



FORT PIERCE CAUSEWAY WATERFRONT PLAN



Proposal by Redtail DG

FORT PIERCE CAUSEWAY WATERFRONT PLAN

EXISTING STATE AND SCOPE OF WORK

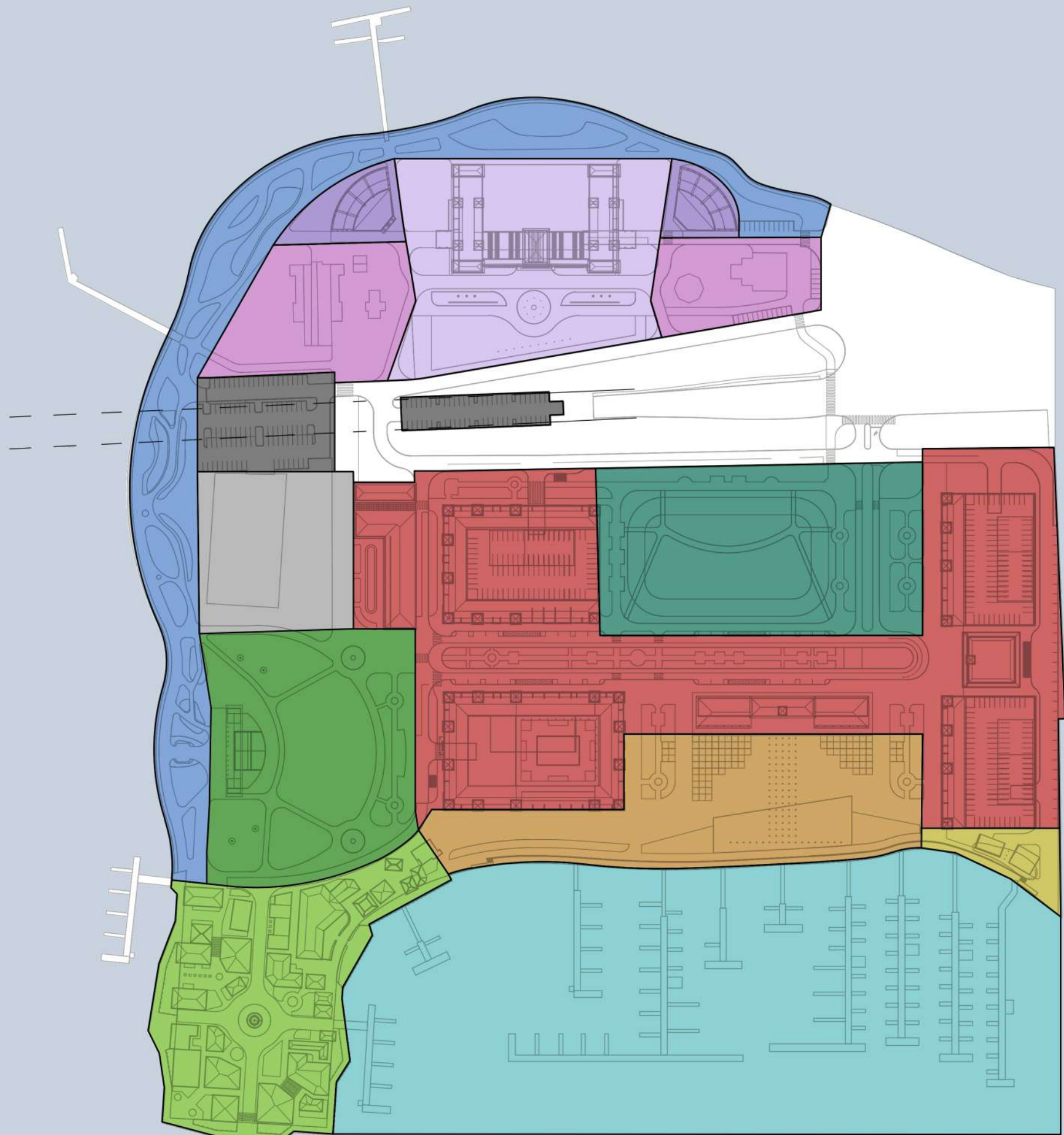
Project site area currently consists of a total of three lots owned by St. Lucie County, Fort Pierce Utility Authority and a private land owner. Seaway Drive separates the existing museum row (5) from the Causeway Cove Marina (former mobile home park) and FPUA's existing wastewater treatment plant and electrical substation. Seaway Drive's bridge is a significant physical barrier between the County property and the the other 2 parcels.

The scope of work includes redesigning the three parcels to create a mixed use development including festive retail, office and residential space, along with outdoor public spaces including waterfront boardwalks, an amphitheater, an open plaza with flush mounted boardwalk uprights and a zero depth reflection pool. The designs include incorporating elements of the City's history with a working fishing village and tying in landscape areas emblematic of A.E. Bachus' paintings.

Areas that shall remain intact include FPUA's electrical substation, the newly rebuilt marina and the County's museums.

