

Bahía Urbana

El Nuevo Frente Marítimo de San Juan



DEPARTAMENTO DE DESARROLLO ECONÓMICO Y COMERCIO
GOBIERNO DE PUERTO RICO

Compañía de Turismo de Puerto Rico
Autoridad del Distrito del Centro de Convenciones de PR



Source: USGS
Source: NASA, NOAA, USGS

777m

esri®

LA BAHÍA DE SAN JUAN

La Bahía de San Juan representa un tejido de valores naturales, históricos, sociales, económicos, paisajísticos y culturales que son vitales para el ser puertorriqueño, presente y futuro

Aspiramos a un plan que mire de forma integral a la Bahía y articule una visión para su desarrollo futuro, tomando en cuenta a todos los grupos de interés

En el ínterin, armamos piezas importantes de esa visión, como Bahía Urbana y el Distrito de Convenciones

Bahía Urbana





Source: USGS
Source: NASA, NOAA, USGS

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RESCATAR EL FRENTE MARÍTIMO DE SAN JUAN

Contrario a muchas ciudades portuarias, San Juan históricamente ha relegado su bahía a la transportación y usos industriales solamente

Bahía Urbana





CONVERTIR EL FRENTE PORTUARIO A NUEVOS USOS

Se propone reutilizar el viejo frente portuario para expandir la ciudad mediante el desarrollo de un nuevo distrito de usos mixtos

Abrir la Isleta a nuevos residentes y apoyar el desarrollo a las comunidades existentes de Puerta de Tierra

Expandir el tejido urbano de la Isleta



HACER ACCESIBLE LA BAHÍA A TODOS LOS CIUDADANOS Y VISITANTES


Uno de los objetivos más importantes es hacer accesible el mar de la Isleta a todos los ciudadanos y visitantes, sirviendo de marco para una nueva forma de vivir, trabajar y disfrutar del tiempo libre en San Juan



FOCO DE NUEVO DESARROLLO ECONÓMICO

Aprovechar el atractivo turístico, histórico y de estilo de vida que representa la Isleta y la Bahía y promover el desarrollo turístico y económico de San Juan y Puerto Rico

Crear un nuevo distrito comercial, turístico, residencial y recreativo



APROVECHAR LA CERCANÍA AL CENTRO
DE CONVENCIONES Y A OTROS
SECTORES TURÍSTICOS, COMO EL
CONDADO Y LOS MUELLES TURÍSTICOS

Posicionar a San Juan como el destino urbano
por excelencia en el Caribe

RENOVAR LA INFRAESTRUCTURA DE LA ISLETA DE SAN JUAN

Tomar ventaja de esta coyuntura para renovar la infraestructura de la Isleta de San Juan

- Agua y Alcantarillado Sanitario
- Vialidad
- Tablestacado y malecón
- Comunicaciones

Promover sistemas de transportación multimodal, preferencia al transporte público

- Bicicletas
- Taxis acuáticos
- Hidroaviones
- Tren Liviano
- Taxis
- Autobuses



RETOS

Instalaciones industriales / portuarias
abandonadas

Infraestructura obsoleta

Tablestacado en avanzado estado de deterioro

Mejoras a la Intersección 5 (entrada a la Isleta)

Por todo lo anterior, altos costos iniciales de
inversión pública (\$525 MM)



OCEANO ATLANTICO

CANAL DE SAN ANTONIO



El Paseo Del Canal San Antonio - Master Plan

A Triangulo Dorado Project

Puerto Rico Tourism Company
Land Administration of Puerto Rico
Ports Authority

Scale: 1:2500

0 100 200 300 400 500

February, 2000

SASAKI
Arquitectonica
CH Johnson Consulting



Figure 02.05.01
Master Plan

02.05 The Master Plan

The following images detail the structure of the proposed San Juan Waterfront Master Plan. The street, blocks and parks described will give coherence and identity to the neighborhood as it is built. The overview above locates the 21 mixed use blocks that will become the development parcels for the San Juan Waterfront.



Figure 02.02.01

Bird's Eye View of San Juan Waterfront from the South

Proposed
Development
Concept **02**

AJUSTES A PLANES ANTERIORES CON EL FIN DE

Ponerlo en sintonía con las condiciones actuales del mercado inmobiliario

Eliminar usos que han probado no ser exitosos (marina de megayates)

Ajustes a la visión urbanística (bloques pequeños)

Ajustes a la visión paisajística (distribuir las áreas verdes a través del desarrollo)

Hacerlo más accesible al consumidor promedio (bajando los precios promedio proyectados y añadiendo unidades de alquiler)

Hacer el espacio público disponible inmediatamente





LOGROS PRINCIPALES AL MOMENTO

Ajustes en el Plan y Diseño de Bahía Urbana
(incluyendo Muelle 6)

DIA-F Aprobada

Consulta de Ubicación Aprobada

Permisos de Construcción Aprobados

Agrupación / transferencia de propiedades

Modificaciones a la Construcción de Muelle 6

Comienzo de la Construcción de Muelles 7 y 8 y
Parcela Codremar



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EN NÚMEROS

\$2.4 billones en inversión total durante la construcción
(23,000 empleos)

\$5.9 billones en gasto durante la operación (1,700
empleos; \$1.2 billones en salarios)

\$525 millones en inversión pública

\$30 millones en la Fase I de Bahía Urbana (mejoras
inmediatas; de fondos del PEC)



VISIÓN

Creación de nuevos barrios vibrantes con acceso directo a espacios públicos orientados a la Bahía de San Juan

Apertura de la Bahía de San Juan para el disfrute de todos

Comunidades servidas por sistemas de transportación multimodal, privilegiando la transportación en masa

Sostenibilidad ambiental

Celebración de la comunidad de Puerta de Tierra y los valores naturales y culturales de la Bahía de San Juan

San Juan Waterfront VISION

THE BUILDING BLOCKS

The San Juan Waterfront master plan is composed of six interconnected building blocks – four neighborhood districts and two connections. The neighborhood districts and connections include:

NEIGHBORHOOD DISTRICTS

Capitolio Sur

Capitolio Sur, an extension of the Capitolio District, serves as the cultural and visitor center for the Isleta, San Juan and Puerto Rico. Capitolio Sur offers the opportunity to showcase a destination visitor and cultural center in a setting that will stimulate civic pride and engage the visitor.

Villa Mercado

The heart of the San Juan Waterfront, offering energy, restaurants, hotels, shopping and residential connecting Fernández Juncos, the waterfront, the Capitolio Sur neighborhood and the Eastern residential neighborhoods.

Parque San Antonio

An attractive residential neighborhood featuring a variety of densities and product types, including high-rise, mid-rise and townhomes. Parque San Antonio also features carefully-designed moments of arrival to the waterfront and sculpts its residential offerings around the green ribbon of Las Alamedas, providing all residents either park or water views.

La Marina

Human-scaled neighborhood of varied residential product offerings that is located on the Eastern portion of the San Juan Waterfront and takes advantages of proximity to the marina.

CONNECTIONS

The East/ West connections include a linear waterfront park–**Paseo del Puerto**–and a central internal street connecting the districts–**Las Alamedas**. The North-South connections include a rhythm of connections to existing streets and parks that terminate at the waters edge. In Capitolio Sur, this connection terminates at the waterfront civic and cultural gathering place. In the Villa Mercado, the connection terminates at the waterfront Mercado and restaurants. At Parque San Antonio and La Marina, the connection incorporates an appropriately sized linear park that extends Calle de Fernández and terminates at the waterfront marina and pocket park.

Paseo del Puerto

The crown jewel of the San Juan Waterfront, a linear waterfront park and promenade that features beautiful and inviting spaces to enjoy the water and explore the series of neighborhood districts.

Las Alamedas

A meandering linear park that humanizes the neighborhoods and provides for the creation of a cherished series of homes and places, where one can spontaneously come across a neighbor or a visitor. This central street with its green ribbon is called Las Alamedas. Las Alamedas provides both continuity among neighborhood districts and change, in the form of different landscape strategies and opportunities to use the pedestrian-only zone for festivals and events.

THE SAN JUAN WATERFRONT WILL FEATURE A BEST-IN-CLASS SUSTAINABILITY STRATEGY. THE MASTER PLAN SEEKS TO INCORPORATE SUSTAINABILITY IN ITS DESIGN FROM THE BEGINNING, EMPLOYING A STRATEGY THAT:

Co-locates a mix of uses in a compact manner with proximity to a multiple transit options both public and private

Features a diverse mix of living options including a wide variety of price points and featuring both for-sale and some rental opportunities

Provides opportunities for the use of clean energy, specifically solar power, to offset electricity uses in a financially realistic way

Offer a menu for prospective developers of building and infrastructure design choices that reduce water and electricity usage and incorporate sustainability building materials.

The San Juan Waterfront will explore LEED-Neighborhood Development certification.

