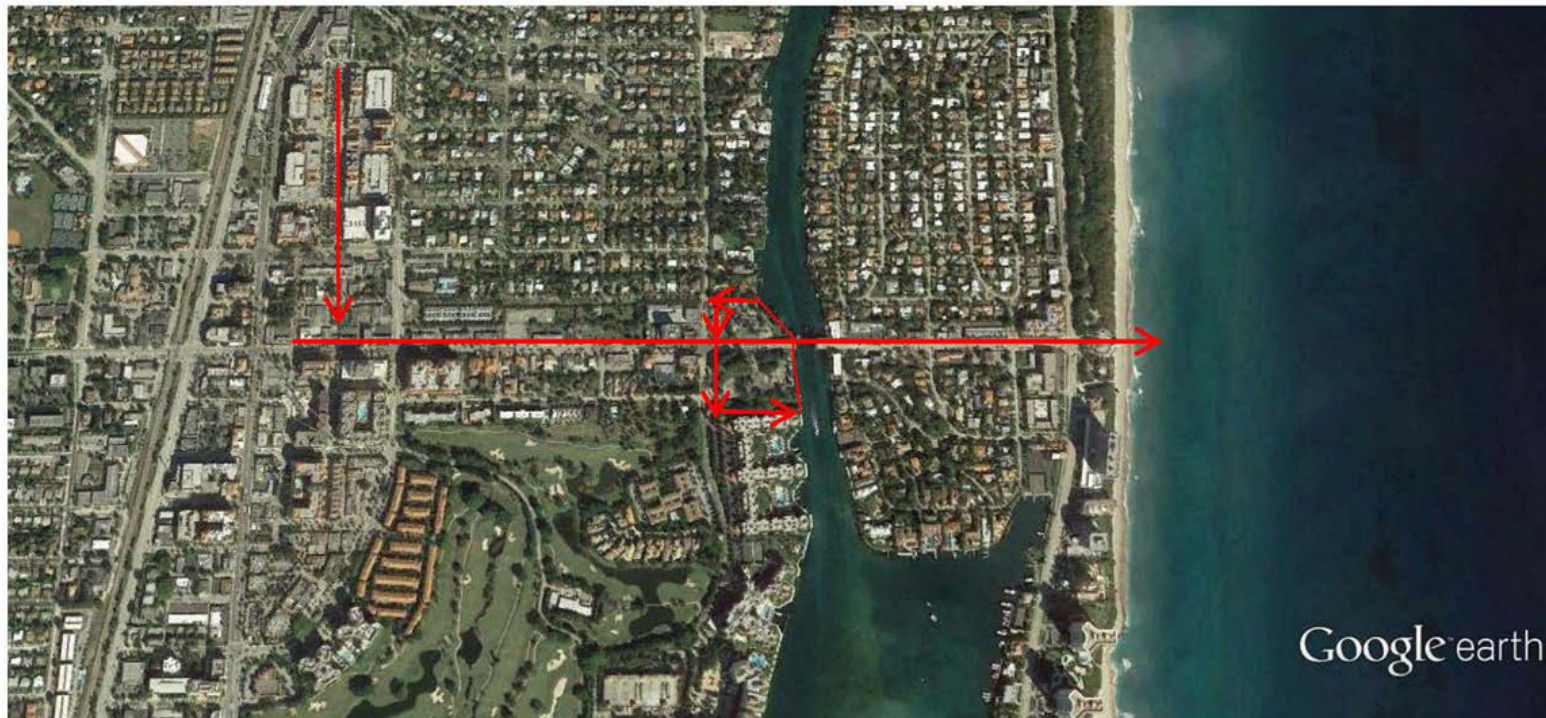


IMAGINE.... A Vibrant Downtown Waterfront in Boca Raton!

***An All Inclusive Option:
The Downtown Waterfront Plan (DWP)***



Assemble the following Parcels:

- **Wildflower & Adjacent Lot**
- **Silver Palm Park**
- **Palmetto Bridge Underpass**

***Over 6 Acres &
1,000 feet of Waterfront***



Envision the Possibilities of an Active, Urban Waterfront *Integrated* into Downtown !



**With Endless
Choices
for *ALL***

By Day....



And By Night.....