FORT PIERCE CAUSEWAY WATERFRONT PLAN

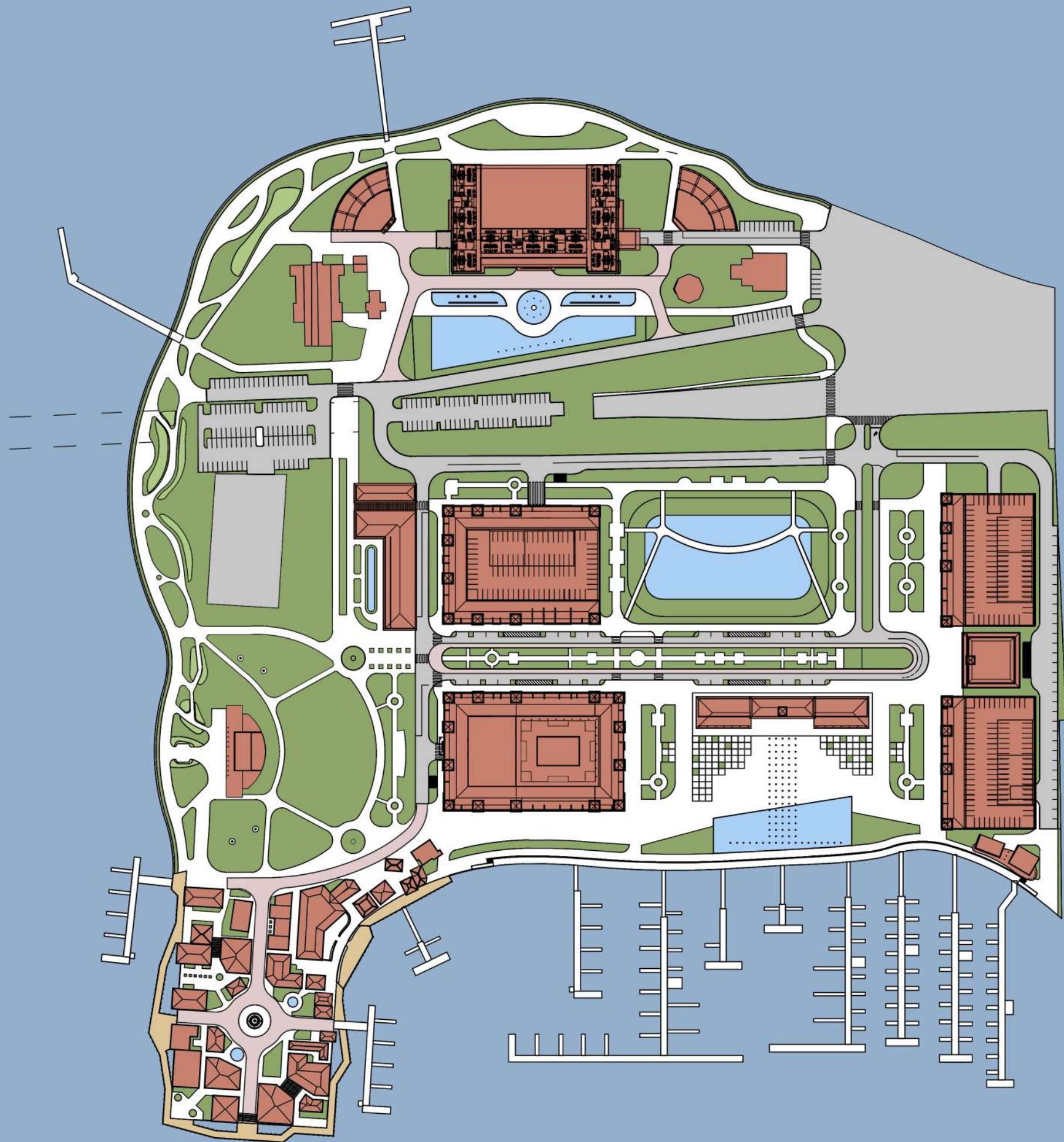
PROPOSED LAND USE



- RETAIL AND RESIDENTIAL - 536.000 sq. ft.
- WATERFRONT OPEN SPACE - 168.000 sq. ft.
- MARINA - OFFICES - 21.000 sq. ft.
- FISHING VILLAGE - 168.000 sq. ft.
- AMPHITHEATER - 172.000 sq. ft.
- RETENTION BASIN - 176.000 sq. ft.
- BOARDWALK - 215.000 sq. ft.
- RESTAURANTS- 40.000 sq. ft.
- MUSEUMS - 126.000 sq. ft.
- HOTEL - 176.000 sq. ft.
- SUBSTATION - 84.000 sq. ft.
- PARKING - 62.000 sq. ft.
- MARINA - DOCKS

FORT PIERCE CAUSEWAY WATERFRONT PLAN

PROPOSED SITE PLAN



- ROADWAY
- MIXED USE - Reduced traffic
- PAVEMENT
- BOARDWALK adjacent to village area
- LANDSCAPING
- WATER FEATURES
- OBJECTS

FORT PIERCE CAUSEWAY WATERFRONT PLAN RETAIL AND RESIDENTIAL

Core retail area consists of 6 buildings that provide balanced and historic views connected with elegant boulevards and wide pedestrian walkways.

1 - (G+1) Terminal office building that includes key architectural style in a 17,000 sq. ft. office space. Facade has arcades and includes a clock tower. Strong visual focus looking towards a specimen Royal Poinciana tree in honor of A.E. Backus.

