MARINA LOFTS

City Commission Case # 51R12



Required Entitlements for Marina Lofts

- 1) Parking Reduction (Approved by P&Z 9-0)
- 2) Site Plan Approval (P&Z and CC)
- 3) Allocation of post-2007 RAC units (CC)
- 4) Relocation of Protected Tree (CC)

Project Team

- Downtown Fort Lauderdale Waterfront 18, LLC
- Asi Cymbal, Cymbal Development
- Bjarke Ingels, Daniel Kidd, Bjarke Ingles Group, Architects
- Joaquin Vargas, TrafTech, Traffic Engineer
- Edward McDonald, P.E., Bohler Engineering, Civil Engineer
- Robert Carr, Archaeological and Historical Conservancy
- Anthony Abbate, Anthony Abbate Architects
- Robert Brennan, Arboricultural Consulting
- Paul Cox, Certified Arborist / Principal, Environmental Design, Inc.
- Ken Gardner, ASLA, Rosenberg Gardner Design, Landscape Architect
- Paul Lambert, Lambert Advisory
- Kim Glas-Castro, AICP, Certified Planner

CYMBAL DEVELOPMENT



- Envision and create designdriven communities
- Real estate developers, builders, and restaurateurs
- World-class architects and teams
- \$1 billion in development and construction experience
- We seek to innovate, transform, and inspire



Why Fort Lauderdale?

- Vibrant downtown
- New River through Downtown
- Riverwalk
- Beaches
- Great community
- Opportunity to "tip" and transform
- Moved to Esplanade
- Marina Lofts is a result of meeting and talking with over 1,000 members of our community



How Are We Getting This Done?

- Phasing: 1st Building is 255 units cost of \$40 million
- We have equity of \$35 million in cash and land value
- Key is DENSITY
- Phasing: have \$15 million invested now, \$50 million after first building, and will need to start second building within 18 months of the first or lose entitlements



P.O. Box 025620, Miami, FL 33102-5620

August 15, 2013

Asi Cymbal President Cymbal Development Upper Suite 3470 North Miami Avenue Miami, Florida 33127

Re: Marina Lofts Site in Fort Lauderdale

To whom it may concern,

Mr. Cymbal is a valued client of this institution. City National Bank is an active commercial real estate lender within the South Florida market and we are currently financing the subject property. City National Bank is actively involved with the financing of a number of residential projects currently being constructed adjacent to the New River in downtown Fort Lauderdale and would welcome the opportunity to evaluate Mr. Cymbals future financing needs to improve the subject site.

Sincerely,

Barry R. Stempel Senior Vice President Commercial Real Estate City National Bank of Florida

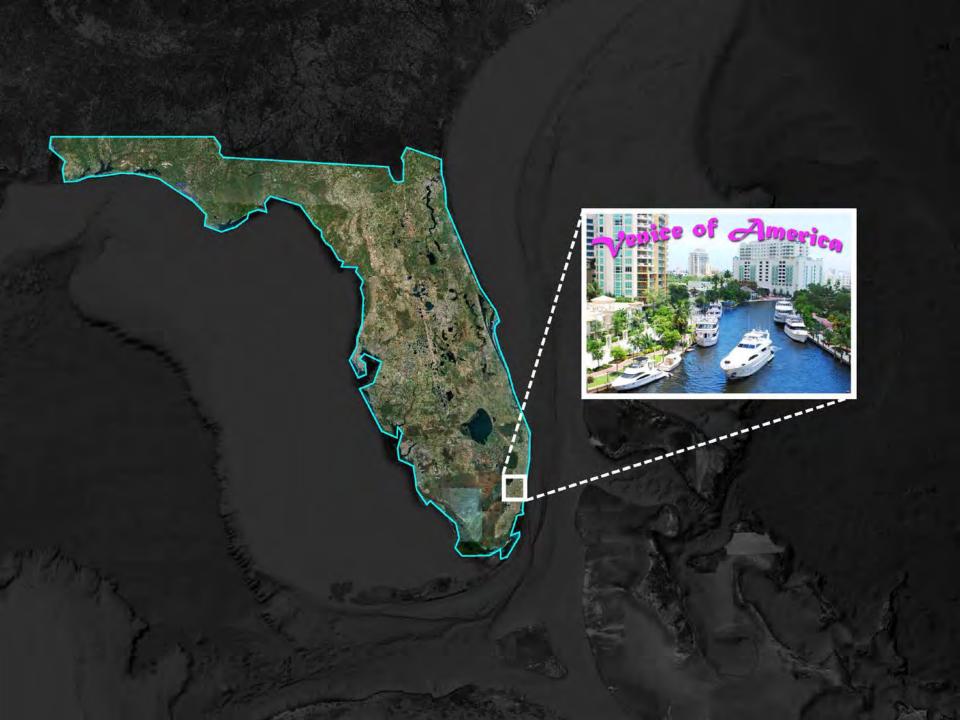
Why Marina Lofts?