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SAN JUAN WATERFRONT
Site Context and Ongoing
Planning Initiatives



Legend

- 1 San Juan Waterfront Development
- 2 Urban Infill and Redevelopment
- 3 Convention Center District
- 4 Interchange 5 Reconfiguration
- 5 Light Rail Line and Stations
- 6 Water Taxi Network
- 7 Isleta Recreational Greenway
- 8 Cross Island Parks
- 9 Regional Parks and Historic Properties
- 10 Capitolio Preservation and Master Plan Implementation



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la ISLETA de SAN JUAN

EXISTING DISTRICTS

OLD SAN JUAN
LA PUNTILLA
FRENTE PORTUARIO
PUERTA DE TIERRA
SAN AGUSTÍN
ESCAMBRÓN/MUÑOZ RIVERA
LA PERLA

NEW DISTRICTS

CAPITOLIO DISTRICT

CULTURAL & CIVIC DISTRICT

- Serves as a gateway to/from OSJ
- Buildings and public spaces frame roadways, pedestrian promenades and the Harbor to create a sense of arrival

PASEO DEL PUERTO

- Waterfront Promenade and trail network
- Connective link from Inner Harbor that extends around the Isleta

LAS ALAMEDAS

- Internal urban connection with the San Juan Waterfront District

SAN JUAN WATERFRONT

NEIGHBORHOODS

CAPITOLIO SUR

- Cultural & Civic
- A fusion of cultures
- Rich in art + design, civic uses

VILLA MERCADO

- Heart of the District
- Mixed-Use Nb'hood
- Moda (Fashion)

PARQUE SAN ANTONIO

- Higher Density Residential
- Urban in Nature

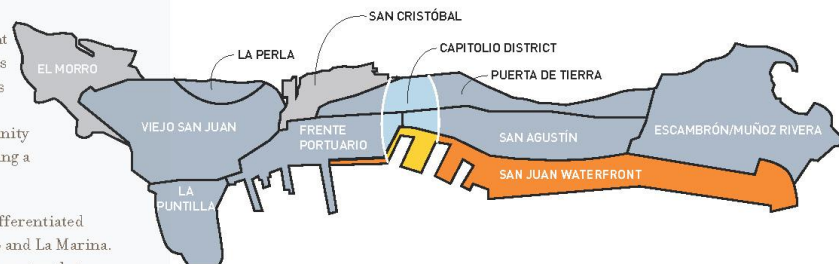
LA MARINA

- Waterfront Lifestyle
- Residential

The Isleta is a tapestry of Districts consisting of Old San Juan , Escambrón/Muñoz Rivera, Puerta de Tierra, San Agustín, Frente Portuario, La Puntilla and La Perla.

The San Juan Waterfront adds a new district to the Isleta. By creating a vibrant waterfront experience, The San Juan Waterfront provides the cross island "water to water" connection and extends the urban character that defines the Isleta. San Juan Waterfront's Western neighborhood, Capitolio Sur built on Pier 8, creates a physical and visual link to the capitol and will extend the opportunity for a cross-island promenade from the ocean to the harbor creating a new district called the Capitolio District.

The San Juan Waterfront District will be comprised of 4 highly differentiated neighborhoods Capitolio Sur, Villa Mercado, Parque San Antonio and La Marina. The districts will provide varied experiences and architectural character that will serve to extend the fabric of the Isleta and catalyze new investment throughout San Juan.



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SAN JUAN WATERFRONT
Contemporary Culture
as Inspiration



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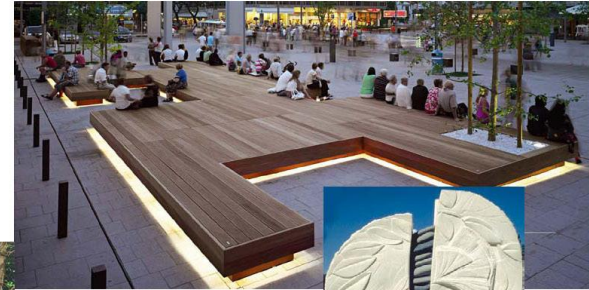
SHADE TREES



LUSH



OPEN AIR GATHERING SPACES



AUTHENTIC
EXPERIENCES



BLEND OF MODERN & TRADITIONAL



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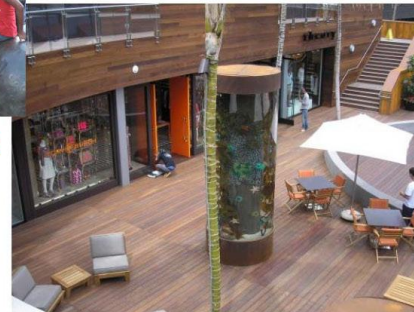
OUTDOOR ROOMS



SCULPTURAL FORMS



FRIENDLY



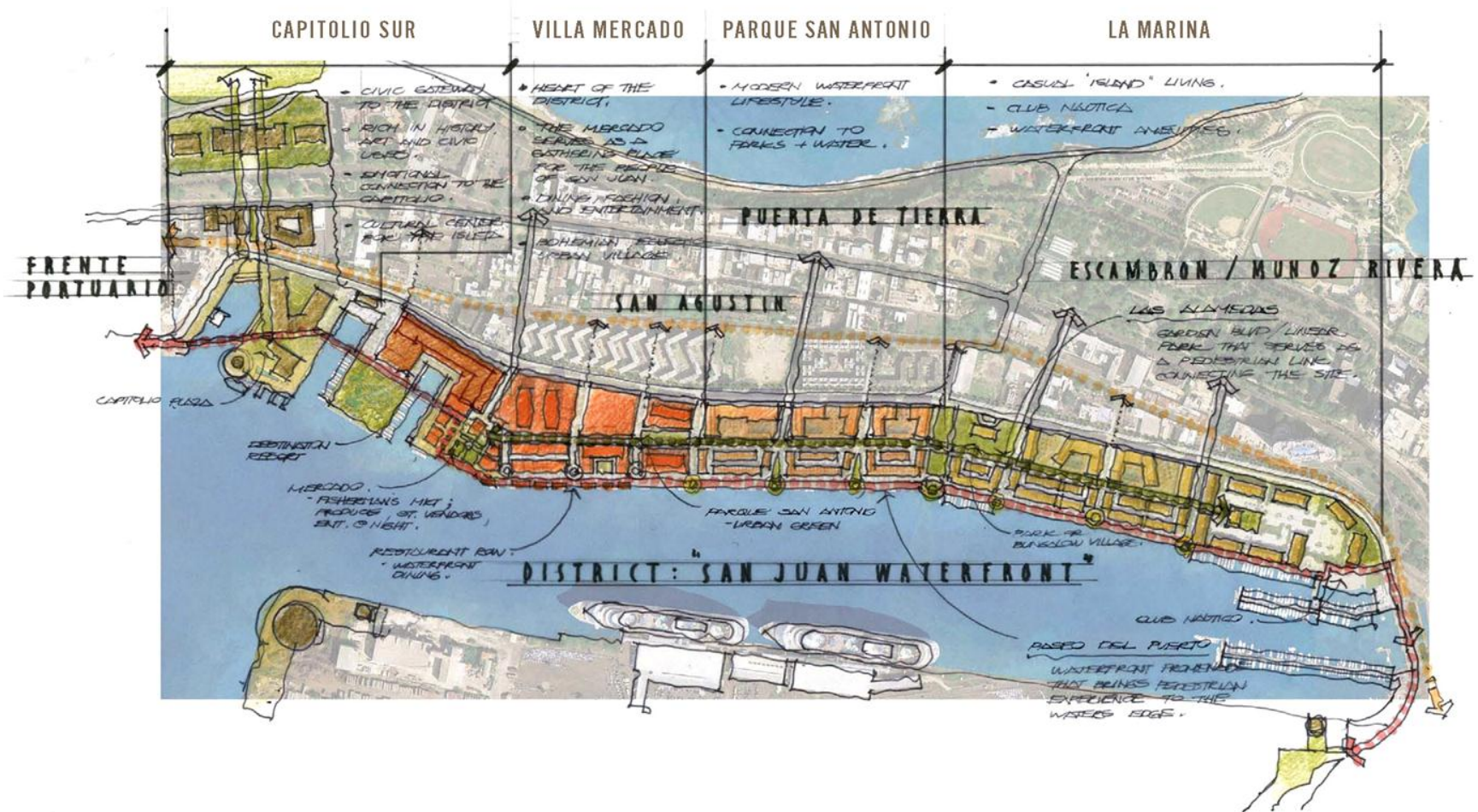
GALLERY WALK

NATURAL MATERIALS

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SAN JUAN WATERFRONT
District Plan



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a fresh look focused on implementing the vision



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SAN JUAN WATERFRONT
Master Plan West



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AERIAL VIEW

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*a place that is about
San Juan and Puerto Rico*



Iconic



user-friendly
civic spaces

Cultural Center



Capitolio Sur serves as the grand civic entrance to the San Juan Waterfront that offers public and cultural amenities on the water. Capitolio Sur completes a strong North-South connection to the Capitolio that ties greater Puerto Rico to San Juan, the resident, visitor and government. Capitolio Sur provides an extension of the public/civic nature of the Capitol with an extension that terminates at the water's edge on Pier 8.

There are two primary visitor entrances to the San Juan Waterfront: Capitolio Sur and Villa Mercado. The Villa Mercado provides an entertainment and restaurant-oriented entrance and place of arrival. The Capitolio Sur provides a more ceremonial and civic front door to the San Juan Waterfront and connection to the North to Old San Juan.

Capitolio Sur is located on Pier 8, at the confluence of the axis to the Capitolio, Fernández Juncos, and cruise ship tourism activity. Capitolio Sur serves as an East-West connection from Piers 6 and 7 to the West and to Piers 9, 10 and 11 to the East. A light rail node proximate to Capitolio Sur will enable a mixing of transit modalities at this hub and will advance the objectives of a walkable San Juan.



