

Whibbs Community Maritime Park Public Presentation

September 26, 2007

Design Criteria Team:

Caldwell Associates Architects, Inc. - HKS Architects, Inc. - Urban Design Associates - Sasaki Associates, Inc.
Stern & Stern Assoc. Inc. - Renaissance Financial Group - Langton Consulting
Fabre Engineering - Biological Research Assoc. – Hatch Mott McDonald – Qore - MEP Engineering Solutions, Inc. – Klocke & Assoc.
The Facility Group - The National Consulting Team, Inc. – Marketing Development, Inc.

□005 Conceptual Master Plan

A Three Step Process

1. *Understanding*: Figuring out what is going on.

□ *Exploring*: Trying out some ideas.

3. *Deciding*: Choosing what to do.

(All with broad based participation)

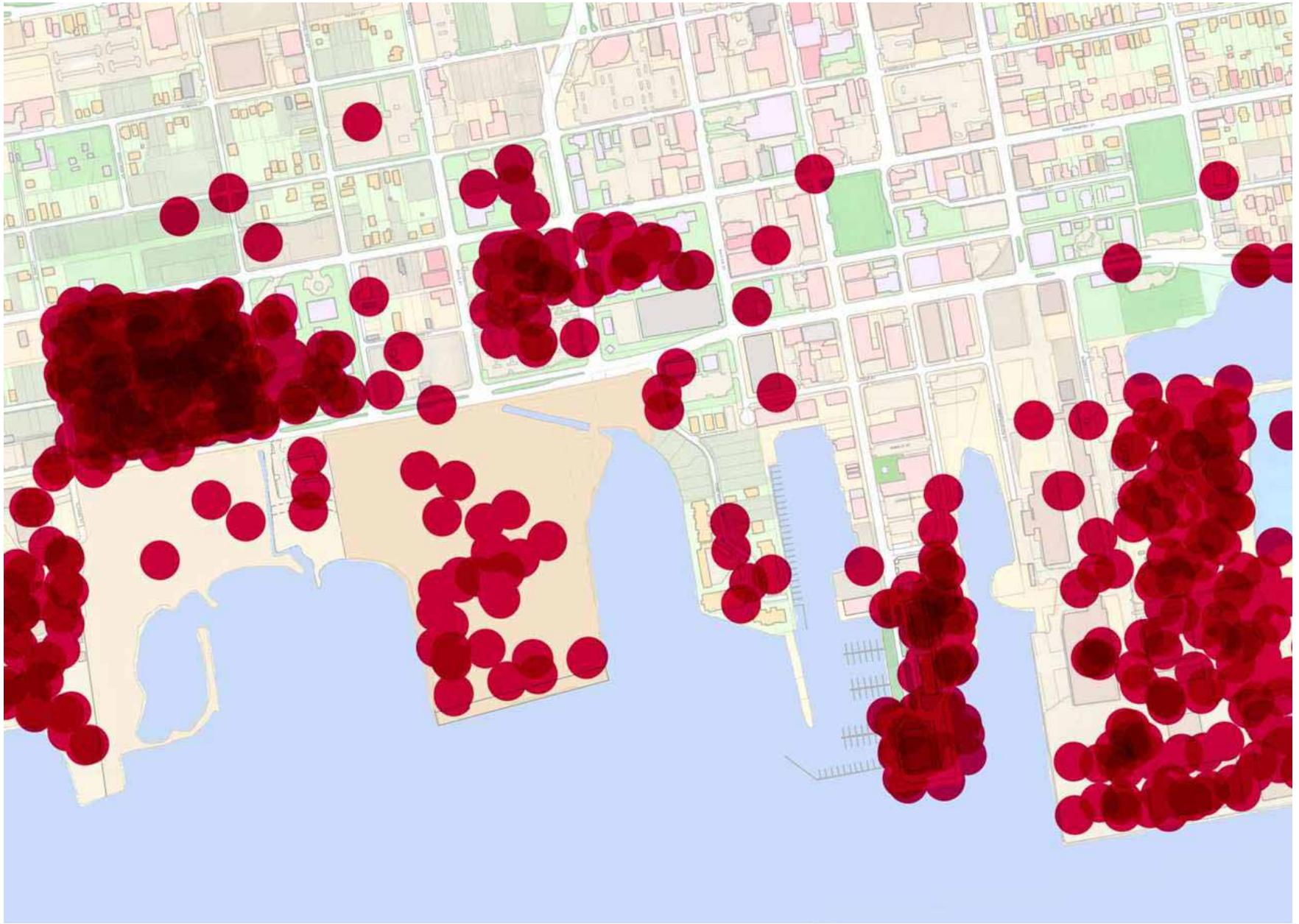




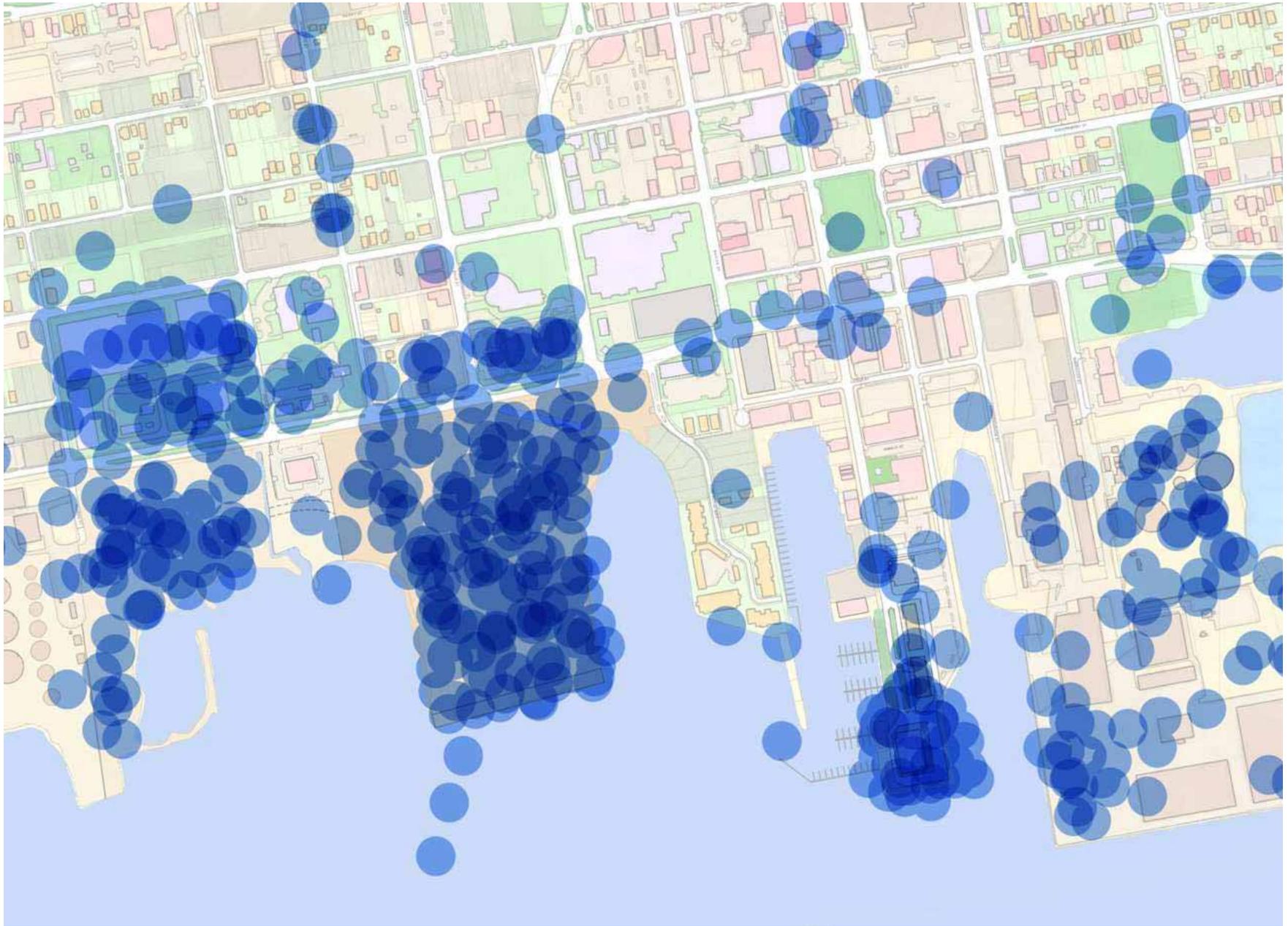
Whibbs Community Maritime Park | Pensacola, Florida



Whibbs Community Maritime Park | Pensacola, Florida



Whibbs Community Maritime Park | Pensacola, Florida



Whibbs Community Maritime Park | Pensacola, Florida



Guiding Principles

1. Provide a focus of civic life for the entire City
 - Build a Keystone that brings together diverse communities
3. Bring the Waterfront to the City and the City to the Waterfront
4. Create a diverse range of public spaces along the Waterfront
5. Create an active waterfront with a diverse range of uses

Guiding Principles

6. Celebrate Pensacola's unique character
7. Celebrate Pensacola's history
8. Balance public uses with private development
9. Create a framework of public access and open space
10. Provide buildings with uses that animate the public spaces



Whibbs Community Maritime Park | Pensacola, Florida

Key Element 1

Create a continuous linear park with diverse character linking the entire waterfront



Whibbs Community Maritime Park | Pensacola, Florida

Key Element 2

Linking Streets to the Waterfront



Whibbs Community Maritime Park | Pensacola, Florida

Key Element 3

Spring Street Park



Whibbs Community Maritime Park | Pensacola, Florida

Key Element 4

Devilliers Wharf



Whibbs Community Maritime Park | Pensacola, Florida

Key Element 5

Bring the city to the waterfront
and the waterfront to the city



Whibbs Community Maritime Park | Pensacola, Florida



Whibbs Community Maritime Park | Pensacola, Florida

Key Element 6

Create a multi-use community park for baseball, football, soccer, concerts, and festivals



Whibbs Community Maritime Park | Pensacola, Florida

Key Element 7

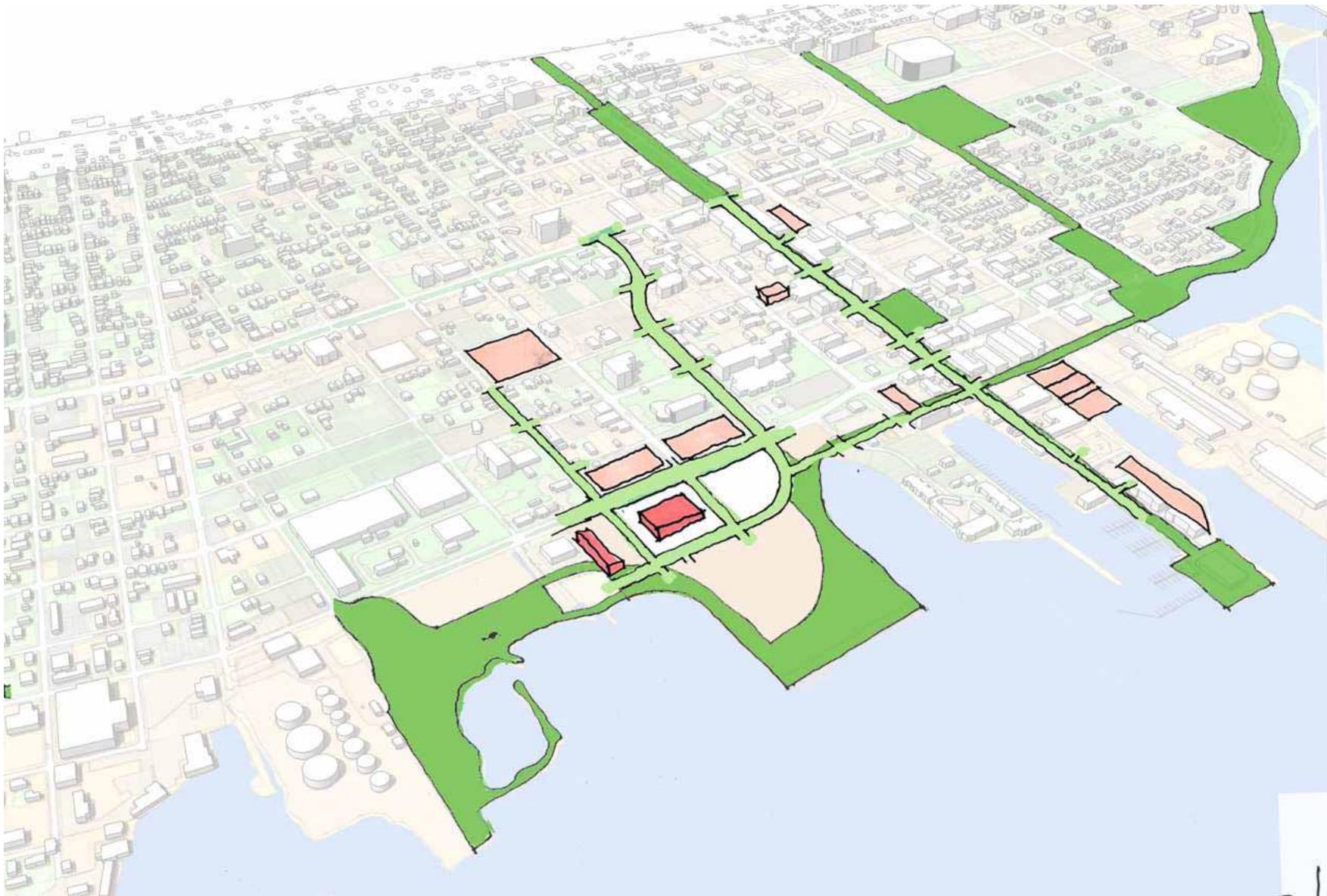
Create a sequence of
diverse spaces for the park



Whibbs Community Maritime Park | Pensacola, Florida

Key Element 8

Develop a comprehensive parking strategy



Whibbs Community Maritime Park | Pensacola, Florida



Whibbs Community Maritime Park | Pensacola, Florida



Whibbs Community Maritime Park | Pensacola, Florida



Whibbs Community Maritime Park | Pensacola, Florida



Whibbs Community Maritime Park | Pensacola, Florida



Whibbs Community Maritime Park | Pensacola, Florida



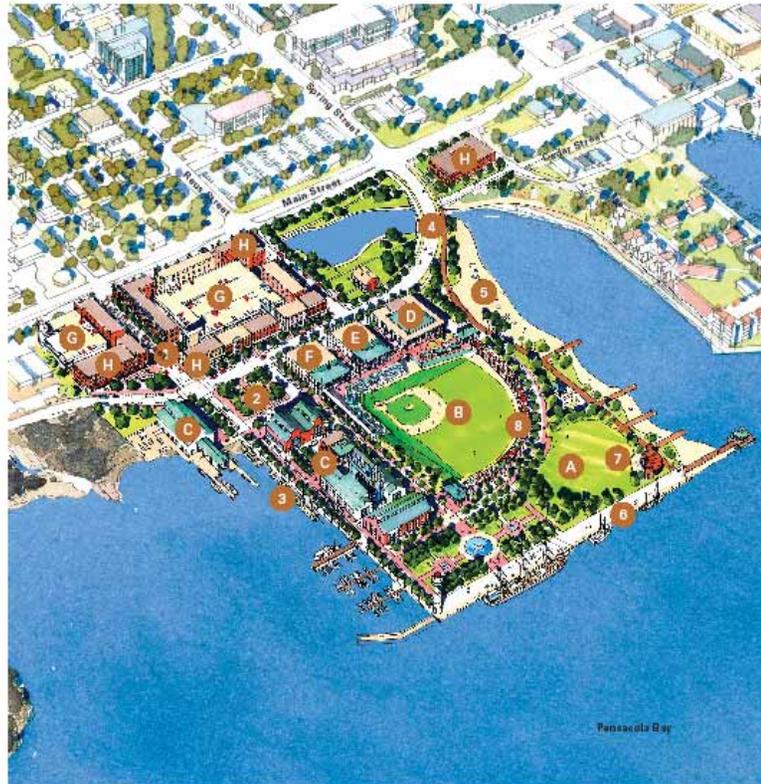
Whibbs Community Maritime Park | Pensacola, Florida



Whibbs Community Maritime Park | Pensacola, Florida



Whibbs Community Maritime Park | Pensacola, Florida



Aerial view of the approved master plan

Program

- A Great Lawn
- B Community Park
- C Maritime Museum
- D Conference Center
- E Future UWF Classrooms
- F Pensacola Sports Hall of Fame
- G Parking Garage
- H Mixed-Use Buildings

Addresses

- 1 Devillers Street
- 2 Devillers Square
- 3 Devillers Wharf
- 4 Spring Street
- 5 Spring Street Park
- 6 Waterfront Promenade
- 7 Performance Area
- 8 Grand Trellis

THE WHIBBS COMMUNITY MARITIME PARK design was developed through an inclusive, public process and design charrette in March 2005. Sponsored by The Studer Group, in collaboration with the University of West Florida and the Maritime Museum constituency, this planning process determined a future vision and direction for the 27.5 acre parcel in the heart of the Pensacola Waterfront and adjacent to Downtown Pensacola.

The proposal called for a mix of public and private development meant to create a new focus for civic life in the City. The program included a number of cultural uses of public benefit including a multi-use park that could accommodate minor league baseball games, local sporting events, concerts, graduations, and other large gatherings. A Maritime Museum and Center, outdoor exhibit space, and a conference facility and auditorium are planned as well. Private development is also encouraged to provide tax base to the City, and to support the development of public areas. Private development will introduce retail, offices, restaurants, as well as other private enterprises to enliven the district.

