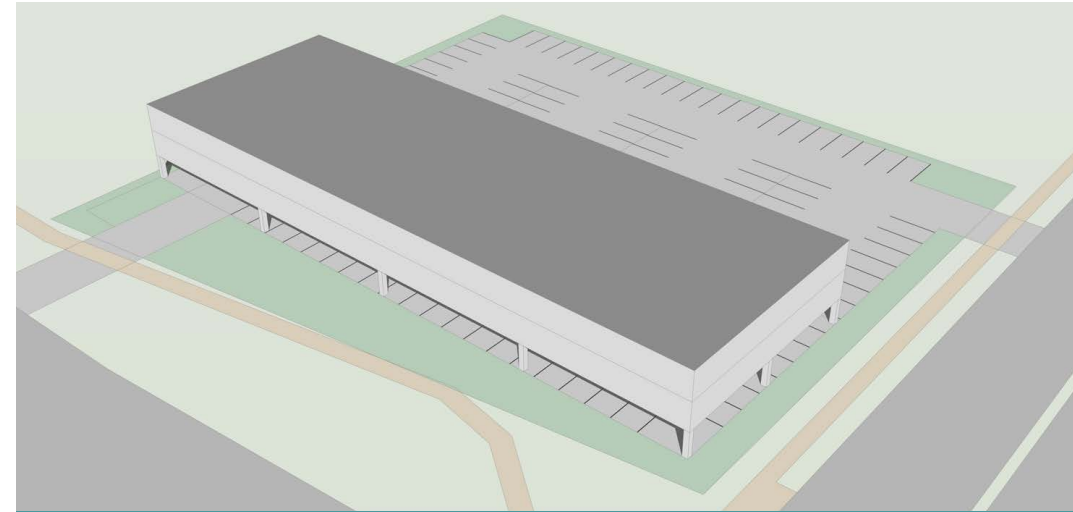
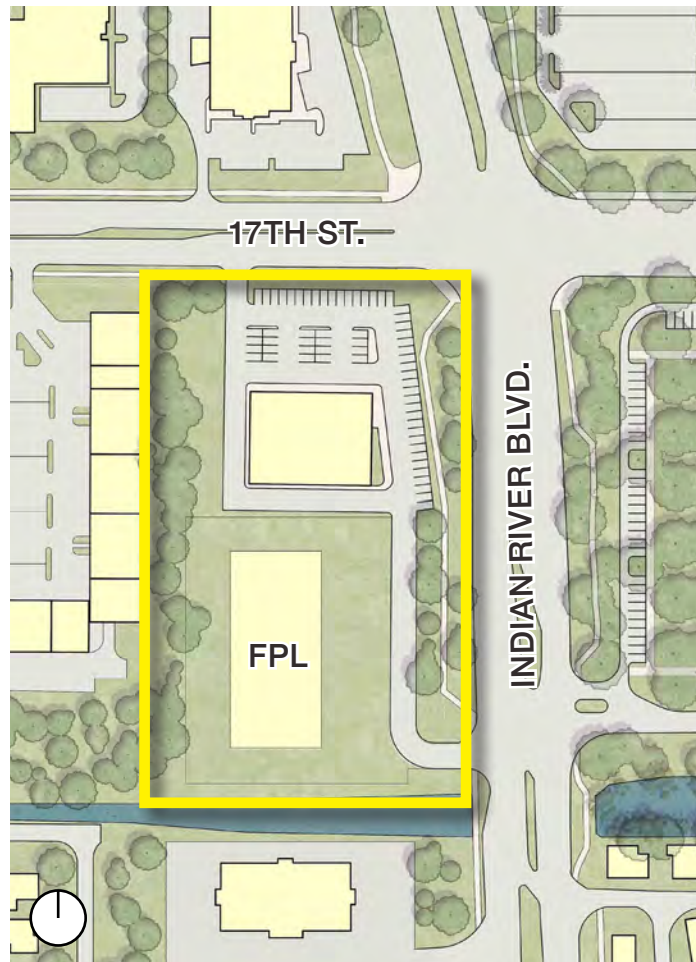
Parking on Site: 465 Spaces
 Marina Area: 116,750 SF
 Fishing Pier Length: 677 Feet

Executive Summary

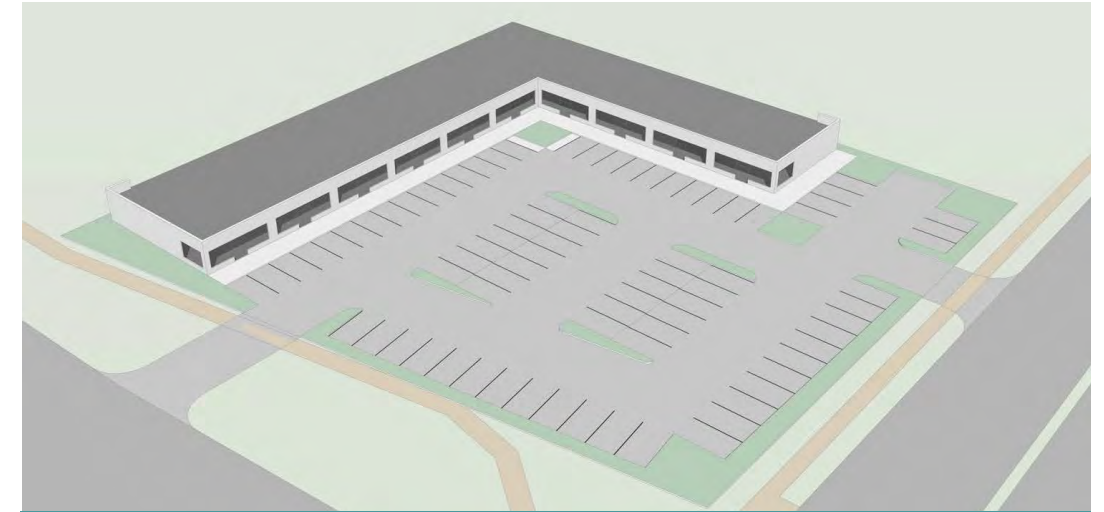
The Former Post Office Site

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

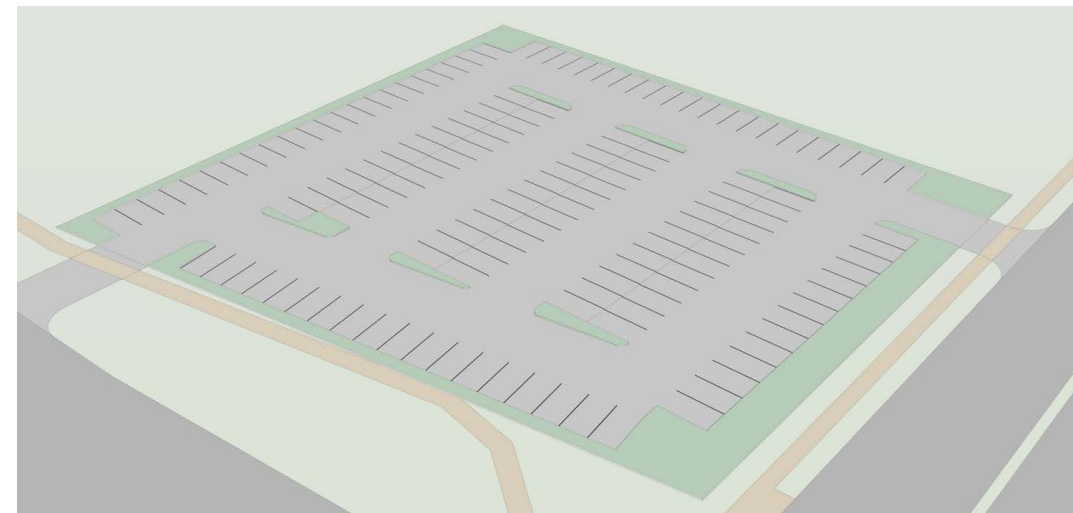
Already containing an FPL substation, the remaining land, under 2-acres in size, would be a good candidate for a separate developer RFP. During the charrette a number of possible options were studied for this site, but the sentiment expressed by most Charrette attendees was that the site be dedicated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



2 Office Levels over Parking Lot



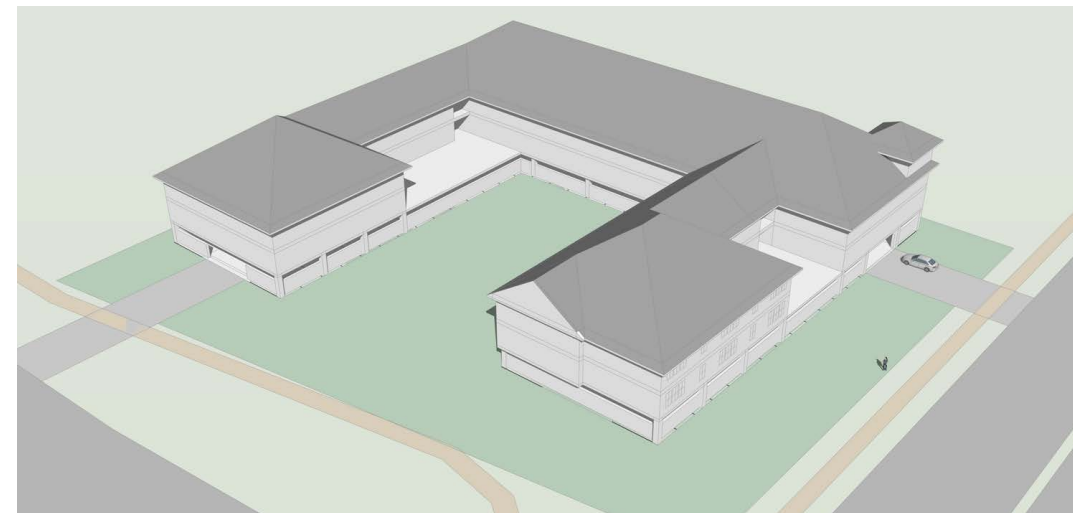
1 Retail Level with Parking Lot



Surface Parking Lot



4 Level Parking Garage



2 Apartment Levels over Parking



1 Small Grocery with Parking Lot

Executive Summary

Next Steps

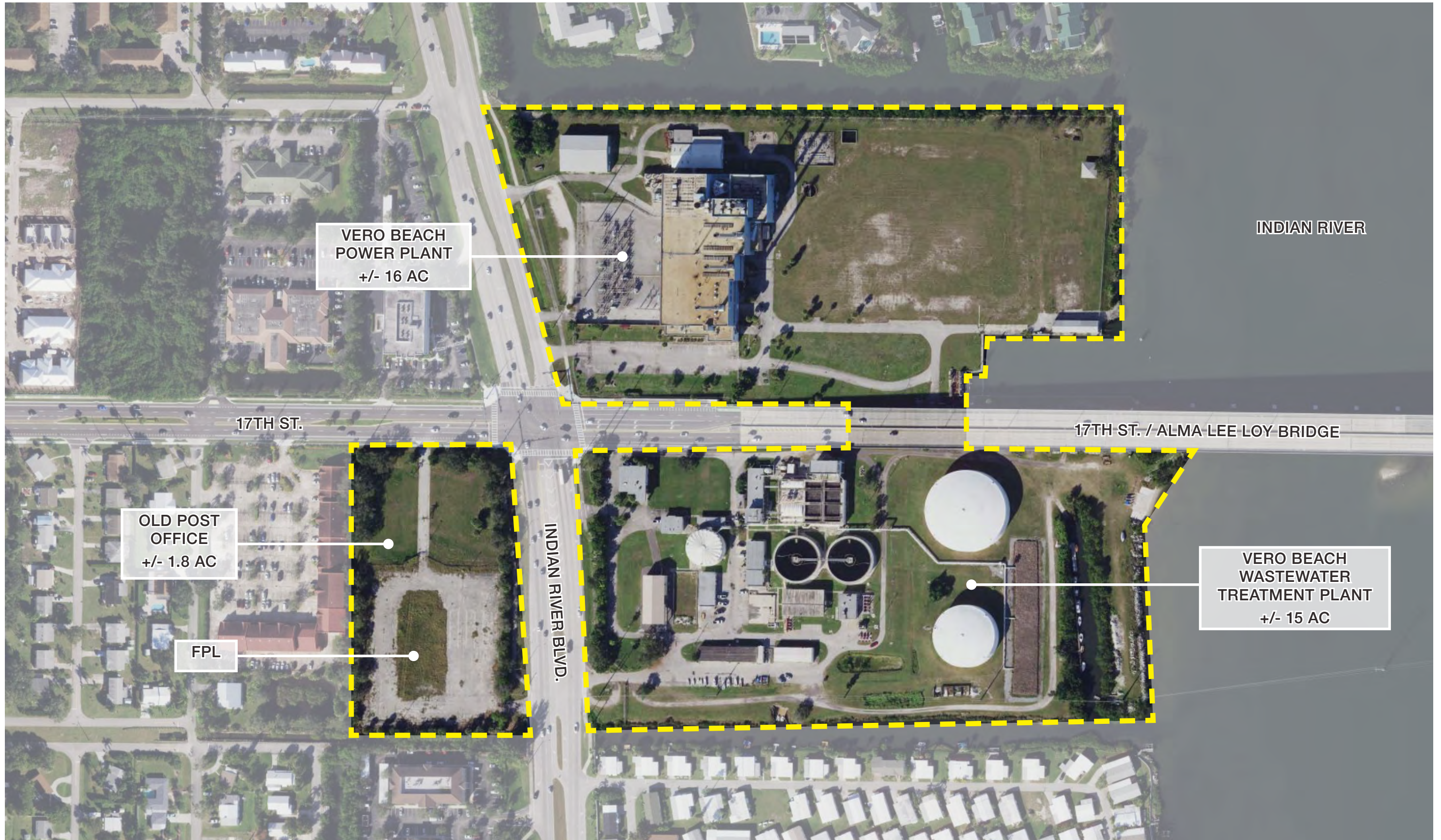
1. Issue a Request for Information (RFI) to identify qualified developers and receive information on interest in partnering with the City to develop the site as proposed by the Master Concept Plan.
2. Call for a charter referendum to allow commercial development of the former power plant site.
3. Conduct additional engineering analysis regarding traffic impacts of the proposed development on the former power plant site.
4. Prepare an amendment to the City's Comprehensive Plan to change the future land use designations on the site to be consistent with the Master Concept Plan, and add land use policies regarding the development of site consistent with the Master Concept Plan.
5. Prepare land development regulation amendments to adopt development regulations consistent with the Master Concept Plan, including a map amendment to the City's Official Zoning Map.
6. Issue a Request for Proposals (RFP) from qualified developers and select developer for the master development of the former power plant site. Enter into a development agreement between the City and the Developer for the development of the site.
7. Enter into an agreement with Youth Sailing Foundation for the development of sailing facilities on the wastewater plant site.



INTRODUCTION : UNDERSTANDING THE SITE

Introduction : Understanding the Site

Aerial View of Three Principal Parcels

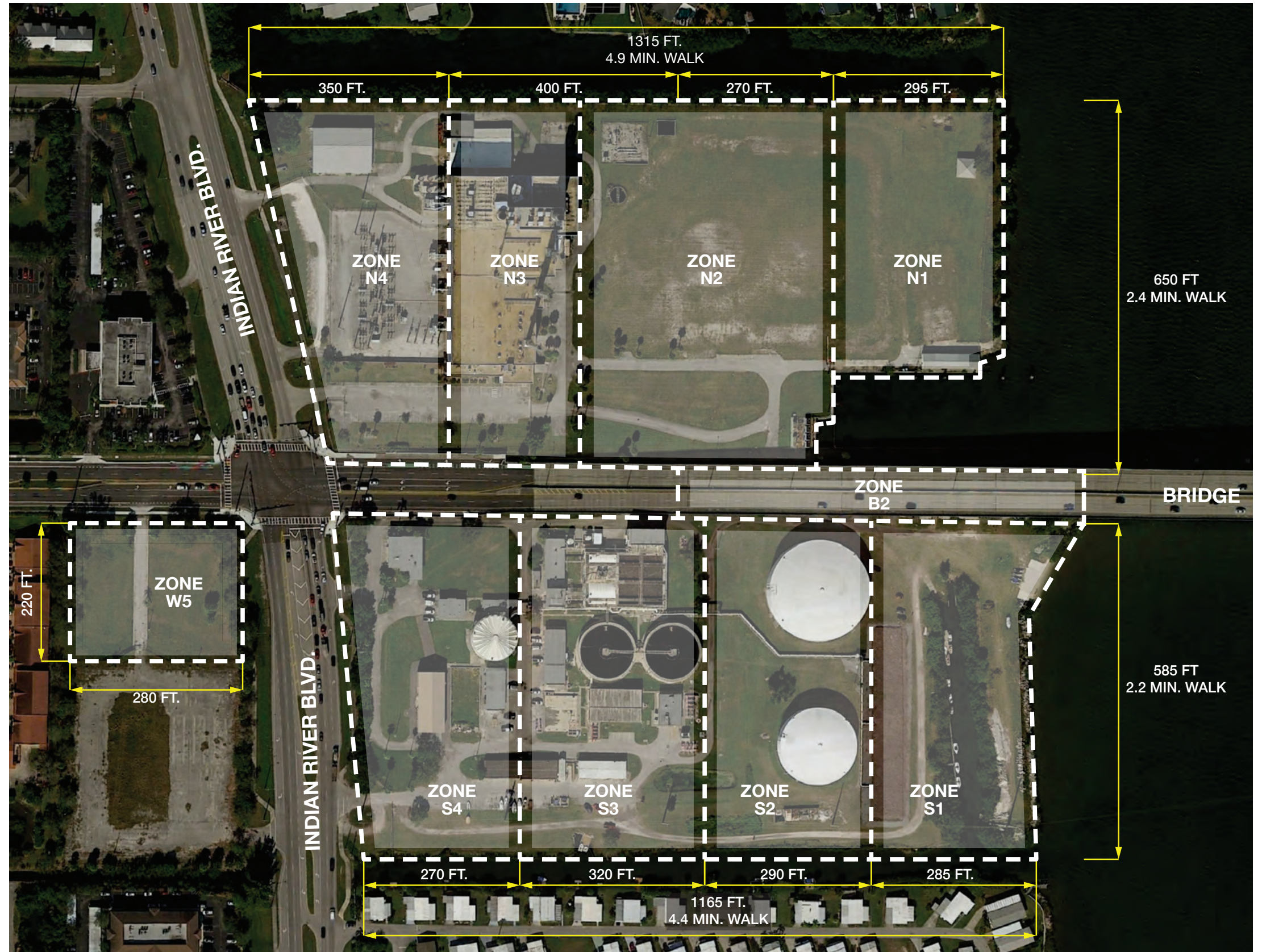


Introduction : Understanding the Site

Aerial View of Zones within the Three Parcels

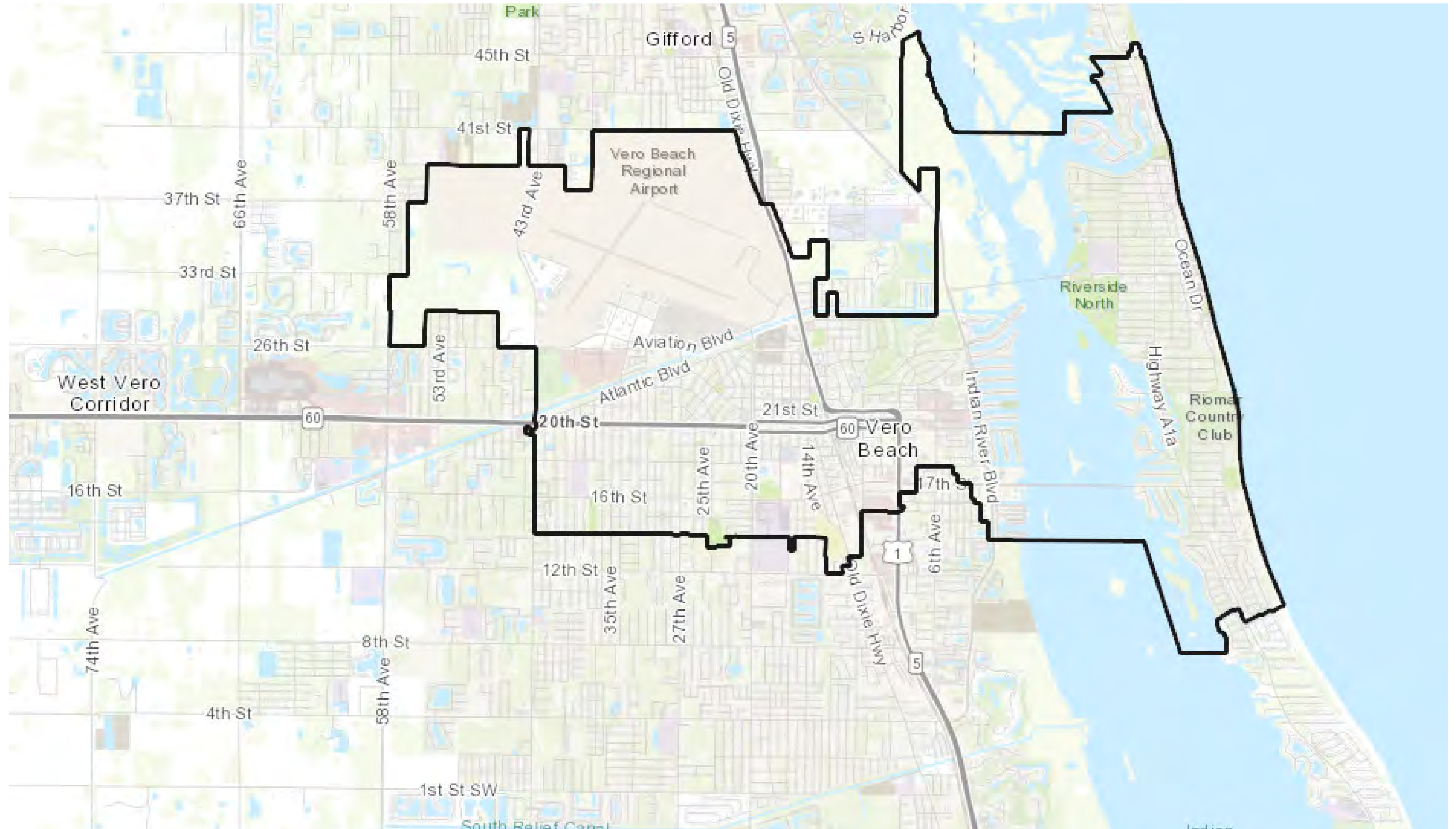
This analysis of the 3 Corners site is meant to convey the considerable real estate that these parcels comprise. Many Downtown Vero Beach city blocks are in the range of 250 - 300 ft. wide by 400 - 650 ft. long. Applying these dimensions and dividing the north (N) and south (S) parcels into zones, one can see that 3 Corners consists of about 8 - 9 city blocks.

A common rule of thumb in planning is that a person can comfortably cover about a quarter mile, or 1350 ft. , in a 5-minute walk. Research has shown that this is the distance that most people are willing to walk before they opt to drive a car instead. This is therefore a useful metric to consider when designing a main street, a shopping mall, or even a neighborhood. As it happens, most of 3 Corners, despite its ample size, is all within a 5-minute walk.



Introduction : Understanding the Site

Context: Vero Beach City Limits



Since only those area residents who live within the city limits may vote on a 3 Corners referendum, understanding the exact city boundaries has become an important distinction.

Introduction : Understanding the Site

Context: Vero Beach Access to 3 Corners



Introduction : Understanding the Site

Context: Vero Beach Landmark Locations



Introduction : Understanding the Site

Scale Comparison: Historic St. Augustine

The following diagrams show the outline of the 3 Corners properties superimposed over the aerial photos of various locations at the same scale. They convey a sense of the size of the three parcels in comparison to well known places.

On this page one can see that virtually all of historic downtown St. Augustine could fit on the 3 Corners site.



Introduction : Understanding the Site

Local Scale Comparison: Humiston Park

On this page Humiston Park can be seen within the Power Plant Site that is large enough to also include the mixed-use block to the west.

On the wastewater plant site three hotel-sized properties on the ocean, and a block and a half of the village across the way would fit.



Introduction : Understanding the Site

Local Scale Comparison: Riverside Park

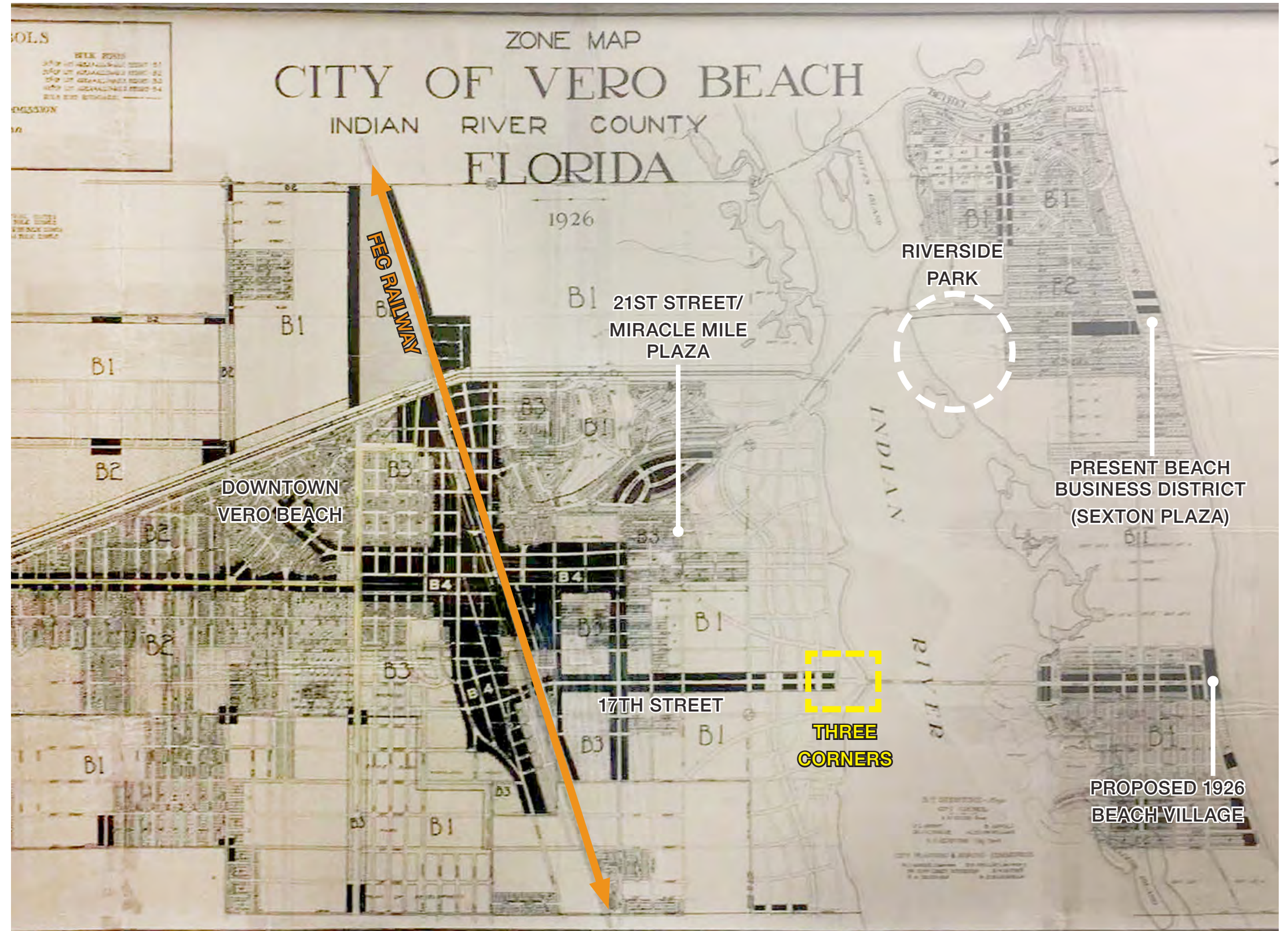
In this comparison, one can see that a good majority of Riverside Park, including the art museum, could fit within the 3 Corners Site.



Introduction : Understanding the Site

1926 Vision for 3 Corners

In the 1926 master plan, 3 Corners was seen as a key juncture along a 17th St mixed-use corridor that connected Downtown to a proposed beach village center & main street. Development of Riverside Park after WWII and other factors ultimately moved the main beach village to the north. 21st St. & Miracle Mile Plaza became the main commercial corridor to the beach.



City of Vero Beach 1926 Master Plan by Lawrence Sheridan (as framed in City Hall)

Introduction : Understanding the Site

Site Zoning & Background

The 38-acre waterfront parcel known as 3 Corners is considered the most valuable city (publicly) owned water-front property on Florida's East Coast.

Source: [SpeakUpVeroBeach.com](https://www.speakupverobeach.com)

a) Electric Power Plant Property:

The 17.4-acre electric power plant property is located on the northeast corner and adjacent to the Indian River Lagoon. As part of its agreement with the Orlando Utilities Commission, the City shut down its electric power plant in December, 2015.

The property is currently designated Government/Institutional/Public use on the Future Land Use Map and Industrial on the Zoning Map. These designations limit the property to government facilities, utilities, and education and institutional facilities.

b) Wastewater Treatment Plant Property:

The 16.3-acre wastewater treatment plant property is located on the southeast corner and adjacent to the Indian River Lagoon. The property is currently designated Government/Institutional/Public use on the Future Land Use Map

and Industrial on the Zoning Map. At the present time, the property includes the wastewater treatment plant facilities and an office, storage, ramps/docks and other facilities for the Youth Sailing Foundation of Indian River County. As the wastewater treatment plant no longer discharges any treated effluent into the Indian River Lagoon, some discussion has been ongoing about relocating the plant to the airport where the treated effluent is distributed to the City's reclaimed water system or discharged via deep-well injection.

c) Vacant Postal Annex Property:

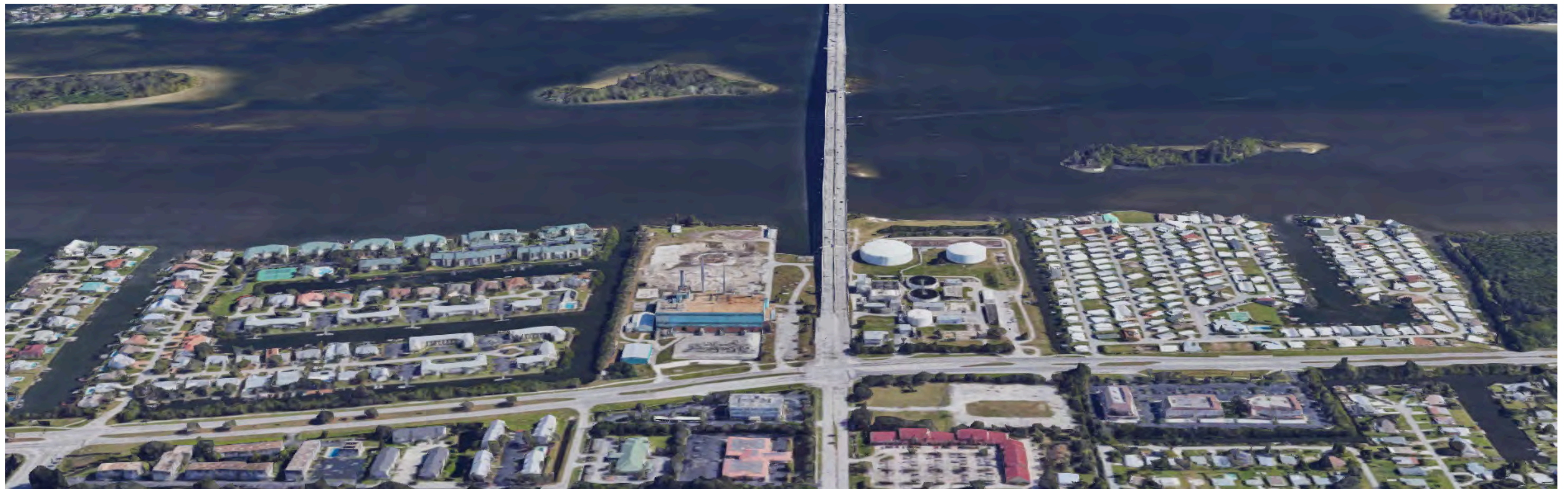
The 4.6-acre Postal Annex property located at the southwest corner of the intersection of Indian River Boulevard and 17th Street. This property is in a prime location for commercial development with good road access in a high volume traffic node and proximity to the waterfront. The property is currently designated

Commercial on the Future Land Use Map and C-1A (Tourist Commercial) on the Zoning Map. The City has agreed to lease a portion of the site to FPL to relocate the electric substation from the Electric Power Plant Property.

NOTE:

Any redevelopment of the two waterfront properties is subject to specific restrictions in the City Charter. The electric power and wastewater treatment properties may not be sold, leased, traded, or given away unless such sale, trade, or gift is approved by referendum. The two properties may be leased without a referendum only for a public or civic purpose which also serves a recreational, artistic, or cultural purpose including incidental concessions.

The Postal Annex property is not subject to any such restrictions.



Introduction : Understanding the Site

Existing Conditions

LEGEND

- 1 NEW FPL SUBSTATION
- 2 DECOMMISSIONED POWER PLANT
- 3 PARKING AREA
- 4 BOULEVARD ENTRANCES
- 5 SHED
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 RECLAIMED WATER TANKS
- 9 WASTE WATER TREATMENT FACILITY
- 10 YOUTH SAILING LEASE AREA
- 11 DECOMMISSIONED SUBSTATION
- 12 Y.S.F. INDOOR STORAGE BUILDING
- 13 █ RIPARIAN SHORELINE *
- 14 █ EMBANKED SHORELINE *

* As defined in this report, a riparian shoreline is one of the canal or river edges where plants, including mangroves, have grown amidst the riprap (loose stone and pieces of concrete) added to strengthen the seawall. An embanked shoreline refers to the harbor and river edges where only the seawall exists and there are no plants.



Introduction : Understanding the Site

Existing Conditions: Power Plant



Indian River



River Inlet



Big Blue

Introduction : Understanding the Site

Existing Conditions: Power Plant



Main Turbine Hall (Facing North)



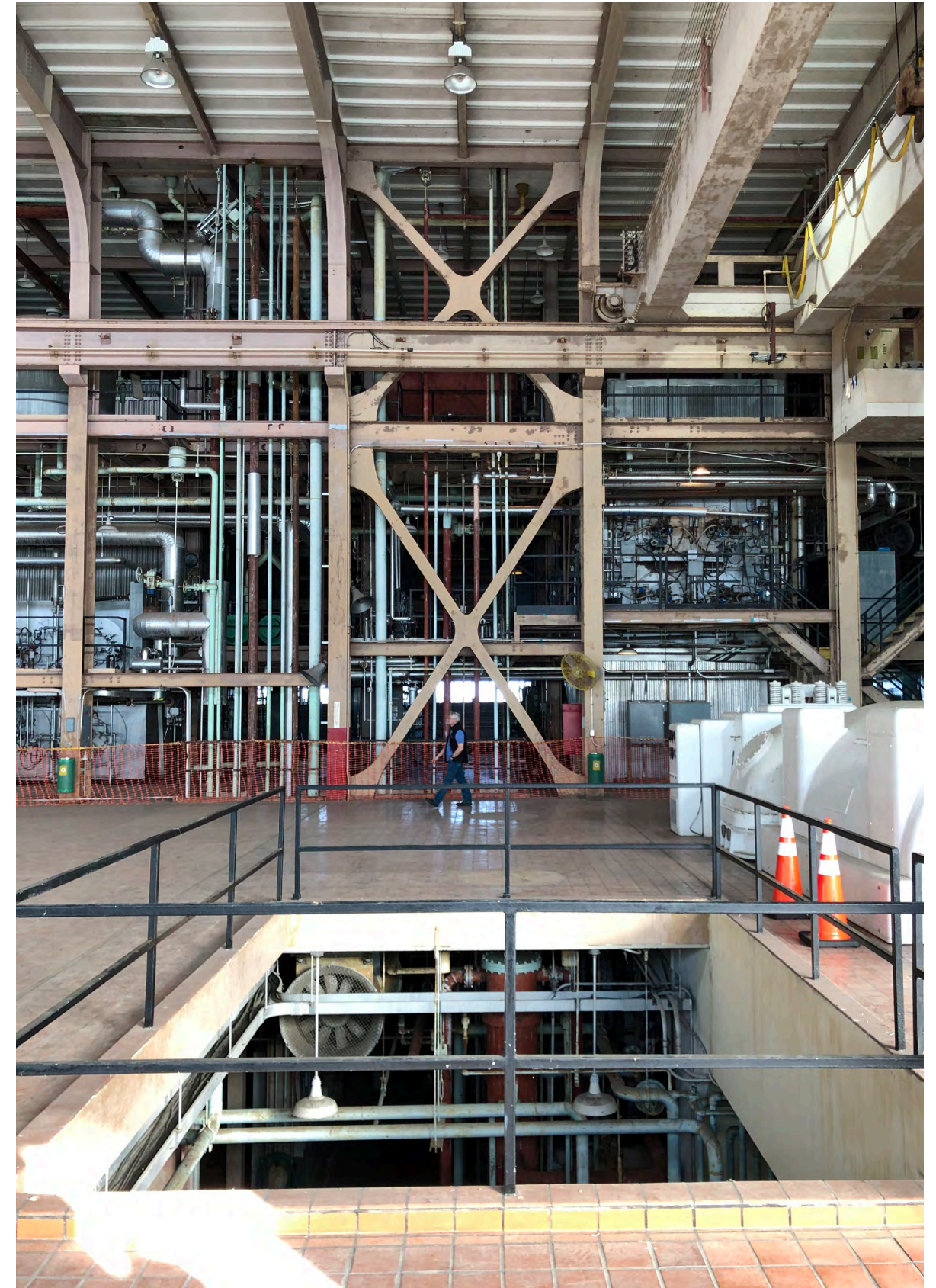
View to the East

Introduction : Understanding the Site

Existing Conditions: Power Plant



Main Turbine Hall (Facing North)



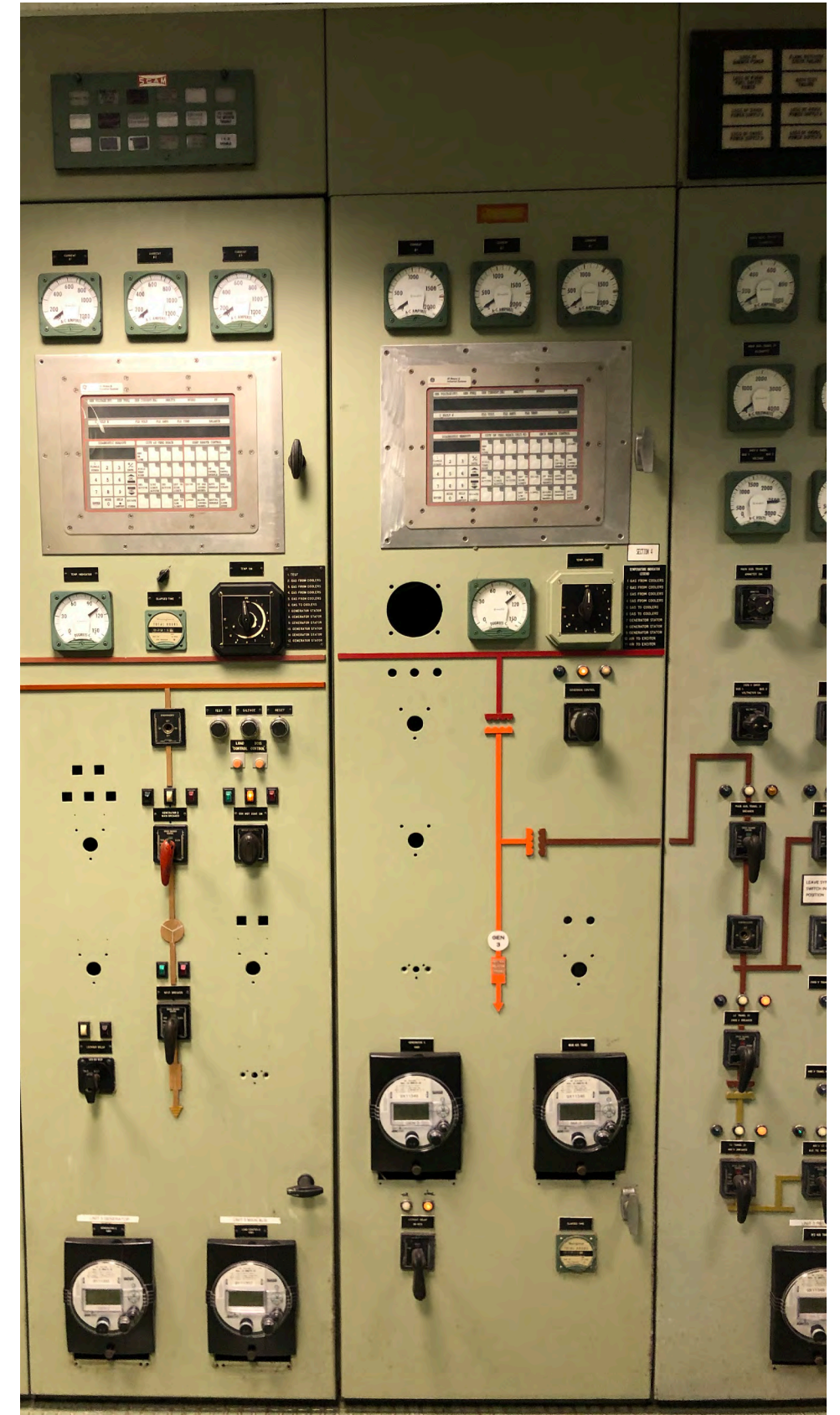
Main Turbine Hall (Facing East)

Introduction : Understanding the Site

Existing Conditions: Power Plant



Control Room



Introduction : Understanding the Site

Existing Conditions: Wastewater Treatment Plant



Water Treatment Plant Aerial



Water Treatment Tanks



Under Alma Lee Loy Bridge/ 17th Street



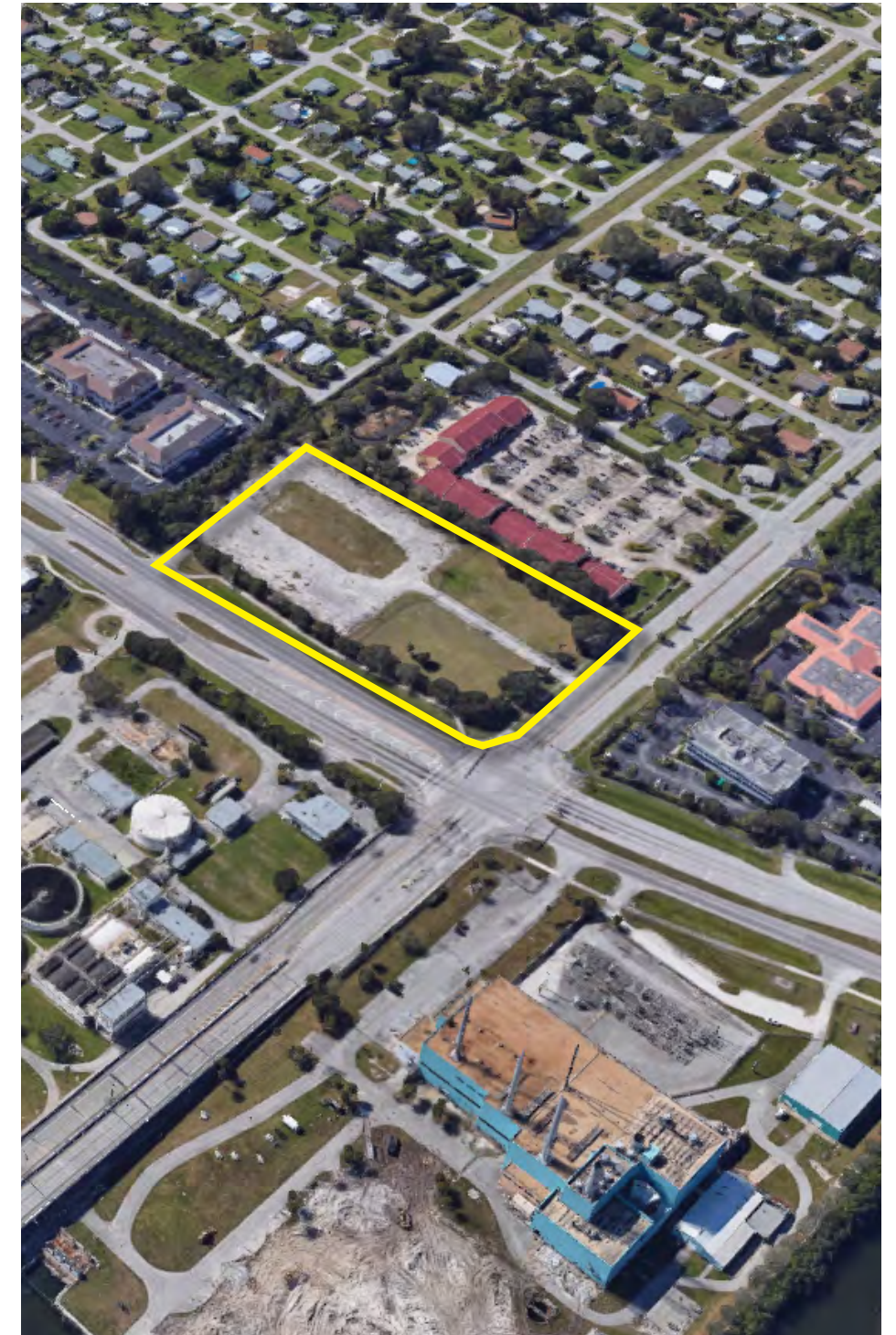
Indian River Edge

Introduction : Understanding the Site

Existing Conditions: Former Post Office-Annex



Former Post Office Site as Viewed from Power Plant



Aerial View of Former Post Office Site

PLANNING PROCESS & COMMUNITY OUTREACH

Planning Process & Community Outreach

Project Kick-off in November & Steering Committee Meetings Commence



CITY OF VERO BEACH ANNOUNCES NOVEMBER 19 THREE CORNERS CHARETTE KICK-OFF WITH ANDRES DUANY OF RENOWNED PLANNING FIRM DPZ CODESIGN

Charrette and online community outreach platform SpeakUpVeroBeach.com set for November 19 launch as City Council and DPZ CoDESIGN begin discussions with the community to envision the future of Three Corners, one of South Florida's most valuable waterfront parcels

November 7, 2019 VERO BEACH, FL → The City of Vero Beach today announced the kick-off of an intensive design Charrette and online community outreach initiative led by DPZ CoDESIGN to take place at 3:00 p.m. on Tuesday, November 19 at City Hall, located at 1053 20th Place and culminating in a week-long public Charrette process from January 27 – 31 at The Vero Beach Community Center.

The Charrette involves extensive community outreach efforts to encourage participation from the community in the creation and evaluation of alternative development scenarios for the three city-owned properties located at the base of the Alma Lee Loy (17th Street) Bridge, also known as Three Corners. The three parcels, encompassing 38 acres, are currently occupied by the old power plant, the former postal annex and the water and sewer treatment plant.

"Now that we have successfully effected the sale of Vero Beach Electric to FPL, our city's number one priority is to engage the community before embarking on a plan," said Monte Falls, Vero Beach City Manager.

For community members whose situation or schedules do not accommodate the public meeting format, an unprecedented interactive digital platform has been designed. The platform, www.SpeakUpVeroBeach.com, is set to launch November 19, 2019. The site will be devoted solely to Three Corners and will act as repository for clear, accurate and transparent information. Citizens will be able to research the history and public documents, share ideas and see photos as well as register for public tours of the site, which will be offered two weeks prior to the Charrette on Saturday, January 18, 2020 and Saturday, January 25, 2020.



Steering Committee



Steering Committee meeting on January 7, 2020

Steering Committee

Vicky Gould,
Committee Chair

Tony Young,
Mayor

Laura Moss,
Vice Mayor

Robbie Brackett,
Vice Chair,
City Councilmember

Joe Graves,
City Councilmember

Rey Neville,
City Councilmember

Dr. Richard Baker

John Cotugno

Harry Howle

Mike Johansen

Alma Lee Loy

Linda Moore

Mark Tripson



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[5 Scenarios](#)

[Share Your Ideas](#)

[Charrette Week Schedule](#)

[Sign In](#) | [Register](#)



SpeakUpVeroBeach.com is the online hub for community engagement about the future of Three Corners - 38 acres where the old power plant, former postal annex land & water treatment plant now stand. Here you'll find facts about Three Corners and many ways to discuss & share your ideas. Kindly Register to join the conversation and be part of a new model of public debate where all voices & ideas are heard.

SpeakUpVeroBeach.com Online Community Engagement began Nov. 19, 2019

QUESTION on SURVEY

What future uses & impacts at Three Corners would you feel most proud of for our community?