2a and 2b - (G+2) Mixed use building with retail on the ground level and residential space on the upper floors. Also includes parking lots. Each building has 270 parking spaces, 20,000 sq. ft. of residential space and 7,000 sq. ft. of retail space. Facade has arcade and architecture similar to the Renaissance building.

3 - (G) Low rise public use building that has public bathrooms, a cafe, an art gallery and small retail shops or restaurants in an area of 10,500 sq. ft. The open plaza area will allow for outdoor seating and open air events. This is a strong public use area tying in scenic views of the marina.

4 - (G+4) Mixed use building with 120,000 sq.ft. of residential space, 30,000 sq. ft. of retail space, internal parking with 270 parking spaces, a pool area and 6,000 sq. ft. gym. This will be the tallest building in the grouping with higher floors on the west side.

5 - (G+2) Mixed use building with 60,000 sq. ft. of residential space, 24,000 sq. ft. of retail space and 270 parking spaces.

6 - (G) Retail building with 15 000 sq. ft. of retail space, with water feature, arcade and trellis between the objects.

7- Greenway that offers relaxation and rest, with rows of palm and other trees, gazebos, small water features and benches. It is visually enclosed on each end by specimen Royal Poinciana trees.



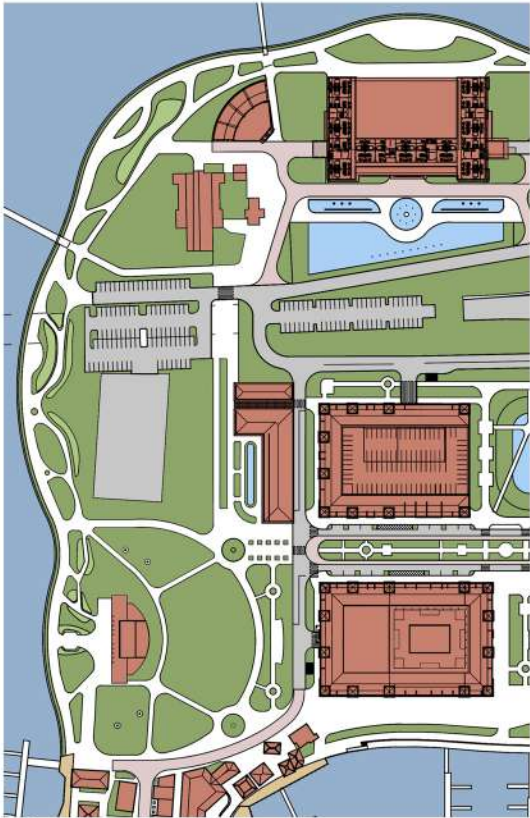
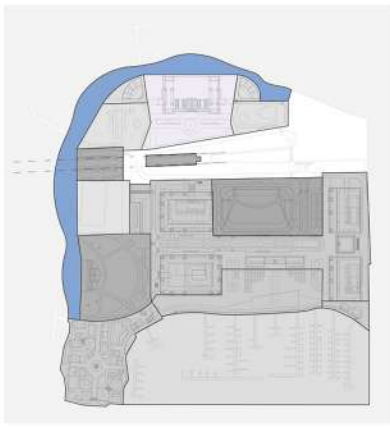
MOOD BOARD - INSPIRATION



Mixed use buildings

Greenway

Terminal office building



site plan



FORT PIERCE CAUSEWAY WATERFRONT PLAN

BOARDWALK

Water and water views are an important part of Fort Pierce. The Boardwalk wraps the wateredge of the entire Causeway development. The boardwalk includes many "pullout" areas for viewing, sitting, relaxing, biking and other passive activities.

The Boardwalk includes a 3 ft. wide raised sea wall next to the water's edge, similar to what has been developed near the inlet or downtown Fort Pierce. The use of decorative palm trees along the 20 ft. wide Boardwalk creates a coastal rhythm that adds to this being a desired destination.

Since the electric substation needs to remain (2), the use of thick vegetation and landscaping will help hide the utility, without disrupting its purpose. The Boardwalk includes narrow connecting pathways around areas like the substation, with benches, resting or exercise areas and some important shade.

Open usable space under the bridge is ideal for open surface lot parking. The Boardwalk connects people from the parking lot and other areas to the existing museum row. There is also a children's playground just off the Boardwalk adjacent to the History museum (3).