Summary of the Approved Master Plan

□005 to Today:

- Conceptual Master Plan Completed Spring, □005
- Voter Referendum Fall, □005
- Master Development Agreement – Spring, □006
- CMPA Board Appointed – Fall, □006
- Design Criteria, Site Master Plan, Venue Concepts Developed - Summer, □007





Ultimate Development Master Plan -
Concerts

Whibbs Community Maritime Park | Pensacola, Florida



Ultimate Development Master Plan -
Football

Whibbs Community Maritime Park | Pensacola, Florida



Ultimate Development Master Plan -
Soccer



- A. Multi-Purpose Stadium
Community Park
Conference Center
Office
Future UWF Classrooms
Pensacola Sports Hall of Fame
Retail
- B. Maritime Museum/ Center for Research
- C. Devilliers Square
- D. Devilliers Wharf
- E. Waterfront Promenade
- F. Spring Street Park
- G. South Park
Great Lawn
Picnic Lawn
Vehicular Overlook
Bio-Filtration Garden
Children's Play Beach
Sunset Terrace
Seating Terrace
Grand Trellis
- H. Water Garden
- I. Parking Structure
- J. Mixed-Use Development
- K. Surface Parking

Ultimate Development Master Plan -
Baseball

Whibbs Community Maritime Park | Pensacola, Florida



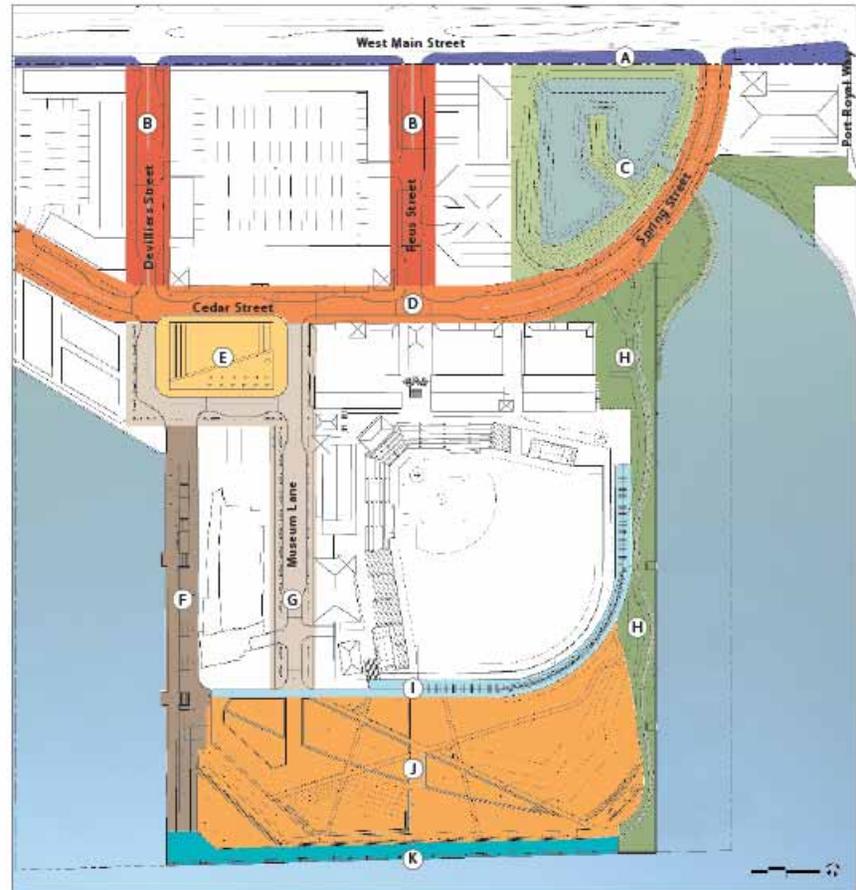
Phase One Master Plan - Baseball



Phase One Master Plan - Concerts

Whibbs Community Maritime Park | Pensacola, Florida

- A West Main Street
- B DeVilliers & Reus Streets
- C Water Garden
- D Cedar & Spring Street
- E DeVilliers Square
- F DeVilliers Wharf
- G Museum Lane
- H Spring Street Park
- I Trellis Promenade
- J South Park
- K Waterfront Promenade



Ultimate Development Plan

OFFSET CRITERIA

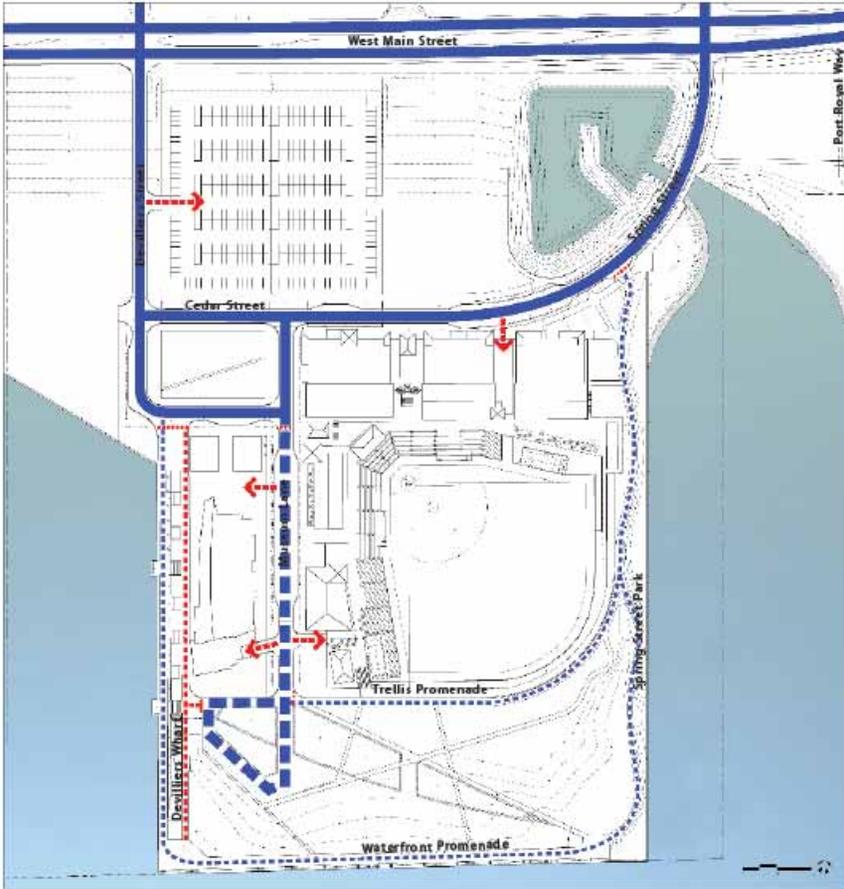
- West Main Street
 - 60' from centerline
- Spring Street and Cedar Street
 - 39' from centerline on both sides of street
- Devilliers Street & Reus Street
 - 39' from centerline on both sides of street
- Museum Lane
 - 33' from centerline on both sides of street
- Devilliers Wharf
 - 55' from water's edge
- East edge of Community Park
 - 55' from water's edge
- South edge of Community Park
 - XX' from centerline of Trellis Promenade
- Development Parcels A & E
 - 15' from Property Line (to be confirmed)
- Devilliers Square
 - 39' from centerline of all adjacent streets
- Port Royal Way
 - 15' from property line (to be confirmed)

- (A) Future development parcel A
- (B) Future development parcel B
- (C) Future development parcel C
- (D) Future development parcel D
- (E) Future development parcel E
- (F) Maritime Museum development parcel
- (G) Multi-purpose stadium development parcel



Ultimate Development Plan

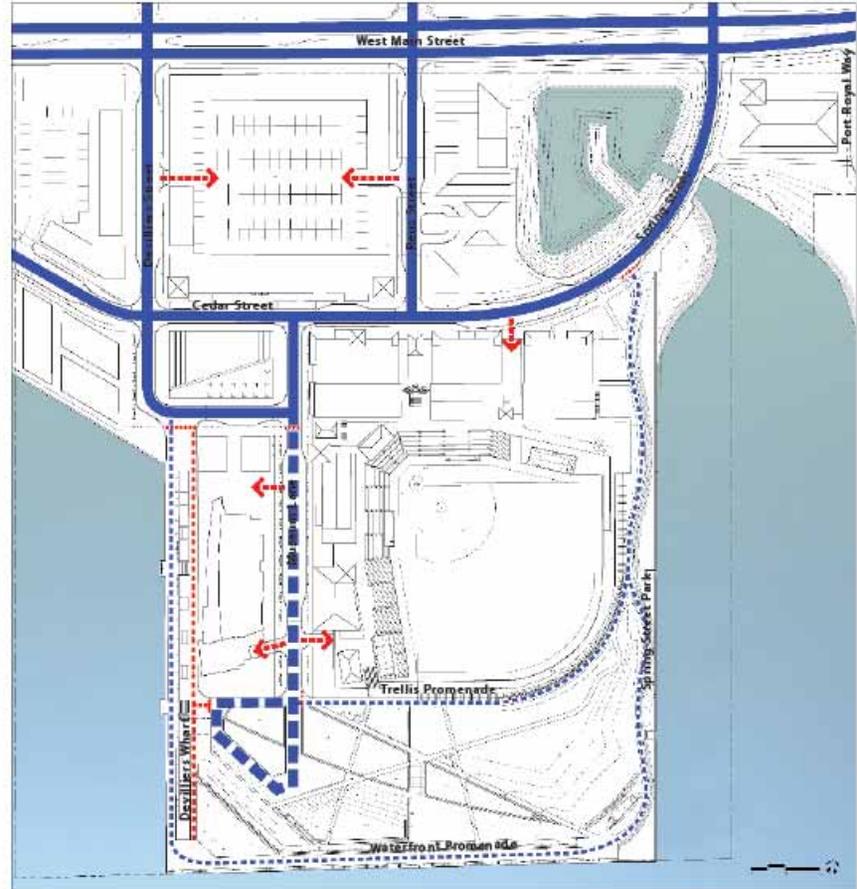
● Development parcel area



Phase 1 Plan

Design Criteria
 - Corner curb radius - 25' typical
 - Firelanes - 12' minimum clear

Design Assumptions
 - 18-wheel truck access on periphery road (one-way)
 - Two-way traffic around Devillers Square
 - Controlled vehicular access on Museum Lane on sports and festival event days
 - Back-up emergency access is provided in case periphery road is not accessible



Ultimate Development Plan

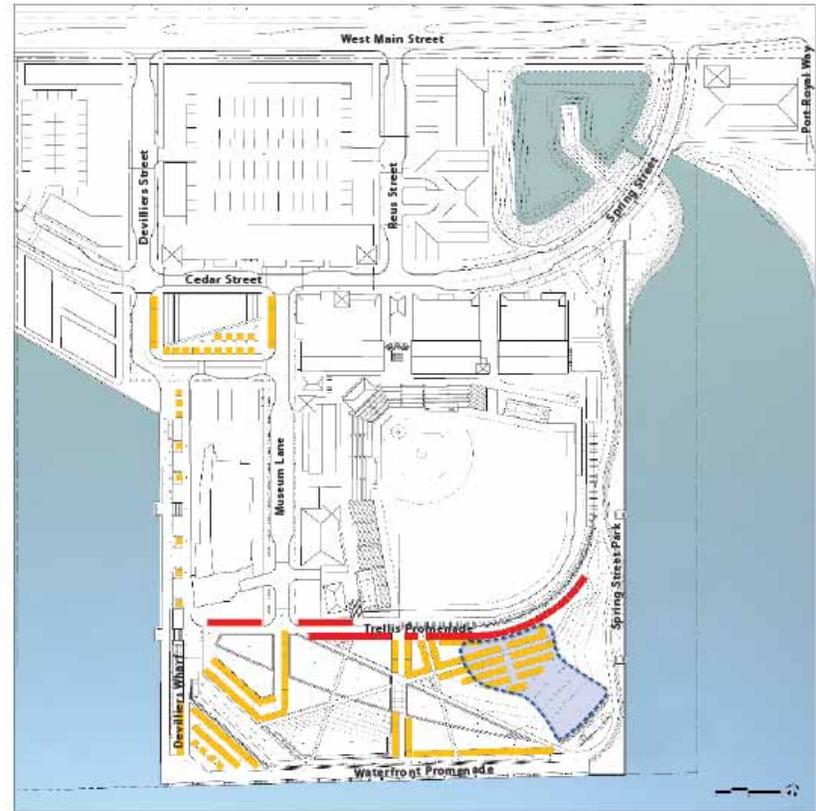
- █ Primary vehicular roadway
- ▬ Secondary vehicular roadway
- - - Service, maintenance, & emergency access
- - - Back-up emergency access
- ➔ Access points
- - - Removable bollards

Vehicular Circulation

| | | |
|---|------------------------|-------------|
|  | Great Lawn (38,660sf) | 3200 PEOPLE |
|  | 12' x 12' Tents | 230 |
|  | 12' x 25' Food Vendors | 30 |
| | Total | 260 |

Festival Layout

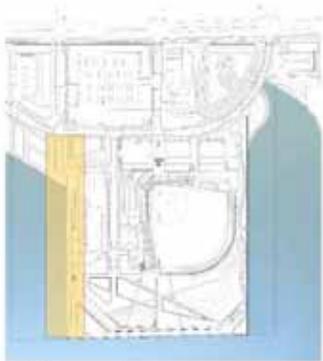
landscape patterns



Ultimate Development Plan

-  12'x25' Food vendors
-  12'x12' Tents
-  Great Lawn (3,200 people)

e31007 urban design associates



Key Plan



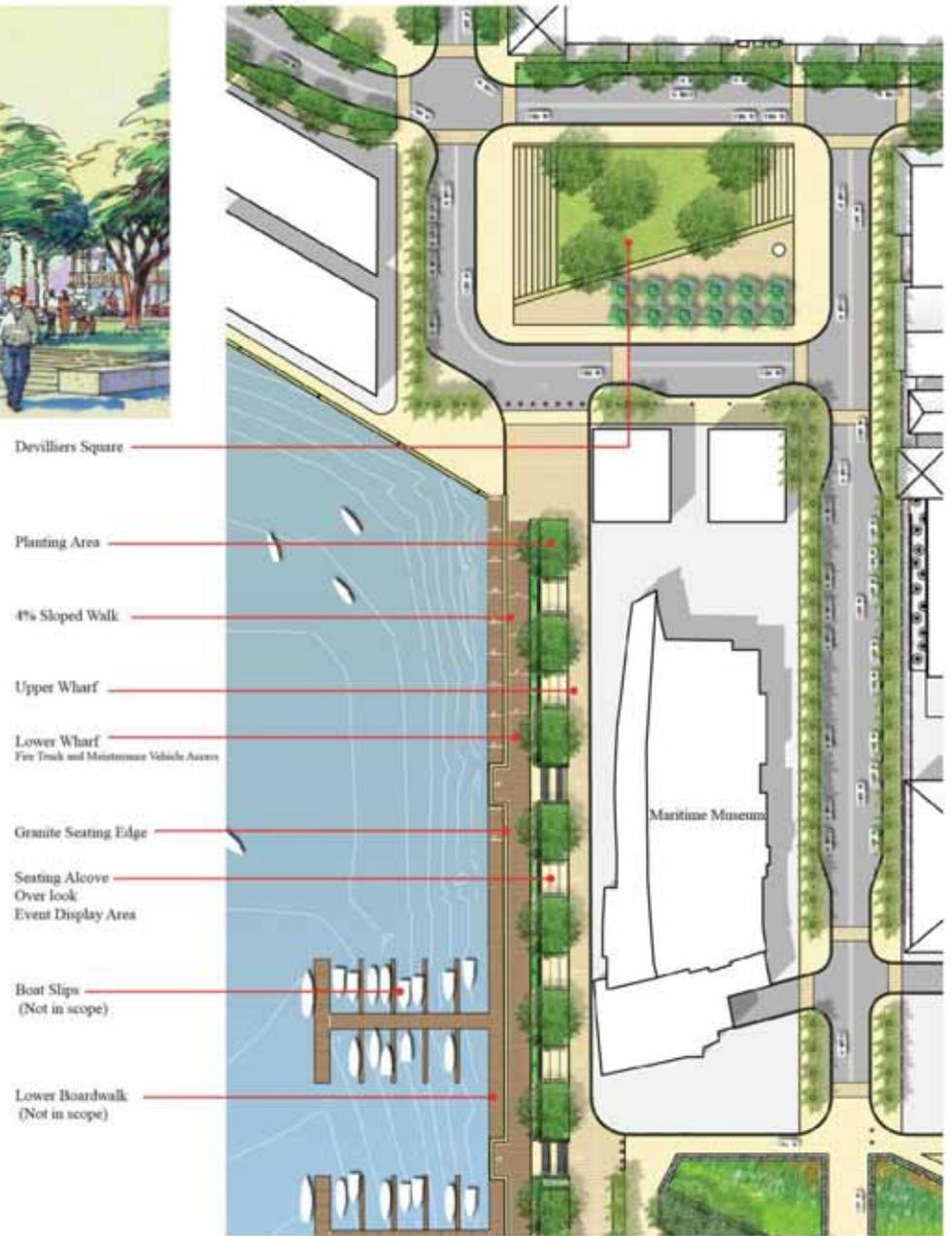
Devolliers Square - Ultimate Development Phase



Phase 1



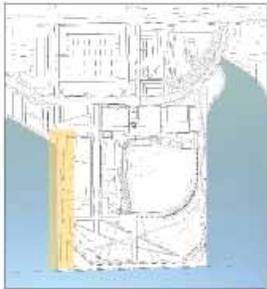
Devolliers Wharf - Phase 1 & Ultimate Development Phase