SURVEY RESULTS: Most popular in order of importance:

#1	91%	Environmental Sensitivity (i.e. clean water, green building)
#2	88%	Park & Open Spaces
#3	87%	Dining/Restaurants
#4	85%	Entertainment
#5	81%	Youth Programs (i.e. Youth Sailing & others)
#6	76%	Tourism Generation
#7	75%	Event Venue
#8	70%	Economic Development
#9	69%	Education
#10	69%	Shops
#11	68%	Revenue Generation for City
#12	67%	Marina / Boat Docks
#13	32%	No Development (keep property as a waterfront green park ONLY)
#14	30%	Hotel
#15	18%	Offices / Co-working Space
#16	14%	Residential Units

QUICK POLL RESULTS - 600 Voted on Future of Power Plant

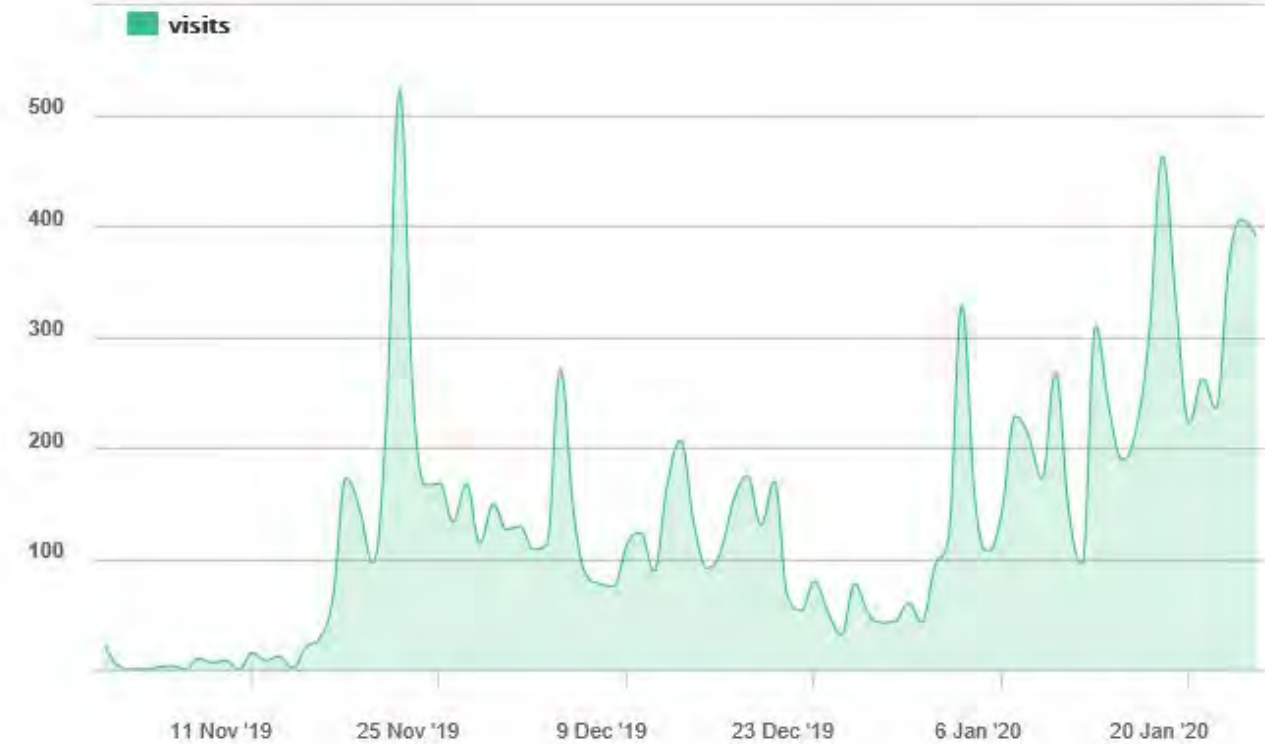
Do you think the existing 'big blue' Power Plant should be:



PRE-CHARRETTE POLLING

Live Activity

[All Time](#) | [Last 30 Days](#) | [Last 7 Days](#)



11,857

SITE VISITS
(All Time)

1,297

SITE REGISTRATIONS
(All Time)

1,217

ACTIVATED PARTICIPANTS
(All Time)

PRE-CHARRETTE NUMBERS

SpeakUpVeroBeach.com

Totals to date:

Charrette Week:

Public Attendance: **680**

Power Plant Visitors

Site Tours: **1,000**

Facebook Live with TCPalm

Jan. 30, 2020

Facebook Live Session: **70**

Facebook Live Views: **3,900**

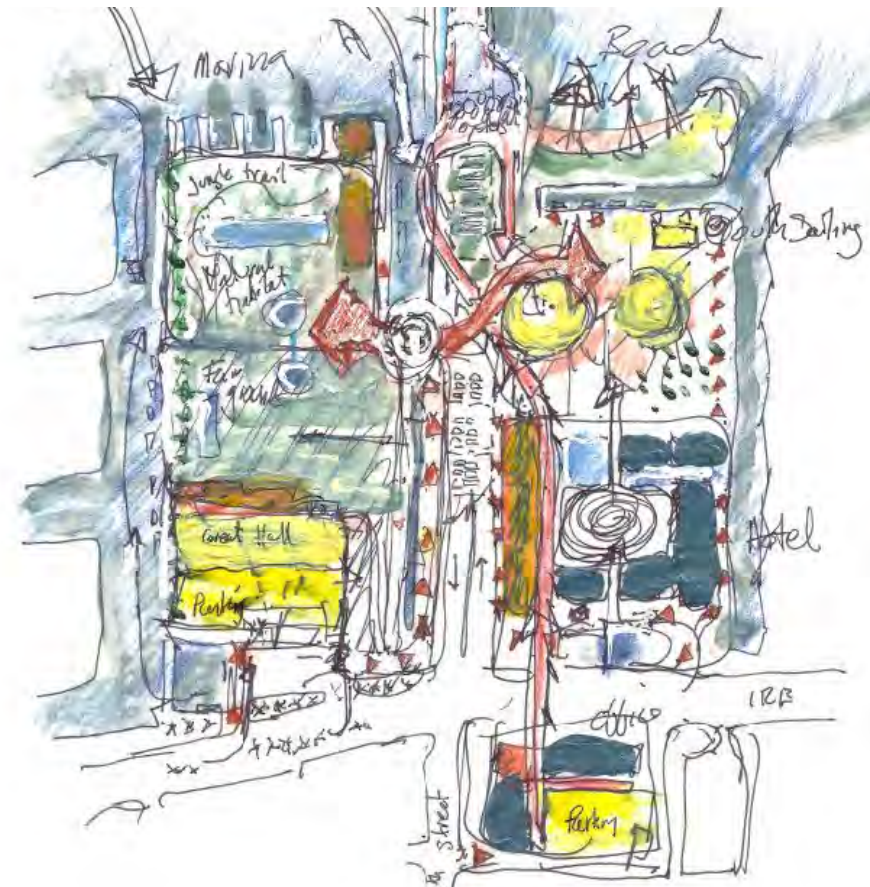
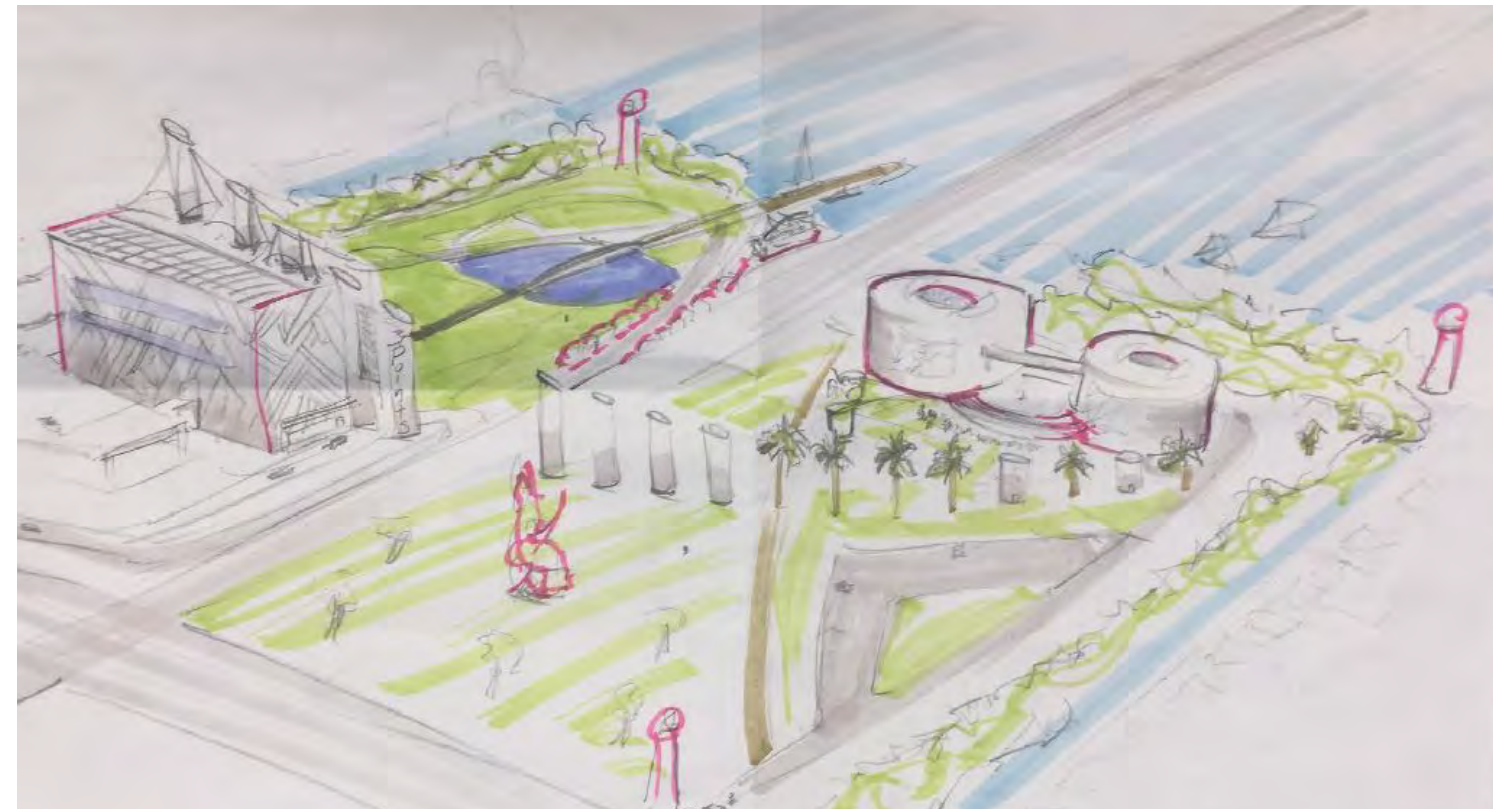
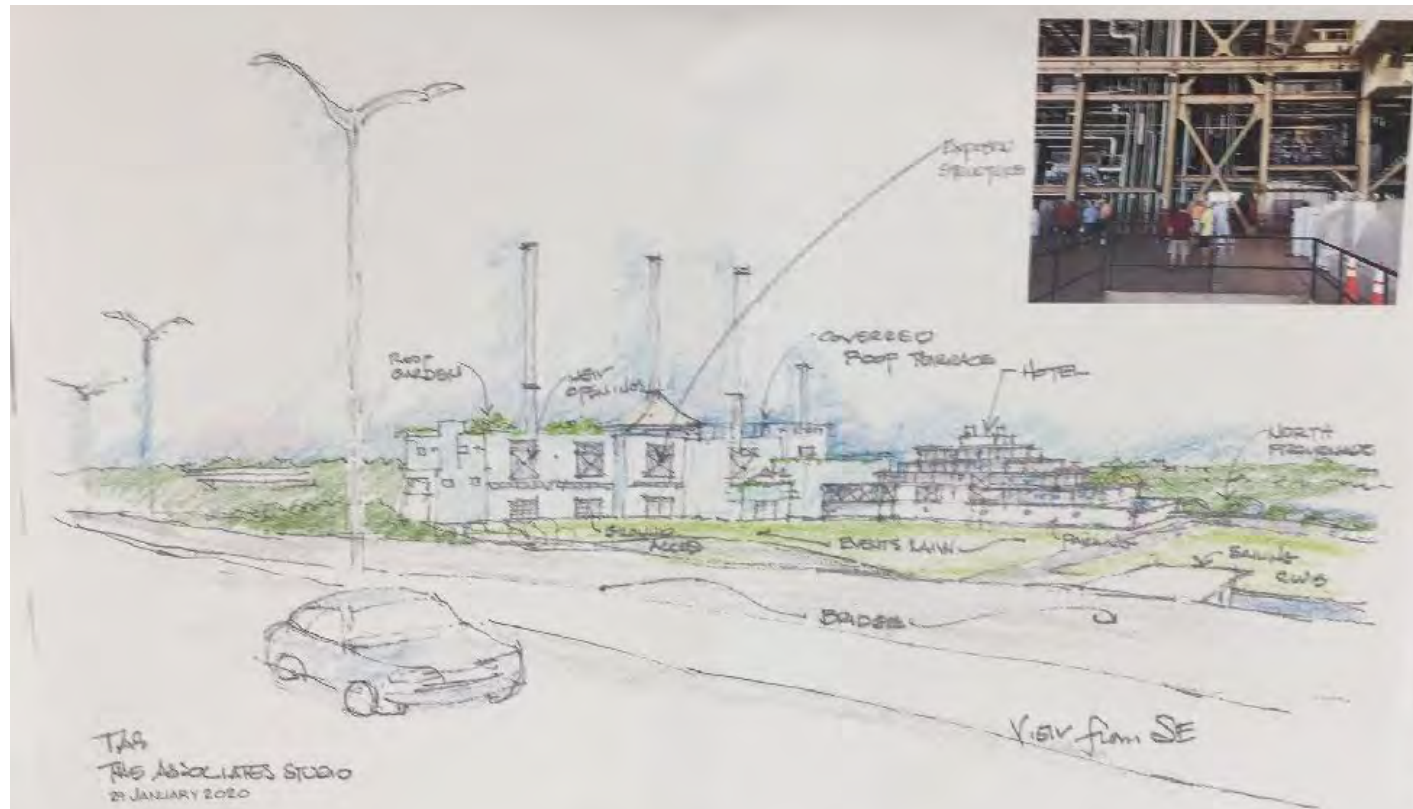


END OF CHARRETTE NUMBERS

SpeakUpVeroBeach.com

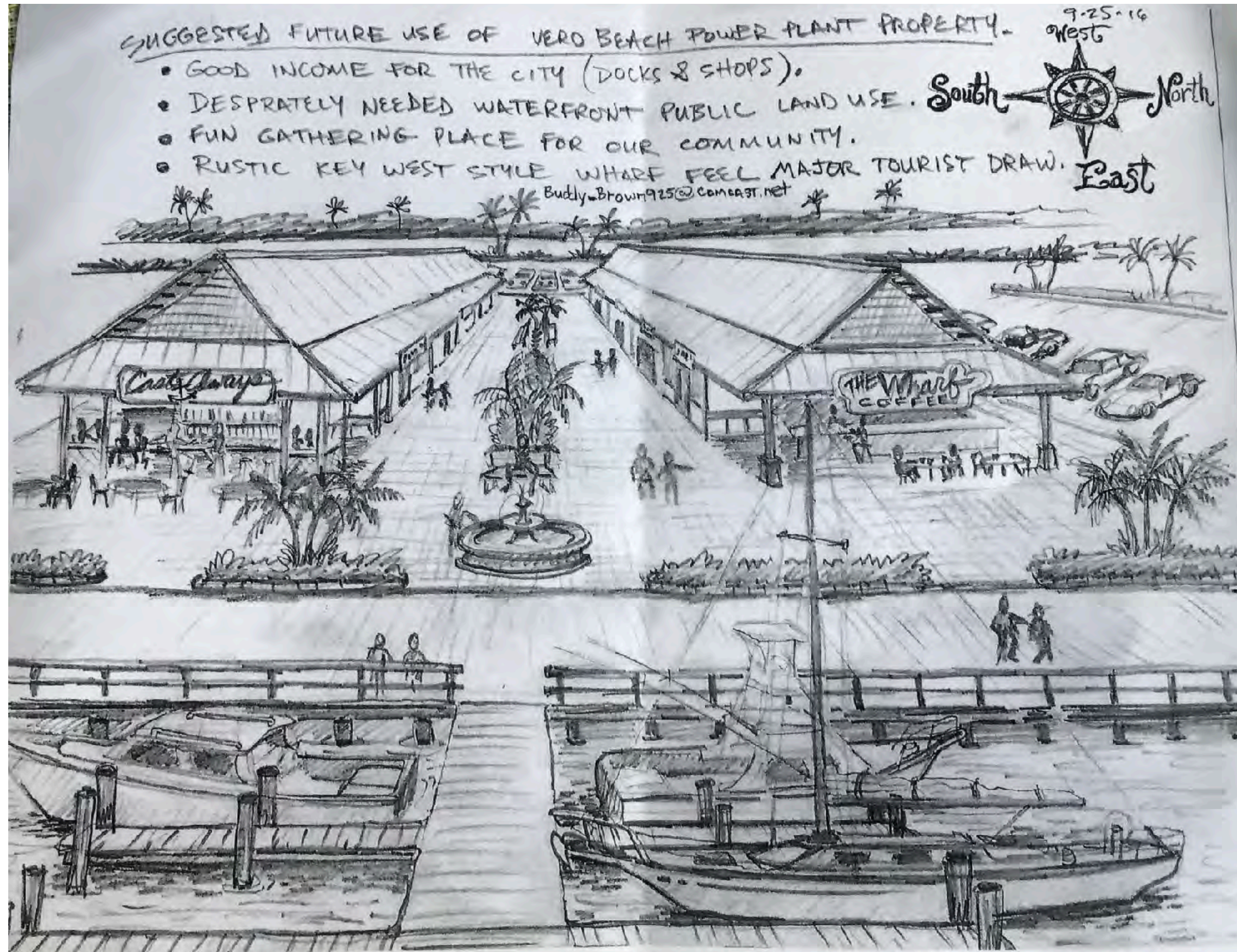
Planning Process & Community Outreach

Community Ideas & Contributions



Planning Process & Community Outreach

Community Ideas & Contributions



Planning Process & Community Outreach

Community Site Tours

FORMER POWER PLANT TOURS

Welcome! Please follow these steps on the tour:

- 1) **Registration.** Complete the Release of Liability Form and complete the sign-in sheet prior to starting the tour.
- 2) **Power Plant Building.** Walk up the stairs to the main generator floor to *experience the size and scale of the existing building.*
- 3) **Power Plant Site.** Walk along the pavement to the river to *experience the large size of the site and its potential.*
- 4) **Check-out.** Follow the pavement back the registration table to sign-out prior to leaving the site.



As you tour the building and site, think about these questions:

- 1) What is your impression of the interior of the power plant?
- 2) What, if anything, do you like about the exterior?
- 3) In your dreams, what could go in this building?
- 4) Based on the site drawing above with the site split into zones, what would you propose or associate with each of the zones?

Go ahead and think creatively. Now is the time to do it.



Planning Process & Community Outreach

Media Coverage

VERO BEACH 32963 FOR BREAKING NEWS COVERAGE IN INDIAN RIVER COUNTY VISIT US **VeroNews.com**

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BEACHSIDE NEWS FEBRUARY 2020 ADVERTISING

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Calendar

Centennial Place: No word yet on how much this might cost, or where the money would come from
STORY BY NICOLE RODRIGUEZ

As plans to transform Vero's defunct power plant and aging sewage treatment plant at the base of the Alma Lee Loy Bridge into a vibrant Centennial Place wow local residents, two key questions remain unanswered.

... is a riverfront entertainment hub likely to cost? And where will the money

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TCPalm was live.
January 30 · 🌐

Urban planner and architect Andres Duany joins TCPalm's Larry Reisman to discuss this week's planning for Vero Beach's three corners. Check out the column below to follow along.
<https://www.tcpalm.com/.../duany-saving-power-pla.../4601842002/>

5.1K Views

Verob Magazine
JANUARY 2020
Saint Edward's School bids adieu to Karen and Mike Mersky
A DECADE OF DEDICATION

The Power of Potential
THE FORM OF A BEAUTIFUL RIVERFRONT GATHERING PLACE DEPENDS ON PUBLIC INPUT
BY AMY ROBINSON
PHOTOGRAPHY BY MARTINA TANNERY

VERO BEACH MUNICIPAL POWER PLANT

A polite assemblage of Vero Beach residents packed the City Hall chambers on Nov. 19, 2019. They came to hear firsthand about options for the shuttered power plant and the wastewater treatment site at the west end of the Alma Lee Loy Bridge from consultant DPZ CoDesign. Despite the firm's global reputation for thoughtful and environmentally conscious urban planning and coding, some may have feared a big-city, high-density push from the Miami planning firm and its founder, Andres Duany, but his presentation placed the future of the site securely in our hands.

TCPalm. HOME NEWS SPORTS ENTERTAINMENT OPINION OBITUARIES USA TODAY JOBS MORE 🔍 Subsc

OPINION

After standing O, don't destroy Duany's 3 corners plan nitpicking it to death | Opinion

Laurence Reisman, Treasure Coast Published 6:00 a.m. ET Feb. 28, 2020

the job network
Keywords (ex. registered nurse)
Stuart, FL
FIND JOBS

MORE STORIES
Can police stay connect to growing communities
June 4, 2020, 2:05 p.m.

Duany spent the week of Jan. 27 in Vero Beach hearing local residents say what they'd like on 3

Planning Process & Community Outreach

Charrette Week Schedule

Charrette Participants		Day 1 Sunday January 26	Day 2 Monday January 27	Day 3 Tuesday January 28	Day 4 Wednesday January 29	Day 5 Thursday January 30	Day 6 Friday January 31				
City of Vero Beach		DPZ Team Travel	Team Breakfast	Team Breakfast	Team Breakfast	Team Breakfast	Team Breakfast				
Council/ Steering Committee Community	8:00 am		Design Session <i>Studio Closed</i> (9:30 - 10:30)	Design Session <i>Studio Closed</i> (9:30 - 10:30)	Design Session <i>Studio Closed</i> (9:30 - 10:30)	Design Session <i>Studio Closed</i> (9:30 - 11:00)	Design Session <i>Studio Closed</i> (9:30 - 12:00)				
	09:30 am										
	10:00 am										
	10:30 am										
	11:00 am										
11:30 am	<i>Studio Open</i> Meeting #1 (10:30 - 12:00) Budgeting & Finance	<i>Studio Open</i> Meeting #3 (10:30 - 12:00) Topic TBD	<i>Studio Open</i> Meeting #5 (10:30 - 12:00) Vero Beach Chamber of Commerce & Vero Beach Main Street	<i>Studio Open</i> Meeting #7 (11:00 - 12:30) Indian River County Chamber of Commerce Courthouse Executive Center							
DPZ CoDESIGN	Team Lunch (en route)	Team Lunch 12:30 - 2:00 <i>Studio Closed</i>	Team Lunch 12:30 - 2:00 <i>Studio Closed</i>	Team Lunch 12:30 - 2:00 <i>Studio Closed</i>	Team Lunch 12:30 - 2:00 <i>Studio Closed</i>	Team Lunch 12:30 - 2:00 <i>Studio Closed</i>					
Andres Duany Xavier Iglesias Josef Albert Kyannah Andrews Eusebio Azcue Ben Northrup Chris Ritter							12:00 pm				
							12:30 pm				
							1:00 pm				
							1:30 pm				
							2:00 pm				
2:30 pm							Design Session <i>Studio Closed</i> (2:30 - 4:00)	Design Session <i>Studio Closed</i> (2:30 - 4:00)	Design Session <i>Studio Closed</i> (2:30 - 4:00)	Design Session <i>Studio Closed</i> (2:30 - 6:30)	Design Session <i>Studio Closed</i> (2:30 - 6:30)
3:00 pm											
3:30 pm											
4:00 pm											
4:30 pm											
5:00 pm	<i>Studio Open</i> Meeting #2 (4:00- 5:30) Design & Development Professionals	<i>Studio Open</i> Meeting #4 (4:00- 5:30) Health & Recreation	<i>Studio Open</i> Meeting #6 (4:00- 5:30) Planning & Zoning Board								
DPZ Consultants	DPZ Team Arrival Site/ Area Visit/ Set-up Studio at Community Center	Opening Presentation w/ Steering Committee (6:30 - 8:00) at VB Community Center	Progress Pin-Up #1 w/ Immediate Neighbors (6:30 - 8:00) at Fairlane Harbour Community Center	Progress Pin-Up #2 w/ Young Professionals/ New Collars/ Students (6:30 - 8:00) at Walking Tree Brewery	Progress Pin-Up #3 w/ Central Beach Residents (6:30 - 8:00) at Orchid Island Brewery	Closing Presentation w/ Steering Committee (6:30 - 8:00) at First Presbyterian Church					
IWPR Group Crabtree Group Beth Dowdle							6:30 pm				
							8:30 pm				
							Team Dinner	Team Dinner	Team Dinner	Team Dinner	Team Dinner
							Studio Location	Vero Beach Community Center 2266 14th Avenue Vero Beach, FL 32960			

Unless otherwise noted all meetings are at the VB Community Center. For other meeting location addresses please consult speakupverobeach.com.

Planning Process & Community Outreach

Charrette Week Sessions



Planning Process & Community Outreach

Charrette Week Sessions

The Charrette week consisted of daily meetings with various stakeholder groups as the designers developed plans that incorporated the ideas discussed with each group and via the online feedback. Each evening a presentation of the day's progress was presented at different venues throughout the community. A closing presentation took place at the end of the week.

The following pages depict the main topics that were studied and precedents that were looked at during the charrette that informed the programming of each scenario plan.



In-progress rendering during the Charrette



Planning Process & Community Outreach

Landscape Precedents

A key component of the four scenario plans that envision 3 Corners as a redeveloped destination, is the idea of a central park. The park in these plans is composed of open expanses and tree-covered plots.

The Vero Beach area has wonderful park precedents that can be seen at the Downtown's Heritage Center's lawn and sidewalk edge, and the restored dunescape of the golf course at the Windsor community.



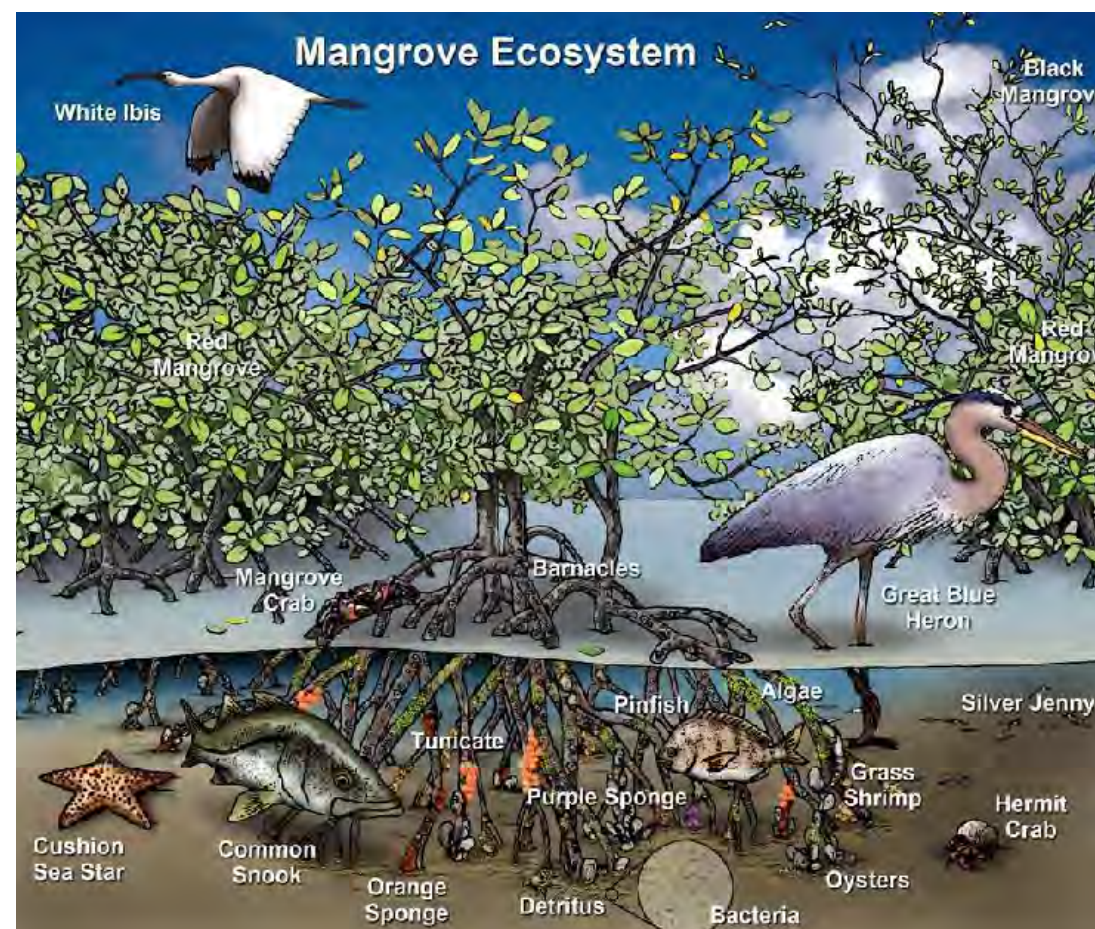
Planning Process & Community Outreach

The Curated Landscape

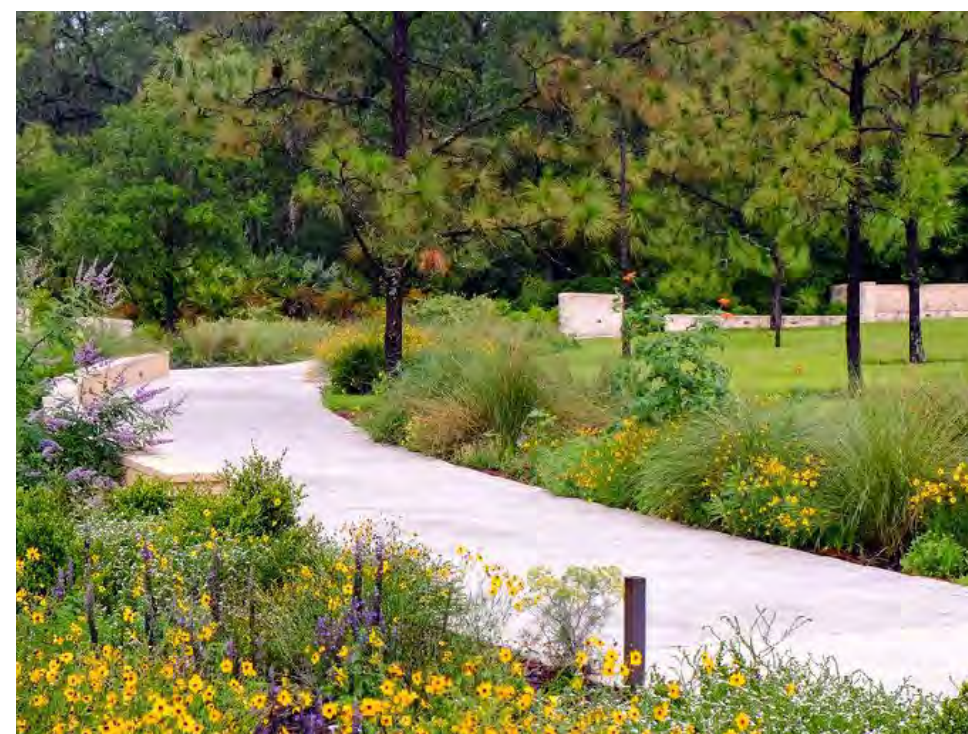
The 3 Corners site has been filled and altered from its natural state. The ample green space in each of the scenarios is designed for a variety of outdoor uses, including restoration of indigenous plant materials and their interpretation. The final detailed landscape plan would establish a strong sense of place through the restoration of the plant communities that would have been naturally occurring at this location along the Indian River Lagoon.

The native plant materials anchor the built environment with a strong identity in a context that is unique to Vero Beach and its location on the Indian River Lagoon. This project is an opportunity to educate visitors about the role of landscaping in both natural and man-made environments.

Native trees and plants can be formally arranged to define the outdoor rooms in the park. Mangroves currently line several of the canal and river edges and, depending on each edge condition and the design of the overall landscape program, may be pruned to create “windows” for views to the Lagoon. Along the north and south canals, denser planting buffers should be considered to respect the privacy of neighboring residents.



Nature Education



Native Meadow



Native Trees & Shrubs

Planning Process & Community Outreach

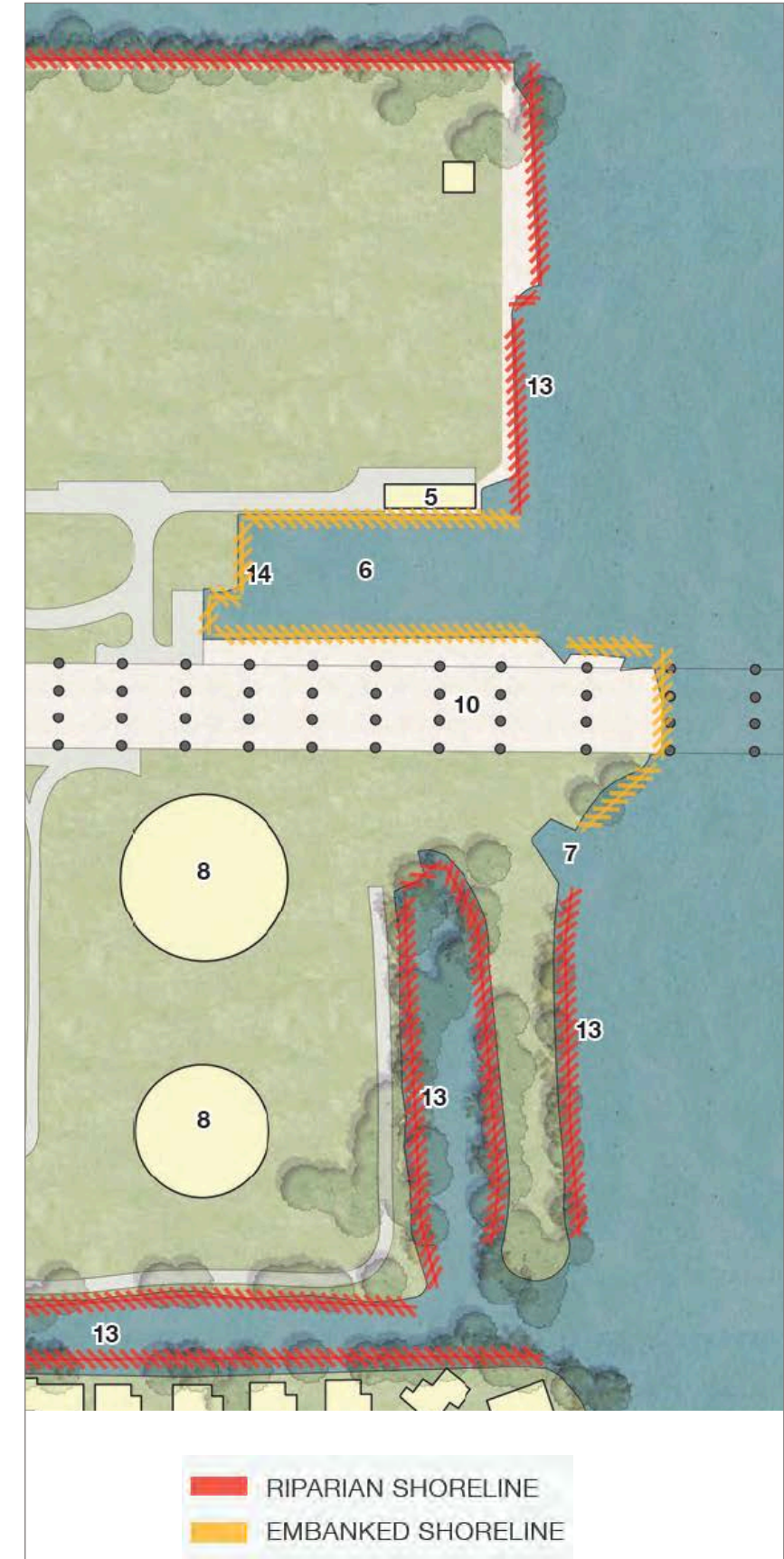
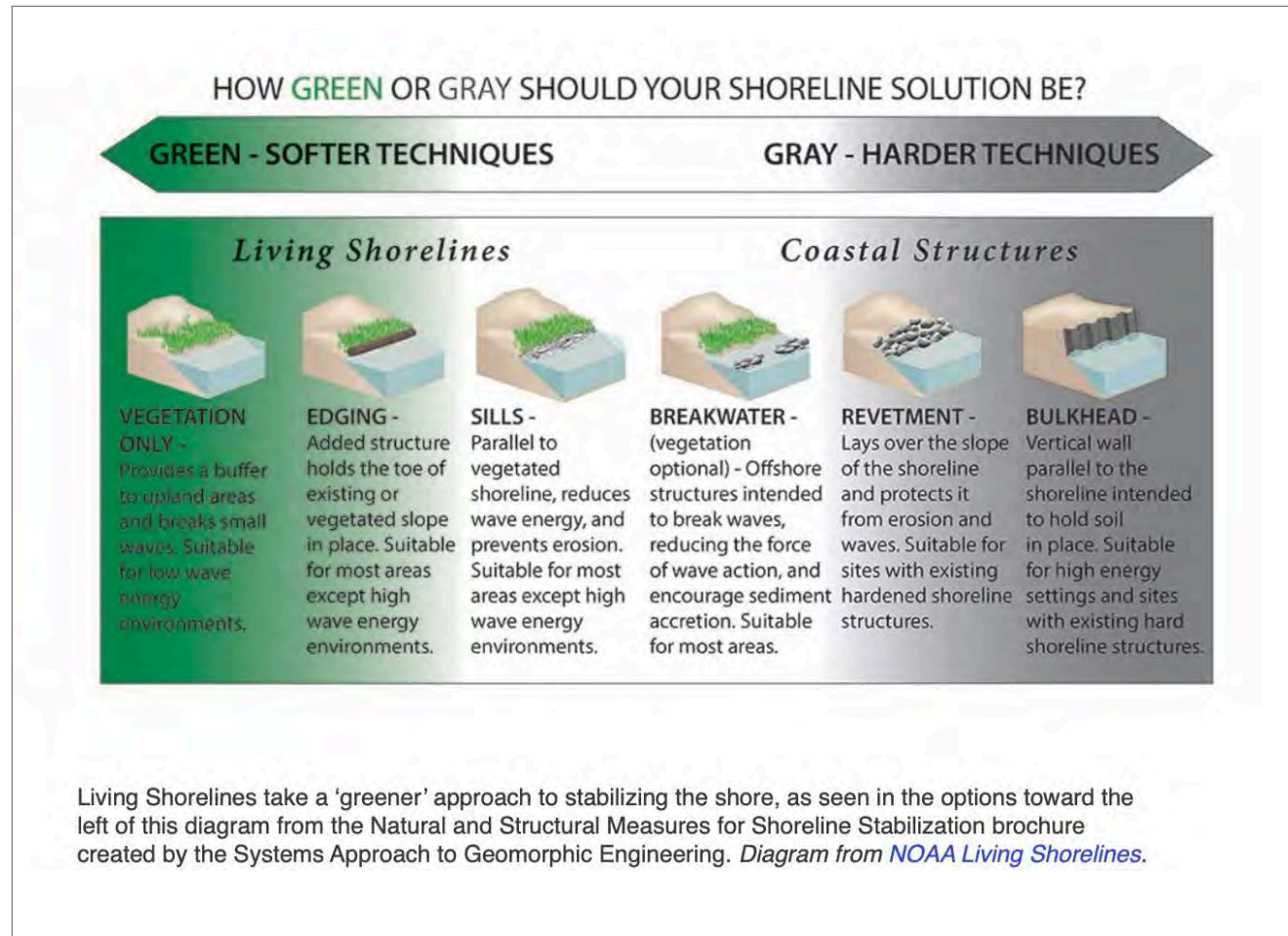
The Curated Landscape: The Living Shoreline & the Embanked Edges

As mentioned in the Introduction, there are two clear waterfront edge conditions on this site, the riparian and embanked shoreline--the green edges with existing plant communities and the hard seawall edges.

Local experts like ORCA and the FAU Harbor Branch Oceanographic Institution should be consulted on the edge-specific designs for the riparian edges. Interpretive signs can be designed to educate visitors about the marine environment and the restored shoreline. These experts should be consulted to coordinate the placement of, and access to, the marina docks.

“Living shorelines” is a term used to define a number of shoreline protection options through the strategic placement of plants, stone, sand fill, and other structural organic materials. Each living shoreline is unique. The specific living shoreline designs for the 3 Corners site will be the result of careful consideration of the existing conditions of each edge with the planned new uses. The existing mangroves along the canal and river edges of this site may be complemented with a planting palette of other native wetlands species, or supplemented with additional mangroves. It should be noted that mangroves are better carbon storers than tropical rainforests and help protect the coast from storm surge.

Where there are existing hardened seawalls, circumstances can sometimes be improved through Seawall Enhancement Projects (SEP) that include a variety of options including the addition of rip-rap in front of a wall or the addition of planters for installation of native plants in front of a vertical wall. However, it is understood that on this site the embanked shoreline along the harbor and under the bridge will be largely dedicated to boating activity and the fishing pier.



Planning Process & Community Outreach

The Curated Landscape: Kayak & Paddleboard Launch

Already in use as a boat launch by the Youth Sailing Foundation, the inlet on the south parcel is also home to mangroves and other native plantings that can continue to coexist in harmony with sailing activities, as well as kayaking and paddleboarding.



Planning Process & Community Outreach

The Curated Landscape: Education & Glamping

With the idea of the restoration and enhancement of the south inlet peacefully coexisting with recreation, it was suggested at the charrette that a nature center to educate visitors about the natural habitats would be a welcome addition. One possible funding source for the center's programming might be a partnership with a hotel operation that could accommodate the growing phenomenon that is "glamping"-- glamorous camping-- with tents sensitively tucked into the vegetation. Each tent is essentially a self-contained hotel room that includes a private bathroom.



Planning Process & Community Outreach

The Curated Landscape: Artful Playscapes

Many of the contributions from *SpeakUpVeroBeach.com* focused on recreation and exploration for kids in the form of instructive or artful playscapes . These whimsical installations may be installed throughout the open spaces of 3 Corners.



Planning Process & Community Outreach

The Curated Landscape: Artful Playscapes



Ideas from speakupverobeach.com

Planning Process & Community Outreach

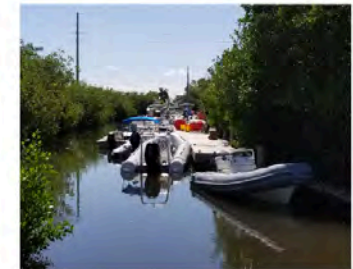
The Recreational Program: The Youth Sailing Foundation

The Youth Sailing Foundation is a beloved local non-profit that has been operating out of 3 Corners for many years. Their mission is committed to educating all children from all walks of life throughout the Vero Beach community about boating, water safety and the Indian River coastline. Their continued presence at 3 Corners will ensure that the site will remain a venue that unites Greater Vero Beach.

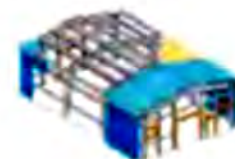
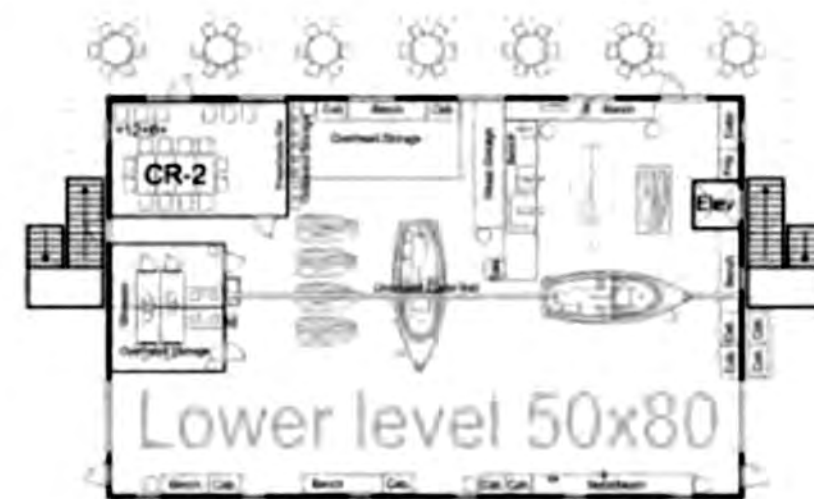


Summary of YSF Program Requirements

- 50' x 80' building on the waterfront
 - Sufficient parking for day-to-day operations and overflow parking for regattas
 - Code for everyday -50 spaces, regatta need 100 spaces
- Indoor storage building – size to be determined – store 100 8-14 foot dinghies on racks.
 - Perhaps move and reinforce current building 24.5 x 96' with about 18' side walls
- Storage for up to 30 420 sailboats
 - 24 on floating dock, 6 in reserve (space for 12)
- Storage for up to 30 Opti sailboats
 - 15 in rack on floating dock, 15 in reserve (space for 18)
- Storage for up to 24 Feva Sailboats
 - 18 on floating dock, 6 in reserve (space for 12)
- Storage for 6 special needs boats in rack on floating dock
- Storage for up to 20 Laser/Sunfish Sailboats
 - 10 on floating dock, 10 in reserve
- Storage for up to 10 17-20 foot in-water sailboats
 - 8 on floating dock and 2 in reserve
- Storage for up to 12 miscellaneous sailboats 12-20 feet in length
 - 4 on floating dock and 8 in reserve
- Storage for up to 20 guest boats on floating dock – up to 24 feet in length
- Storage for up to 50 guest sailboats on land
- Storage for 1 pontoon boat at dock
- Storage for up to 12 Boston Whaler type safety boats
 - 8 in water
 - 4 in reserve/maintenance
- Sufficient space to store 25 boat trailers – 15-25 feet in length



YSF Club House



Purpose Built Storage Facility
Accommodate reserve Fleet during normal operations and all sailing dinghies for Hurricane Storage
Racking system for optimal use of space

Planning Process & Community Outreach

The Recreational Program: The Skate Park

The Skate Boarding community in Vero Beach is growing and in need of a safe venue for this activity venue closer to home.



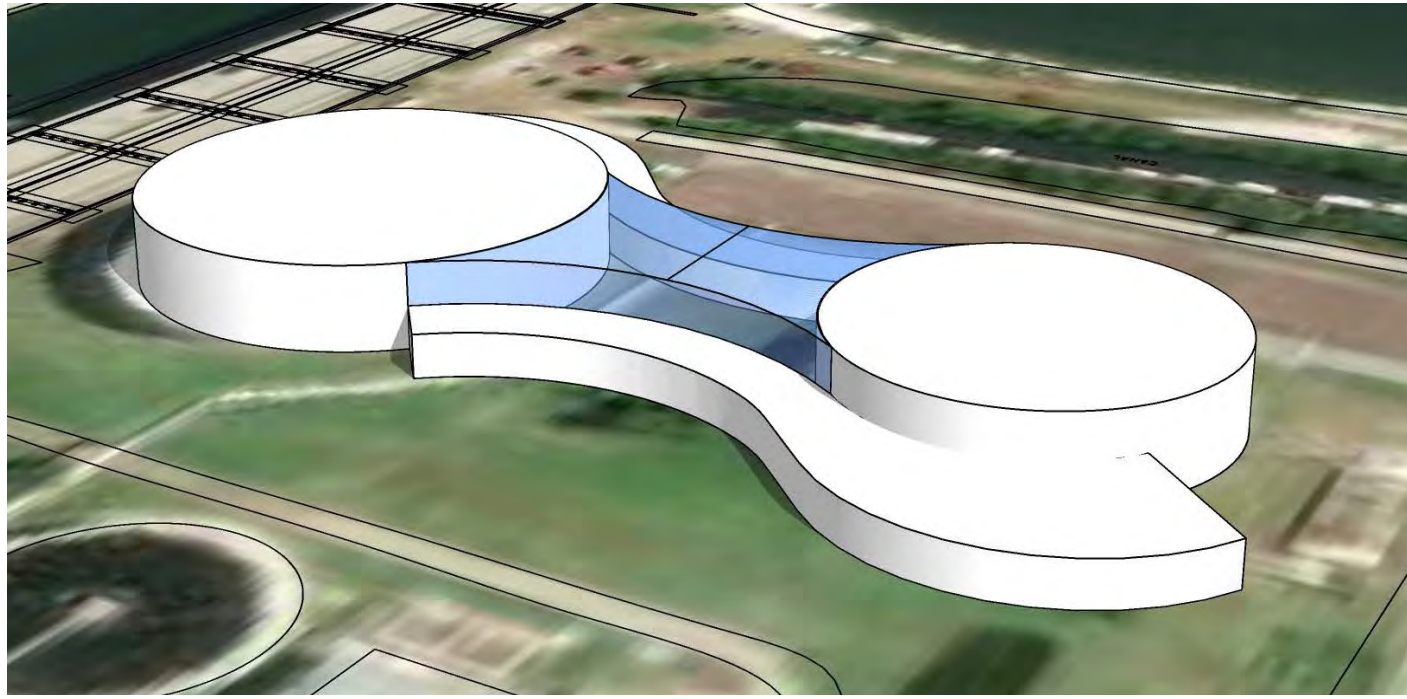
Planning Process & Community Outreach

The Recreational Program: The Fishing Pier

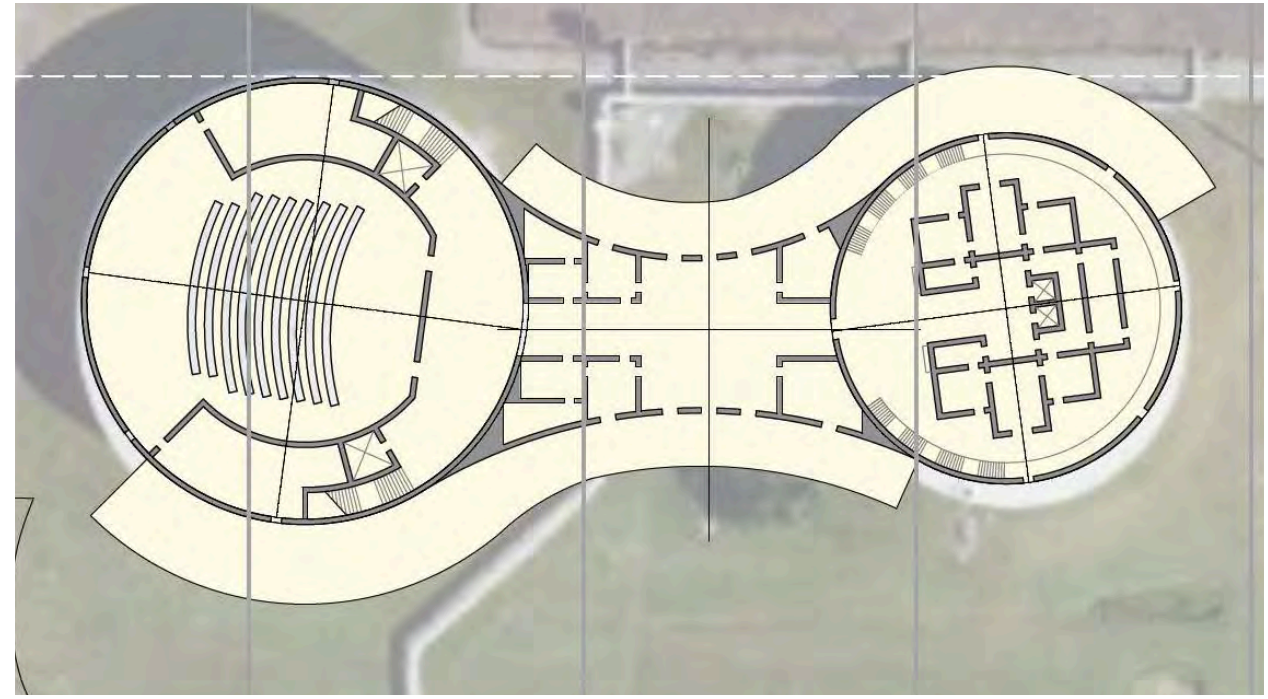


Planning Process & Community Outreach

Water Tank Redevelopment Studies: Civic Building Options



Possible City Hall



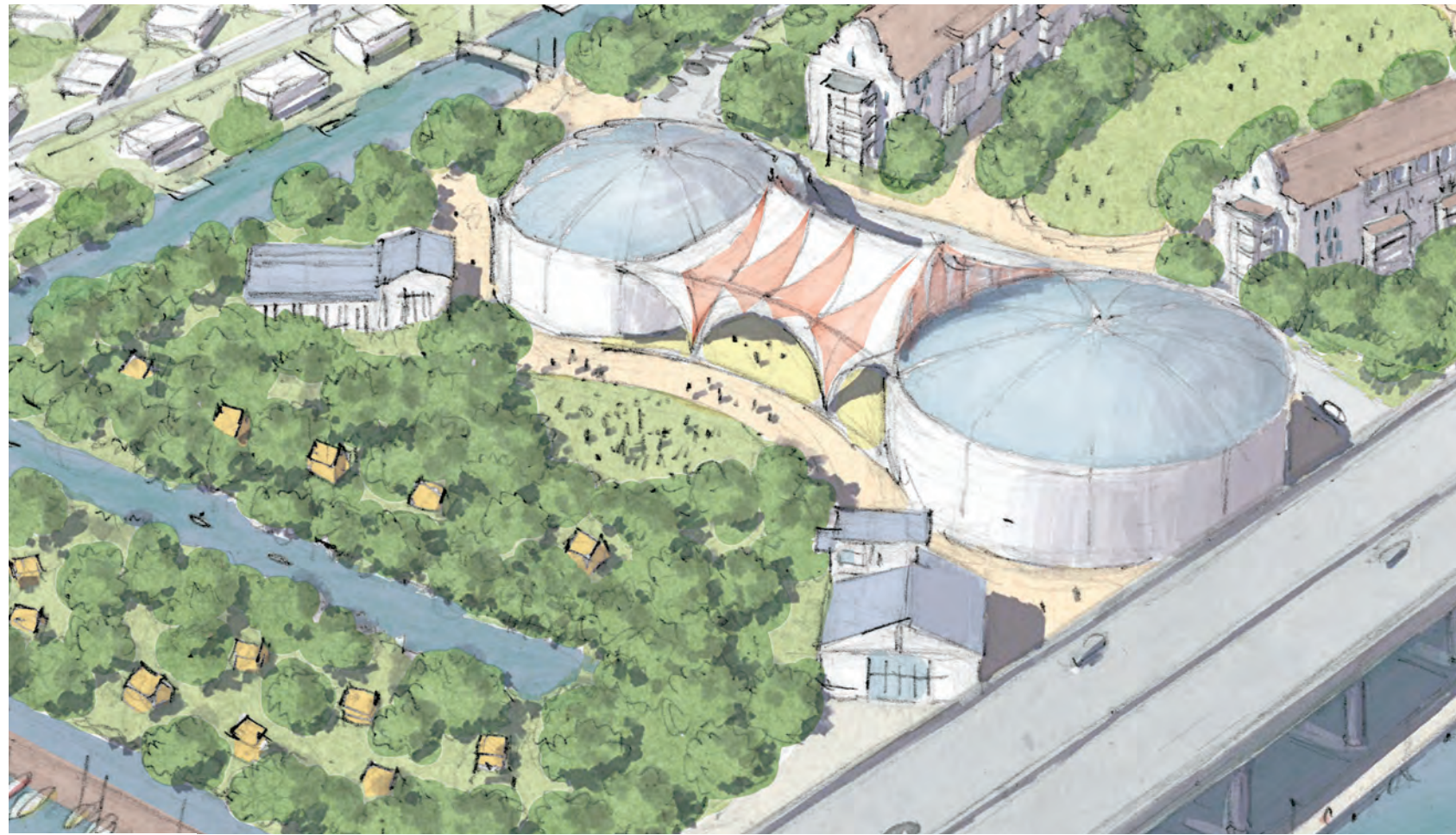
Possible City Hall



Visual & Performing Arts Center

Planning Process & Community Outreach

Visual & Performing Arts Center: Options to Keep or Remove the Water Tanks



a



b

The two clean-water tanks have great multi-purpose potential for an arts center. They can serve as installation and performance spaces, house backstage functions, and their exteriors can provide art projection surfaces. They also provide structure to hold up a performance stage for live performances and support a tensile roof as indicated in upper left illustration (a). Indeed, many contributions via the speakupverobeach.com portal involved ideas to repurpose the tanks as an arts venue. However, there are other residents who envision more open space with these two large areas yielding a pair of gathering lawns or play fields as seen in the illustrations on the right (b & c).



c

Planning Process & Community Outreach

Visual & Performing Arts Center: Wall Projections



Planning Process & Community Outreach

Visual & Performing Arts Center: Outdoor Amphitheater



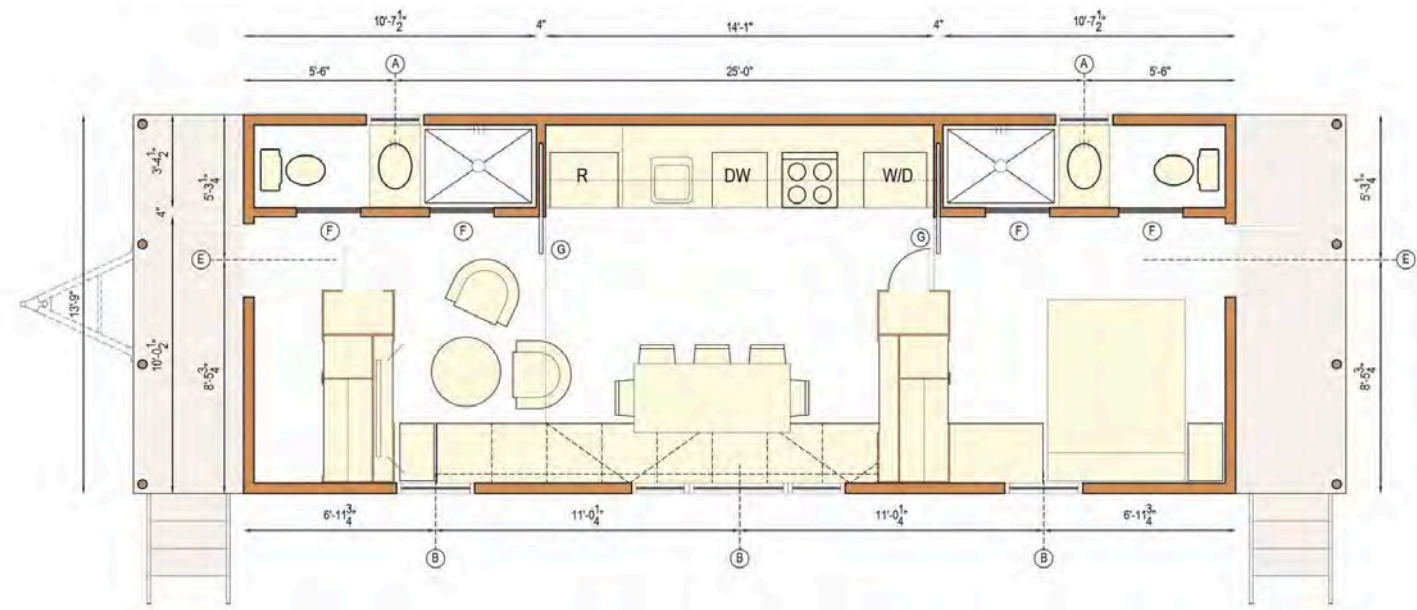
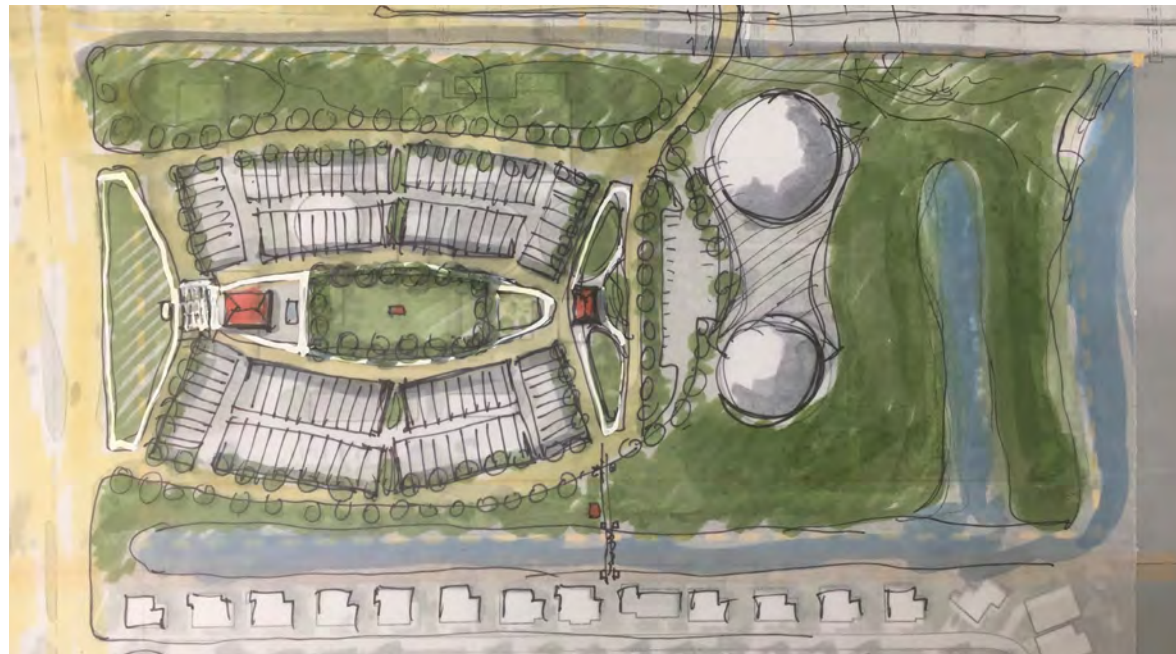
Speaker Systems that Direct Sound to Audience & Minimize Spillover Noise to Surroundings



Millennium Park, Chicago, IL

Planning Process & Community Outreach

Charrette Study for a Modular Housing Community on the South Site

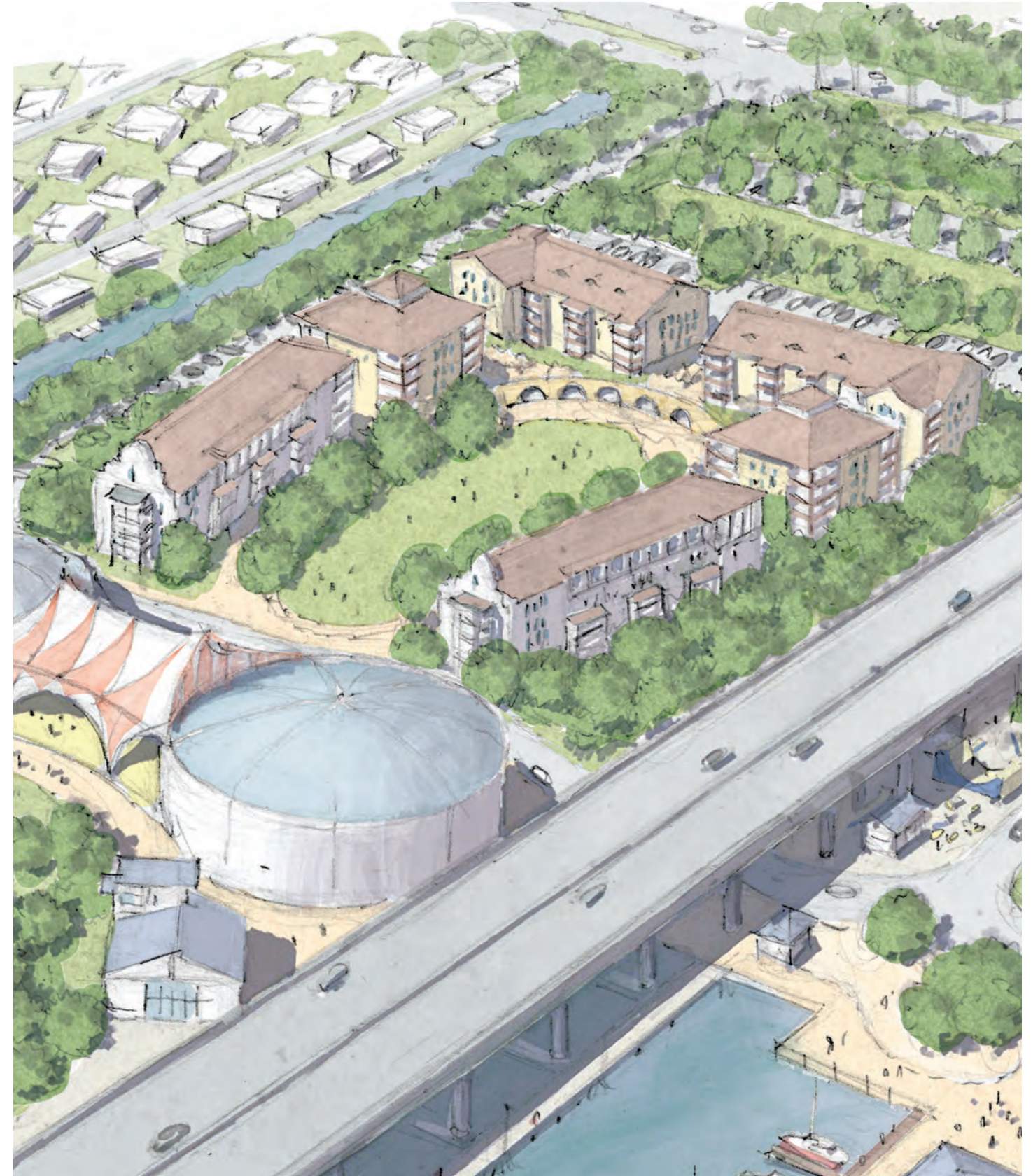


Planning Process & Community Outreach

Multi-family Housing Study for the South Site inspired by a Local Precedent

The accommodation of housing at Three Corners was suggested throughout the pre-charrette period and during the workshop meetings. Placing housing on the south site could meet a number of community needs and generate a useful income stream to finance other components of the selected plan.