MOOD BOARD - INSPIRATION



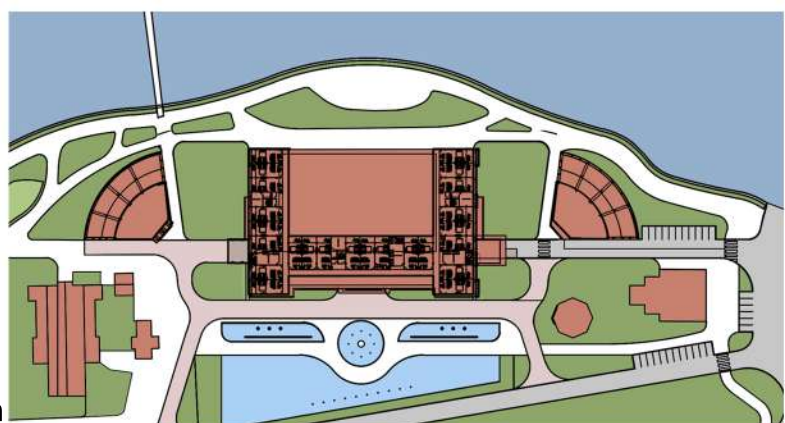
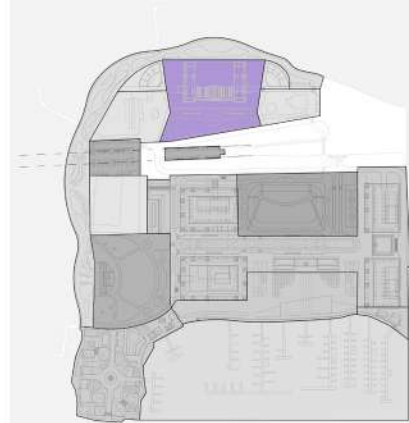
Benches and shading



Planters



Boardwalk



FORT PIERCE CAUSEWAY WATERFRONT PLAN HOTEL

The Hotel is positioned on the North side of Muesum Pointe Park, where some of the best views are located. It sits on the inlet and allows for Boardwalk connectivity to the adjacent Fort Pierce Beach, the museums, the Fishing Village, Marina and other Causeway elements.

The destination hotel includes an infinity pool (1) overlooking the inlet waterway and the hotel includes an internal parking garage with 250 parking spaces, offices, meeting rooms and 114 rooms for guests. Almost all of the Hotel rooms should include a waterfront view.

The front of the hotel faces south where hotel guests begin their experience with check-in and valet parking (2) off of a brick paver roadway that includes access to two destination style waterfront restaurants (6 and 7). The paver roadway allows for valet style restaurant drop offs and includes limited parking. The roadway also allows for service delivery trucks. The hotel parking garage is accessed on the east side (3) and the exit is on the west side.

In front of the hotel there is a large reflection pool (2) with synchronized fountains and flag poles (4) and a stormwater retention basins (5 and 9). The Museums remain with one gazebo (8), The limited adjacent parking should be for disabled visitors, with the majority of the parking found in the hotel or under the Causeway bridge surface lots.



MOOD BOARD - INSPIRATION



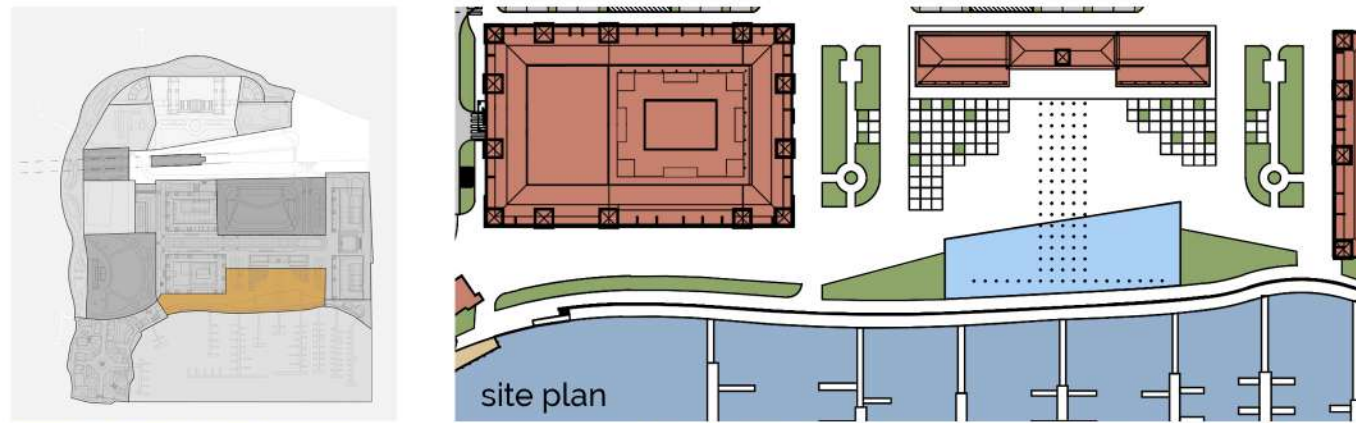
Hotel pool

Facade

Pathway along retention basin



FORT PIERCE CAUSEWAY WATERFRONT PLAN WATERFRONT - OPEN SPACE



Open space waterfront plaza connects festive retail area and marina, and is intended to be a place where visitors and residents can relax and enjoy the view of the waterfront and marina.

There are cafe's, galleries, restaurants, shops and a large outdoor table seating areas (1) that lead into two symmetrical landscape area (2a and 2b) that have seating translucent cubes lit from below and placed onto a square grid shaping the central area.

In the middle, there is a row of flush mount led lights built into the walk surface (3) that lead into a zero depth shallow pool that also includes underwater uplights that ends with a row of fountains, landscaping and flags (USA, FL and Fort Pierce) (4)

Waterfront boardwalk (5) connects to the dock master's building on the east and the fishing village on the west.

