

Boca Raton
Waterfront Masterplan

Call to Action:
A Catalyst to
Revitalize
Downtown and
Unite Our
Community....

Steps to Achieve a
A Successful Downtown Waterfront Destination
“The Downtown Waterfront Plan” (DWP)

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Sustainable Design for the Built Environment



Boca Raton *Waterfront Masterplan*

Steps Completed:

DISCOVERY

- EDSA Engaged by City
- Existing Conditions/ Analysis

VISIONING

- Session 1: Council Singer/O'Rourke + Local Architects: 100+ images
- Session 2: EDSA- limited images
- Initial Concepts: Revisions required

Not Completed:

DESIGN & PLANNING PROGRAM REQUIREMENTS

- Document of Requirements & Guidelines provided by the City to EDSA
- Including Input from: Residents, Businesses, Council, City, Boards



Boca Raton

Wildflower Initial Proposals

A missed Opportunity !

- Turns its back on Downtown
- Isolated/ Disconnected from Silver Palm & Downtown
- Missing Vital elements
- Eliminate Parking- use satellite strategy
- Lacking 21st Century Urban Downtown Waterfront Identity/ Features



EDSA Masterplan : Wildflower Preliminary Option 1 & 2

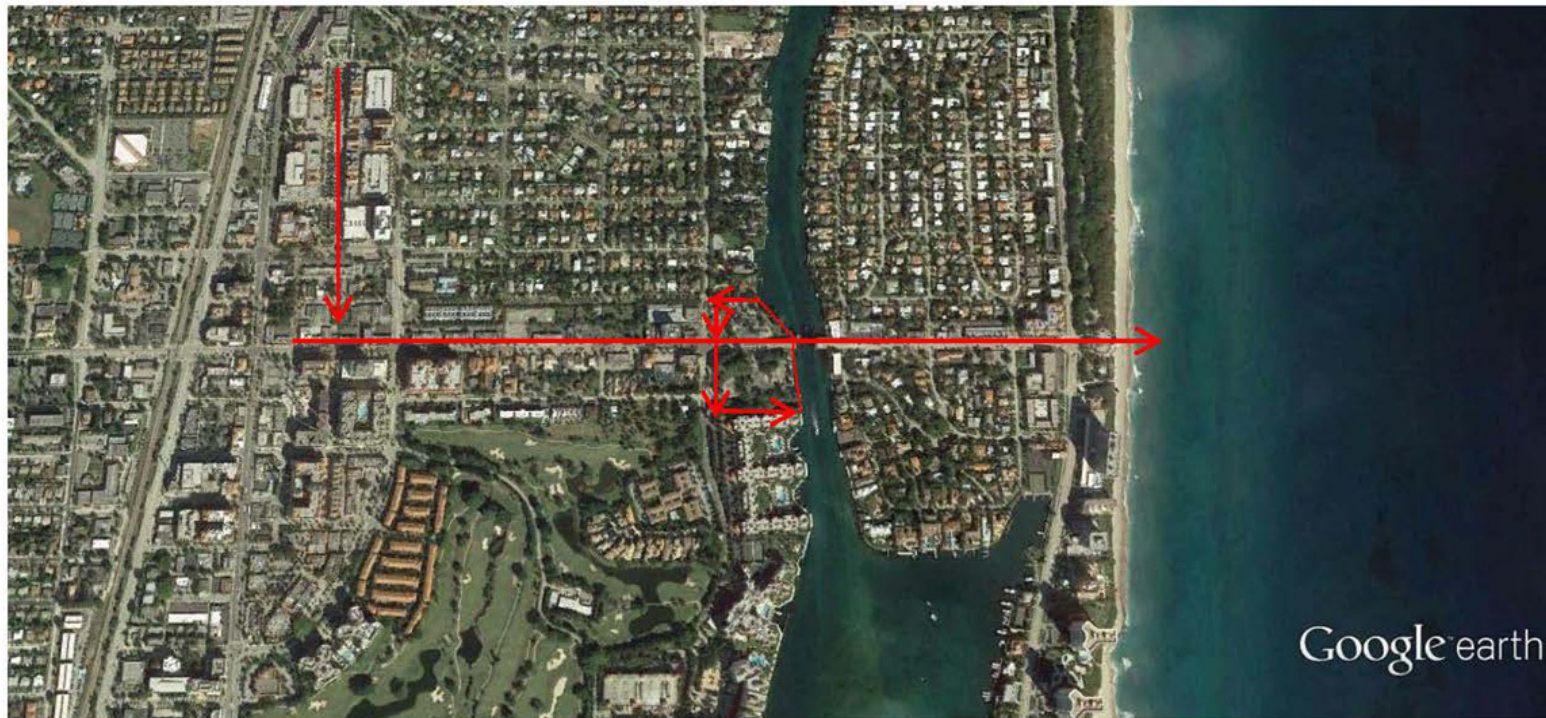


What are the Missing Steps?