The complex depicted in the rendering on the right was inspired by a mixed-use apartment complex in Downtown Vero. The arcade suggested by this precedent, and that appears in the drawing, is indicative of a ground floor that could be dedicated for parking, retail, storage and other shared uses, but not habitable residential space.



Downtown Vero's Pocahontas Apartments

Planning Process & Community Outreach

Precedents for Industrial Power Plant Aesthetic

“Steam-punk is a retro-futuristic sub-genre of science fiction or... fantasy that incorporates technology and aesthetic designs inspired by 19th-century industrial steam-powered machinery.” – Wikipedia



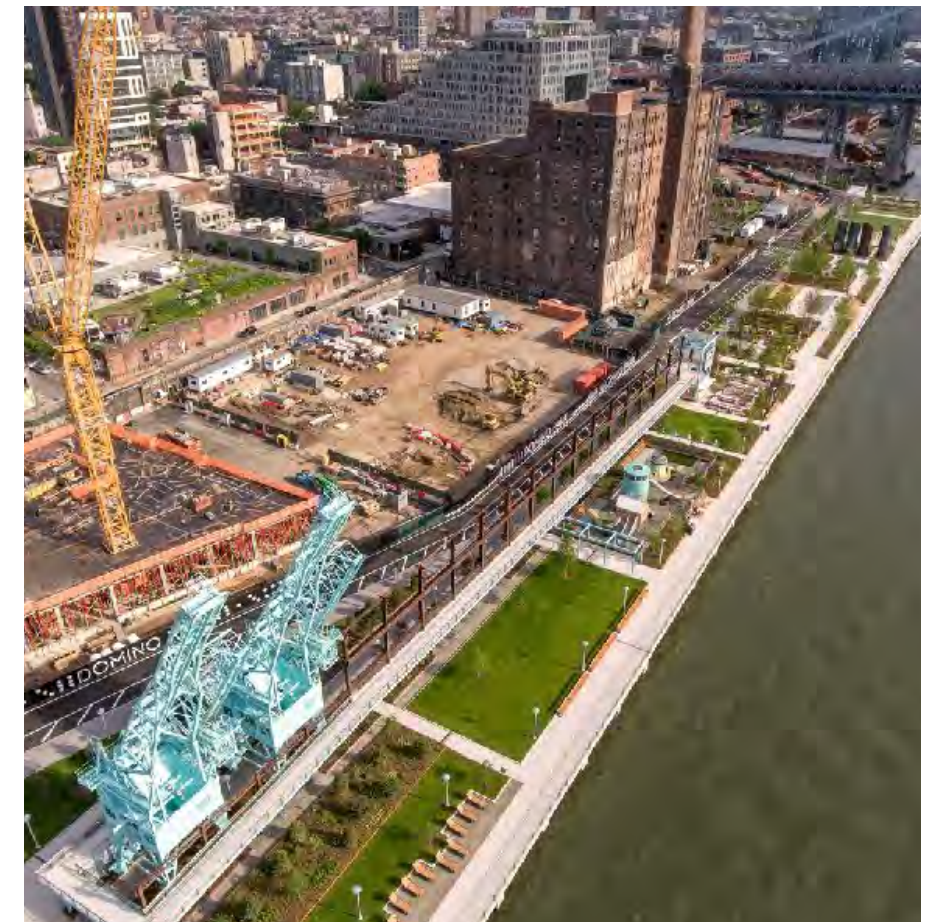
Atlanta, GA



Chelsea, New York City, NY



Brooklyn, New York City, NY



Planning Process & Community Outreach

Local Precedent of a Power Plant Redevelopment

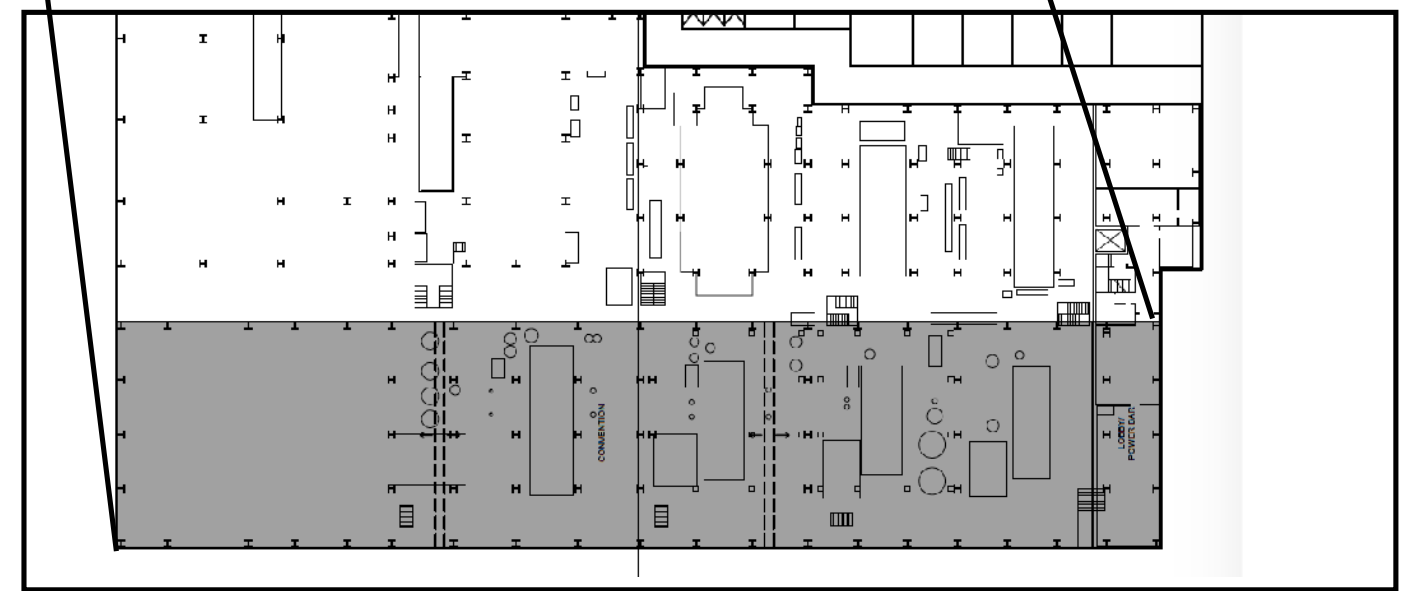
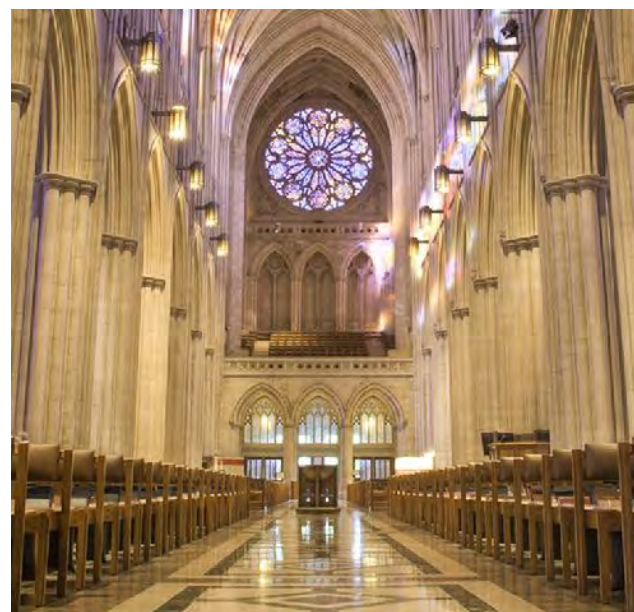
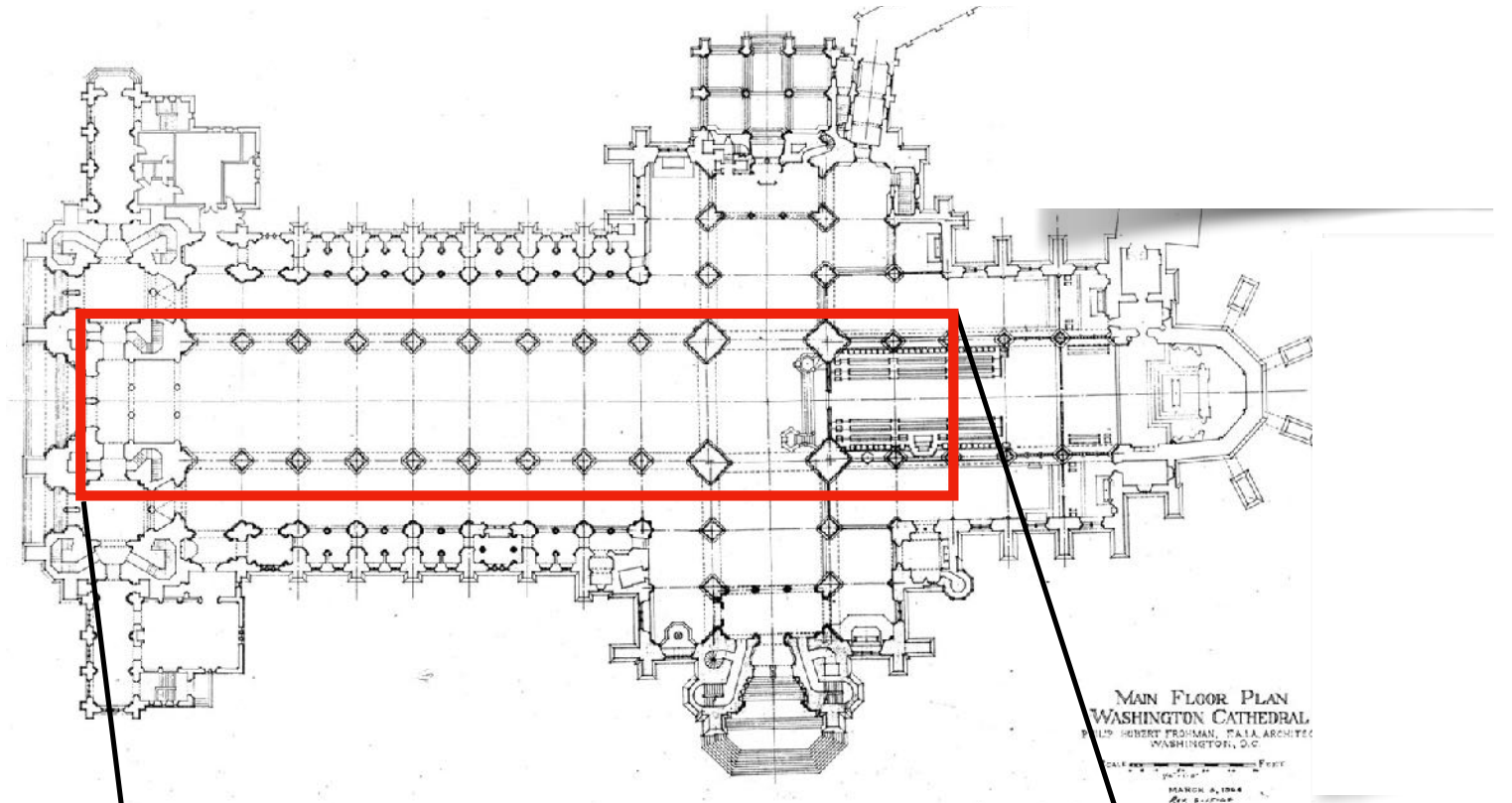


American Icon Brewery



Planning Process & Community Outreach

Scale Comparison with Big Blue's turbine hall



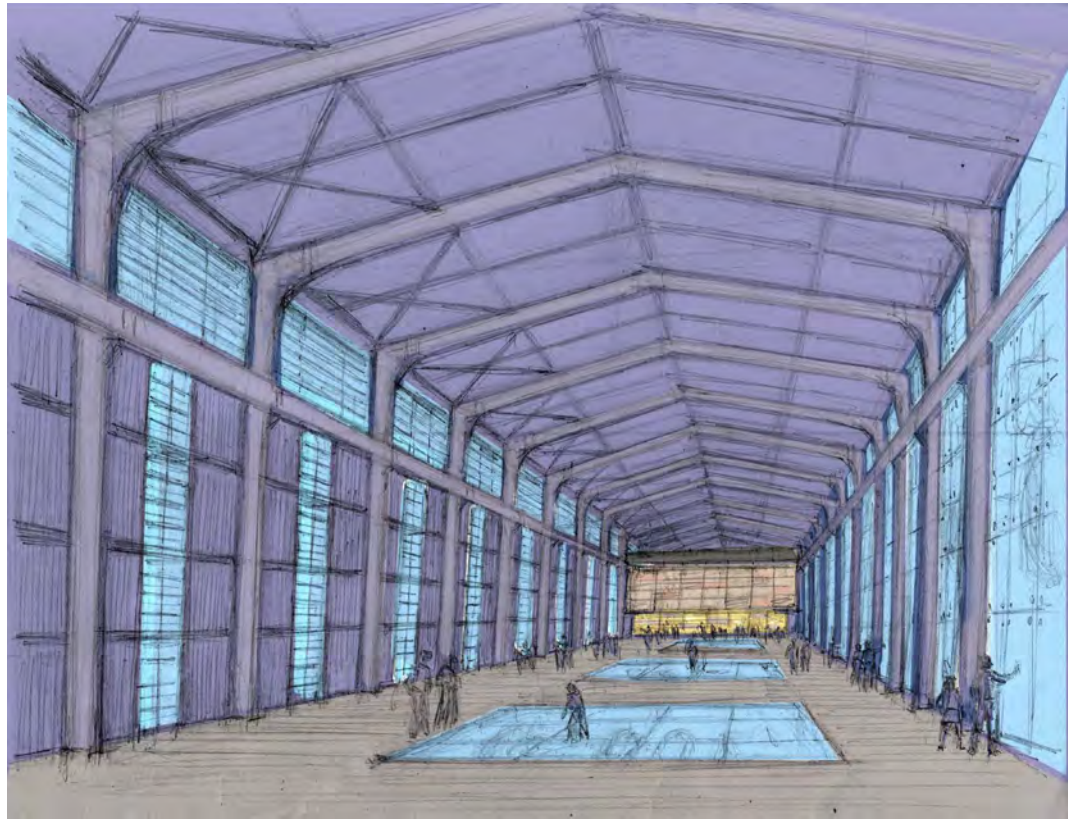
Big Blue's Turbine Hall

Washington Cathedral Nave

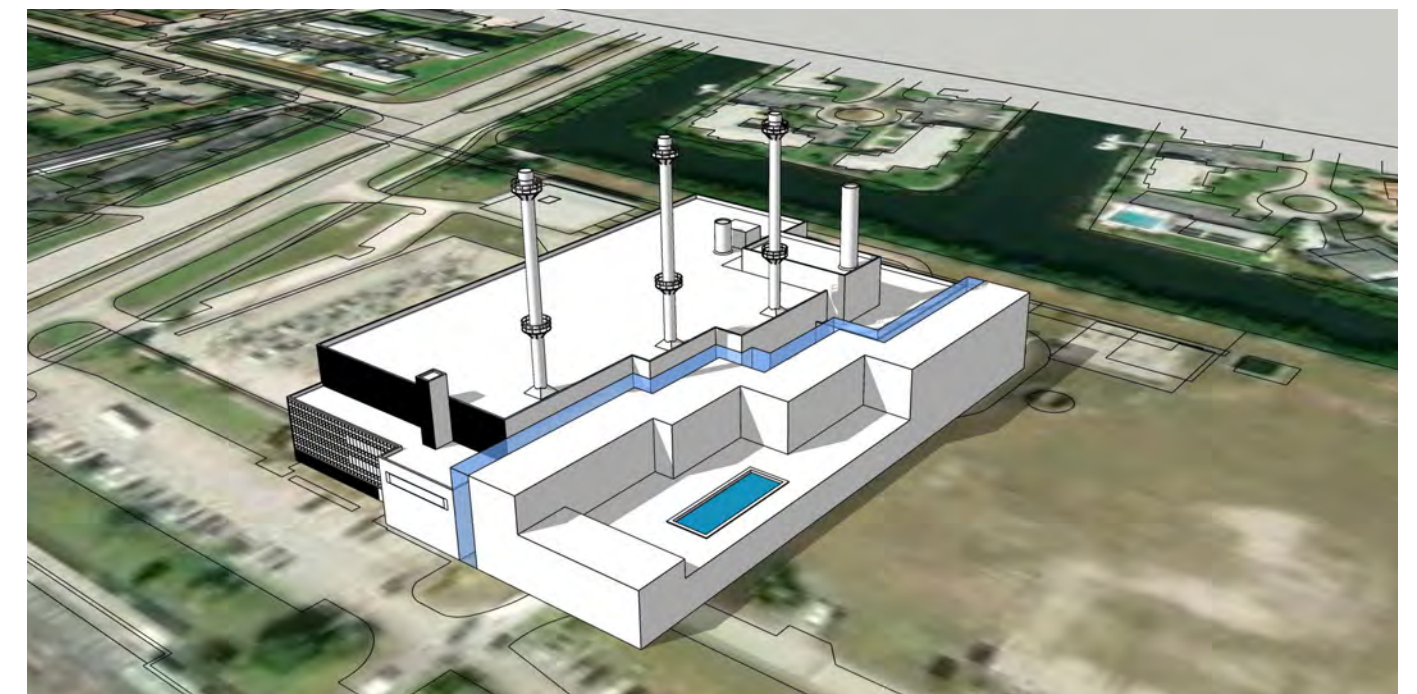
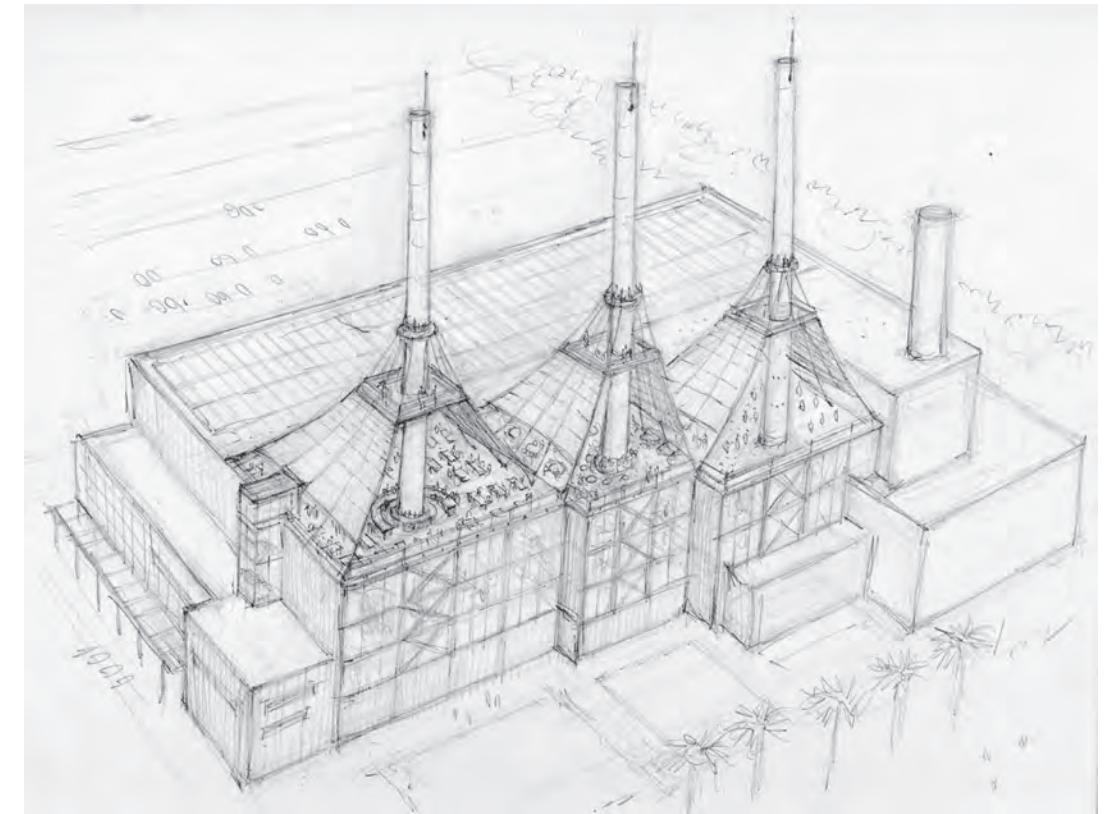
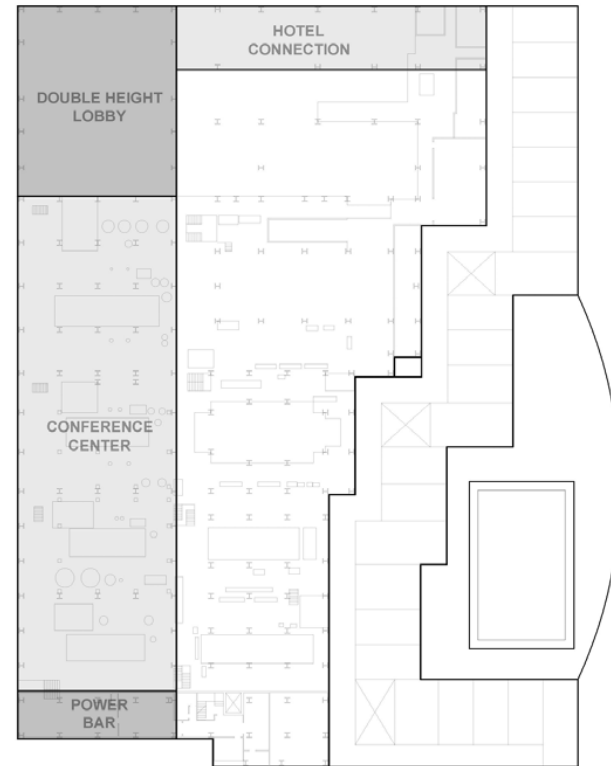
Scale Comparison - Washington Cathedral Nave = Big Blue's Turbine Hall

Planning Process & Community Outreach

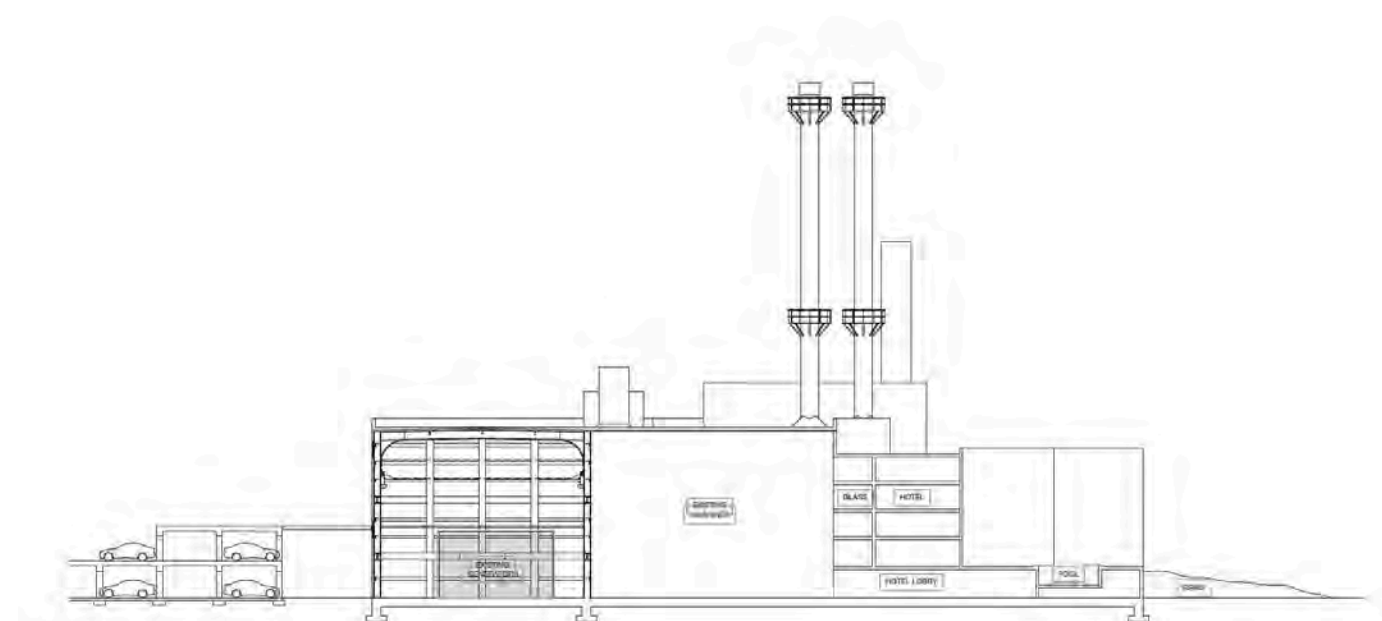
Power Plant Redevelopment Studies



Turbine Room as Hotel Lobby

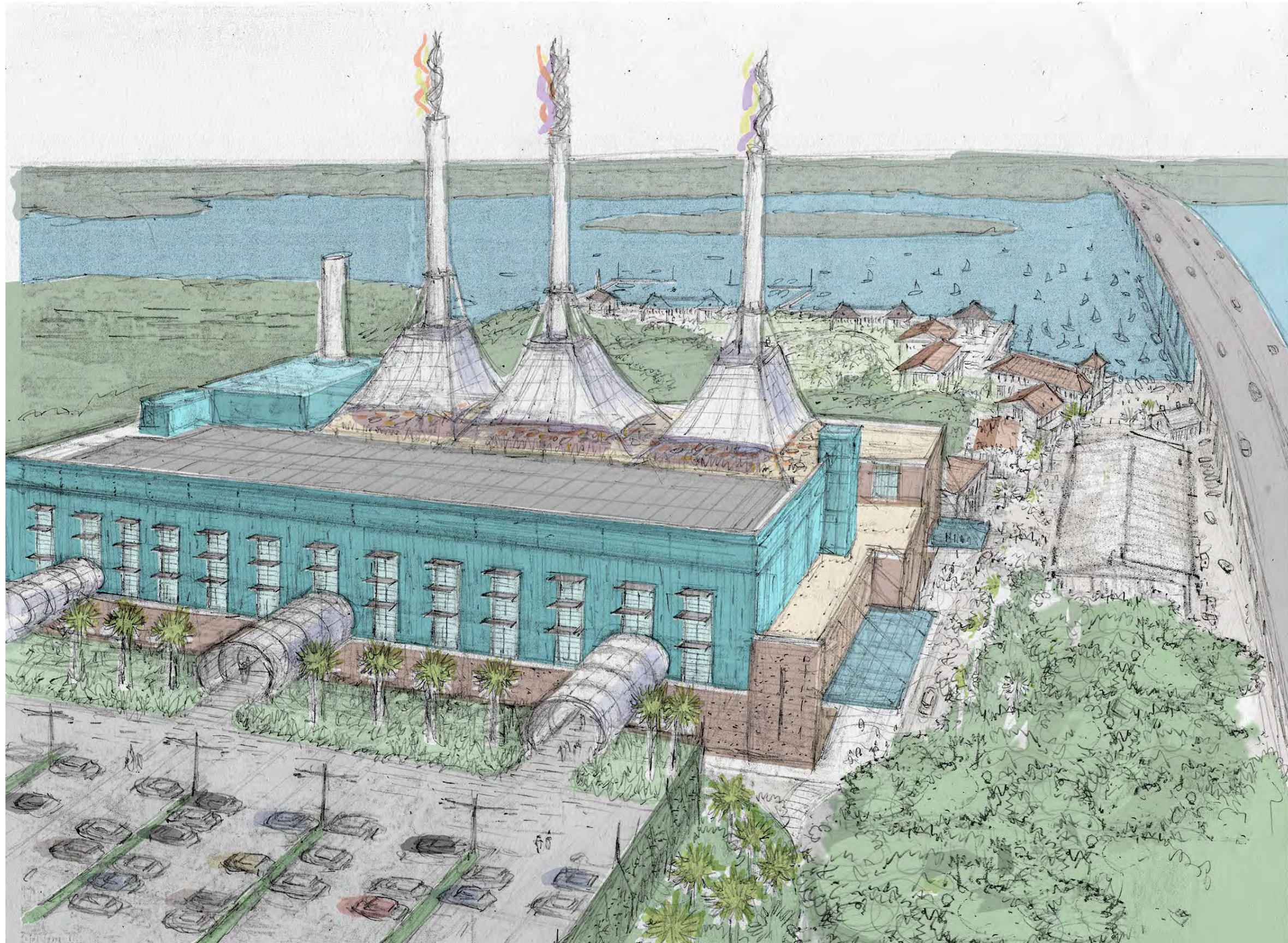


Hotel Study



Planning Process & Community Outreach

Power Plant Redevelopment Study: Hotel & Conference Center



Planning Process & Community Outreach

Power Plant Redevelopment: Full Service Health Club Option

Possible offerings by a potential health club operator at the Power Plant :

- 1 Classes
- 2 Personal Training
- 3 Sports
- 4 Kids/ Family Programs
- 5 Outdoor Pools
- 6 Health & Wellness Programs
- 7 Spa
- 8 Co-Working Space
- 9 Cafe

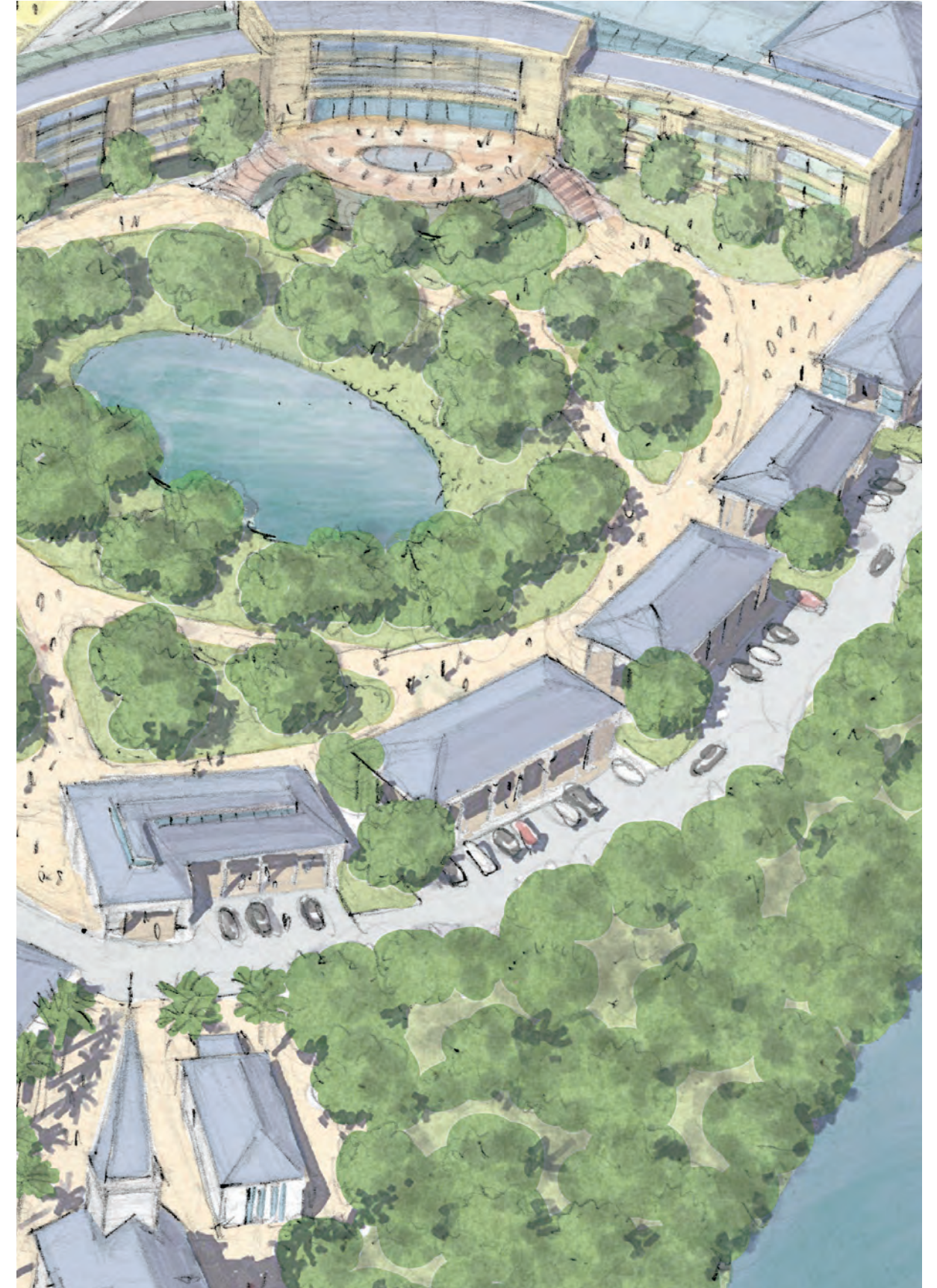


Planning Process & Community Outreach

Precedents for Market Sheds



Vancouver's Granville Island



Planning Process & Community Outreach

Precedents for Wedding Chapel / Meeting Hall



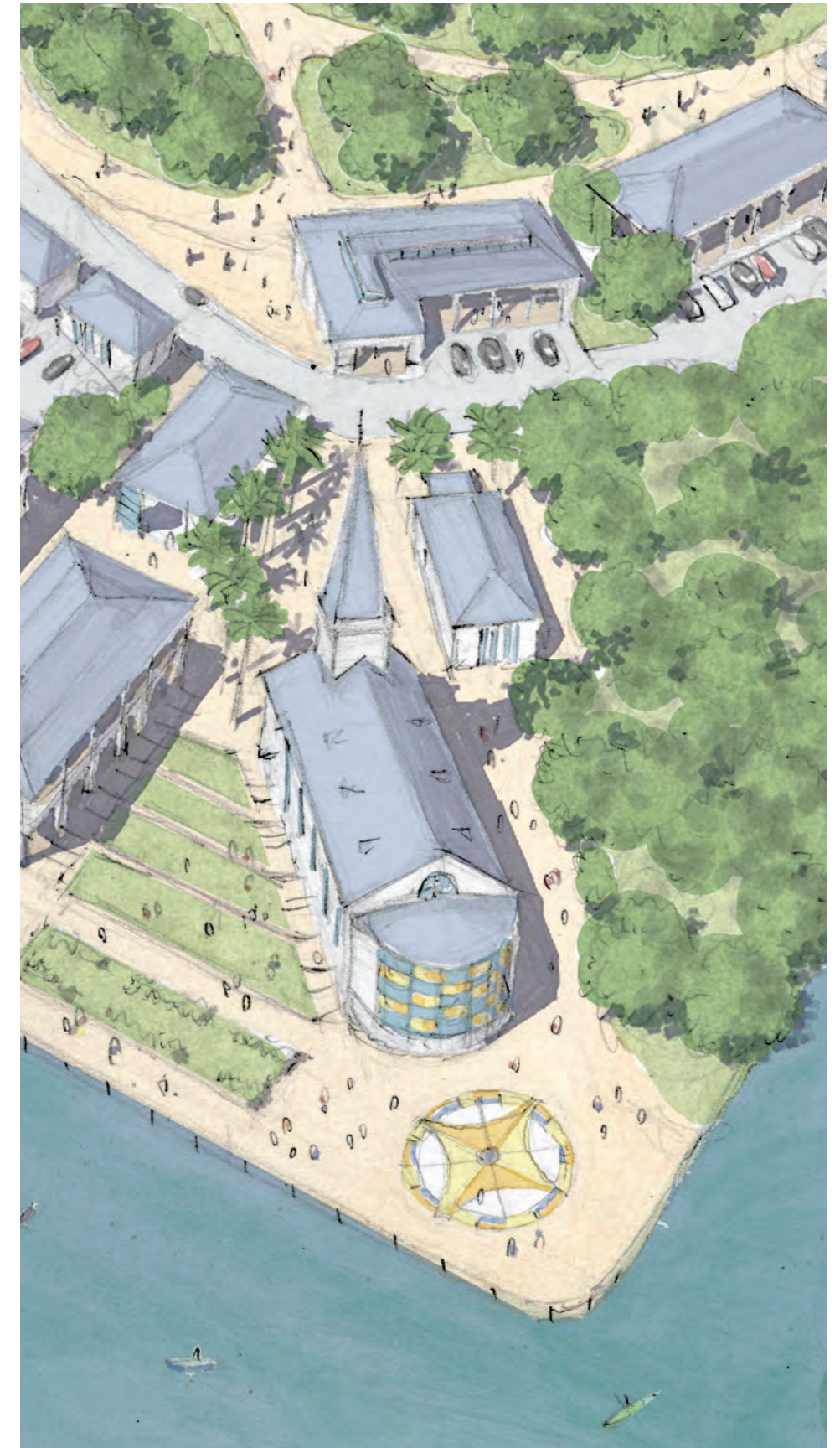
Seaside, FL



Rosemary Beach, FL



Carlton Landing, OK



Planning Process & Community Outreach

Charrette version of the Waterfront Village: Restaurants, Chapel, Park, Promenade & Marina



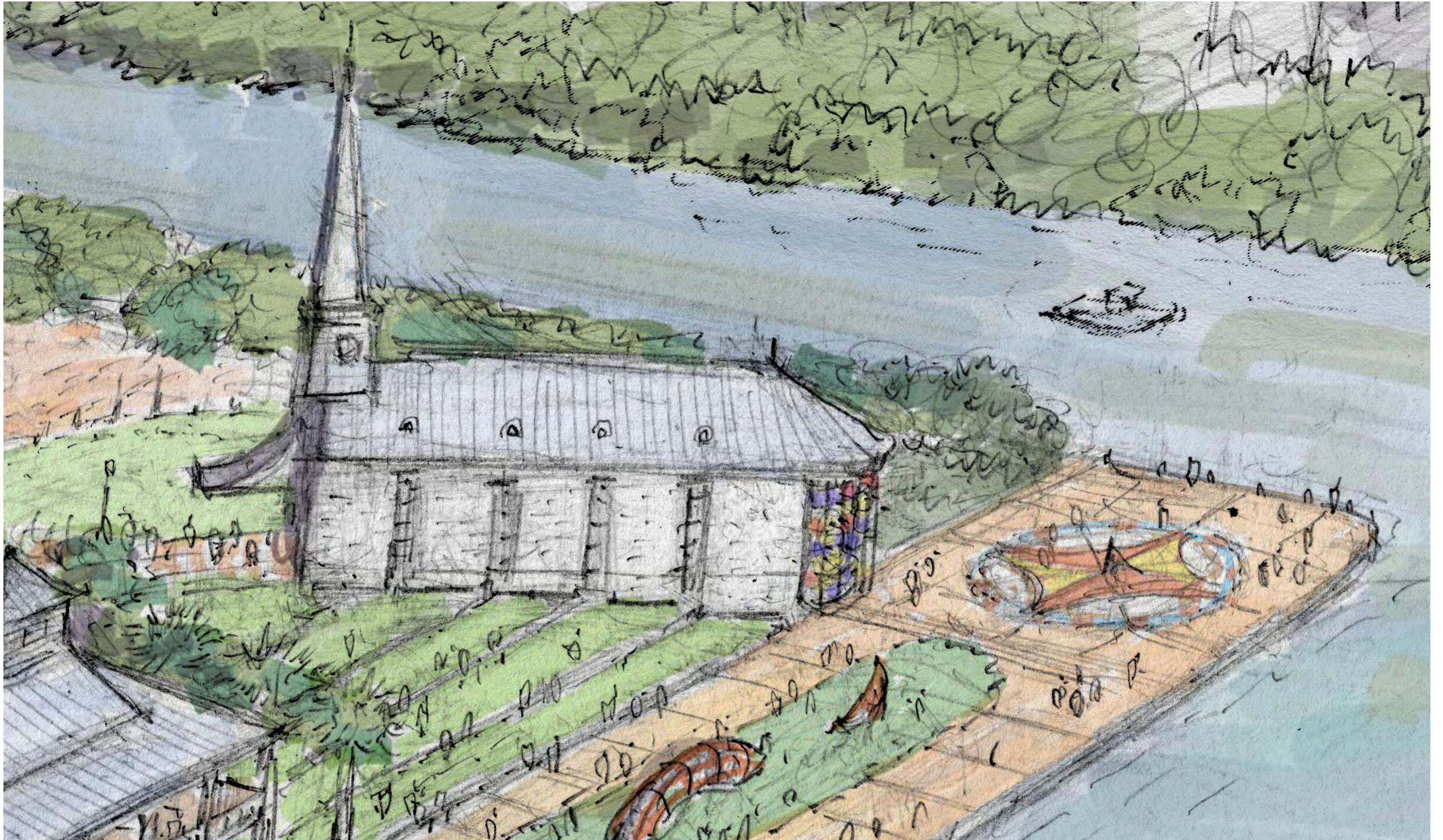
Planning Process & Community Outreach

Park & Hotel Arrival Area



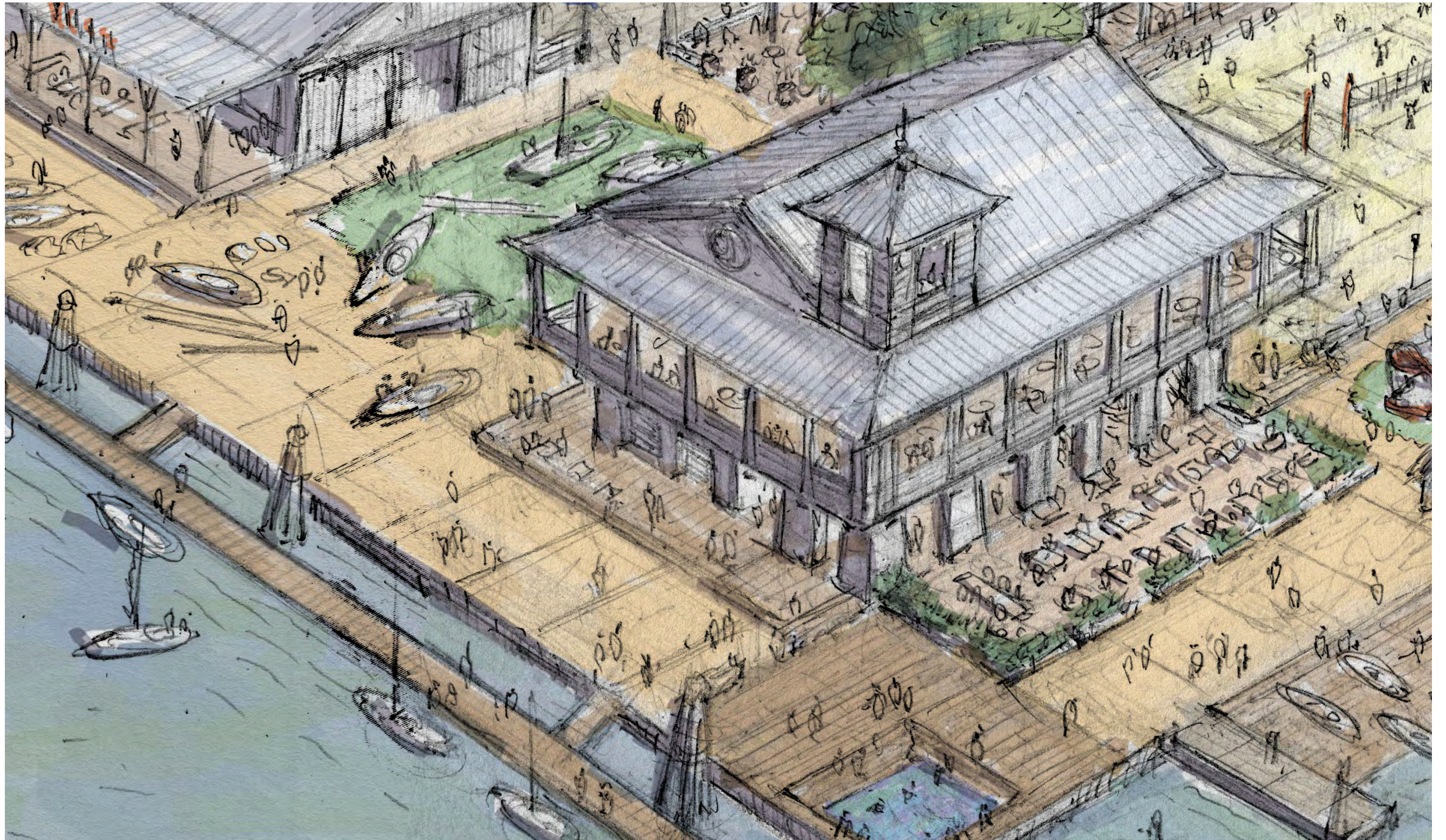
Planning Process & Community Outreach

Chapel - Meeting Hall at the Northeast Point



Planning Process & Community Outreach

Early Ideas for the Youth Sailing Headquarters



Planning Process & Community Outreach

Restaurant Courtyards Activated with Special Themes



Planning Process & Community Outreach

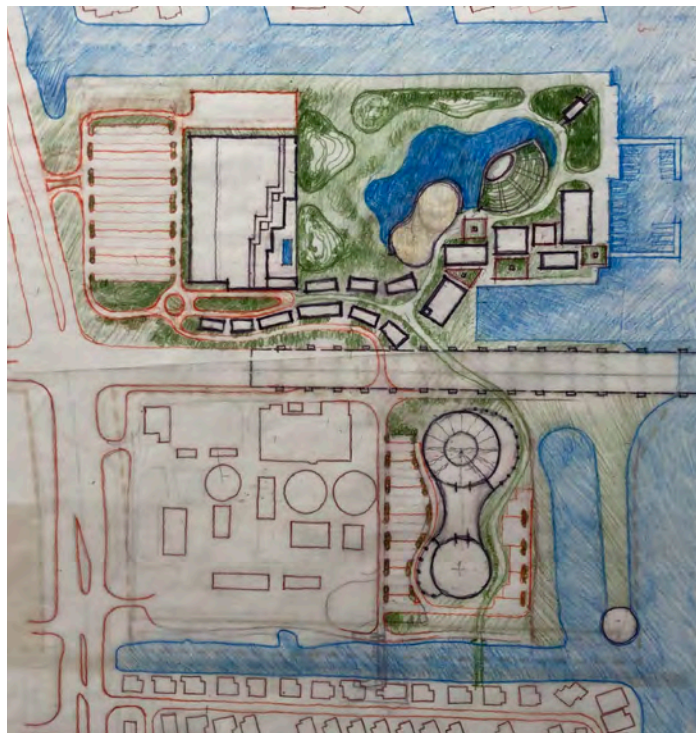
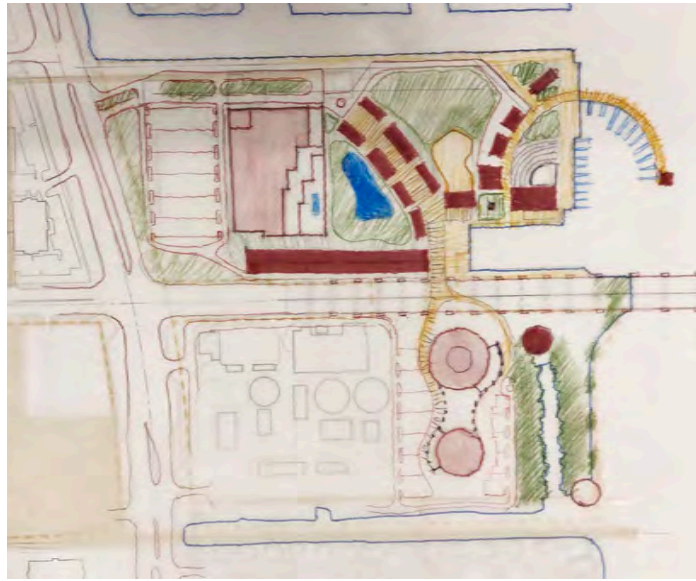
Early Ideas for the Skate Park



Planning Process & Community Outreach

Iterations of the Site Plan

Over the course of the charrette week, a hand drawn plan evolved each day to reflect the ever-deeper understanding of important issues and key programmatic elements. The closing presentation included a mothball scenario, a clean slate scenario, a charter scenario, a clean slate redevelopment, and a maximum development plan.



Planning Process & Community Outreach

Charrette Version of the Charter Plan



Power plant as gym, arts center at tanks, boat dry storage, youth sailing, park space & food concessions.

Planning Process & Community Outreach

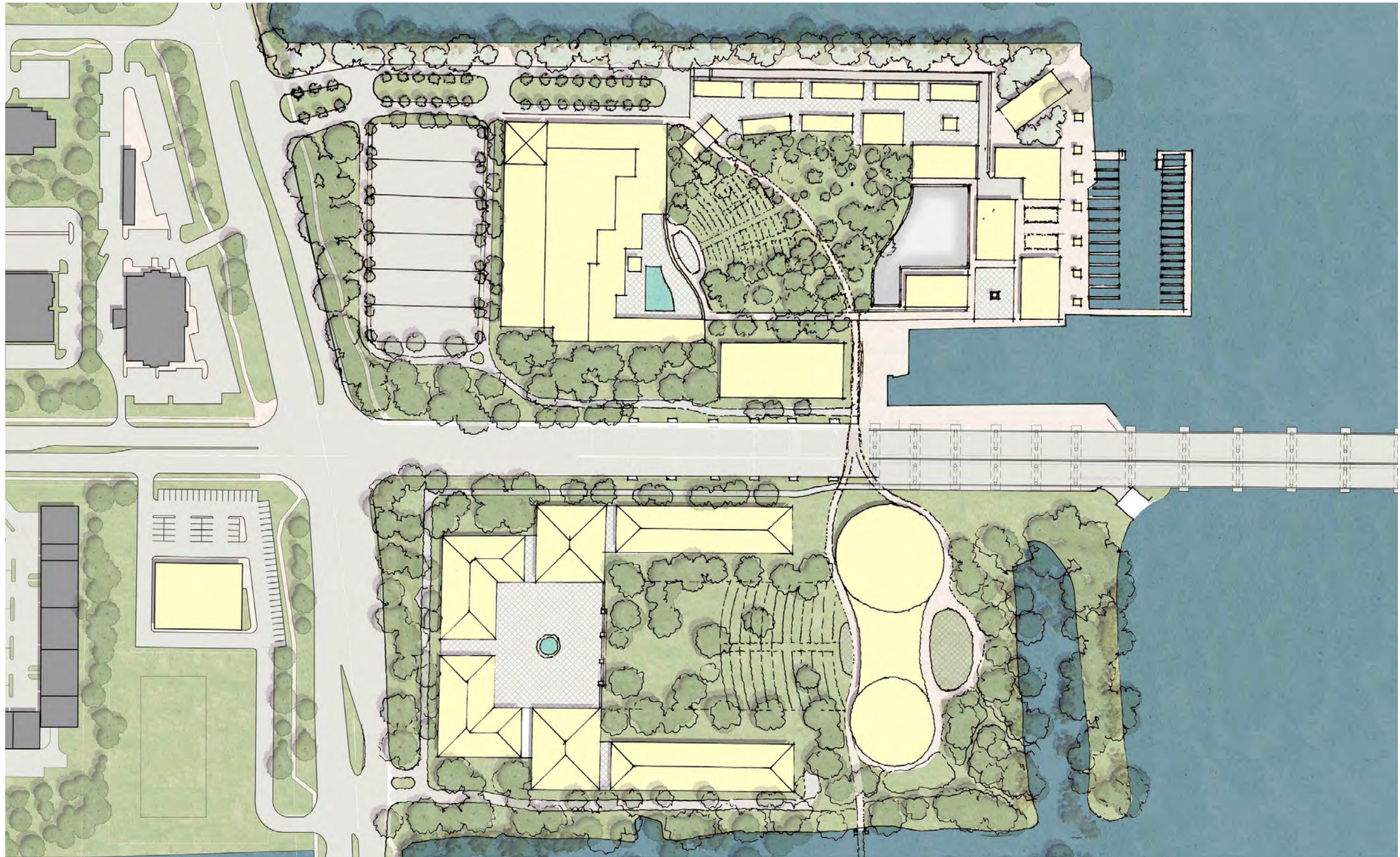
Charrette Proposal of a Clean Slate Redevelopment



New hotel on north site with park space, food concessions & housing, south site with arts lawn & youth sailing.

Planning Process & Community Outreach

Charrette Maximum Development Plan with Power Plant & Water Tanks



North Site: Power plant as Conference Center Hotel with waterfront restaurant / retail, park & youth sailing

South Site: Housing & Arts Center

PROPOSED SCENARIOS

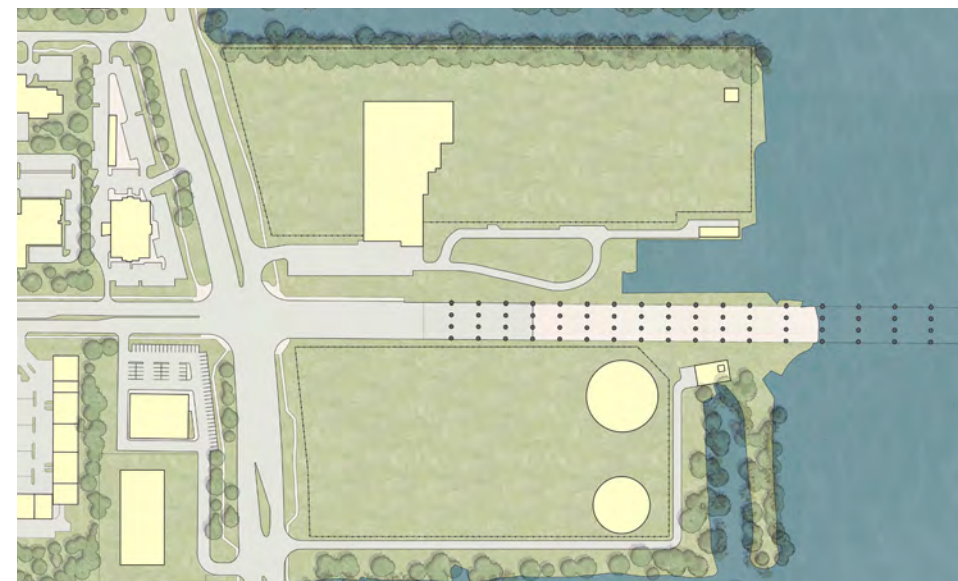
Proposed Scenarios

The Five Scenarios

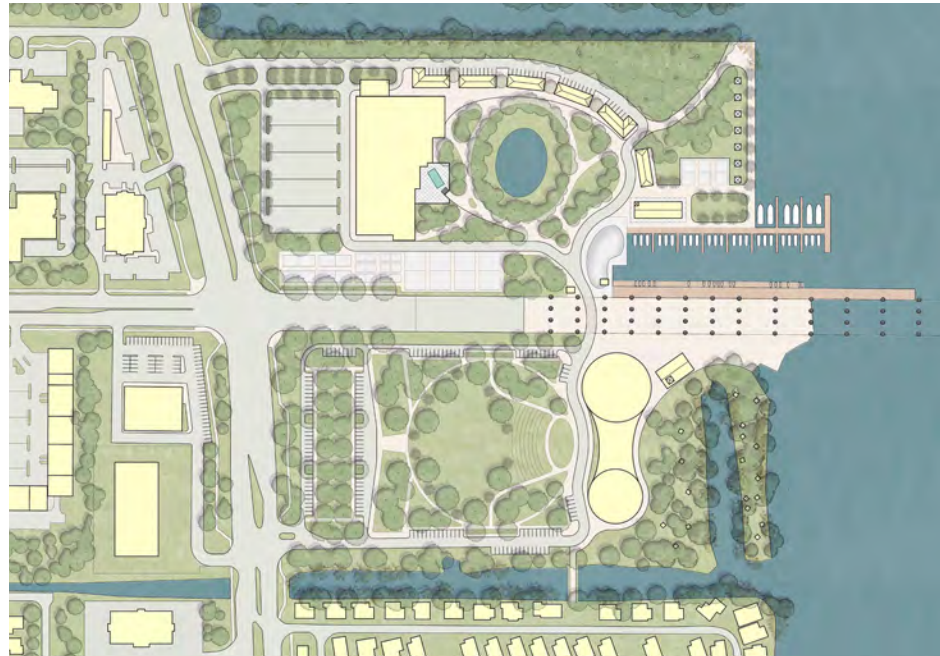
The initial idea of having multiple scenarios for this project was meant to provide a genuine range of approaches to satisfy the needs and desires of the Vero community's different stakeholder groups. The 5 plans were originally envisioned as follows:

- 1. **Minimal Plan:** Little to no redevelopment and some preservation of structures on the site.
- 2. **Limited Plan:** Wish list of the immediate neighbors to the north and the south.
- 3. **Moderate Plan:** Wish list of the residents of greater Vero Beach.
- 4. **Balanced Plan:** Robust, self-sustaining program that would minimize financial obligations for the City.
- 5. **Maximum Plan:** Recommendation of planning consultant, DPZ--possibly, a fusion of multiple plans.