- 95% occupancy
- Vacuum of well-designed communities
- Great Cities have great architecture
- Need for affordable luxury housing
- Waiting list <u>exceeds</u> units in first building
- Revitalize the south side of New River
- Residents moving to other cities

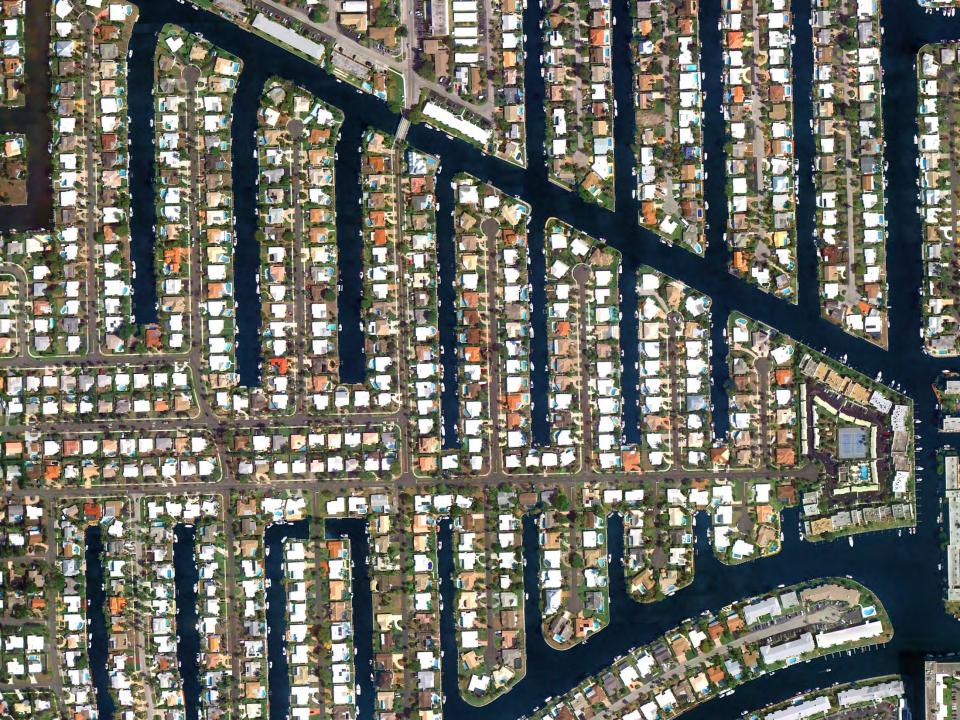
Why Bjarke Ingels?

