



Virginia Key Master Plan: 2010

A Forgotten Natural Wonder,
A Community Planning Process

by the Virginia Key Public Planning Coalition
with City of Miami Planning Department

Virginia Key Public Planning Coalition

Urban Environment League

University of Miami School of
Architecture

Dade Heritage Trust

Friends of Miami Marine Stadium

Villagers

National Trust for Historic
Preservation

World Monument Fund

DOCOMOMO

Virginia Key Beach Park Trust

Miami Neighborhoods United

Dade County History Museum

Tropical Audubon Society

Sierra Club

Urban Paradise Guild

Miami Rowing Club

Miami International Triathlon

Speedboat Racing Association of
America

Dragon Boat Racing Association

Swim Gym

Rusty Pelican

Friends of Virginia Key

...more...

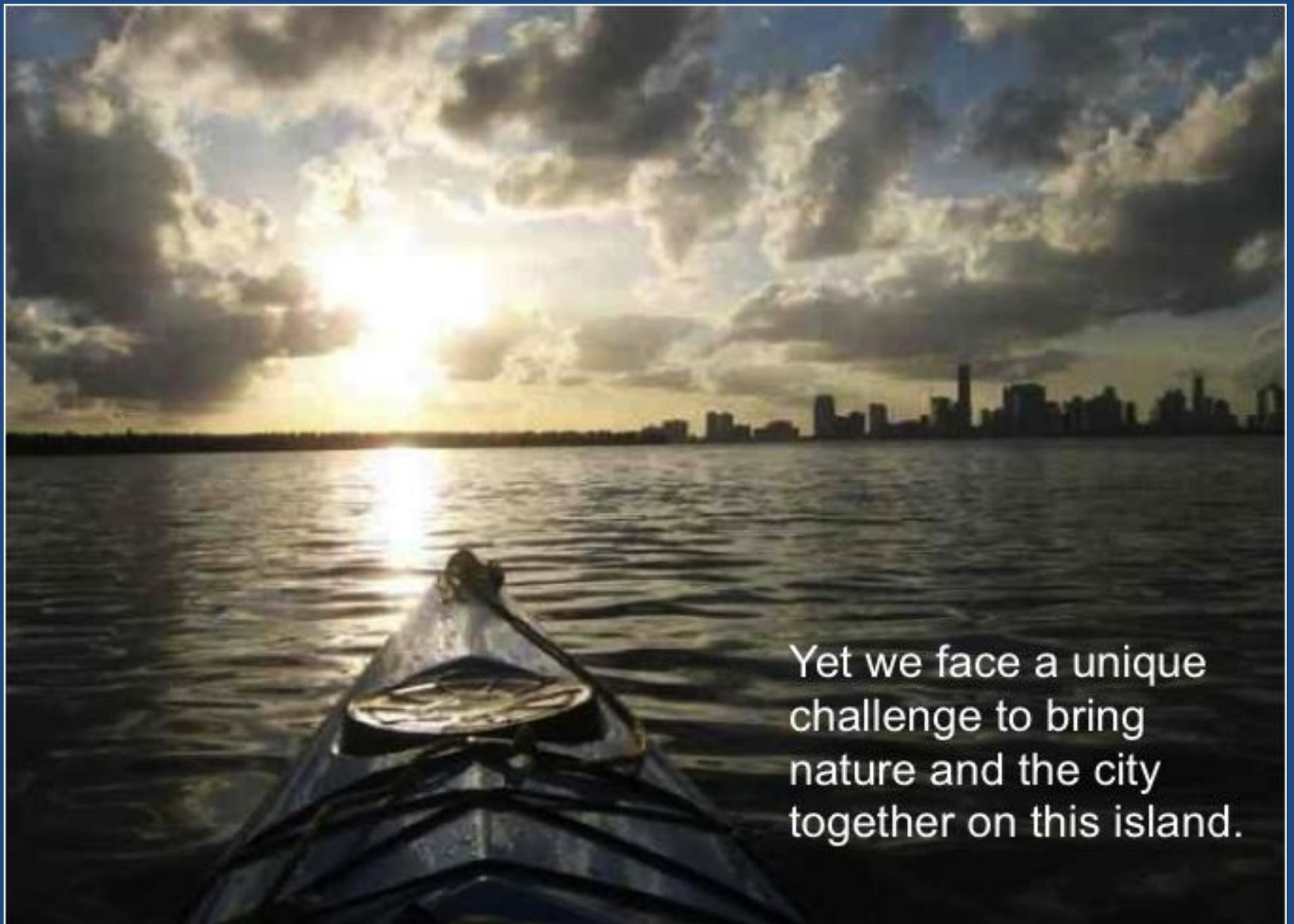
And Partnered With

- City of Miami Mayor's office and staff
- City of Miami Commissioner's office and staff
- City of Miami Planning Department
- Miami Dade County DERM
- Miami Dade County Public Works Department
- Miami Dade County Transportation
- Dade County Commissioner Gimenez's Office

Why are we here?

- In Oct 2009 City Commission voted to delay the approval of the Virginia Key Master Plan to allow for additional community input.
- After numerous public meetings (three workshops) and at least a dozen working sessions - as well as consultation and collaboration with Planning Staff and government representatives, we're here to present the consensus plan.





Yet we face a unique challenge to bring nature and the city together on this island.

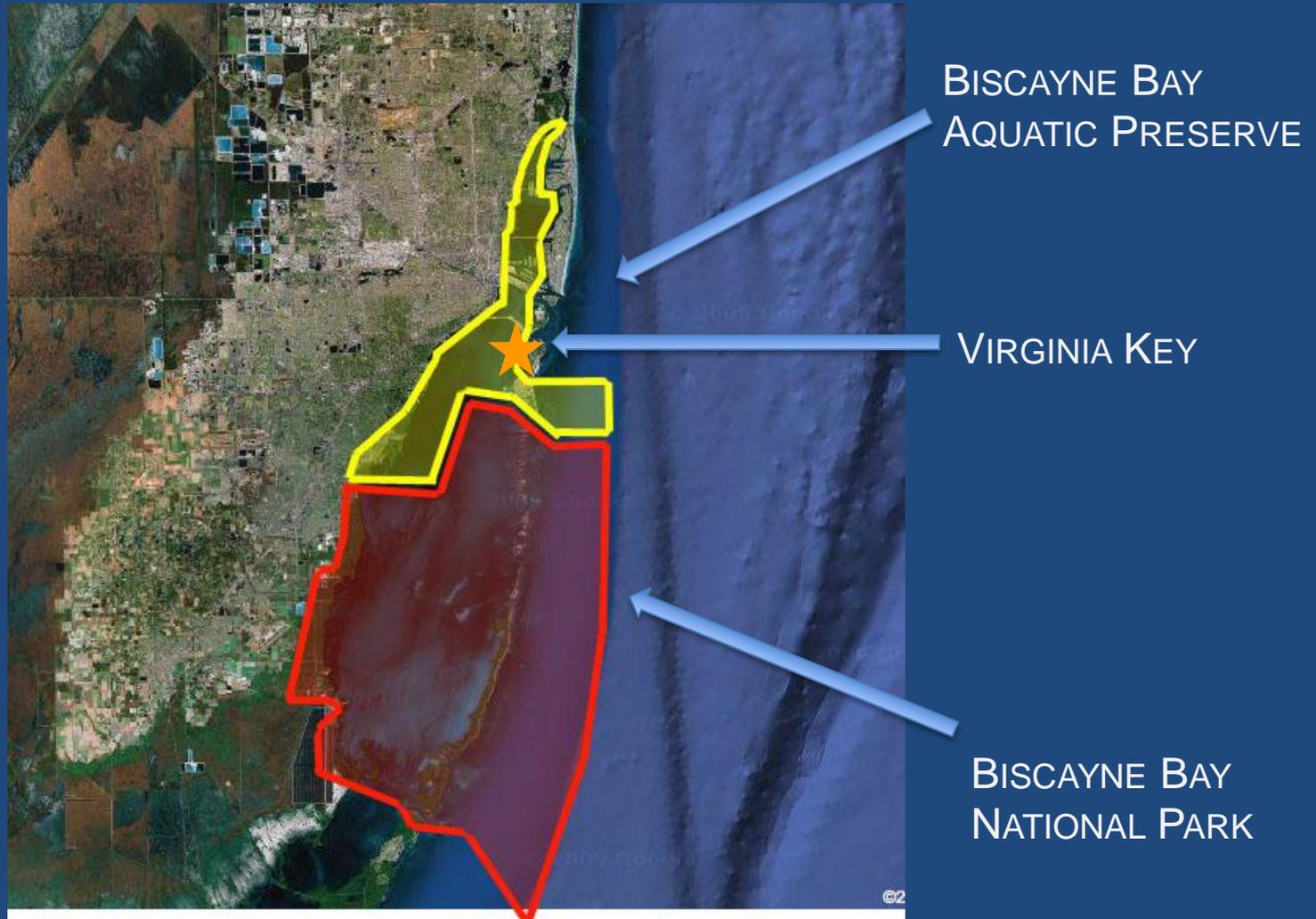


We have built consensus for a better plan for Virginia Key, showing the value of a more coherent public process that has included the hard work of many people in this room - both public officials and concerned residents. We thank you.