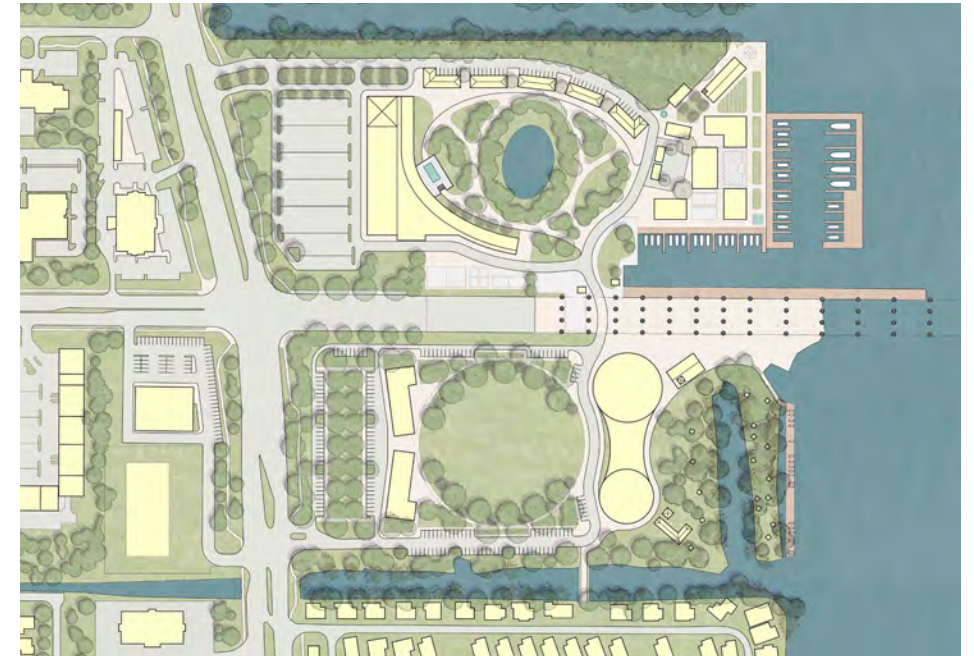
The Charrette week proved that the scenarios would need to evolve. There were no clear preferences by the immediate neighbors and the overall site was large enough to accommodate almost every idea. As presented on the closing night, the Charrette plans became a (1) minimal to no intervention (mothball) scenario, a (2) totally clean slate scenario suggested by some citizens that demolished the existing structures and left open land for future generations to decide, (3) a scenario of public uses and recreational activities that could be implemented per the City Charter with no referendum, and then (4 & 5) a pair of robust development scenarios. Following the Charrette, the idea of focusing on individual program elements and specific sections of the properties led to the Steering Committee weighing in on what those components should be. The resulting scenarios are presented in the following pages.



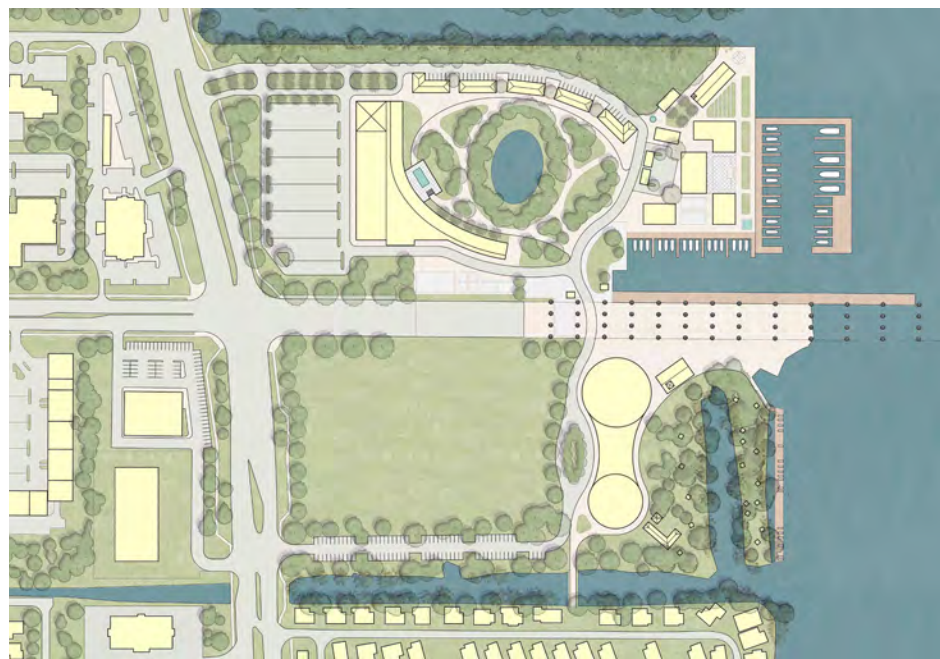
Scenario One: Mothball Plan



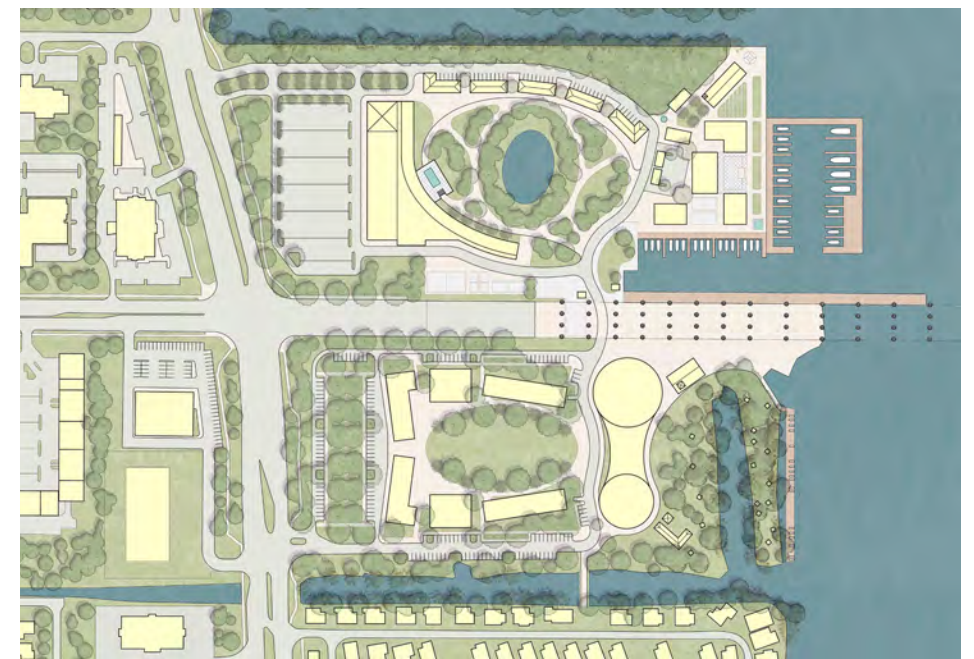
Scenario Two: The Charter Plan



Scenario Four: Balanced Development Plan



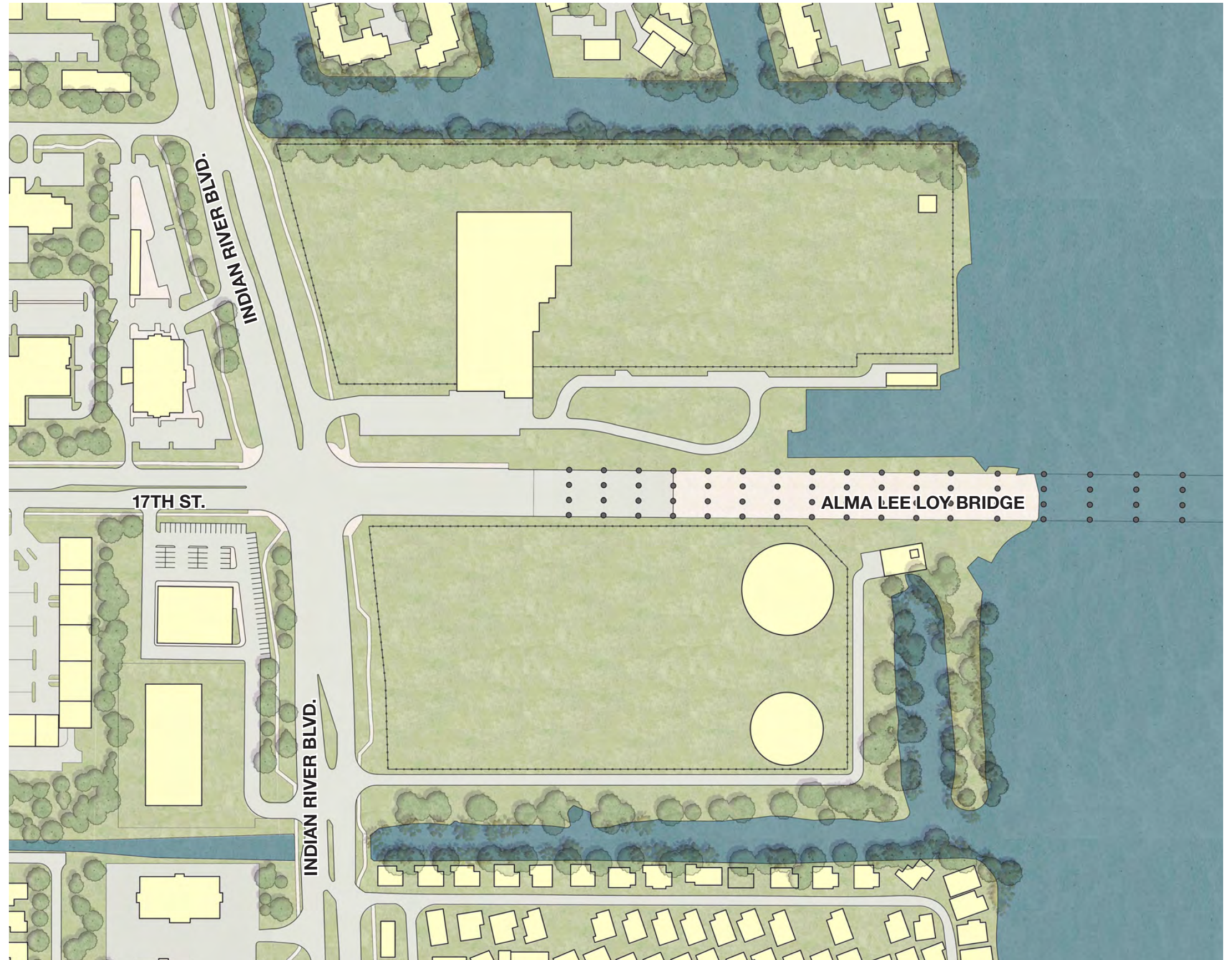
Scenario Three: The Steering Committee Plan



Scenario Five: Economically Feasible Plan

Proposed Scenarios

Scenario One: Mothball Plan

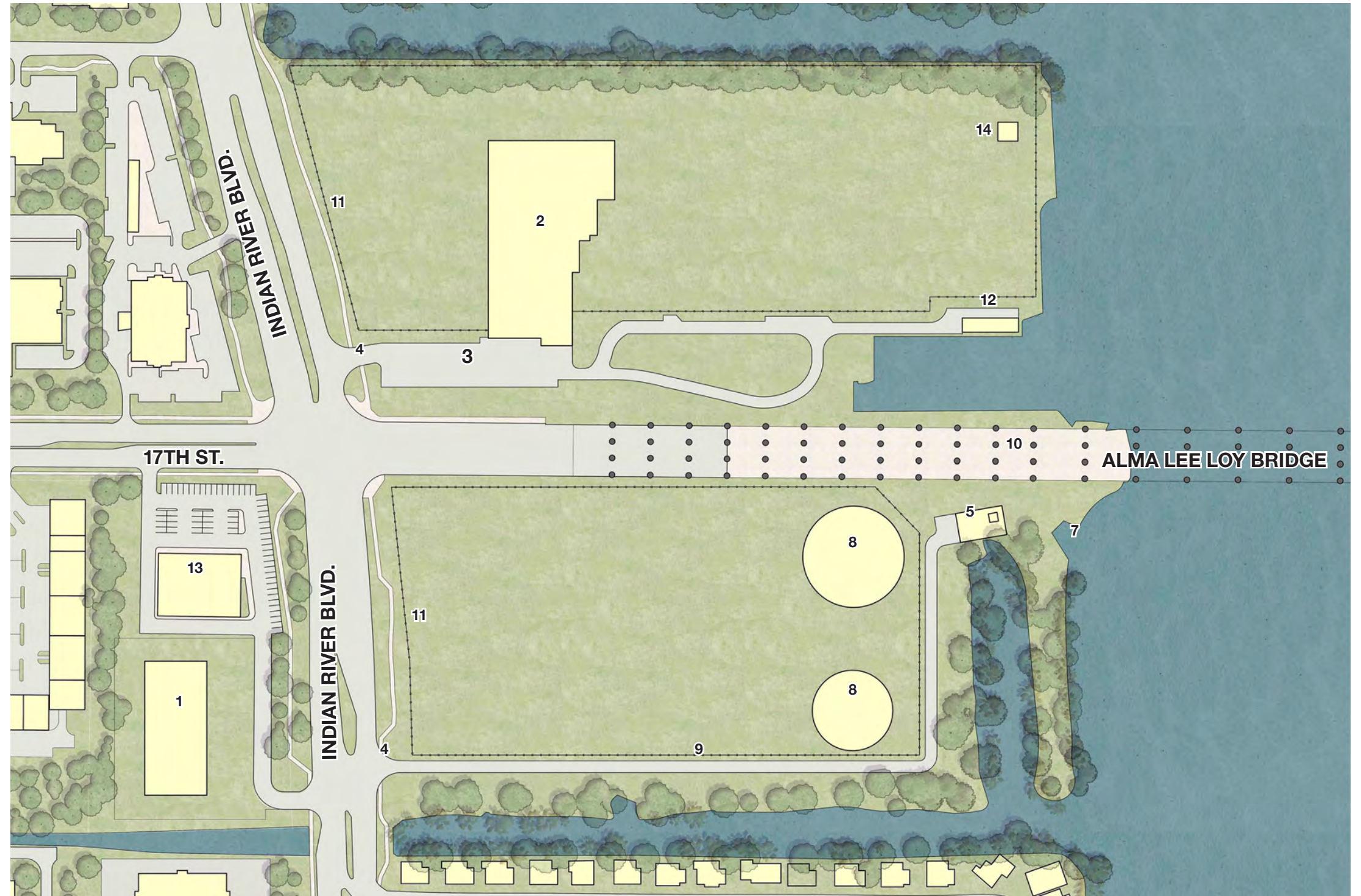


Proposed Scenarios

Scenario One: Annotated Mothball Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 DECOMMISSIONED POWER PLANT
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 DECOMMISSIONED WATER TANKS
- 9 ROAD ACCESS (TO YOUTH SAILING)
- 10 YOUTH SAILING LEASE AREA
- 11 FENCE
- 12 METAL SHED
- 13 GENERAL COMMERCIAL



This scenario was meant to address that sector of the community that did not see the need to lease and/or transform this site at this time. There are those citizens who feel that a subsequent political generation should be the one to decide how to best use this property. The

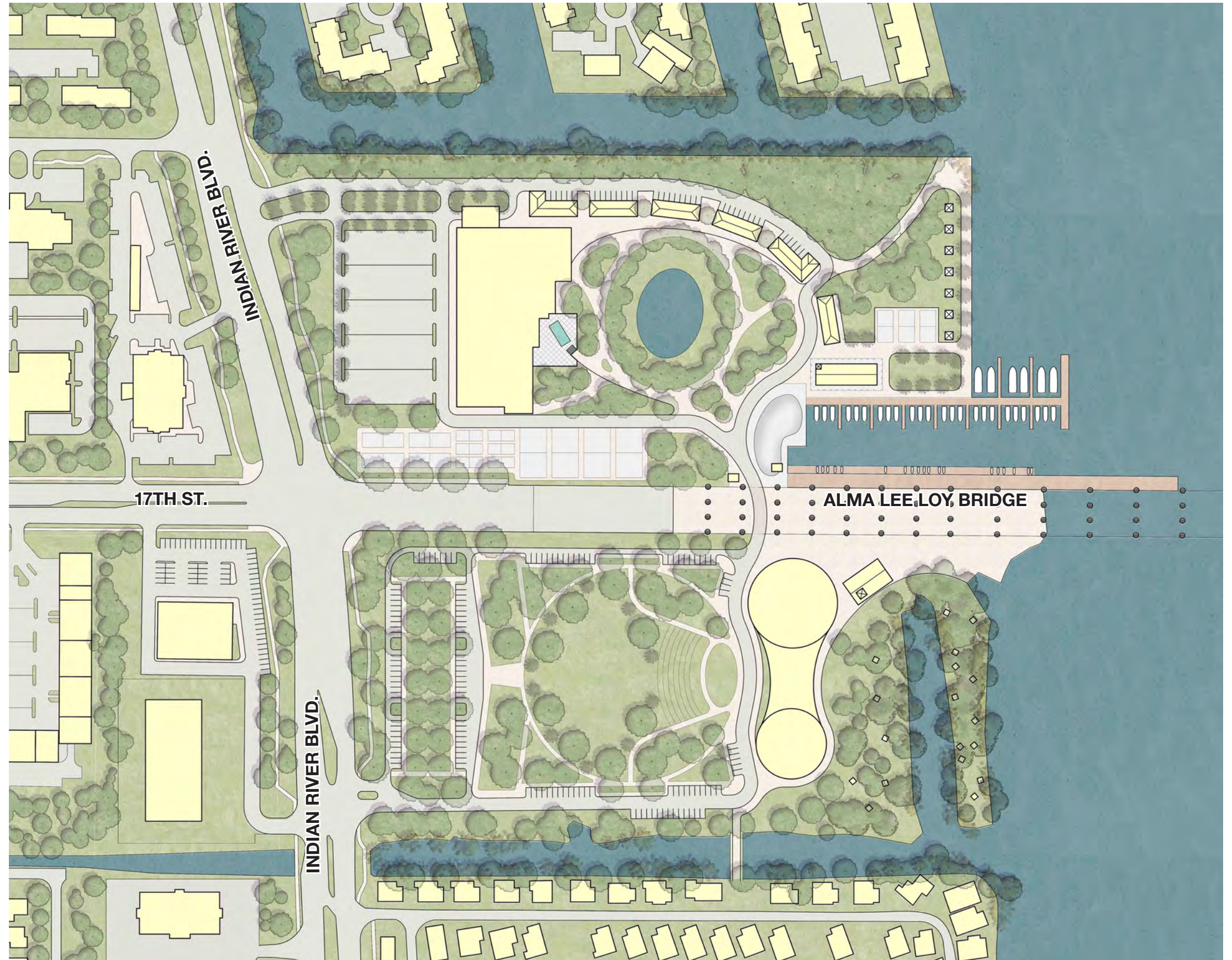
“mothball” approach would also be a fall-back option in the event that a referendum plan is not selected or a public vote is somehow inconclusive. Mothballing would allow the clearing of many of the structures, but several must be maintained as they have great potential value.

These are the principal building of the power plant and the reclaimed water tanks. The existing chain link fence will need to be reinforced/ reconfigured to define and secure the area used by the Youth Sailing Foundation, which is to maintain and enhance its operations.



Proposed Scenarios

Scenario Two: Charter Plan

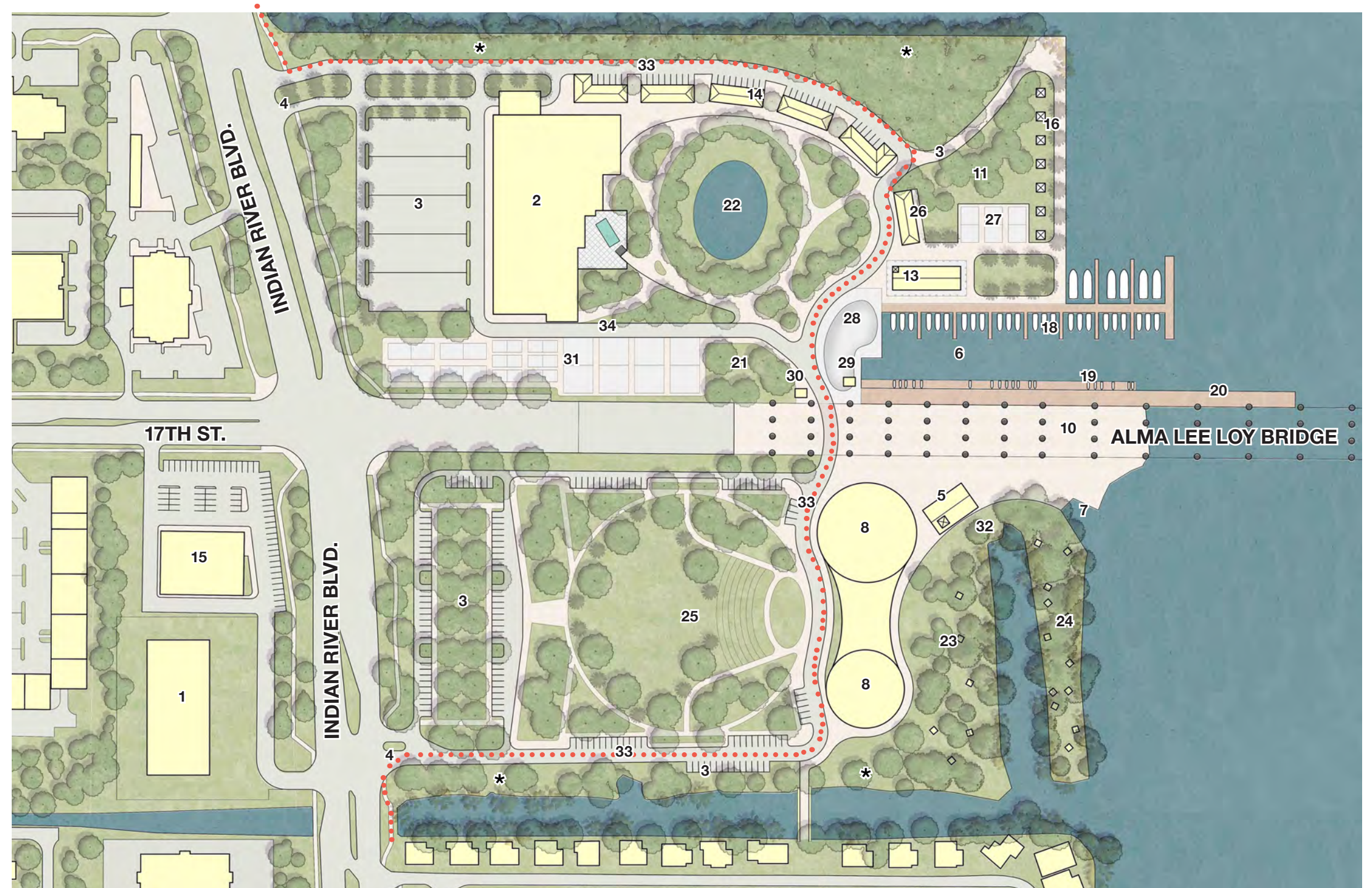


Proposed Scenarios

Scenario Two: Annotated Charter Plan

LEGEND

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



The terms of the charter governing the use of this site allows the property to be leased for “a public or civic purpose which also serves a recreational, artistic, or cultural purpose including incidental concessions.” This scenario

is intended to provide only those uses, and thus would be another fall-back alternative to a referendum. The plan shows a 35-acre public park with civic, recreational, and cultural/art facilities. The drawback with this scenario is

one of long-term maintenance. At this time, while certain City funds could be allocated for constructing some of the installations depicted on this plan, there is no budget available to maintain this park.



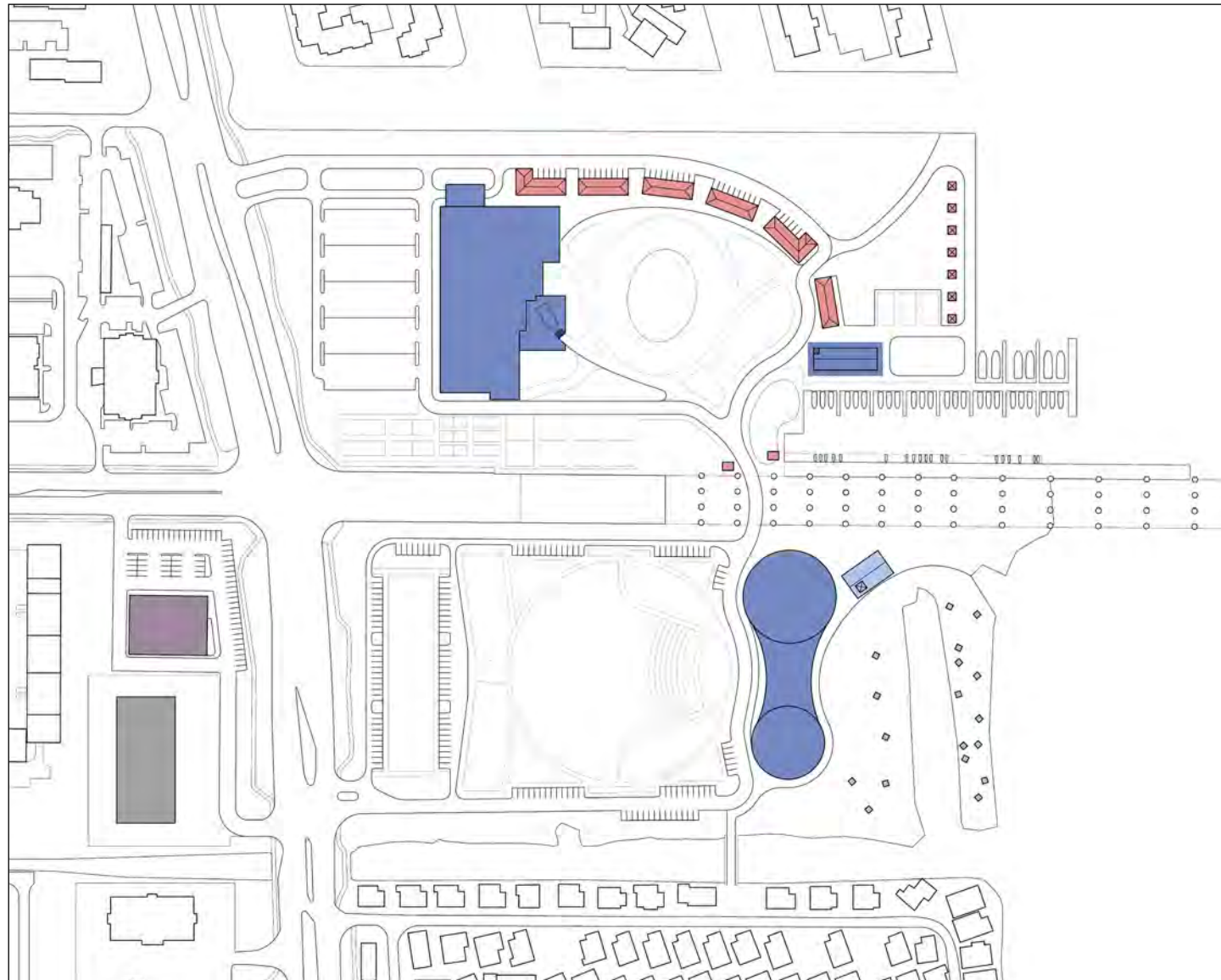
Proposed Scenarios

Scenario Two: Charter Plan Aerial Rendering

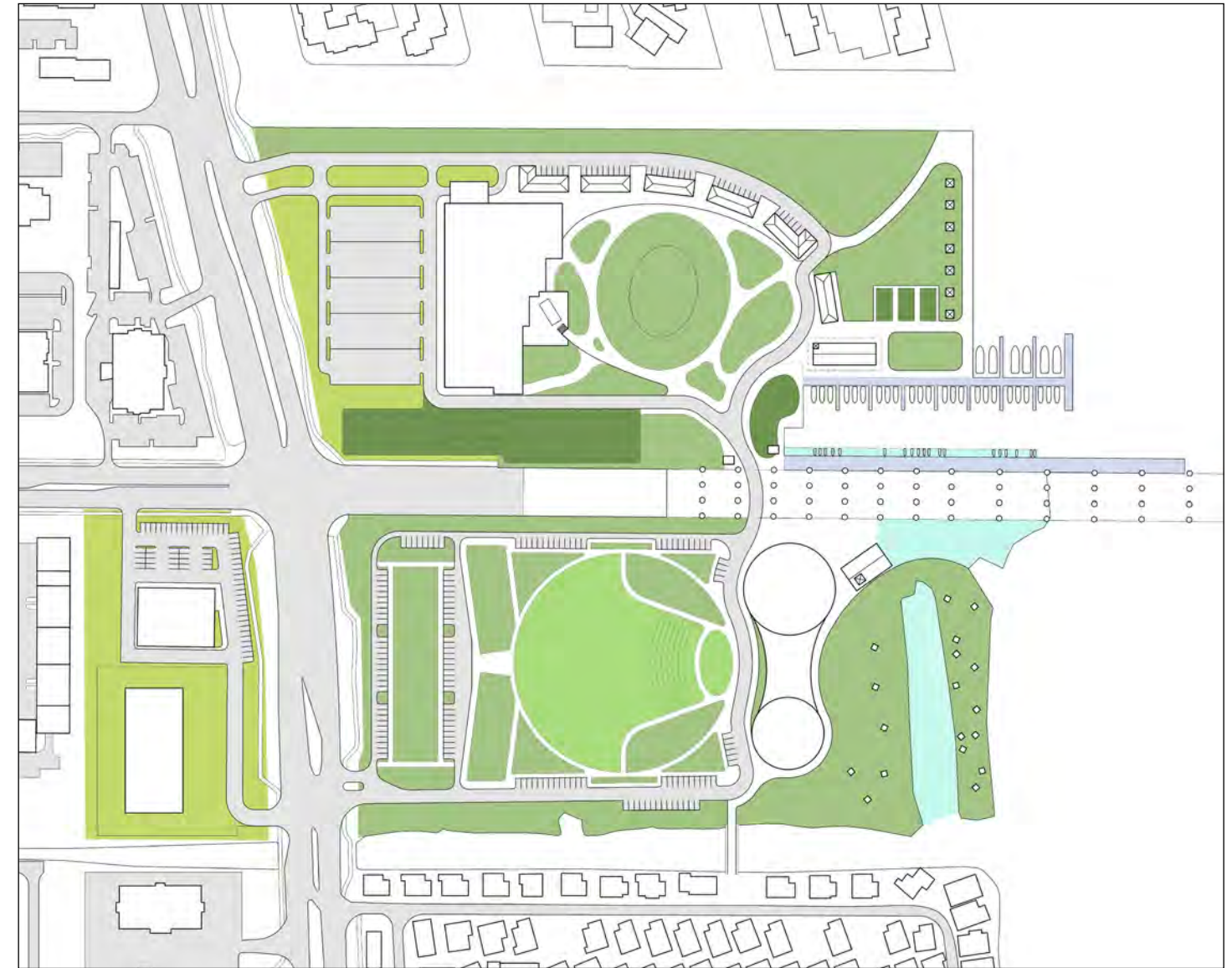


Proposed Scenarios

Scenario Two: Charter Plan Yield Calculations & Analysis



Building Diversity Analytical Diagram



Open Space Analytical Diagram

LEGEND

- GENERAL COMMERCIAL
- RETAIL
- CIVIC
- RECREATION
- UTILITY

Building Type	Footprint	Story	Total SF
General Commercial	15,082	1	15,082
Retail	19,522	1	19,522
Civic	124,921	4 Max	297,388
Youth Sailing	5,700	2 Max	9,700
Utility	24,063	1	24,063

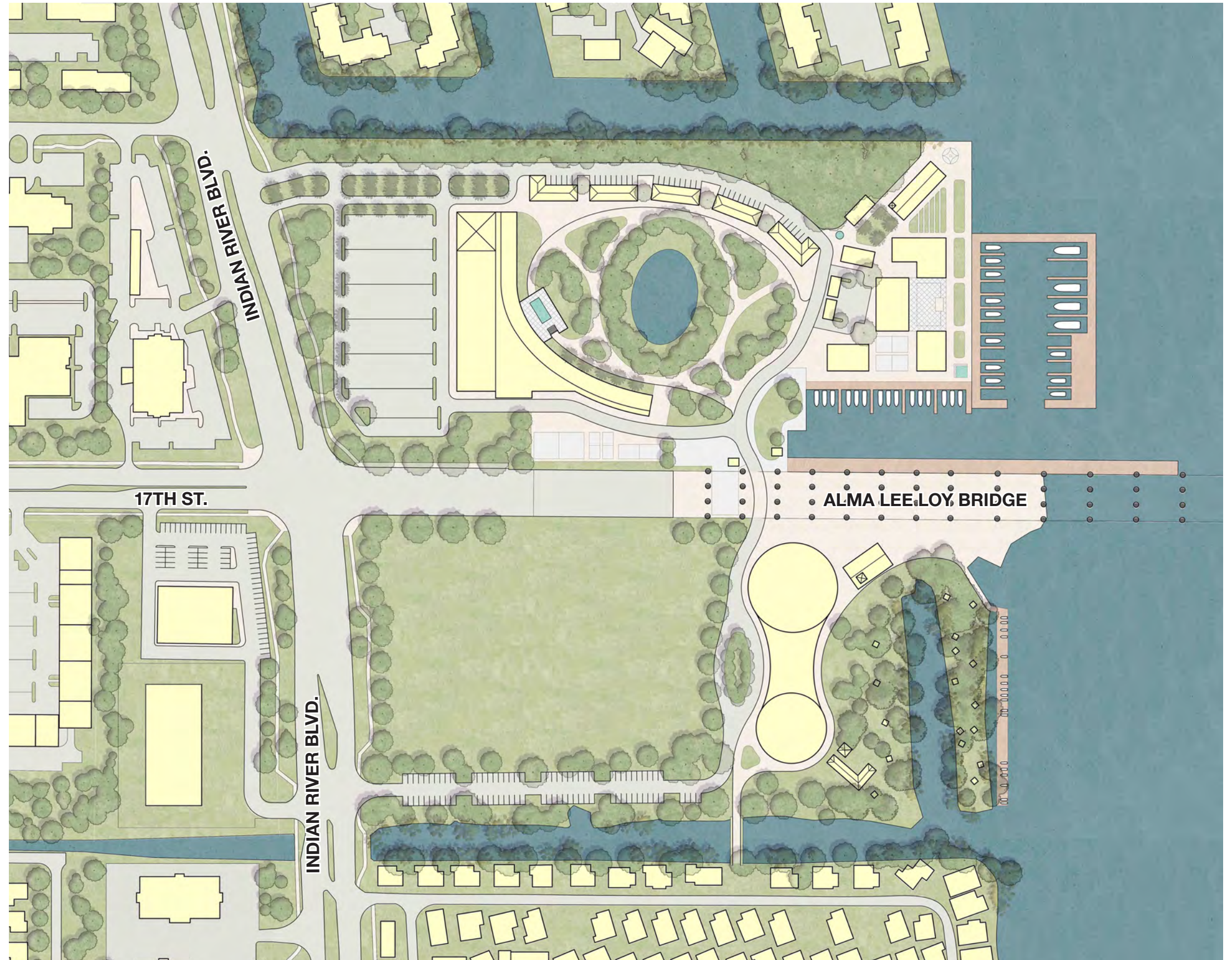
LEGEND

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

Parking in Site: 337 Spaces
 Marina Area: 44,175 SF
 Fishing Pier Length: 733 Feet

Proposed Scenarios

Scenario Three: Steering Committee Plan

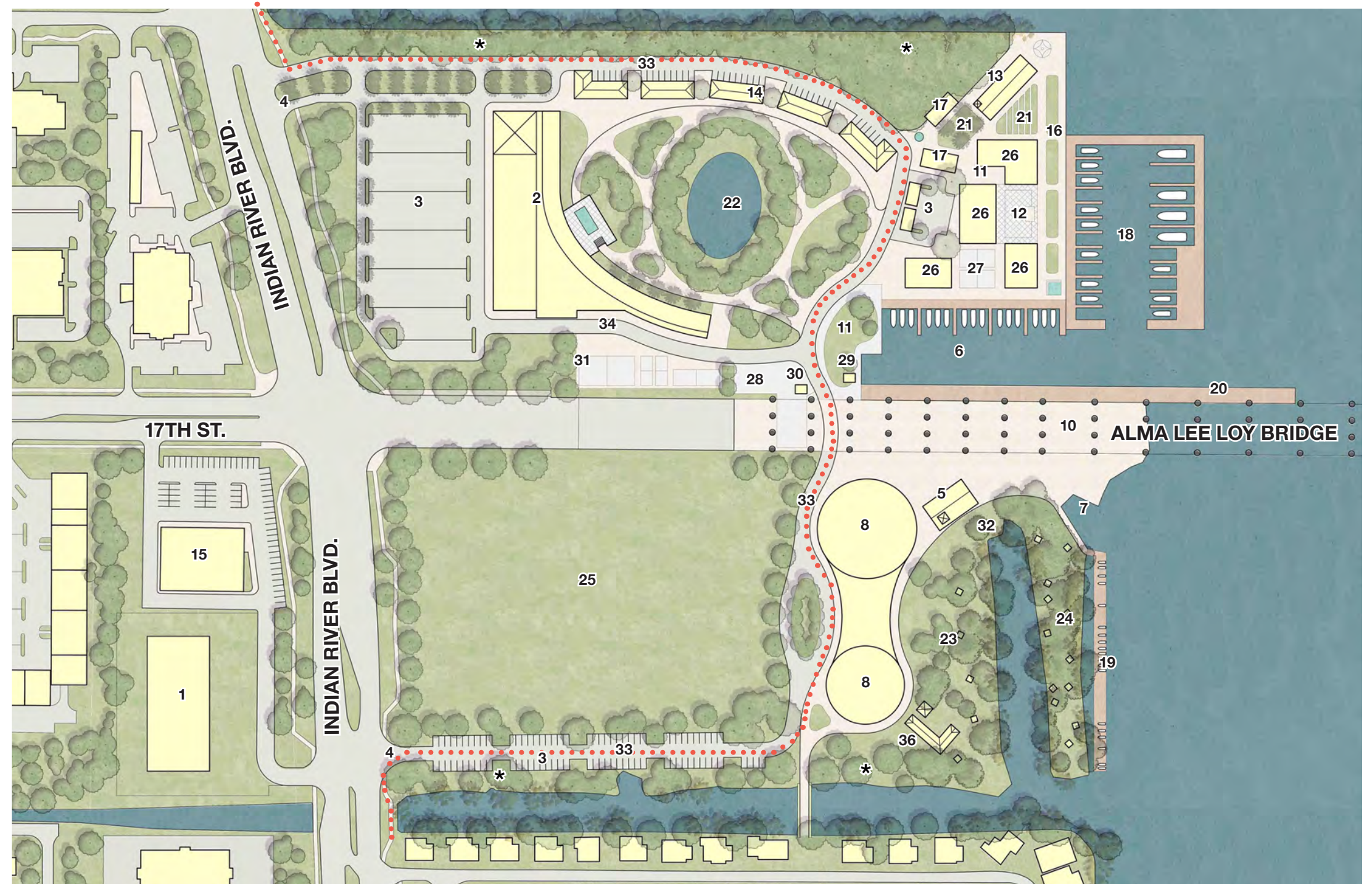


Proposed Scenarios

Scenario Three: Annotated Steering Committee Plan

LEGEND

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



This scenario represents the Steering Committee’s recommendation for a robust program on the north parcel with a redevelopment of the power plant into a conference hotel, the addition of a large park lined with market sheds, the wedding chapel/ meeting hall, a retail and restaurant village along the northeast waterfront, and a promenade and marina at the shoreline. For the south site a modified clean slate plan would

include dedicating the re-purposed reclaimed water tanks as the backdrop or venue to performing arts and cultural activities. The Youth Sailing Foundation would operate near their current operations and would be the stewards of the restored and enhanced south inlet. A nature center is also envisioned as an educational facility to celebrate the natural ecosystem of the Indian River. The main treatment/ processing area of

the water plant would be demolished and removed. A large field would take its place with some parking provided along the driveways. This field represents a 7.5 acre reserve for a future generation to develop. The addition of a conference hotel would be a welcome presence to 3 Corners as it could be made responsible for the maintenance and security of the park and village on the north site.



Proposed Scenarios

Scenario Three: Steering Committee Plan Aerial Rendering

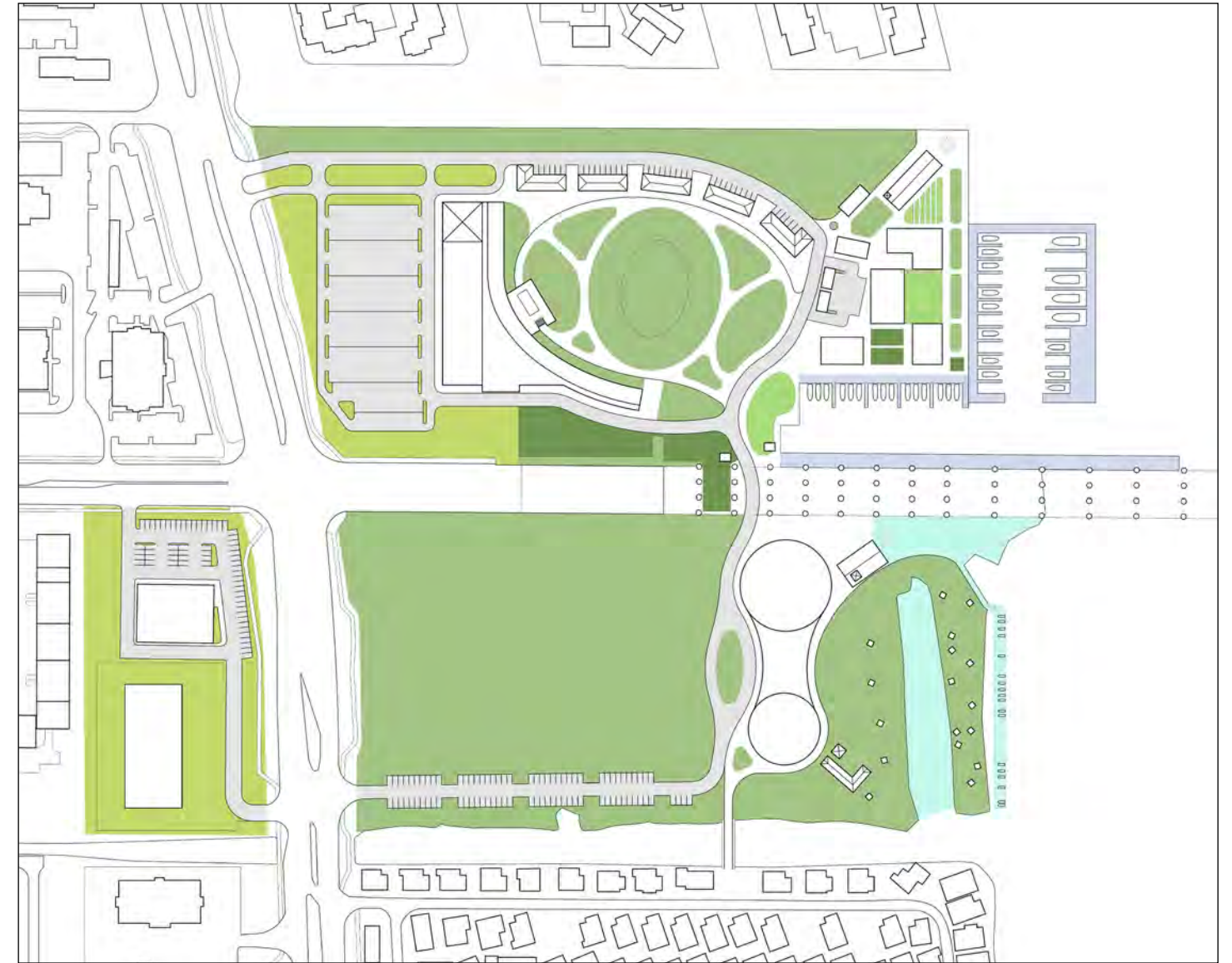


Proposed Scenarios

Scenario Three: Steering Committee Plan Yield Calculations & Analysis



Building Diversity Analytical Diagram



Open Space Analytical Diagram

LEGEND

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

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

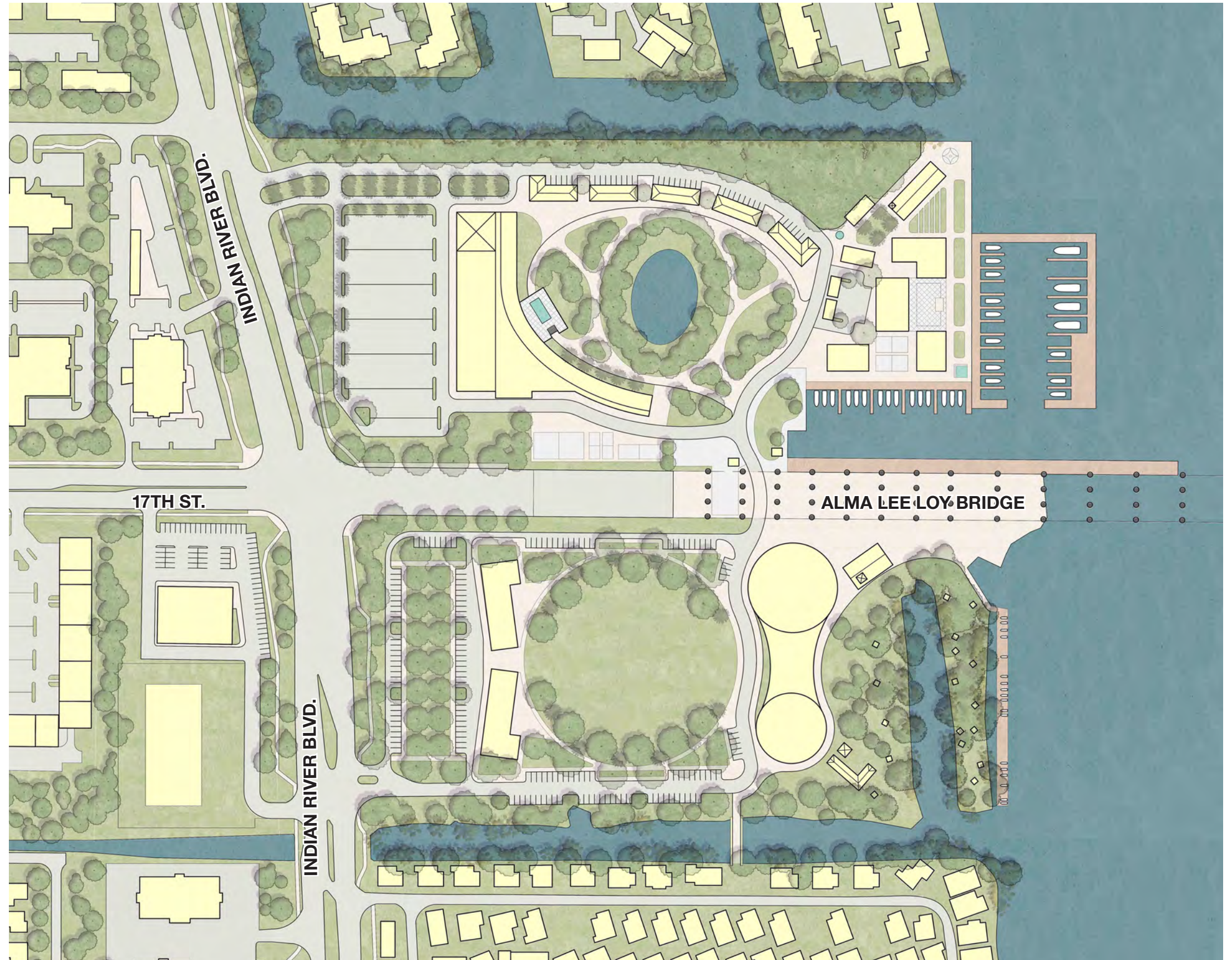
LEGEND

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

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

Proposed Scenarios

Scenario Four: Balanced Development Plan

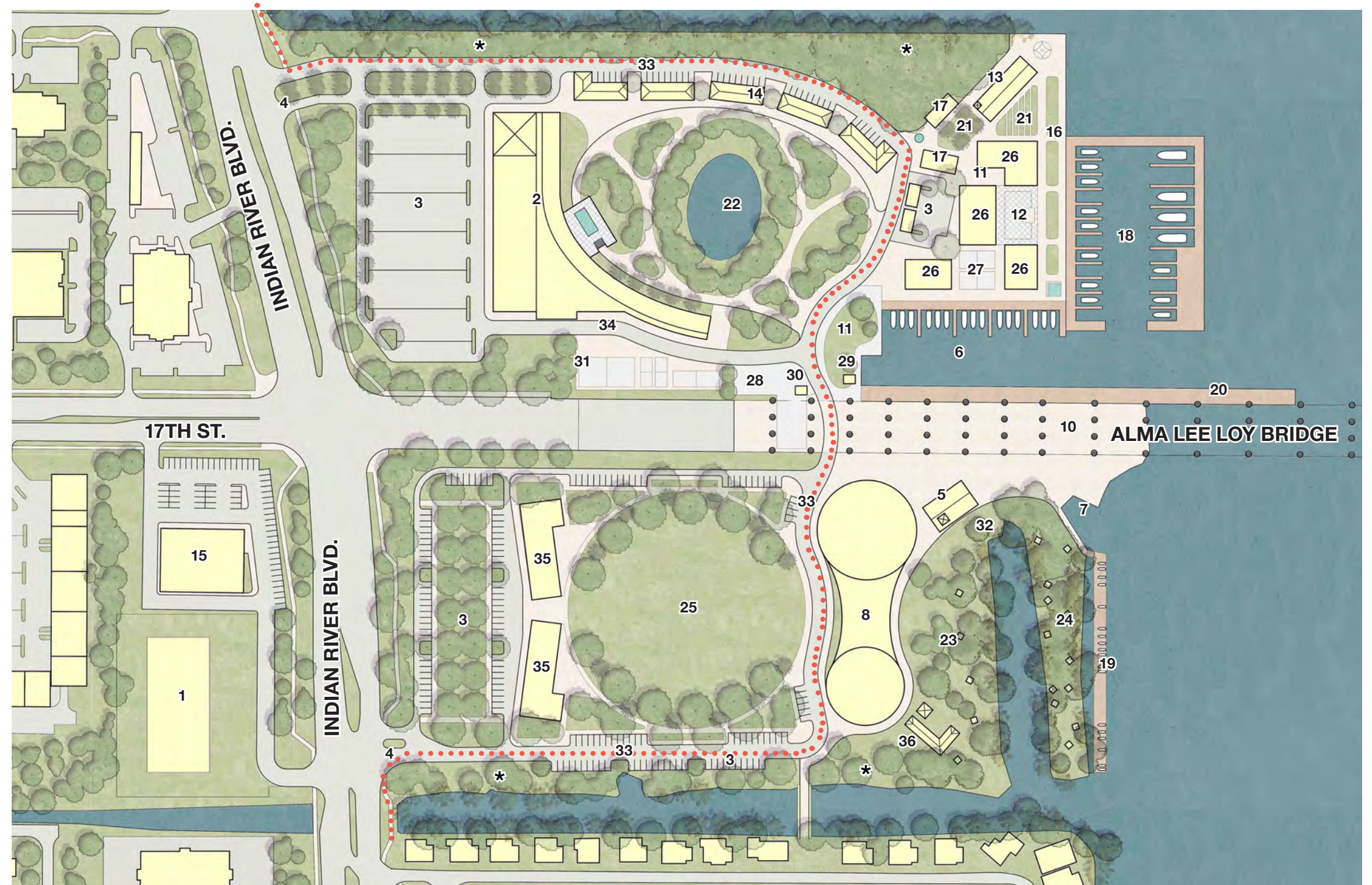


Proposed Scenarios

Scenario Four: Annotated Balanced Development Plan

LEGEND

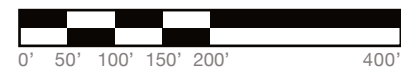
- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 VISUAL/ PERFORMING ARTS CTR.
- 9 ROAD ACCESS (TO YOUTH SAILING)
- 10 YOUTH SAILING LEASE AREA
- 11 PLAY GROUND
- 12 PLAZA/ SMALL EVENT STAGE
- 13 WEDDING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



Like the Steering Committee Plan, this scenario re-purposes the power plant's turbine hall and the treatment plant's water tanks, while also maintaining the north site

park, the marina village, and the south waterfront recreation and arts program. To the Steering Committee Plan it adds a pair of mixed-use liner buildings on the south site

along Indian River Blvd. helping to define a smaller event field. A perimeter driveway around the field provides a layer of convenient but unobtrusive parking.