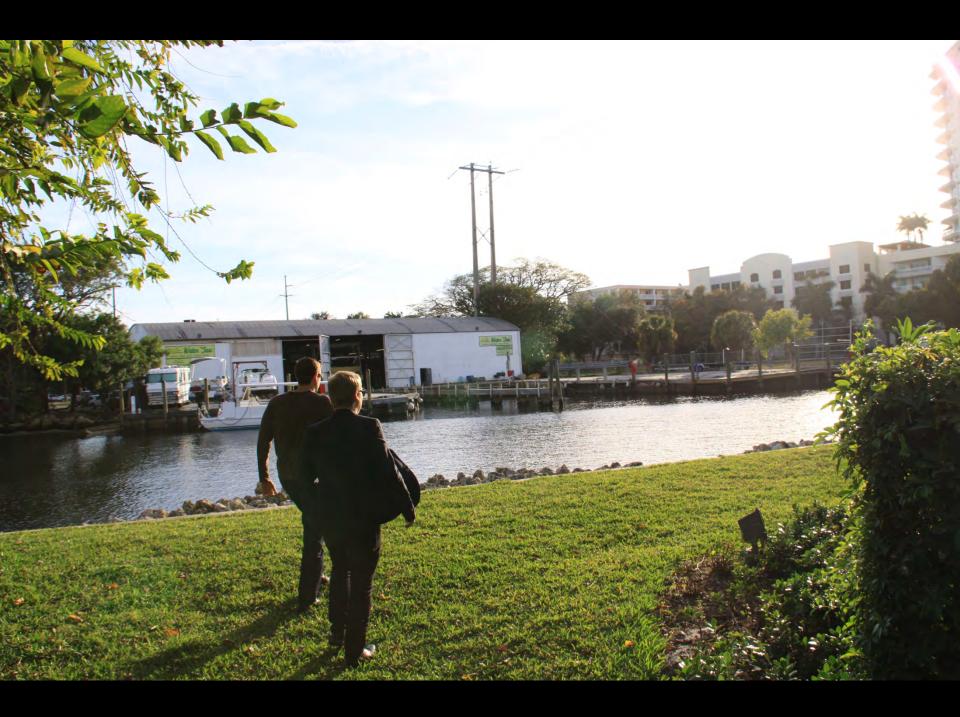
- Most exciting young architect in the world
- Wall Street Journal
- New Yorker Magazine
- Committed to improving the world around him