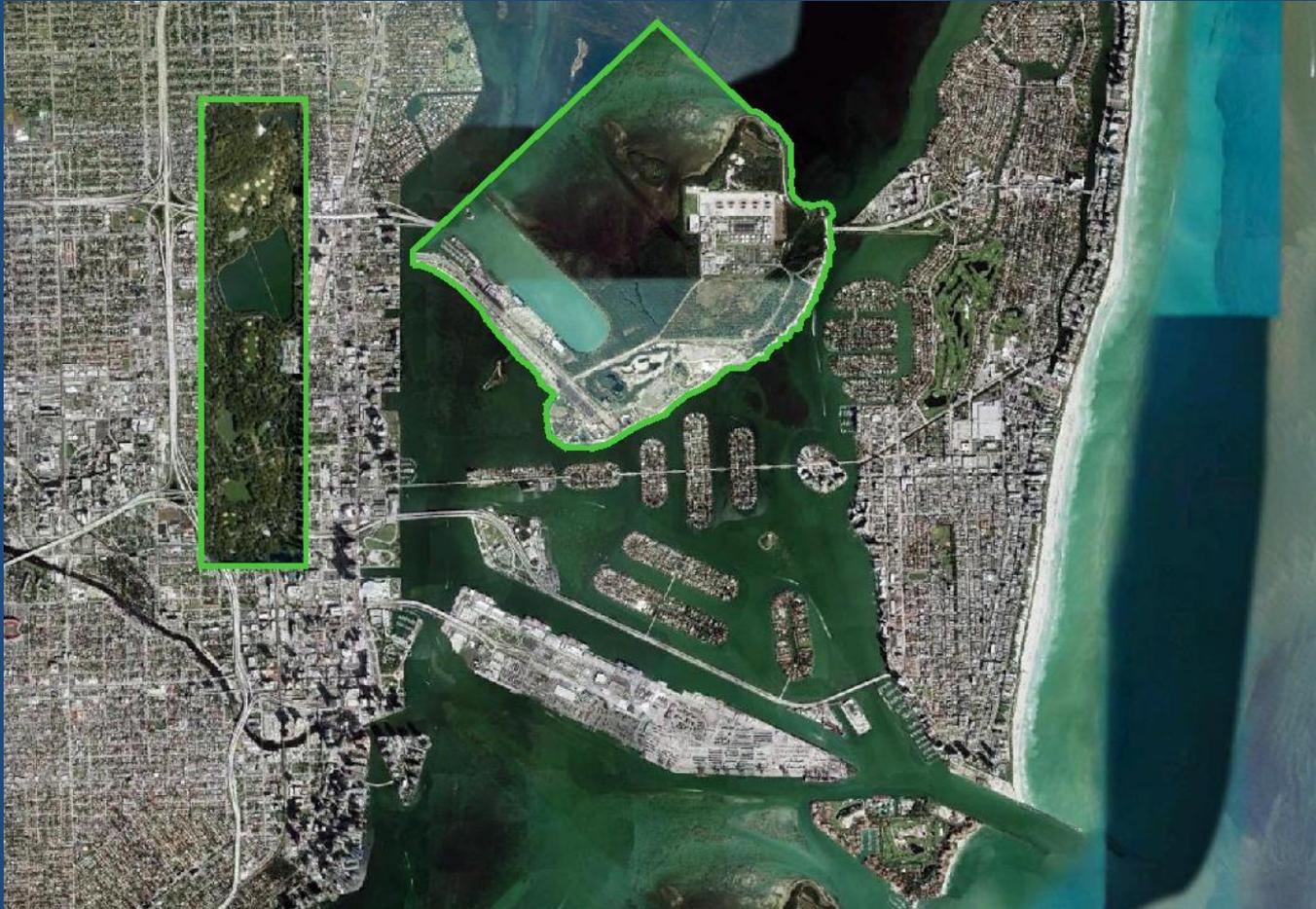
Enduring Themes and Features of Va Key

- Education and research related to the natural world
- Recreation and leisure spaces in the water and on land
- Historical interpretation of the island and preservation of key sites: VK Beach, Marine Stadium, natural areas
- Preservation and enhancement of nature

WHAT IS UNIQUE ABOUT ITS SETTING?



HOW BIG IS VIRGINIA KEY?



VIRGINIA KEY: 1300 ACRES, 700 ACRES SUBMERGED, TOTAL ACREAGE 2000
CENTRAL PARK: 840ACRES

Deed Restrictions: Property Conveyed to Local Gov'ts for Public Purposes

- Marine Stadium: “Marine Stadium and allied purposes only” for much of the basin area.
- Virginia Key Beach (1982): “for public park purposes only” or it reverts to the county. (No Hotels Recommended for the Island!)



LEGEND:

1- Marine Stadium Basin Properties

2- Historic Virginia Key Beach Park Site

3- North Point

4- Old Landfill

5- Beach and Hammock

6- Shrimpers' Lagoon and Treatment Plant

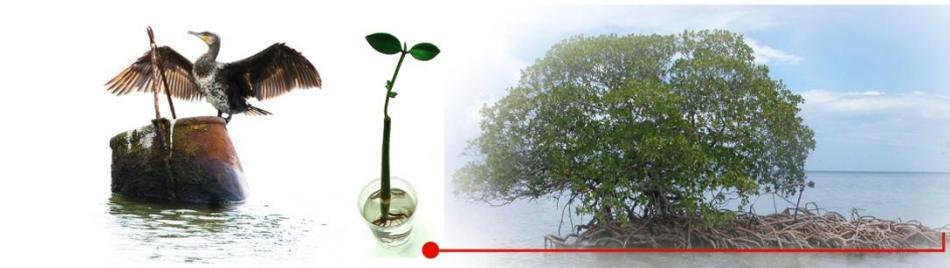
7- Critical Wildlife and Conservation Area

8- Miami-Dade County Property, Seaquarium and UM Rosentiel School

Bill Sadowski Critical Wildlife Area

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

BILL SADOWSKI PRESERVE CRITICAL WILDLIFE AREA



EXISTING ENVIRONMENTAL CONDITIONS

RECLAMATION PROJECT



MANGROVE



RESTORATION EFFORTS



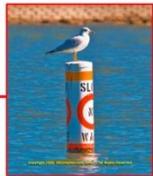
HAMMOCKS



TYPICAL LANDSCAPE



ACTIVE UNDERWATER LIFE

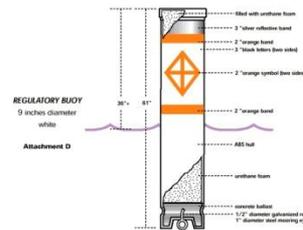


PROPOSAL

IMPROVE SIGNAGE

PROVIDE RESTING POINT FOR BIRDS.

EDUCATIONAL PURPOSE



BUOYS, BOATS-OUT TYPE
MUST BE PLACED AT INTERVALS NOT MORE THAN 75' APART TO IMPROVE SIGNAGE.



FAUNA

SEA TURTLE

MANATEE

BLACK HAWK





**VIRGINIA KEY
CONSENSUS
MASTER PLAN**

**Bill Sadowski
Critical Wildlife Area:**

**Environmental
Educational
Trails**



JULY 2010

Proposed Wildlife Watch Tower



West Lake Park, Florida



Park, Broward County, Florida





VIRGINIA KEY BEACH PARK

MASTER SITE PLAN

0' 300'



WALLACE ROBERTS & TODD, LLC

◆ HISTORIC FEATURE

BEAR CUT

ATLANTIC OCEAN

TO VIRGINIA KEY BEACH COASTAL TRAIL

519 ROAD

MANHATTAN COUNTY PARK

TO ROCKAWAY GARDENWAY

141 FISH HATCHERY

PARKING LOT
HC PARKING

SOLAR GATEWAY
SHORELINE PROMENADE
MEMORIAL GROVE
GARDEN COURT
CULTURAL CENTER
MAIN ENTRANCE GATE

NEW PICNIC SHELTER
PICNIC SHELTERS
RESTROOM
HC PARKING
CABANAS
PLAYGROUND

CAROUSEL
COCONUT GROVE
BUS STOP
DANCE FLOOR
SNACK BAR
BATH HOUSE

GROUP CAMPING AREA
BEACH PAVILION
SWIMMING BEACH
COASTAL STRAND
SHORELINE PICNIC GROVE
HAMMOCK

EVENT ENTRANCE
BRIDGE/GATE
BIKE TRAIL
WETLAND
NATURE TRAIL
WETLAND FOREST
EVENT MEADOW
NEW PICNIC SHELTER
PLANT LORE GARDEN
MINITRAIN TRACK
BRIDGE
MANGROVES
LAKE
MINITRAIN TUNNEL
MINITRAIN STATION
PARK OFFICE
WATER PLAY
ENTRANCE ROAD
PICNIC SHELTER
TRAIL HEAD

POND
NATURE TRAIL
MANGROVE
ENTRANCE

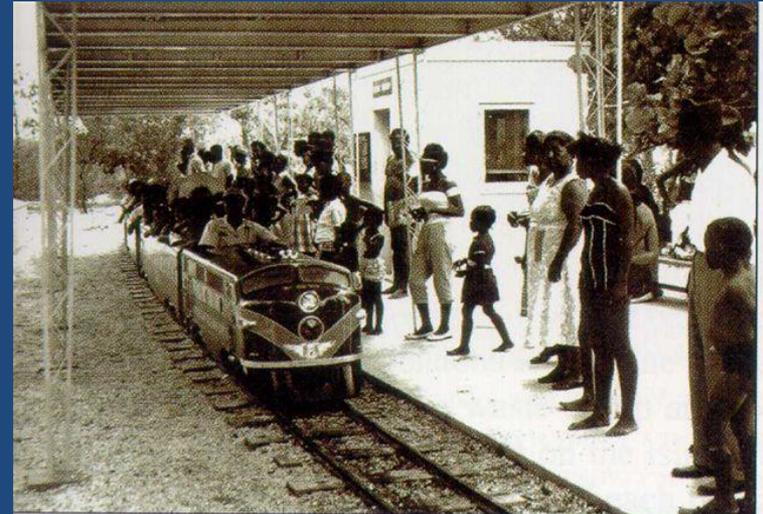


The late great Athalie Range and others fought too hard to preserve this historic beach. It should not be dominated by inappropriate uses.