Civic Gateway to the Water

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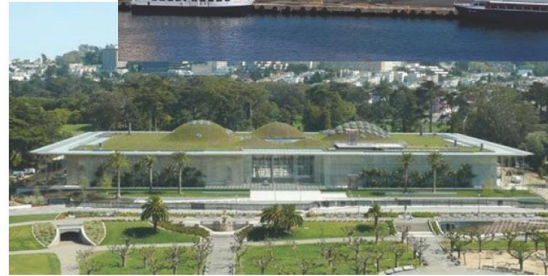
Visual Connection to The Capitolio

Capitolio Sur features a Puerto Rico Cultural Center that provides a home to many public and cultural uses. The HMS Bounty's permanent home and landside facilities would be anchored here with an interpretive center.

A public plaza and park are located adjacent to the Cultural Center. This space allows for small performance venues. Capitolio Sur also features office uses to stimulate employment and offer jobs near new housing.

The architectural expression of the buildings and public realm in Capitolio Sur is more civic in nature and will provide an emotional connection to the Capitolio and a sense of history and heritage.

sense of drama
& scale create
modern cultural
space



Create Landmarks

Capital Pavillion



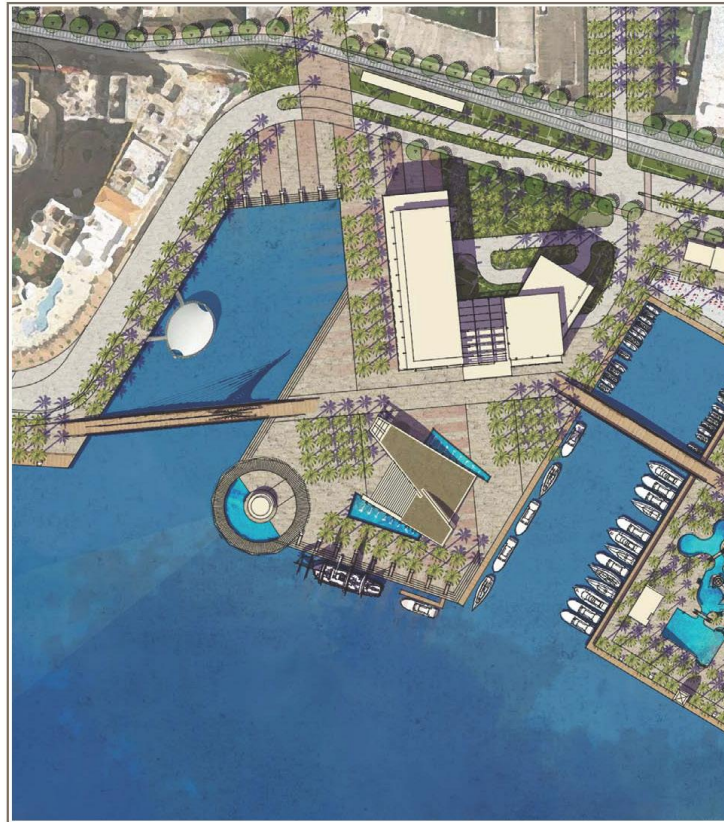
Sea Steps



Water as Storyteller

Bahía Urbana





PLAN VIEW

Bahía Urbana



SAN JUAN WATERFRONT
Capitolio Sur



PERSPECTIVE VIEW

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SAN JUAN WATERFRONT
Capitolio Sur
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GOVERNMENT OF PUERTO RICO



SAN JUAN WATERFRONT Villa Mercado



Waterfront restaurants and entertainment

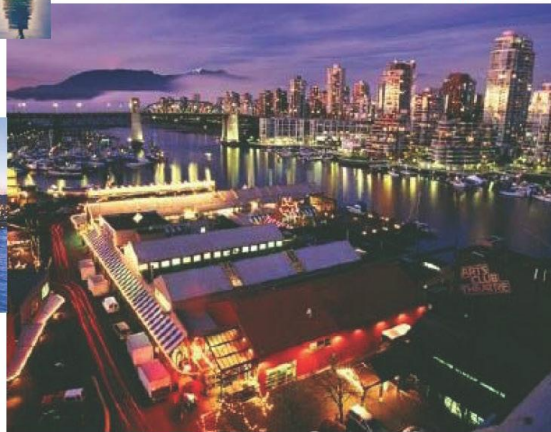
*el corazon...
the heart of the district*

SJ Beat: music • dancing • food •

culture • fashion



water taxi



Open-air
fresh
markets



Waterfront Shopping and Dining

Villa Mercado is the heart of activity in the San Juan Waterfront. Villa Mercado offers a central gathering place for the people of San Juan, Puerto Rico and visitors.

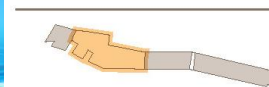
Villa Mercado is the place that people will come to see and be seen, to return over and over to enjoy a changing and eclectic series of experiences: dining on the water, attending the latest Puerto Rican art show, jogging along the water front, seeing the up and coming DJ's of San Juan, or just relaxing in one of the parks along the water.

Villa Mercado is also the place that visitors – in San Juan for business or pleasure – will come to experience a **fresh, contemporary and compelling** series of public and private uses. Whether visitors are staying in the Convention Center District, Old San Juan, Condado, or just walking off a cruise ship, Villa Mercado will become a must-see-destination.

Villa Mercado will offer an eclectic mix of waterfront dining, fashion-oriented retail and art galleries, neighborhood-serving retail such as a grocery store and fitness facility. This neighborhood is also home to the hotels of the San Juan Waterfront: a 500 room destination hotel as well as a boutique hotel, located directly on the water.

Villa Mercado is multi-dimensional and urban. Spaces in this district closer to the destination hotel will feature a contemporary architectural expression. Spaces past Pier 9 and in the heart of the Mercado area will offer a vibrant character that changes during the day and the night. In the Mercado itself, visitors will enjoy an immersive retail experience that offers a market pavilion, artisanal vendors such as farmers and fish markets, and other dining and art uses.

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SAN JUAN WATERFRONT
Villa Mercado

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GOVERNMENT OF PUERTO RICO



SAN JUAN WATERFRONT Villa Mercado



Mercado Fish & Produce Market



waterfront views

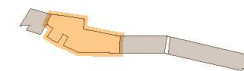
Parking will be conveniently provided for all uses within the district by means of surface parking in the early phases, and parking decks in later phases. Wide sidewalks, cooling overhead shade, benches, bike racks, street furniture, and lighting designed to provide a safe environment will welcome visitors to Villa Mercado.

The plan allows for two striking residential towers within the Villa Mercado serving as twin beacons demarking the heart of San Juan's waterfront. The neighborhood's eastern end is defined by a public park with a scale similar to those in Old San Juan. Parque del Mercado provides a refreshing green counterpoint to the Villa Mercado urban street. The center of the neighborhood will be bracketed by two high rise residential towers with unparalleled views of the bay and the street life around the specialty retail at its base.

Retail Street



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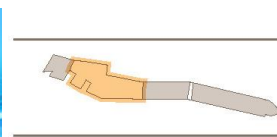
SAN JUAN WATERFRONT
Villa Mercado
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GOVERNMENT OF PUERTO RICO





PLAN VIEW

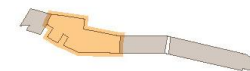
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PERSPECTIVE VIEW

Bahía Urbana



SAN JUAN WATERFRONT Parque San Antonio

Tropical Modern



Contemporary Deco



Promenade/Waterfront



sense of community

Parque San Antonio is the residential center of the San Juan Waterfront. Parque San Antonio will become one of the most compelling places to live in Puerto Rico.

Parque San Antonio is about water, parks and variety. It is bookended by Parque del Mercado to the West and Parque Fernández Marina to the East. Parque San Antonio offers every unit a view to the water or to the green ribbon of parks flowing through Parque San Antonio along Las Alamedas. Parque San Antonio offers a different type of residential experience—one in which a homeowner enjoys smaller scale green public spaces that stimulate a sense of ownership, safety and pride in the street. The green spaces also provide for cool breezes and a sense of respite and tranquility.

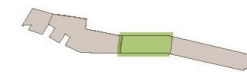
Parque San Antonio will offer a tremendous variety of residential products with a variety of architectural expressions. It will offer townhomes on the water, mid-rise buildings and two high-rise towers. The towers are strategically located to overlook Parque del Mercado as well as Canal San Antonio.

The density strategy for Parque San Antonio is to locate taller buildings along Avenida Fernández Juncos, stepping down in height until reaching a more intimate scale along the waterfront promenade.

The character of public spaces along Las Alamedas—between the northern and southern blocks of Parque San Antonio—is a heavily landscaped street that serves as a spine for varied residential developments that have different densities and architectural character. The North side of the street is comprised of larger buildings in scale with Avenida Fernández Juncos with parking provided in decks within the building footprint. Building heights will range between 6 and 12 stories. Wide sidewalks shade street trees and site furnishings flank Avenida Fernández Juncos to ensure a pedestrian friendly environment.

Throughout this residential district, smaller neighborhood parks create a sense of community and gathering places for residents. Strong North-South street connections that terminate with small public pocket parks allow residents and visitors alike a public opportunity for respites along the inviting waterfront promenade.