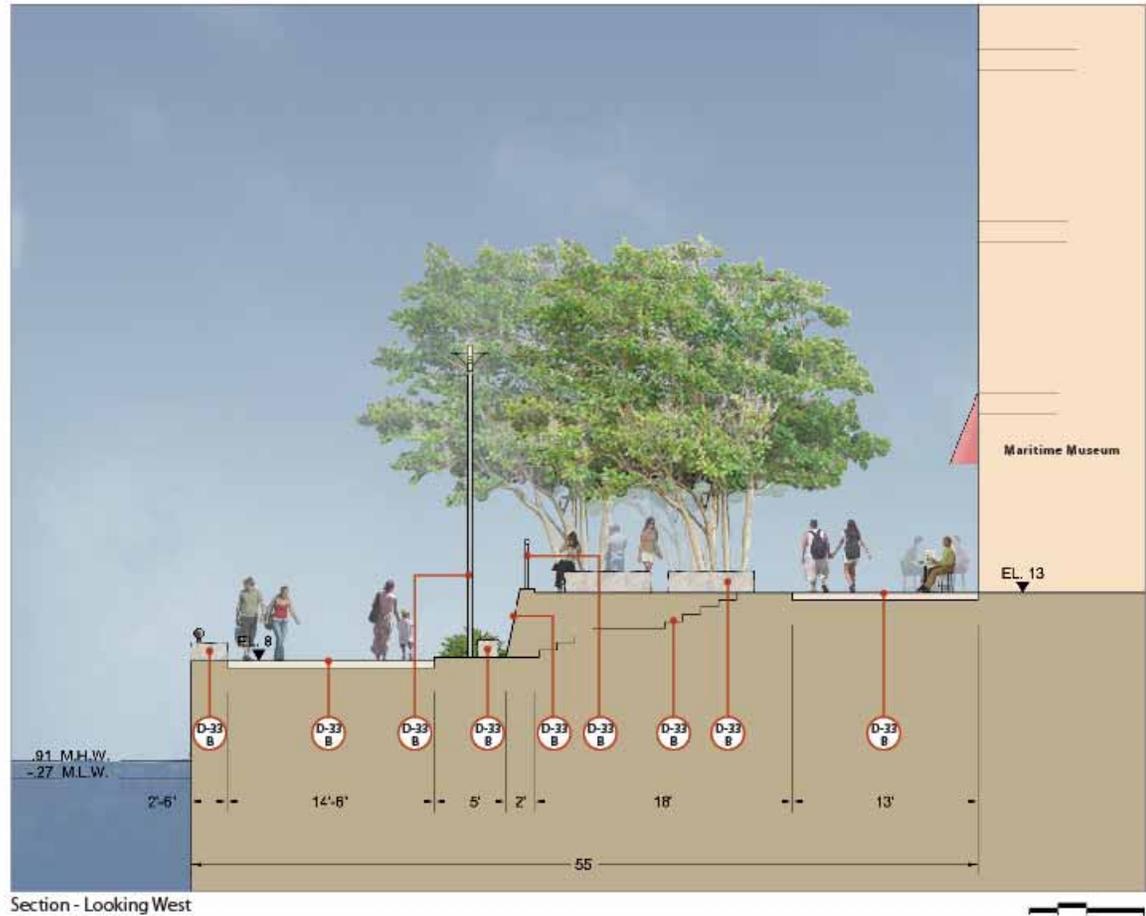
Ultimate Development Master Plan

Devolliers Square / Devolliers Wharf

Whibbs Community Maritime Park | Pensacola, Florida



Key plan



e2007 urban design associates



Key Plan



Upper and Lower Promenade - Ultimate Development Phase



Phase I



Working Waterfront
New London, CT



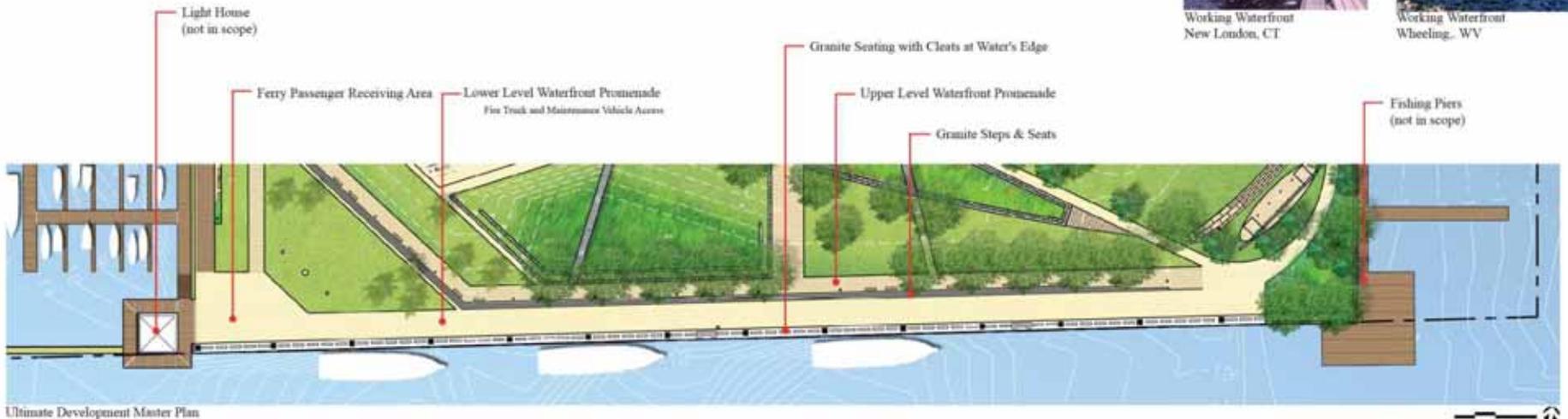
Working Waterfront
Boston, MA



Working Waterfront
New London, CT

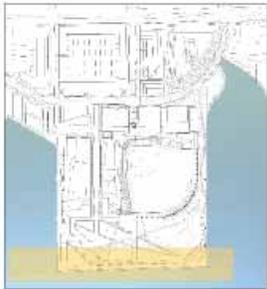


Working Waterfront
Wheeling, WV

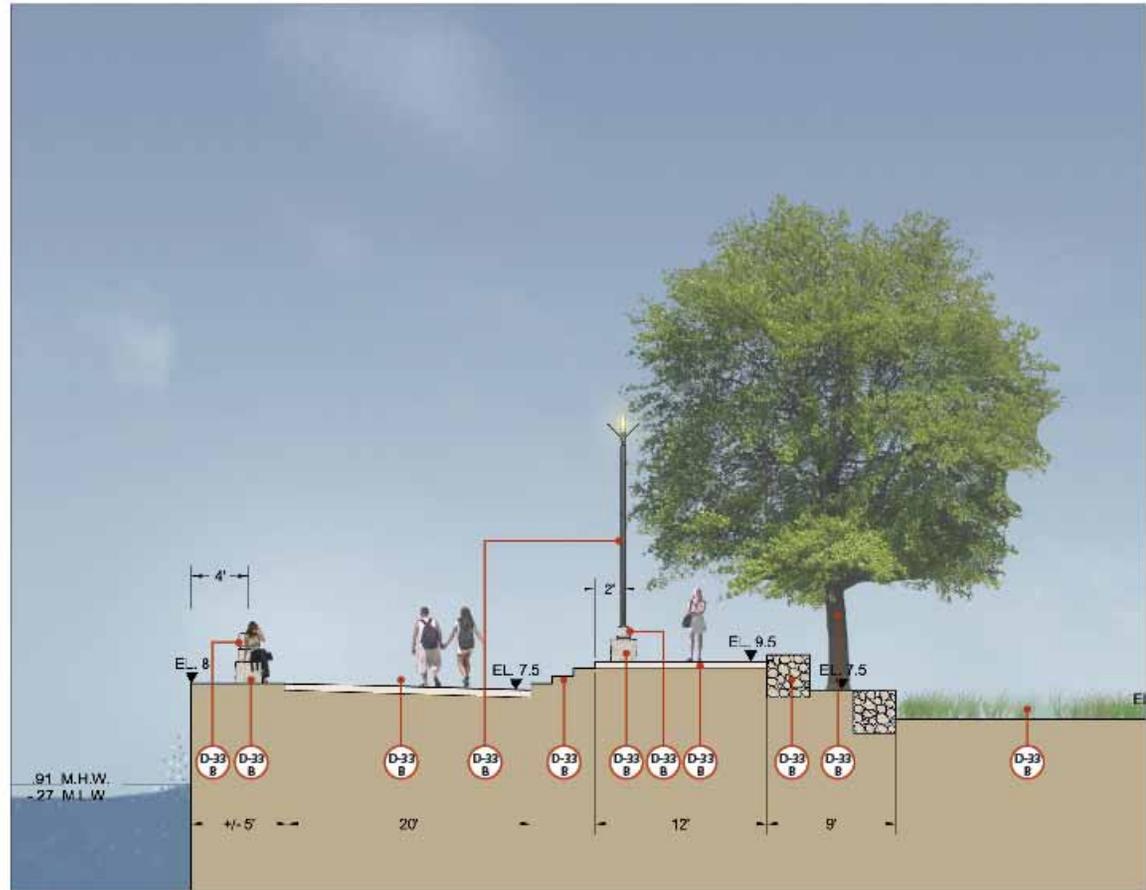


Waterfront Promenade

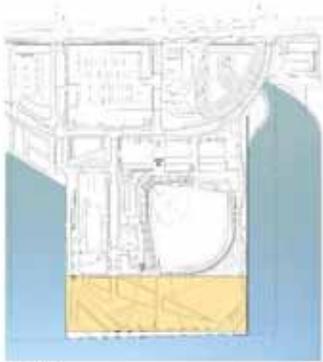
Whibbs Community Maritime Park | Pensacola, Florida



Key plan



Section B-B' - Looking west



Key Plan



View from Crossroad Terrace - Ultimate Development Phase



View from Ballpark Concourse Level - Ultimate Development Phase with Children's Play Beach in foreground and Interactive Fountain beyond.



Bio-Filtration Garden



Interactive Fountain
Charleston, SC



Great Lawn, Indianapolis, IN

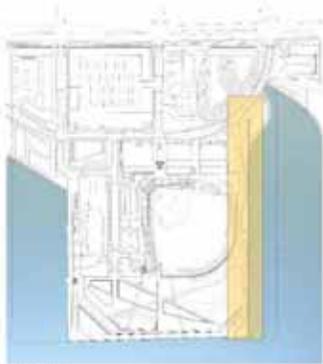


Phase I



Phase I





Key Plan



Serpentine Walk- Ultimate Development Phase (Fishing Pier not in scope)



Planting in Boulders



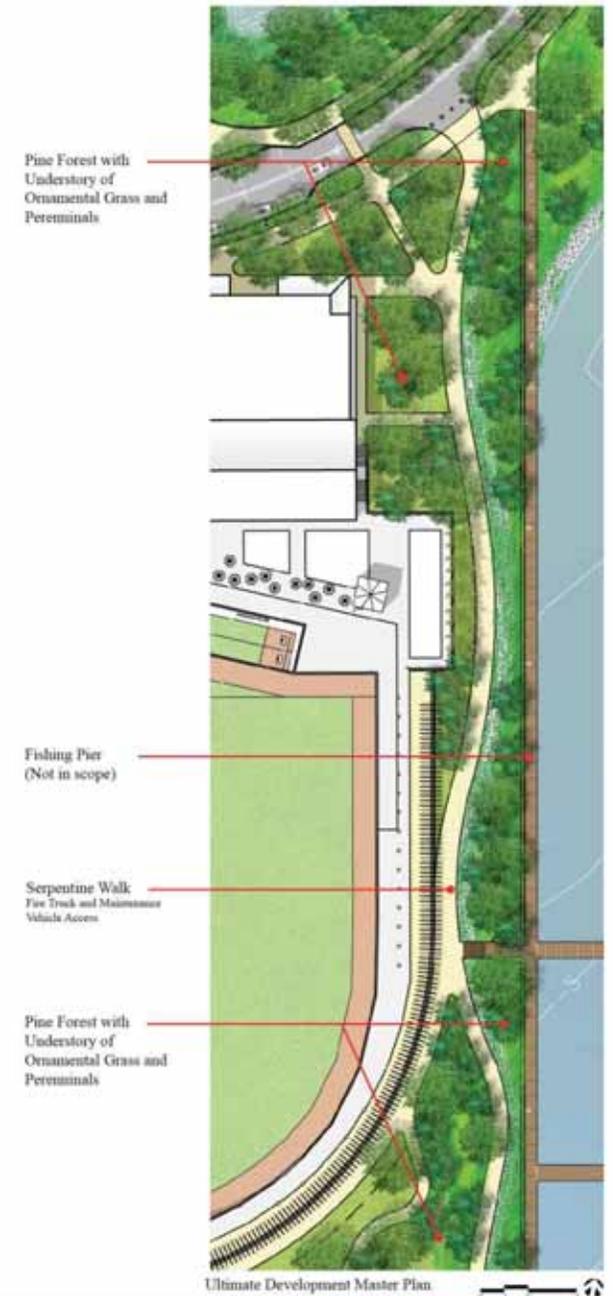
Pine Tree Forest

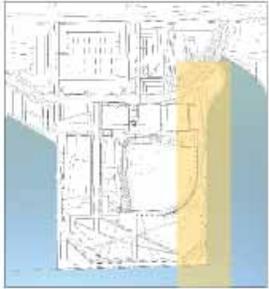


Understory Ornamental Grass and Perennials



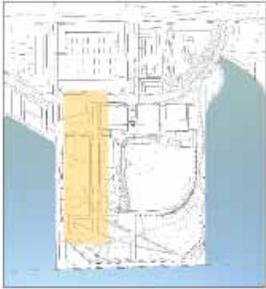
Charleston Waterfront Park, Charleston, SC





Key plan



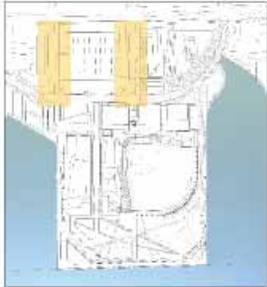


Key plan



Section - Looking South

e2007 urban design associates

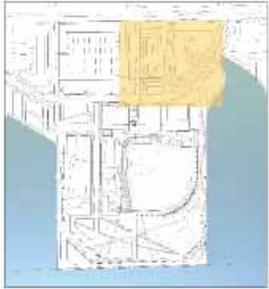


Key plan

Materials Legend



e:2007 urban design associates



Key plan



Section - Looking North



Key plan



e:2007 urban design associates

CAST-IN-PLACE CONCRETE
UNIT PAVERS
BOARD WALK
INTERACTIVE FOUNTAIN

GABION
BOULDERS
STONE WALL
GRANITE SLABS
METAL GRATES
GRANITE STAIRS

| ITEM | MATERIAL TYPE | SPECIFICATIONS |
|---------------------------|---------------|---|
| A. Cast in place Concrete | XX | FSC Certified ipe, or jarrah wood; powder coated metal. |
| B. Bricks | XX | Jarrah wood; cast aluminum supports. |
| C. Unit Pavers | XX | Ipe wood seat and back; powdercoated steel. |
| D. Unit Paver detail | XX | Stainless steel with brushed finish; top-opening; 39 gallon |
| E. Interactive Fountain | XX | (A) Stainless steel; borosilicate glass enclosure. (B) |
| F. Boardwalk | XX | Structural grade steel; cast aluminum top; spun aluminum base ring. |
| | | Structural steel; powdercoat black or silver finish. |
| | | Tempered glass and cast aluminum housing. |
| | | Stainless steel |



A



B



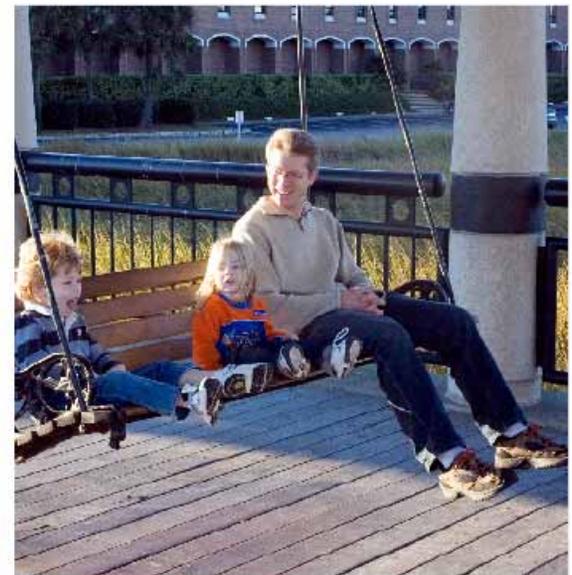
C



D



E



F

CAST-IN-PLACE CONCRETE
 UNIT PAVERS
 BOARD WALK
 BRICK
 INTERACTIVE FOUNTAIN

GABION
 BOULDERS
 STONE WALL
 GRANITE SLABS
 METAL GRATES
 GRANITE STAIRS

| ITEM | MATERIAL TYPE | SPECIFICATIONS |
|--------------------------------|--|---|
| A. Gabion | Rough stone in wire cage | Permeable gabion around water detention pond edge. Aluminaum cage. |
| B. Gabion Corner | same | |
| C. Boulders | Local stone | Rough hewn granite laid along border |
| D. Rough Stone Wall | Rough stone, concrete reinforcement | |
| E. Square Stone Wall | Cut granite, concrete reinforcement (on interior only) | |
| F. Granite Slab - Marsh Border | Rough hewn granite laid along border | Stone or Metal Grate base |
| G. Boardwalk | Stone or Metal Grate base | |
| H. Rough Granite Stairs | Rough hewn granite, cemented | Clean-cut granite |
| I. Cut Granite Stairs | Clean-cut granite | |