MOOD BOARD - INSPIRATION



Waterfront Plaza

Marina

Fountain underwater uplights

WATERFRONT FORT PIERCE

FISHERMAN'S VILLAGE

Fisherman's village is an area where visitors can experience the atmosphere of old Florida port villages, with low rise buildings that include more festive retail areas with handcrafted items, paintings, souvenirs and other similar items. Total retail space is 60,000 sq ft.

In the center of the village there is a lighthouse (1) that serves as a focal point and also provides a potential for a panoramic view of the area and marina.

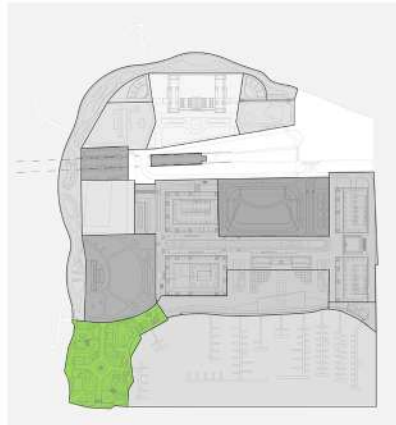
The area is setup to allow for a few larger significant restaurants including a large seafood restaurant (2) that has 9,000 sq ft. of space, not including outdoor seating areas.

There is also a working fishing component with a commercial fresh fish market (3) that is connected to a dock for commercial boat dockage.

Along the perimeter of the village there is a wooden dock that connects visitors to the water (4). The internal walkway areas are designed for fire truck access and for delivery truck during non pedestrian hours

On the edge of the village, there is an opportunity for a connecting Sea Taxi (5) that uses one smaller dock and connects this area with the Fort Pierce area.

Architecture is to be simple, a mix of colorful and artistic objects, with narrow and wide spaces, trellises and mix of metal and thatched roofs. The tiki component is stressed in this area. Also could host an overhead gateway feeling arch and a photo station next to a historic replica of sport fish or Fort Pierce historic photographed Goliath Grouper.



site plan

MOOD BOARD - INSPIRATION



Docking around the village



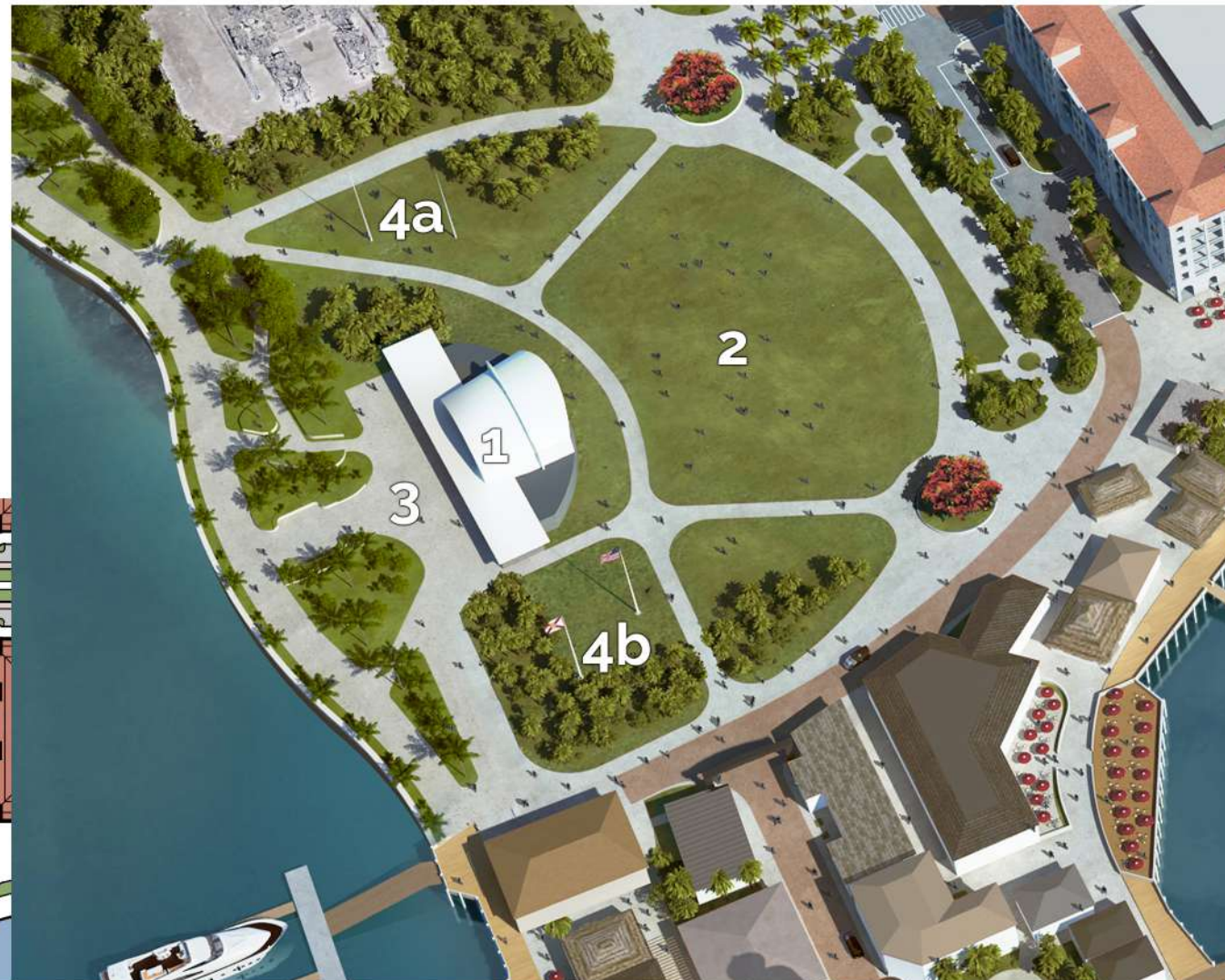
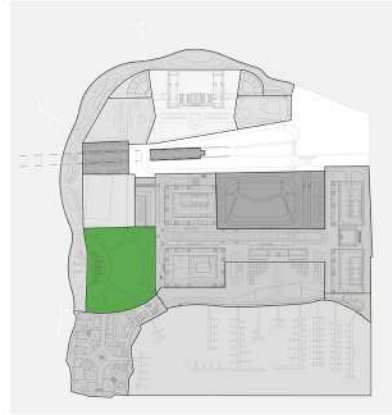
Thatched roofs