Deed restrictions would be violated.



- Historic contribution to the diversity of our community.
- Crucial civil rights history happened here. To be honored in a museum.
- Protection of the Virginia Key Trust is central to the integrity of the island.



Planning & The Public Process

How did we get here in 2010?

- 2006, City of Miami gives go-ahead to EDSA for a master plan of the island.
- 2007, First UEL sponsored public workshop to obtain public input.
- 2007, EDSA 'Charrette' at LaSalle High School; 300 people attended; one of the largest such gatherings in Miami's history.

• **STAKEHOLDER INTERVIEW PROCESS,**
January 18-22, 2007



• **PUBLIC MEETING #1: SITE INVENTORY AND ANALYSIS, (RSMAS)**
March 29, 2007

• **PUBLIC MEETING #2: COMMUNITY WORKSHOP AND CONSENSUS BUILDING,(LaSalle)**
June 20, 2007

• **PUBLIC MEETING #3: PRELIMINARY MASTER PLANNING,**
August 26, 2008



• **PUBLIC MEETING #4: VIRGINIA KEY MASTER PLAN, (City Hall)**
May 20, 2009

• **WATERFRONT ADVISORY BOARD,**
June 9, 2009

• **PLANNING ADVISORY BOARD,**
June 17, 2009

• **UEL DESIGN WORKSHOP**
September 27, 2009



• **WATERFRONT ADVISORY BOARD,**
October 5, 2009

• **CITY COMMISSION**
October 8, 2009

UEL Design Workshop Sept 27, 2009

Recommendations:

1. Welcome Center within Marine Stadium Park Area
2. Multi-jurisdictional authority over island
3. Transportation: Connectivity
4. Balance fiscal and environmental sustainability



Vision For Virginia Key From UEL Workshop Sept 27, 2009

- An Accessible Place of Recreation, Heritage, and Natural Conservation
- Complete public access to waterfront
- Sustainable principles: healthy activity, low carbon footprint
- No overnight accommodations (eco camping allowed) and expand eating and public facilities and recreational activities.
- Enhance public amenities, transportation
- Integrate Thematic Linkages: Heritage, Recreation, Environmental Education, and Conservation of Natural Resources

What Does the Community **Not** want the Island to be?

- Hotels, condos and shopping centers
- Overbuilding
- Encroachment into natural areas
- Insensitive stewardship of cultural/historic sites

Detailed Workshop Recommendations

1. Create a Welcome and Orientation Center

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

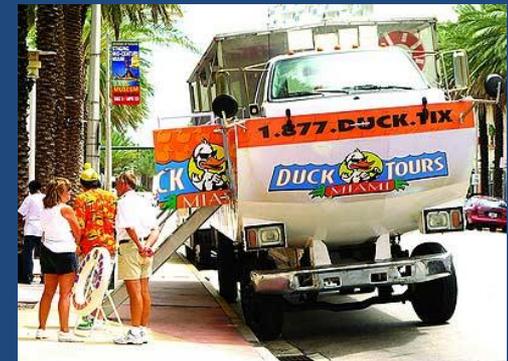
2. Follow historic legal agreements and establish a Controlling Authority

- County and State deed restrictions should be followed.
- Long term: A multi-jurisdictional Virginia Key Governing Board should be created to guide the future uses of the island and devise an equitable business plan for all elements of the Master Plan.

3. Transportation: Connectivity and Sustainability

- Compliment use of cars on the island with more public transportation to mainland
- Need for some sort of island tram
- Address the problem of sea level rise
- Causeway as scenic byway
- Enhance view corridors
- Environmentally sensitive water taxi system-need manatee protection

TRANSPORTATION TO THE ISLAND BASE ON ENVIRONMENTAL CONDITIONS ANALYSIS



VIRGINIA KEY: ISLAND INTERNAL TRANSPORTATION

INITIAL CONSIDERATION:

- USE OF SOLAR POWERED VEHICLES AS SHUTTLES.



ISLAND TRANSPORTATION PROPOSAL



VIRGINIA KEY:
MIAMI MARINE PARK



LEGEND:

1- Marine Stadium Basin Properties

2- Historic Virginia Key Beach Park Site

3- North Point

4- Old Landfill

5- Beach and Hammock

6- Shrimpers' Lagoon and Treatment Plant

7- Critical Wildlife and Conservation Area

8- Miami-Dade County Property, Seaquarium and UM Rosentiel School

North Point



VIRGINIA KEY CONSENSUS MASTER PLAN

North Point Park

LEGEND

1. Mountain Bike Trails
2. Eco Campground
3. Biker's wash down area
4. Information Center with Restrooms
5. Pervious parking (100 spaces)
6. Enhanced public beach
7. Existing upland habitat restoration
8. Restored mangroves
9. Bill Sadowski Nature Preserve
10. Miami-Dade WASA Treatment Plant
11. Observation opportunities
12. Perimeter Multiuse Nature Trails
13. Proposed Coastal Hammock with nature trails
14. Foot Bridge
15. Lightly Planted Area



GRAPHIC SCALE
50 0 100 200

JULY 2010

LAND USE SUMMARY

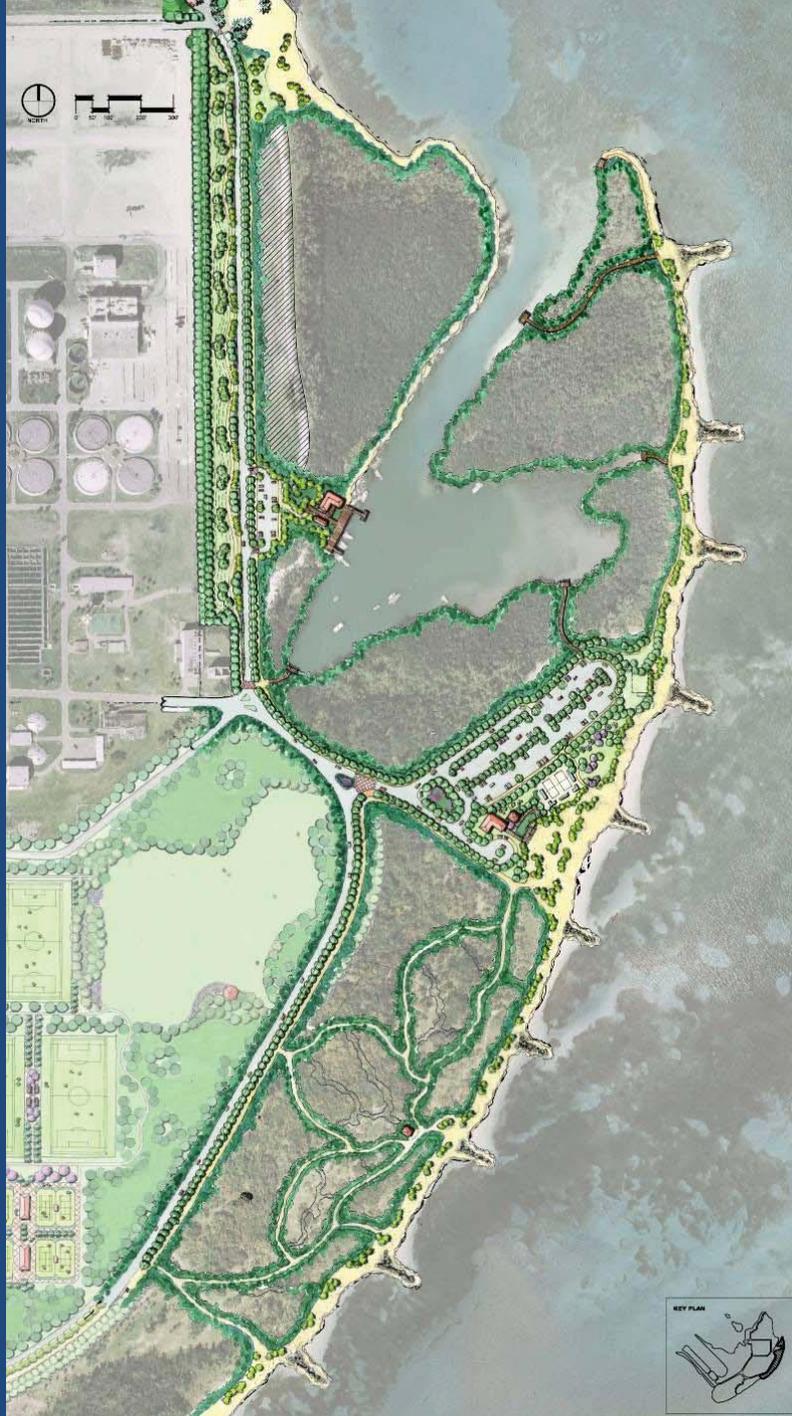
Mountain biking: 27.0 acres
Eco Campground: 3.0 acres
Information Center / restrooms: 0.02 acres
Biker's wash down area: 0.72 acres
Pervious parking: 1.08 acres
Hammock / trails / beach: 28.48 acres

TOTAL NORTH POINT: 60.3 acres



Shrimper's Lagoon

- Includes Jimbo's and Surrounding Beach
- Low scale recreational amenities (kayaking, canoeing, snorkeling, picnic areas)
- Promote ongoing habitat restoration program led by City of Miami's Parks Dept. and DERM
- Provide access and Educational opportunities to all environmental and cultural resources on the island