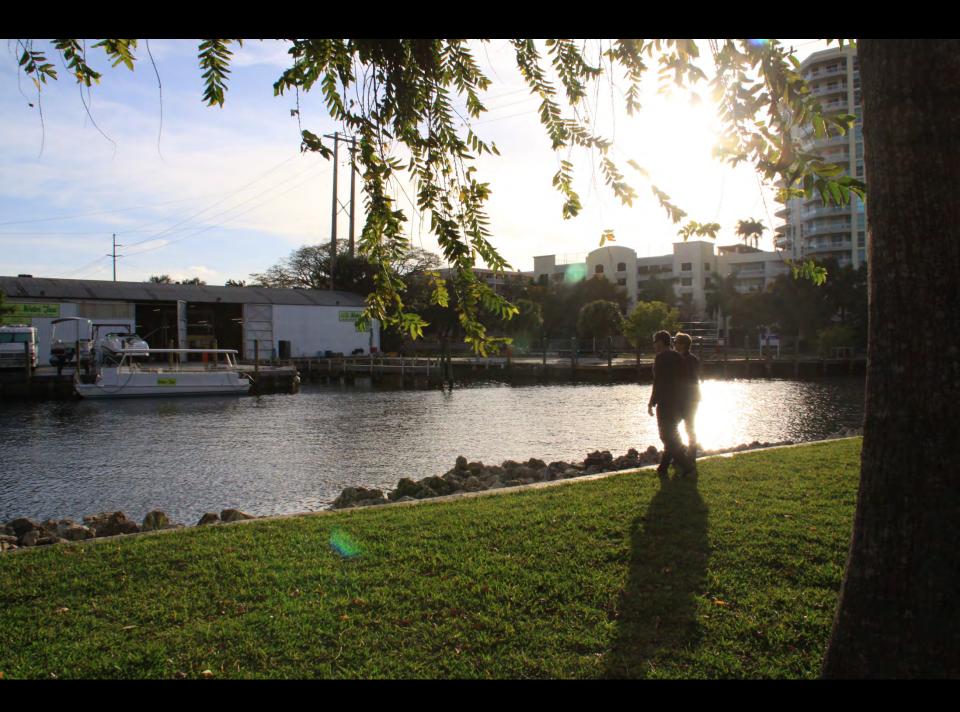
An Icon for Architectural Excellence







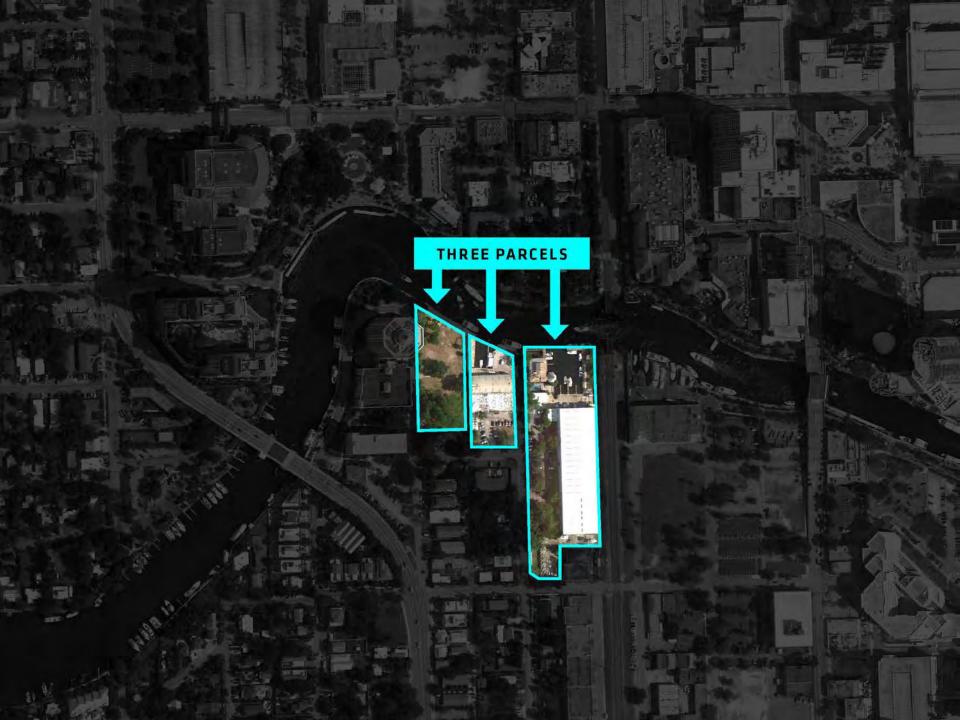