Sequence of wide and narrow spaces

FORT PIERCE CAUSEWAY WATERFRONT PLAN

AMPHITHEATER



The Amphitheater site is envisioned as an entertainment and open air gathering point for the development. The area in front is an open grassy level area meant to be used in a multipurpose manner (2).

The waterfront side is also meant to be architecturally appealing and includes an Entry area (3) designed with a multipurpose pedestrian/access road able to accommodate venue vehicles.

The access road is meant for the delivery of amphitheater equipment, supplies, maintenance, etc. and should not interfere with pedestrian traffic. The design includes turning radius' for the larger vehicles and fire department vehicles.

The waterfront side of the venue includes storage space and importantly a public restroom destination. It also could host offices and it displays a 7,500 sq. ft stage area.

Since FPUA's two large utility poles on the south side of the substation need to remain in place (4a), the amphitheater design includes two symmetrical non functioning utility poles on the opposite end of the amphitheater (4b), allowing for the placement of large flags.

The Amphitheater's positioning allows for a sunset view framed with an elegant landscaping area.

The Royal Poinciana trees on the outside edges of the Amphitheater lawn pay tribute to the City's rich tradition in art and the importance of the environment. Area artists such as A.E. Backus, many of the 20+ core Highwaymen artists such as Al Black, James Gibson, Harold Newton and local mosaic artist Anita Prentice, and others have used the environment and Royal Poinciana trees in their work.