1. Renovated Boat Launch with Canoe/Kayak Rentals and Food Concessions. (Existing to be improved)

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

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

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

5. Enhanced Existing Public Beach Area and Trails

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

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

Shrimper's Lagoon, Public Beach and Coastal Hammock Restoration

Landfill

LAND USE SUMMARY

Sport Fields: 19.9 acres (17%)
 Pervious Parking: 2.2 acres (1.8%)
 Recreation Center & Restrooms: 0.5 acres (0.5%)
 Open Meadow: 9.0 acres (7.7%)
 Mangroves & Hammock: 85.0 acres (73%)
 TOTAL LANDFILL: 116.5 acres (100%)



VIRGINIA KEY CONSENSUS MASTER PLAN

Landfill Park

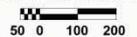
LEGEND

1. Softball / Little League (4 fields)
2. Soccer / Football (4 fields)
3. Tennis (4 courts)
4. Existing / restored mangroves
5. Batting Cage
6. Open Meadow
7. Recreation Center
8. Playground
9. Pervious parking (160 spaces)
10. Restrooms
11. Coastal Hammock / Nature Trails
12. Existing parking along Arthur Lamb Road

Note: Environmental community concern over lighting of the fields and turtle nesting



GRAPHIC SCALE



JULY 2010



Miami Marine Park

Miami Marine Stadium and basin built in 1963

MARINE STADIUM AND BASIN DESIGNATED HISTORIC JULY 2008



CITY OF MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD (HEPB)

HISTORICALLY DESIGNATED SITE (OUTLINED IN RED)

THE INDICATED AREA SHOWS THE PROTECTED BOUNDARIES OF THE BASIN AND THE PROPERTY FRONTING THE STADIUM ALL THE WAY TO THE RICKENBACKER CAUSEWAY.



and

UEL

VIRGINIA KEY:
MIAMI MARINE PARK



A COMPARISON BETWEEN THE WASHINGTON MALL AND THE VIRGINIA KEY BASIN



and

UEL

VIRGINIA KEY:
MIAMI MARINE PARK



Street Elevation of Marine Stadium



Waterfront Elevation of Marine Stadium



Marine Stadium under construction and architect Hilario Candela

ELVIS

THROWS THE WILDEST BEACH PARTY SINCE THEY INVENTED THE BIKINI AND THE BEAT!!!



It's **ELVIS!**

in

"CLAMBAKE"

HEAR ELVIS
SING 8 SONGS
ON
RCA VICTOR
RECORDS



ELVIS PRESLEY in "CLAMBAKE"

Starring: SHELLY FABARES - WILL HUTCHINS - BILL BIXBY - GARY MERRILL - JAMES GREGORY

Story and Screenplay by: ARTHUR WOPNER, JR. - ARTHUR WOPNER - JACQUES LOU - ARTHUR WOPNER - ARTHUR WOPNER - ARTHUR WOPNER - ARTHUR WOPNER

Produced by: JACQUES LOU - ARTHUR WOPNER - ARTHUR WOPNER - ARTHUR WOPNER - ARTHUR WOPNER - ARTHUR WOPNER

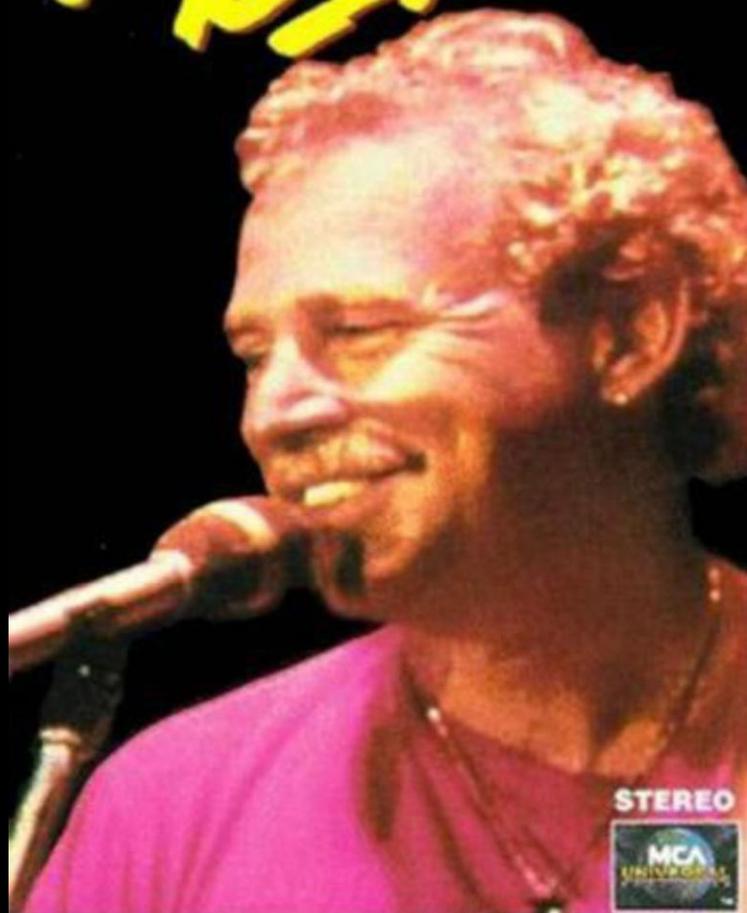
Techniscope Technicolor





LIVE BY THE BAY

Jimmy
Buffett



STEREO



NATIONAL
TRUST
FOR
HISTORIC
PRESERVATION

Richard Moe
PRESIDENT

June 25, 2008

Ms. Ellen Uguciori, Historic Preservation Officer
& Members of the Historic and Environmental Preservation Board
City of Miami Planning Department
444 SW 2nd Avenue
3rd Floor
Miami, FL 33130

Delivered by Hand

Dear Ms. Uguciori and Members of the Historic and Environmental
Preservation Board:

I'm writing to support the designation of the Commodore Ralph Middleton
Munroe Miami Marine Stadium as a historic site and structure. As you know, the
Miami Marine Stadium was designed by Hilarlo Candela when he was only 26
years old. Candela would later become one of the most prominent architects in
the region, but the Marine Stadium will always be considered one of his finest
designs.

The Miami Marine Stadium is of particular interest to the National Trust for
Historic Preservation because it is an important mid-century modern civic
structure -- a building type that has only recently been recognized as an
important part of America's heritage. The National Trust has been working for
several years to save and preserve the important places of our recent past, and
the Stadium is an excellent example of a structure that not only illustrates the
architectural features of the mid-century era, but also possesses enormous
cultural and social significance. Thousands, if not millions, of people have
gathered at the Marine Stadium over the years to view aquatic sports, participate
in multi-denominational religious services, and attend concerts by such great
artists as Sammy Davis, Jr., Jimmy Buffet and Jose Luis Rodriguez "El Puma".

The concrete cantilever structure, with its design mimicking the waves of the
water it sits on as well as the sails of the ships that pass by, is considered the
finest example of a mid-century sporting venue in the region. Unfortunately, the
Marine Stadium has been vacant for 16 years, and what was once a meeting
place and entertainment venue for all is now abandoned and covered in graffiti.

I hope that the City of Miami does right by this important architectural, cultural,
and socially significant mid-century stadium and designates it as a historic site

1785 Massachusetts Avenue, NW Washington, DC 20036
+1 202 388 9000 +1 202 508 6000 www.nationaltrustforhistoricpreservation.org

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Page 1

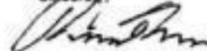
Ms. Ellen Uguciori & Members of the Historic and Environmental Preservation Board
June 25, 2008
Page Two

and structure. The City must recognize this important historic resource and do
everything possible to save and preserve it so that it will once again be a
treasured symbol of Miami's heritage.

The National Trust is supportive of the Dade Heritage Trust and the Friends of
Marine Stadium in their efforts to designate the stadium and its environs as a
historic site and structure. I encourage you to contact Karen Nickless in the
National Trust's Southern Regional Office at 843-722-8552, so that she may be
of further assistance in bringing National Trust resources to the foreground in
saving this important historic place.

Warmest regards,

Sincerely,



Richard Moe

RM:ba

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Page 2

National Trust for Historic Preservation
Letter of Support



April 13, 2008

Ms. Becky Roper Matkov
Chief Executive Officer
Dade Heritage Trust
190 Southeast 12th Terrace
Miami, FL 33131

Dear Ms. Matkov:

This letter is in support of the nomination of the grandstand at Miami Marine Stadium (here discussed as Miami Marine Stadium) as a Historic Structure. Part of the Marine Stadium, itself a unique and outstanding example of tropical landscape architecture in the country, the grandstand should be preserved as an icon of postwar concrete and sport architecture in Florida and in the United States. Its significance is very high, not only for the local community but also as a great achievement of the Modern Movement in the United States.

1. The grandstand of the Marine Stadium is the most remarkable poured-in-place concrete building in Florida, and one of the most significant nationally. The 6,500-seat grandstand of the Commodore Murnoe Stadium, named for Coconal Grove pioneer and boating enthusiast Ralph Murnoe, was completed in 1954. Poured entirely in concrete, it consists of a dramatically cantilevered folded plate roof supported by eight big slanted columns anchored in the ground through the grandstand. From the top of the columns, each section of the six-inch-thick roof – a feat of craftsmanship in Miami – developed as four folds. Seen from the causeway, the folds suggest “the romance of the water” and the structure expressed the movement of the waves gently bathing the stadium’s shoreline as well as those of the sailboats that cruise the bay and the stadium. Together, the straight and inverted triangles of the structure create an elegant and mineral facade that alludes to the complex geometry of marine life.
2. Because of its specific concrete technology and design, the Miami Stadium grandstand belongs to the first generation of modern sport facilities initiated in Europe and Latin America, using the plastic qualities of poured-in-place concrete for efficiency and spectacular visual effect. Pier Luigi Nervi’s Florence Stadium (1929-32) and Palazzo dello Sport (1958-60) in Rome pioneered plastic concrete shell construction. In Nervi’s footsteps, Carlos Raúl Villanueva (University Stadium in Caracas, 1950-52), Oscar Niemeyer and especially Felix Candela, the Spanish-born architect who immigrated to Mexico, made concrete a genuine expression of modern Latin American architecture, whose sensuality and plasticity contrasted with the rationalist canons of the international style. The Miami Marine Stadium is definitely worthy of its international predecessors and should be given the same respectful treatment.