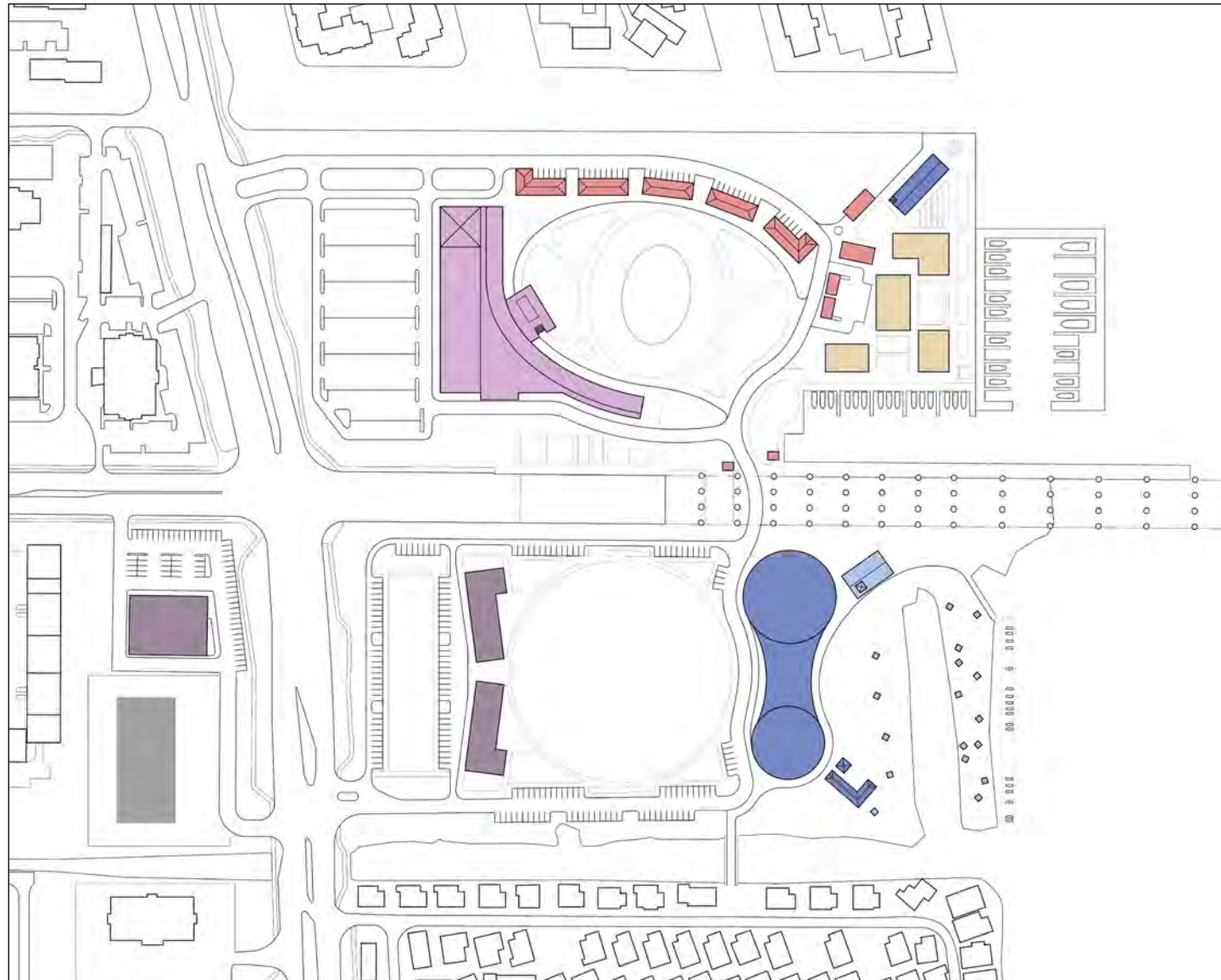
Proposed Scenarios

Scenario Four: Balanced Development Plan Aerial Rendering

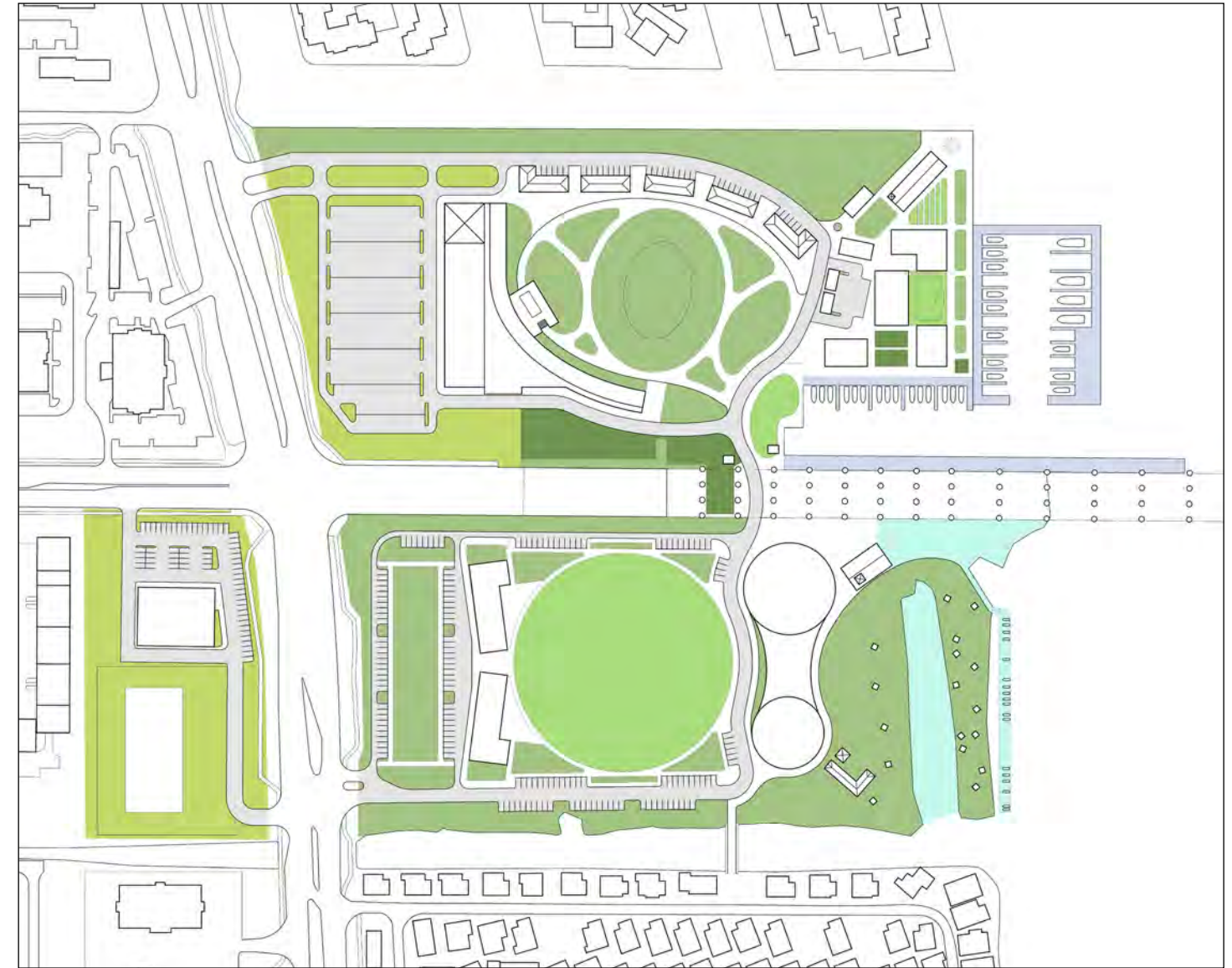


Proposed Scenarios

Scenario Four: Balanced Development Plan Yield Calculations & Analysis



Building Diversity Analytical Diagram



Open Space Analytical Diagram

LEGEND

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

Building Type	Footprint	Story	Total SF
General Commercial	33,158	3 Max	69,310
Retail	19,988	1	19,988
Restaurant	20,385	2	40,770
Hotel	60,127	4	225,838
Civic	55,944	1	55,944
Youth Sailing	5,700	2	9,700
Utility	24,063	1	24,063

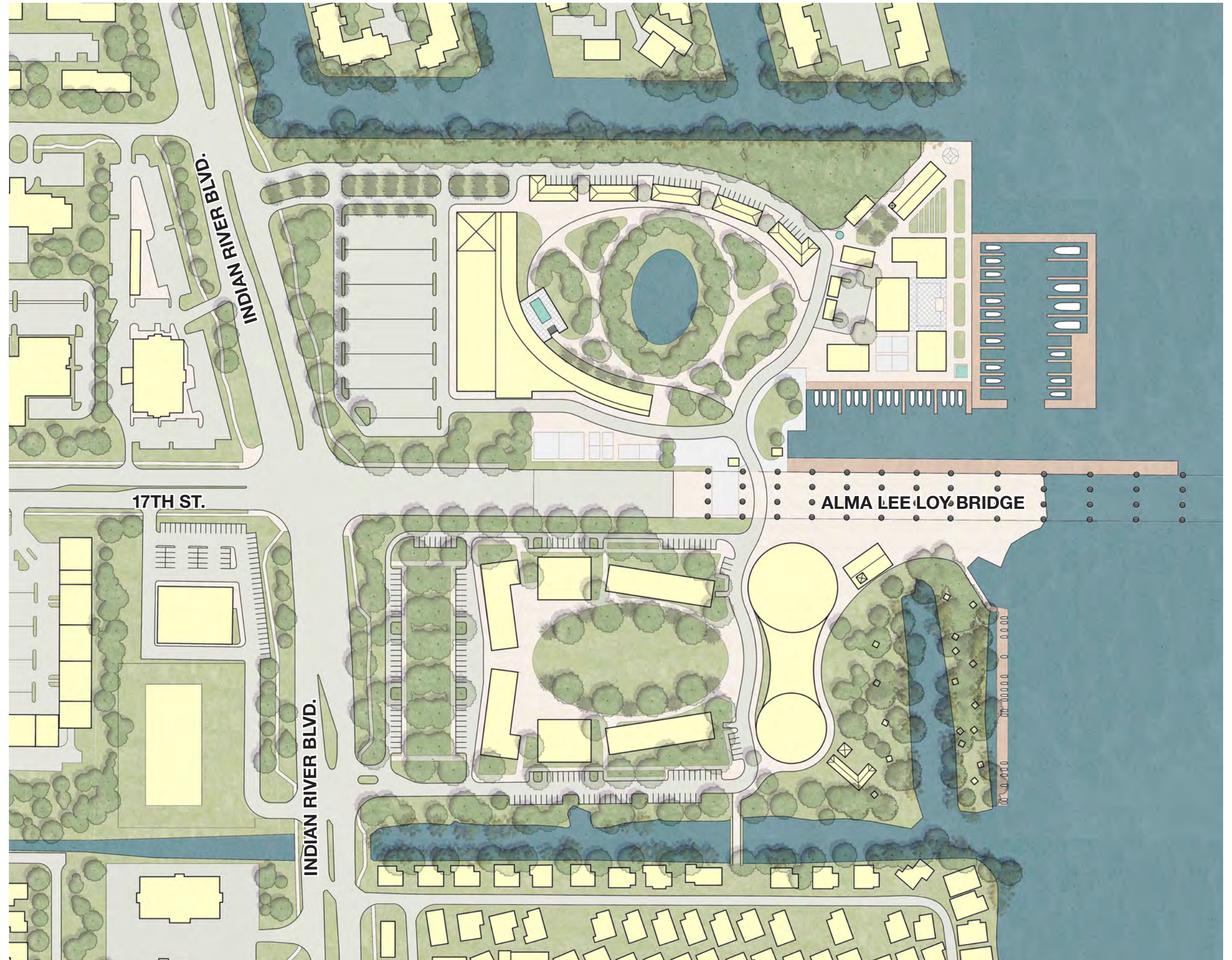
LEGEND

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

Parking in Site: 392 Spaces
 Marina Area: 90,739 SF
 Fishing Pier Length: 733 Feet

Proposed Scenarios

Scenario Five: Economically Feasible Plan

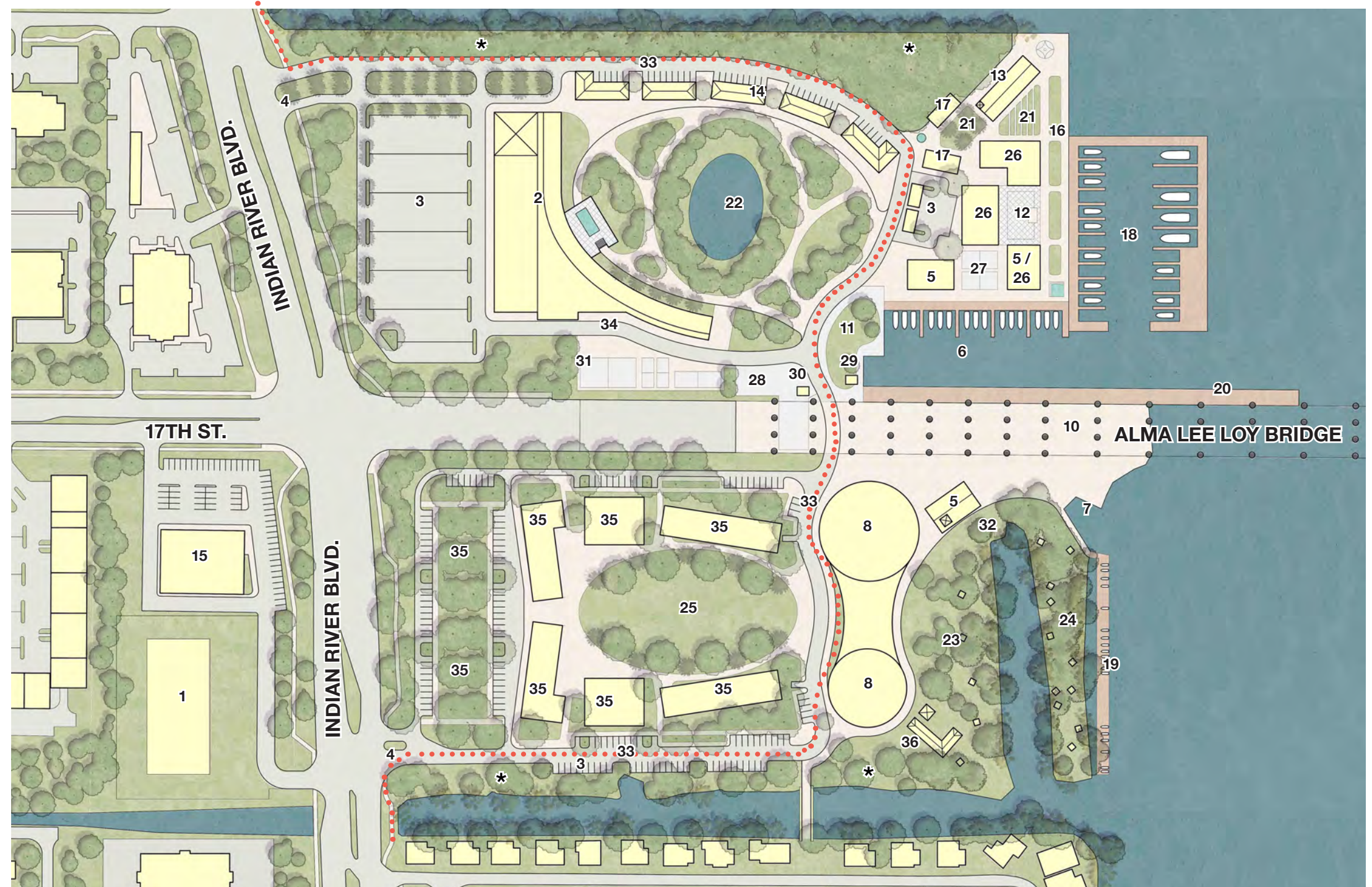


Proposed Scenarios

Scenario Five: Annotated Economically Feasible Plan

LEGEND

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



This scenario is consultant DPZ's preferred plan. It is the most complete and likely the most economically sustainable of the plans. To the Balanced Development Plan it adds a series of multifamily residential buildings. This addition of housing makes 3 Corners a 24/7 district and thus a more secure place. This housing also provides sound buffering

for the neighbors to the south from events that would take place in the oval lawn and on the performance stage. The mixed-use complex also ensures the maximum revenue for the City via property taxes and any ground leases.

Another important distinction related to this plan is that it is the only scenario to include Youth Sailing operations

on the north site. In addition to having a presence on the south site, the YSF would have offices on the north side in the building at the entry to the harbor from where YSF can oversee waterfront activities in the harbor and marina, as well as monitor the skate park and the food concessions around it.

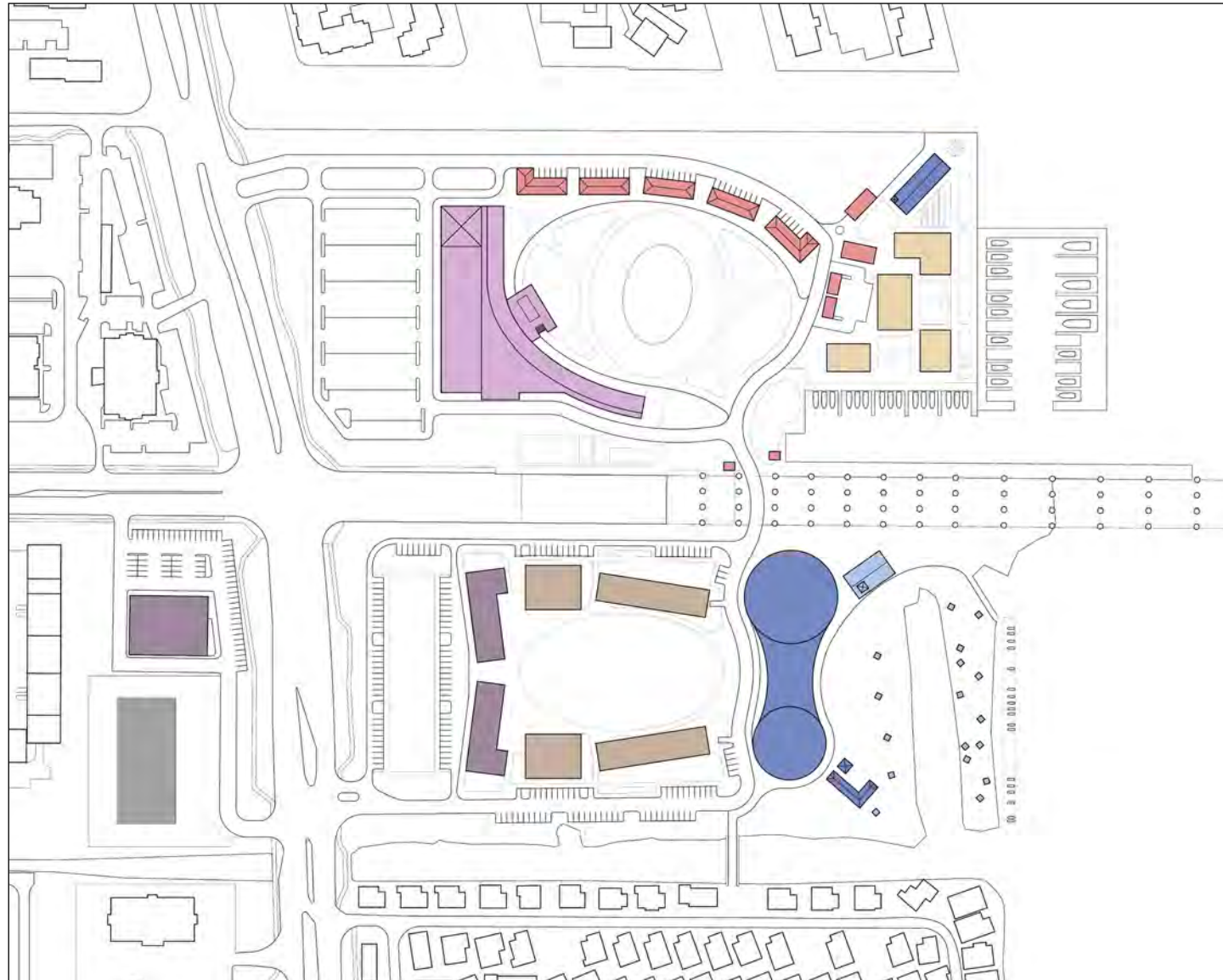
Proposed Scenarios

Scenario Five: Economically Feasible Plan Aerial Rendering

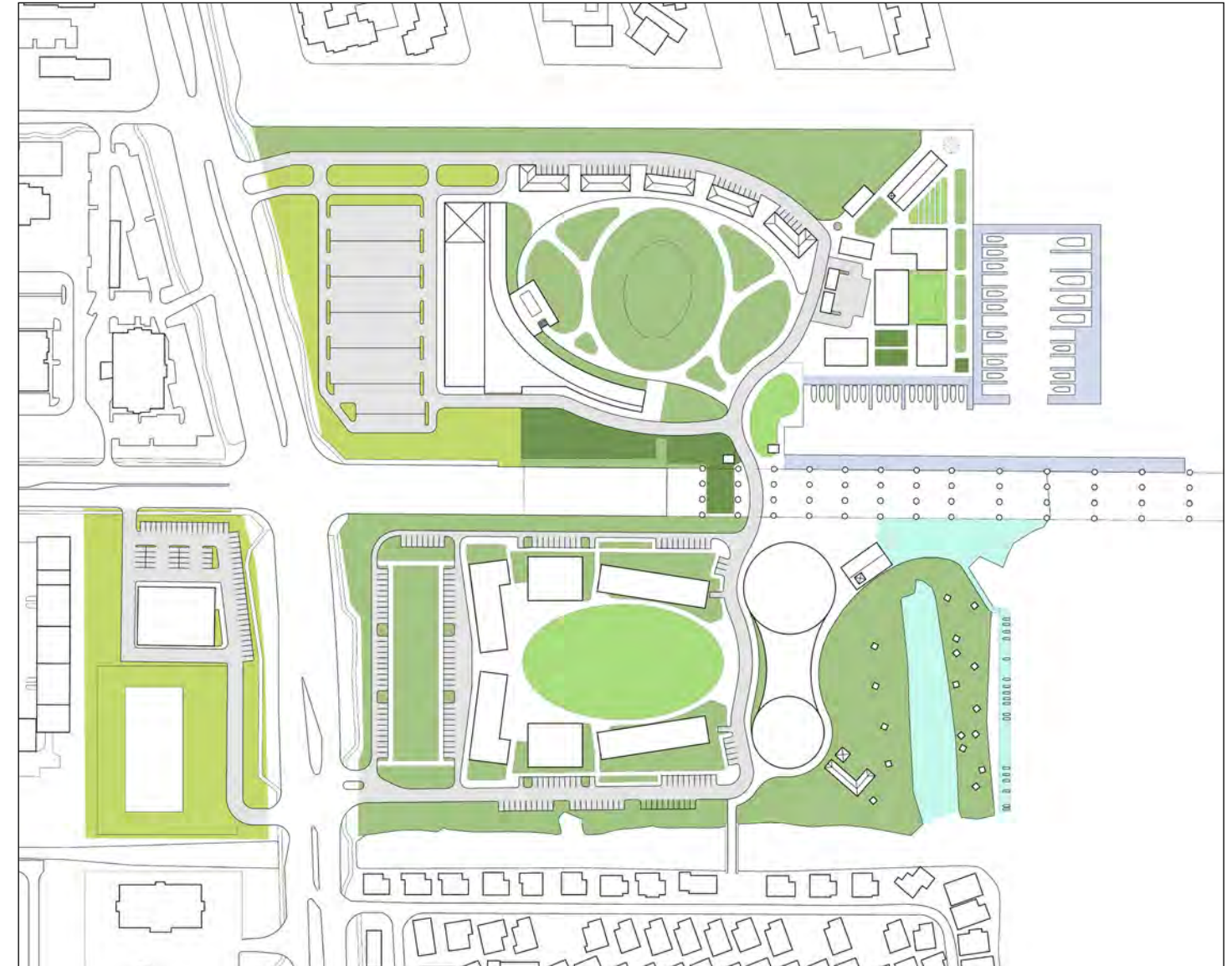


Proposed Scenarios

Scenario Five: Economically Feasible Plan Yield Calculations & Analysis



Building Diversity Analytical Diagram



Open Space Analytical Diagram

LEGEND

- MIXED-USE
- RETAIL
- RESTAURANT
- HOTEL
- MULTI-FAMILY
- CIVIC
- RECREATION
- UTILITY

Building Type	Footprint	Story	Total SF
Mixed-use	33,158	3 Max	69,310
Retail	19,988	1	19,988
Restaurant	20,385	2	40,770
Hotel	60,127	4	225,838
Multi-family	36,000	4	144,000
Civic	54,594	1	54,594
Youth Sailing	5,700	2 Max	9,700
Utility	24,063	1	24,063

LEGEND

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

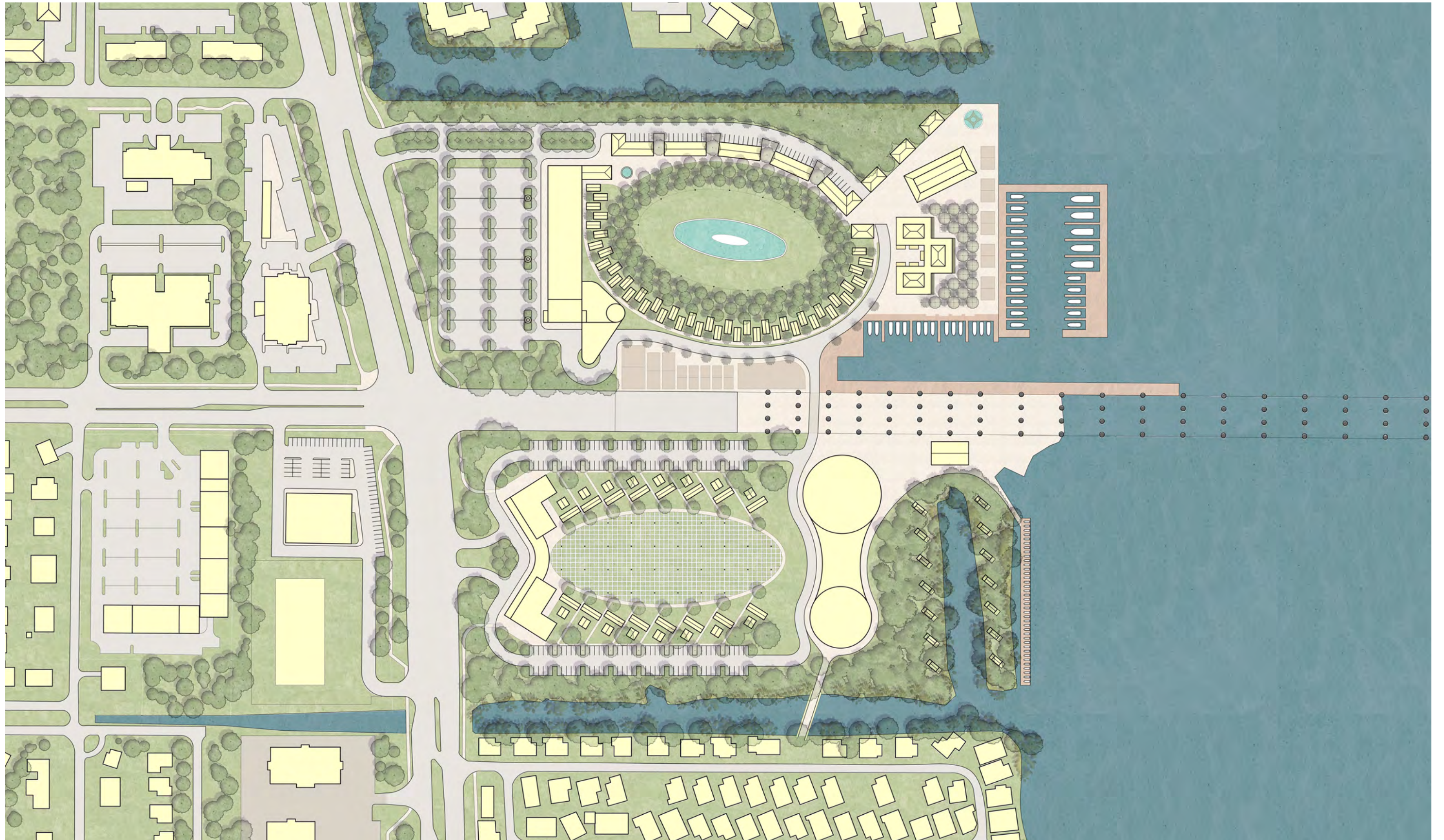
Parking in Site: 387 Spaces
 Marina Area: 90,739 SF
 Fishing Pier Length: 733 Feet

POST-PANDEMIC DESIGN

SCENARIO FIVE: PLANS B, C, D & E

Post-Pandemic Design

Scenario Five - Plan B

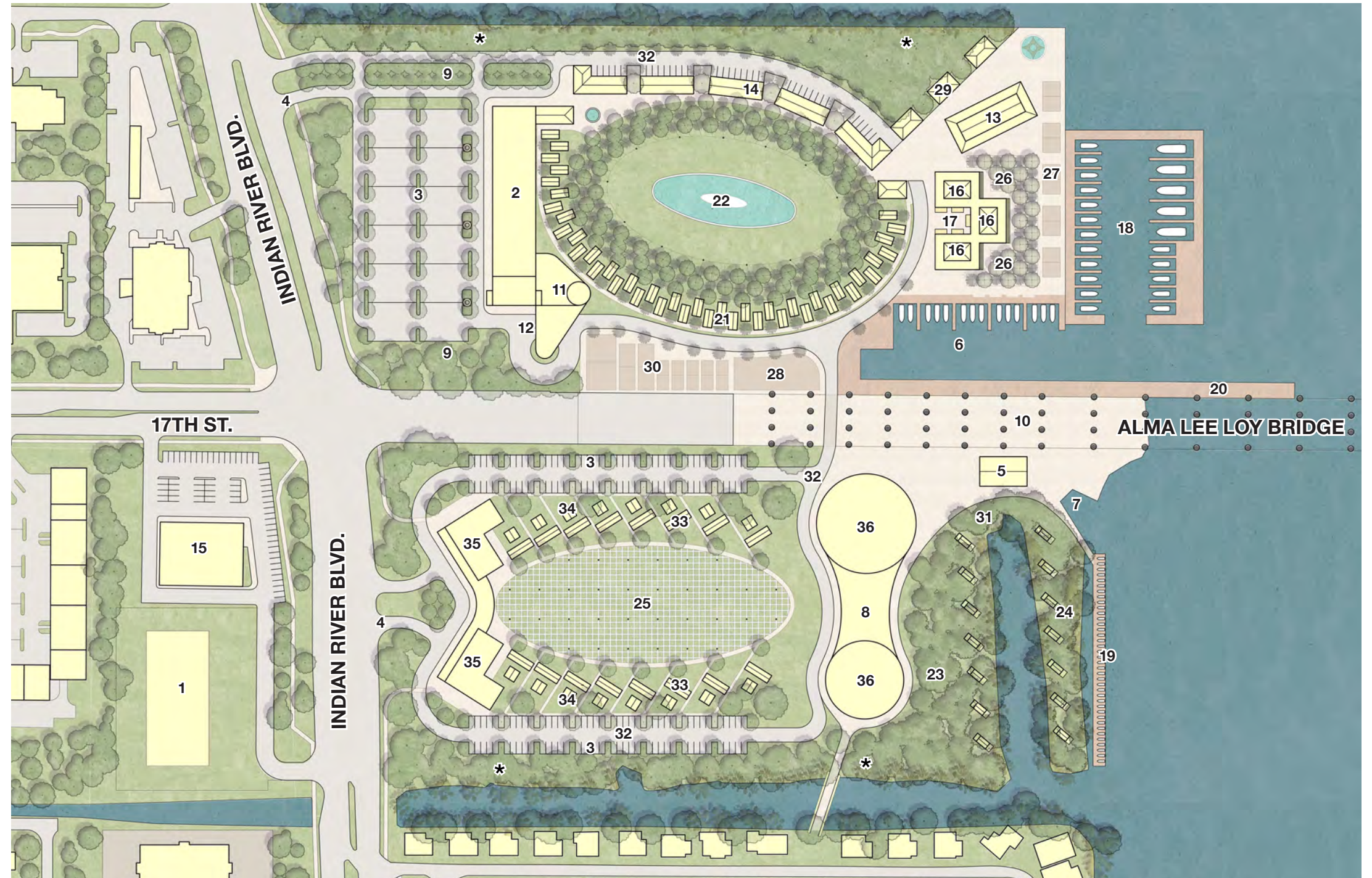


Post-Pandemic Design

Scenario Five - Plan B: Annotated Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 RV PARKING
- 10 SAILING CLUB STORAGE
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 GENERAL COMMERCIAL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 FOOD TRUCKS
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 CREATIVE COMMONS
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 HOTEL OUTDOOR RECREATION
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 FLEX BUILDING
- 36 VISUAL ART GALLERY
- * LANDSCAPE BUFFER



Post-Pandemic Design

Scenario Five - Plan B: Summary

Plan B is a redesign of Scenario 5 taking into account the consequences of the pandemic, both positive and negative. The positive consequences are that outdoor life, sunlight, breezes, and large open spaces are considered the greatest assets to health. The large Three Corners site and the Florida weather easily provide ideal conditions for communal activity in the post-pandemic period. The negative consequences of the pandemic are that large projects and large buildings, especially those associated with restaurants, lodging, and enclosed gathering spaces are unlikely to go ahead for a very long time. The resulting reduction of tax revenue for the City forces the Three Corners facility to be more fiscally responsible and revenue neutral than before. The Scenario 5 program of the Economically Feasible Plan is replicated in Plan B but delivered via a series of lighter, smaller building types and landscaping that may be built incrementally, avoiding expensive indoor spaces as much as possible.



Waterfront Dining

The area of waterfront dining is the same as before. However, in Plan B the roofed area of each restaurant is now minimized to contain only kitchens and bars in non-air-conditioned space on two levels. Table seating is all open air in covered porches, upper decks, and under umbrellas that are spaced on a grid of shade trees and ornamental palms. The number of sand volleyball courts along the waterfront has been increased and may be replaced by other forms of outdoor recreation, such as horseshoe toss and shuffleboard. There is infrastructure for six to ten food trucks that would also use the outdoor seating. The food trucks would add variety and provide less expensive menus to ensure a range of price points. The kitchens should operate as culinary incubators to encourage new food entrepreneurs, offer classes and perhaps welcome visiting high-profile chefs. These could be rotated among the existing indoor downtown restaurants.

The Market Sheds

The open market buildings are each now equipped with one air conditioned area, which increases flexibility during the weekdays (the market buildings are envisioned to be used only sporadically during weekends and festivals). These enclosed buildings could be reserved for shared-interest social gatherings, such as parent groups that might seek to organize one-room schoolhouses or local “circles of trust” clubs.



The Marina & Fishing Pier

The design for the harbor with the fishing pier and the marina for day docking remain as in the prior plan.

The Chapel-Meeting Hall

The event pavilion for weddings, dances, and meetings of the prior plan, remains in this scheme. The significant change is that it now features a wrap-around porch to allow the doors surrounding the ballroom-sized interior to be maintained open, even during rainfall. Indeed, the covered spaces of this hall's porch and the open market sheds should be available to nearby diners during moments of inclement weather.

The Hotel

The hotel that was previously multi-story with a very long corridor has now been replaced by independent cottages, with an exact plan of a standard mid-level hotel. These are modular units that may be later replaced by a conventional hotel, as originally designed in the event that the market changes. These units may be provided incrementally. They are a new market and independent from the hotels that are currently having a difficulty. The number of rooms is approximately half, and it is possible that these may be two-story cottages, easily doubling from eighty to one-hundred-sixty rooms. The lobby has been relocated to the south at the request of the neighbors to the north who did not want to hear the activity. The north canal is now buffered by a restored native forest.



Post-Pandemic Design

Scenario Five - Plan B: Summary

The Power Plant

Within the existing power plant, the multi-level east side of the building with small machinery should be dismantled and removed, as it is unlikely to be repurposed in a renovation. There are companies interested in salvaging the component parts, such as the machinery and turbines in the great hall. This will save the City the cost of their removal. Only the large hall, and the southern end with the historic control room, should remain. The unencumbered hall can then be opened for cross ventilation. The lobby of the hotel also serves as the lobby for the conference center. Elevators and fire stairs provide access to the rooftop bar. Small game courts and a skate park are provided to the south, adjacent to the noisy highway-like bridge. The plant's chimney can be preserved as sculptural features in the arrival area.

The Northside Oval

The large space to the east of the hotel and conference center is defined by a circular grid of shade trees and ornamental palms that provide an orderly spacing for group and family gatherings. The sunny, clear space in the middle is the locus for an enormous pool, preferably to be surrounded by a sandy beach. This is to be available to families with younger children, for whom there is not easily accessible water-based recreation. This is a simple, elegant pool that

when not in use could serve as a fountain with spouts or sprays at the edges.

Youth Sailing Foundation, Glamping & the Nature Center

On the south side of the bridge, the YSF will have its clubhouse and boat launch as previously proposed. This south site location retains the current access to launch boats, the storage underneath the highway, and a new boat dock. It is at the axial terminus of the existing inlet that is lined with mangroves. This area will be supplemented with additional native woodland, providing a location for glamping tents. This is a unique and emerging market segment, not otherwise provided, which can help provide funding for a nature center in this scheme, that can be initially housed within the YSF clubhouse. Organizations like ORCA should be consulted to assist with the programming and will in the future help run a nearby facility.

The Water Tanks

The preserved tanks are to be maintained as iconic reminders of this site's industrial past. The tanks also provide a great setting for the well-received idea that 3 Corners become a visual and performing arts venue or colony in the Chautauqua tradition. It is important to note that the programming would need to be coordinated so as to complement, and not compete, with the

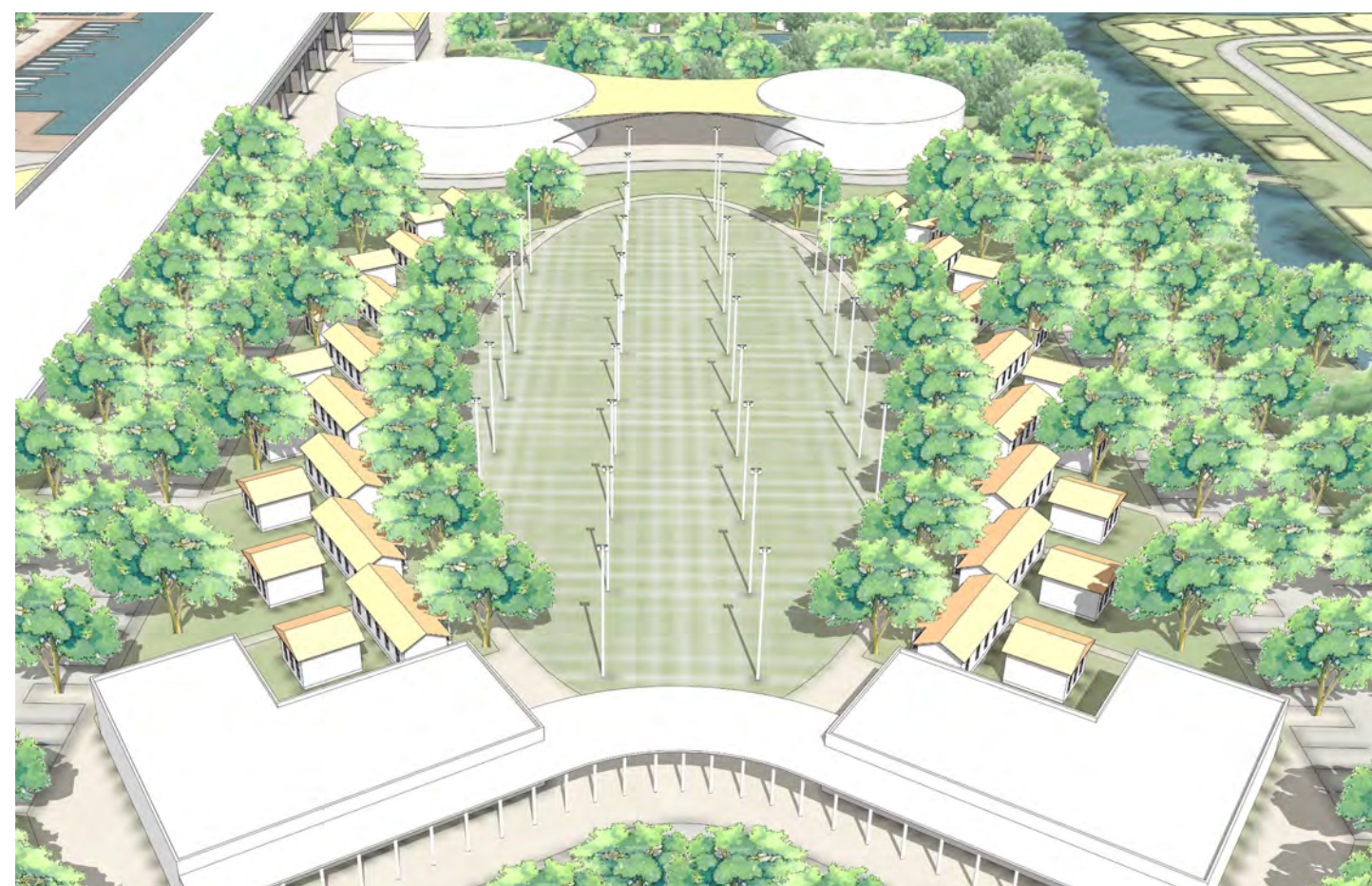
Downtown's Arts Village District. The tanks are useful structural supports for a large performance stage in between them, and the canopy roof that could stretch over it. As interior spaces the tanks could be repurposed in the future as exhibit halls, back of house/storage for the arts venue, and/or black box theaters. In the meantime, the tanks could serve as visual gallery wall backdrops for outdoor projections of digital art, video performances, and/or films.

The Creative Commons

The open lawn space in front of the concert stage is to be equipped with an overhead grid of micro-speakers (with vertical supports at 30 feet centers as needed) to contain the sound from the performance stage.

The Multi-Use Flex Structures & Rental Cabins

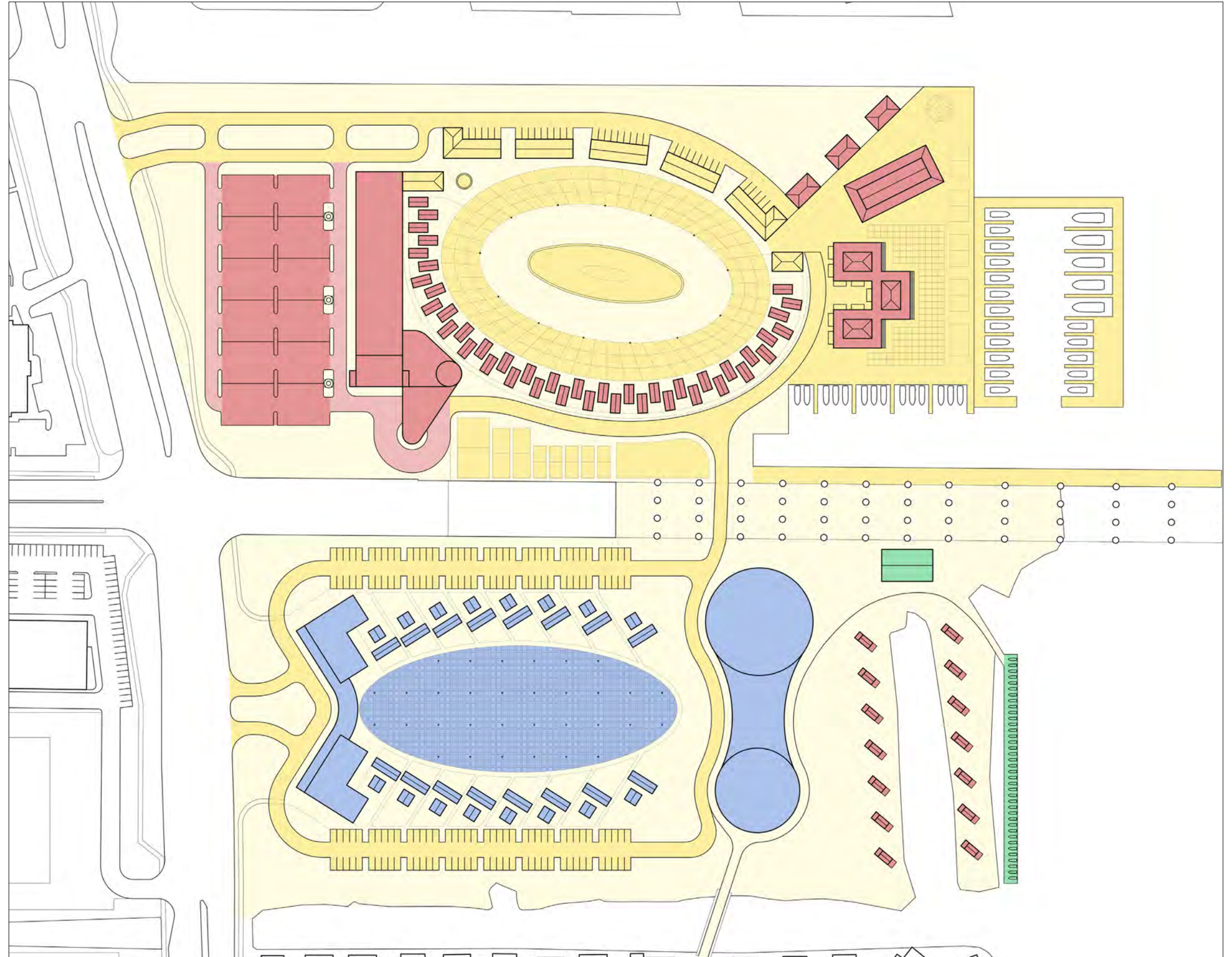
The Creative Commons is defined and buffered by a number of modular cabins dedicated to a privately-funded arts program. The 24/7 presence of residents on the premises is important for enhancing the overall security of the site. Fronting Indian River Boulevard and offering additional noise buffering, is a pair of flex structures that may house all kinds of functions, including temporary exhibit space, retail and concession stands for events.



Post-Pandemic Design

Development Diagram

This diagram is meant to conceptually indicate how the site's development might be coordinated and funded by different entities. The red zone corresponds to the conference center, hotel development, and food service functions built by a private operator, and coordinated in partnership with the City. The blue and green zones denote those uses, including the Youth Sailing Foundation and the Creative Commons & Arts complex, might be privately funded and run. The yellow zone are those areas that include the landscaping along the canals, the northside oval park and pool, the access drives, market sheds, parking lots, the waterfront promenade and outdoor dining areas, and other amenities such as playgrounds. These public access components are to be coordinated by the City, but their funding may come from a variety of sources yet to be determined.



FUNDING SOURCE

- BY DEVELOPERS
- BY FUND RAISING
- BY SAILING CLUB
- BY THE CITY

Post-Pandemic Design

Scenario Five - Plan B: Aerial Rendering



Post-Pandemic Design

Scenario Five - Plan B: Waterfront Outdoor Dining & Sand Volleyball Courts



Post-Pandemic Design

Scenario Five - Plan B: Waterfront Dining Pavilions with Food Truck Stations



Post-Pandemic Design

Scenario Five - Plan B: Wedding Chapel / Meeting Hall



Post-Pandemic Design

Scenario Five - Plan B: Conference Center, Hotel Cottage Complex, & Northside Oval



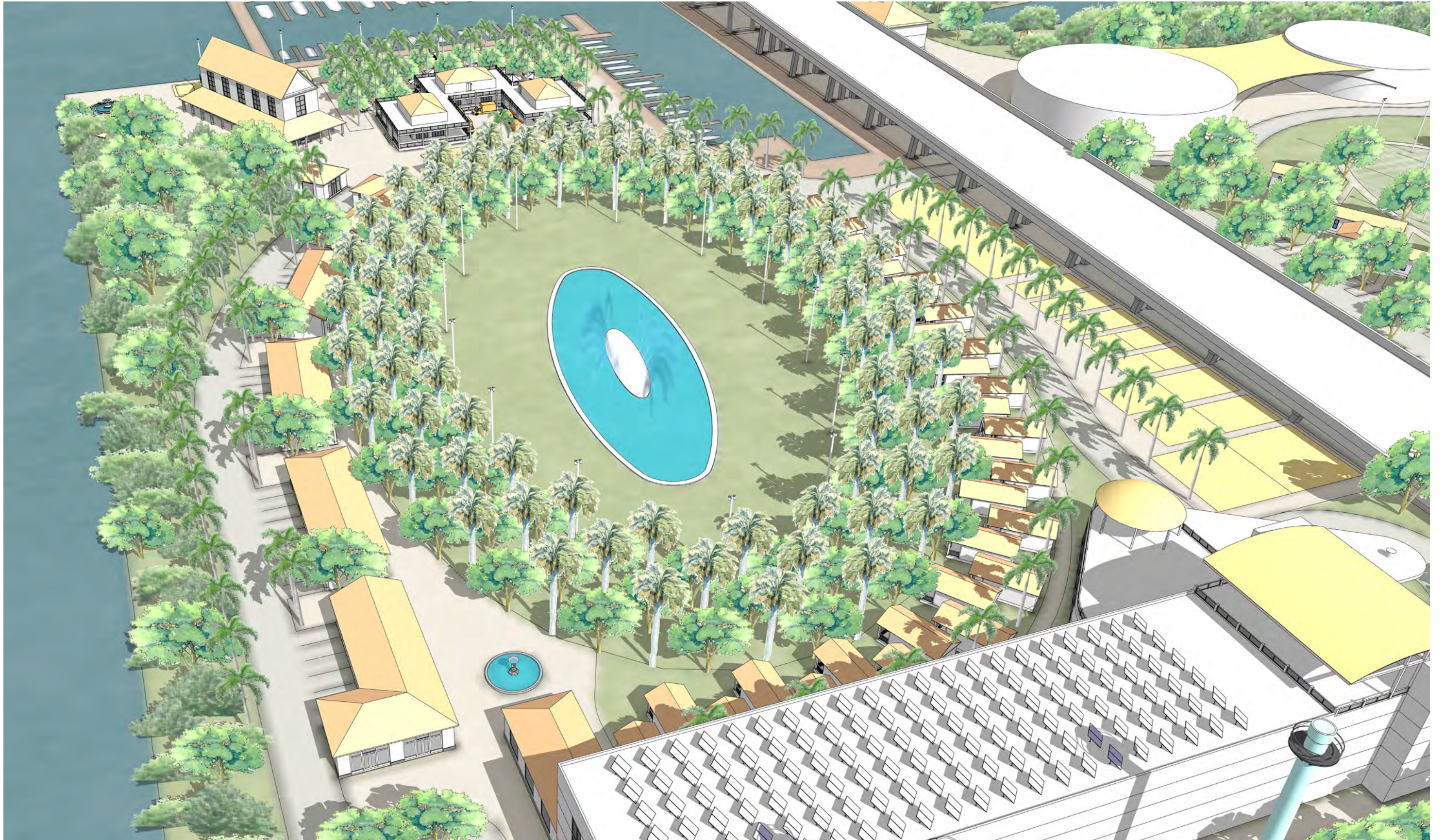
Post-Pandemic Design

Scenario Five - Plan B: Conference Center & Hotel Entrance with Preserved Power Plant Chimneys



Post-Pandemic Design

Scenario Five - Plan B: Northside Oval



Post-Pandemic Design

Scenario Five - Plan B: Northside Detail with Site Section through Oval



Post-Pandemic Design

Scenario Five - Plan B: Southside Arts Complex & Creative Commons



Post-Pandemic Design

Scenario Five - Plan B: Creative Commons



Post-Pandemic Design

Scenario Five - Plan B: Glamping Camp and Youth Sailing Foundation



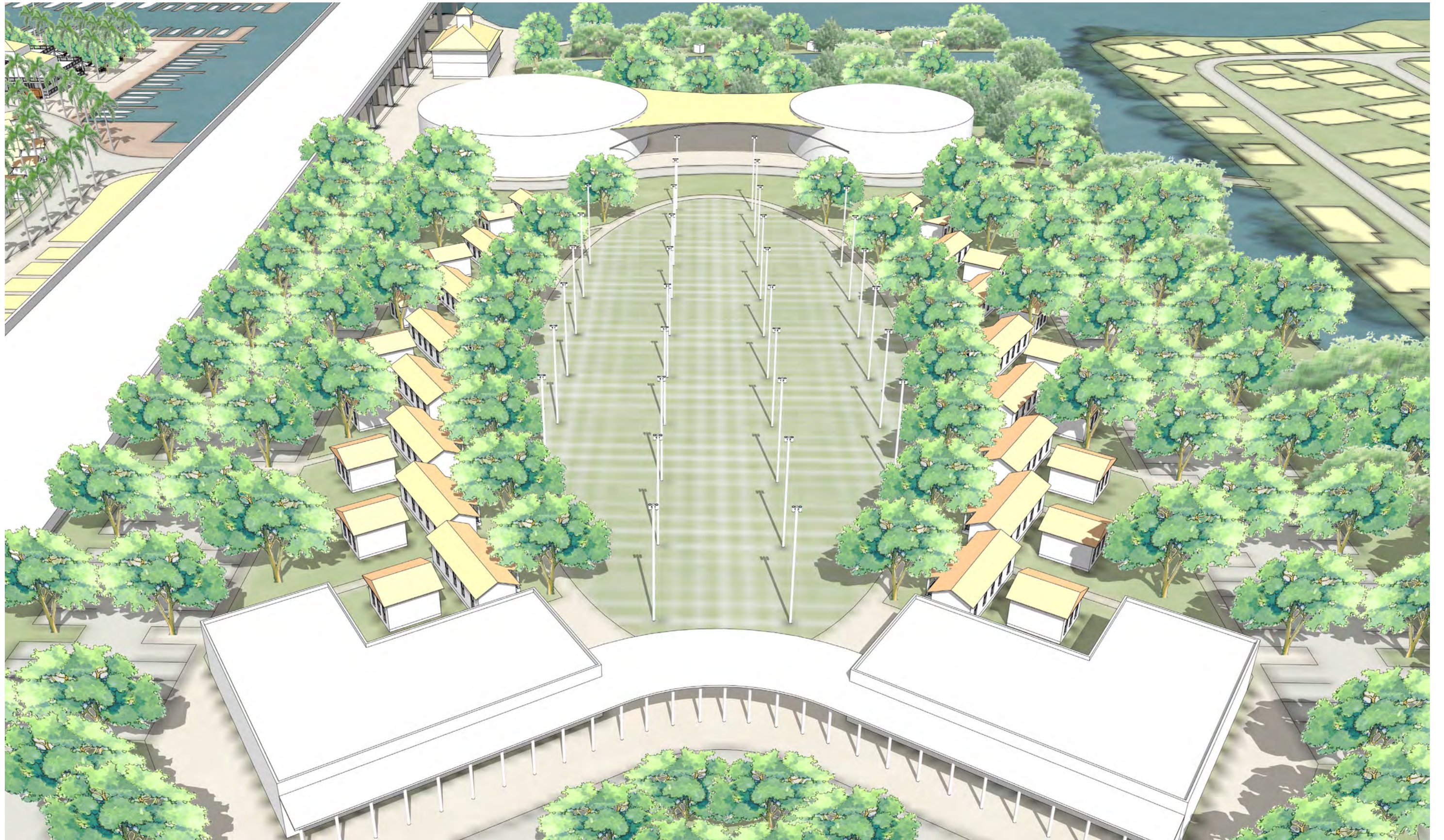
Post-Pandemic Design

Scenario Five - Plan B: Flex Structures & Colonnade Entrance to the Creative Commons



Post-Pandemic Design

Scenario Five - Plan B: Aerial View of Creative Commons towards Stage

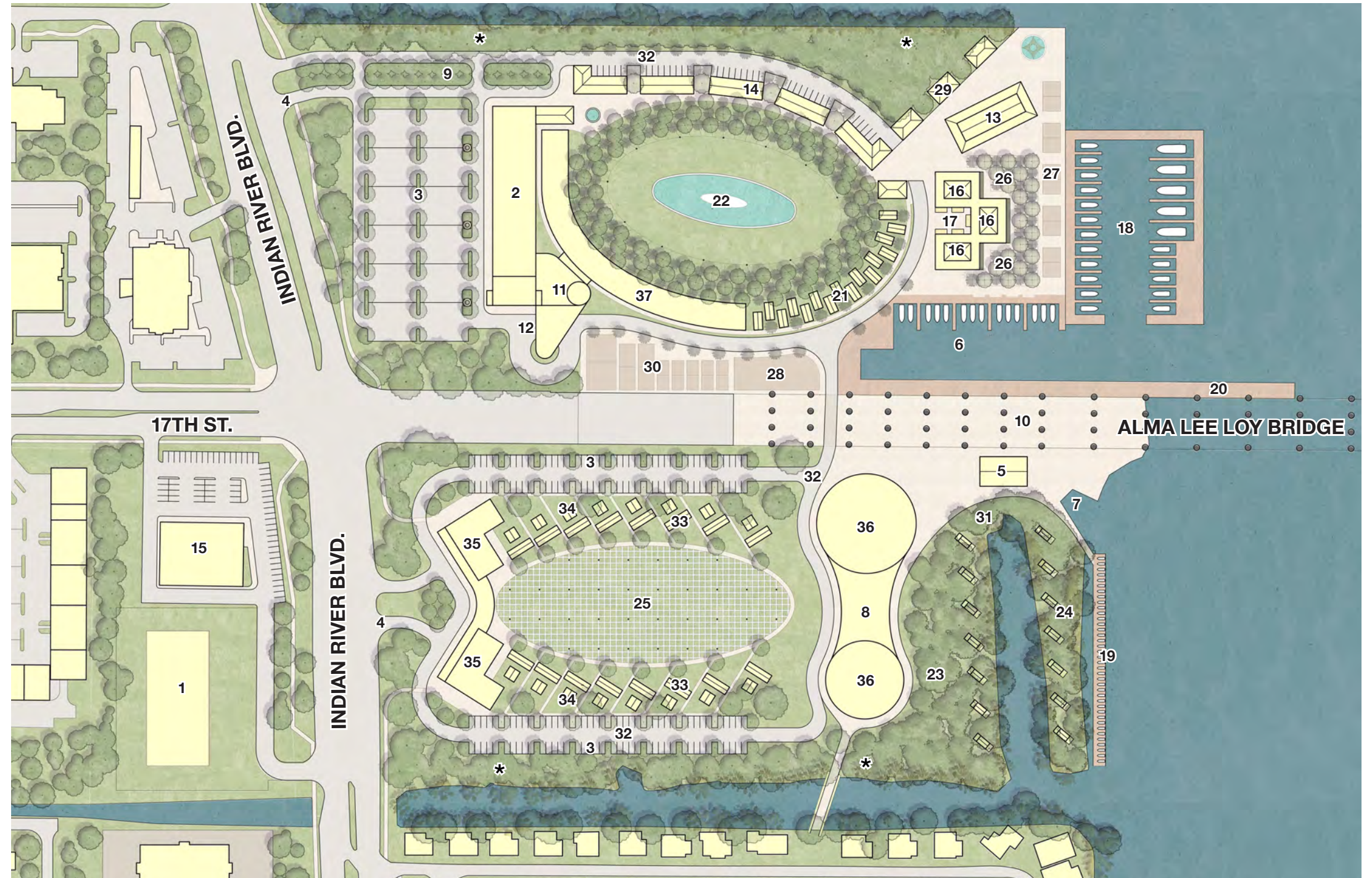


Post-Pandemic Design

Scenario Five - Plan B Alternate with Corridor Hotel

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 RV PARKING
- 10 SAILING CLUB STORAGE
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 GENERAL COMMERCIAL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 FOOD TRUCKS
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 CREATIVE COMMONS
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 HOTEL OUTDOOR RECREATION
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 RECORDING STUDIO
- 36 VISUAL ART GALLERY
- 37 HOTEL
- * LANDSCAPE BUFFER



Post-Pandemic Design

Scenario Five - Plan B Alternate Views with Corridor Hotel

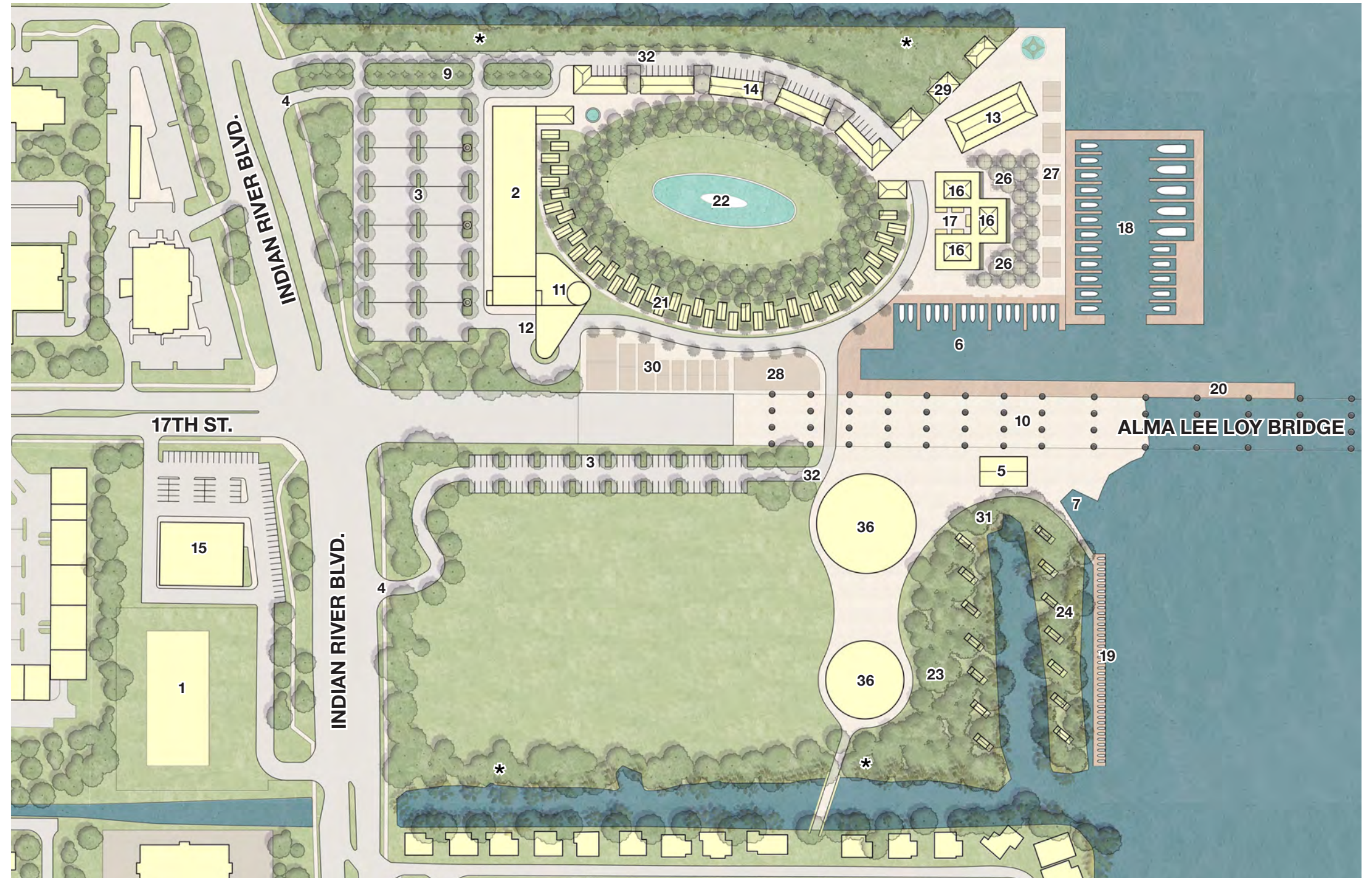


Post-Pandemic Design

Scenario Five - Plan B: Alternate with Mothballed Southside

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 RV PARKING
- 10 SAILING CLUB STORAGE
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 GENERAL COMMERCIAL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 FOOD TRUCKS
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 RESTORED NATIVE PARKLAND
- 24 GLAMPING TENTS
- 25 CREATIVE COMMONS
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 HOTEL OUTDOOR RECREATION
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 RECORDING STUDIO
- 36 EXISTING WATER TANKS
- * LANDSCAPE BUFFER



Post-Pandemic Design

Scenario Five - Plan C: Summary

Plan C is a second alternative version of Scenario 5 that takes into account both the consequences of the pandemic and the financial impact it will have on mixed-use development in the future. While Plan B makes every effort to be more fiscally responsible and revenue neutral than the original Scenario 5 plan, Plan C strives to be as self-funding and revenue-positive as possible. Retaining many of the positive features of Plan B that celebrate outdoor life, sunlight, breezes, and open spaces, the Scenario 5 program of the Economically Feasible Plan remains in Plan C. However, the footprint of the public park and recreation component is reduced in favor of the re-introduction, and prioritization, of the one market segment less likely to be affected by the pandemic: housing development. Both the north and south sites now feature housing in sufficient quantity to help finance the infrastructure and ongoing maintenance of the public areas, and primarily the waterfront.