Annotate: Requirement for minimum sta



A



B



C



D



E



F



G



H

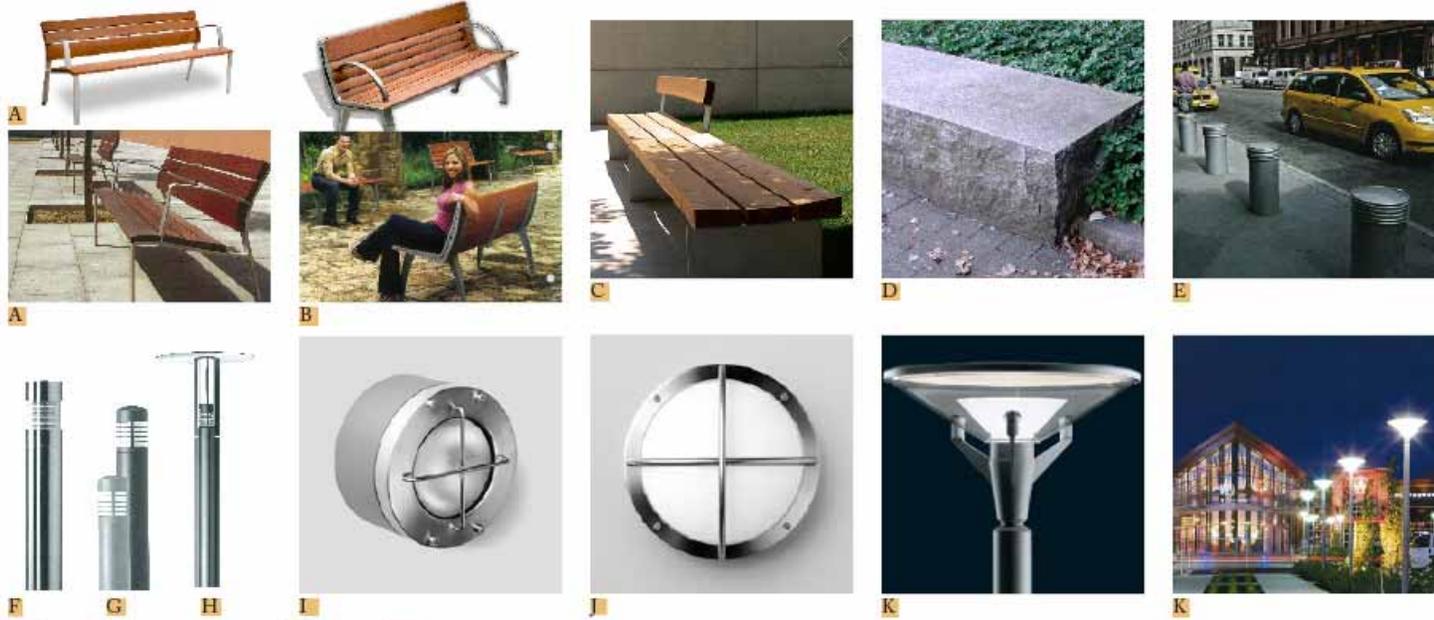


I

**BENCHES
SLAB BENCH
BOLLARDS
WALL LIGHTS
STREET LIGHT**

**TRASH RECEPTACLE
ASH URN
RAILING
FLAG POLE
BIKE RACK
METAL STRUCTURE
BAND STAND**

| ITEM | MANUFACTURER | MODEL NAME / NUMBER | COLOR / FINISH |
|-----------------|-----------------|-------------------------|---|
| A. Bench 1 | Landscape Forms | Santa & Cole Neoliviano | Jarrah wood; cast aluminum supports. |
| B. Bench 2 | Landscape Forms | Austin | FSC Certified ipe, or jarrah wood; powder coated metal. |
| C. Bench 3 | Landscape Forms | Santa&Cole Bancal | Ipe wood seat and back; powdercoated steel. |
| D. Slab Bench | xxxxx | xxxxx | Solid granite, saw cut. xxxxx |
| E. Bollard 1 | Landscape Forms | Annapolis | Structural grade steel; cast aluminum top; spun aluminum base ring. |
| F. Bollard 2 | BEGA | 8216P | Stainless steel; borosilicate glass enclosure. |
| G. Bollard 3 | BEGA | 8429P | Extruded and die-cast aluminum, three-ply opal diffuser |
| H. Bollard 4 | BEGA | 8996MH; | Extruded and die-cast aluminum; gray anodized aluminum and clear plastic acrylic. |
| I. Wall Light 1 | BEGA | 2021 | Tempered glass and cast aluminum housing. |
| J. Wall Light 2 | BEGA | 3510 | Molded stainless steel, with clear glass enclosure. |
| K. Street Light | Louis Poulsen | Kipp Post | Structural steel; powdercoat black or silver finish. |



BENCHES
SLAB BENCH
BOLLARDS
WALL LIGHTS
STREET LIGHT

TRASH RECEPTACLE
ASH URN
RAILINGS
FLAG POLE
BIKE RACKS
BAND STAND
METAL STRUCTURES

| ITEM | MANUFACTURER | MODEL NAME / NUMBER | COLOR / FINISH |
|--------------------|------------------------------------|-----------------------|--|
| A. Trash | Landscape Forms | Steely Can | Stainless steel, |
| B. Ash Urn | Landscape Forms | xx | Extruded aluminum with scratch resistant paint |
| C. Railing 1 | Various/to be specified | | Stainless steel with one inch thick glass |
| D. Railing 2 | Architectural Railings and Grilles | | Stainless steel |
| E. Flag Pole | Various/to be specified | | Aluminum, thirty feet tall |
| F. Bike Rack 1 | Various/to be specified | Classic hoop/U-shape; | Stainless steel, embedded in ground, approximately two and one-half feet spacing |
| G. Bike Rack 2 | Landscape Forms | Flo | Stainless steel, embedded in ground |
| H. Band Stand | Various/to be specified | | Structural steel; powdercoat black or silver finish |
| I. Metal Structure | Various/to be specified | Arch/trellis | Structural steel |
| J. Metal Structure | Various/to be specified | | Combination structural steel and wood |



A



B



C



D



E



F



G



H



I



J

LARGE CANOPY TREES

EVERGREEN

DECIDUOUS

SMALL CANOPY TREES

ORNAMENTAL TREES

SHRUBS

GROUND COVER

LAWN

PERENNIALS

WATER GARDEN

DETENTION POND

| SCIENTIFIC NAME | COMMON NAME | HEIGHT | WIDTH | NATIVE | COMMENTS |
|-----------------------------------|-------------------|--------------|----------------|--------|----------------|
| A. <i>Liriodendron tulipifera</i> | Tulip Tree | 70 - 90 feet | 30 - 45 inches | Yes | |
| B. <i>Pinus taeda</i> | Loblolly Pine | 60 - 80 feet | 30 inches | Yes | |
| C. <i>Platanus x acerifolia</i> | London Plane Tree | 60 - 70 feet | 40 - 50 inches | No | Urban tolerant |
| D. <i>Magnolia grandiflora</i> | Magnolia | 60 feet | 40 inches | Yes | |
| E. <i>Quercus virginiana</i> | Live Oak | 50 feet | 40 - 60 inches | Yes | |
| F. <i>Taxodium distichum</i> | Bald Cypress | 50 - 70 feet | 20 - 30 inches | Yes | Wetland or dry |
| G. <i>Lagerstroemia Indica</i> | Crepe Myrtle | 20 - 30 feet | 15 - 20 inches | No | |
| H. <i>Sabal palmetto</i> | Sabal Palm | 50 feet | 15 inches | Yes | |



LARGE CANOPY TREES
 EVERGREEN
 DECIDUOUS
 SMALL CANOPY TREES
 ORNAMENTAL TREES

SHRUBS

GROUND COVER

LAWN

PERENNIALS

WATER GARDEN
 DETENTION POND

| SCIENTIFIC NAME | COMMON NAME | SOIL MOISTURE | HEIGHT | NATIVE | COMMENTS |
|-----------------|----------------|---|-------------------|--------|-------------------------------------|
| A. Vinca minor | xx | Wide conditions and soil type tolerance | 3-4' | Yes | Backbone of Planting, plant 3' o.c. |
| B. xx | xx | Edge or temporarily flooded | 12-24", sprawling | Yes | Spreading ground cover |
| C. xx | xxs | Edge or temporarily flooded | 3-4' | Yes | Red or white |
| D. xx | xx | Edge or temporarily flooded | 3' | Yes | Purple |
| E. Vinca minor | xx | Edge or temporarily flooded | 3-5' | Yes | Yellow |
| F. Street trees | xx | Frequent to total immersion | 2-3' | Yes | Ground cover |
| G. Petunia' | Rose of Sharon | Edge or temporarily flooded | 3-4' | Yes | Pink to purple |
| H. xx | Lawn | Edge to dry | 10-12" | Yes | Ground cover |
| I. Lawn | | | | | |



A



B



C



D



E



F



G



H

LARGE CANOPY TREES
 EVERGREEN
 DECIDUOUS

 SMALL CANOPY TREES
 ORNAMENTAL TREES
 SHRUBS
 GROUND COVER
 LAWN
 PERENNIALS

| SCIENTIFIC NAME | COMMON NAME | SOIL MOISTURE | HEIGHT | NATIVE | COMMENTS |
|--|-------------------------|---|-------------------|--------|-------------------------------------|
| A. <i>Spartina Bakeri</i> | Sand Cordgrass | Wide conditions and soil type tolerance | 3-4' | Yes | Backbone of Planting, plant 3' o.c. |
| B. <i>Bacopa Caroliniana</i> | Lemon Bacopa | Edge or temporarily flooded | 12-24", sprawling | Yes | Spreading ground cover |
| C. <i>Hibiscus Coccineus</i> | Marsh Hibiscus | Edge or temporarily flooded | 3-4' | Yes | Red or white |
| D. <i>Iris Virginicus</i> | Southern Blue Flag Iris | Edge or temporarily flooded | 3' | Yes | Purple |
| E. <i>Canna Flaccida</i> | Golden Canna | Edge or temporarily flooded | 3-5' | Yes | Yellow |
| F. <i>Cyperus Odoratus</i> | Umbrella Sage | Frequent to total immersion | 2-3' | Yes | Ground cover |
| G. <i>Eupatorium Maculatum 'Gateway'</i> | Joe-Pye Weed | Edge or temporarily flooded | 3-4' | Yes | Pink to purple |
| H. <i>Eragrostris Spectabilis</i> | Purple Love Grass | Edge to dry | 10-12" | Yes | Ground cover |

WATER GARDEN

 DETENTION POND



A Site photo 6788



B



C



D



E



F



F



G



G



H

LARGE CANOPY TREES
 EVERGREEN
 DECIDUOUS

 SMALL CANOPY TREES
 ORNAMENTAL TREES
 SHRUBS
 GROUND COVER
 LAWN
 PERENNIALS

WETLAND PLANTS

- A. Eleocharis Interstincta
- B. Cephalanthus Occidentalis
- C. Clethera Alnifolia
- D. Coreopsis Nudata
- E. Coreopsis Gladiata
- F. Crinum Americanum
 Iris Hexagona (not pictured)
- G. Iris Virginicus
- H. Itea Virginica 'Henry's Garnet'
- I. Spartina Bakeri

COMMON NAME

- Spikerush
- Buttonbush
- Summersweet
- Tickseed
- Tickseed
- Swamp Lily
- Anglepod Blue Flag Iris
- Southern Blue Flag Iris
- Virginia Sweetspire
- Sand Cordgrass

PREFERRED WATER DEPTH

- Edge or temporarily flooded
- Edge or temporarily flooded
- Edge to temporarily flooded
- Edge to dry
- Edge to dry
- Frequent to total immersion
- Edge or temporarily flooded
- Edge or temporarily flooded
- Edge
- Edge to temporarily flooded (fresh and brackish)

HEIGHT

- 2-4'
- 6-10'
- 6-8'
- 18"
- 18"
- 2-3'
- 2-3'
- 3'
- 3-4'
- 3-6'

NATIVE

- Yes

WATER GARDEN

DETENTION POND



A



B



C



D



E



F



G



H



I



Linking Maritime Park to Downtown Pensacola



Maritime Park - Gateways & Wayfinding

Wayfinding & Identity –
Linkage to Downtown & Site Construction

Whibbs Community Maritime Park | Pensacola, Florida

EXISTING SIGNAGE

COMMENTS

- Maritime Park destinations should be incorporated into current downtown system.
- Wayfinding system should extend into Maritime Park.

- A. Gateway Signs
- B. Vehicular Directional
- C. Parking/Pedestrian Directional
- D. Visitor Map



A



B



C

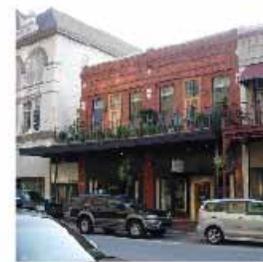


D

AREA FLAVOR

COMMENTS

- Design of gateways should reflect the historical/vernacular/port industrial context of Maritime Park.



GATEWAY



COMMENTS

- Establishes a sense of arrival and reinforces identity of spaces.
- Significant scale creates memorable experiences.



VEHICULAR DIRECTIONAL



COMMENTS

- Provide directions to specific attractions within the district, and public parking within the district.
- Provides direction between expressway ramps and portals and other adjoining destinations.



PARKING ID



COMMENTS

- Identifier for public parking facility.
- Eliminates confusion for visitors over public vs. private parking.
- Can list nearby attraction(s).



PEDESTRIAN DIRECTIONAL



COMMENTS

- Provides pedestrian direction to district attractions, public amenities and transit options.
- Encourages walking and linking to other area destinations.



DOWNTOWN KIOSK



COMMENTS

- District information and links to surrounding neighborhoods.
- Reinforces district identity.
- Provides public transit information.
- Encourages walking and links to other area destinations.



INTERPRETIVE



COMMENTS

- Presents an opportunity to engage visitors with multiple stories related to the cultural, natural and industrial heritage of the site.
- Interpretive signs can be situated along pedestrian paths, and take the form of freestanding exhibits or groundplane graphics and lettering.



BANNER/EDGE DEFINITION



COMMENTS

- Soft elements such as banners can be used along site perimeter and internal roadways to provide identity and color to the landscape.
- Banners can be used to promote public events and cultural destinations, provide seasonal flavor, or be part of an outdoor art program.



Public Venues – Multi-Purpose Stadium

Summary Program

- Multi-purpose venue for concerts, baseball, football, soccer, etc.
- Synthetic ‘field turf’ to withstand continuous use
- 3,000 Fixed and “box” seats
- 4,000 Total capacity including grass berm seating and party terraces
- Potential to add private suites and other amenities
- Design is integrated with adjacent Conference/Education Center and third-party private developments.
- Adjacent developments form the “façade” of the stadium.
- Street presence includes retail, dining and other uses by “others.”
- State-of-the-art spectator amenities, including armchair seating, food & beverage stands, novelty stands, and public facilities
- Fully accessible to the disabled
- Team facilities for baseball club, football teams, etc.
- Media facilities
- Ticketing
- Back-of-house support facilities

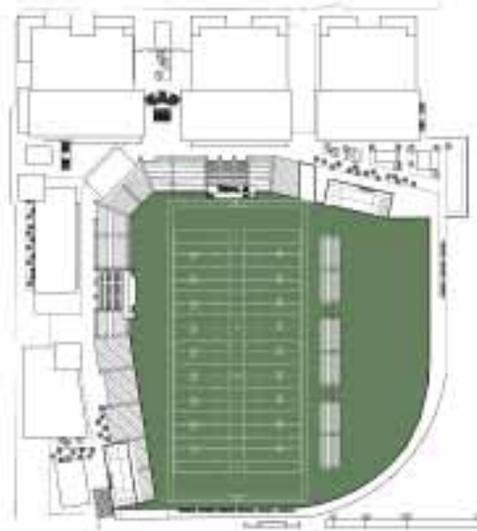


View of Stadium and Conference Center
from Devilliers Square

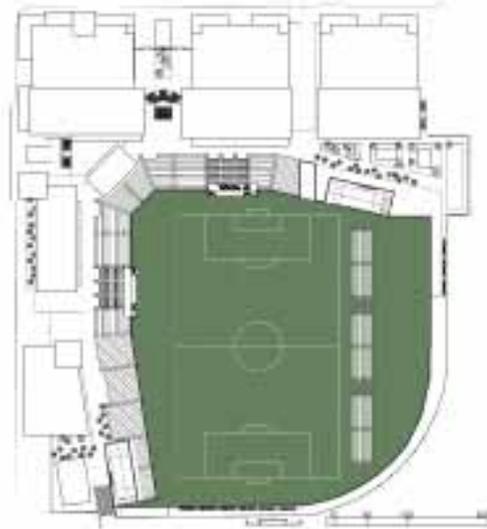
Whibbs Community Maritime Park | Pensacola, Florida