3. The grandstand was commissioned to the firm of Pancoast, Ferendino, Crafton, Skeels and Burnham. Hilario Candela, a young Cuban architect educated at Georgia Tech and recently arrived to Miami, was the main responsible for the project, along with Albert Ferendino. Candela, who worked along Felix Candela when he was in Cuba designing the Becard factory, also worked for Max Borges, a Cuban architect well known for his use of poured-in-place concrete at the Tropiana nightclub in Havana (1951). In that sense, I argue that the Marine Stadium was in fact the first building in Miami (and one of the few who were built along with the Miami Dade Community College complex, south and north campuses), which had strong roots in modern Latin America—and also Cuban—architecture. This relation makes it historically significant as well for Miami and South Florida.
4. The final point regards the function of the Stadium from 1954 to 1962. It was used regularly for boat-racing events (a unique specialty of South Florida early in its history) as well as for entertainment, particularly concerts and other performances. Important politicians, sportmen and artists, including President Nixon, Sammy Davis Jr., Jimmy Buffet, Governor of New York Mario Cuomo, appeared at the Marine Stadium for important events and concerts.

For all these reasons, we urge the Dade Heritage Trust to do everything in its power to declare the Miami Marine Stadium a historical landmark in the history of Miami and South Florida.

Sincerely yours,

Enrique Media
President
DOCOMOMO US/Florida

Jean Francois Lejeune
Vice President
DOCOMOMO US/Florida

DOCOMOMO_US/Florida
Letter of Support

25 Madison Avenue
New York, NY 10017
Telephone (212) 477-1010
Fax (212) 477-1010
www.wmf.org

WORLD MONUMENTS FUND

September 18, 2008

Mr. Timothy Barber
Chairman
Historic and Environmental Preservation Board
City of Miami Planning Department
444 SW 2nd Avenue
Miami, FL 33130

Dear Mr. Barber:

I am writing in support of the Historic and Environmental Preservation Board designation of the Miami Marine Stadium as a local historic landmark.

Founded in 1965, the World Monuments Fund is recognized as a leader in the field of international heritage conservation. This year, as part of our bi-annual designation of the 100 most endangered sites in the world, the World Monuments Watch, World Monuments Fund recognized "Main Street Modern," as a category of iconic American civic structures, like the Miami Marine Stadium, that define a critical shift in American architectural style that are threatened with demolition or obsolescence and are under recognized for their bold use of materials and masterful design because they are too recently constructed to be understood as significant monuments adding to the character of a community. By listing "Main Street Modern" structures, World Monuments Fund sought to raise awareness of the threat of demolition due to the special conservation challenges they present or the public's lack of understanding of their value in our catalogue of great American architectural works. It is for this reason that I am urging your careful consideration of this landmark structure.

The Miami Marine Stadium is an iconic and important symbol of Miami and American modernism. Designed by Cuban-American Hilario Candela, this building speaks to the bold, modern image of the growing city and the international cultural influences that have helped shape Miami's image. As the first purpose-built facility to host popular water sports that activated Miami in the mid-century and the site of numerous cultural events, the Marine Stadium looms large in the public's image of the city. As a highly visible, recognizable landmark in the Miami skyline, it is an essential part of the city fabric for generations of Miami residents and visitors.

By recognizing the importance of the Marine Stadium, you and your fellow board members will be in good company with colleague agencies nation wide that have made

the decision to preserve America's mid-century civic landmarks. Recently, Grosse Pointe, Michigan recognized the importance of its modernist library and they are finding ways to expand and restore this internationally recognized structure. Similar preservation efforts are taking place from New York to California.

Miami, with its especially rich mid-century modern civic architecture is poised to be a leader in the recognition and preservation of America's mid-century identity. The Marine Stadium presents a prime opportunity to preserve and adaptively use a site that is seen as iconic and valuable by the citizens you serve. To demonstrate its viability, World Monuments Fund is willing to provide technical assistance to the Friends of Marine Stadium, Dade Heritage Trust, and the City of Miami.*

World Monuments Fund applauds your decision to hear the arguments for designation and we strongly encourage your action to support the preservation of the Marine Stadium.

Sincerely,



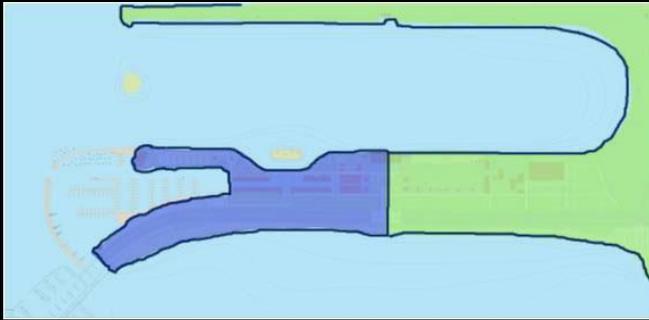
Amy L. Prellag
Program Director, United States

CC: Hon. Manuel A. Diaz, Mayor, City of Miami
Becky Roper Matkov, Dade Heritage Trust
Enrique Madia, DDCOMOMOUS Florida
Richard Moe, National Trust for Historic Preservation
Frank Sanchez, Municipal Art Society
Don Worth, Friends of the Miami Marine Stadium

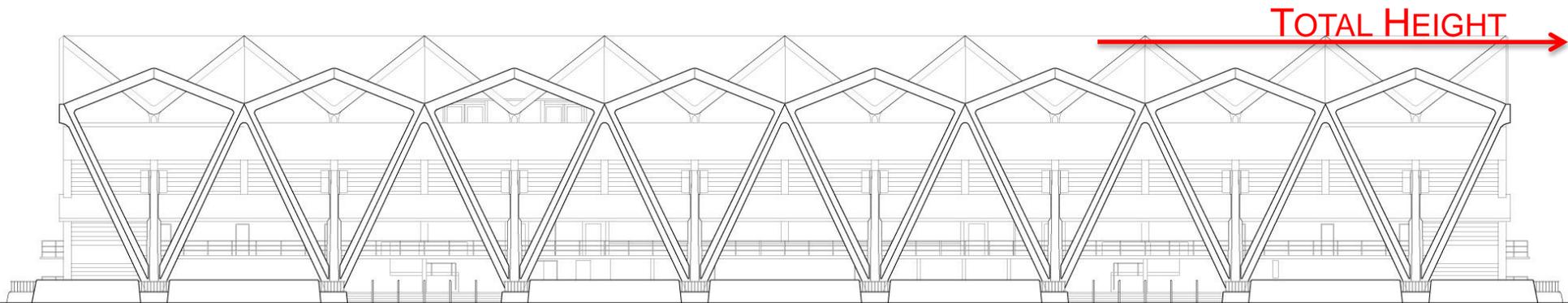
World Monuments Fund
Letter of Support

Only in Miami





MIAMI MARINE PARK PLANNING PRINCIPLES



PLANNING PRINCIPLES

1. MAXIMIZE PUBLIC ACCESS TO THE WATERFRONT
2. PROVIDE FLEXIBLE OPEN SPACE ON EASTERN SIDE FOR PUBLIC RECREATIONAL USE
3. BUILD NEW REVENUE GENERATING BOATING FACILITIES
4. PROPOSED SITE FOR MARINE MARITIME CENTER AND ISLAND ORIENTATION
5. RESTORATION AND VIGOROUS USE OF MIAMI MARINE STADIUM
(NO STRUCTURES SHALL EXCEED THE HEIGHT OF THE HISTORIC MIAMI MARINE STADIUM)
6. PROVIDE GREEN ALTERNATIVES FOR PARKING
7. PROMOTE VARIED PUBLIC USE OF SITE FROM PASSIVE TO ACTIVE AND ISLAND INTEGRATION