The Residential Structures

The housing type depicted in Plan C is a 12-unit, 3-story condo/apartment structure occupying a 72 ft. x 72. ft square footprint. Each structure is paired with equally-sized area parking lot for 12 vehicles, one per unit. A pair of small storage and utility sheds screen the parking lot from the street. The greater 24/7 presence of residents on the premises further enhances the overall security of the entire site.

The Power Plant

Plan C also proposes the preservation of the power plant's main turbine hall and the southern wing with the historic control room to be incorporate as part of a new community conference center, which still features a rooftop bar. The north canal edge remains as a buffer of restored native forest.

Boat Barn

As another revenue-generating idea, a boat storage barn is now proposed in this scheme to the immediate west of the turbine hall facing Indian Rover Boulevard. A driveway access along the northside of the bridge leads to a boat ramp at the inlet next to the fishing pier.



The Hotel

In Plan C, the hotel remains but as a smaller, more traditional, and interior corridor style structure. It is now a detached structure on the east side of the conference center. The Plan B independent cottages, to be managed by the hotel though reduced in number, have been relocated in this plan around the water tanks to define a smaller, reconfigured Creative Commons area.

Waterfront Dining

The area of waterfront dining of Plan B is now focused around two structures that will offer high to mid-range price-points, with more economical options delivered through the previously proposed food trucks. The two-level bar and culinary incubator kitchens are still surrounded by covered porches on the ground floor and open decks above. They also frame the outdoor seating area under umbrellas and spaced on the 10 ft. grid of shade trees and palms. The marina-facing promenade and volleyball courts remain in this scheme and are joined by the three relocated power plant chimneys, here repurposed as iconic lagoon landmarks that can also provide dramatic lighting and cellphone transmission functions.



Post-Pandemic Design

Scenario Five - Plan C: Summary

The Northside Oval

The northside oval green with the centrally located pool from Plan B, is now smaller in size, but becomes a much more activated space. It has become the focal point of the waterfront complex. The pool would remain publicly accessible and feature fountain spouts or sprays at the edges. A reduced version of the prior grid of shade trees and ornamental palms around the pool still provides an orderly spacing for group and family gatherings. The porched kitchen/bar structures and the outdoor dining area occupy the eastern end.

The Market Sheds

The western end of the oval green is defined by the relocated market sheds that accommodate the food trucks in between. These market buildings are as described in Plan B, with their air conditioned room, and are intended to serve a multitude of functions, including additional eateries.

The Marina & Fishing Pier

The design for the harbor with the fishing pier and the marina for day docking remain as in the prior plans.

The Chapel-Meeting Hall

The north end of the oval green is now framed by the Chapel/Meeting Hall for weddings, dances, meetings, and events mentioned in the prior plans. A wraparound porch remains as a prominent feature for overflow gatherings, covered dining, and as an extension of the market sheds when larger events around the oval lawn warrant. The northeast corner of the northside is now a lawn surrounded by a bosque of native vegetation, oaks, and palmettos.

The Water Tanks

The preserved water storage tanks in this scheme are now the focal point of the arts colony venue that has been proposed in all prior scenarios. A stage with a roofed structure spanning from one tank to the other remains as a prominent landmark on the southside.

The Creative Commons

The Creative Commons has been reshaped in the form of two amphitheater-like greens to the east and west of the water tank stage that create a circle framed by the relocated cabins. Whether operated by the hotel, or funded and run by a private entity, these cabins are still envisioned as housing and studio space that will prioritize the guests of the arts colony programs that will use this venue.

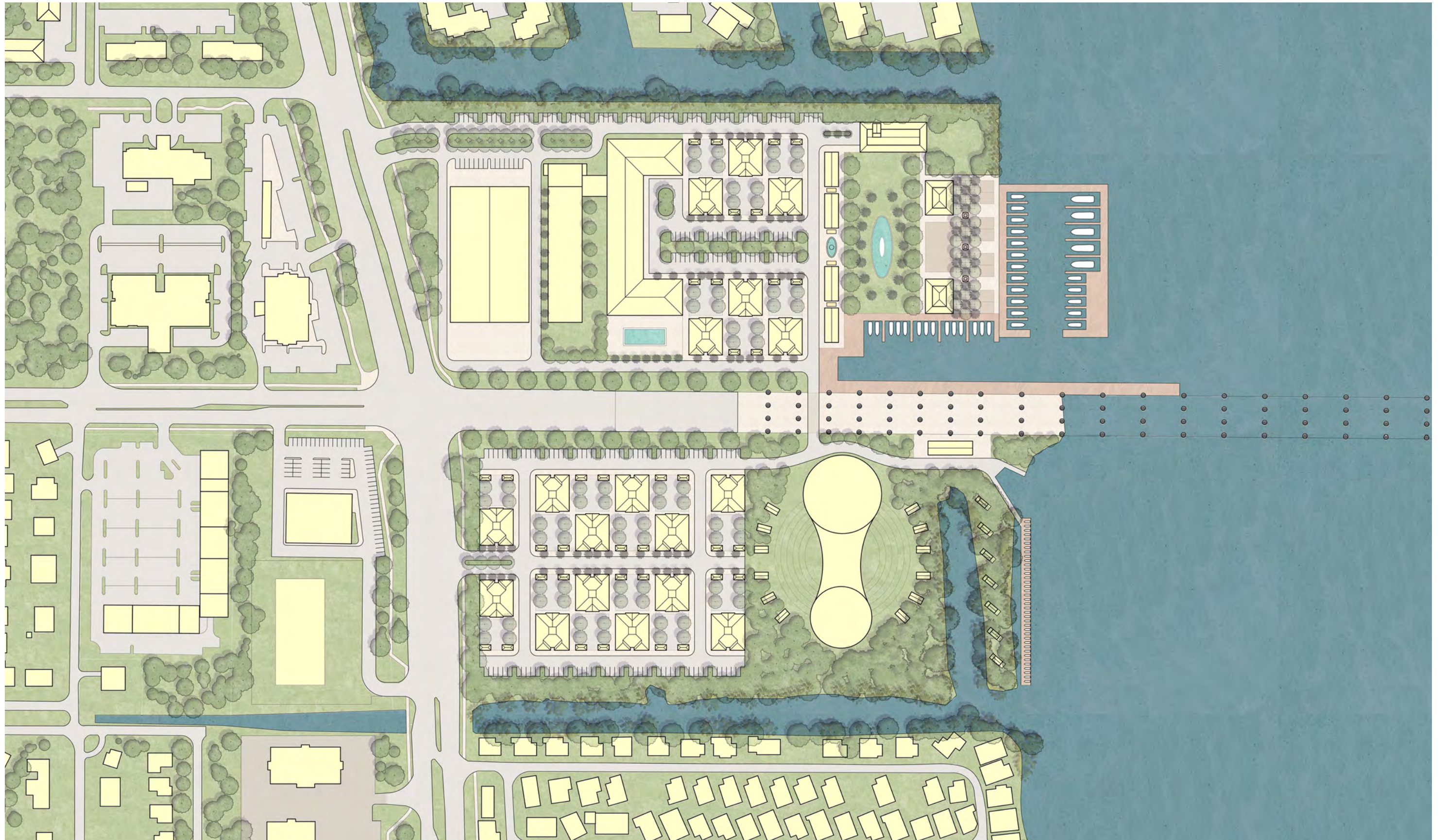
Youth Sailing Foundation, Glamping & the Nature Center

On the south side of the bridge, the YSF will still have its clubhouse and boat launch as previously proposed. This south site location retains the current access to launch boats, the storage underneath the highway, and a new boat dock. This plans retains the idea of enhancing the existing mangroves around the inlet with native species and the nature center is still seen as being initially housed within the YSF clubhouse. The glamping tent camp also remains but with fewer tents than in the prior schemes.



Post-Pandemic Design

Scenario Five - Plan C: The Checkerboard

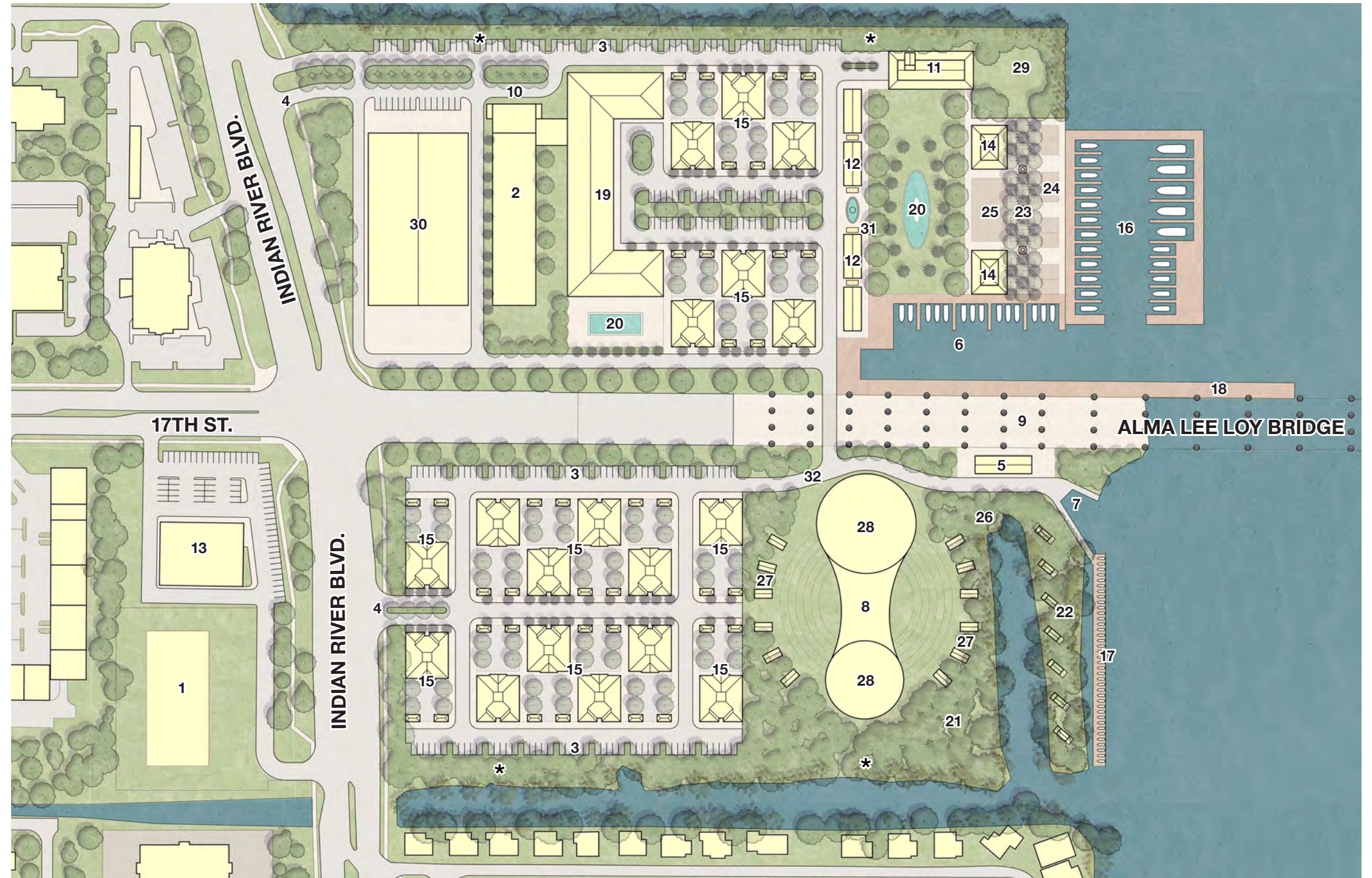


Post-Pandemic Design

Scenario Five - Plan C: Annotated Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 SAILING CLUB STORAGE
- 10 CONF. CENTER DROPOFF
- 11 WEDDING CHAPEL/ MEETING HALL
- 12 OPEN SHEDS/ FARMERS MARKETS
- 13 GENERAL COMMERCIAL
- 14 CERTIFIED INCUBATOR KITCHENS
- 15 CHECKERBOARD APARTMENT
- 16 DAY DOCK MARINA
- 17 SAILBOAT PLATFORM
- 18 FISHING PIER
- 19 HOTEL
- 20 POOL
- 21 RESTORED NATIVE PARKLAND
- 22 GLAMPING TENTS
- 23 OUTDOOR RESTAURANTS
- 24 SAND VOLLEYBALL
- 25 SKATE PARK
- 26 KAYAK/ PADDLEBOARD RENTALS
- 27 STUDIOS
- 28 VISUAL ART GALLERY
- 29 LIVING SHORELINE
- 30 BARN
- 31 FOOD TRUCKS
- * LANDSCAPE BUFFER



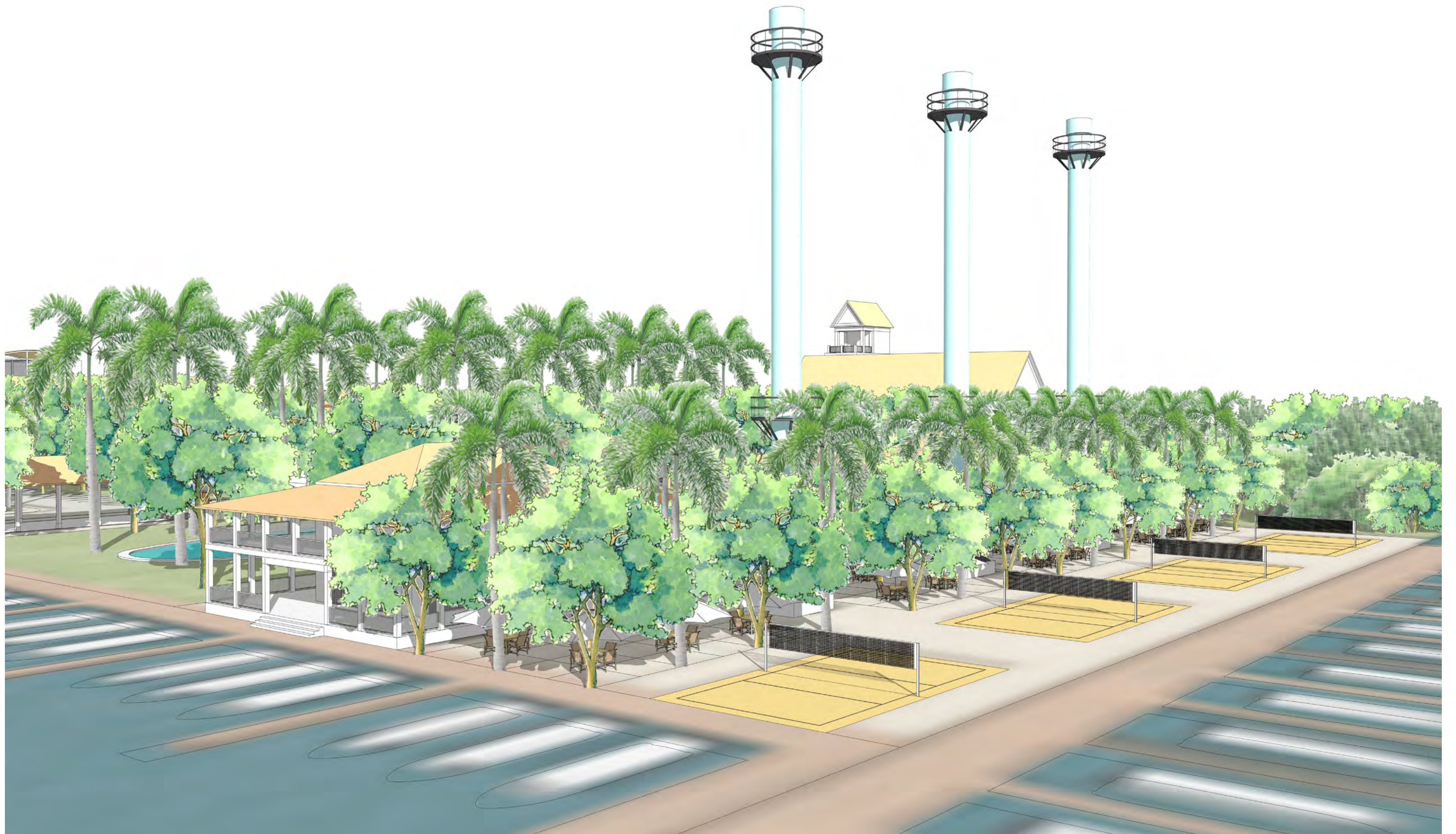
Post-Pandemic Design

Scenario Five - Plan C: Aerial Rendering



Post-Pandemic Design

Scenario Five - Plan C: Waterfront Outdoor Dining, Sand Volleyball Courts & Relocated Chimneys



Post-Pandemic Design

Scenario Five - Plan C: The Northside Oval at the Waterfront with Market Sheds, Chapel and Restaurants



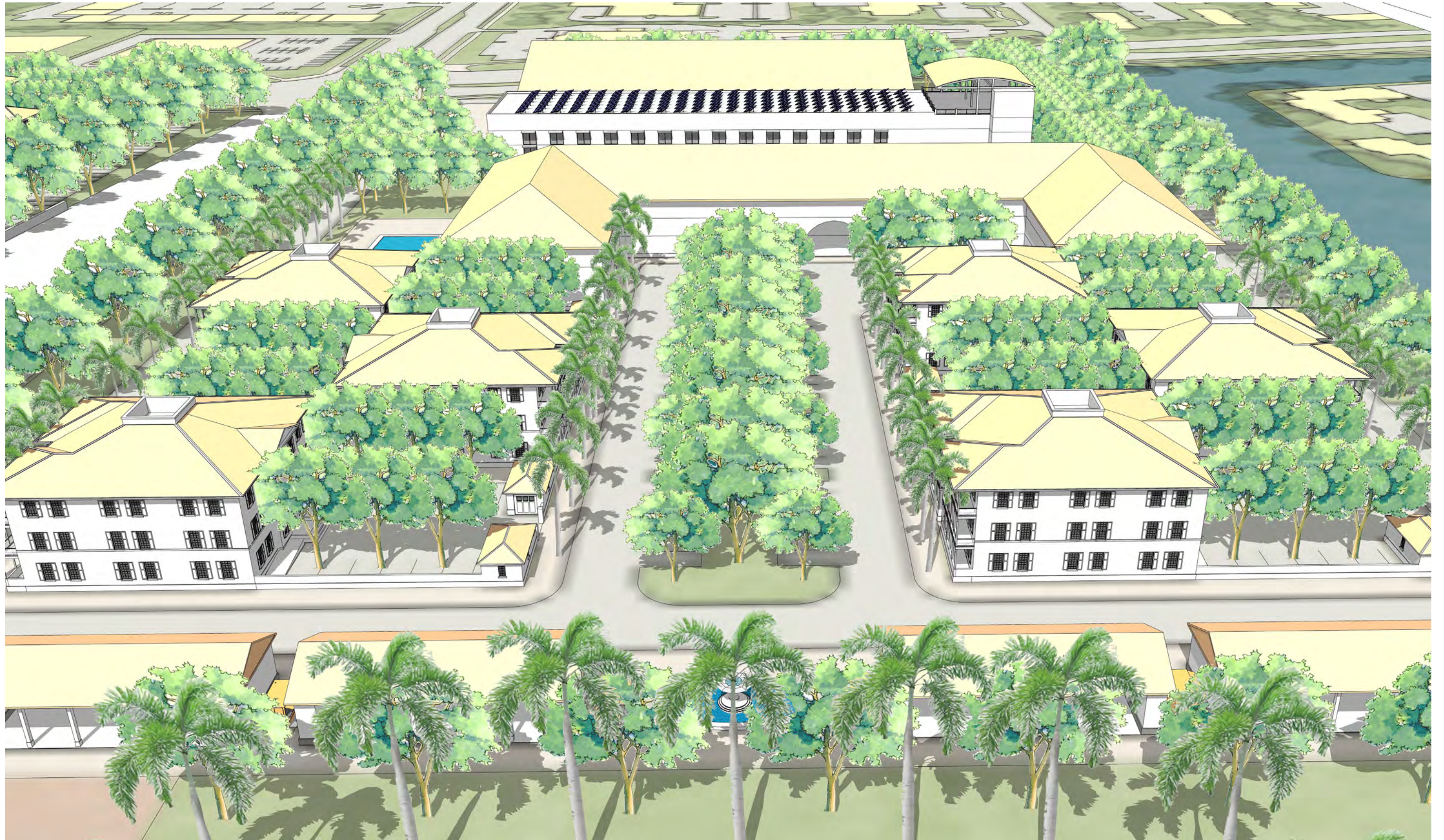
Post-Pandemic Design

Scenario Five - Plan C: Checkerboard Apartments with Hotel, Conference Center, & Boat Barn on the Northside



Post-Pandemic Design

Scenario Five - Plan C: Boulevard in front of the Hotel



Post-Pandemic Design

Scenario Five - Plan C: Streetview of Northside entry towards Chapel-Meeting Hall



Post-Pandemic Design

Scenario Five - Plan C: Wedding Chapel / Meeting Hall



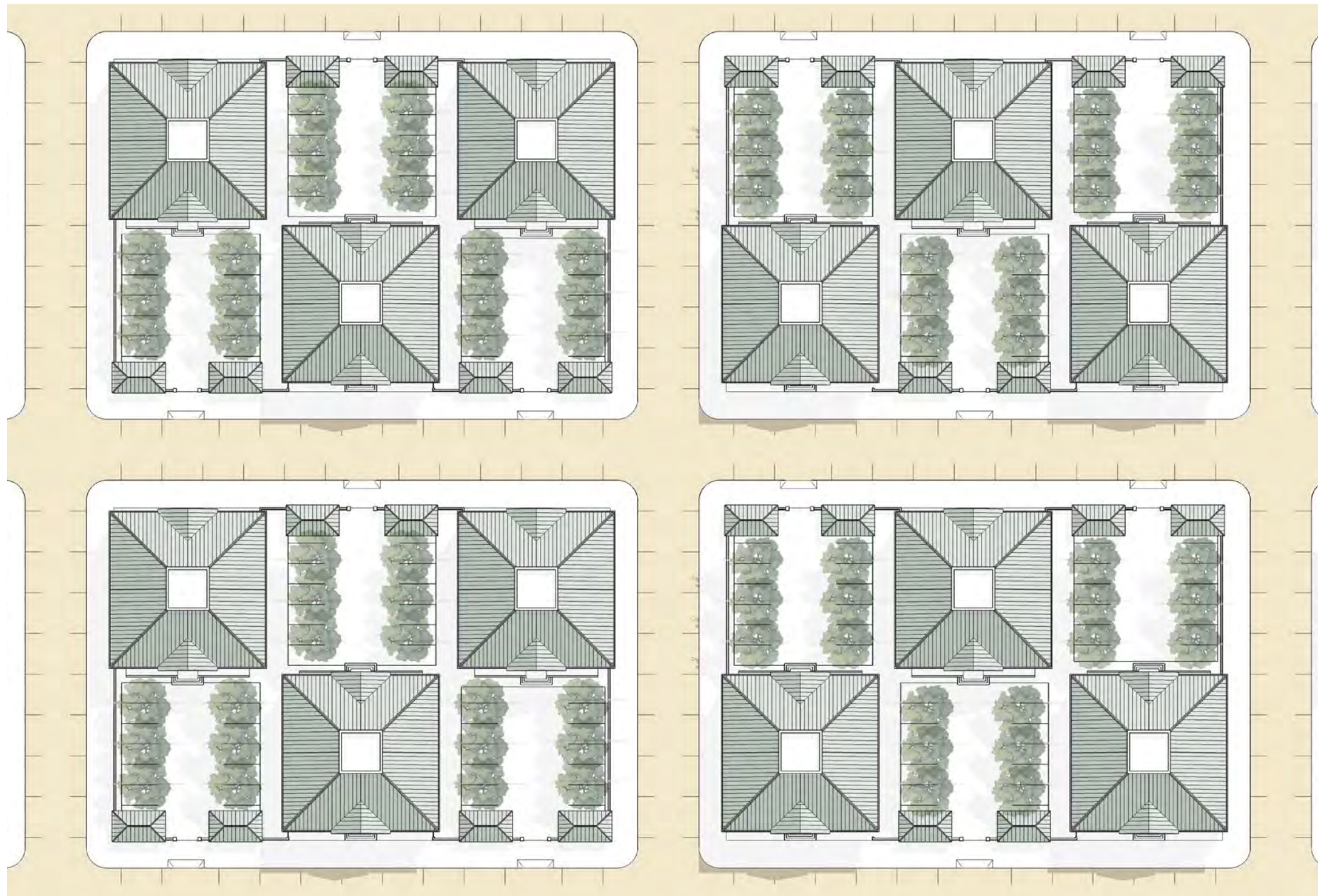
Post-Pandemic Design

Scenario Five - Plan C: Southside



Post-Pandemic Design

Checkerboard Apartment



MULTI-BLOCK CONFIGURATION

Post-Pandemic Design

Checkerboard Apartment



BLOCK PATTERN

Post-Pandemic Design

Typical Streetview of Apartment Houses



Post-Pandemic Design

Checkerboard Apartment

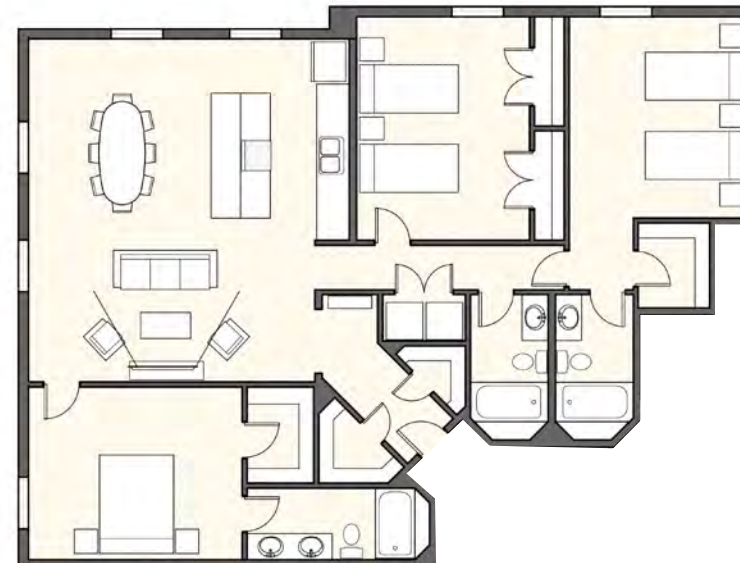


Post-Pandemic Design

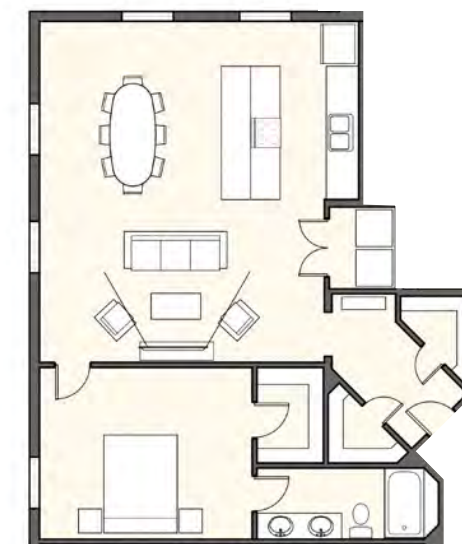
Checkerboard Apartment Floorplans



2-BEDROOM
1190 SQUARE FEET



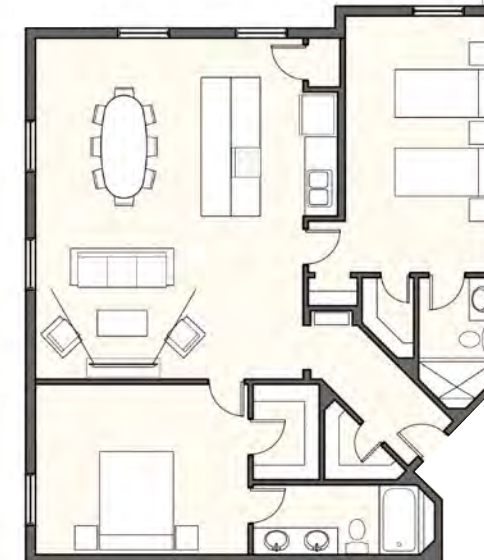
3-BEDROOM
1480 SQUARE FEET



1-BEDROOM
880 SQUARE FEET



3-BEDROOM DUPLEX
1845 SQUARE FEET



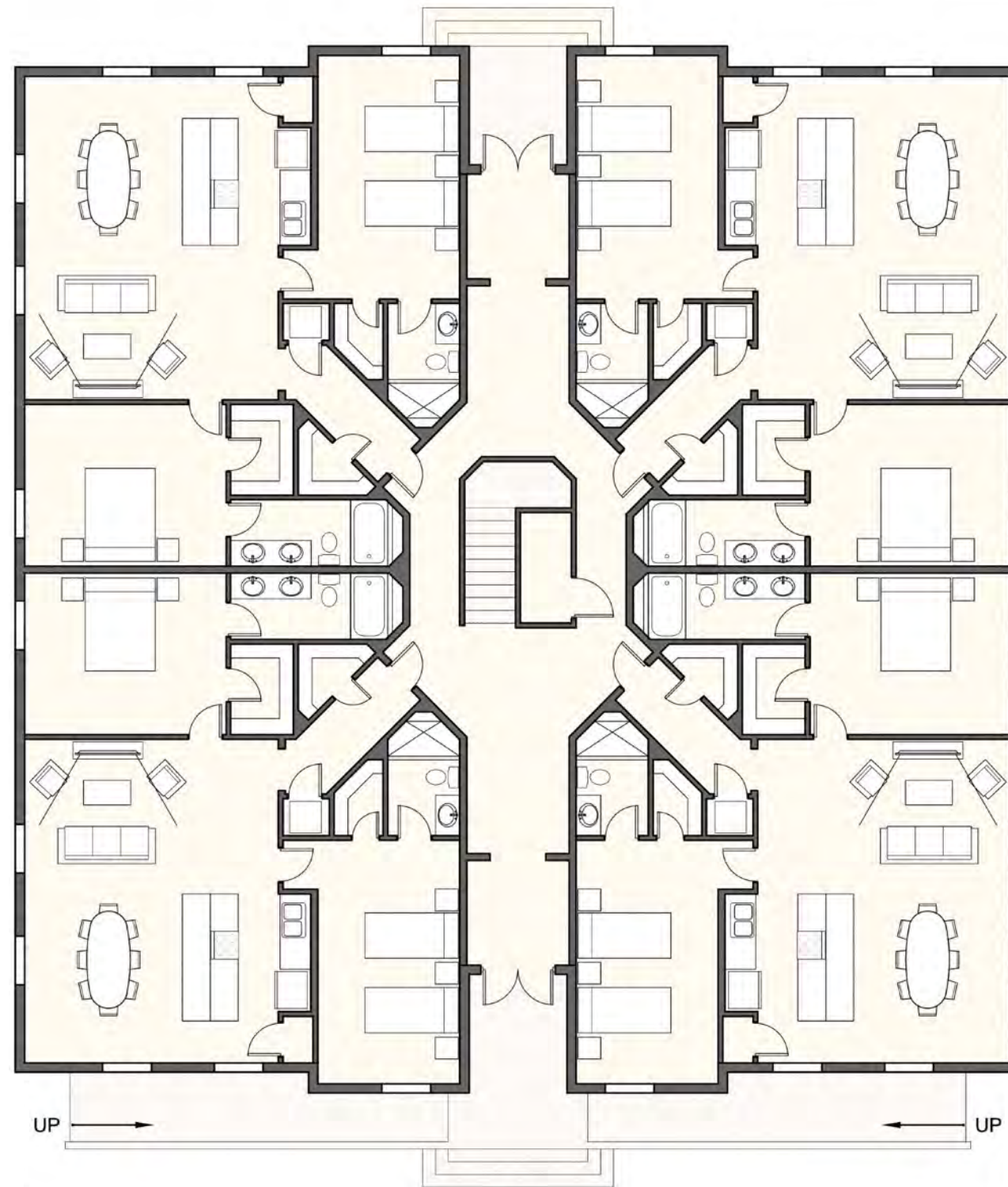
2-BEDROOM GROUND FLOOR
1065 SQUARE FEET



STUDIO
655 SQUARE FEET

APARTMENT UNIT COLLECTION

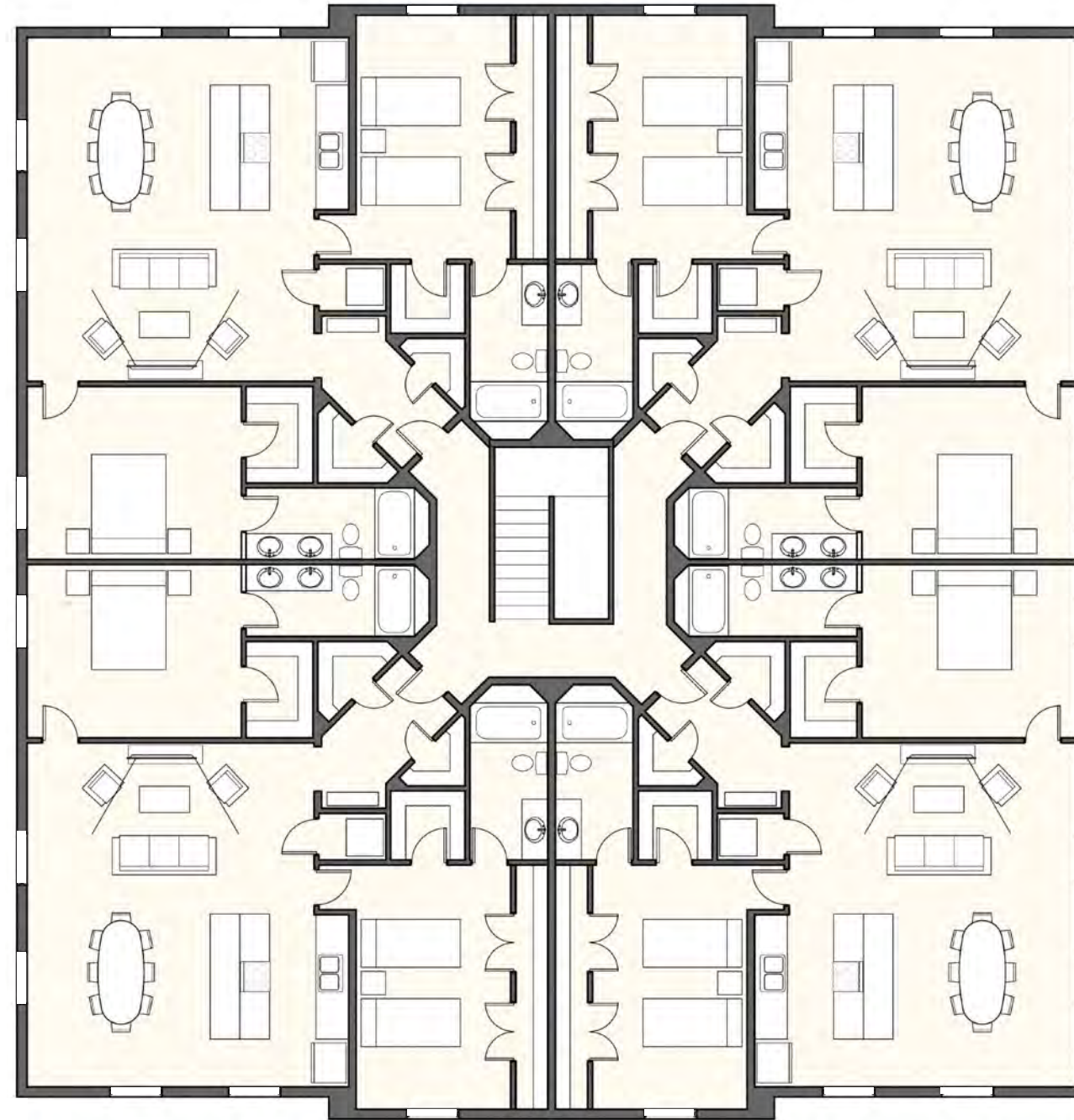
Post-Pandemic Design
Checkerboard Apartment Floorplans



GROUND FLOOR WITH TWO ENTRIES

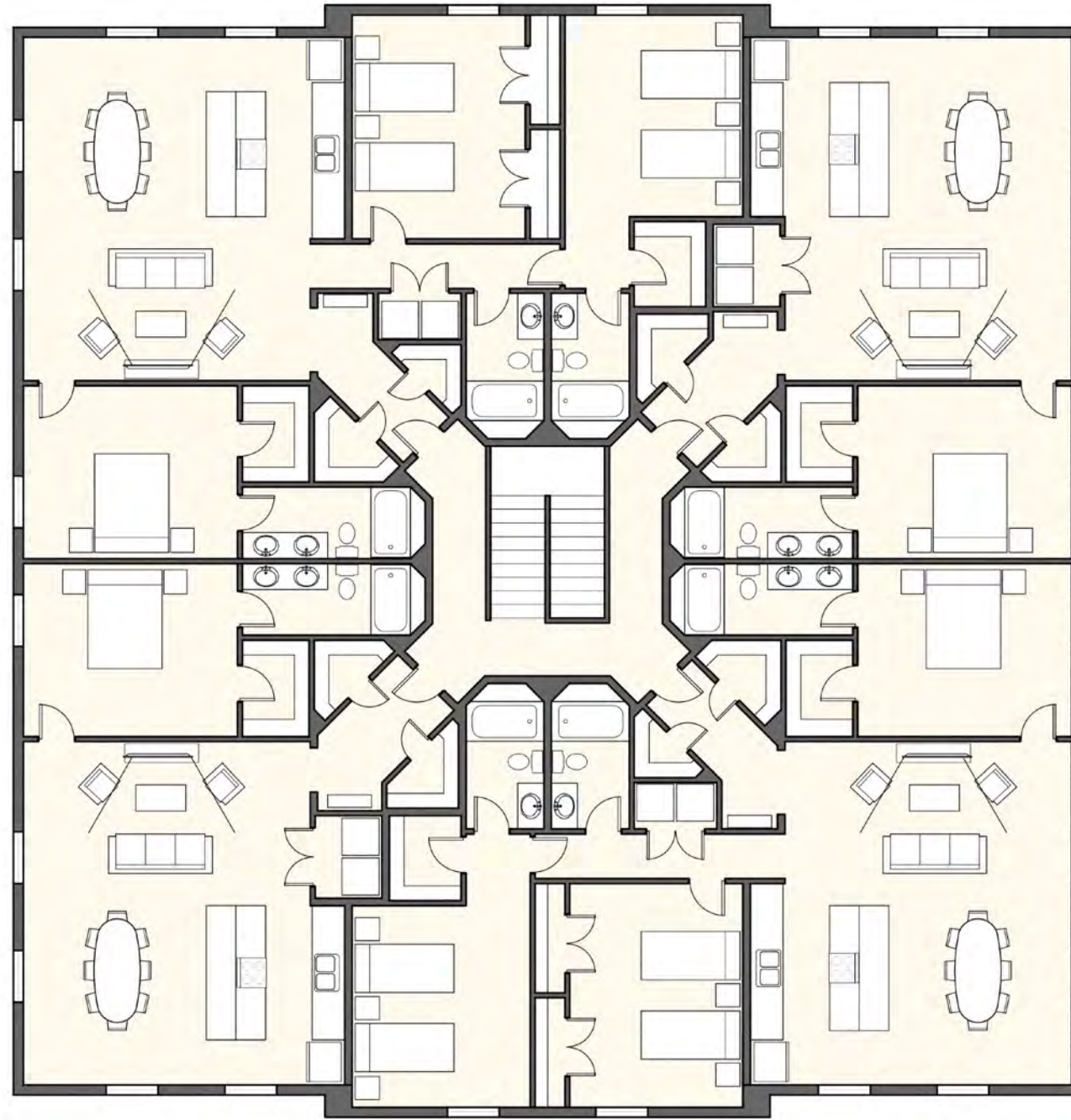
Post-Pandemic Design

Checkerboard Apartment Floorplans



UPPER LEVEL WITH FOUR 2-BEDROOM UNITS

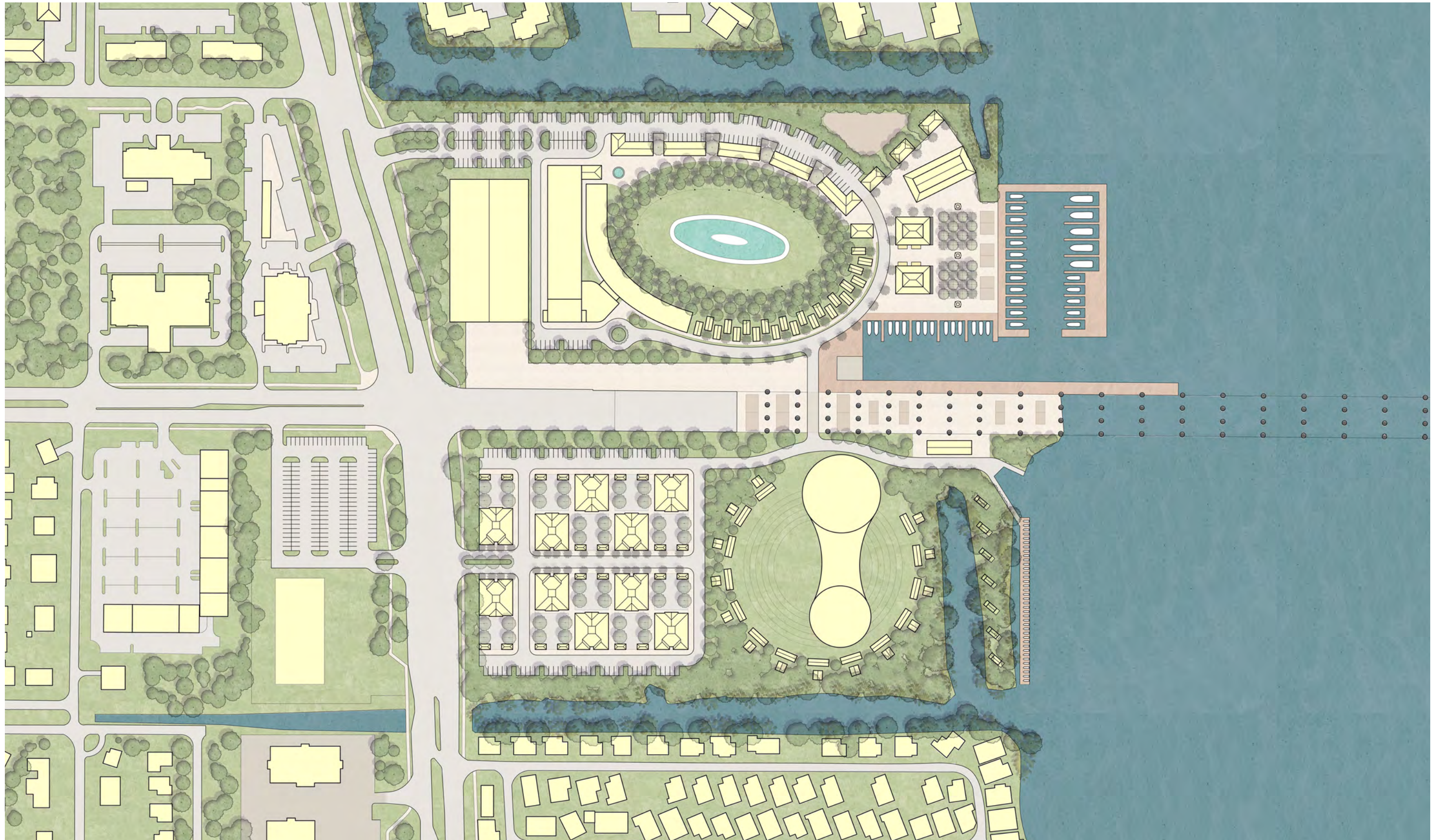
Post-Pandemic Design
Checkerboard Apartment Floorplans



UPPER FLOOR WITH TWO 1-BEDROOM UNITS & TWO 3-BEDROOM UNITS

Post-Pandemic Design

Scenario Five - Plan D: The Hybrid

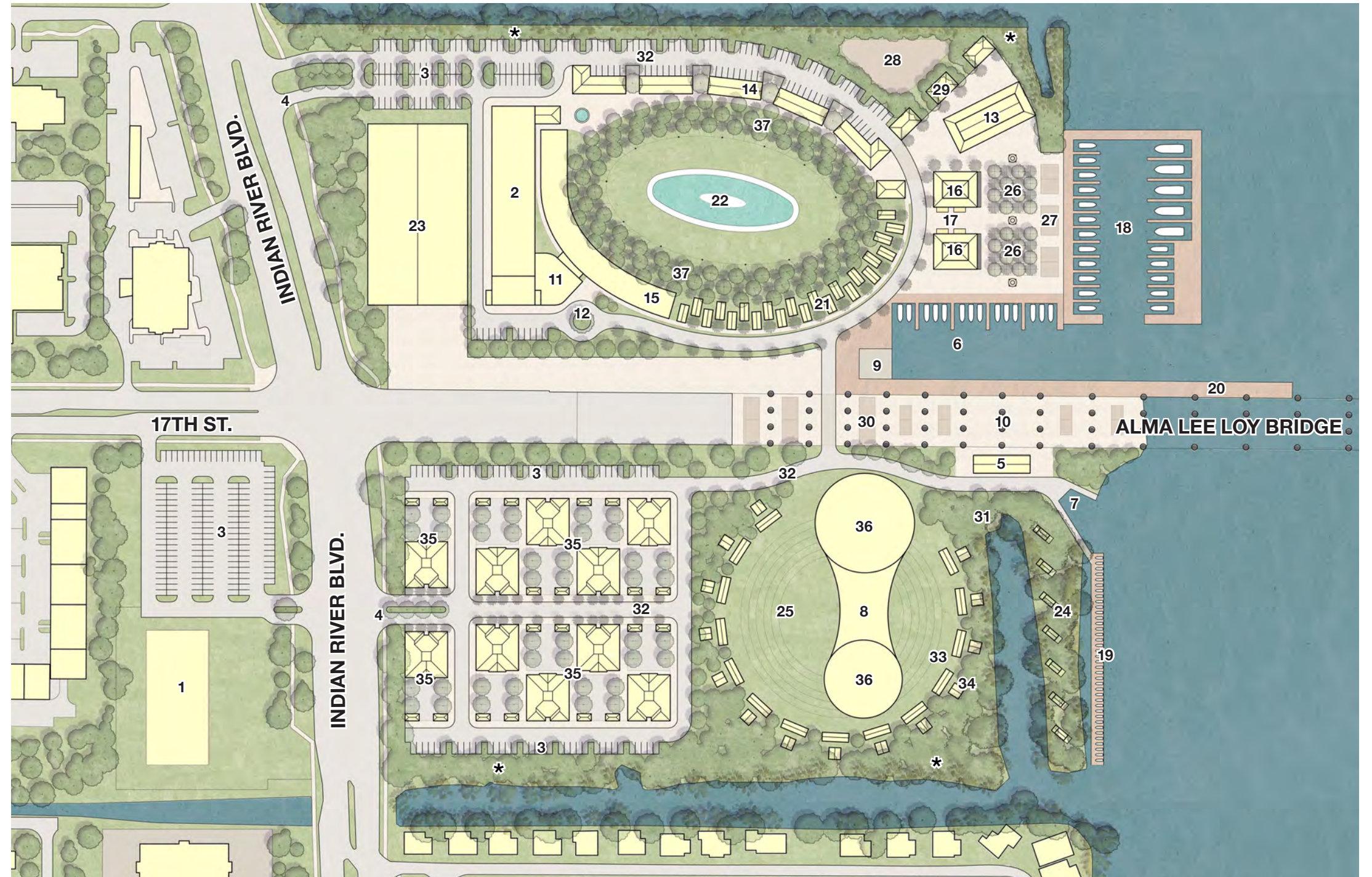


Post-Pandemic Design

Scenario Five - Plan D: Annotated Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 BOAT LAUNCHING RAMP
- 10 SAILING CLUB STORAGE
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 HOTEL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 FOOD TRUCKS
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 BOAT BARN
- 24 GLAMPING TENTS
- 25 CREATIVE COMMONS
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 SPORT COURTS
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 CHECHERBOARD APARTMENT
- 36 VISUAL ART GALLERY
- 37 BOSQUE OF LIVE OAKS AND SABAL PALMS
- * LANDSCAPE BUFFER



Post-Pandemic Design

Scenario Five - Plan D: Summary

This plan is a hybrid of the post-pandemic plans B & C and is meant to combine the best aspects of both. This plan seeks to be as self-financed and self-maintaining as possible.

Plan B Components

Plan B's alternate corridor hotel and cottage row lines the south edge of the full oval park with the central pool and the live oak and sabal palm bosques. The market sheds line the north edge of the park. The marina, promenade and volleyball courts remain as well.



Plan C Components

The layout incorporates Plan C's boat barn concept, the southside apartment housing, the revised Creative Commons/Arts Colony venue around the water tanks, the Youth Sailing operation, the glamping camp, and the enhanced living shorelines with native landscaping extensively lining all three canals.

New Features

Newly created for this scheme is a more naturalistic mangrove inlet at the northeast corner behind the Chapel/ Meeting Hall. The restaurant and outdoor dining court now consists of two principal 2-story structures with the potential of having enclosed dining rooms, but still featuring double gallery, wraparound, open porches. The bosque for outdoor tables and the food truck options remain. The prior recreational courts that in several schemes were to have served the



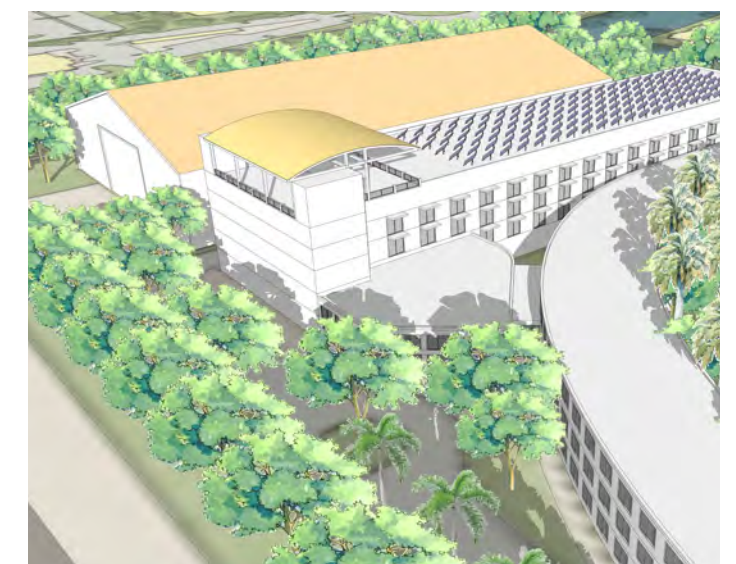
hotel are retained in this plan, but located under the bridge. This offers the advantage that some can be funded and monitored by the sailing foundation. The skate park has been relocated to a clearing near the Meeting Hall.