Boca Raton *Waterfront Masterplan*

Step 1 : Zoom Out

- *Opportunity to Connect & Revitalize Downtown*
- *Activate Palmetto Park from Mizner to the Beach – think “Main Street”*



Step 2 : Make The Downtown Waterfront Top Priority

- Greatest need of all Waterfront Properties***
- Greatest impact on Community & Return on Investment***



Step 3 : Commit to Joining Wildflower + Silver Palm

- Over 6 acres & 1,000 feet of Waterfront***
- Require a Comprehensive, Integrated Design***

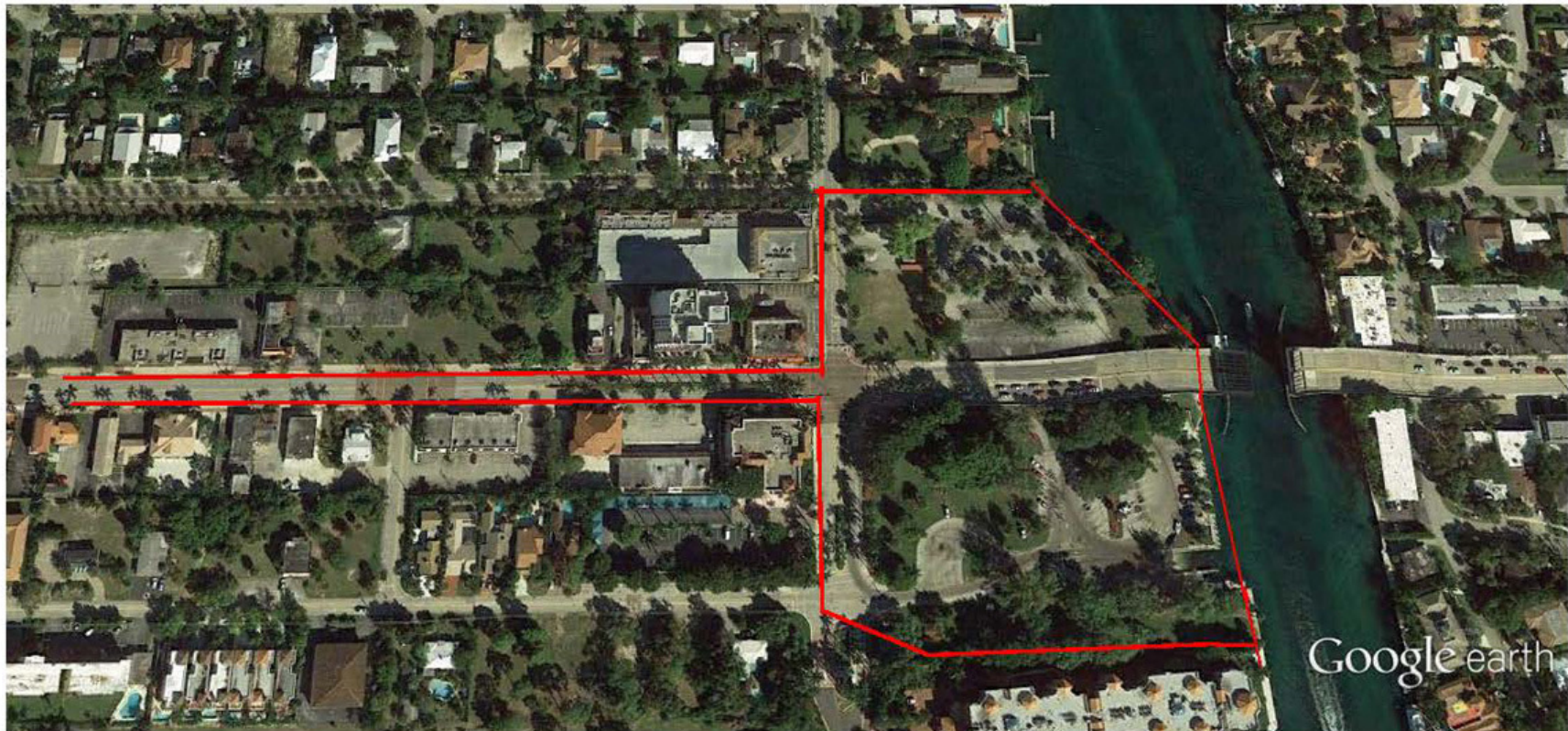
Parcels:

- Wildflower***
- Silver Palm***
- Bridge Underpass***
- Corner Lot:
(Acquisition & Park
Expansion Strategy)***



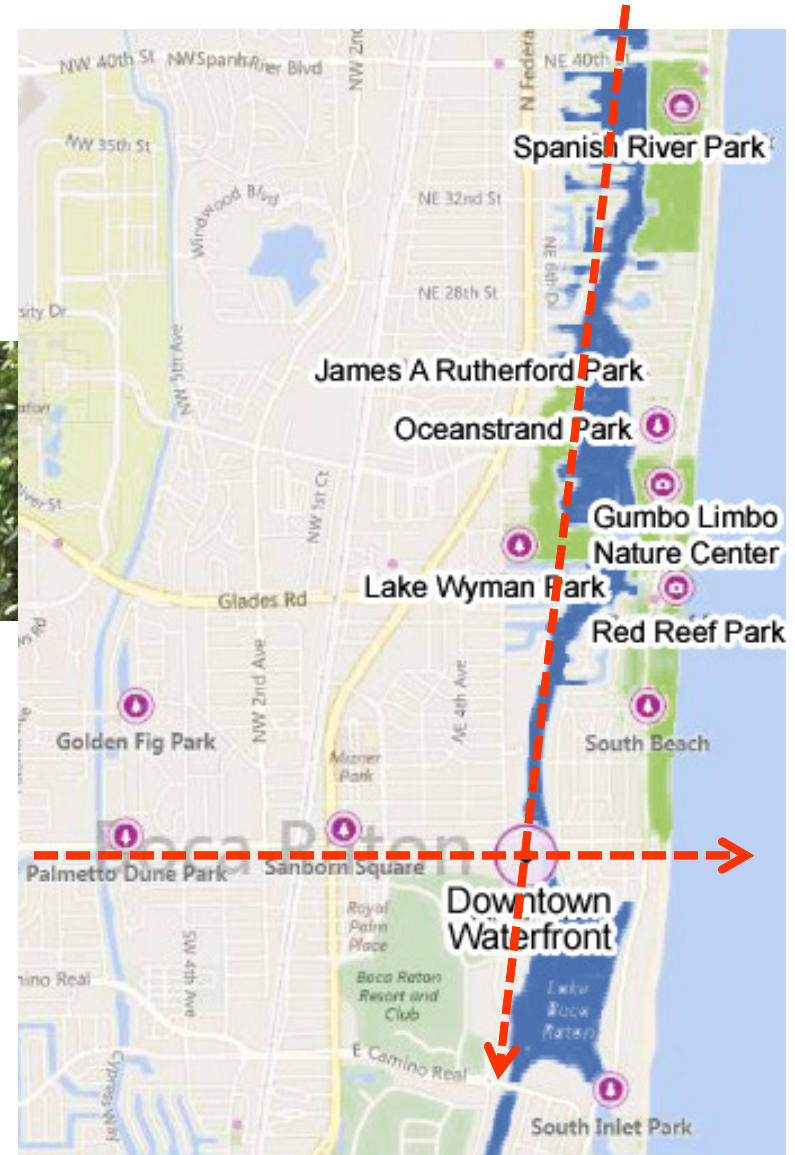
Step 4 : Connect the Site to Downtown

- The Heart of Downtown's East end***
- The Crown Jewel of Downtown Revitalization***
- Continuous walking path extending from Palmetto Park***



Step 5 : Integrate with City Wide Strategies

- **Parking - Off Site/Satellite**
- **A Network of Waterways & Parks**
- **Access by Foot, WaterTaxi, Boat, Bike**
(Reduce Traffic)



Step 6 : Utilize Economic Development Strategies

- Public – Private Partnerships***
- Economic Benefits to Downtown Businesses/CRA***
- Learn from Other Cities***

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

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

- Steve Nivin, economist



San Antonio's Paseo del Rio



Step 7 : Create The Design & Planning Program Document

- 1st Draft – Tonight !***
- Portal to Collect Additional Input from Community***
- Interviews with Council, City, Boards, Focus Group Workshops***
- Issue Final Document to EDSA for use in Redesign***



Examples from other Cities



What Additional Program Elements Must be Included ?