site plan

MOOD BOARD - INSPIRATION



Daytime concerts



Night time concerts

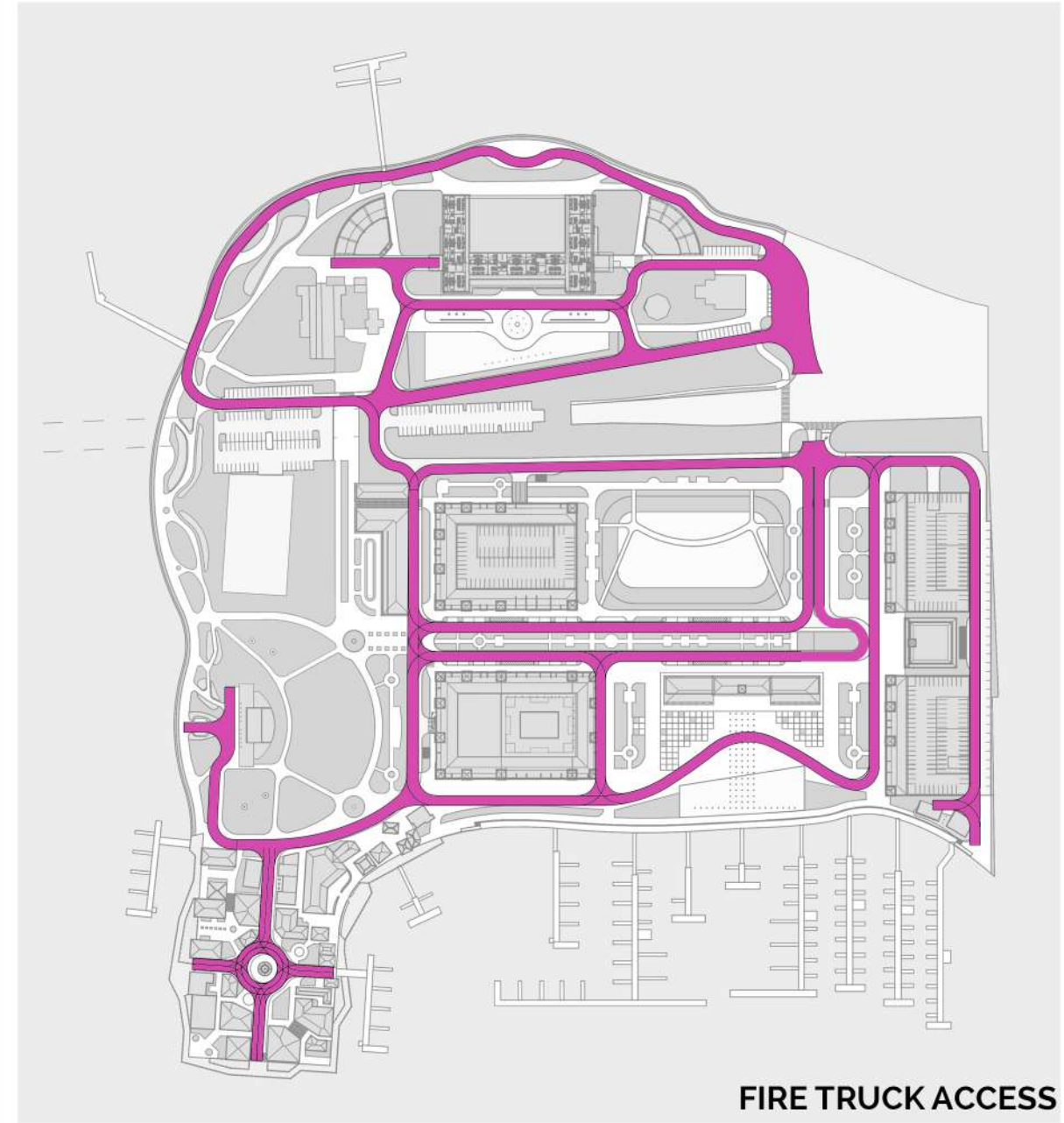
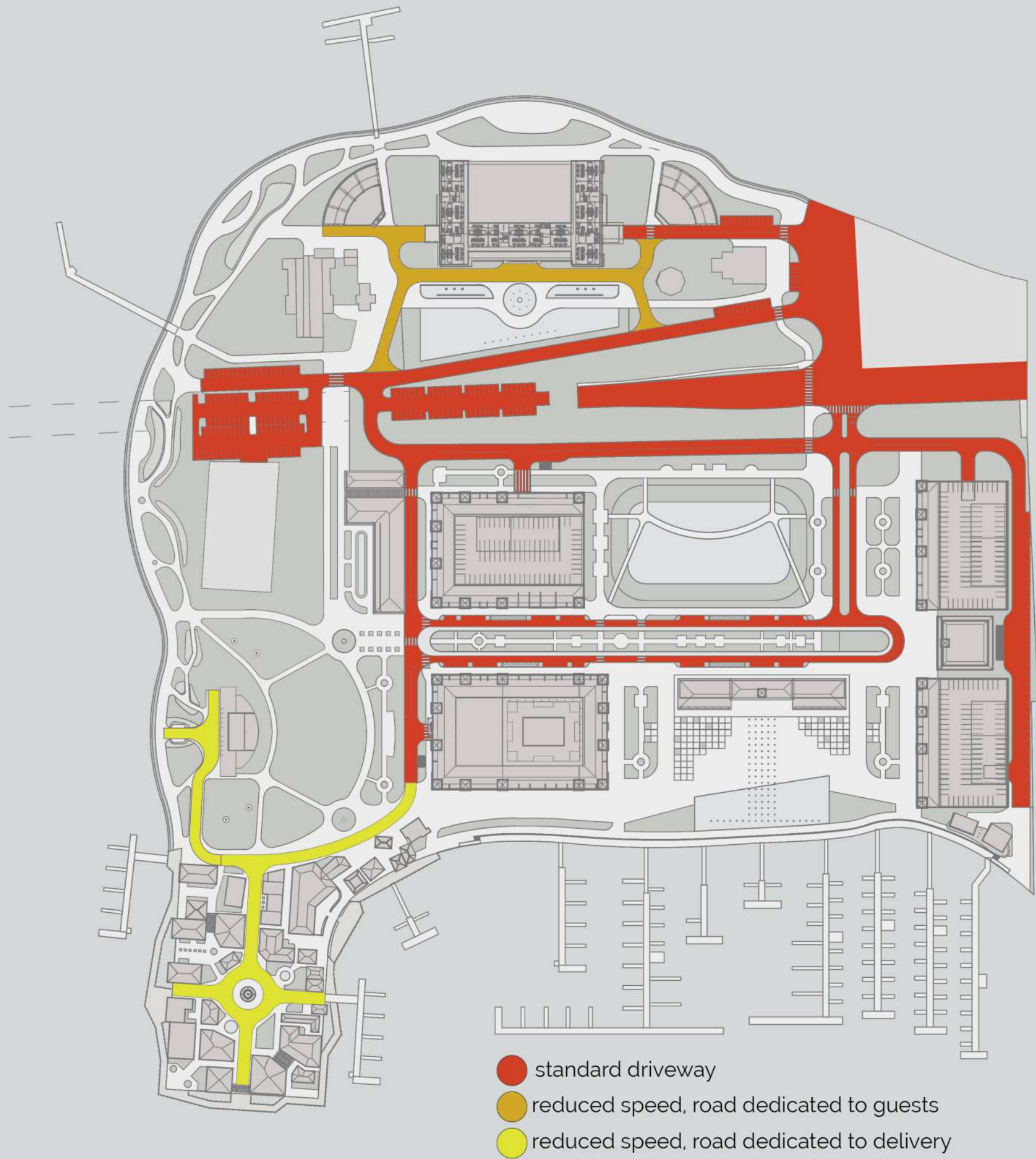