M-Fitzsimons, Inc.
Sustainable Design for the Built Environment

DWP
Goals

**A Special Place
to Unite our Community**



....For Generations to Come



Existing
Analysis

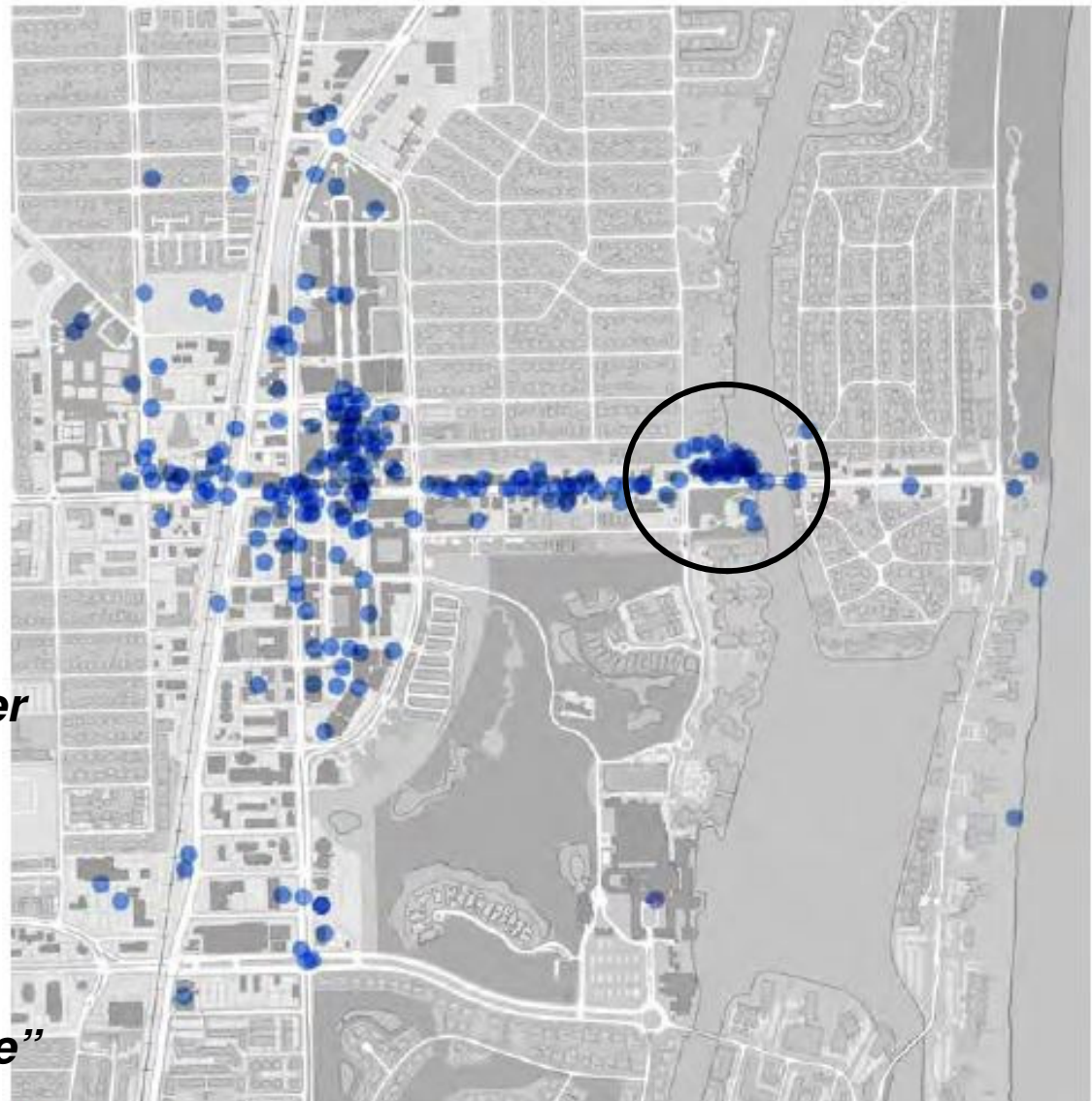
How did we Arrive Here?

Existing *Analysis*

Original Downtown *Masterplan* Findings, 2007....

“Visions:

- ***Connect people to the Water***
- ***Pedestrian-friendly***
- ***Mix of People & Places***
- ***Provide recreation, leisure & outdoor options***
- ***Strong Cultural Atmosphere”***



Blue dots mark participants' visions for Boca Raton



Existing
Analysis

Original
Downtown
Masterplan
Findings, 2007....

Part of Boca
Raton's
"Open Space
Framework"



Open Space Framework



Existing *Analysis*

The Downtown Expansion Timeline.... *Special Places:*

Early/Historic Boca :
Sanborn Square

70'-80's : *Royal Palm Place*

90's - 2000's : *Mizner Park*

And now



Downtown Boca Raton Today: All of the buildings are color coded by type of use. Public open space is indicated in dark green.