and

UEL

VIRGINIA KEY:
MIAMI MARINE PARK

**RUSTY PELICAN
RESTAURANT**

**RICKENBACKER
MARINA**

**DRY-STACK BOAT
STORAGE**

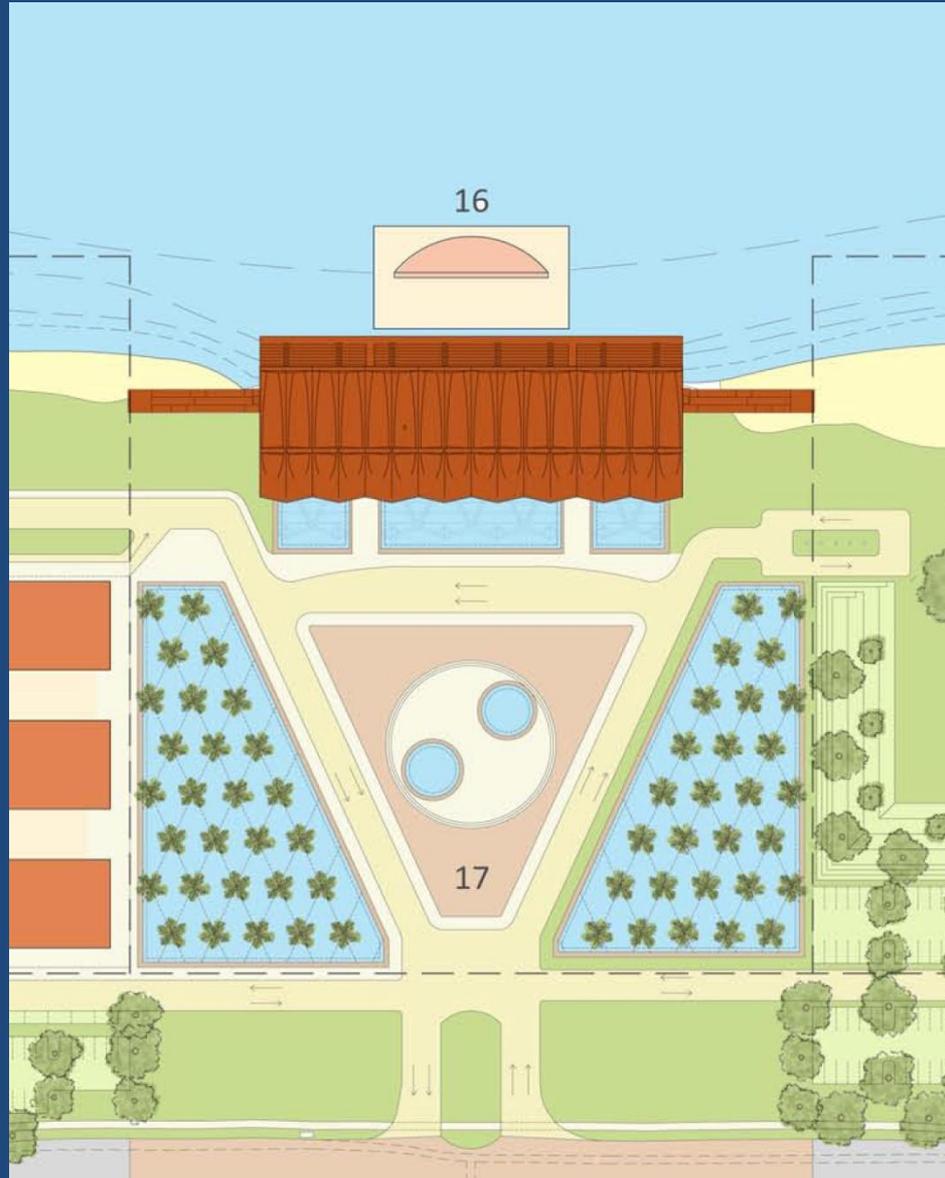
**MIAMI MARINE
STADIUM & PARKING**

**MIAMI ROWING CLUB
AND SWIM GYM**

MAST ACADEMY



Miami Marine Stadium



Marine Stadium Opening Night Dec 2012



Speed Boat Racing



Concerts



Rowing Regattas





DRAGON BOAT RACING



and

UEL

VIRGINIA KEY:
MIAMI MARINE PARK



TRIATHLON
MIAMI INTERNATIONAL TRIATHLON



and UEL

VIRGINIA KEY:
MIAMI MARINE PARK



DISTANCE SWIMMING EVENTS



and

UEL

VIRGINIA KEY:
MIAMI MARINE PARK



WAKEBOARDING COMPETITIONS
BOARD-UP MIAMI



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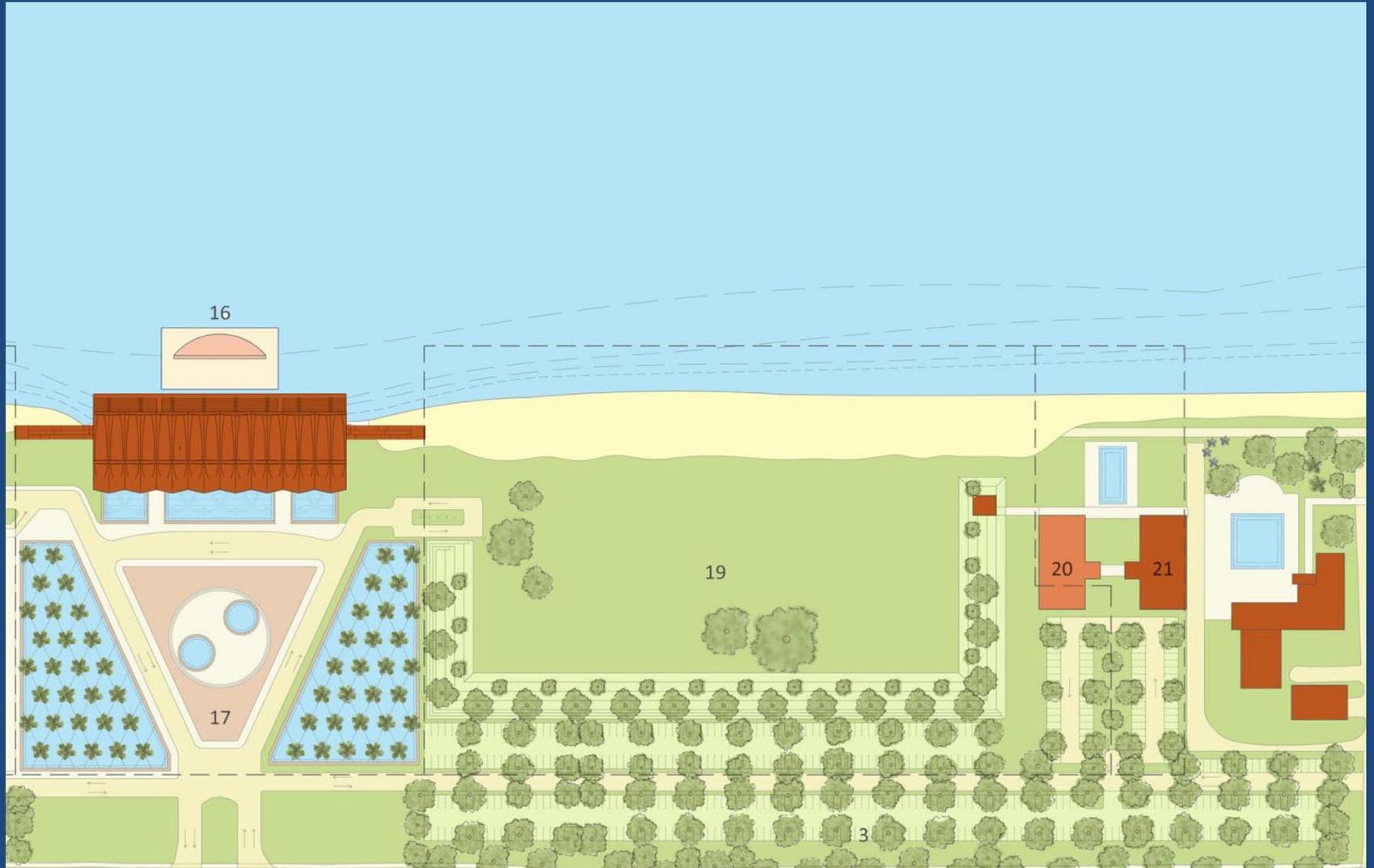
VIRGINIA KEY:
MIAMI MARINE PARK