BASEBALL



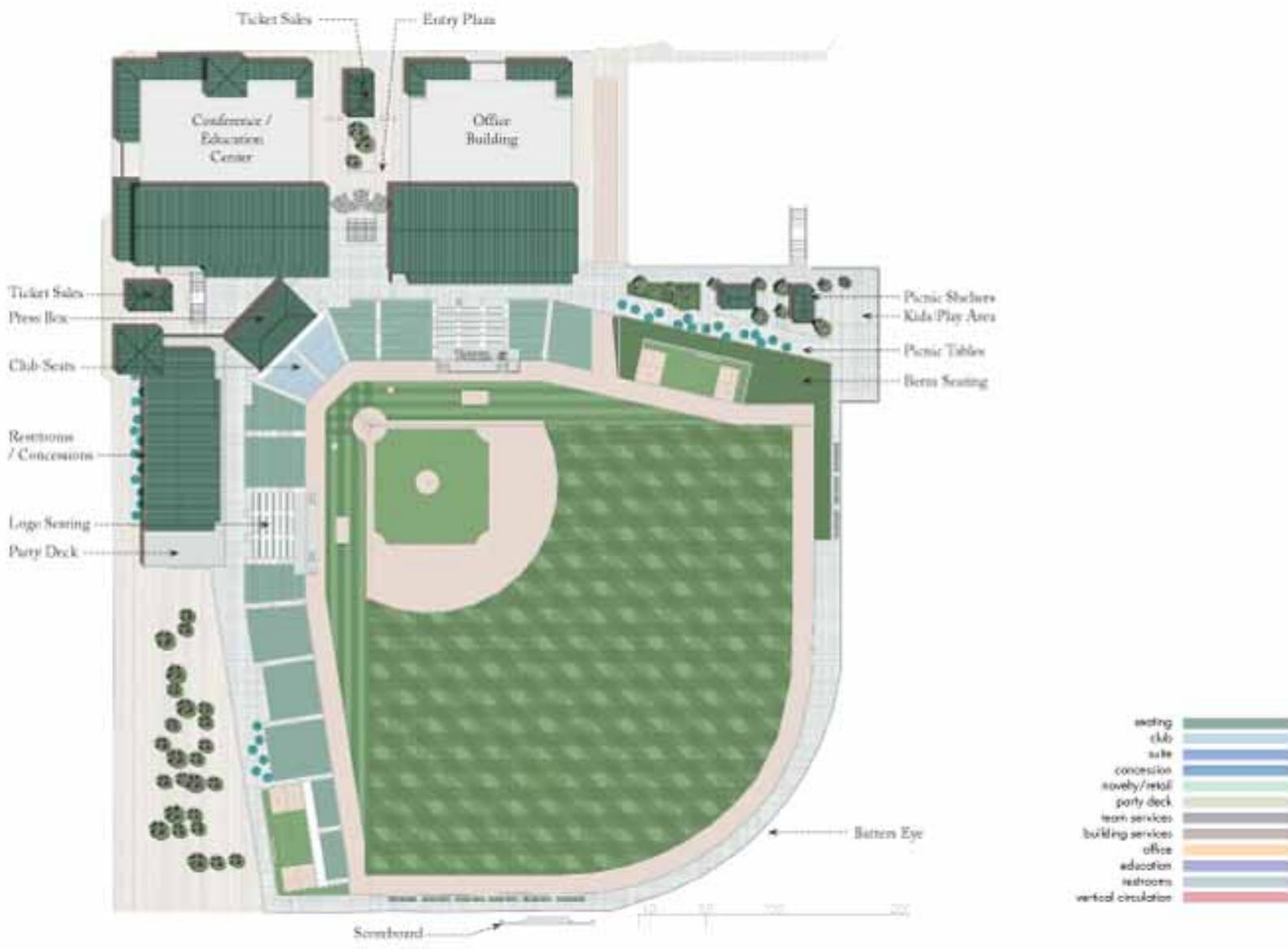
FOOTBALL



SOCCER



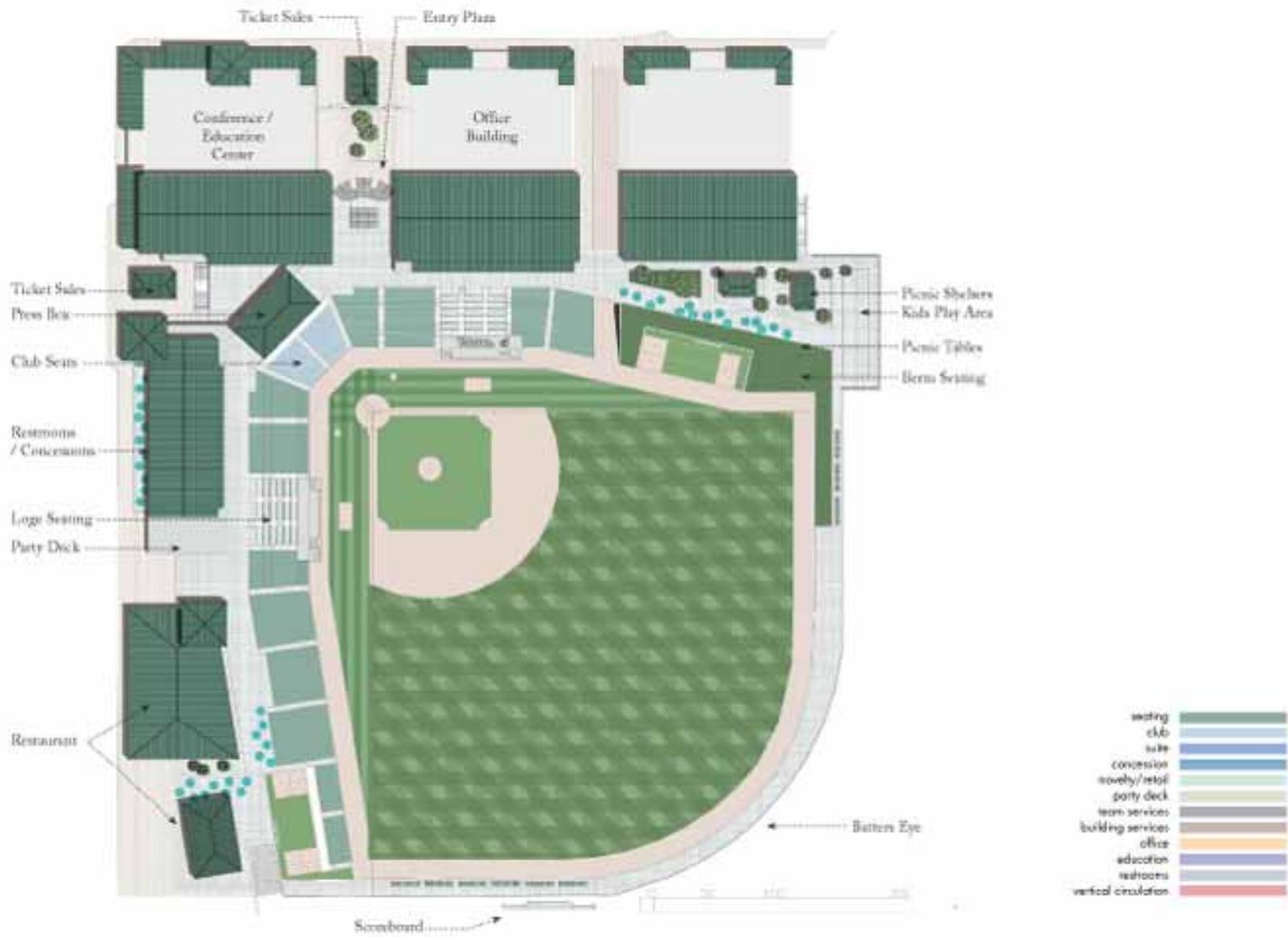
CONCERT



Phase 1 Stadium – Roof Level



Phase 1 Stadium – Concourse Level





Ultimate Stadium Development—
Concourse Level

Whibbs Community Maritime Park | Pensacola, Florida



East Section Perspective



South Section Perspective



Ultimate Stadium Development –
Aerial View

Whibbs Community Maritime Park | Pensacola, Florida



Phase 1 Stadium Development – Entry from Cedar Street

Whibbs Community Maritime Park | Pensacola, Florida



Ultimate Stadium Development –
View from Picnic Terrace

Whibbs Community Maritime Park | Pensacola, Florida



Phase 1 Stadium – View from Right Field
Concession Stands

Whibbs Community Maritime Park | Pensacola, Florida



Ultimate Stadium Development –
View from Right Field Suites

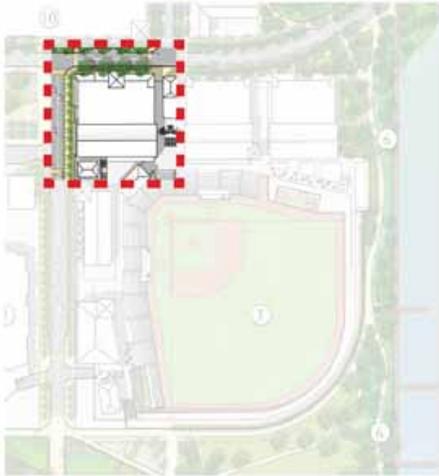
Whibbs Community Maritime Park | Pensacola, Florida



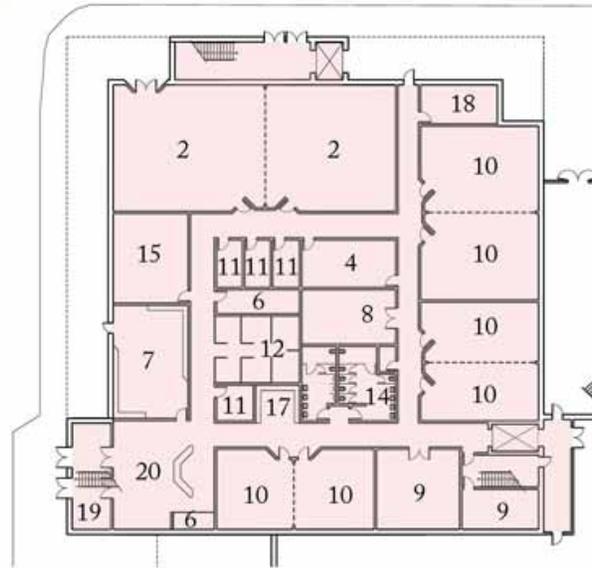
Whibbs Community Maritime Park | Pensacola, Florida

Public Venues – Conference Center/Education Center Summary Program

- Located at SE intersection of Spring St. and “Museum Way”
- UWF Executive Education Center:
 - Flanked by retail along “Museum Way”
 - 16,000 s.f. of space leased to UWF
 - Flexible seminar rooms, classrooms, and office space
 - Convenient to parking and other UWF facilities
- Conference Center:
 - 16,000 s.f.
 - 8-10,000 s.f. “multi-purpose” room
 - Pre-function concourses allow for flexible use of sub-divided hall
 - Full catering capabilities
 - Accessible from stadium concourse for “club seating” amenities

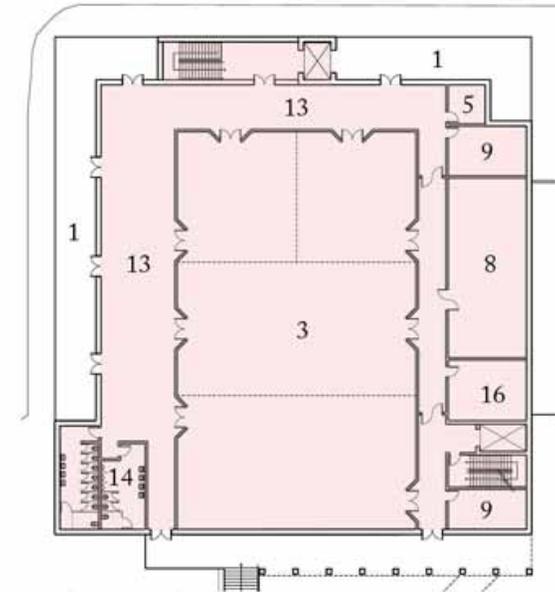


- | | |
|------------------------------|-------------------------|
| 1 Balcony | 11 Office |
| 2 Community Room / Classroom | 12 Office - Cubical |
| 3 Conference Center | 13 Pre-Function Space |
| 4 Conference Room | 14 Restroom |
| 5 Custodial Closet | 15 Seminar Room |
| 6 File Storage | 16 Storage |
| 7 Internet Cafe & Library | 17 Test Monitor |
| 8 Kitchen - Catering | 18 Vending / Break Room |
| 9 Mechanical Room | 19 Vestibule |
| 10 Meeting Room | 20 Welcome Kiosk |