#1 : Activate the Site.... By Day



***“Success of 21st Century Parks:
Active, Urban Open Space”***



And by Night

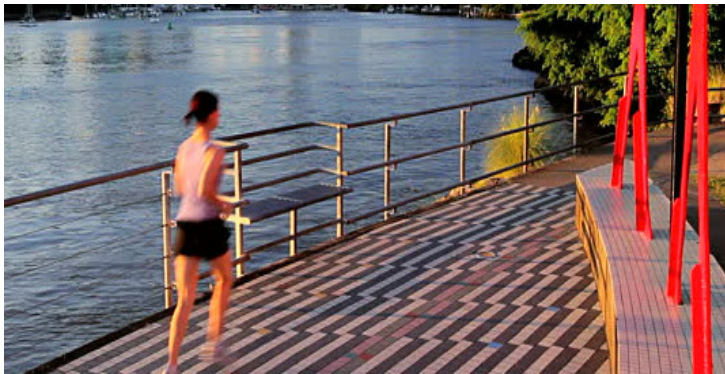


A Stroll or Event after Dinner Downtown!

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2: Waterfront Walking Path connected to Palmetto Park / 5th Ave.



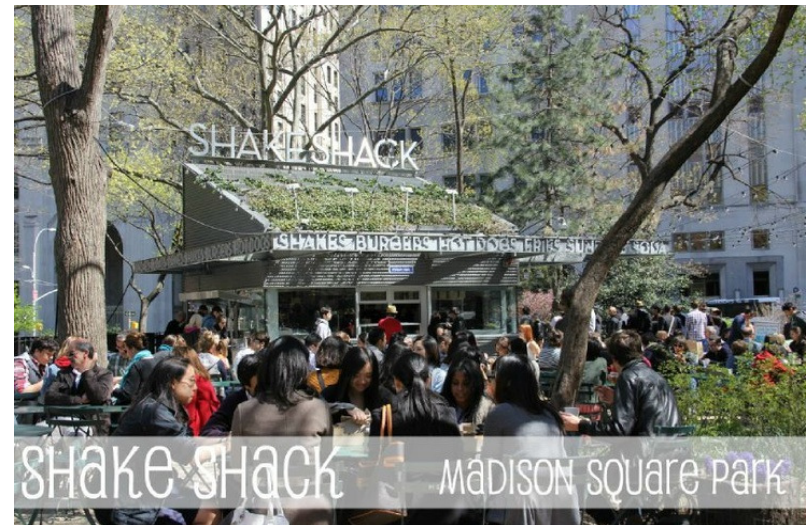


3. Connected, *Lively* Underpass



4 : Multiple Dining Experiences

Innovative Dining Pavilions...





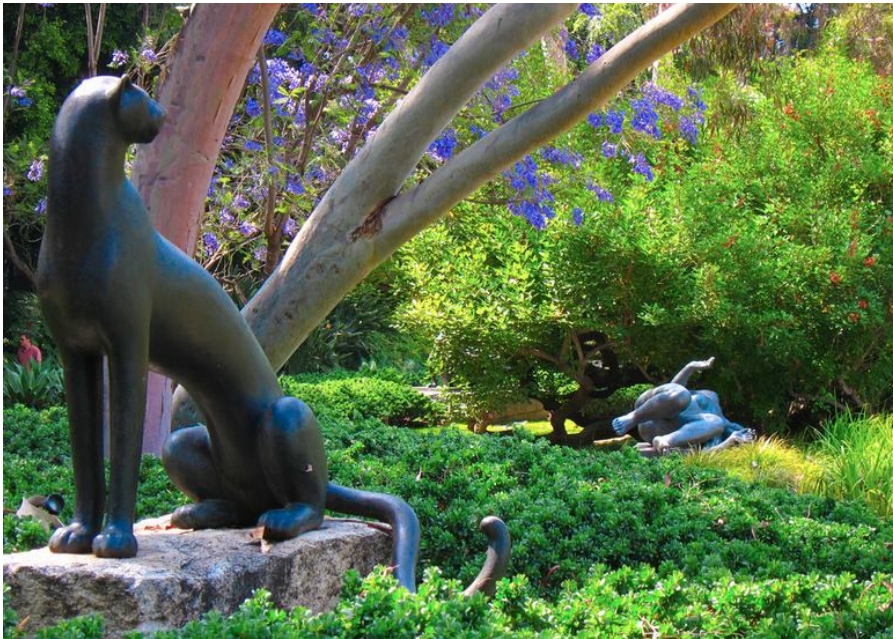
And, Variety of Retail/ Refreshment Pavilions



Wi-Fi in the Park!