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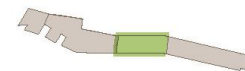


SAN JUAN WATERFRONT
Parque San Antonio
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PLAN VIEW

Bahía Urbana

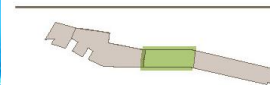


SAN JUAN WATERFRONT
Parque San Antonio



PERSPECTIVE VIEW

Bahía Urbana



SAN JUAN WATERFRONT
Parque San Antonio
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GOVERNMENT OF PUERTO RICO



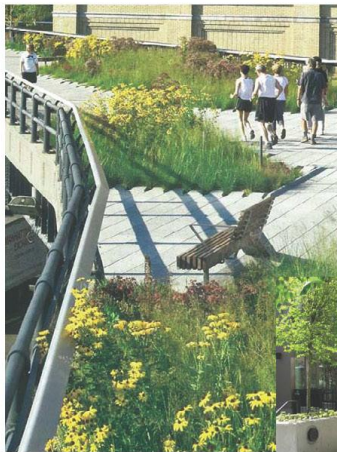
tone-on-tone palette

SAN JUAN WATERFRONT La Marina

modern-simple qualities



waterfront lifestyle-living



Residential Boardwalk

water views



La Marina offers a compelling residential district with a mix of a more island-style architectural expression, ample green spaces and waterfront amenities. One of La Marina's key competitive traits is that it offers convenient connections to Intersection 5 and employment centers to the South. Whether La Marina residents work in Hato Rey, Santurce or other areas, La Marina offers an accessible waterfront experience with convenient commutes to work.

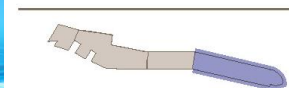
La Marina offers a diversity of residential opportunity: townhomes on the water, garden-style apartments, and mid-rise condominiums as well as for-rent apartments. La Marina offers residential options that can be accessible to Puerto Rican's of a wide variety of incomes. La Marina is anticipated to be developed in the first several years of the San Juan Waterfront.

La Marina, like Parque San Antonio, is book-ended by amenities: the Paseo de Bahía and a small marina to the South and the marina to the East. Residents of La Marina as well as Parque San Antonio will be able to enjoy fabulous recreational amenities within these neighborhoods and along the waterfront.



play on tradition:
extension of marina

Bahía Urbana



SAN JUAN WATERFRONT
La Marina
Vision Book 12 FEBRUARY 2010
GOVERNMENT OF PUERTO RICO





green space



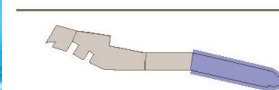
luxury condos

amenity-rich



softer landscape

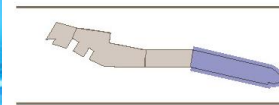
Bahía Urbana





PLAN VIEW

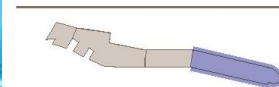
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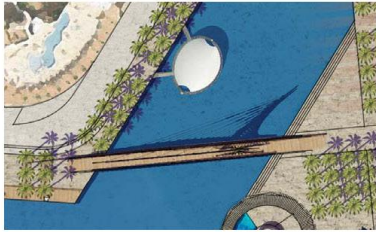


PERSPECTIVE VIEW

Bahía Urbana



SAN JUAN WATERFRONT Las Alamedas



CEREMONIAL BRIDGE



CIVIC / CULTURAL PLAZA



MERCADO



BRIDGE CONNECTIONS



RETAIL DISTRICT



A key component of the San Juan Waterfront is the creation of a pedestrian way that will span the length of the development and will create compelling spaces that draw people of all types and to a variety of activities.

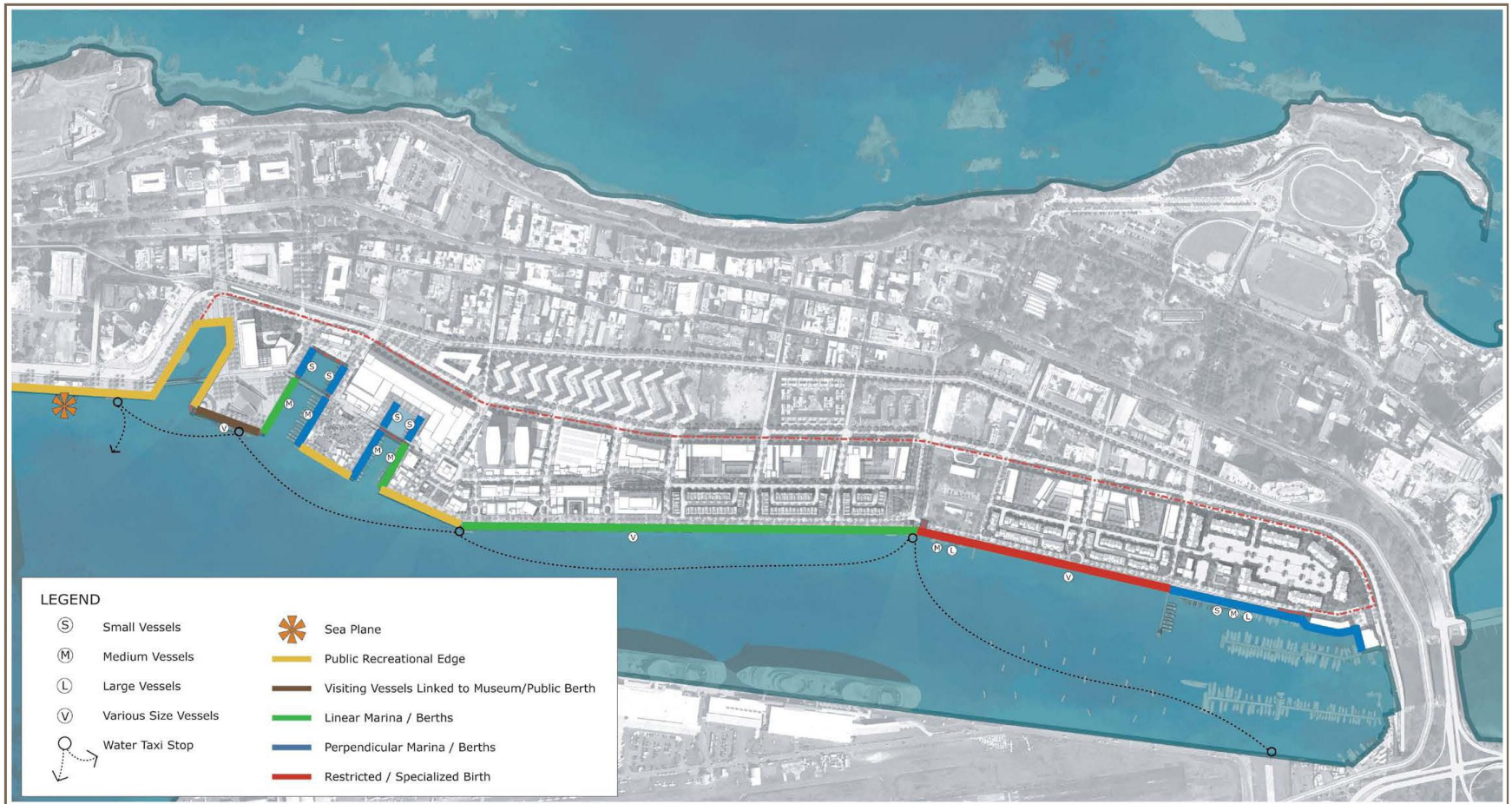
The development is linked East to West by a pedestrian friendly street that accommodates people and vehicles at alternating locations. The Las Alamedas starts, both visually and materially, at pier 6-7 with a majestic pedestrian bridge that links existing Cruise Ship activities with Pier 8 and the balance of the San Juan Waterfront Development to the East.

When traversing this bridge from Pier 6, one lands on the plaza and courtyard of the Capitolio Sur's cultural center. The plaza serves as the great gathering place where government workers, residents and visitors cross paths.

Another pedestrian bridge connects Pier 9, where a grand destination hotel/casino and enhanced water experience forms an iconic feature of the development. Further to the East, a pedestrian bridge leads to the Mercado, the main market. Here, Las Alamedas takes us through the heart of the fresh fish and produce market by day and street fiesta in the evening.

Bahía Urbana





Bahía Urbana



SAN JUAN WATERFRONT The Waterfront

meandering



CIVIC / CULTURAL PLAZA



MERCADO



natural waters edge

welcoming shade

PIER 7 PROMENADE



outdoor rooms



URBAN BEACH



RESTAURANT ROW



Paseo del Puerto

The San Juan Waterfront is blessed with its proximity to the San Antonio Channel and all the visual and experiential amenities only a waterfront location can provide. Thus, the development benefits from the creation of a strong, wonderfully designed Paseo del Puerto.

The waterfront gives the visitor a continuously changing set of experiences. Traversing the Capitolio Sur the visitor is immersed in a lively plaza that serves as the center of activity for the Tall Ship, water taxi, sea planes, cultural and visitor center – effectively a concierge for the Isleta. Along the Paseo in the Villa Mercado district, lively white table cloth restaurants and market pavilions serving casual local foods lead to water's edge.