Royal Poinciana



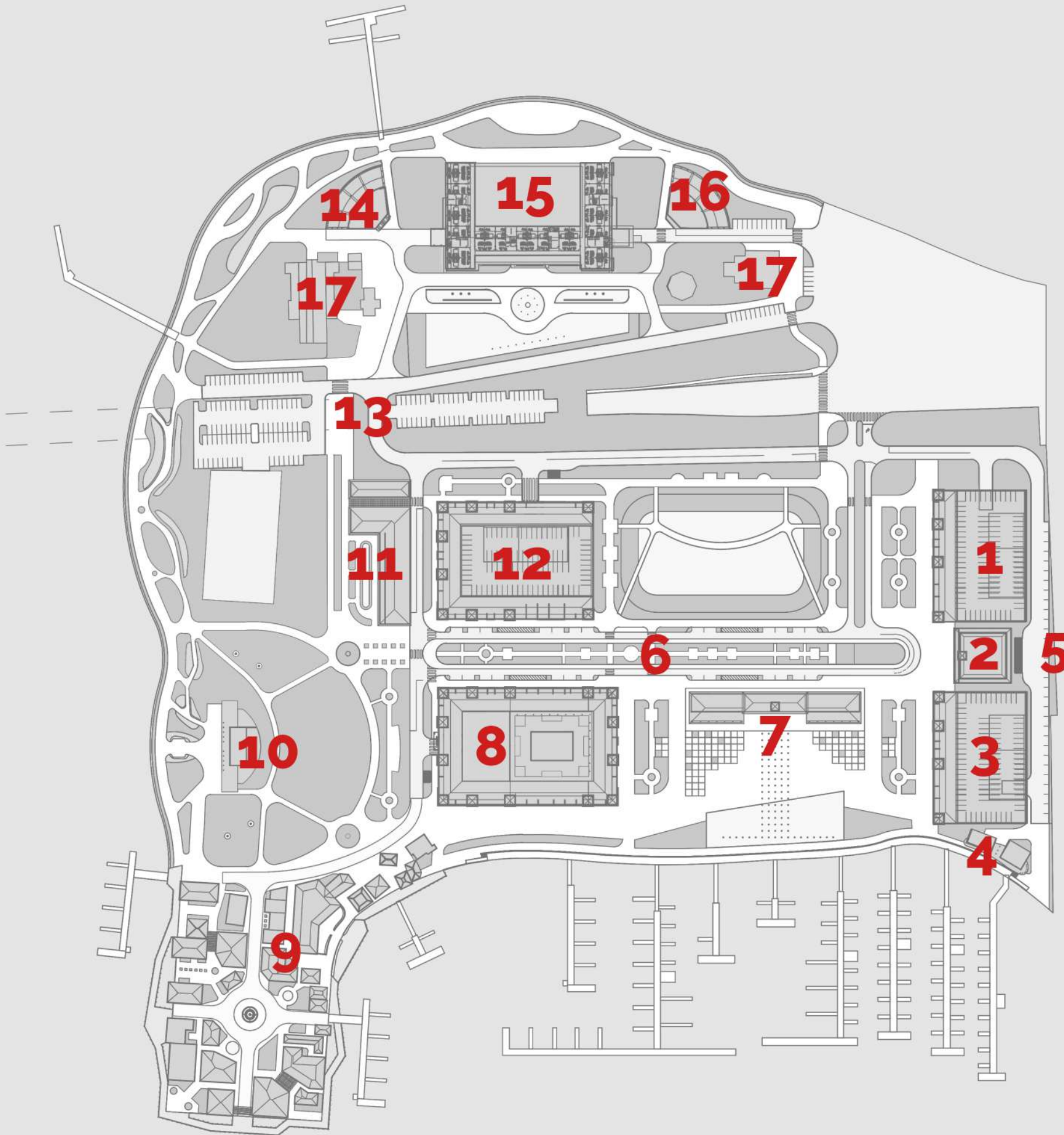
View of Fishing Village and Amphitheater area

FORT PIERCE CAUSEWAY WATERFRONT PLAN VEHICULAR TRAFFIC



FORT PIERCE CAUSEWAY WATERFRONT PLAN

PROPOSED SITE PLAN AREAS AND PARKING SPACES



	NAME	residential sq.ft.	office sq.ft.	retail sq.ft.	parking spaces
1	Mixed use building #1	20,000		7,000	270
2	Townhouse office building		17,000		
3	Mixed use building #2	20,000		7,000	270
4	Dockmaster building		3,000		
5	Service road				31
6	Greenway				26
7	Waterfront building				
8	Mixed use building #3	120,000		36,000	270
9	Fishing Village			60,000	
10	Amphitheater		7,500		
11	Retail building			15,000	
12	Mixed use building #4	60,000		24,000	270
13	Parking under bridge				149
14	Destination Restaurant			4,000	
15	Destination Hotel			3,000	250
16	Beach Restaurant			4,000	
17	Museum				29
	TOTALS	220,000	27,500	160,000	1,565