First Level

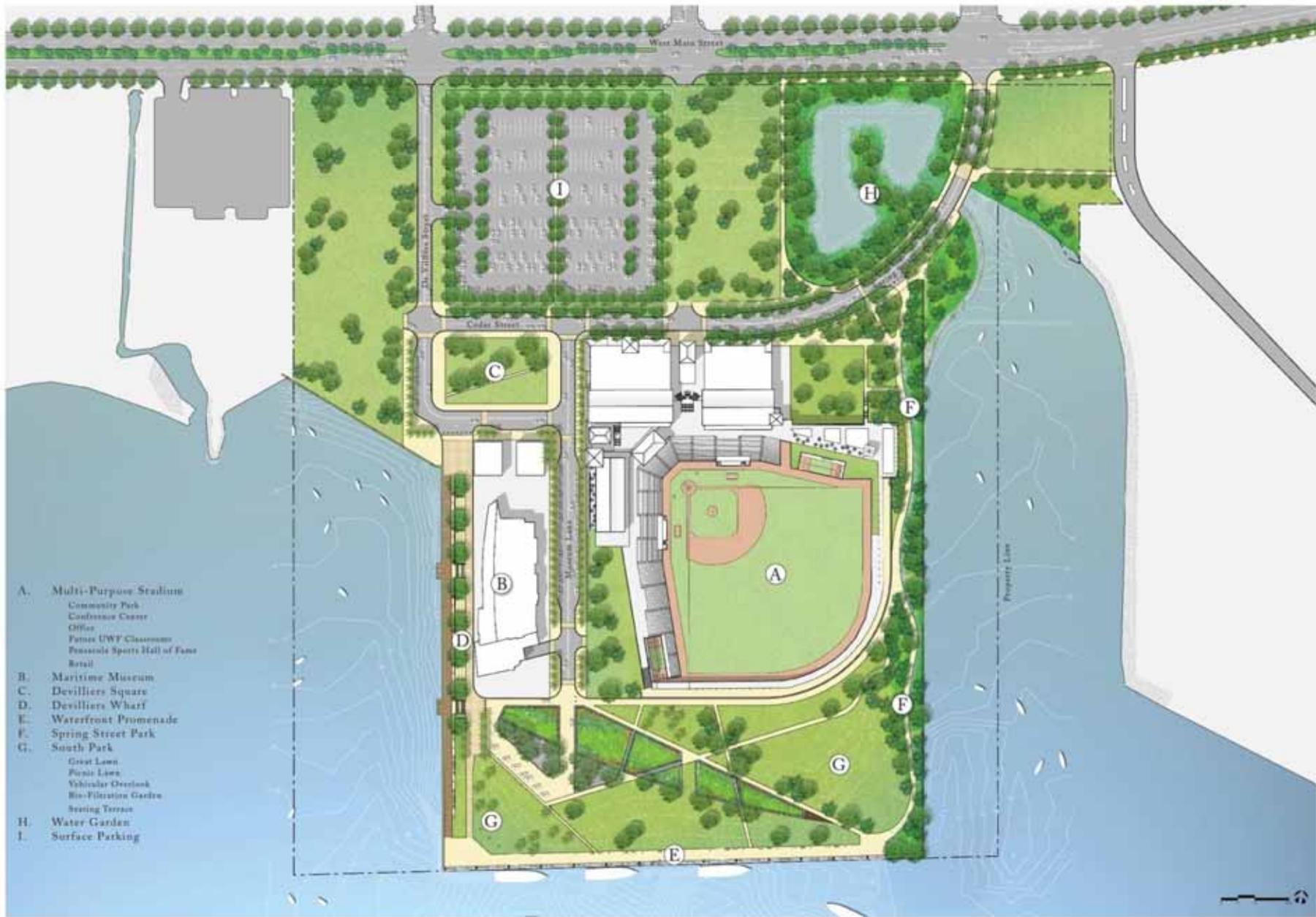
Education Center



Second Level

Conference Center

Private Development Blocks



Phase One Master Plan

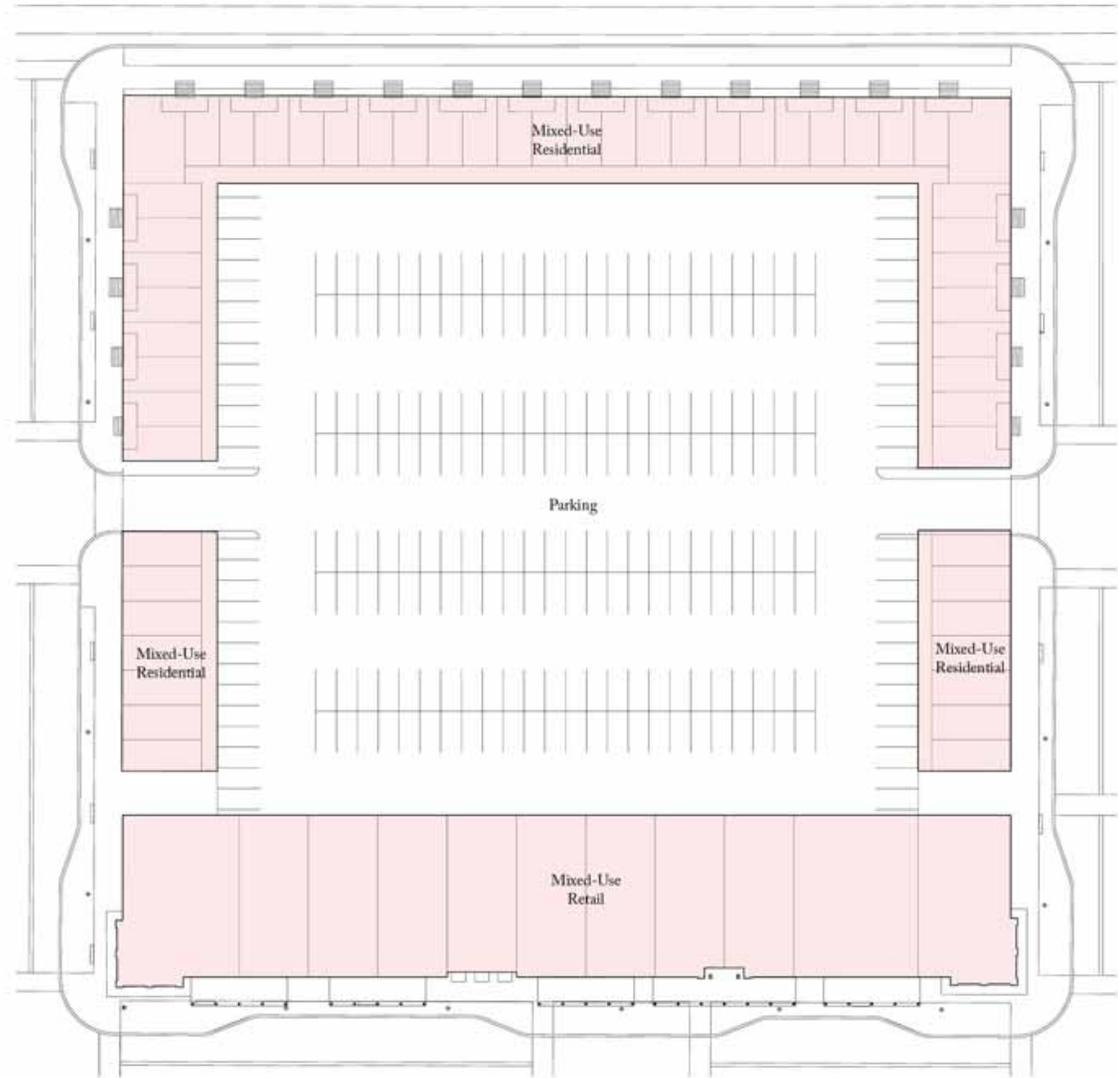
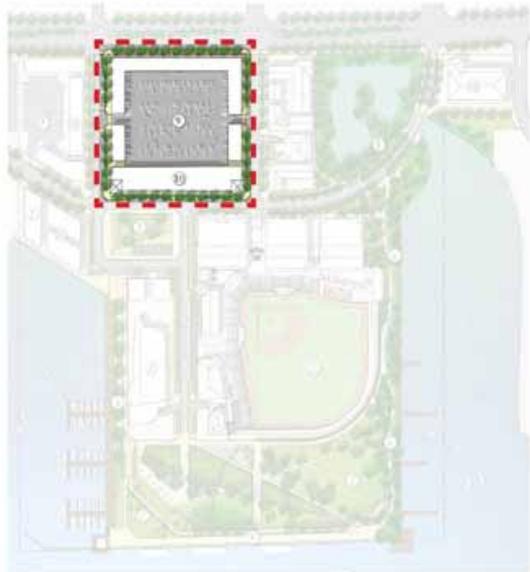
Whibbs Community Maritime Park | Pensacola, Florida



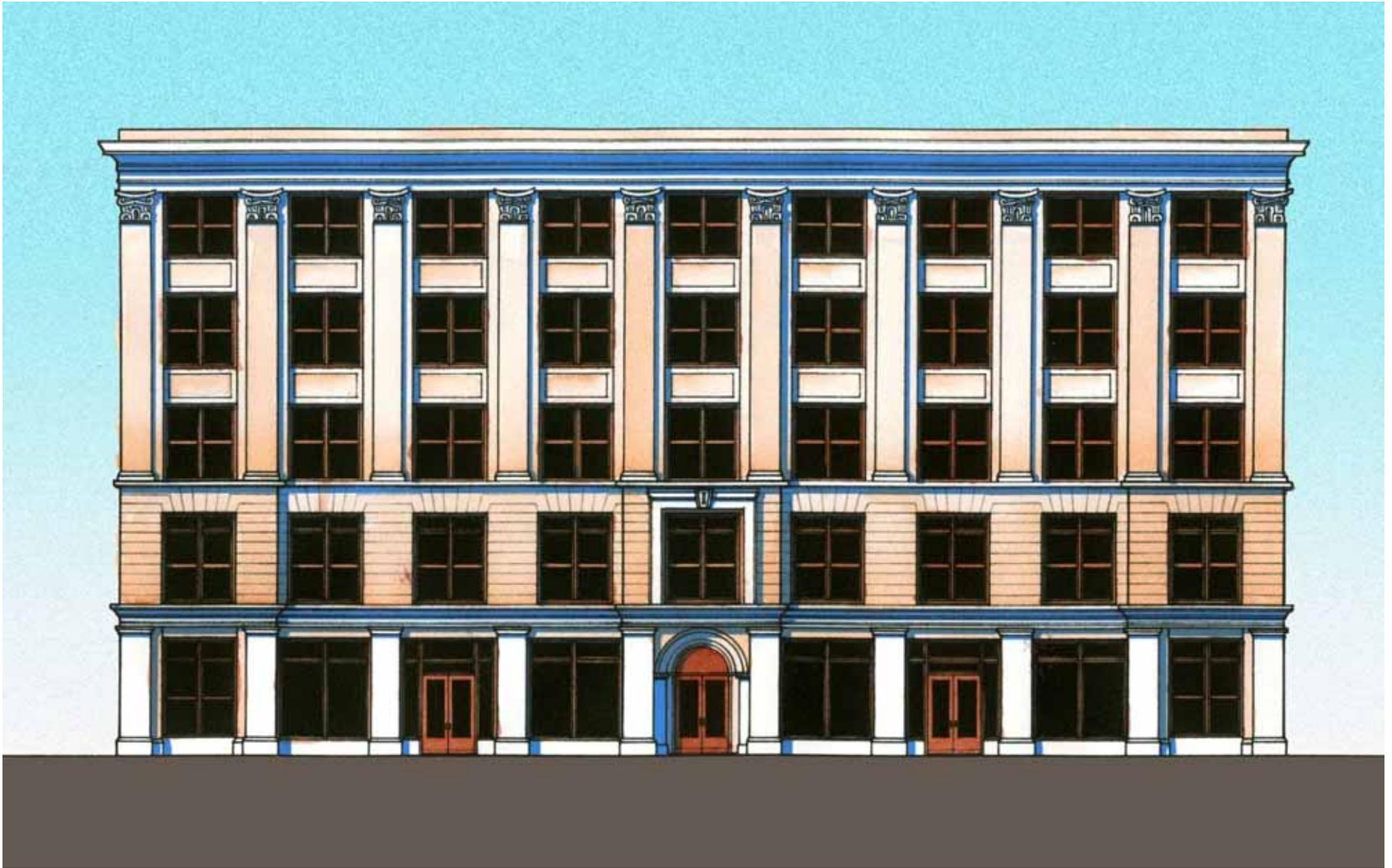


Cedar Street View of Conference/Education Center and Private Development

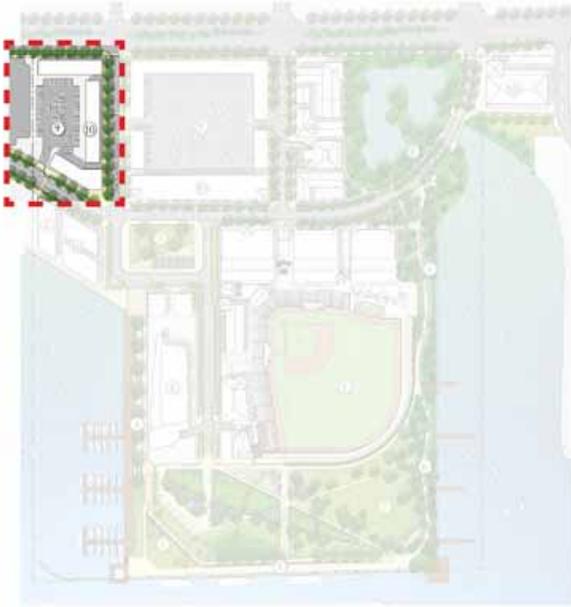
Whibbs Community Maritime Park | Pensacola, Florida



Private Mixed-Use Development –
Parking Garage with Liner Buildings

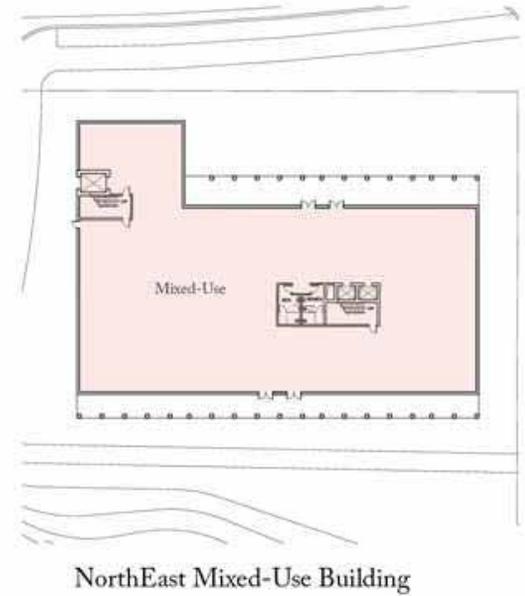
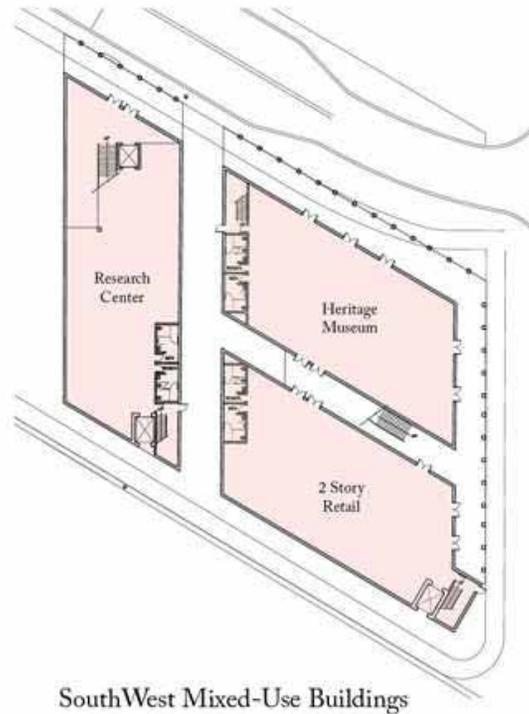
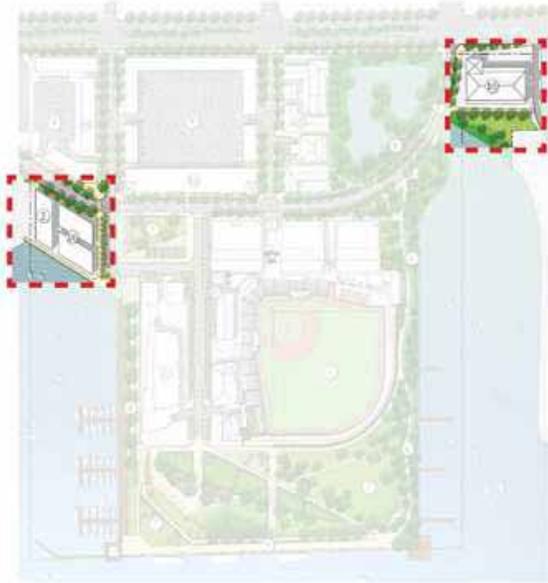


Whibbs Community Maritime Park | Pensacola, Florida



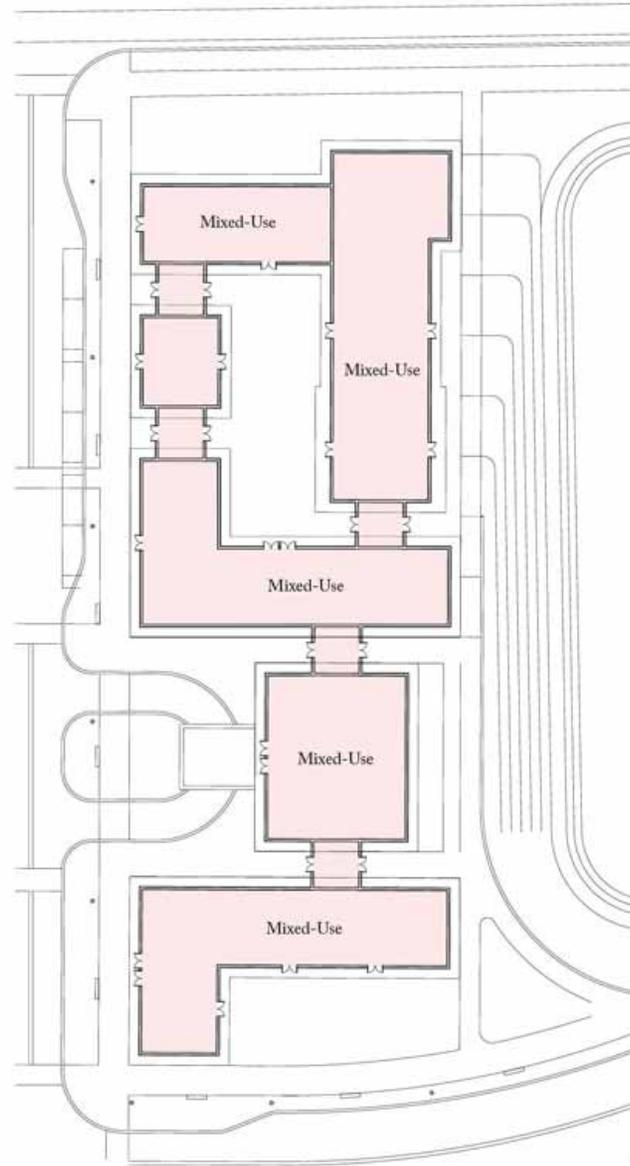
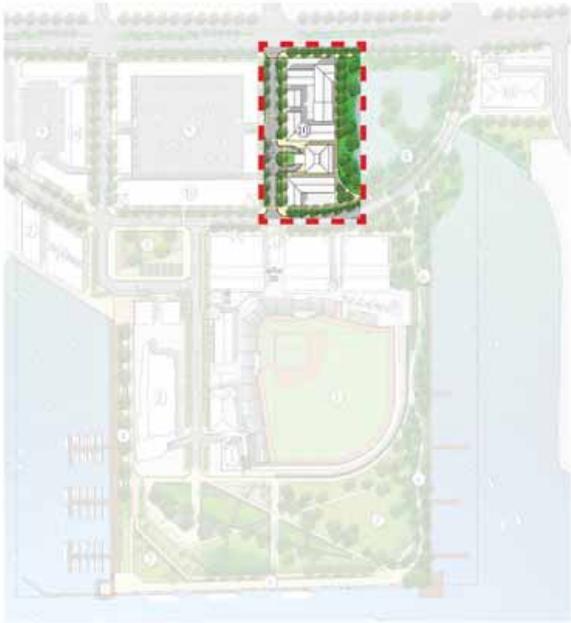


Whibbs Community Maritime Park | Pensacola, Florida





Whibbs Community Maritime Park | Pensacola, Florida





Whibbs Community Maritime Park | Pensacola, Florida



View of Private Mixed-Use Development
Along Spring Street

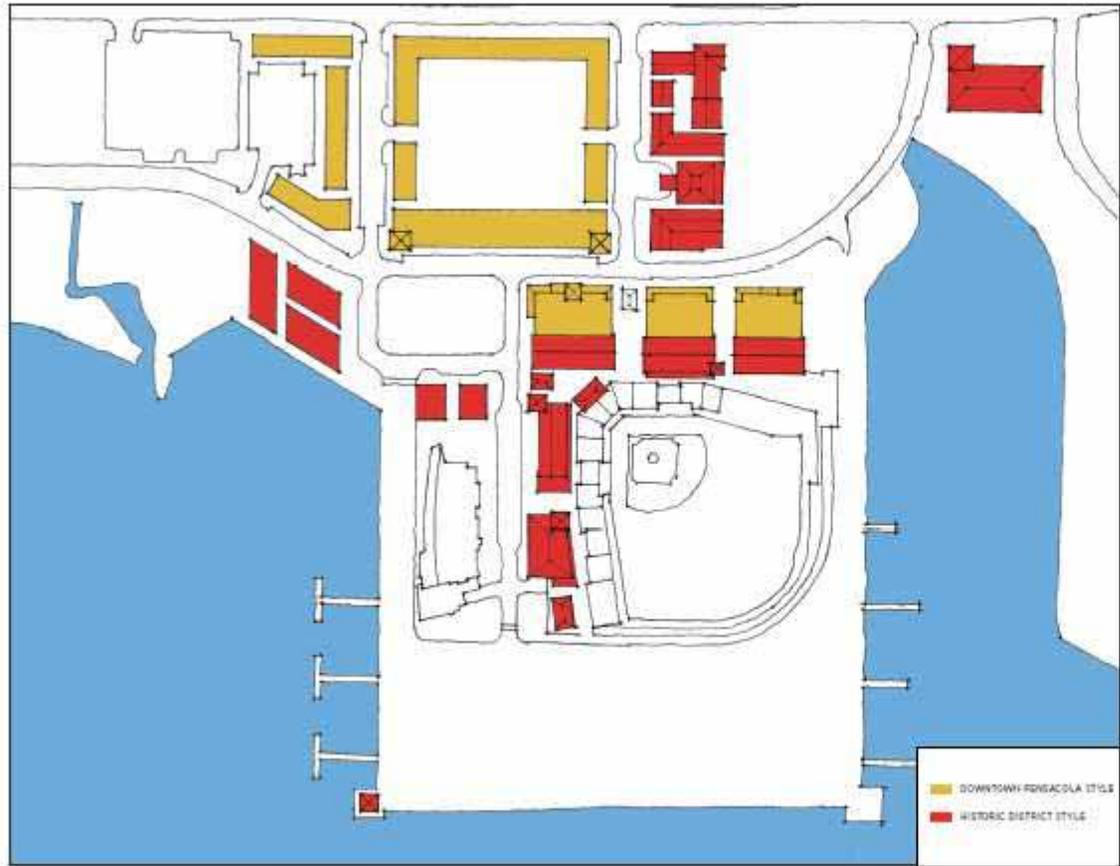
Whibbs Community Maritime Park | Pensacola, Florida



Master Plan Concept for the Maritime Museum

- 1 The Devilliers Pier should be designed as a pedestrian promenade open to the public. The hours of operation of the Pier should correspond to the waterfront park because this promenade will provide a critical access way to the park.
- 2 The Maritime Museum should animate the experience of the water's edge by providing active uses along the Pier including building entries, shops, restaurants, outdoor exhibits on the pier and anchored in the water.
- 3 Two gateway buildings designed in Pensacola's Historic District style shall front Devilliers Square. The first floor of these buildings should have public uses such as retail, restaurants and exhibit space. Pedestrian space around and in between the buildings should lead to the Maritime Museum and connect to adjacent streets and the promenade on the Pier.
- 4 The Maritime Museum should not be articulated as a single monolithic building. It should be articulated as a series of smaller humanly scaled buildings connected together. The ensemble should create interesting outdoor spaces and develop strong relationships between the interior of the museum and the waterfront. The design of the buildings should recall the maritime heritage of the Pensacola waterfront.