■ SINGLE-FAMILY RESIDENTIAL ■ MULTI-FAMILY RESIDENTIAL ■ COMMERCIAL / MIXED-USE ■ INSTITUTIONS ■ INDUSTRIAL ■ PARKS AND OPEN SPACE



DWP
Goals

**Boca Raton's Next Generation
Special *PLACE*.....**

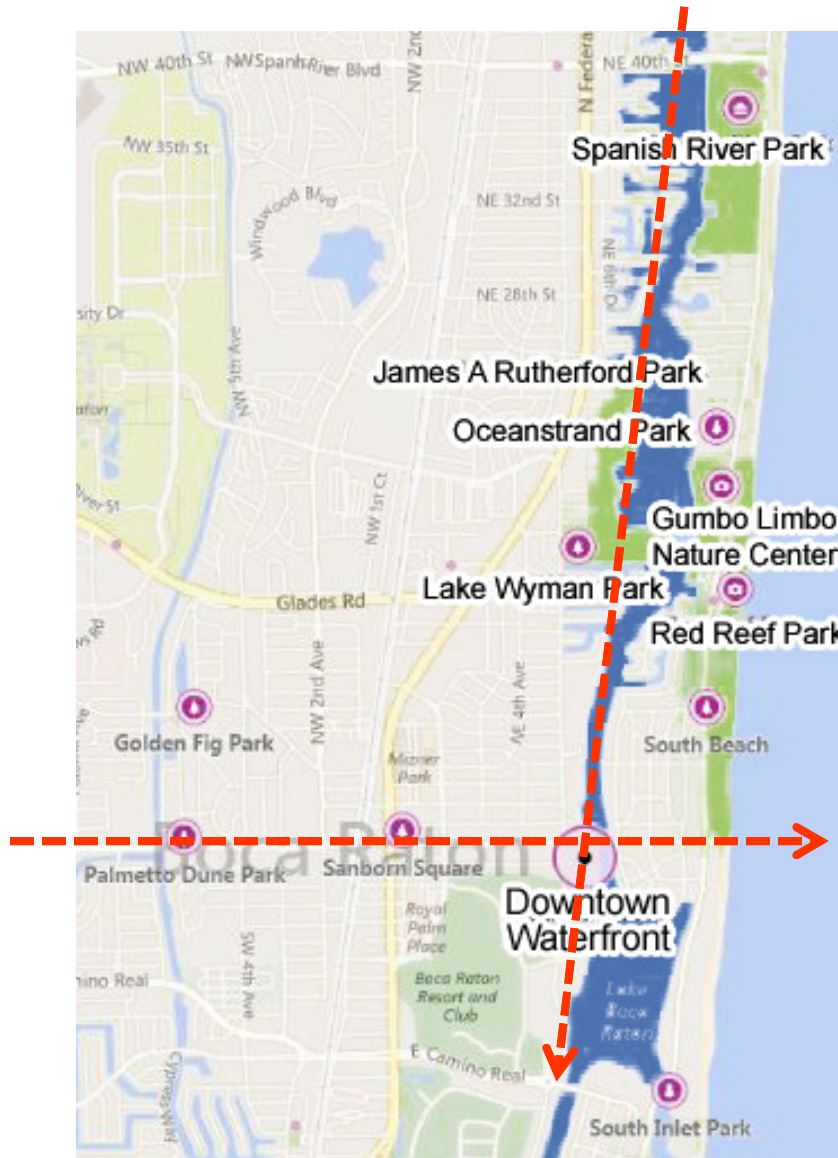
The *Downtown Waterfront*



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ENVISION..... A Downtown Connected by....



**A Network of
Parks
& Waterways**



DWP
Goals

Leave the Car behind !