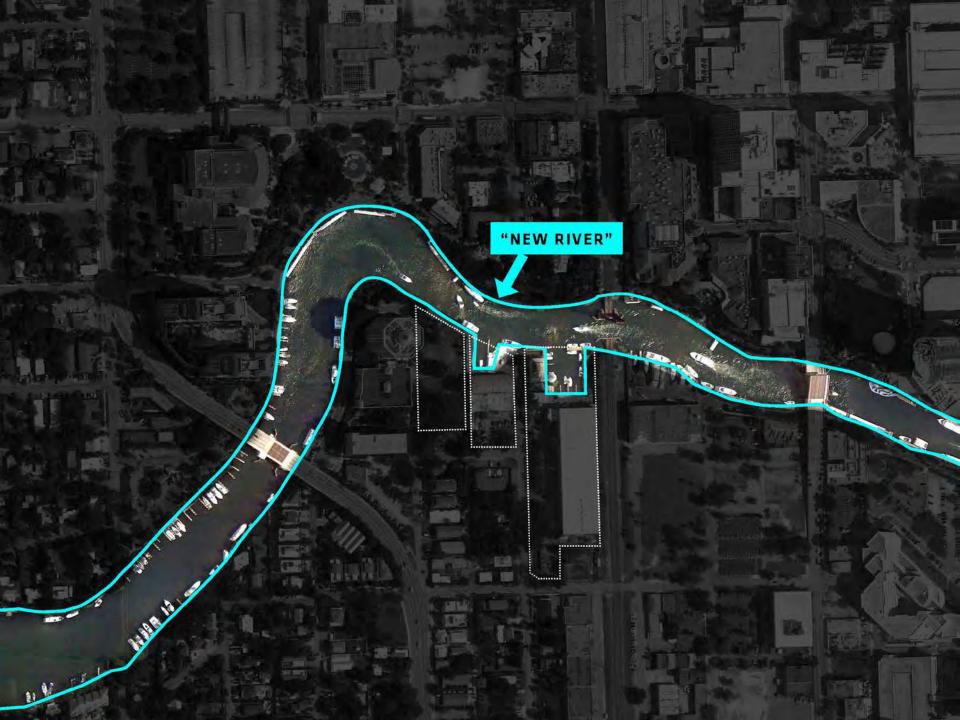


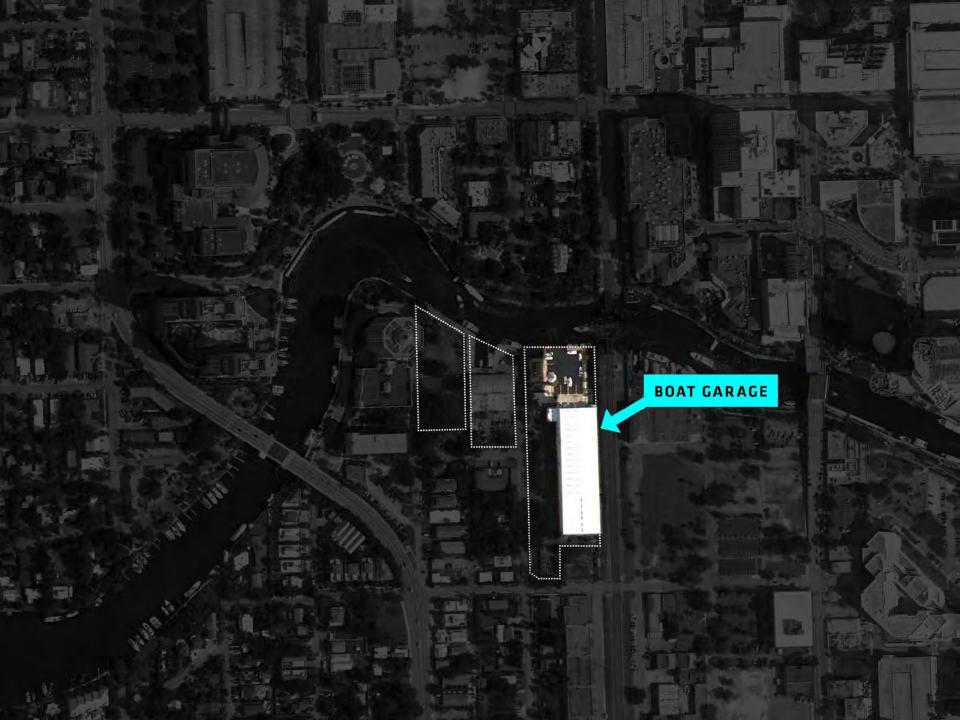


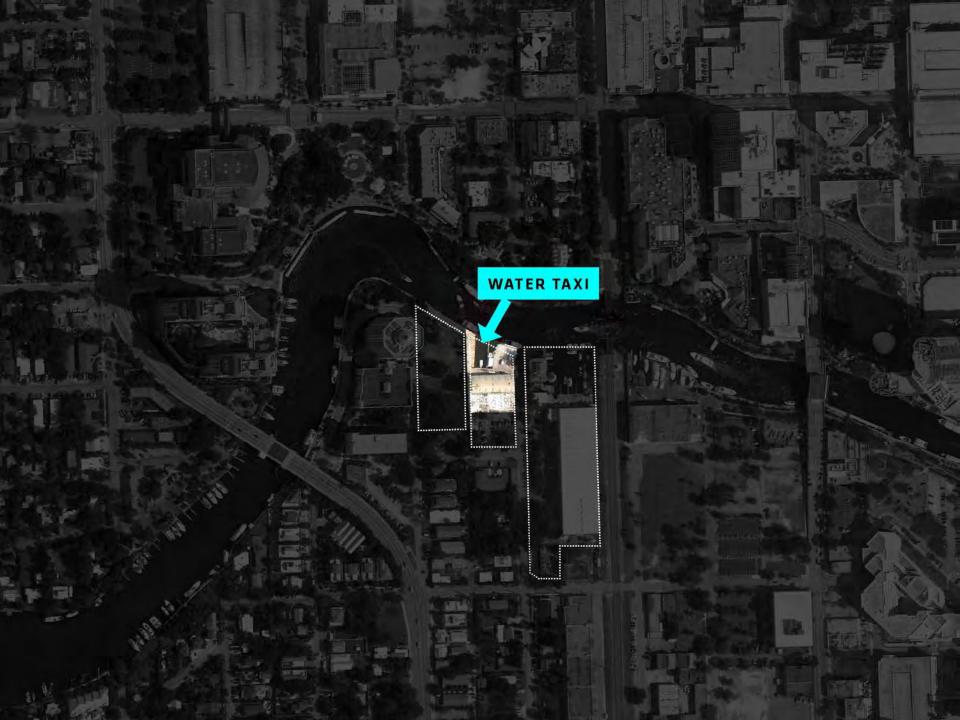