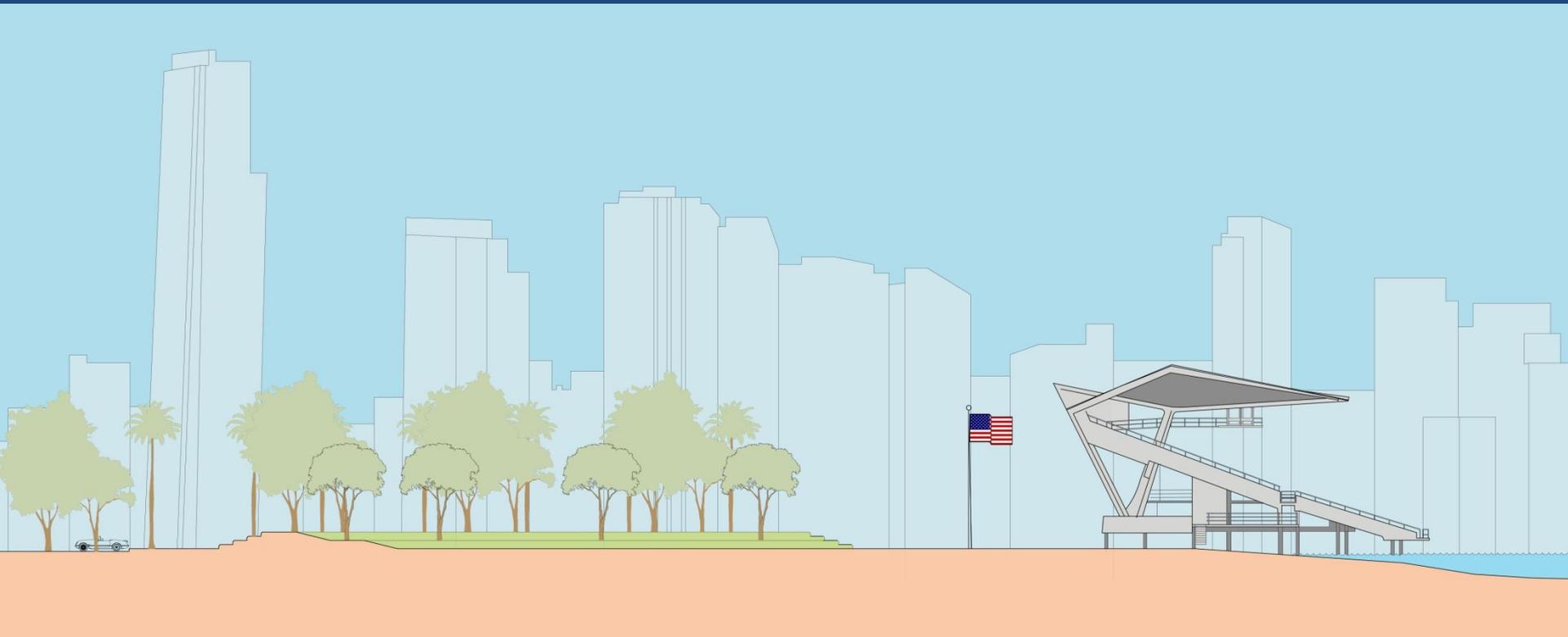
FUTURE USES RED BULL FLUGTAG

Public Green Space

Flexibility required for daily activities and special events



Section Through Public Green Space



PROMOTE VARIED PUBLIC USE OF SITE FROM PASSIVE TO ACTIVE AND ISLAND INTEGRATION





SWIM GYM



ROWING CLUB



and UEL

VIRGINIA KEY:
MIAMI MARINE PARK

Marina





Rusty Pelican Island





RUSTY PELICAN

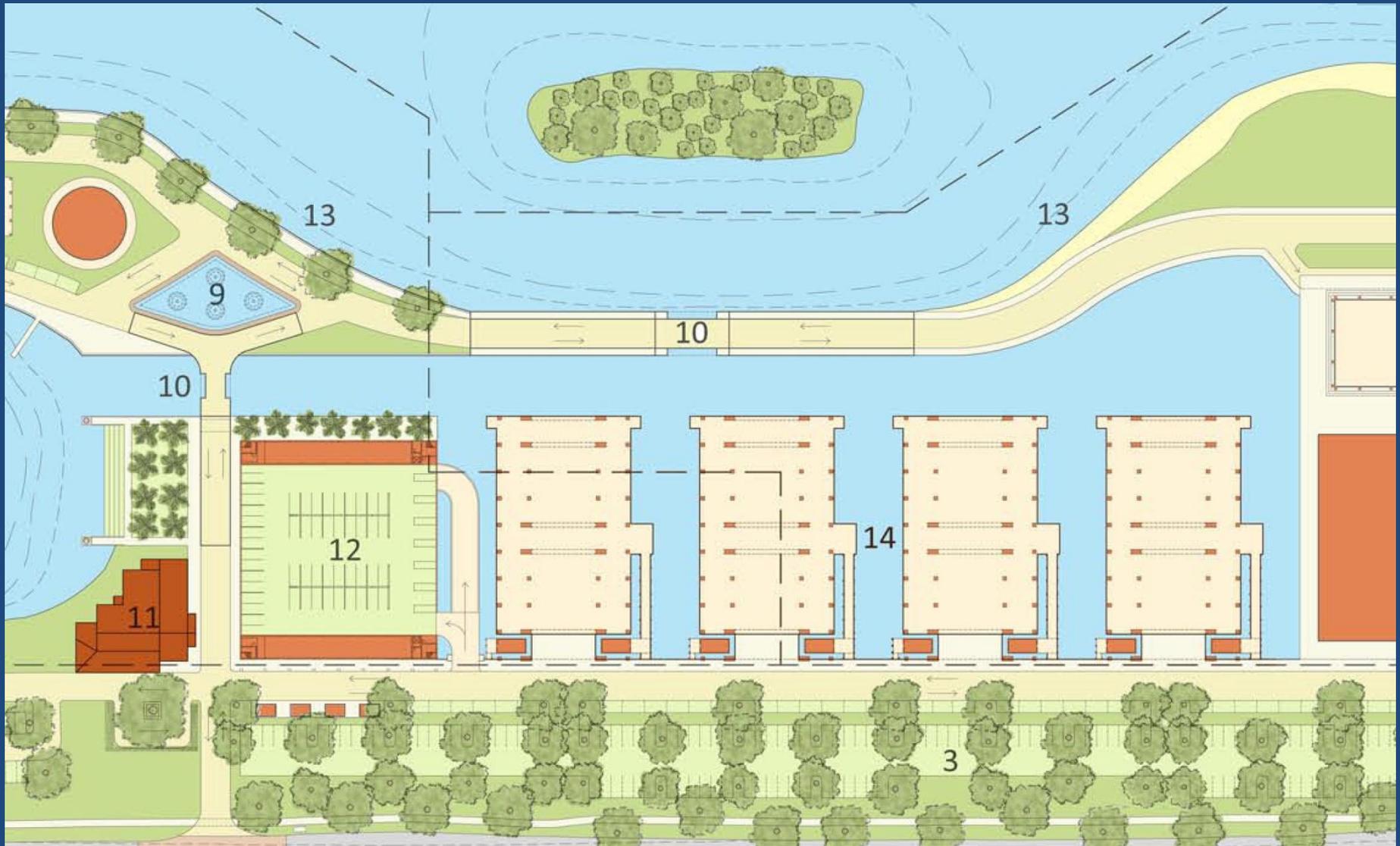


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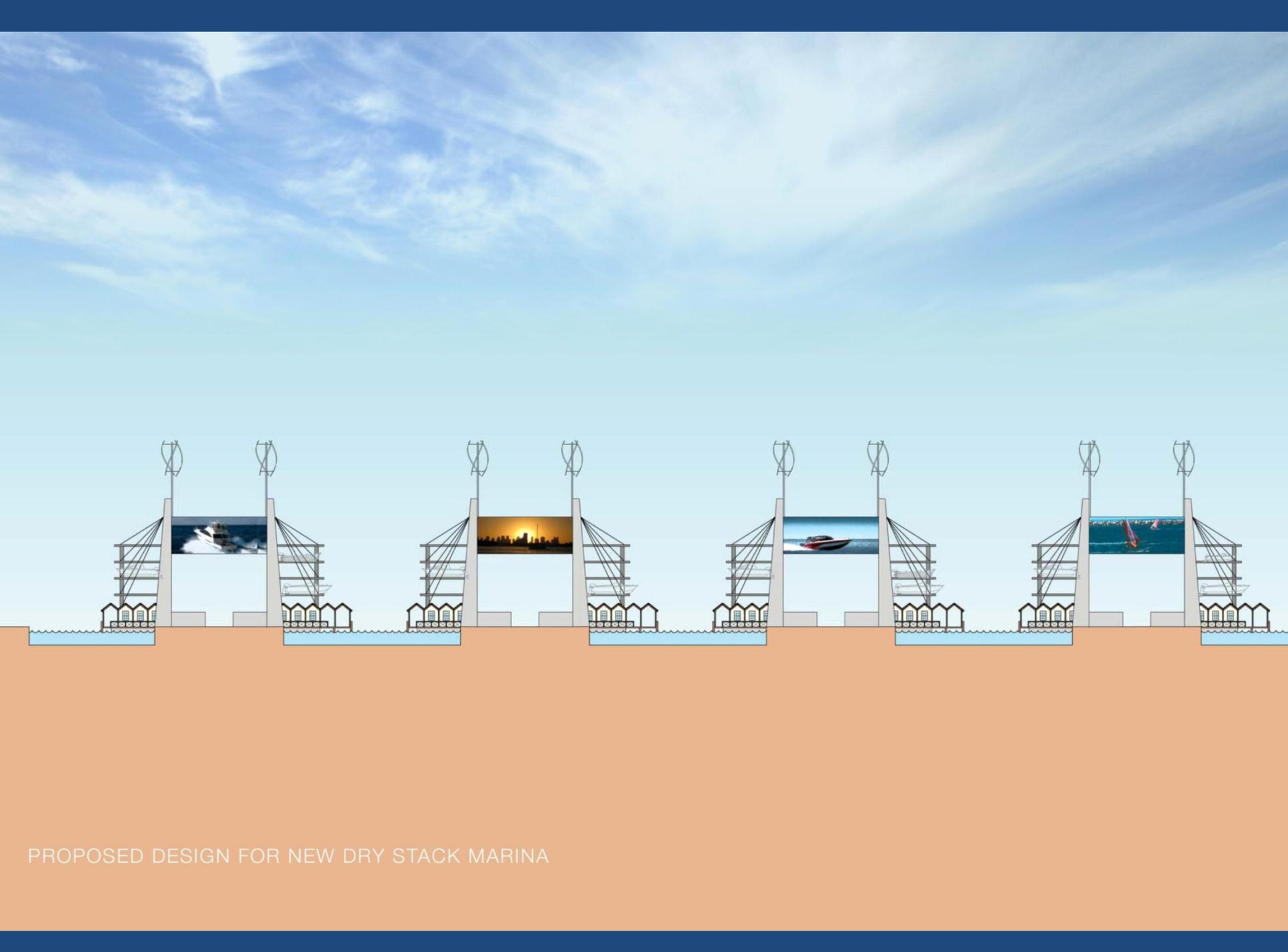
Dry Dock Storage



Parking structure for 300 cars and state of the art dry dock storage



VIRGINIA KEY MARINA EXISTING CONDITIONS



PROPOSED DESIGN FOR NEW DRY STACK MARINA

Miami Maritime Center and Island Orientation

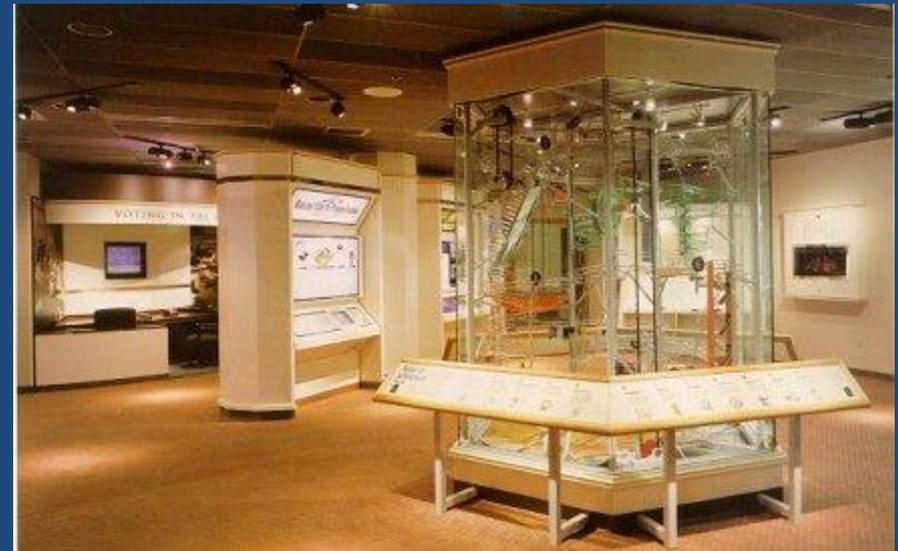


Physical Dimensions of the Miami Maritime Center and Island Orientation

- No taller than the crown of the Marine Stadium.
- Size: 35,000 - 135,000 sq. ft.
- Needs to be on an elevated base five feet tall for flood criteria.
- We recommend to elevate the base from existing grade + 5 feet to +10 feet for vehicle parking on grade.
- Should not be one monolithic structure, but a building whose mass is broken down by courtyards, porches, loggias, breezeways and make it tropical in nature.