Architecture: Maritime Museum



Architectural Style

Creating architecture for the Whibbs Community Maritime Park provides an opportunity to incorporate two unique styles of building which have evolved over time in respond to the needs of Pensacola. As a continuation of the architectural tradition, these styles relate to the history of the neighborhood, while creating new and unique buildings for the future.

Downtown Pensacola Style

By adopting the Downtown Pensacola Style for its larger buildings, The Whibbs Community Maritime Park becomes a seamless connection of Downtown Pensacola to the Pensacola waterfront. This architectural character is based upon the unique and powerful patterns found throughout Downtown Pensacola. This style consists of many elements that are direct responses to the climate of the city, such as galleries and generous porches on mixed-use buildings.

Historic District Style

Some buildings have been selected to use the Historic District Style. This will be most successful when seen on smaller or more artful buildings. This style is based on the architectural patterns found in the Historic Pensacola Village. Many of these buildings originally built as residences in the 1800s, are now used for a variety of uses. The Historic District style was also adapted to fit the culture and climate of Pensacola creating a porch-dominated architecture. The Victorian influences on this style allow for a great variety of special elements and detailed ornamentation.

Overview



Existing buildings along Palafox Street in Downtown Pensacola



Historic photo of Palafox Street

© 2007 URBAN DESIGN ASSOCIATES



Essential Elements of the Downtown Pensacola Style

- » Flat roofs with parapets and expressive cornices
- » Deep galleries and awnings for shade
- » Symmetrical and balanced window and door compositions
- » Vertically-proportioned windows and doors

Context and Character

The Whibbs Community Maritime Park is conceived as an extension of Downtown Pensacola to the Pensacola waterfront. The plan aligns new streets with existing streets, recommends improvements to sidewalks and crossings at intersections along Main Street, and opens up vistas to the Bay to create strong physical and visual linkages between Downtown Pensacola, the new development, and the water. The architectural character of new buildings is based upon the unique and powerful architectural patterns of Downtown Pensacola. By adopting these distinctive architectural patterns, the character of the development will strengthen this tie between the Downtown and the waterfront.

The galleries of the mixed use buildings in Downtown Pensacola are sensitive responses to the city's unique climate of Pensacola. These structures covering the sidewalk enable pedestrians to travel in comfort and the traditional storefronts, doors, windows, cladding, and cornices create a strong sense of place unique to Pensacola.



Downtown Pensacola Style

ARCHITECTURAL PATTERNS



Facade Compositions



Massing and Composition: 2 & 3 Story Buildings

Massing

Buildings in Downtown Pensacola are predominately two and three stories in height. This scale of building will connect the Community Maritime Park development to Downtown Pensacola since these heights are dominant in the Downtown. For the most part, buildings are simple masses with variety introduced by way of galleries, balconies, and other additive architectural elements. Most of these buildings have ground floor retail uses with offices or residential uses above.

Composition

The building facades are designed with continuous glazed shopfronts along the street protected by galleries or awnings. The second floors often have balconies or galleries behind which there is a regular pattern of windows and doors. The uppermost floors are defined by a projecting cornice and parapet wall. In general, facades have symmetrical arrangements of openings, with long buildings broken down into individual masses with local symmetries.



Downtown Pensacola Style

ARCHITECTURAL PATTERNS

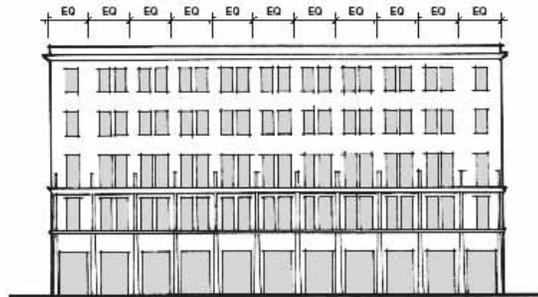
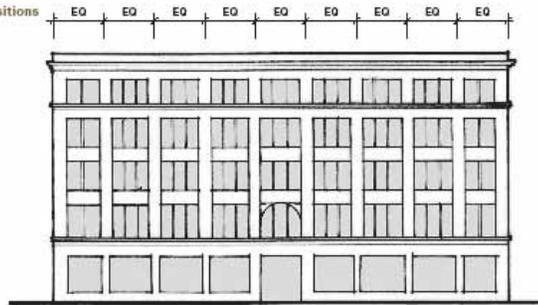


4



Four and five story buildings in Downtown Pensacola

Facade Compositions



Massing and Composition: 4 & 5 Story Buildings

Massing

The tallest buildings permitted in the District will be four and five story buildings. Few buildings of this height exist in Downtown Pensacola, particularly in a continuous frontage. It is recommended that building heights vary in the prime development blocks to avoid homogeneity.

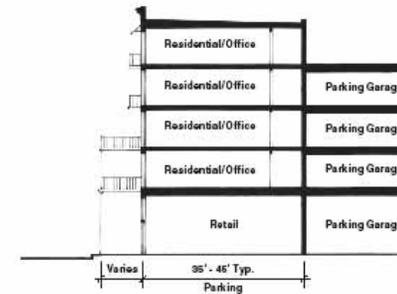
Base, Middle, and Top

The facades of taller buildings in the City are composed of a base, middle and top. The base is usually composed of storefronts and a primary building entrance or entrances. The middle

portion of the facade is organized into a series of repeating bays, articulated by pilasters and paired windows. The top floor is delineated by a belt course and a projecting cornice at the parapet level. Galleries are recommended at the base floors of buildings to provide shade for pedestrians.

General Usage

It is likely that many of these buildings will line a mid-block garage, versus being stand-alone structures. Openings and highly-visible access-ways should be created for pedestrians to the mid-block garage elevator and stairs.



Section of liner building and garage

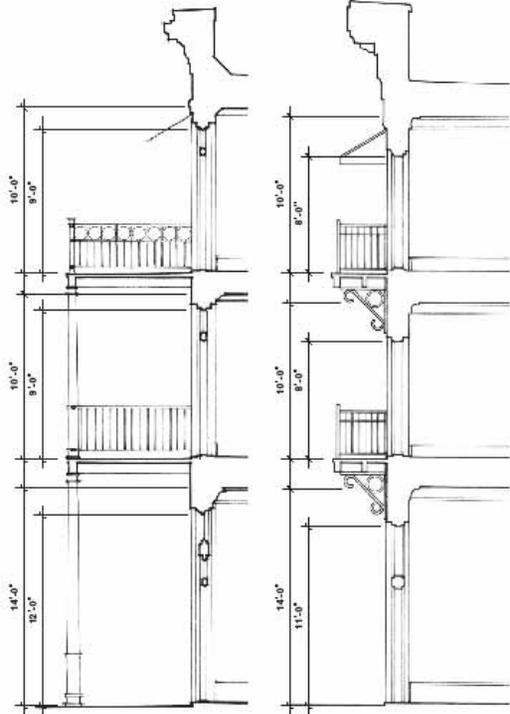
Downtown Pensacola Style

ARCHITECTURAL PATTERNS





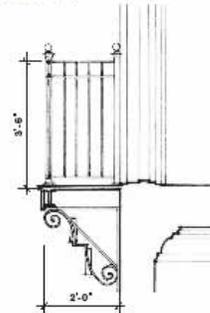
Wall Sections



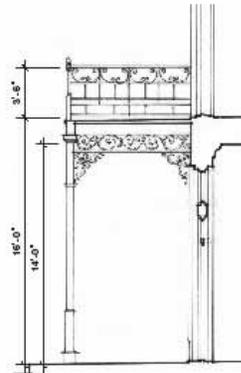
Wall section with two story gallery and balcony

Wall section with balconies and awning

Balcony Detail



Column and Gallery Detail



Galleries and Balconies

Galleries

Most galleries provide second and third floor porch conditions. All galleries are composed of carefully proportioned Victorian columns and beams. They should provide an 8-foot minimum pedestrian walking space, and second story columns should be slightly shorter than first story columns while keeping their individual proportions. The typical dimensions shown coordinate with typical floor configurations, making sure to leave ample ceiling heights for interior spaces.

Balconies

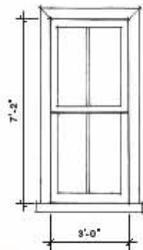
Balconies are to extend 2-3 feet from the exterior wall, and most are a variation of wrought iron brackets and railings. All brackets should maintain a 45 degree angle, and add to the Victorian detail of the neighborhood. While shared balconies may exist within the Downtown Pensacola context, most should have private access from residences on the second story or other upper stories.



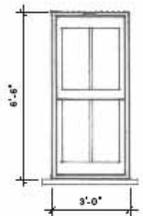
Downtown Pensacola Style

ARCHITECTURAL PATTERNS

Standard Windows

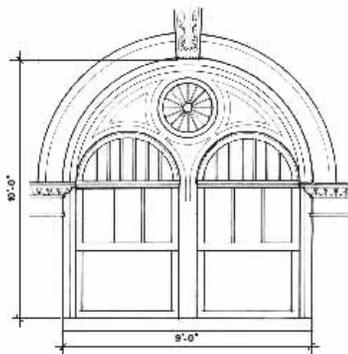
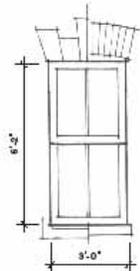


First Floor

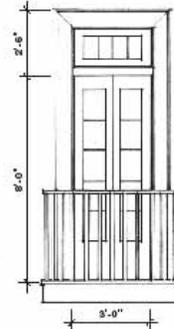
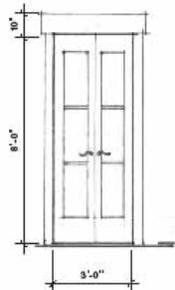


Second Floor

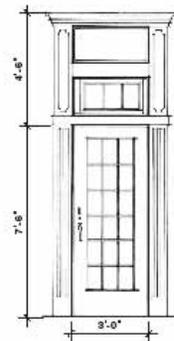
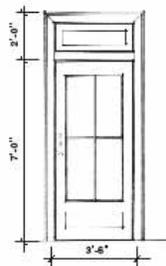
Special Windows



Balcony Doors



Standard Door Details



Windows and Doors

Typical Windows

Windows are typically vertical in proportion and double hung with varying muntin patterns.

Special Windows

Special windows range from having simple masonry jack arches and stone sills to the intricate details of the paired arch window with circular transom and masonry arch. All windows should draw character from architectural precedents in the Downtown and high quality existing details.

Shutters

If shutters are installed, they must be operable and sized and mounted to cover the adjacent window or door.

Doors

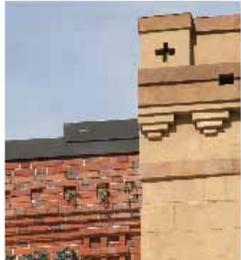
Single-hinged doors possess a vertical proportion, and often include transom windows above. Double or french doors are common for storefronts and accessing residential balconies.

Trim

Windows and doors typically have 4-6 inch wide trim with or without a cap moulding. Brick buildings feature 2-inch brickmold.

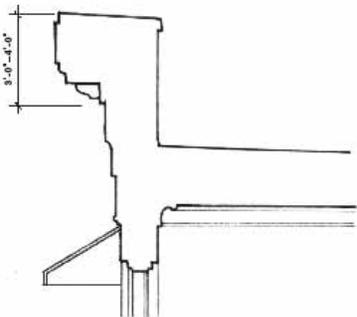


Downtown Pensacola Style

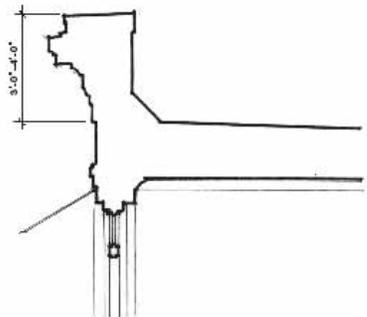


Cornice and parapet details

Standard Cornice Details

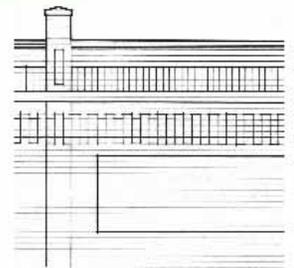


Cornice Section

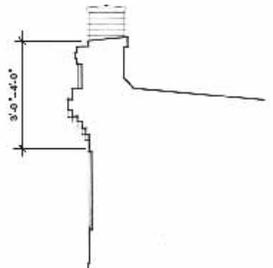


Cornice Section

Parapet Details



Parapet Elevation



Parapet Section

Cornices and Parapets

Cornices
Traditional walls should include cornices with 1:1 proportioned brackets, or corbeled brick and stone. The Pensacola cornice should extend beyond the exterior wall about 1 to 2 feet.

Parapets
Parapet walls are built as extensions of front facades or party walls of neighboring buildings. A parapet is designed as a fire-barrier and should adhere to local and state building codes. They also provide structure for attachment of the cornice, and should be designed with proper weather cap and drainage consideration as shown.



Downtown Pensacola Style



Examples of Downtown Pensacola storefronts



Storefronts and Building Signage

Storefronts

Massing and Façade Composition
Storefronts should be vertically-proportioned glazed assemblies of windows and doors. Openings are most often related to the composition of windows and doors on upper floors. Storefronts in Pensacola often have doors recessed at an angle from the shop windows. All storefront assemblies meet ADA Guidelines for accessibility.

Windows

Large areas of glass are the dominant element of storefronts, the large display windows becoming an integral part of the façade. Display window sills shall be no taller than 30 inches above the sidewalk. Storefronts shall have a 4-inch-high window base made of a durable material, or shall match the building material.

Doors

Storefronts shall have an obvious and distinct entrance. Storefront doors typically have full lite glazing, designed as an integral part of the storefront system. Doors and windows should be seen as a composition.

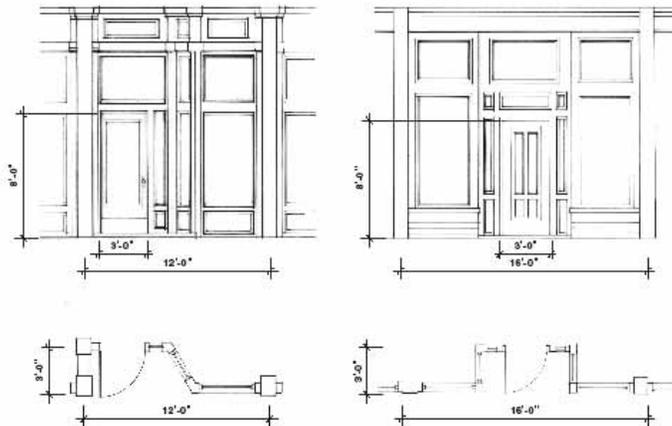
Trim and Cornice Elements

Storefronts shall be designed using a palette of piers or pilasters and trim to frame display windows.

Building Signage

Signage should be suspended from galleries, or be cantilevered signs. Carved wood is encouraged. Neon or internally lit signage is prohibited. Lighting should be external.

Elevation and Plan Details



Downtown Pensacola Style

ARCHITECTURAL PATTERNS



Possibilities



Bay Detail



Materials and Applications

Materials

Cladding

Smooth stucco, molded brick or painted brick.

Roofing

Standing seam metal, asphalt (for flat roofs only).

Windows

Wood, cellular PVC or aluminum clad wood with traditional wood window profile; true divided light (SDL) sashes with traditional exterior muntin profiles (7/8 inches wide).

Trim

Stucco, stone, cast stone, wood, fiber cement, or composite millwork for built-up sections.

Columns

Wrought iron, metal, or composite material.

Railings

Wrought iron, steel, or aluminum, with square or decorative pickets.

Soffits

Smooth surface composition board, T&C wood boards, fiber-cement, or prefinished aluminum.

Gutters

Half-round in primed or prefinished metal or copper.