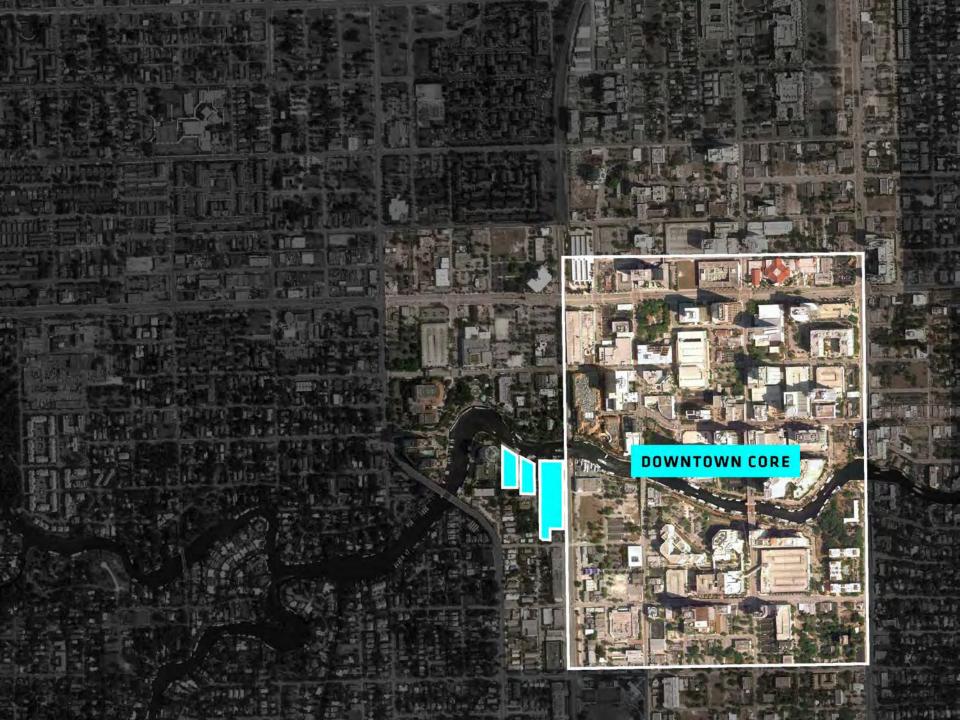


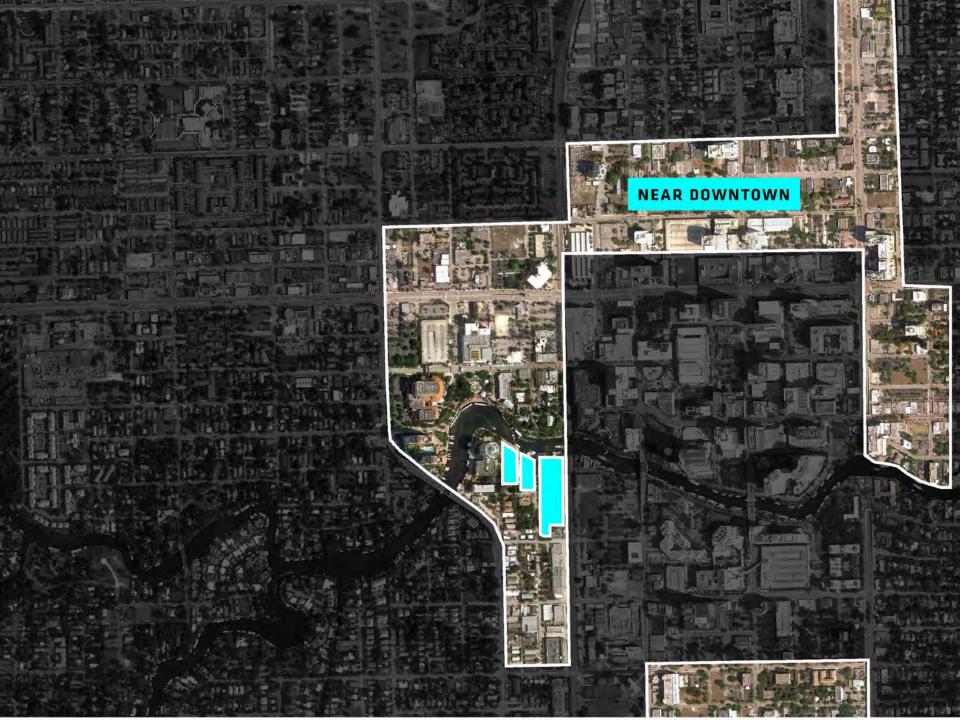


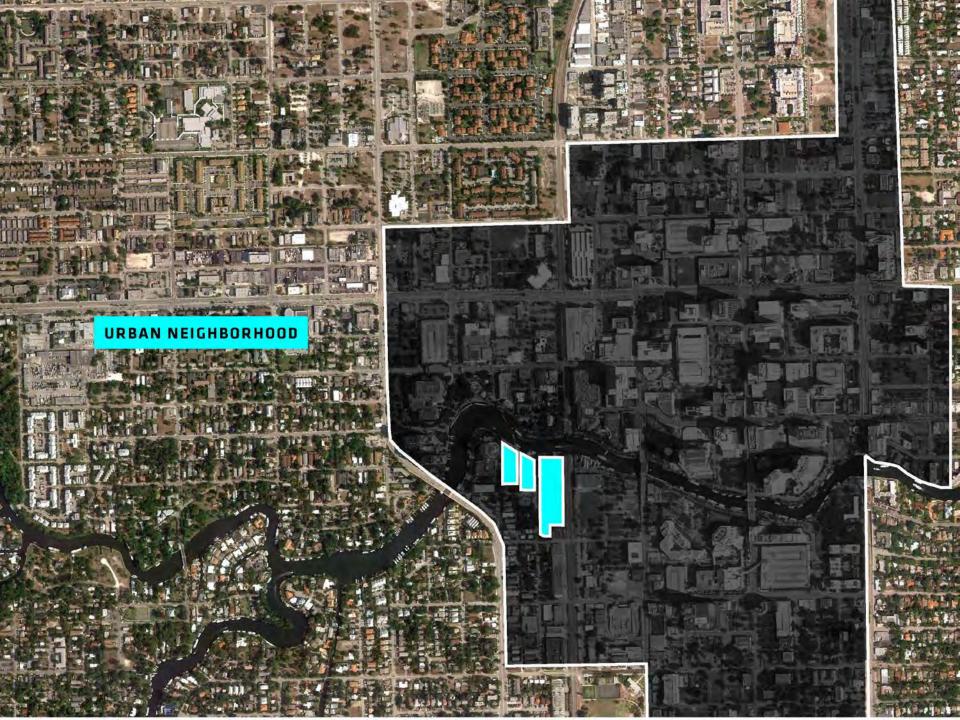