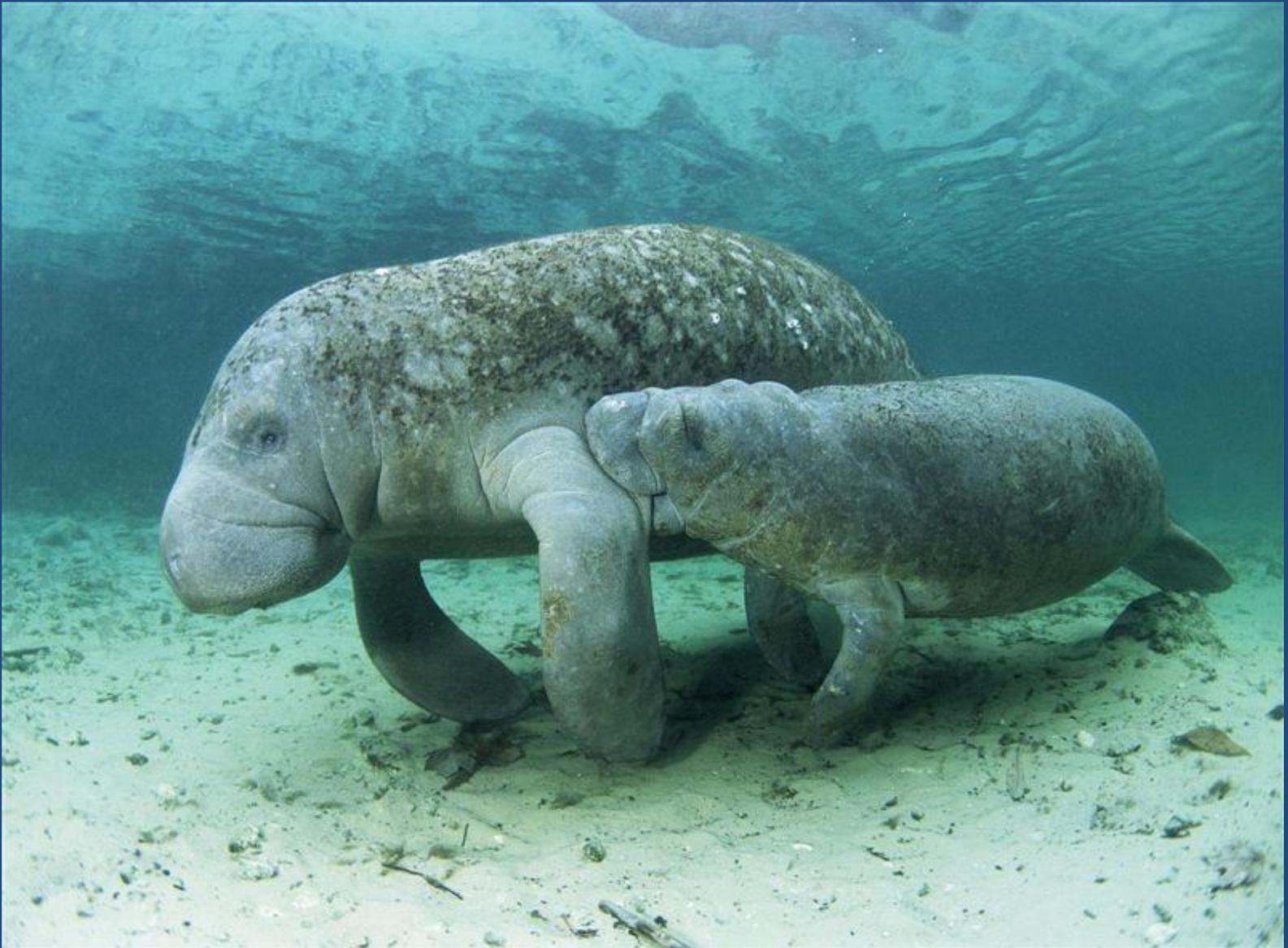
Miami Maritime Center and Island Orientation

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



MIAMI MARITIME CENTER AND ISLAND ORIENTATION

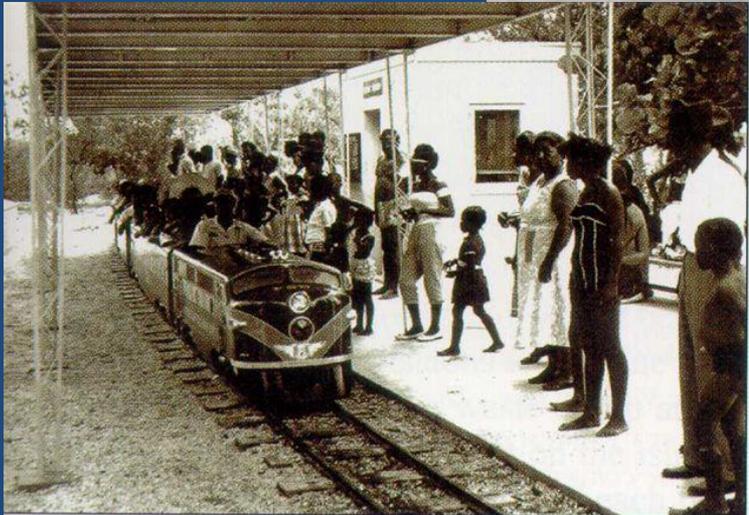
A PLACE THAT CELEBRATES THE MARINE HISTORY OF THE REGION



Interprets the Natural History of the site



Miami Marine Stadium



Virginia Key Beach



Virginia Key Beach

Interprets the Cultural
History of the site



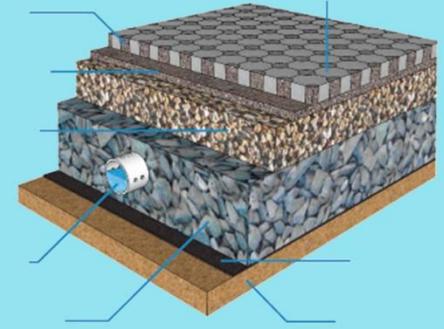
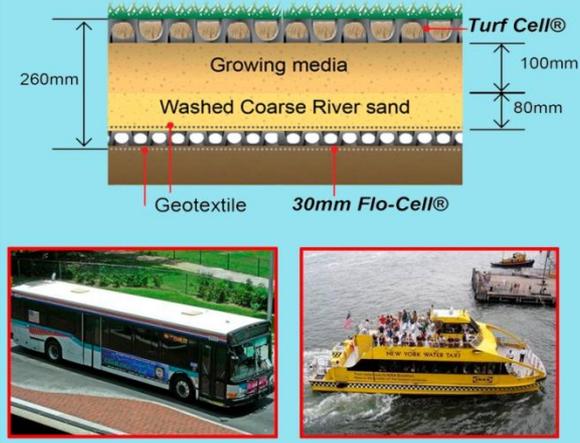
Showcases advancements and innovations in the Marine Industry



Environmental educational opportunities for Biscayne Bay and educational programs for Marine Safety

Parking





GREEN PARKING



Turf Cell® grass reinforcement structure allows horizontal and vertical root growth.



Maximize Public Access to Waterfront



All new construction to feature state of the art sustainability measures



Solar Panels, Wind Turbines, Low Carbon Footprint, LEED Certified

What is the future of the Marine Stadium and the Miami Marine Park?

Demolition by neglect?



A place of unique history, extraordinary potential - and great views of the city.





In Conclusion:

Community Recommendations

- Set up Multijurisdictional Virginia Key Oversight board
- Continue regular meetings with public input or progress (website presence; quarterly reports to City Commission)
- Protect environmental and cultural heritage of the island.
- Promote uses that serve a public purpose (and abide by existing deed restrictions).
- Promote public access and expand educational opportunities.
- Promote a follow up comprehensive transportation plan.
- Sustainability should guide all planning for the island's future

Possible sources of funding:

- Wet and Dry Slips
- Existing Leases
- Restaurants
- Rental of spaces for social and athletic events
- Licensing to vendors for kayaks, bicycles, etc
- Funds to stay for island financial needs

Financing Sources for Public Assets

- Bond funds
- Grants from private foundations
- State and federal funds
- Funds from existing and future Marine auxiliary uses and special events
- Sale of Historic Tax Credits



Virginia Key can point the way forward with a bold new human scale vision that both preserves and enhances the natural and cultural environment as it provides for education and public recreation for centuries to come.