Accessible by Foot, Bike, Boat



Master Plan *Goals*



Enabling Walkability



DWP
Goals

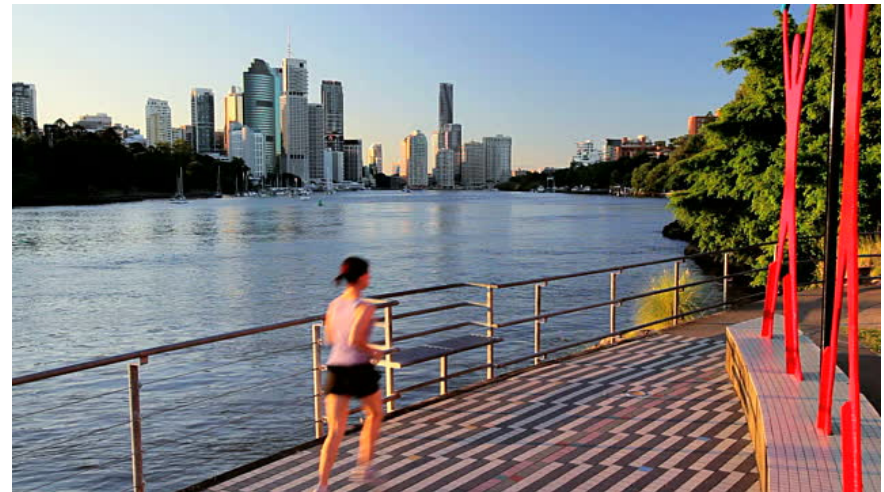
And A Healthy Lifestyle



Mile Markers



**Exercise for Downtown
Residents & Workers**



DWP Goals



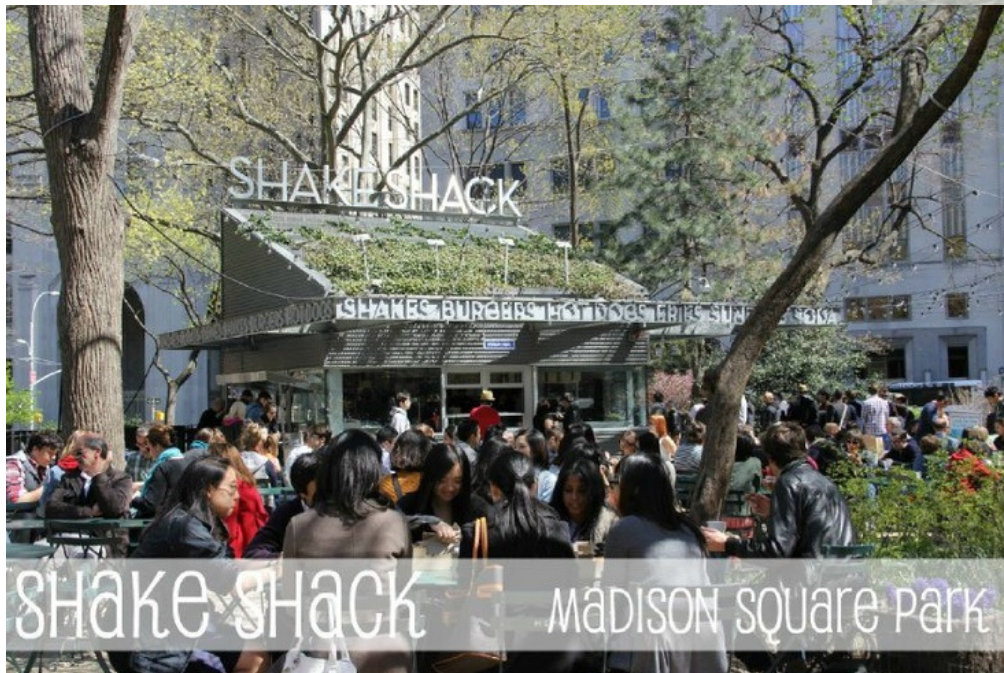
Continuous Walking Path extending from Palmetto Park



**Embracing the Waterfront as another
HEART of Downtown -
& East End 'Anchor'**

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**With Choices for
Multiple Dining
*Experiences***