Bahía Urbana



SAN JUAN WATERFRONT The Waterfront

Paseo del Puerto

Continuing East on the Paseo del Puerto, the restaurant row passes between a row of casual restaurants that offer water side dining and entertainment. Further to the East, the Paseo enters the Parque San Antonio neighborhood, offering an intimate waterside walkway flanked by townhouses facing the water. The walkway meanders by moored boats and pavilions that allow access to the water. Finally, at La Marina the San Juan Waterfront becomes a residential neighborhood of more human-scale with waterfront recreation amenities.



WATERFRONT POCKET PARKS



MARINA

walkable
environments



WATER'S EDGE WALKWAY



LA MARINA BOAT SLIPS



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Open Space

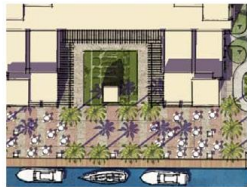
The open space strategy for the project area places an emphasis on creating a system of interlinked parks, public areas, and green corridors. Orientation of public space is geared to draw in surrounding districts and neighborhoods as well as draw out residents, workers and guests from project area developments. Larger, more actively programmed parks and gathering places are provided throughout the vibrant western portion of the development area, with smaller, more neighborhood oriented parks interlace the eastern part. Open spaces and street ends are situated to maximize open views of the waterfront and connect the central portions of the project area and Isleta neighborhoods overall with the water's edge. A total of 46 percent of the project site is set aside for open space and recreation.

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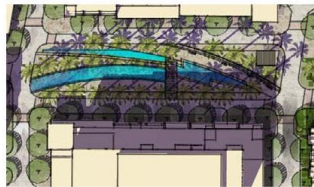




WATERFRONT POCKET PARK



BOUTIQUE HOTEL PARK



PARQUE DEL MERCADO



WATERFRONT LINEAR PARK



FERNÁNDEZ MARINA PARK

site amenities



Follies



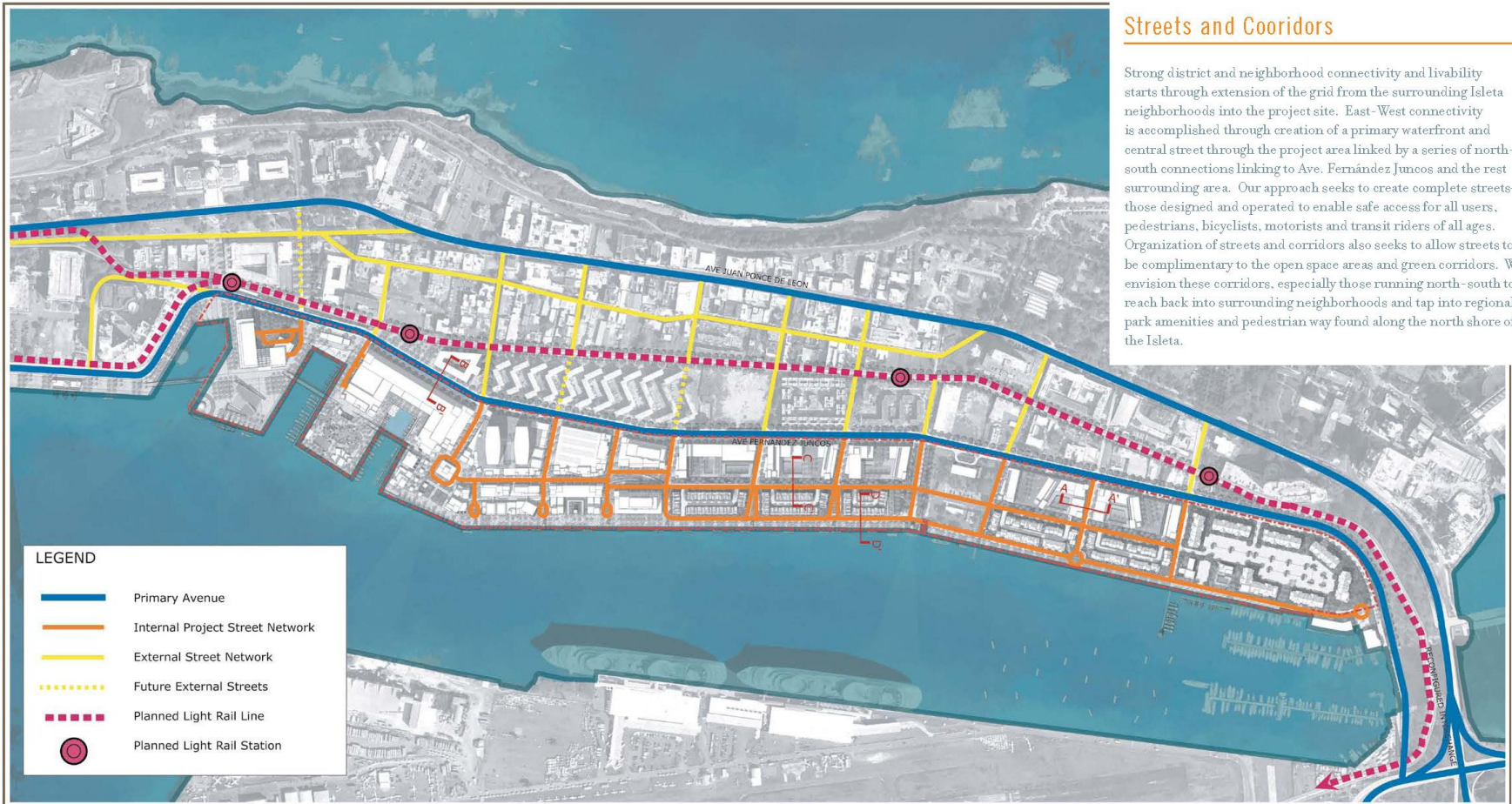
Clear Wayfinding



SAN JUAN WATERFRONT Streets & Parking

Streets and Corridors

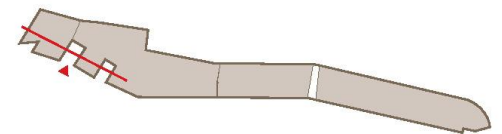
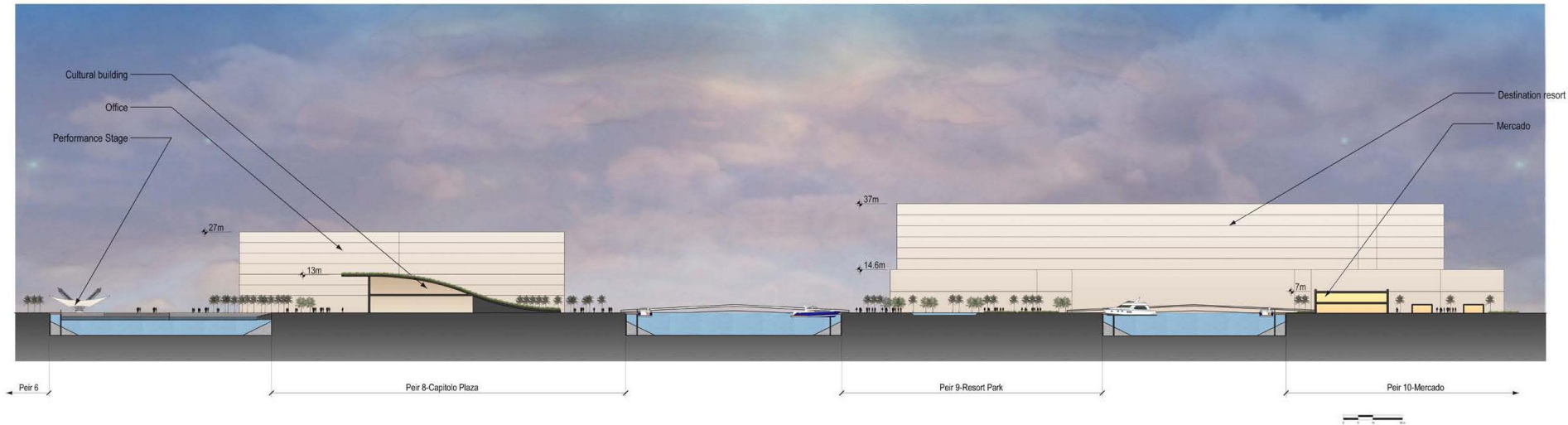
Strong district and neighborhood connectivity and livability starts through extension of the grid from the surrounding Isleta neighborhoods into the project site. East-West connectivity is accomplished through creation of a primary waterfront and central street through the project area linked by a series of north-south connections linking to Ave. Fernández Juncos and the rest surrounding area. Our approach seeks to create complete streets—those designed and operated to enable safe access for all users, pedestrians, bicyclists, motorists and transit riders of all ages. Organization of streets and corridors also seeks to allow streets to be complimentary to the open space areas and green corridors. We envision these corridors, especially those running north-south to reach back into surrounding neighborhoods and tap into regional park amenities and pedestrian way found along the north shore of the Isleta.