Downspouts

Round in primed or prefinished metal or copper.

Shutters

Wood or composite; mounted with hardware to be operable or made to look operable.

Foundations

Brick or stone veneer, or stucco.

Chimneys

Stucco, brick, or stone.

Colors

Cladding, Windows, and Trim

White; other colors to be matched with those present in Historic Downtown and Historic Palafox Street

Roof Materials

Gray or light gray for metal.

Gutters and Downspouts

Match trim color, or copper.

Shutters

To be matched with those present in Historic Downtown and Historic Palafox Streets



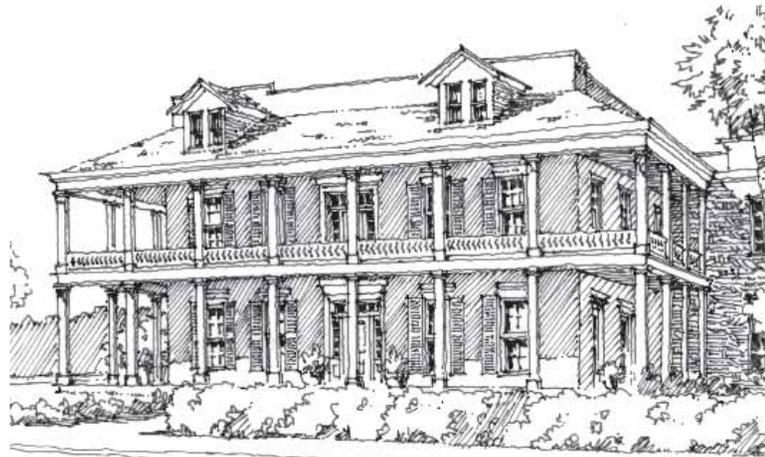
Downtown Pensacola Style



Buildings in the Pensacola Historic District



Historic postcard



Essential Elements of the Historic District Style

- » Shallow-pitched roofs with deep overhangs
- » An orderly, symmetrical relationship between windows, doors, and building mass
- » Deep set one-and-two-story porches
- » Wood ornament influenced by natural forms or turned decorative millwork
- » Vertically-proportioned windows and doors

Context and Character

The Pensacola Historic District Style is based on the architectural patterns found in the Historic Pensacola Village. Built in the early 1800's, many of these buildings originally built as residences, are now used as museums, shops, and restaurants. A loose Victorian style was adapted to fit the culture and climate of Pensacola creating a porch-dominated architecture. Triple hung windows and French doors provide an opportunity for these buildings to respond to their coastal location and take advantage of sea breezes. Wood detailing and unique special elements add a timeless quality to the architecture.

The Whibbs Community Maritime Park plan creates an opportunity to incorporate this historically-influenced style for mixed-use buildings on the waterfront. Free-standing buildings can take advantage of a wrap-around porch similar to that found on the Barkley House. The character of the details and special elements found in the Historic District can be applied to larger building types to create an appropriate character for the waterfront that relates to and respects the culture and climate of Historic Pensacola.

Historic District Style

ARCHITECTURAL PATTERNS





Buildings in the Historic District



Massing and Composition: 2 & 3 Story Buildings

Massing

Buildings designed in the Historic District Style will be a maximum of three stories in height. The third story will be in the roof massing. These buildings may be and often have double height or wrap-around porches. Massing types will relate to the residential character of the Pensacola Historic District. Porches are often integral to the building mass itself.

Composition

Buildings are composed in regular bay rhythms. Windows and doors are coordinated and centered within the bays. Special roof elements such as dormers or lanterns will be added to longer roof spans.

Facade Compositions



Historic District Style

ARCHITECTURAL PATTERNS



C

I2

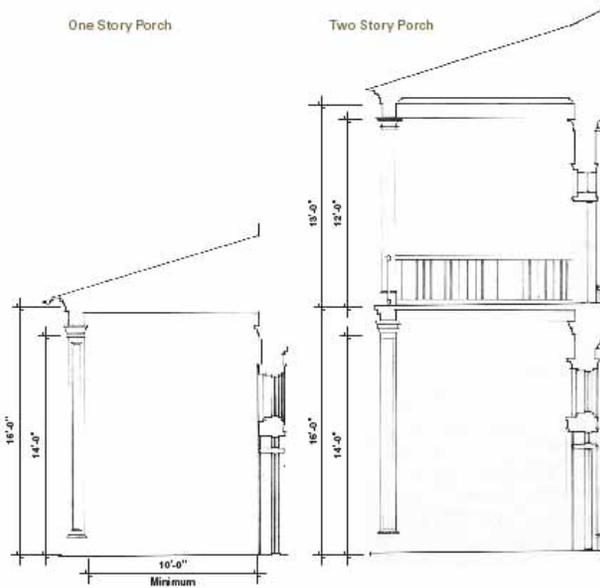


Examples of porch details

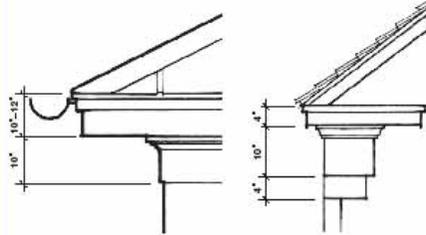
One Story Porch



Two Story Porch

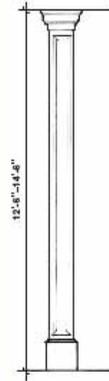


Eave Details

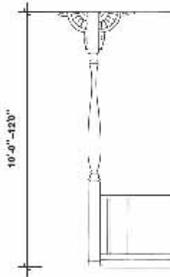
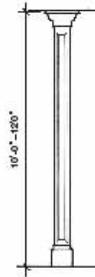


Column Details

First Floor



Second Floor



Porches and Eaves

Porches

Porches may be one or two stories in height with flat, shed, or shallow hipped roofs. Full porches are typically integrated into the building's main roof, and are encouraged for all buildings in the Historical District style. The minimum porch depth is 10 feet. Entablatures are generally classically-proportioned and detailed.

Column types include turned columns from 12-inch-square stock, 12-inch-square posts, and 8- to 12-inch-diameter Doric and Ionic columns in the most elaborate examples. First floor columns are 10 feet 6 inches to 12 feet 6 inches tall, while second floor are generally 10 to 12 feet tall requiring the diameter to decrease proportionally for turned sections. Turned or square balusters are spaced no more than 4 inches apart.

Brackets range from simple wood cuts, to more elaborate turned wood or jig-saw-cut openwork, and are a minimum of 2 inches thick. Archway bracketing can be used to form portals over key entry locations.

Porch bays should be vertically proportioned. Porches can be used to wrap the corner of a house, or fill in the void created by an L-shaped plan.

Eaves

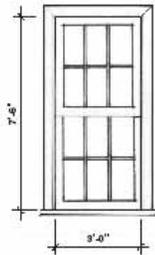
Eaves range from 4 to 12 inches and combine with an 8- to 12-inch frieze board either touching or at least 8 inches above the window head trim. Typical soffit depth is 18 inches. Eave returns should have metal flashing back to the wall at a maximum slope of 2 in 12.



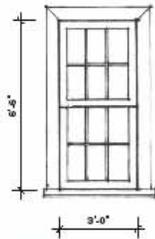
Historic District Style

ARCHITECTURAL PATTERNS

Standard Windows

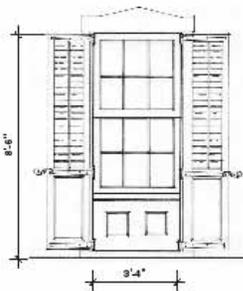
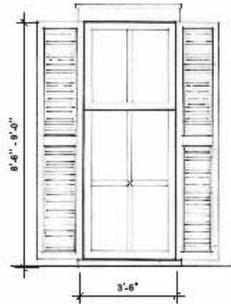


First Floor



Second Floor

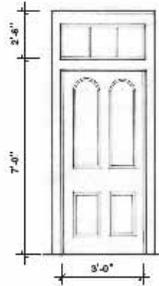
Special Windows



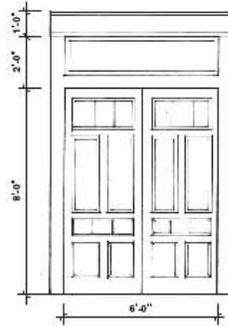
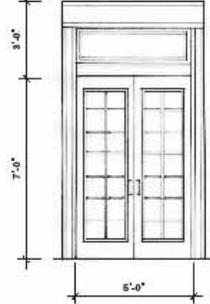
Standard Dormer



Standard Door Details



Balcony Door



Windows and Doors

Standard Windows

Windows are typically vertical in proportion. A variety of window muntin patterns are common, but most typical is 6 over 6, or 2 over 2 on both floors. Panes are always taller than they are wide. Standard windows are double hung.

Special Windows

Because of strong vertical proportions, buildings often feature triple hung windows. These should be at least 3 feet 6 inches wide, and range from 8 feet 6 inches to 9 feet tall. Panes must retain vertically proportioned. Dormers with pediments are also common, and should compliment the proportions of the building.

Dormers

Dormers can serve a two-fold purpose of breaking up large roof spans as well as creating windows for third stories located in the roof of a building. They should be scaled appropriately for the size of the building and should relate to the bays of the building.

Doors

Single-hinged doors are vertically proportioned, and often include transom lites above. Double or french doors are common in storefronts and on residential balconies.

Trim

Windows and doors typically have a 4 to 6-inch-wide flat trim with or without a cap molding, or a 6-inch backband trim. Brick buildings feature 2-inch brick mold.

Shutters

Shutters are encouraged. If shutters are installed, they must be operable, or if inoperable, must be sized and mounted to cover the adjacent window or door.



Historic District Style

ARCHITECTURAL PATTERNS

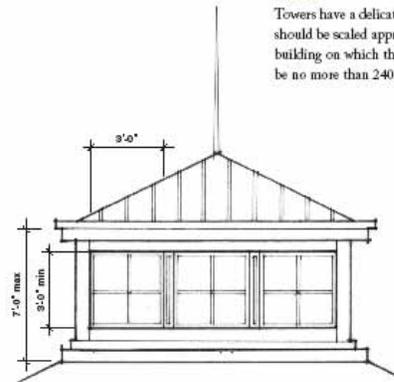
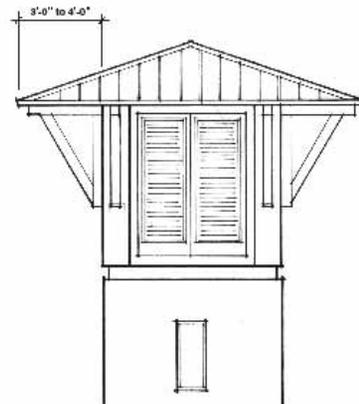
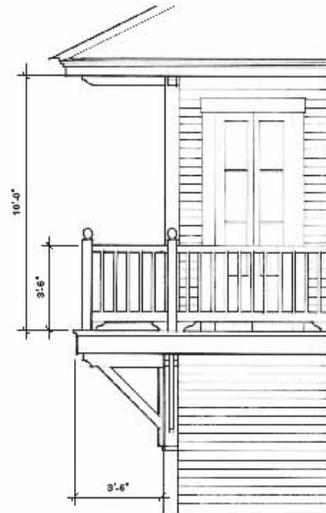


Examples of Special Elements

Balcony

Tower

Cupola



Special Elements

Balconies

Balconies supported by large wooden brackets are prevalent in the Historic District style. Deep over-hangs create shade for the balcony.

Dormers

Dormers can serve a two-fold purpose of breaking up large roof spans as well as creating windows for third stories located in the roof of a building. They should be scaled appropriately for the size of the building and should relate to the bays of the building.

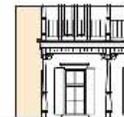
Towers

Towers have a delicate quality and should be scaled appropriately for the building on which they are. They should be no more than 240 square feet and

may not be more than two stories taller than the main body. Towers are to be located on the sides, rear, or corners of the main building mass, and must relate to the composition of the facade.

Cupolas

Cupolas may be added to the building mass of any house, centered on the roof. They may be no larger than one fourth the length of the building and should sit no higher than 7 feet above ridge of the main roof. Glazing may deviate from typical vertical proportions, however roof pitch and material should be consistent with the rest of the building.

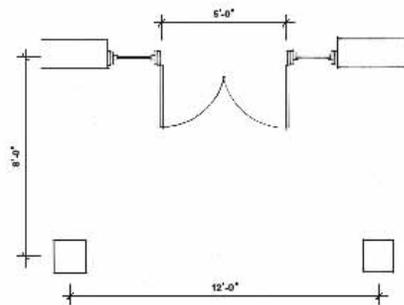
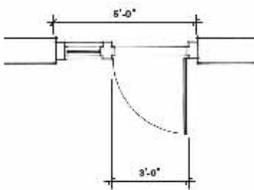
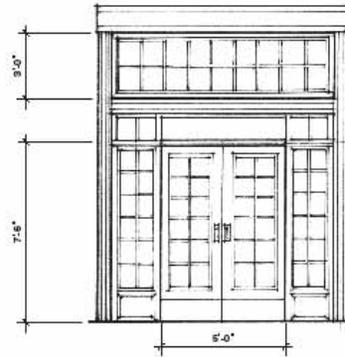
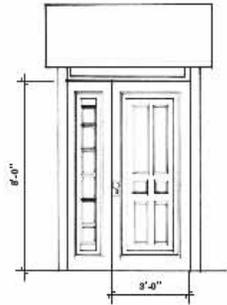


Historic District Style

ARCHITECTURAL PATTERNS



Elevation and Plan Details



Storefronts and Building Signage

Storefronts

Massing and Facade Composition
Columns, piers, and pilasters should occur at regular intervals and correspond to the upper bays. Vertical proportions should always be maintained. All storefront assemblies meet ADA Guidelines for accessibility.

Windows

Large glazed areas are permitted when the ground floor is public use, and should be subdivided to maintain the vertical proportions typical of the Historic District style.

Doors

Storefronts shall have an obvious and distinct entrance. Doors should be primarily glazed, and vertically-proportioned.

Building Signage

Painted wooden signs posted near the sidewalk are recommended. Signs may also hang from the cornice at the entry bay under a porch roof. Plastic, backlit, or internally lit fluorescent signs and awnings are not permitted.



Historic District Style

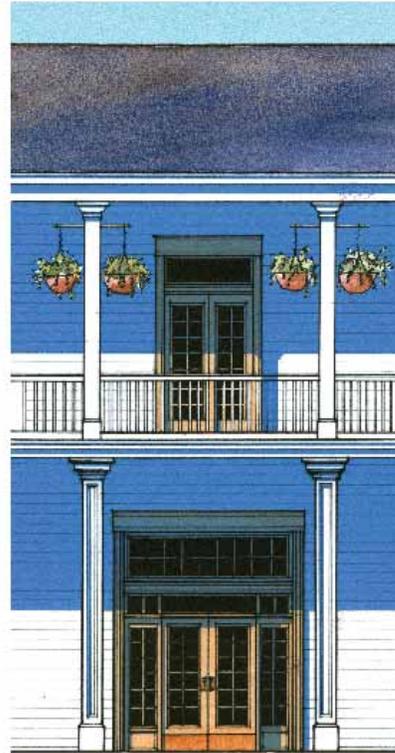
ARCHITECTURAL PATTERNS

Possibilities



Gallery of examples

Bay Detail



Materials and Applications

Materials

Cladding

Smooth stucco, molded brick, painted brick, wood or fiber-cement siding.

Roofing

Standing seam metal, slate (including manufactured slate products), or approved composition shingles with a slate profile.

Windows

Wood, cellular PVC or aluminum clad wood with traditional wood window profiles; true divided light or simulated divided light (SDL) sashes with traditional exterior muntin profiles (7/8 inches wide).

Trim

Stucco, wood, fiber cement, or composite millwork for built-up sections.

Columns

Architecturally correct Classical proportions, boxed or turned wood or composite material, wrought iron, or metal.

Railings

Wrought iron, steel, aluminum, or wood, with square or decorative pickets.

Soffits

Smooth surface composition board, T&G wood boards, fiber cement, or pre-finished aluminum.

Gutters

Half-round in primed or prefinished metal or copper.

Downspouts

Round in primed or prefinished metal or copper.

Shutters

Wood or composite; mounted with hardware, whether operable or made to appear operable.

Foundations

Brick or stone veneer, or stucco.

Chimneys

Stucco, brick, or stone.

Colors

Cladding, Windows, and Trim

White; other colors to be matched with those present in the Historic District.

Roof Materials

Gray or light gray for metal; black, dark gray, or a mixed gray/green palette for slate and composition shingles.

Gutters and Downspouts

Match trim color, or copper.

Shutters

To be matched with those present in the Historic District.

Fencing

Metal, either black or dark green, wood picket.



Historic District Style

Next Steps:

- Complete Design Criteria Package
- Review and Approval by CMPA
- Prepare Master Developer Request for Proposals
- Solicit Master Developer Proposals
- Choose Master Developer
- Negotiate Master Developer Agreement
- Obtain Early Site Development Permits
- Begin Early Site Work Construction
- Updated Master Plan by Master Developer
- Obtain Site Plan Approvals
- Phase One Site and Venue Development
- Additional Phased Developments



Design Criteria Team:

Caldwell Associates Architects, Inc. - HKS Architects, Inc. - Urban Design Associates - Sasaki Associates, Inc.
Stern & Stern Assoc. Inc. - Renaissance Financial Group - Langton Consulting
Fabre Engineering - Biological Research Assoc. – Hatch Mott McDonald – Qore - MEP Engineering Solutions, Inc. – Klocke & Assoc.
The Facility Group - The National Consulting Team, Inc. – Marketing Development, Inc.