M-Fitzsimons, Inc.
Sustainable Design for the Built Environment





And A Variety of Retail/ Refreshment Pavilions



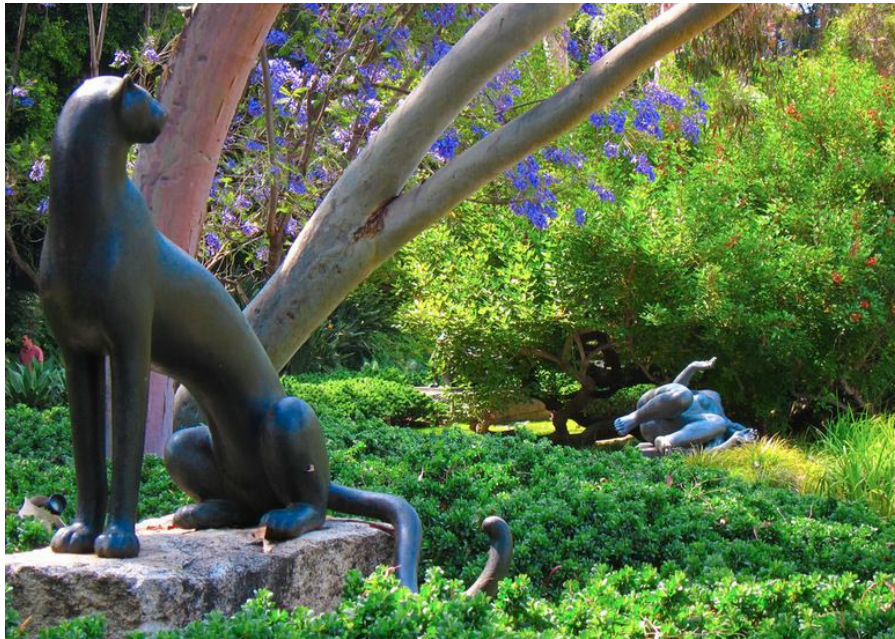
DWP
Goals

**Another *Hub*
for Events**



DWP
Goals

With Elements of Surprise....
A Public Art Journey



DWP Goals

Promoting Sustainability & Resiliency



BARRIER ISLAND

Barrier islands are the most vulnerable of all three coastal types. In New Jersey, they are also central to Jersey Shore tourism and culture. The Barrier Island project diversifies the traditional beach economy, allowing the economic, social, and ecological health of communities to evolve as the environment of the shore shifts and changes.

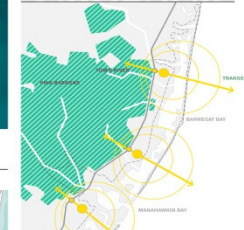


KEY ISSUES



Barrier islands' low-lying lands are dynamic, constantly shifting with the energy of the sea and storm. In a three-foot sea level rise scenario, barrier islands are projected to lose half of their land area. Communities along the Jersey Shore's barrier islands' will exponentially in summer months with limited access to public transportation. To provide a new, more resilient choice for future residents and beachgoers, our project identifies a series of high and dry development nodes with greater access to regional transportation systems, a transfer point for year-round eco-tourism, and better integration with existing communities.

COMMUNITIES



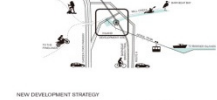
PARTNERS

Collaboration among state and local governments and advisory groups is essential to the future resilience of the region. A resilience network of key representatives from these groups form the core group for future planning as well as the client team for the pilot project around Sun Beach.

PARTNERS
 New Jersey Office of Planning and Economic Development
 State of New Jersey
 Bergen County
 Hudson County
 Essex County
 Middlesex County
 Monmouth County
 Ocean County
 Passaic County
 Salem County
 Sussex County
 Warren County