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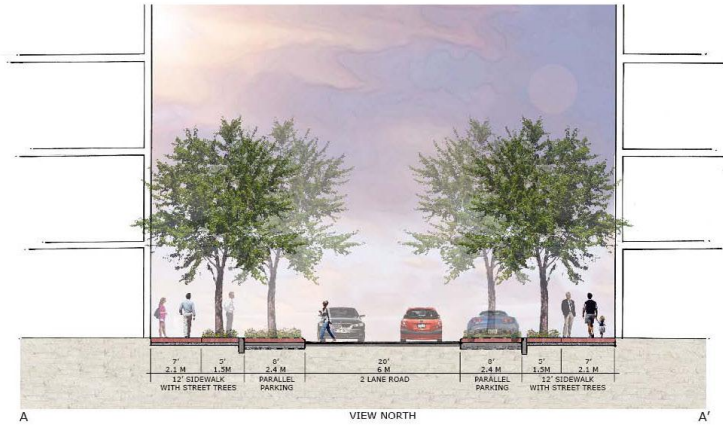
SAN JUAN WATERFRONT
Site Sections



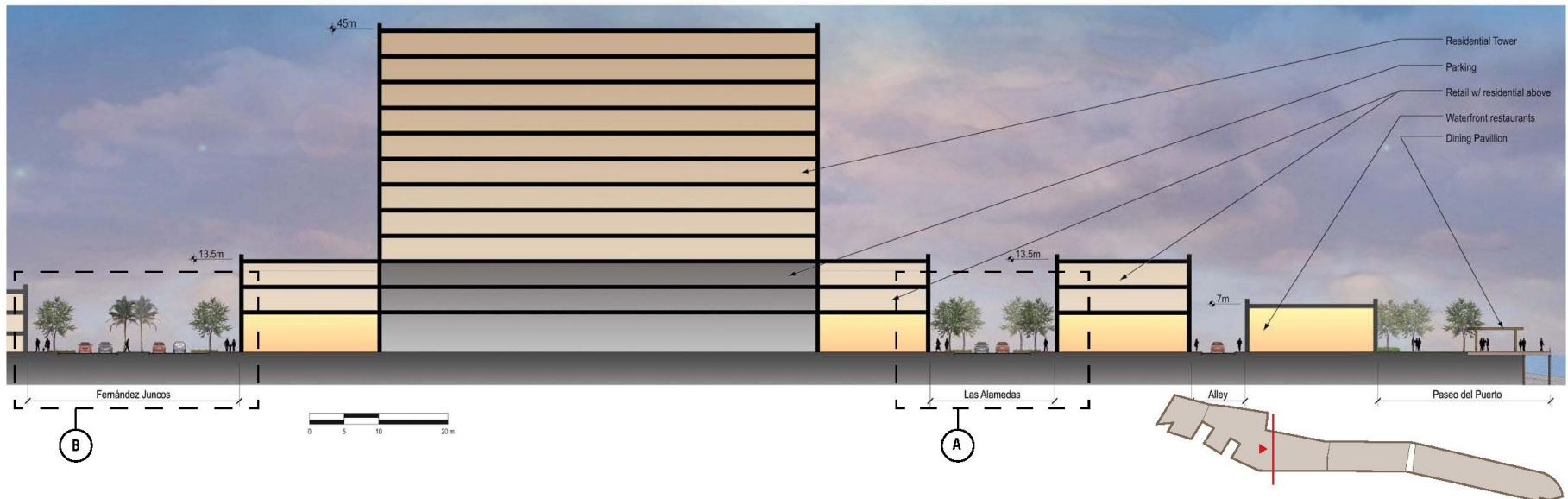
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SAN JUAN WATERFRONT Site Sections



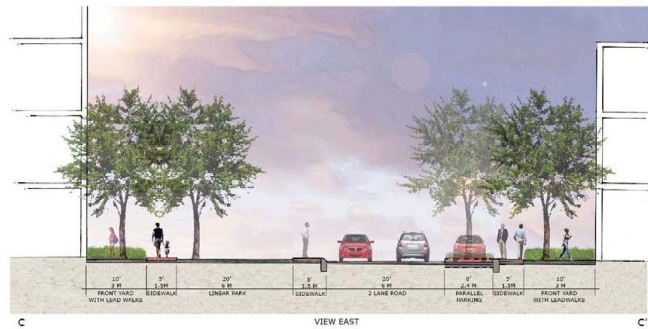
NORTH-SOUTH STREETS: CROSS SECTION A



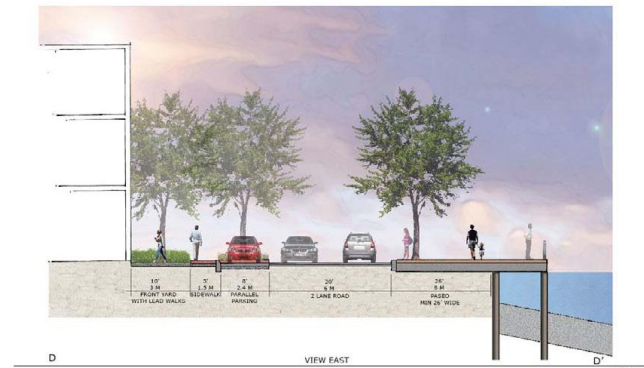
Bahía Urbana



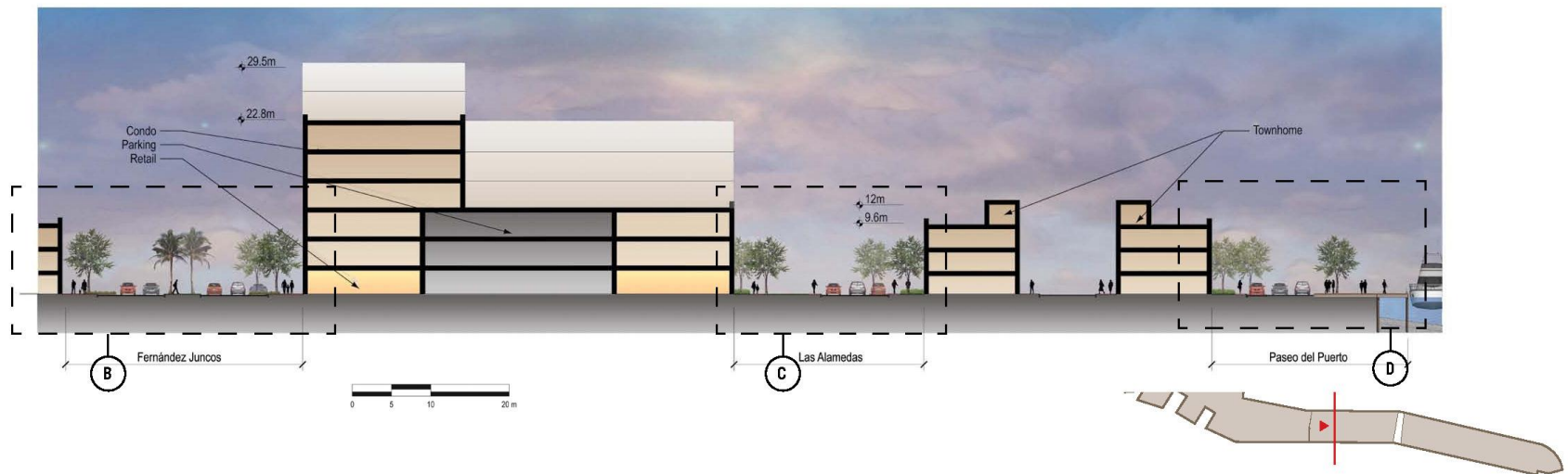
SAN JUAN WATERFRONT Site Sections



CENTRAL GREEN STREET: CROSS SECTION C



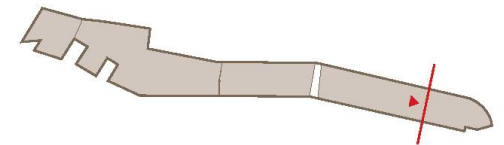
WATERFRONT STREET: CROSS SECTION D



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Architectural cross-section diagram of the Fernández Juncos project, showing a street layout with trees, cars, and pedestrians. The diagram is labeled "VIEW EAST" and "FERNÁNDEZ JUNCOS: CROSS SECTION B". It includes dimensions for various elements: 10' (3.0 M) for trees with street trees, 5' (1.5 M) for parking, 8' (2.4 M) for median, 20' (6.1 M) for 2 lanes, 10' (3.0 M) for 2 lanes, 8' (2.4 M) for parking, and 10' (3.0 M) for trees with street trees. The diagram also shows a car, a pedestrian, and a tree in the center.