5 : Incorporate Public Art



Think: “Sculpture Garden”

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6: Water Features



7: Landscaping: *Shade Trees & Elements to invite use*



8: Multiple Settings for Gathering

Integrated Event Space



Business Meetings



Social Gatherings / Relaxation



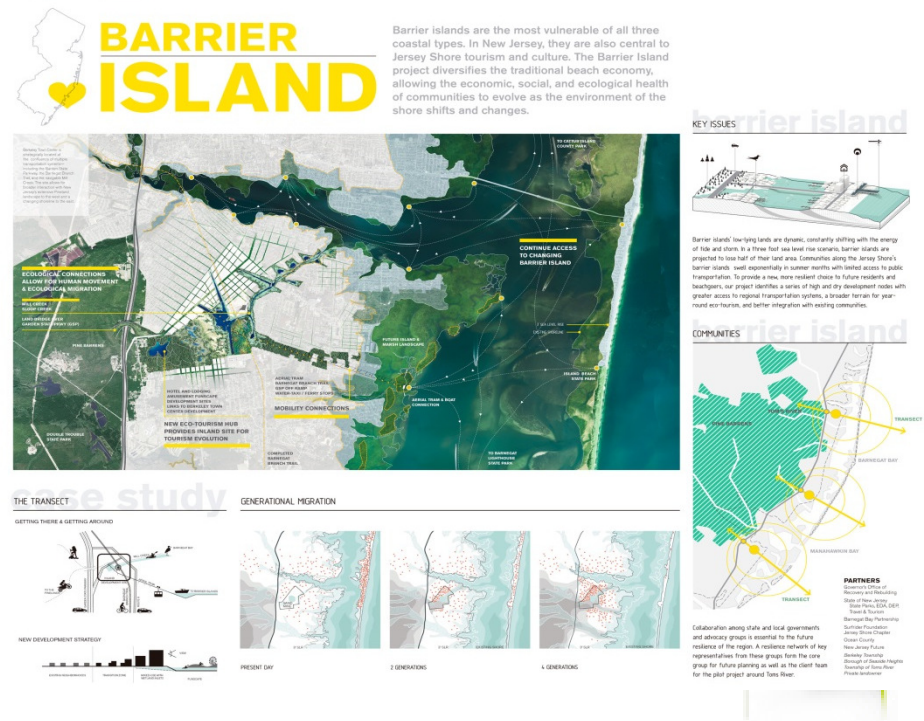
9 : Flex Space for Events

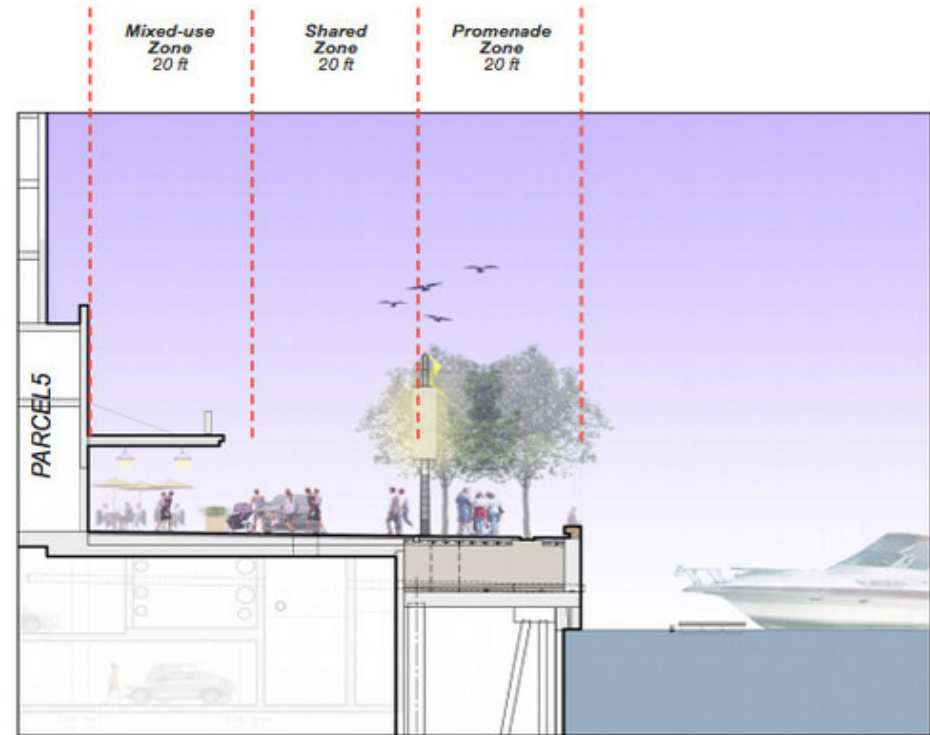


10: Promote Health, Sustainability & Resiliency



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**Provide Guidelines that
Consider Views for all,
Proportion & Scale**



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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