THE TRANSECT

GETTING THERE & GETTING AROUND



GENERATIONAL MIGRATION

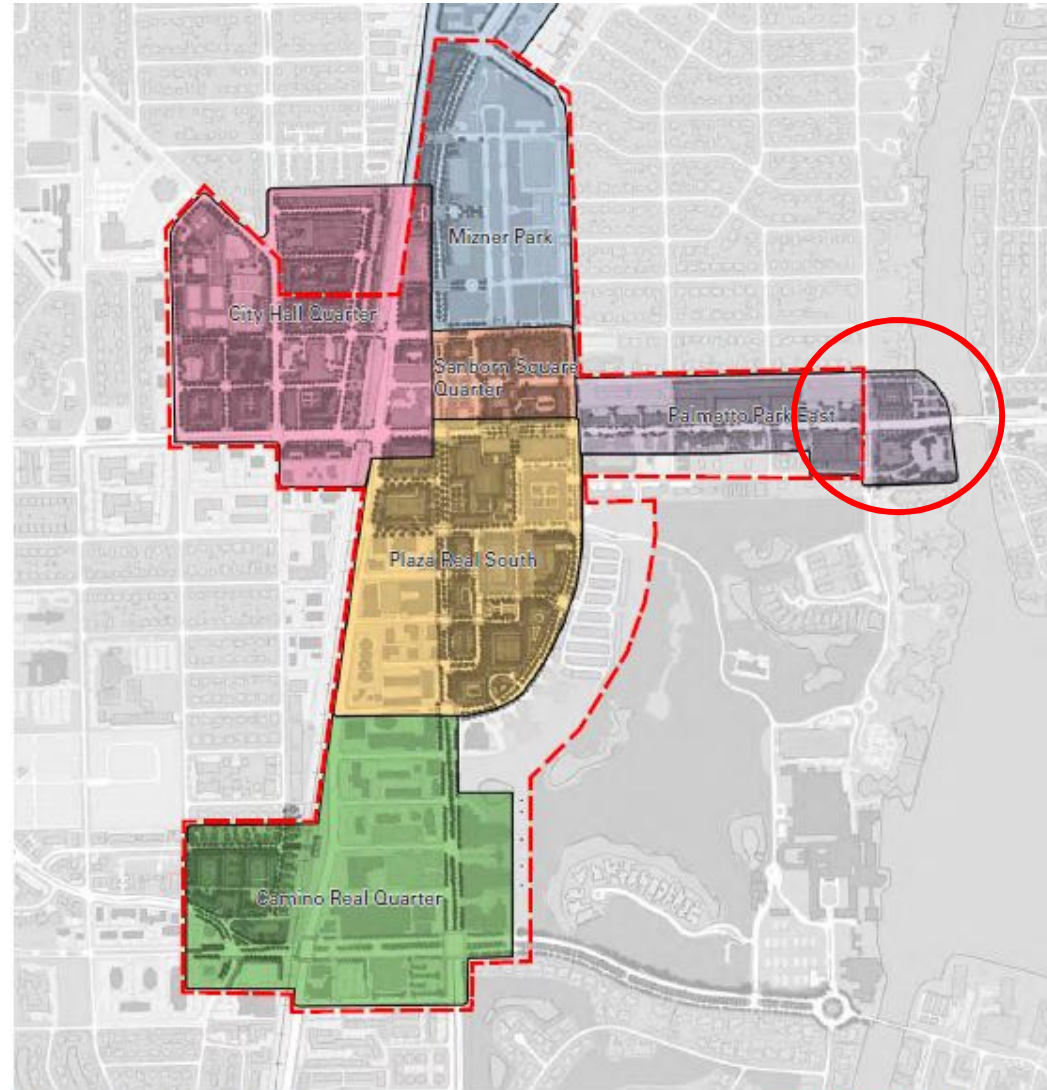
PRESENT DAY 2 GENERATIONS 4 GENERATIONS



DWP
Goals

And Jobs & Economic Benefits for **ALL** of Downtown

Bring Downtown
and The CRA
to *The Waterfront*



Illustrative plan with Quarters identified

--- CRA Boundary

How Can these Goals be Achieved ?

Master Plan Concepts

Create A Gathering Place for Everyone... A "Front Yard"