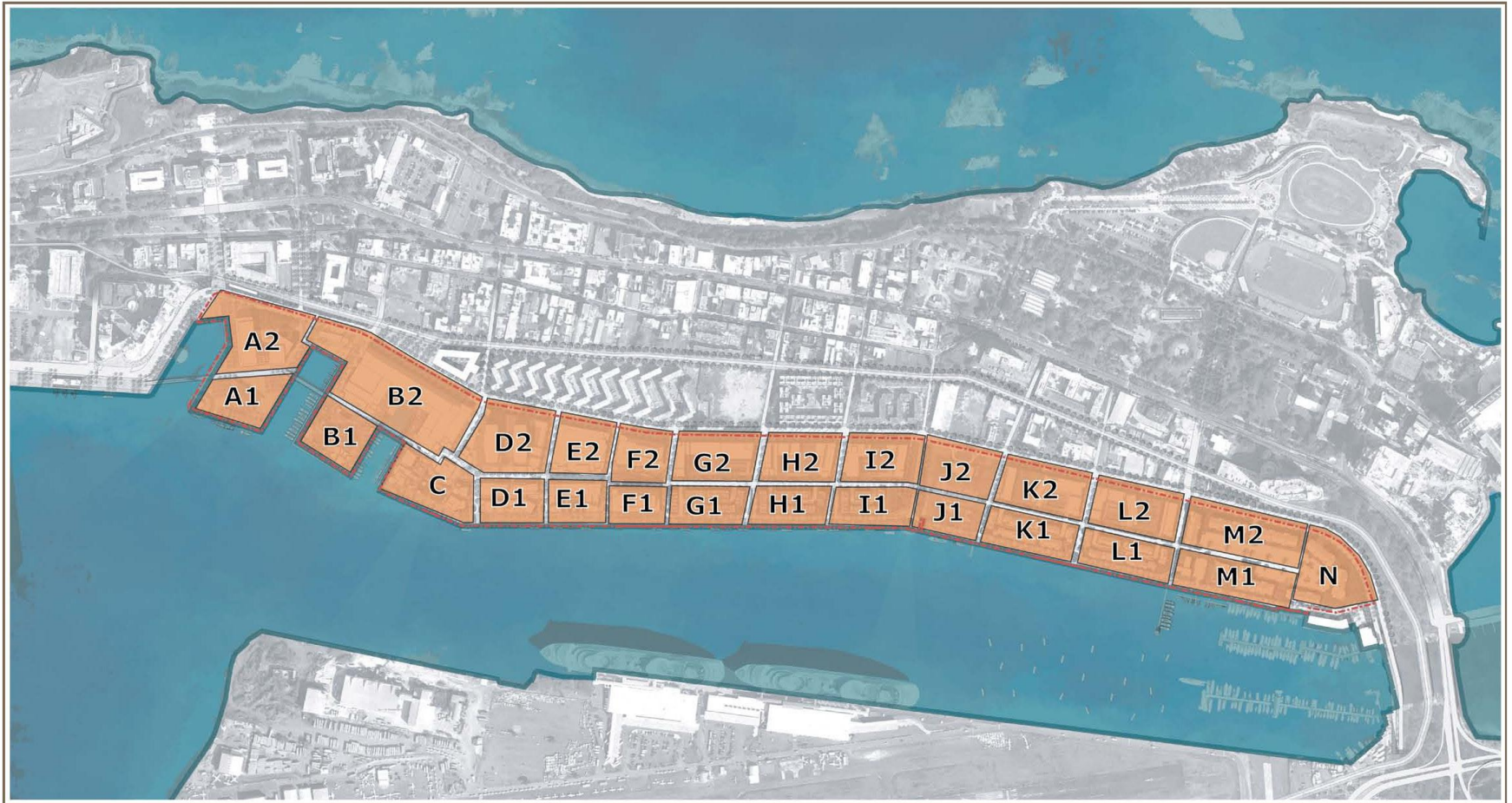
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SAN JUAN WATERFRONT VISION BOOK
Program Summary (Revision 2, 2.4.2010)

Block Reference	Use Type								Use Type Subtotal		Parking Spaces Required and Provided	Number of Stories by Block (Max)	Remarks
	Residential (UVB)	Retail (SF)	Grocery (SF)	Restaurant (SF)	Fitness (SF)	Office (SF)	Civic (SF)	Hospitality (RM)	(SF)	(UVB+RM)			
A Block	A1	-	-	-	-	-	-	2,000	-	2,000	-	2	Maritime Museum, San Juan Waterfront Cultural Center
	A2	-	-	-	-	-	270,000	-	-	270,000	-	7	Capital District Offices
	Subtotal	-	-	-	-	-	270,000	2,000	-	270,000	-	540	
B Block	B1	-	-	-	-	-	-	-	-	-	-	0	Water Park
	B2	-	-	-	-	-	-	500	-	500	500	8	Block / Hotel Program Includes a 32,000 SF Conference Center
	Subtotal	-	-	-	-	-	-	500	-	500	500		
C Block	C	-	14,500	-	17,000	-	-	-	-	31,500	-	742	Block / Program includes Mercado
	Subtotal	-	14,500	-	17,000	-	-	-	-	31,500	-	742	
D Block	D1	24	25,500	-	22,500	-	-	-	-	48,000	24	50	Mixed-Use
	D2 West	45	28,000	-	-	-	-	-	-	28,000	45	95	Mixed-Use with Residential Tower
	D2 East	45	-	-	-	-	-	-	-	-	45	95	Residential Tower
	Subtotal	114	53,500	-	22,500	-	-	-	-	76,000	114	240	
E Block	E1	-	17,500	-	15,000	-	-	160	-	32,500	160	6	Boutique Hotel
	E2	-	17,300	20,500	-	-	48,000	-	-	85,800	-	51	Block / Program includes Grocery and Drug Store
	Subtotal	-	34,800	20,500	15,000	-	48,000	160	-	118,300	160	211	
F Block	F1	45	-	-	-	-	-	-	-	-	45	95	Residential Tower
	F2	45	-	-	-	-	-	-	-	-	45	95	Residential Tower
	Subtotal	90	-	-	-	-	-	-	-	-	90	190	
G Block	G1	18	-	-	-	-	-	-	-	-	18	38	Townhomes
	G2 West	60	-	-	-	-	-	-	-	-	60	126	Residential Tower
	G2 East	-	-	-	-	110,000	-	-	-	110,000	-	253	Lifetime Fitness Center
	Subtotal	78	-	-	-	110,000	-	-	-	110,000	78	417	
H Block	H1	21	-	-	-	-	-	-	-	-	21	44	Townhomes
	H2 West	35	-	-	-	-	-	-	-	-	35	74	Residential Tower
	H2 East	53	-	-	-	-	-	-	-	-	53	111	Residential Tower
	Subtotal	109	-	-	-	-	-	-	-	-	109	229	
I Block	I1	18	-	-	-	-	-	-	-	-	18	38	Townhomes
	I2 West	64	-	-	-	-	-	-	-	-	64	134	Residential Tower
	I2 East	42	-	-	-	-	-	-	-	-	42	88	Residential Tower
	Subtotal	124	-	-	-	-	-	-	-	-	124	260	
J Block	J	-	-	-	-	-	-	-	-	-	-	n/a	n/a
	Subtotal	-	-	-	-	-	-	-	-	-	-		
K Block	K1	30	-	-	-	-	-	-	-	-	30	63	Townhomes
	K2 West	56	-	-	-	-	-	-	-	-	56	118	Residential Tower
	K2 East	83	-	-	-	-	-	-	-	-	83	174	Residential Tower
	Subtotal	169	-	-	-	-	-	-	-	-	169	355	
L Block	L1	28	-	-	-	-	-	-	-	-	28	59	Townhomes
	L2 West	54	-	-	-	-	-	-	-	-	54	113	Residential Tower
	L2 East	36	-	-	-	-	-	-	-	-	36	76	Residential Tower
	Subtotal	118	-	-	-	-	-	-	-	-	118	248	
M Block	M1	48	-	-	-	-	4,000	-	-	4,000	48	101	Townhomes, Sailing Center
	M2	48	-	-	-	-	-	-	-	-	48	101	Townhomes
	Subtotal	96	-	-	-	-	4,000	-	-	4,000	96	202	
N Block	N	48	-	-	-	-	-	-	-	-	48	101	Townhomes
	Subtotal	48	-	-	-	-	-	-	-	-	48	101	
Total - All Blocks		946	102,800	20,500	54,500	110,000	318,000	6,000	660	609,800	1,606	4,235	



SAN JUAN WATERFRONT
Immediate Program Components



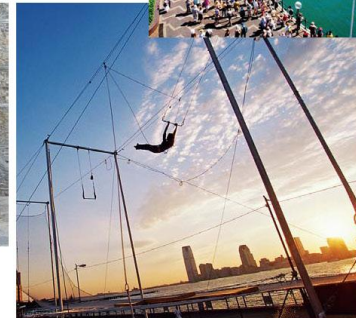
moderno



welcoming gateway



Outdoor Market



Trapeze School

Civic Art



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*Urban Market &
Kid's Play Area*

whimsical



graphic
patterns



option A

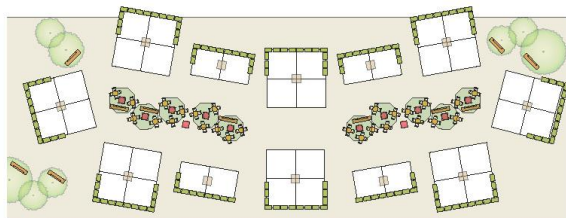
— Market Umbrellas

— Kids Play Area

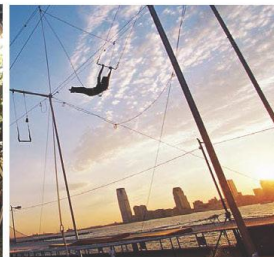


—Urban site furnishings

Planters frame the seating and create intimate spaces

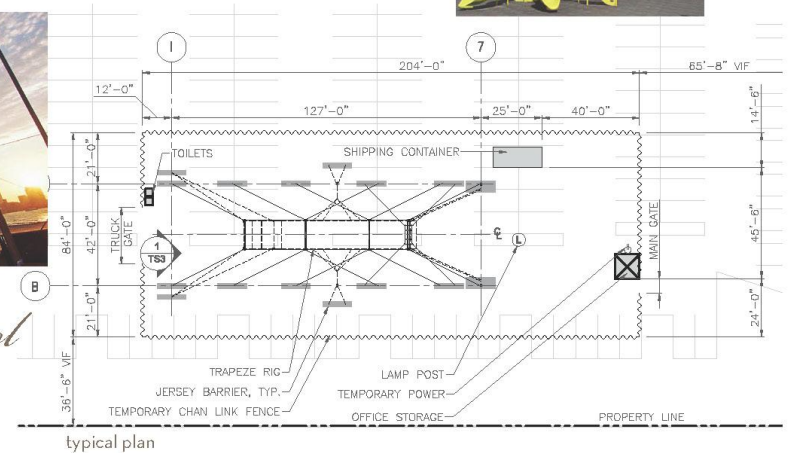


option B



Create an active outdoor room around a central seating and gathering space

Trapeze School



SAN JUAN WATERFRONT Immediate Improvements and Options

Face-Lift to Avenue
Fernández Juncos,
Inclusive of Resurfacing,
Sidewalk Improvements and
Street Trees