Parking in Post-office Annex SW Parcel

Acknowledging the need for additional parking given the expanded program of this scheme, the southwest parcel across the street is recommended to become a large surface parking lot. It will accommodate overflow needs during festivals and special events, and serve the patrons of the boat barn.

Alternate Option

An alternate layout mothballs part of the southside site by postponing the housing complex. Instead, a pair of greens will flank a central entry drive leading to the arts venue.



Post-Pandemic Design

Development Diagram

In the effort to make this plan as financially self-sustaining as possible, the prior Plan B diagram is adapted for Plan D with the following conceptual development strategy:

The red zone corresponds to the conference center, the hotel campus, and the meeting hall- multi-purpose building complex. It is to be built and operated by a private entity in partnership with the City.

The blue zone encompasses the residential village and the arts colony on the southside. The complex is envisioned to be sponsored by a non-profit or philanthropic entity with private funding. One idea is for the housing to be marketed to the local arts community and its patrons.

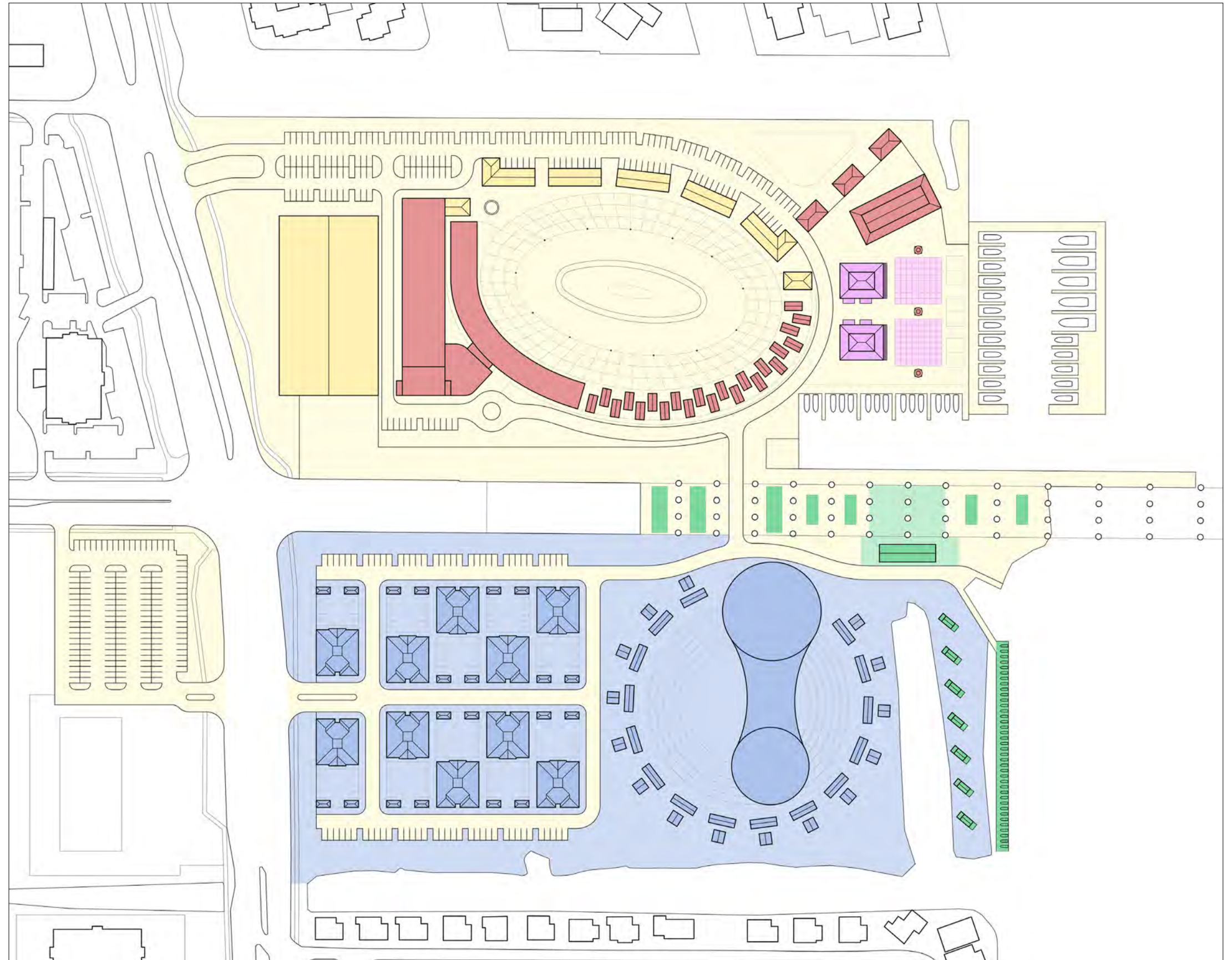
The green zone remains the domain of the Youth Sailing Foundation and is to be funded by them.

The dark and light purple zone is the restaurant and outdoor dining complex that would be financed and maintained by its own private investor group in coordination with the City.

The yellow zone corresponds to the area to be financed by the operator of the boat barn, per an agreement with the City, to provide the site infrastructure and landscaping, including the driveways, the marina, promenade, walking paths, fishing pier, boat ramp, the oval park and pool, market sheds, the skate park, the parking areas, and the parking lot on the former post-office annex.

FUNDING SOURCE

- BY DEVELOPERS
- BY FUND RAISING
- BY SAILING CLUB
- BY THE CITY

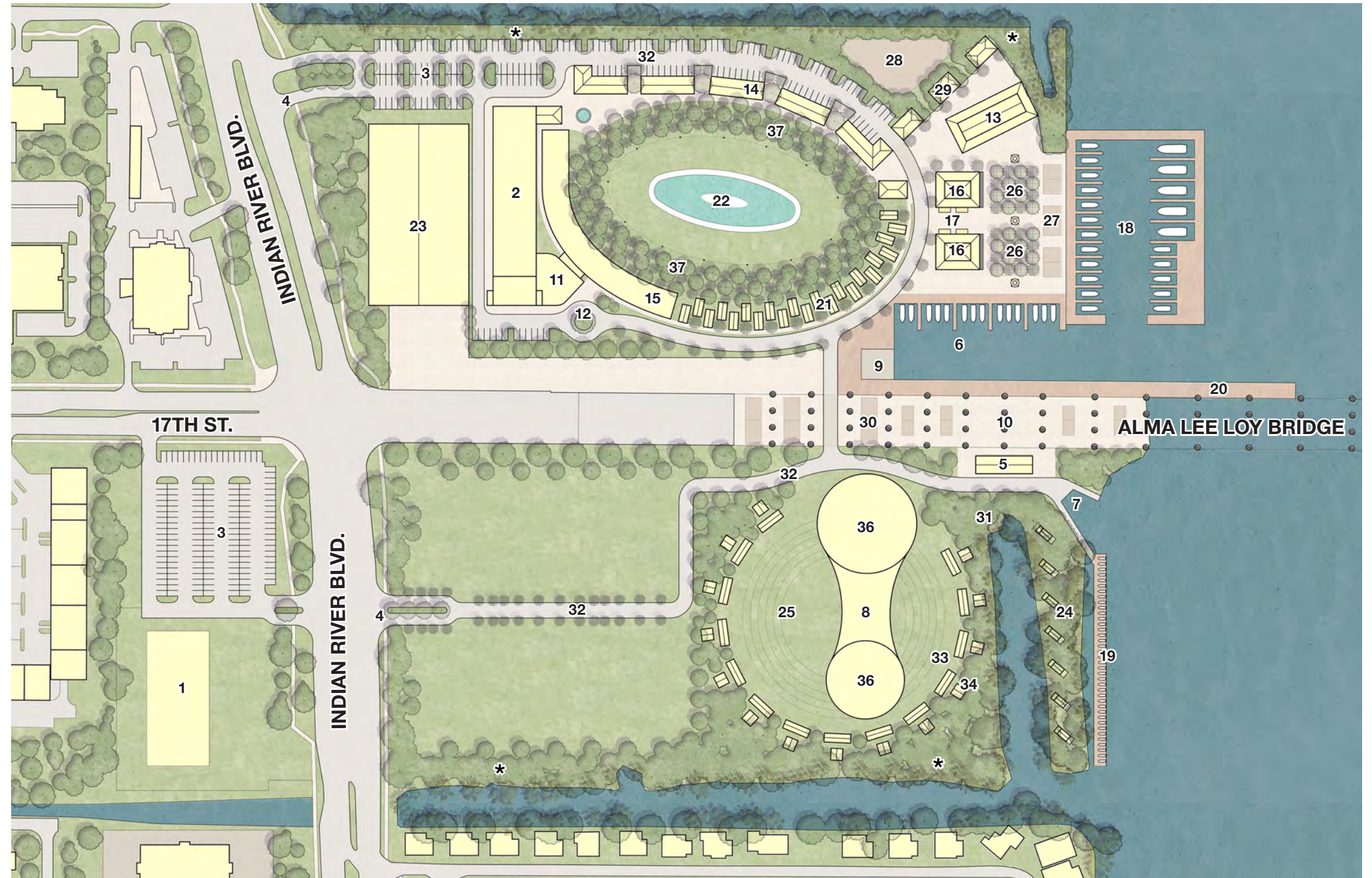


Post-Pandemic Design

Scenario Five - Plan D: Alternate with Mothballed Southside

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 BOAT LAUNCHING RAMP
- 10 SAILING CLUB STORAGE
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 HOTEL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 FOOD TRUCKS
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 BOAT BARN
- 24 GLAMPING TENTS
- 25 CREATIVE COMMONS
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 SPORT COURTS
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 CHECHERBOARD APARTMENT
- 36 VISUAL ART GALLERY
- 37 BOSQUE OF LIVE OAKS AND SABAL PALMS
- * LANDSCAPE BUFFER



Post-Pandemic Design

Scenario Five - Plan D: Aerial Rendering



Post-Pandemic Design

Scenario Five - Plan D: Waterfront Outdoor Dining & Sand Volleyball Courts



Post-Pandemic Design

Scenario Five - Plan D: Waterfront Dining Pavilions with Food Truck Stations



Post-Pandemic Design

Scenario Five - Plan D: Wedding Chapel / Meeting Hall



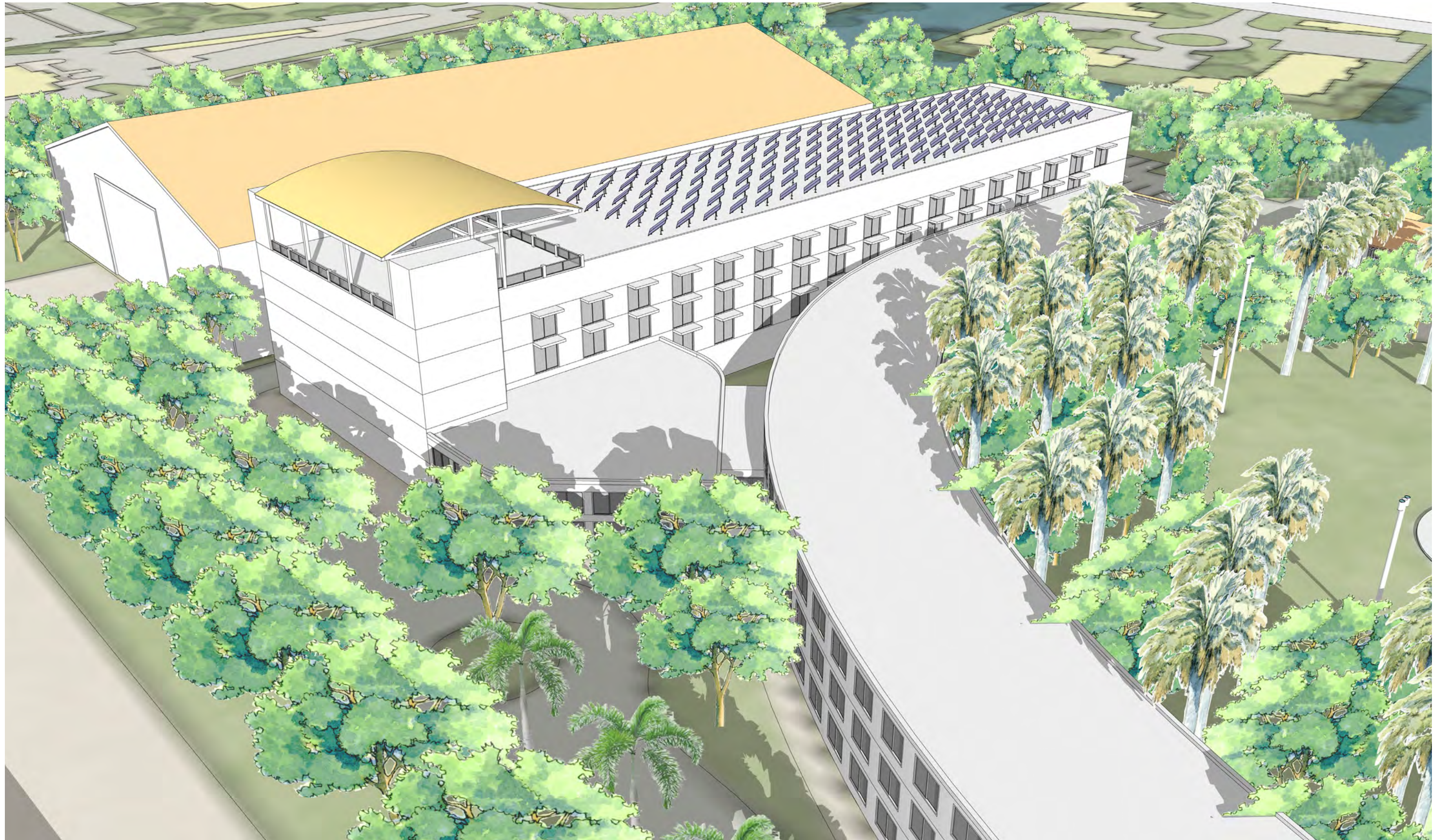
Post-Pandemic Design

Scenario Five - Plan D: Conference Center, Hotel Cottage Complex, & Northside Oval



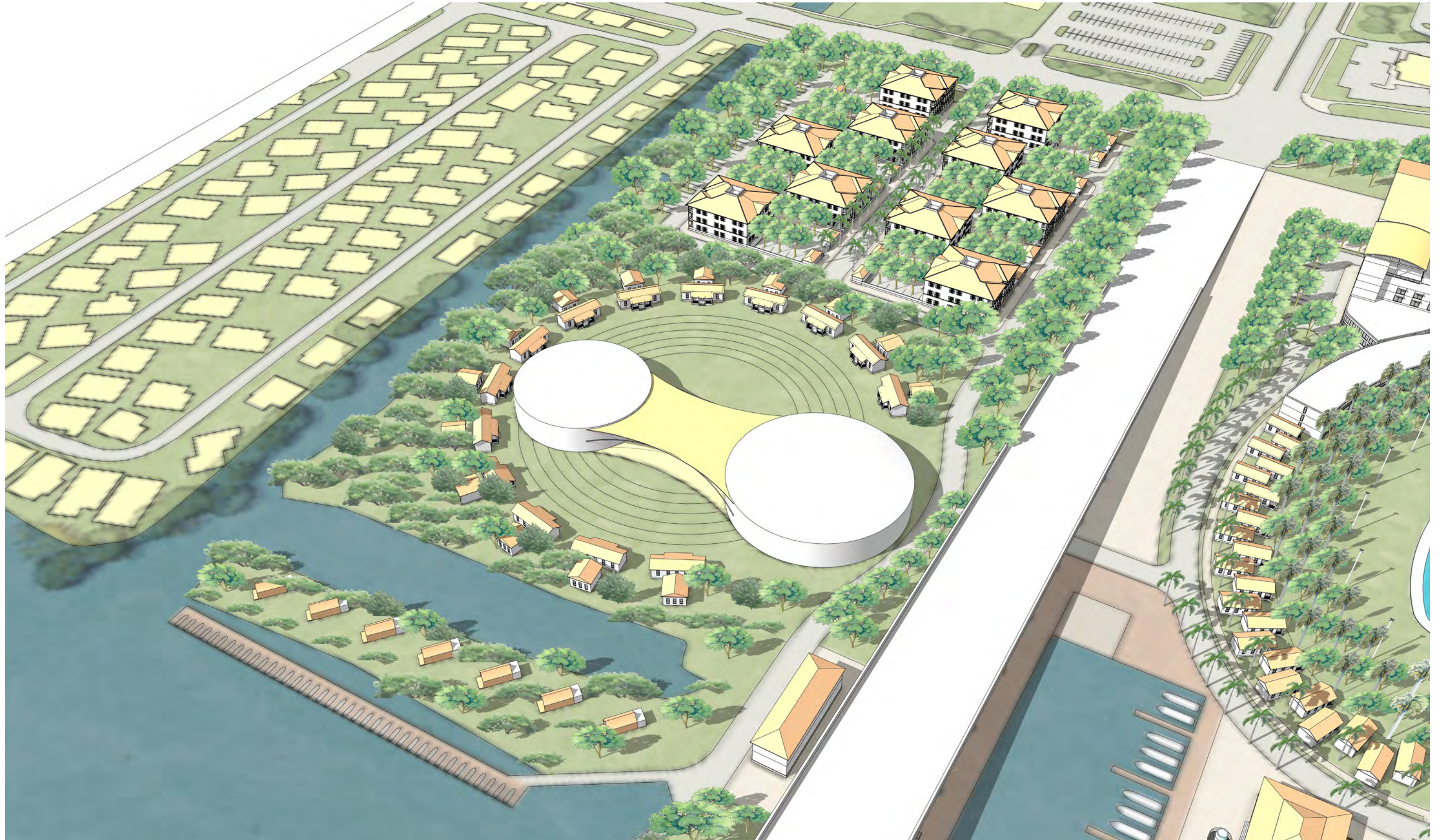
Post-Pandemic Design

Scenario Five - Plan D: Conference Center & Hotel Entrance and Boat Barn on the Northside



Post-Pandemic Design

Scenario Five - Plan D: Southside Arts Complex, Creative Commons & Checkerboard Apartments



Post-Pandemic Design

Scenario Five - Plan D: Glamping Camp and Youth Sailing Foundation



Post-Pandemic Design

Scenario Five - Plan D: Creative Commons



Post-Pandemic Design

Scenario Five - Plan D: Aerial View of Southside towards Stage



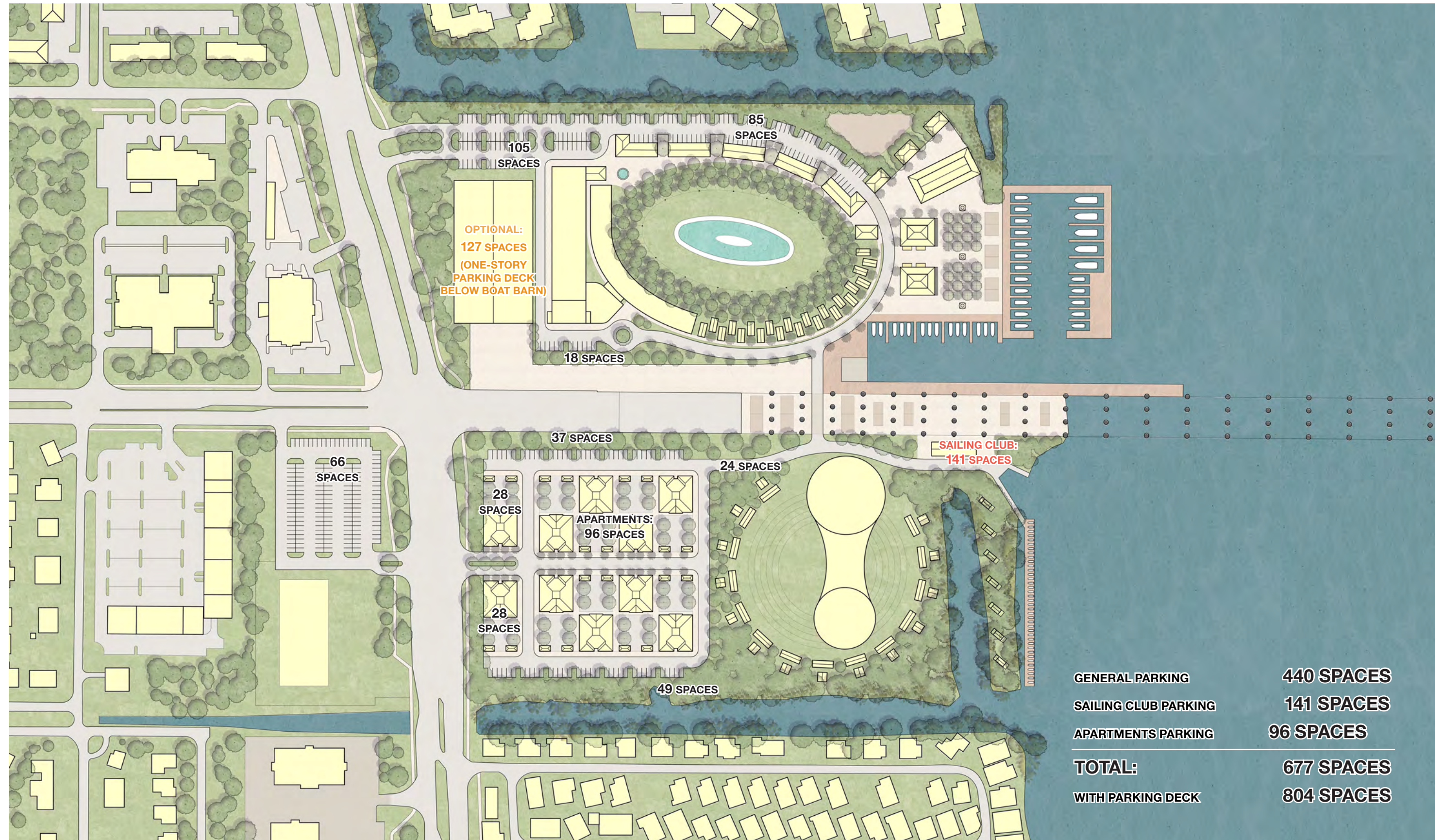
Post-Pandemic Design

Scenario Five - Plan D: Streetview of Checkerboard Apartments



Post-Pandemic Design

Scenario Five - Plan D-3: Parking Calculation

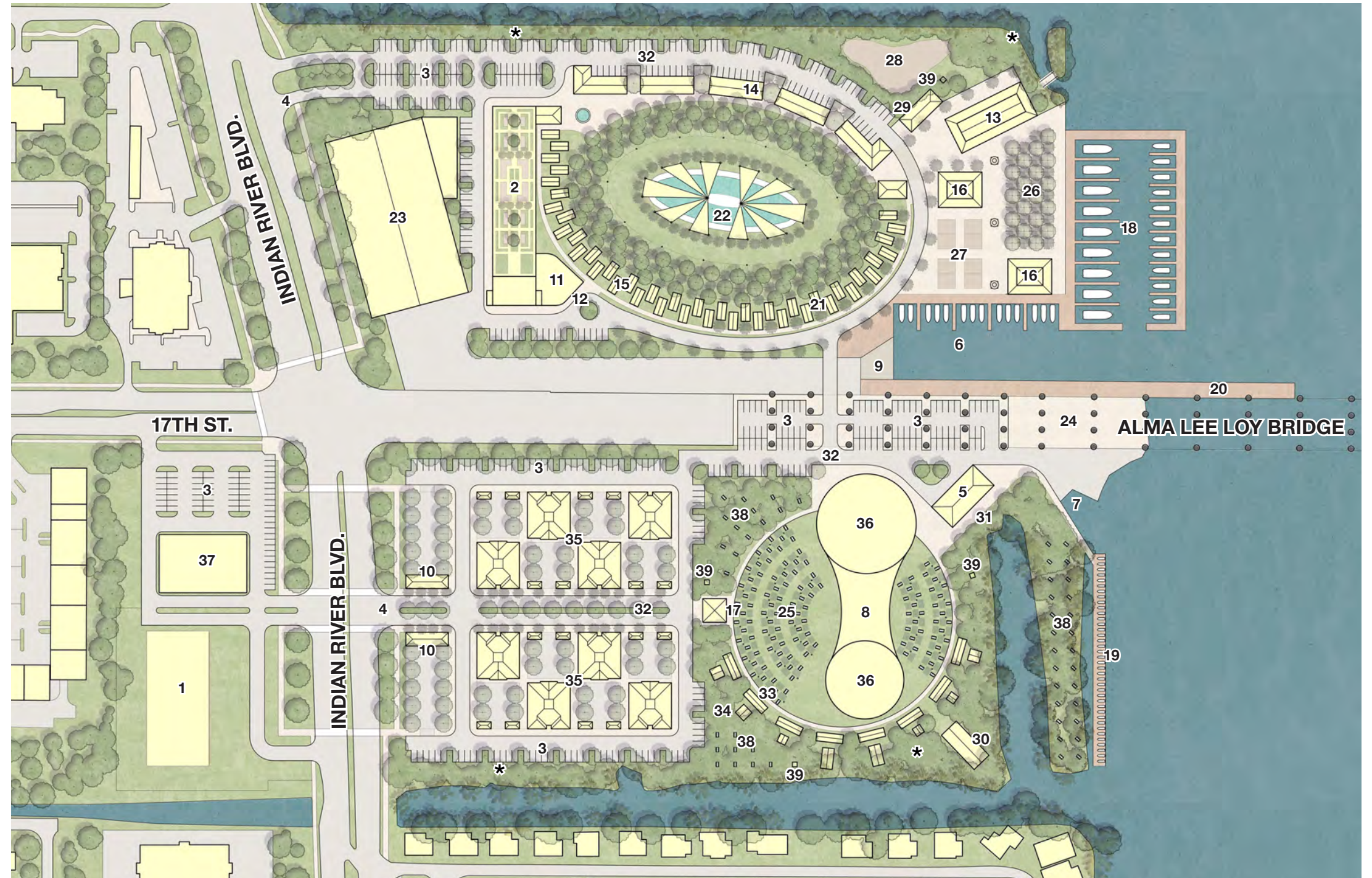


Post-Pandemic Design

Scenario Five - Plan E: The Vero OAC3

LEGEND

- 1 NEW FPL SUBSTATION
- 2 CONFERENCE CENTER (WITH GREEN ROOF)
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 SAILBOAT LAUNCHING RAMP
- 8 PERFORMING STAGE
- 9 BOAT LAUNCHING RAMP
- 10 LINER BUILDING
- 11 CONF. CENTER LOBBY
- 12 CONF. CENTER DROPOFF
- 13 WEDDING CHAPEL/ MEETING HALL
- 14 OPEN SHEDS/ FARMERS MARKETS
- 15 HOTEL
- 16 CERTIFIED INCUBATOR KITCHENS
- 17 VIEWING TOWER
- 18 DAY DOCK MARINA
- 19 SAILBOAT PLATFORM
- 20 FISHING PIER
- 21 HOTEL COTTAGES
- 22 POOL
- 23 BOAT BARN
- 24 SAILING CLUB STORAGE
- 25 CREATIVE COMMONS
- 26 OUTDOOR RESTAURANTS
- 27 SAND VOLLEYBALL
- 28 SKATE PARK
- 29 MULTI PURPOSE SPACES
- 30 COMMON ROOM
- 31 KAYAK/ PADDLEBOARD RENTALS
- 32 PARK DRIVE
- 33 CABINS
- 34 STUDIOS
- 35 CHECHERBOARD APARTMENT
- 36 VISUAL ART GALLERY
- 37 GENERAL COMMERCIAL
- 38 PICNIC TABLES
- 39 PUBLIC RESTROOM
- * LANDSCAPE BUFFER



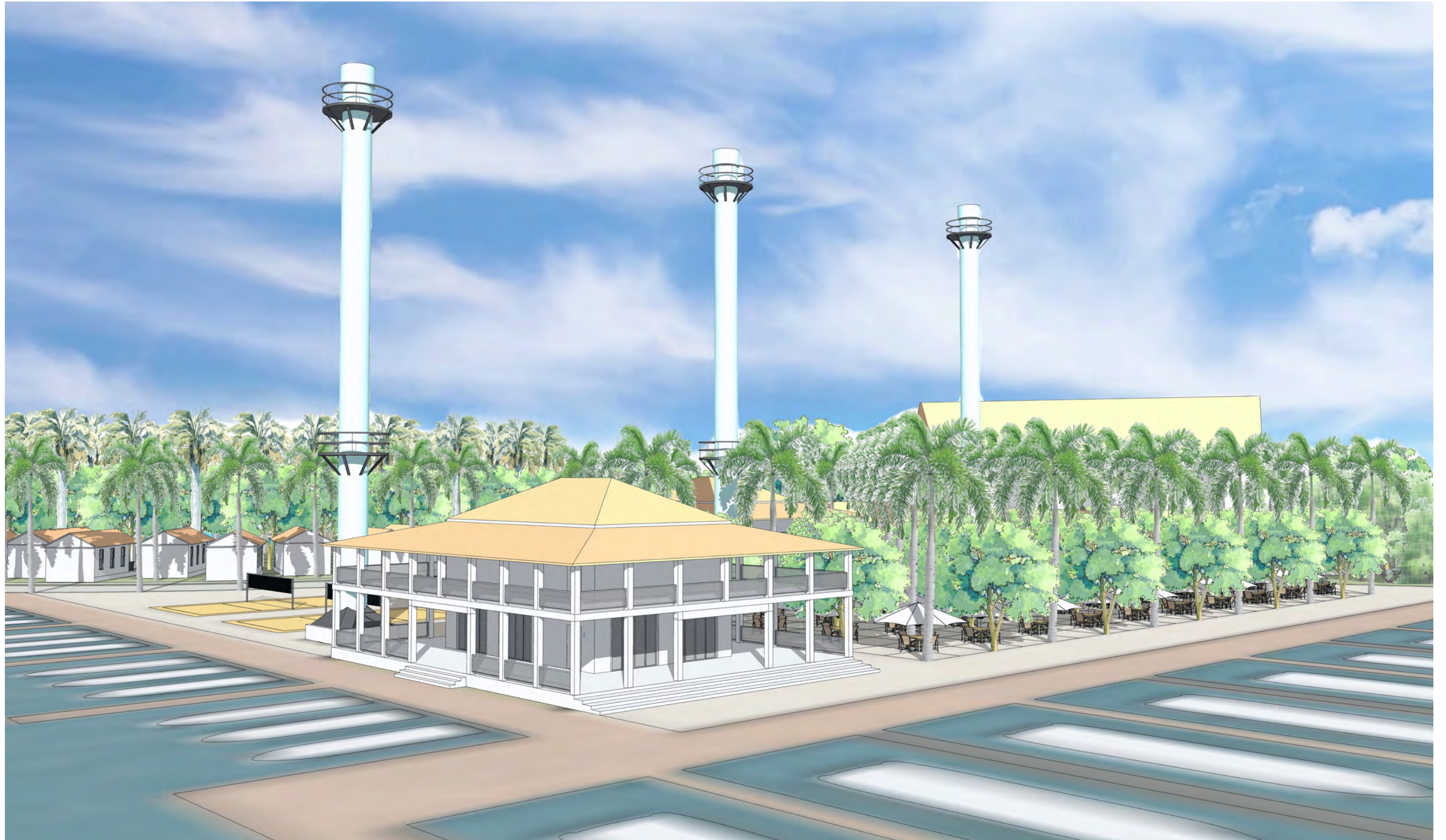
Post-Pandemic Design

Scenario Five - Plan E: Views



Post-Pandemic Design

Scenario Five - Plan E: Views



Post-Pandemic Design

Scenario Five - Plan E: Views



Post-Pandemic Design

Scenario Five - Plan E: Views



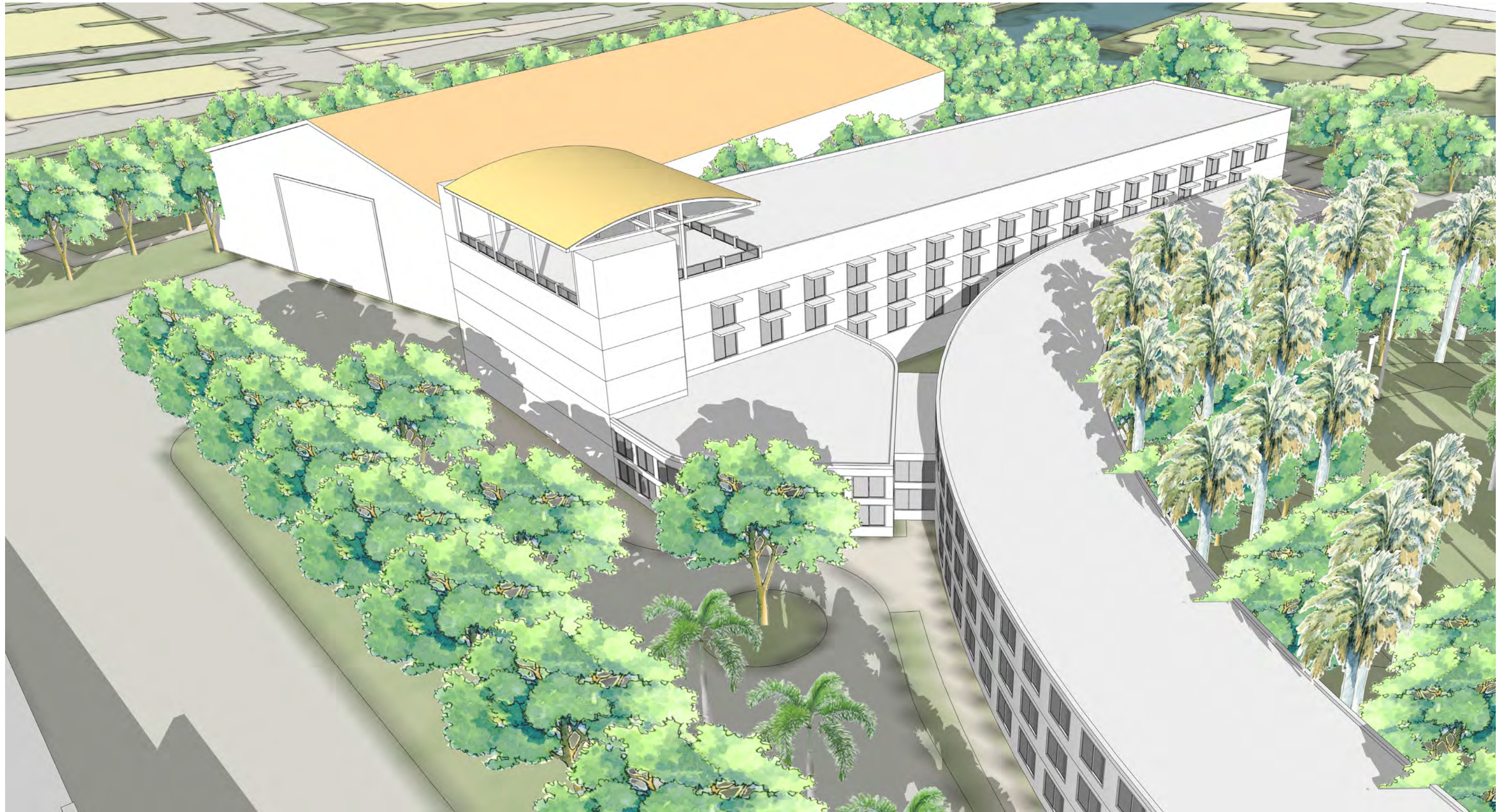
Post-Pandemic Design

Scenario Five - Plan E: Views



Post-Pandemic Design

Scenario Five - Plan E: Views



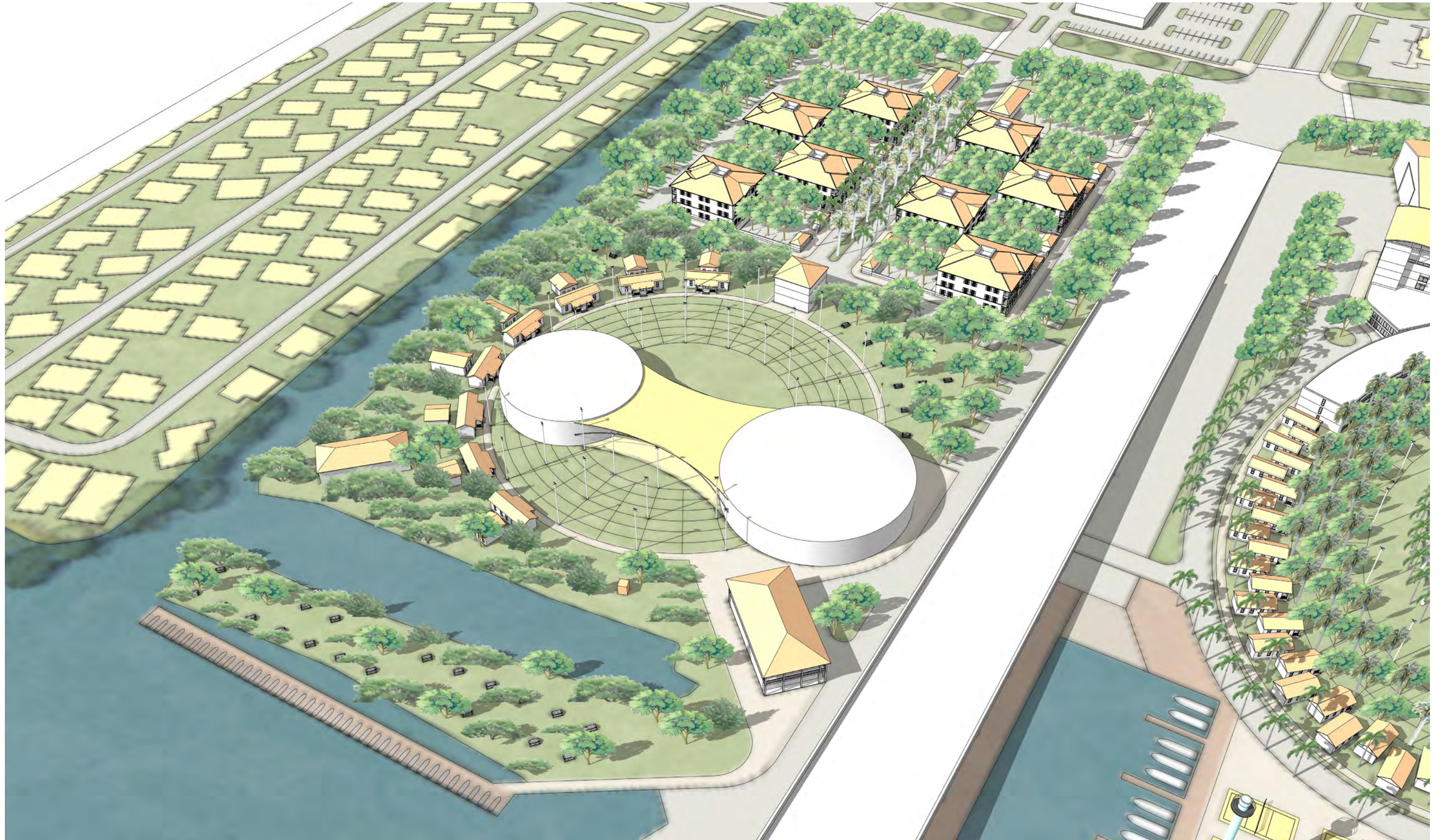
Post-Pandemic Design

Scenario Five - Plan E: Views



Post-Pandemic Design

Scenario Five - Plan E: Views



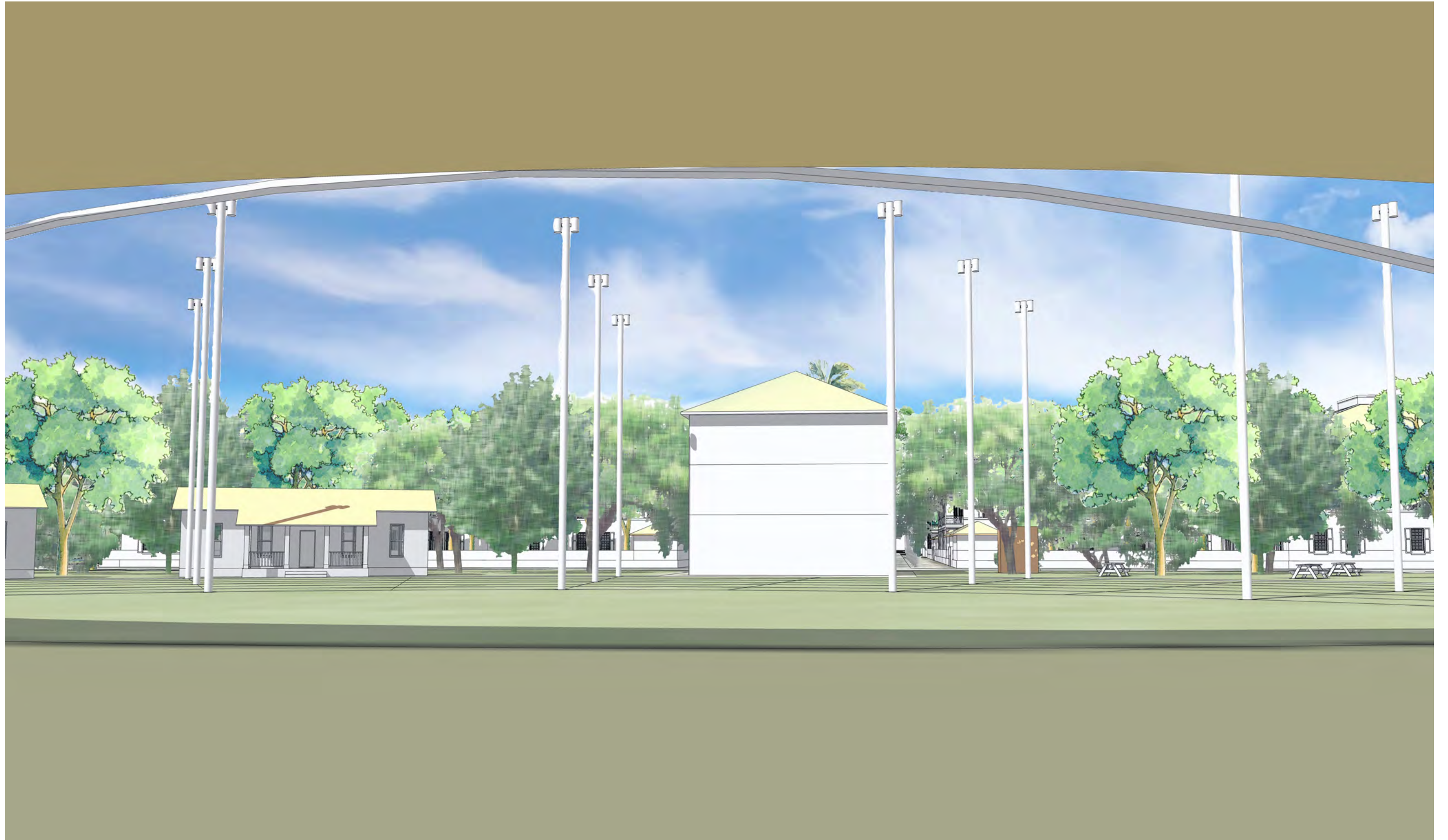
Post-Pandemic Design

Scenario Five - Plan E: Views



Post-Pandemic Design

Scenario Five - Plan E: Views



Post-Pandemic Design

Scenario Five - Plan E: Views



Post-Pandemic Design

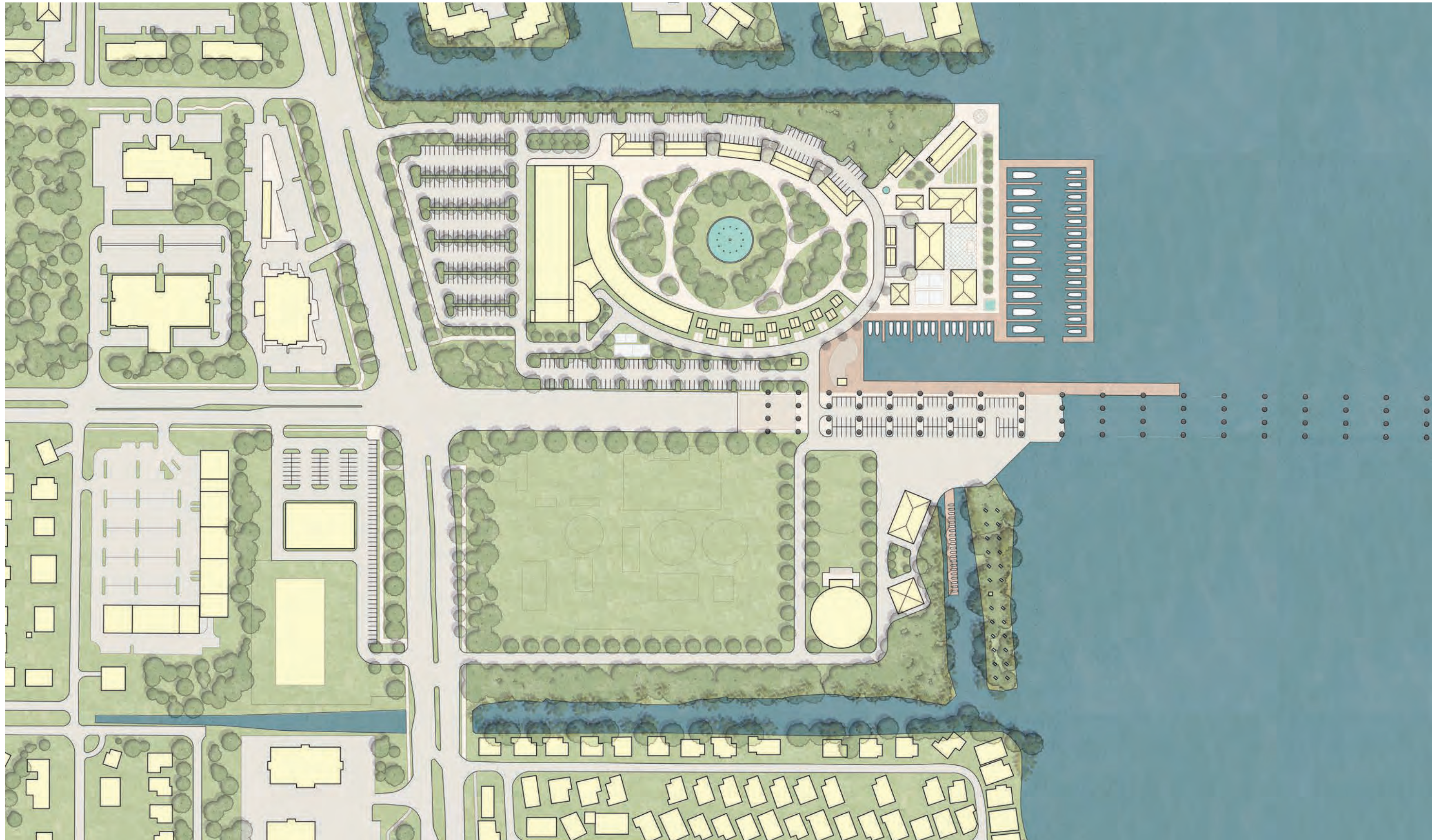
Scenario Five - Plan E: Views



COMMUNITY AND RECOMMENDED PLANS

APRIL 14, 2021

Community Plan

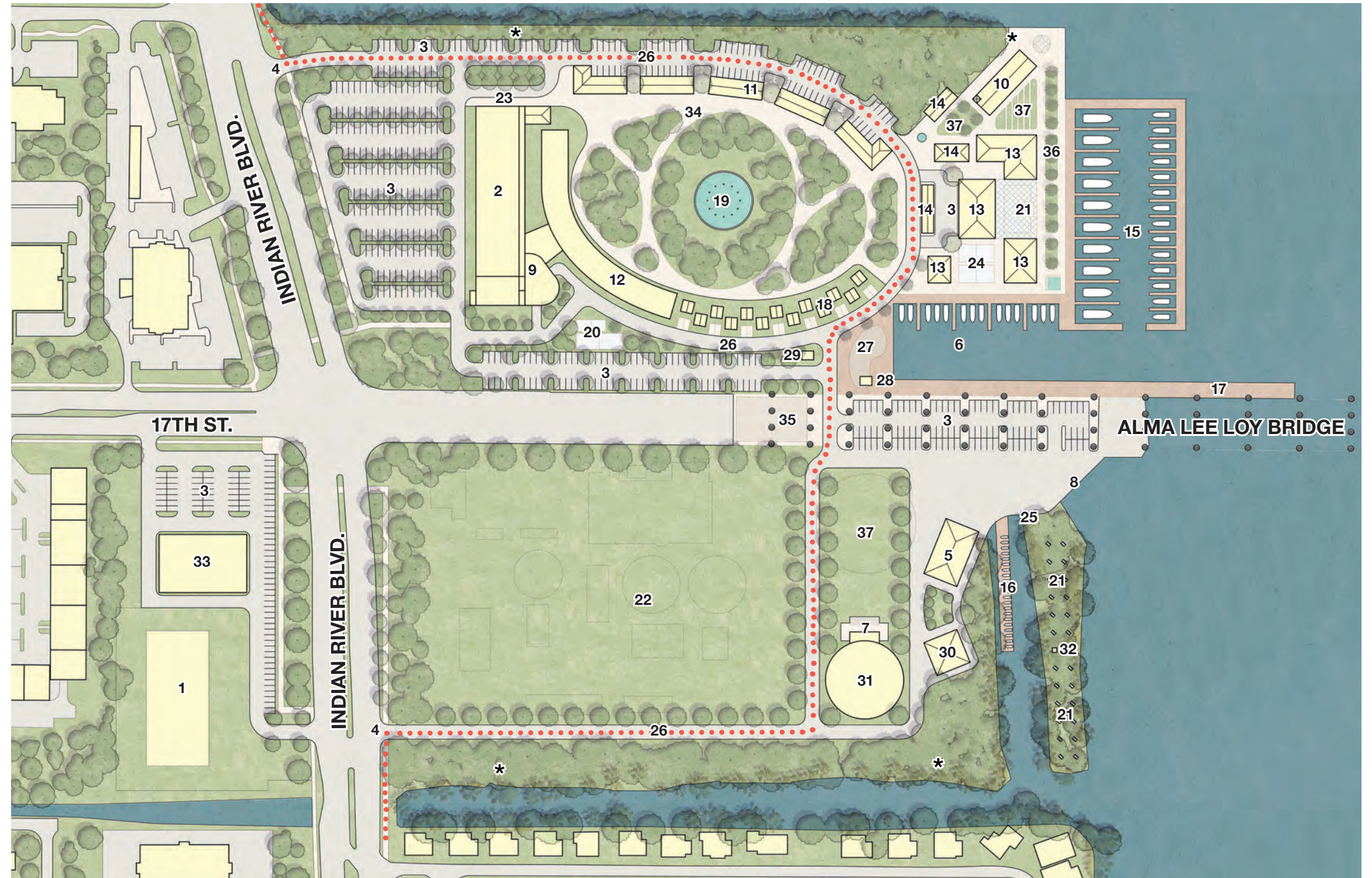


Community Plan

Scenario Three: Annotated Steering Committee Plan

LEGEND

- 1 NEW FPL SUBSTATION
- 2 COMMERCIAL/ HOTEL/ CULTURAL CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 PERFORMING STAGE
- 8 SMALL BOAT LAUNCHING RAMP
- 9 CULTURAL/ EVENT CENTER LOBBY
- 10 WEDDING CHAPEL/ MEETING HALL
- 11 RETAIL/ FLEX SPACE
- 12 HOTEL
- 13 RESTAURANTS
- 14 RETAIL
- 15 DAY DOCK MARINA
- 16 SAILBOAT PLATFORM
- 17 FISHING PIER
- 18 HOTEL COTTAGES
- 19 SPLASH FOUNTAIN
- 20 HOTEL OUTDOOR RECREATION
- 21 PLAZA / SMALL EVENT STAGE
- 22 FIELD
- 23 HOTEL LOBBY ENTRANCE
- 24 SAND VOLLEYBALL/ RECREATION
- 25 KAYAK/ PADDLEBOARD RENTALS
- 26 PARK DRIVE
- 27 SKATE PARK
- 28 BAIT SHOP
- 29 SNACK SHACK/ BIKE TRAIL HEAD
- 30 ENVIRONMENTAL RESEARCH CTR.
- 31 VISUAL/ PERFORMING ARTS CTR.
- 32 PUBLIC RESTROOM
- 33 GENERAL COMMERCIAL
- 34 PARK/ OPEN SPACE
- 35 SKATE PARK ALTERNATE
- 36 PROMENADE
- 37 LAWN / GREEN
- BIKE TRAIL
- * BOSQUE OF LIVE OAKS AND SABAL PALMS