Washington DC



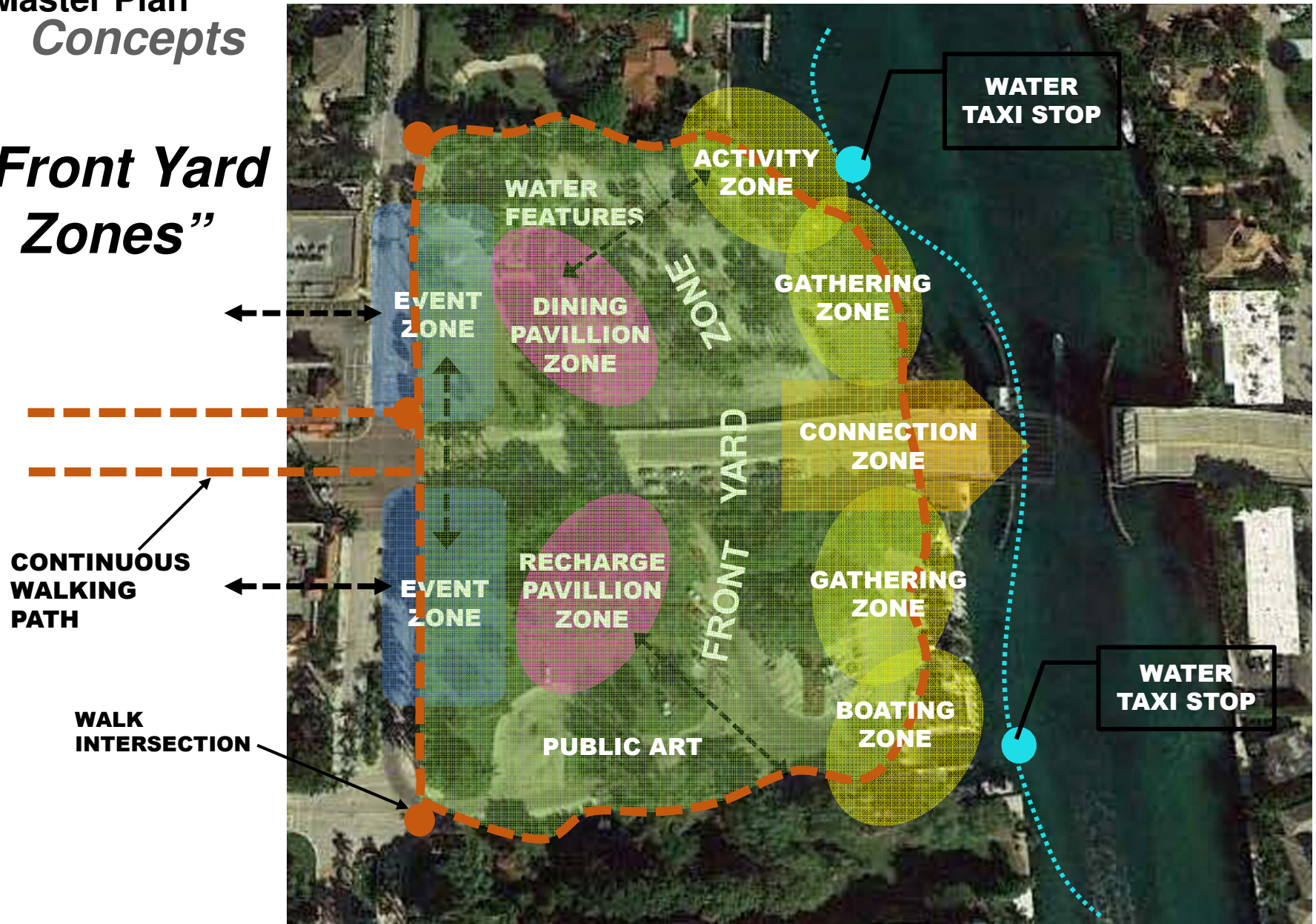
Savannah, GA

M-Fitzsimons, Inc.
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Master Plan
Concepts

“Front Yard
Zones”