Mural Program

Project Signage

Western Option:
Pier 6 Enhancements + Pier 7/8
Improvements

Eastern Option:
Maximum number of immediate
improvements



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PIER 6

- WATER TAXI DOCK
- SEA PLANE DOCK
- SEA PLANE SUPPORT BUILDING
- ICONIC FOUNTAINS
- RAISED OVERLOOK DECKS

PIER 7

- WATERFRONT PROMENADE
- NEW LANDSCAPING
- RAISED OVERLOOK DECKS
- FOUNTAIN AT CAPITOLIO PLAZA

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SAN JUAN WATERFRONT
Immediate Improvements:
 Western Option - Pier 6 Enhancements

Pier 6

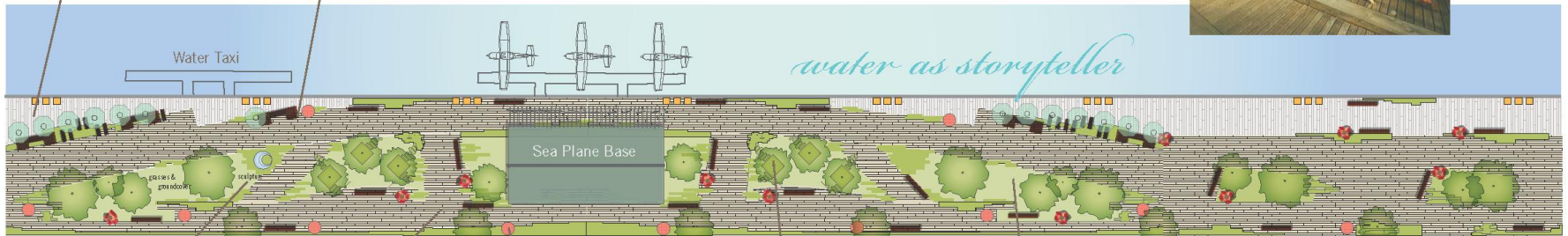
Create an urban pier garden space that engages visitors with the waterfront



Walkable

Ipe wood boardwalk

Custom platform benches contribute to the ambiance and provide different seating opportunities that capitalize on water views



Public Art

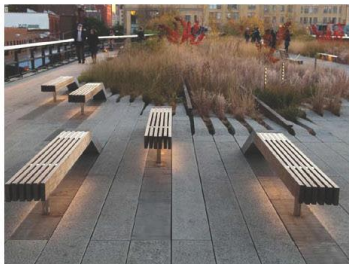
Precast concrete plank with gentle curve upward towards Pier 7

Signature Project Pots

Uplit trees, and environmental landscape lighting throughout

Commons Area/ Urban Meadow

Drawing represents typical features and amenities along Pier 6
 Pier dimensions approx. 305m x 27m)



Project Summary
 Pier 6 Reconstruction

Pier 6 Surface Enhancements and Landscaping Seaplane Dock and Building

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Pier 6 Master Plan

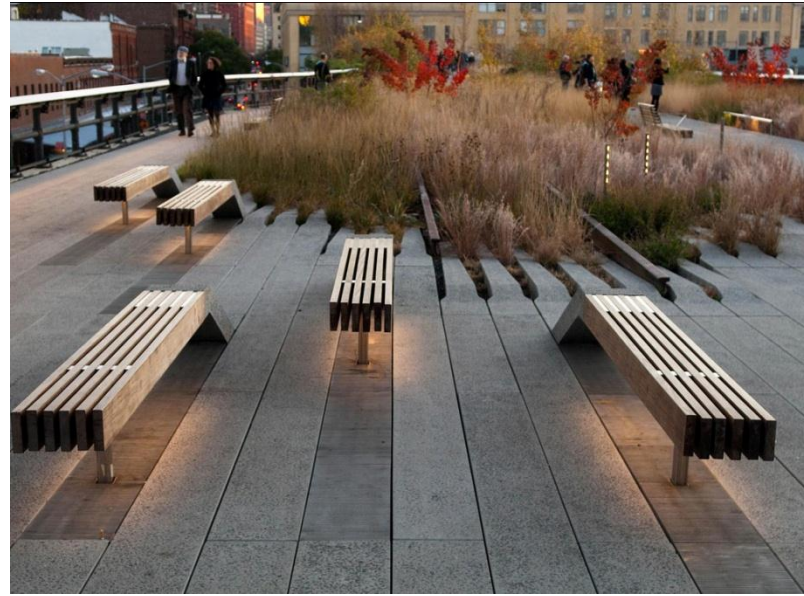
LEGEND

- A. Cruise Welcome Plaza
- B. San Juan Waterfront Gateway Monumentation
- C. Water Feature
- D. Grass Seating Area with Piers
- E. Historic Rail Line Memory
- F. Urban Room "A" with Water Feature
- G. Waterfront Arbor
- H. Bicycle Promenade
- I. Raised Planting Beds
- J. Urban Room "B" with Water Columns
- K. HMS Bounty Ticketing Kiosk
- L. Urban Room "C" with Wooden Deck
- M. Retail Kiosks in Tree Bosque
- N. Seahorse Sculpture & Water Feature
- O. Seahorse Plaza
- P. Water Taxi & Seaplane Facility
- Q. Urban Room "D" with Wooden Deck
- R. Interim HMS Bounty Landing
- S. Seaplane Landing
- T. Water Taxi Landing
- U. Pier 6 Bridge Landing Plaza



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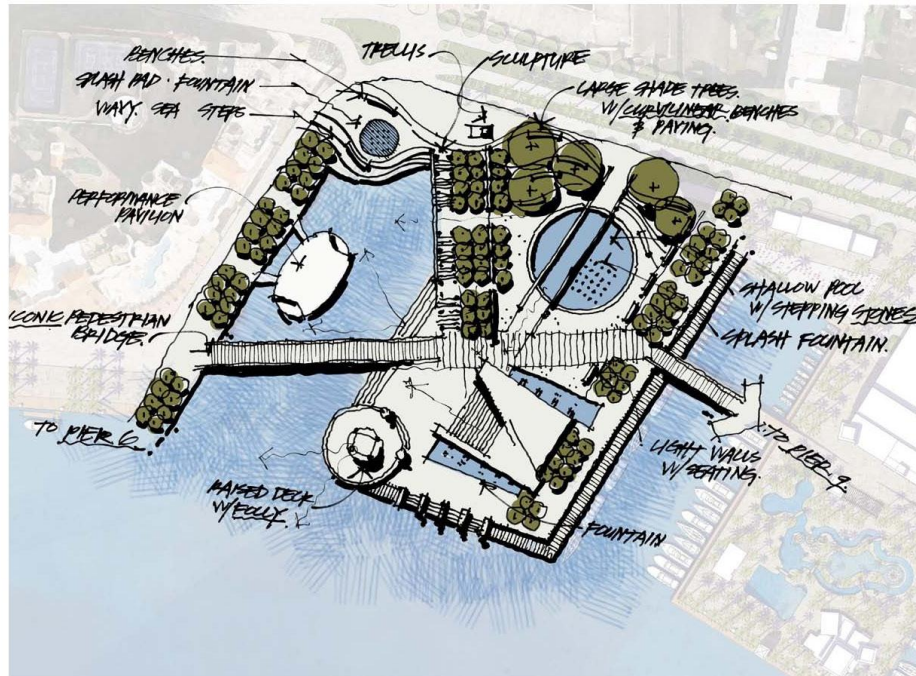




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SAN JUAN WATERFRONT
Park Options



Park Option A (Block A2) - 3.4 acres



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Piers 7 + 8





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Pier 7 & 8 Master Plan

LEGEND

- A. Pier 6 Landing Plaza
- B. Pier 7 Multi-Use Path
- C. Capitolio Plaza & Water Feature
- D. Ellipse Plaza
- E. Mercado Parking Area
- F. Mercado with Overhead Trellis
- G. Restrooms / Storage
- H. Pier 8 Cafe
- I. Urban Beach
- J. Pier 8 Waterfront Promenade
- K. Trapeze School Building & Ticketing Kiosk
- L. Festival Lawn
- M. Trapeze School & Observation
- N. Informal Garden Plaza
- O. Pier 8 Landing Plaza & Performance Stage
- P. Waterfront Plaza
- Q. Pier 8 Feature Fountain
- R. HMS Bounty Mooring & Ticketing Kiosk

PIER 7 & 8 IMPROVEMENTS

Proposed Site Plan
10.04.2011





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The background of the slide is a deep blue color with several thick, wavy, horizontal lines in varying shades of blue, creating a sense of movement and depth, reminiscent of ocean waves or stylized clouds.

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