Community Plan



Community Plan



Community Plan



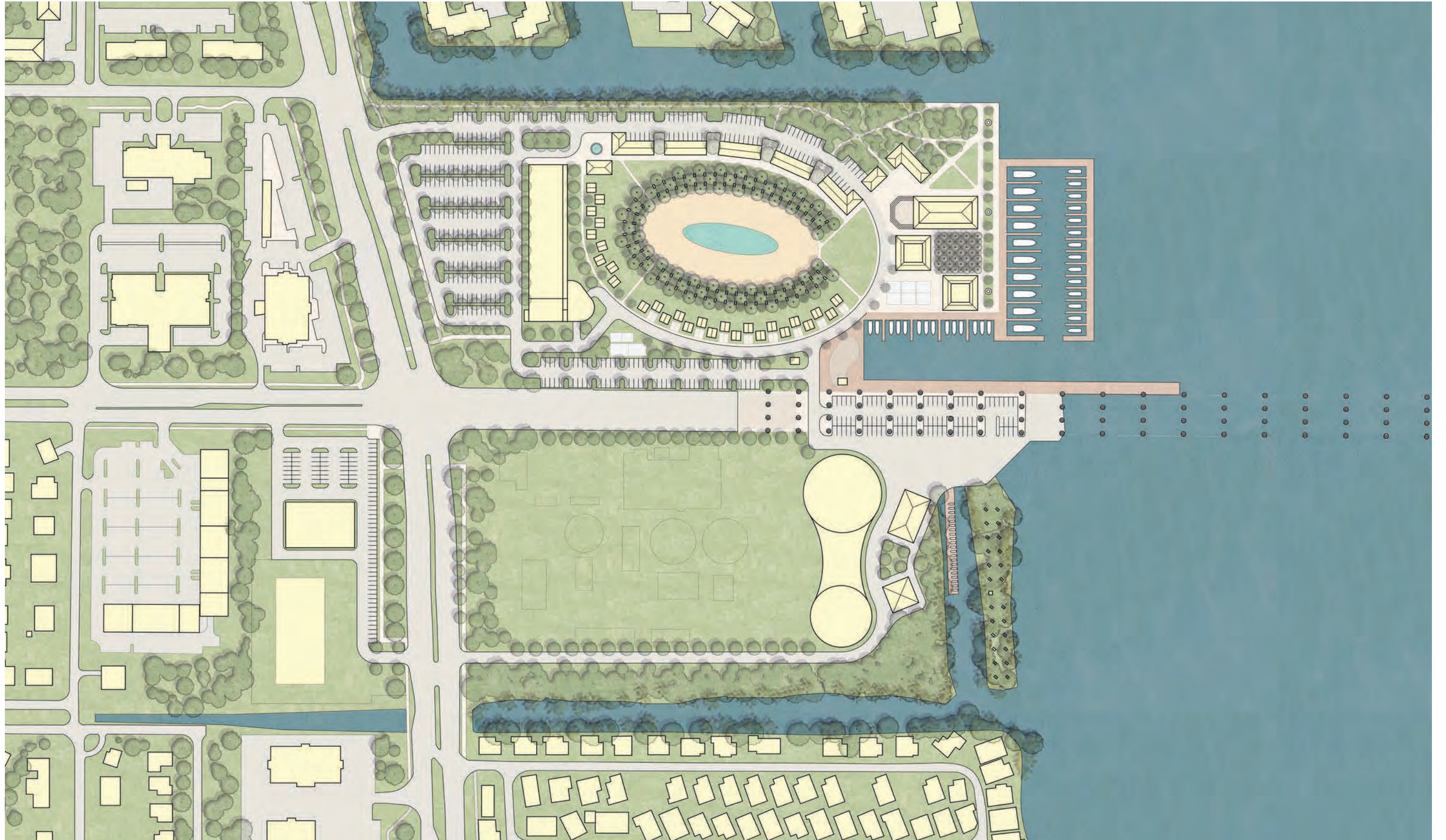




RECOMMENDED PLAN

Recommended Plan

Version 1

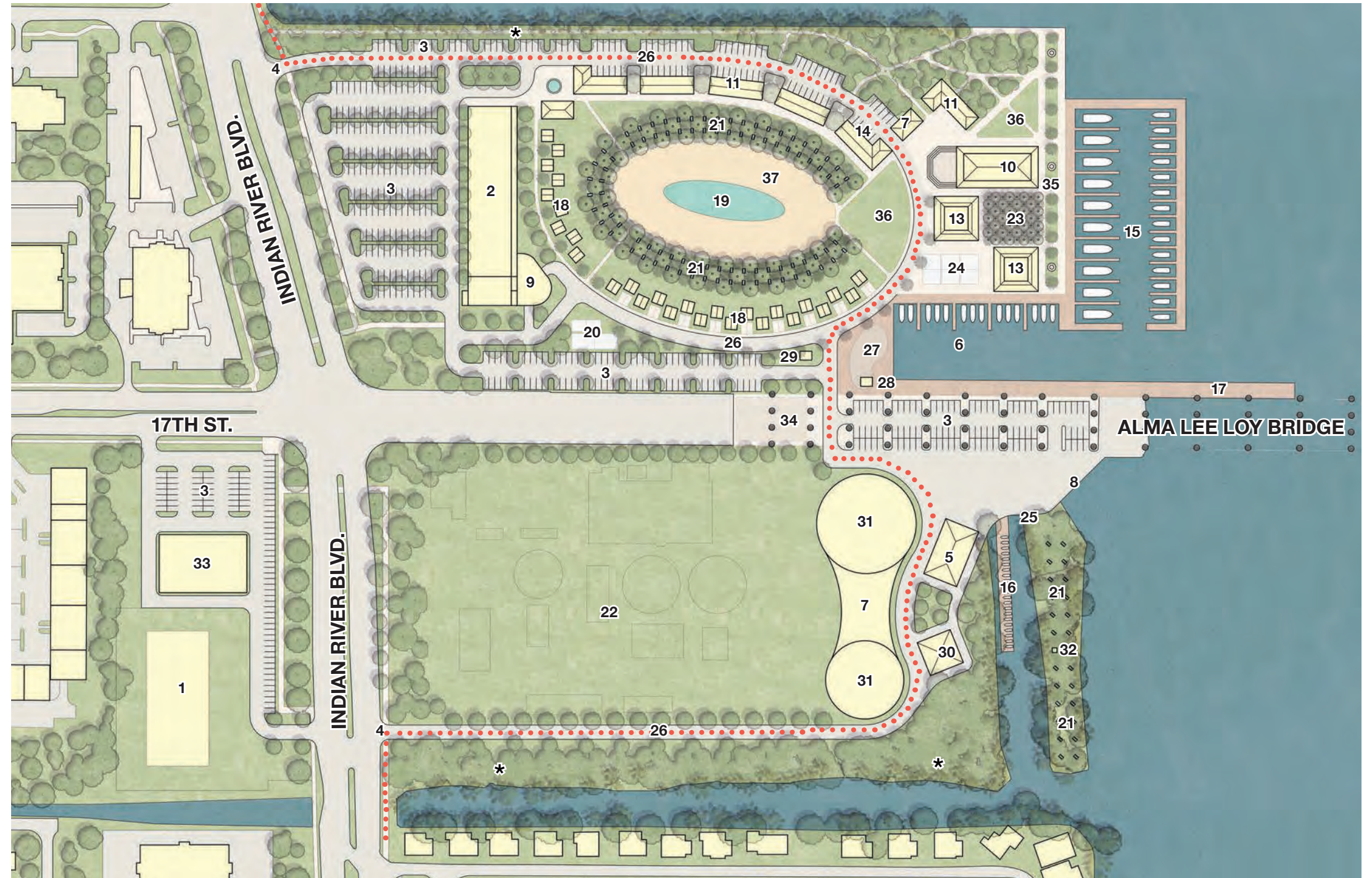


Recommended Plan

Version 1

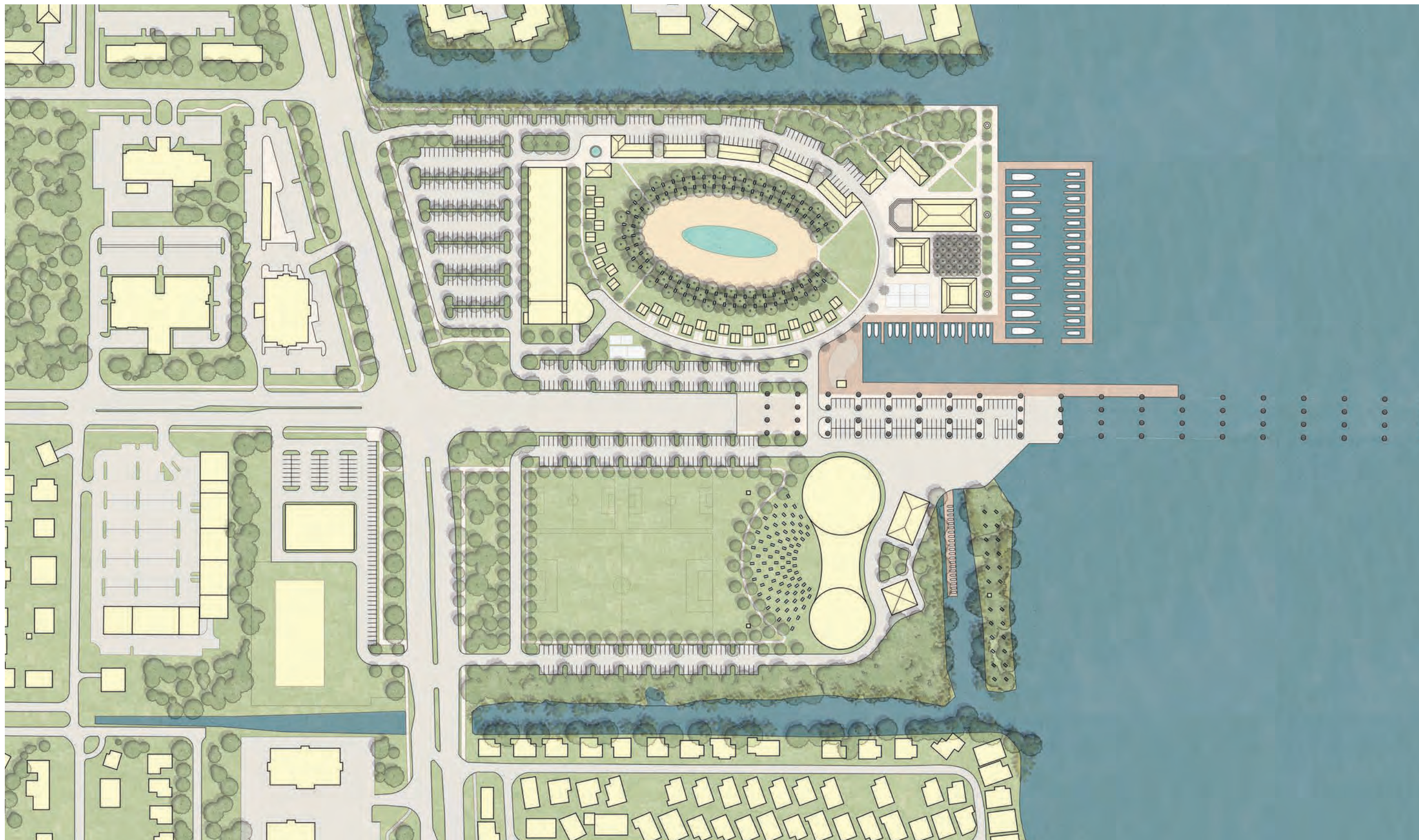
LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 PERFORMING STAGE
- 8 BOAT LAUNCHING RAMP
- 9 CONF. CENTER LOBBY
- 10 WEDDING CHAPEL/ MEETING HALL
- 11 OPEN SHEDS/ FARMERS MARKETS
- 12 HOTEL
- 13 CERTIFIED INCUBATOR KITCHENS
- 14 FOOD TRUCKS
- 15 DAY DOCK MARINA
- 16 SAILBOAT PLATFORM
- 17 FISHING PIER
- 18 HOTEL COTTAGES
- 19 POOL
- 20 HOTEL OUTDOOR RECREATION
- 21 PICNIC TABLES
- 22 FIELD
- 23 OUTDOOR RESTAURANTS
- 24 SAND VOLLEYBALL
- 25 KAYAK/ PADDLEBOARD RENTALS
- 26 PARK DRIVE
- 27 SKATE PARK
- 28 BAIT SHOP
- 29 SNACK SHACK/ BIKE TRAIL HEAD
- 30 ENVIRONMENTAL RESEARCH CTR.
- 31 VISUAL/ PERFORMING ARTS CTR.
- 32 PUBLIC RESTROOM
- 33 GENERAL COMMERCIAL
- 34 SKATE PARK ALTERNATE
- 35 PROMENADE
- 36 LAWN / GREEN
- 37 BEACH
- BIKE TRAIL
- * BOSQUE OF LIVE OAKS AND SABAL PALMS



Recommended Plan

Version 2

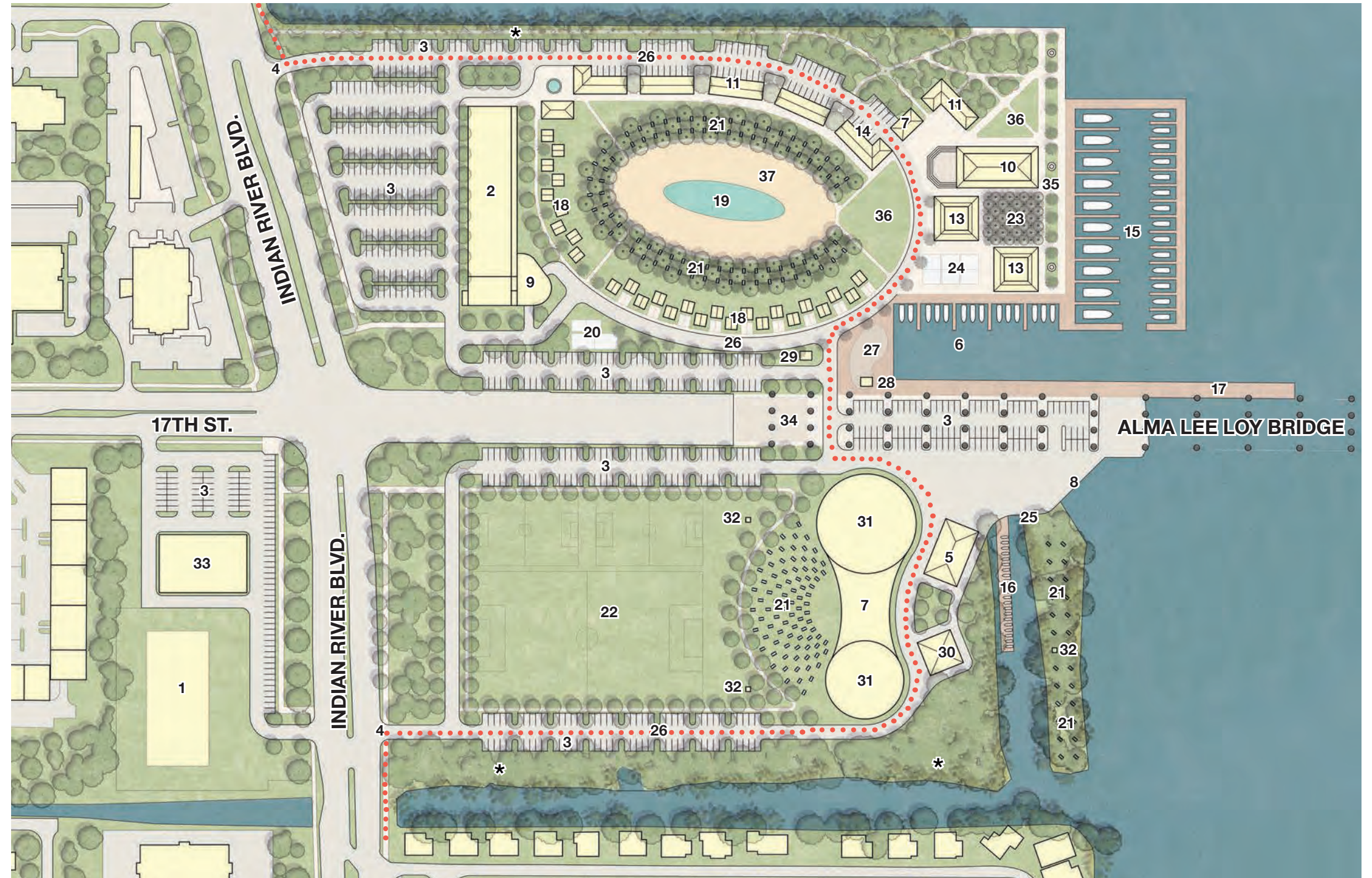


Recommended Plan

Version 2

LEGEND

- 1 NEW FPL SUBSTATION
- 2 HOTEL CONFERENCE CENTER
- 3 PARKING
- 4 BOULEVARD ENTRANCES
- 5 YOUTH SAILING
- 6 HARBOR
- 7 PERFORMING STAGE
- 8 BOAT LAUNCHING RAMP
- 9 CONF. CENTER LOBBY
- 10 WEDDING CHAPEL/ MEETING HALL
- 11 OPEN SHEDS/ FARMERS MARKETS
- 12 HOTEL
- 13 CERTIFIED INCUBATOR KITCHENS
- 14 FOOD TRUCKS
- 15 DAY DOCK MARINA
- 16 SAILBOAT PLATFORM
- 17 FISHING PIER
- 18 HOTEL COTTAGES
- 19 POOL
- 20 HOTEL OUTDOOR RECREATION
- 21 PICNIC TABLES
- 22 FIELD
- 23 OUTDOOR RESTAURANTS
- 24 SAND VOLLEYBALL
- 25 KAYAK/ PADDLEBOARD RENTALS
- 26 PARK DRIVE
- 27 SKATE PARK
- 28 BAIT SHOP
- 29 SNACK SHACK/ BIKE TRAIL HEAD
- 30 ENVIRONMENTAL RESEARCH CTR.
- 31 VISUAL/ PERFORMING ARTS CTR.
- 32 PUBLIC RESTROOM
- 33 GENERAL COMMERCIAL
- 34 SKATE PARK ALTERNATE
- 35 PROMENADE
- 36 LAWN / GREEN
- 37 BEACH
- BIKE TRAIL
- * BOSQUE OF LIVE OAKS AND SABAL PALMS



Recommended Plan



Recommended Plan



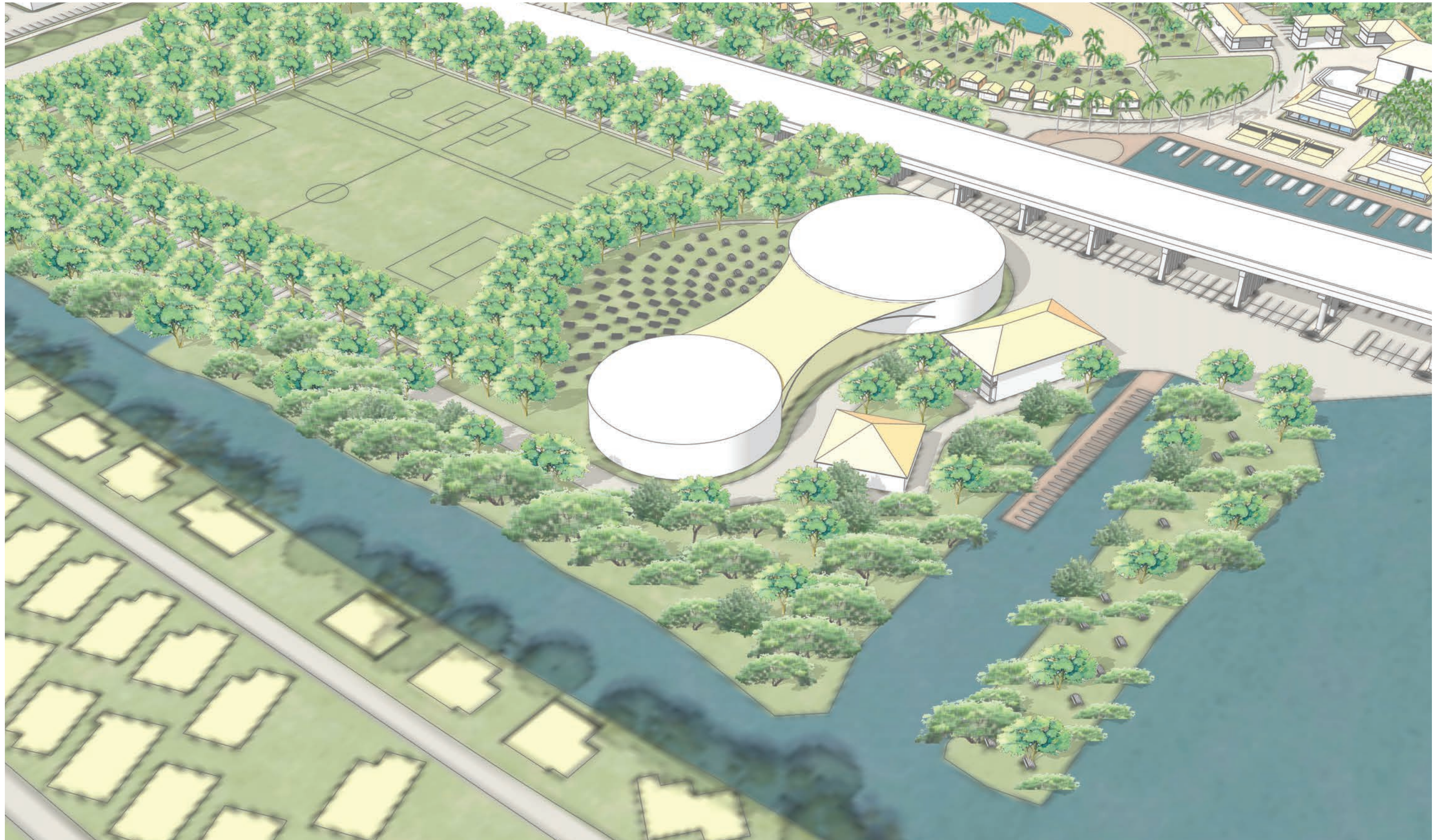
Recommended Plan



Recommended Plan



Recommended Plan



FORMER POST OFFICE SITE

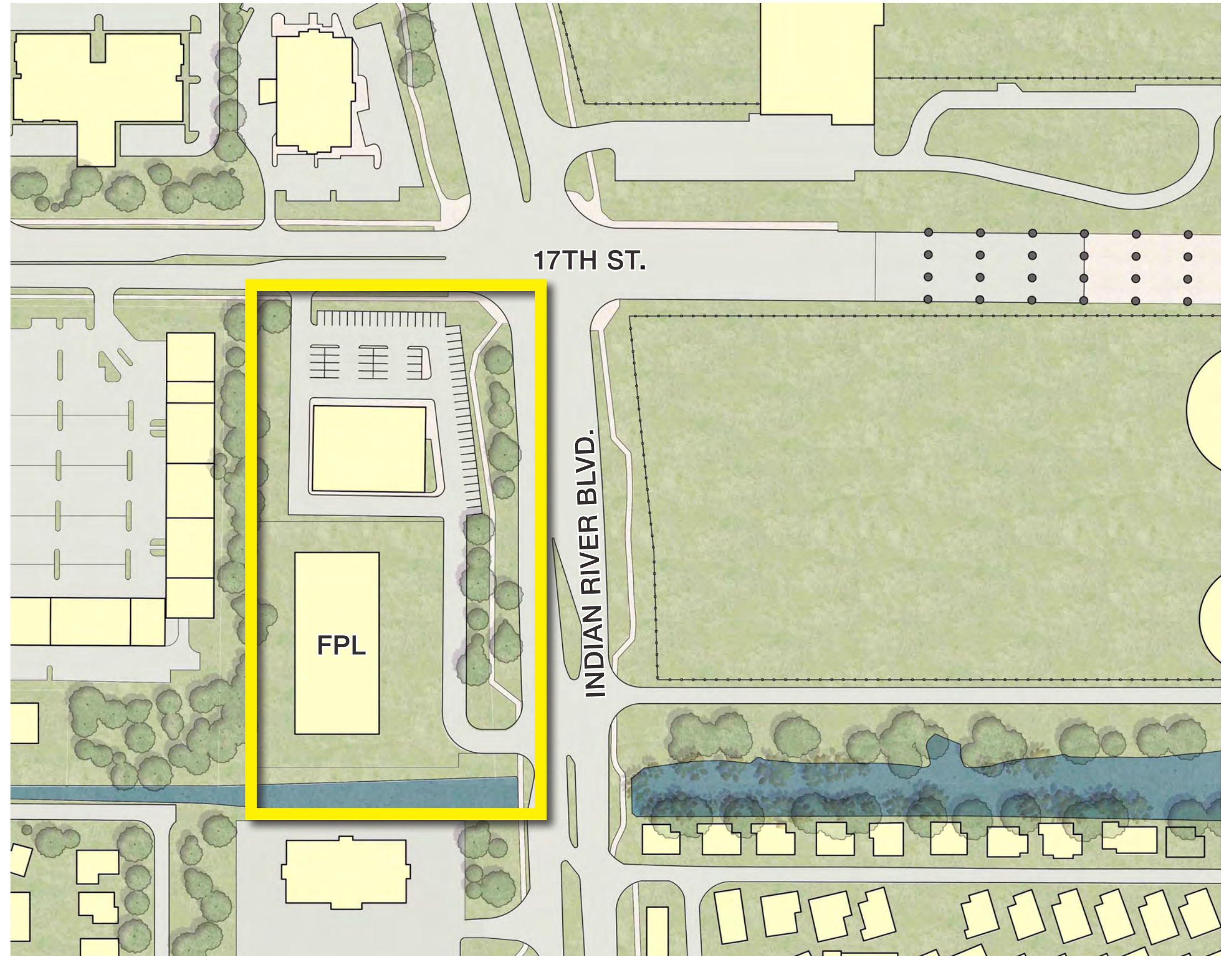
Former Post Office Site

SW Corner Post Office Site: 6 Options

This site has already been more than two-thirds committed to the new FPL electric transfer station. As discussed during the charrette, this site may be developed independently. The following studies depict a number of possible uses suggested by residents. The more popular choices were for a small, high end market or housing. It may also be used for office, retail, or parking. All of these ideas have been drawn.

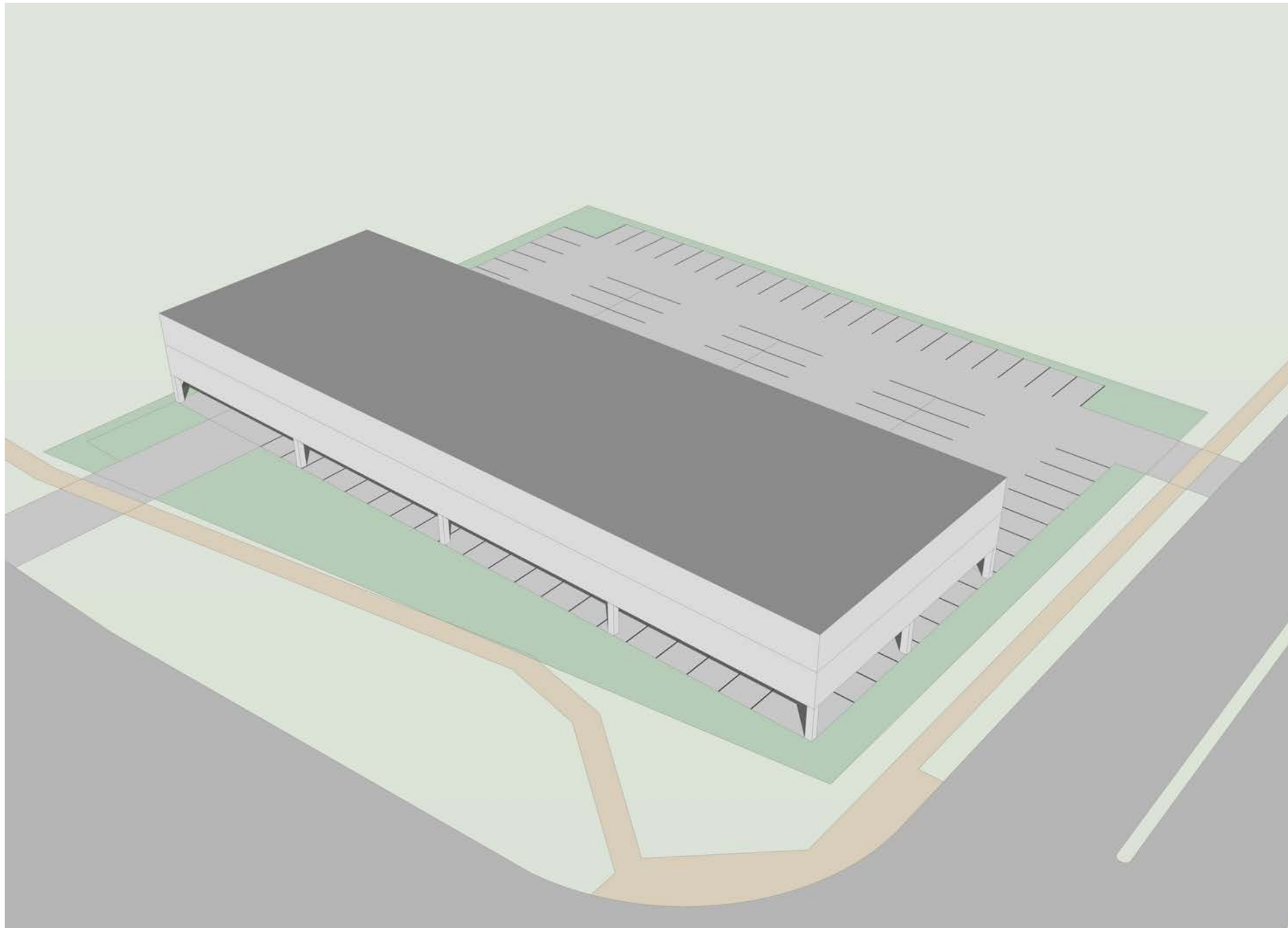
A parking garage would be expensive and seldom in use except during important events, and thus may not be worth the investment. Housing could also be seen as a public utility if it is constrained to public servants of the city such as teachers, hospital employees or other service employees whose recruitment is currently difficult. The food market is particularly desirable to the population on the Island who do not have a grocery and for whom this is an excellent location.

The revenue from the sale of this property should be applied to fund the development and maintenance of the other two parcels. The Council should issue an RFP to solicit proposals from a number of developers.



Former Post Office Site

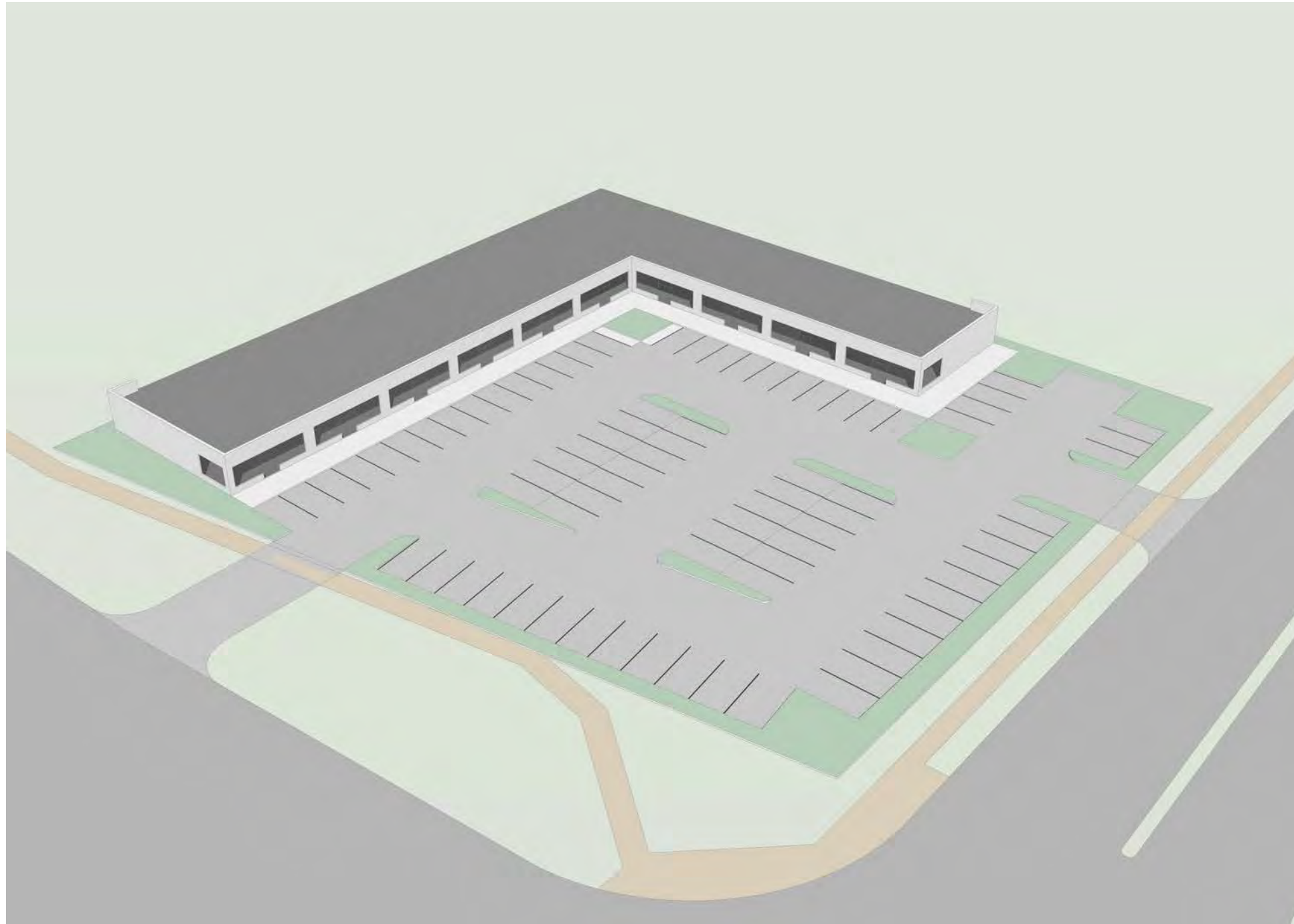
SW Corner Scenario 1 - Office Building



2 Office Levels over Parking Lot

Parking ratio	3.33 spaces per 1,000 SF
Parking Spaces	143
Total floor area	42,900 SF
Floorplate	21,450 SF

Former Post Office Site
SW Corner Scenario 2 - Shopping Center

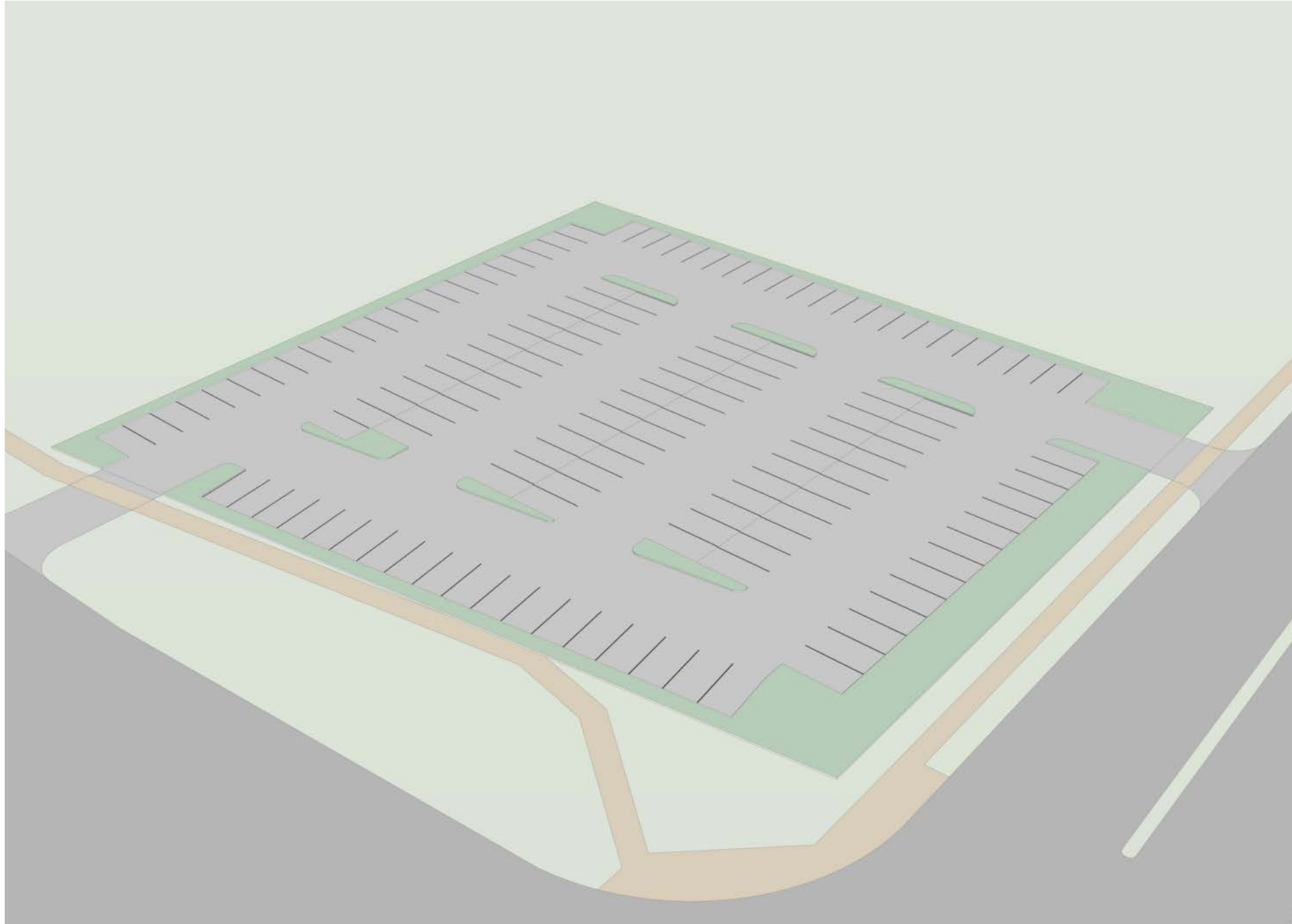


1 Retail Level with Parking Lot

Parking ratio	4 spaces per 1,000 SF
Parking Spaces	81
Total floor area	20,079 SF

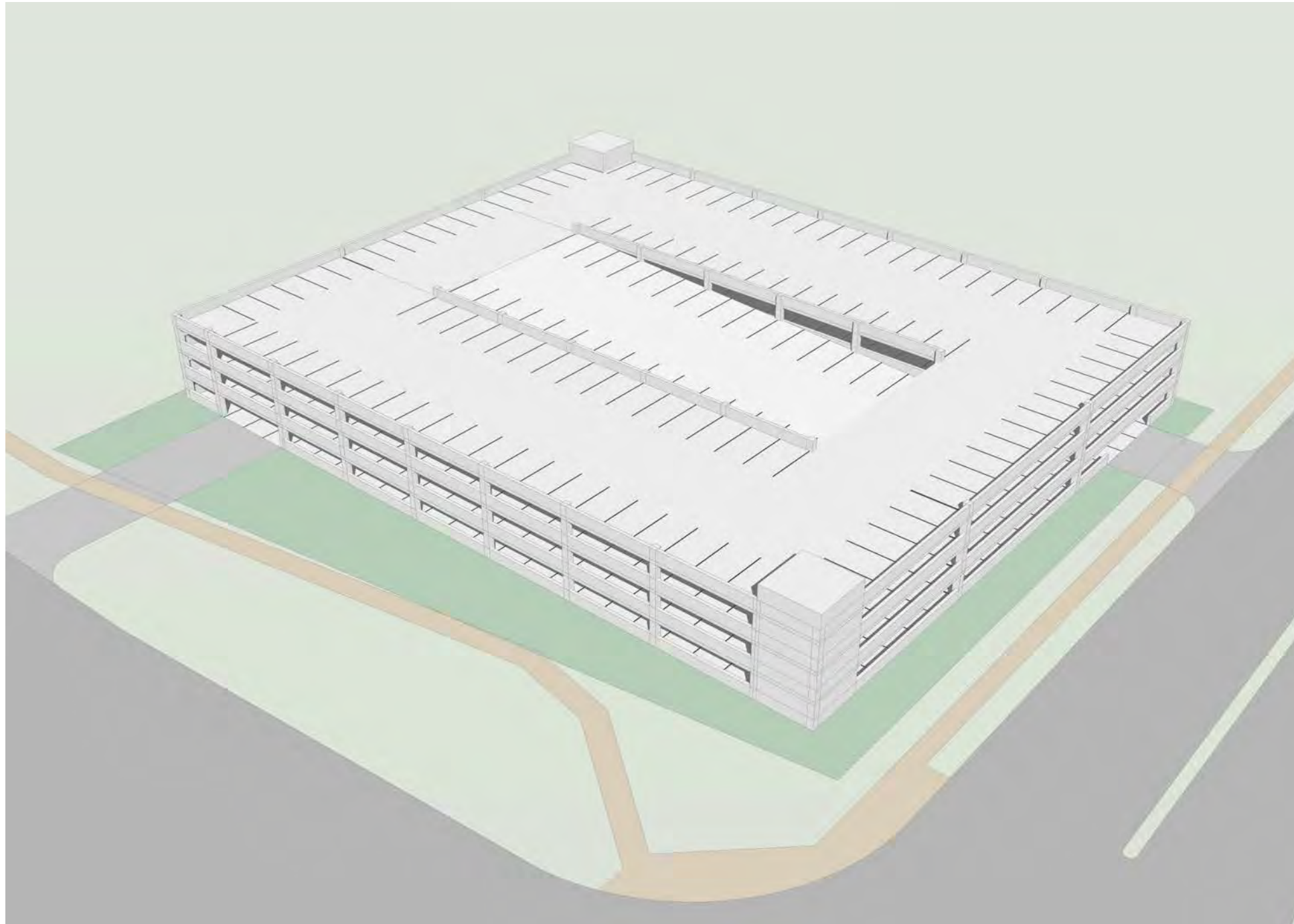
Former Post Office Site

SW Corner Scenario 3 - Surface Parking



Surface Parking Lot	
Parking Spaces	152

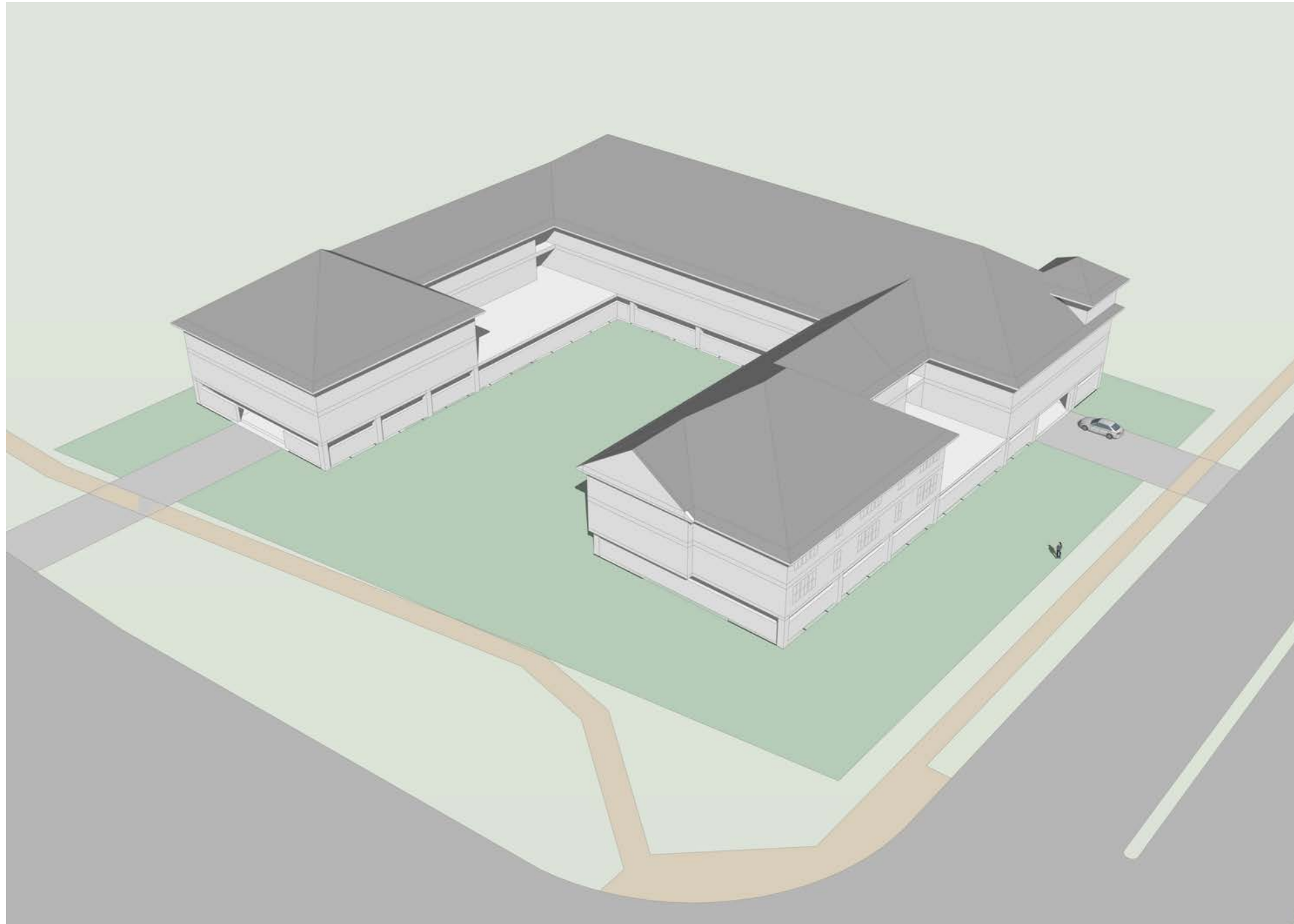
Former Post Office Site
SW Corner Scenario 4 - Parking Garage



4 Levels Parking Garage	
Parking Spaces	515

Former Post Office Site

SW Corner Scenario 5 - Apartment Building

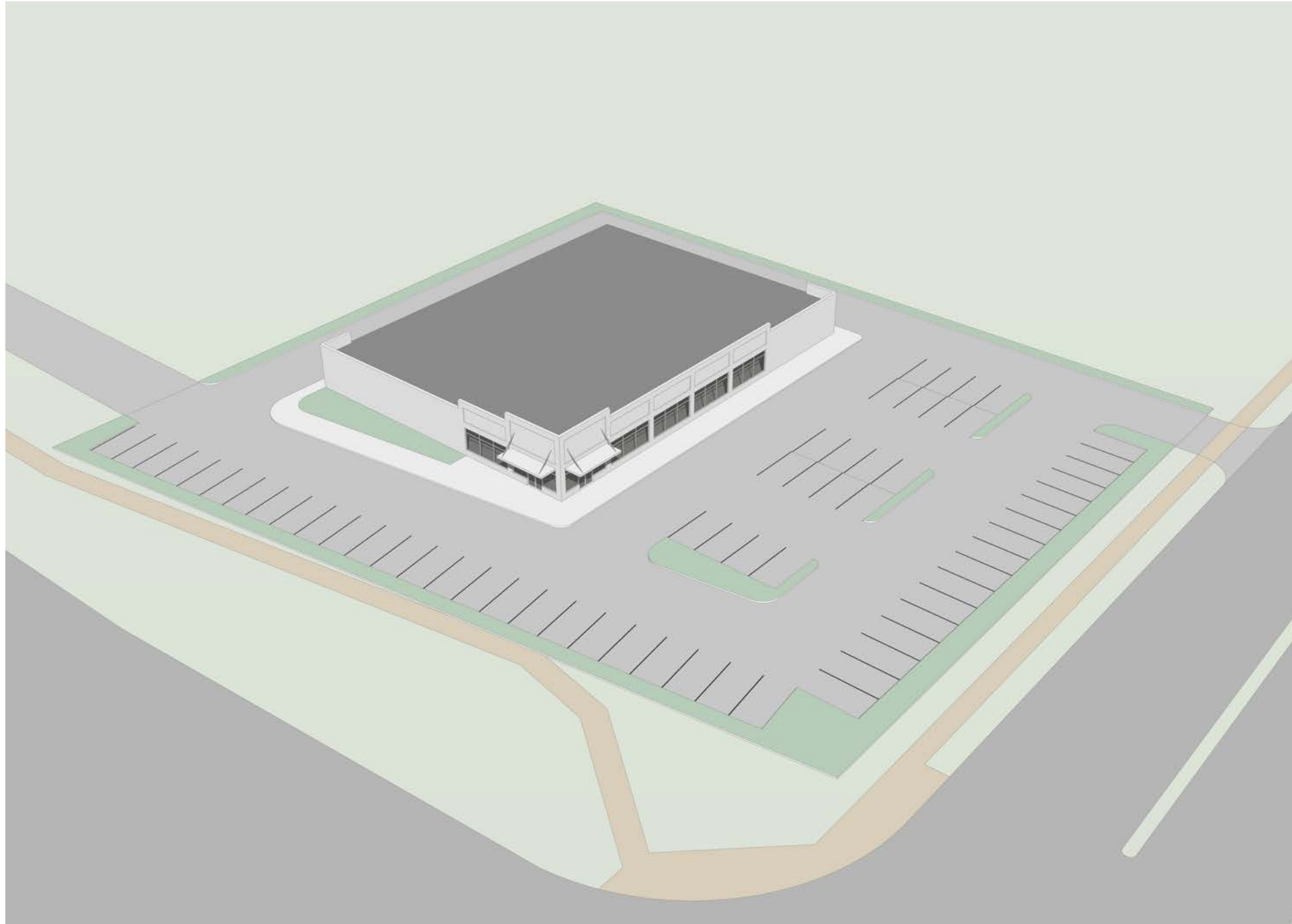


2 Apartment Levels over Parking

Max. allowed density	15 du/acre
Total lot area	4.67 acres
Easements for substation	3.2 acres
Buildable area	1.47 acres
Allowed units	70
Proposed units	42
Total floor area	42,000 SF
Floorplate	32,175 SF
Parking Spaces	93
Required parking ratio	1.5 spaces per unit (average)
Average unit size	1,000 SF

Former Post Office Site

SW Corner Scenario 6 - Small Grocery Store (e.g. Trader Joe's)



1 Small Grocery with Parking Lot

Lot area	1.47 acres
Total floor area	15,000 SF
Required parking ratio	4 spaces per 1,000 SF
Parking spaces	60

IMPLEMENTATION

IMPLEMENTATION

Consultant Recommendations

Referendum & Alternatives:

It is strongly advised that the referendum take place as soon as possible while the public remains engaged in the future development of this site.

If the proposed referendum plan fails to pass, City Council would have 2 options:

- The Charter Plan/ Scenario 2 remains within the parameters of what the City Charter would allow to be implemented on this site without a referendum vote.
- If the Council is unable to agree to proceed with, or unable to finance, a Charter Plan, the Scenario 1/ Mothball Plan would be the logical alternative that would leave the decision in the hands of a subsequent generation.



Funding & Maintenance

While there may be multiple funding sources to finance the redevelopment of this site, the cost and logistics of operating and maintaining the property will be the key challenges for the City. One of the planning premises is for the site to be self-sustaining economically and be revenue / cost neutral to the City, and ideally generate revenue for constant improvements. Here are some options to consider:

- **Land Sale:** Portions of 3 Corners, such as the Former Post Office annex, may be sold to generate revenue and any development would add to the City's tax roll. The proceeds could be used for the development of infrastructure on the former power plant and wastewater sites.
- **Ground Leases:** The land for the hotel/ conference center, restaurants, shops, wedding chapel, arts center, glamping tents, and apartment buildings could be leased so that they yield an ongoing income stream to operate and maintain the buildings and grounds of the complex.
- **Master Developer:** The City could issue an RFP to contract with a master developer to finance and manage the development of the former power plant site. The master developer would be required to develop the property consistent with the master concept plan. The developer could sublease to a hotel/ convention center operator, individual restaurants, and retail entities. The master developer could be required to manage the ongoing maintenance and programming of the public spaces through the rents generated from the subleased property.



- **Nonprofit Entities:** The various proposed facilities on the wastewater site could be operated by individual non-profit entities. The sailboat facilities would be contracted with Youth Sailing Foundation to develop and operate these facilities. A non-profit environmental research organization could develop and operate the environmental research center. A local non-profit cultural organization could be identified to operate the visual/ performance arts center. A non-profit skate foundation could raise funds to develop and operate the skate park.
- **City of Vero Beach:** If the master developer or the non-profit entities do not commit to developing or maintaining portions of the site, such as the glamping camp or fishing pier, the City could use the proceeds from the sale of the former post office annex, combined with grants to develop these recreational facilities. The operating maintenance costs would be offset from the revenue generated from the master developer lease.
- **Indian River County:** If the charter referendum fails and the City contemplates developing the site using the charter scenario, the high capital cost and high ongoing operating costs to the City would make this scenario cost prohibitive. Acknowledging that many users of this facility would reside outside the City boundaries, an arrangement should be negotiated with the County for the purposes of sharing costs of construction and maintenance.
- **Municipal Funding Tools:** The City with its Finance Director should also explore a number of funding tools available to cities to finance public projects, including CRA's, financing districts (TIFs), and special grants.

IMPLEMENTATION

Consultant Recommendations

Comprehensive Plan & Land Development Regulations:

- **Comprehensive Plan:**

1. The planning premises of this master concept plan should be adopted as policies for the development of this site in the City's Comprehensive Plan
2. The policies corresponding to "mixed-use future land use" will need to be revised to permit the use of the land use on this site.
3. The former power plant site should be designated as "mixed use future land use".
4. The portion of the wastewater site proposed for recreation and cultural facilities should be designated as "park future land use".

- **Land Development Regulations:**

1. Although the City has control over the land, it is unlikely it will be able to apply one of its current commercial zoning district regulations to this site and achieve the design presented in the master concept plan. The City should consider adopting new land development regulations to better enforce the development of the site consistent with the master concept plan presented in this report. A modified form-based code or, at a minimum, an overlay set of updated regulations would more effectively ensure high quality design.

2. The former post office annex site could be rezoned to C-1, Commercial to achieve the desired result of a general retail commercial use or grocery store.

Phasing

A plan of this complexity will need to be phased.

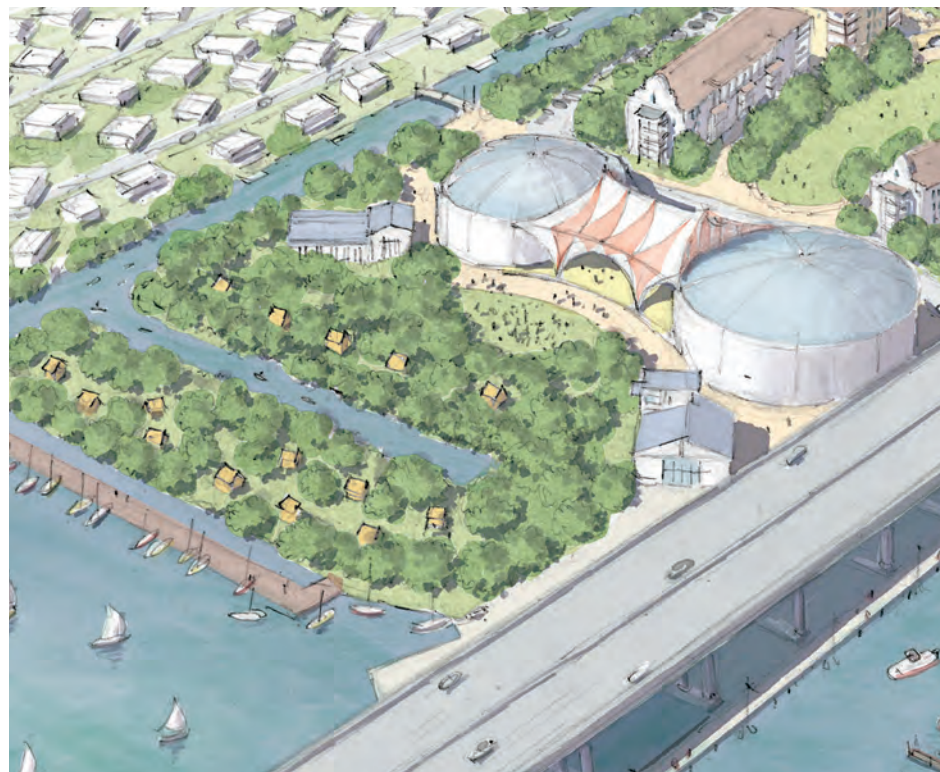
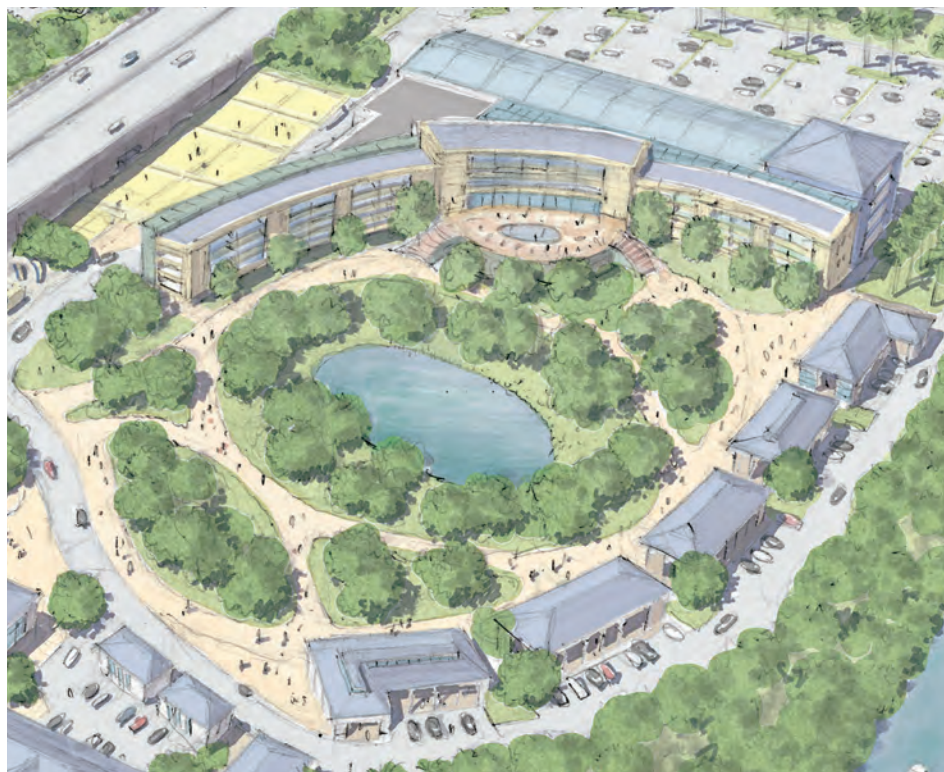
- Construction can be extremely destructive to commercial activity, so the plan must be coherently built as shown in the scenario plans to enable rational decisions.
- Additional service and parking areas should not be allowed to detract from the enjoyment and continuity of the intended park experience.
- The following phasing timeline is a recommended sequence to consider:
 1. FY21: Charter Referendum; begin Comprehensive Plan amendments; new Wastewater Plant under design / engineering
 2. FY22: New Wastewater Plant construction begins; Comprehensive Plan amendments; Land Development Regulations amendments; Official Zoning Map amendments; RFP site for Master Developer; enter into agreement with Youth Sailing Foundation for sailing facilities
 3. FY23: New Wastewater Plant construction; Master developer design & site approvals
 4. FY24: New Wastewater Plant construction; Master development (former power plant site) under construction

5. FY25: Former wastewater plant demolition; Master development (former power plant site) under construction
6. FY26: Former power plant site open (hotel / conference center, restaurant, retail)
7. The hotel, market sheds, restaurants and chapel of the north site should be built all at once (FY24-25).
8. The south site's shoreline improvements, sailing foundation facilities, and the cultural arts center should ideally be built simultaneously if the three projects can be coordinated.
9. The demolition of the west side of the wastewater treatment plant can follow subsequently. (FY25)
10. The sale and development of the former post office site may occur independently at any time.

Boating

A final thought...the two eastern sites equally belong to the land and the water.

- The on-site presence of the Youth Sailing Foundation is to be celebrated and they should have priority on the water along their assigned waterfront.
- However, there are also a great number of motorboats from the mainland and the island who should have equal access, particularly to the restaurants and other events through temporary day docking.
- Launching and new boat storage facilities should occur elsewhere, and indeed an expansion of the Riverside Marina is being discussed.





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