Master Plan *Components*

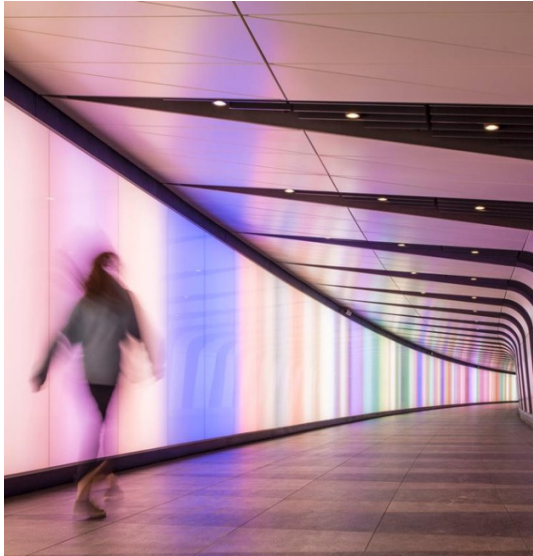


Provide a Continuous, Waterfront Walking Path



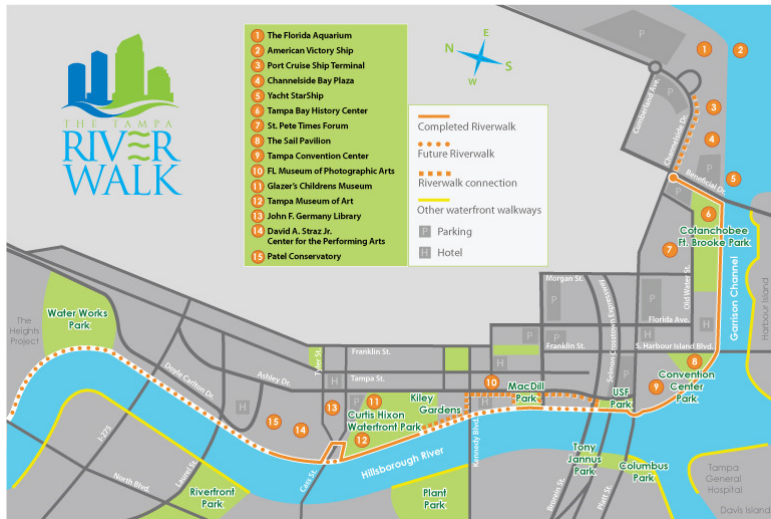
Master Plan *Components*

**Integrate a
Connected,
Lively
Underpass**



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Master Plan Components



Incorporate Water Taxi and Boat Docks

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Master Plan
Components

Provide
Multiple Choices

Snacks



Light
Working
Lunch



Multi-purpose
Café Pavilion



Master Plan *Components*

Incorporate Art & Water Features

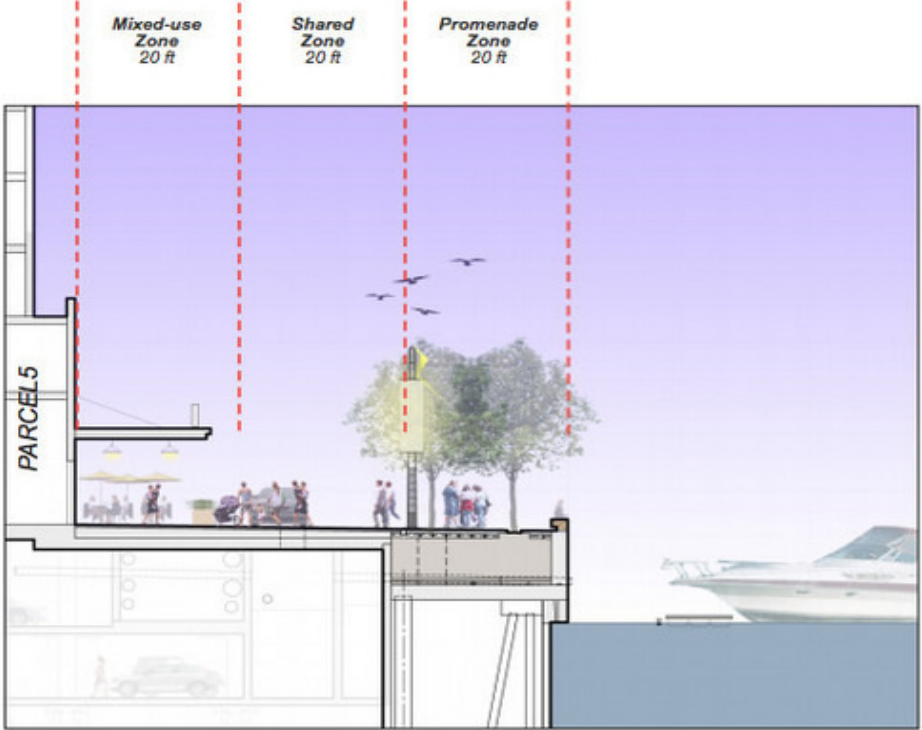


Interactive Water fountain



And Group Seating

Master Plan *Components*



**Consider Landscaping,
Proportion & Scale**



A Way Forward
Implementation

How Can We Move Forward ?

.....Together !

A Way Forward *Implementation*

Economics + Planning:

**“The key to its Success:
A mix of *Commerce* AND
Recreation” ...**



***An Economic precedent:
San Antonio's Paseo del Rio***

**“It has become the
Centerpiece of the City and
a *major economic driver*”**

- Steve Nivin, economist



A Way Forward *Implementation*

Funding

Federal Grants

- The Trust for Public Land
- City Parks Alliance
- Play & Park Structures
- Downtown / Waterfront Revitalization



East Coast Greenway

Local/State Grants

- SUNTrails – Florida Greenways & Trails Foundation (*grants 20 mil per year*)
- Florida E.P.A. *East Coast Inland Navigation Dist.* (*awarded Sullivan Park*)



Public – Private Partnerships:

- Many precedents (*local & nationwide*)

Fundraising

- Various Levels
- Recognition/Naming Opportunities



A Way Forward *Implementation*

Integrated Planning Process

DISCOVERY

- Pending Waterfront Study
- Existing Conditions

VISIONING

- Visioning Sessions – *ALL* Included

FOCUS GROUPS

- City Departments & Advisory Boards



Resulting in...

WATERFRONT MASTERPLAN CRITERIA DOCUMENT

-- All Components & Guidelines Defined / Published



A Way Forward *Implementation*

REQUEST FOR PROPOSAL

- Select Masterplan & Design Professionals
- Design /Approval Process

FUNDING

- Multiple Options*

ACQUIRE LAND / VENDOR RFP'S / SELECTIONS

- Construction Professionals
- Dining, Vending, Art Selections

CONSTRUCTION TO RIBBON CUTTING:
HALF the Time & Cost of single brick/mortar building !



Final Results

BOCA RATON'S DOWNTOWN WATERFRONT



Annual Boat Parade



Community Events

***“There are many shining moments
in the history of cities... exceptional
events when men and women
stepped back for the sake of their
future, to plan...their legacy for
future generations.”***



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