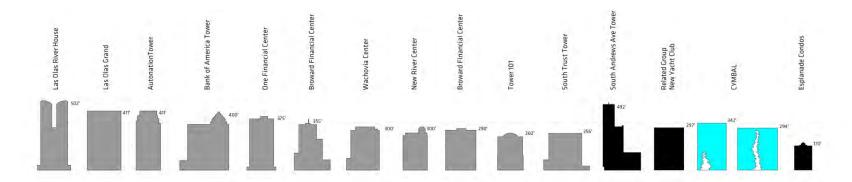




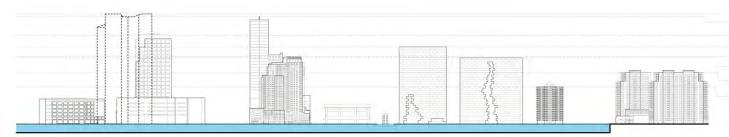








FT. LAUDERDALE ELEVATION



502' LAS OLAS RIVER HOUSE

492' SOUTH ANDREWS AVE TOWER

410' AUTO NATION TOWER

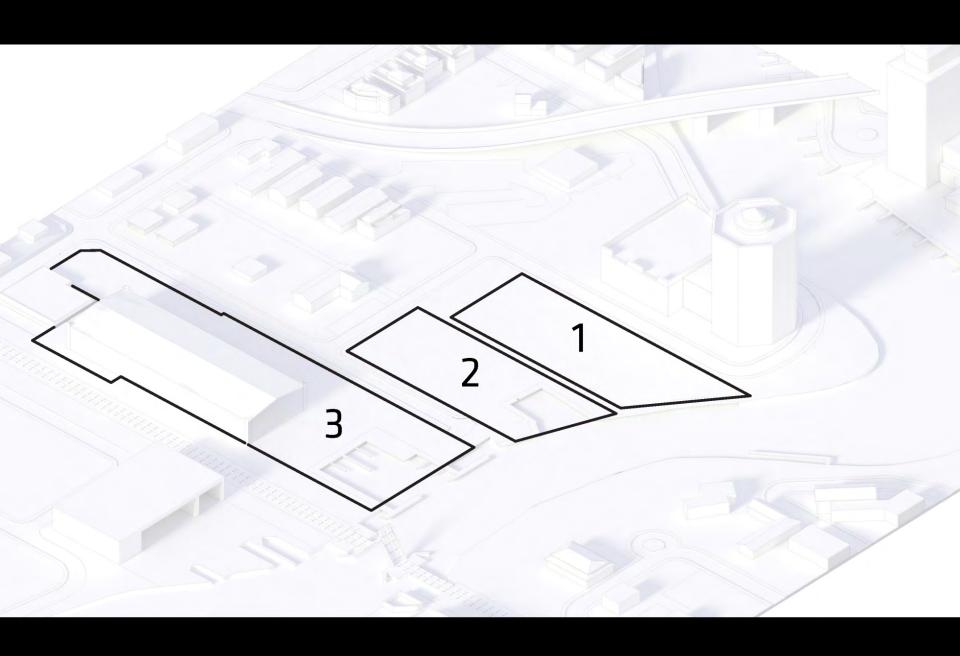
342' CYM LOT 1

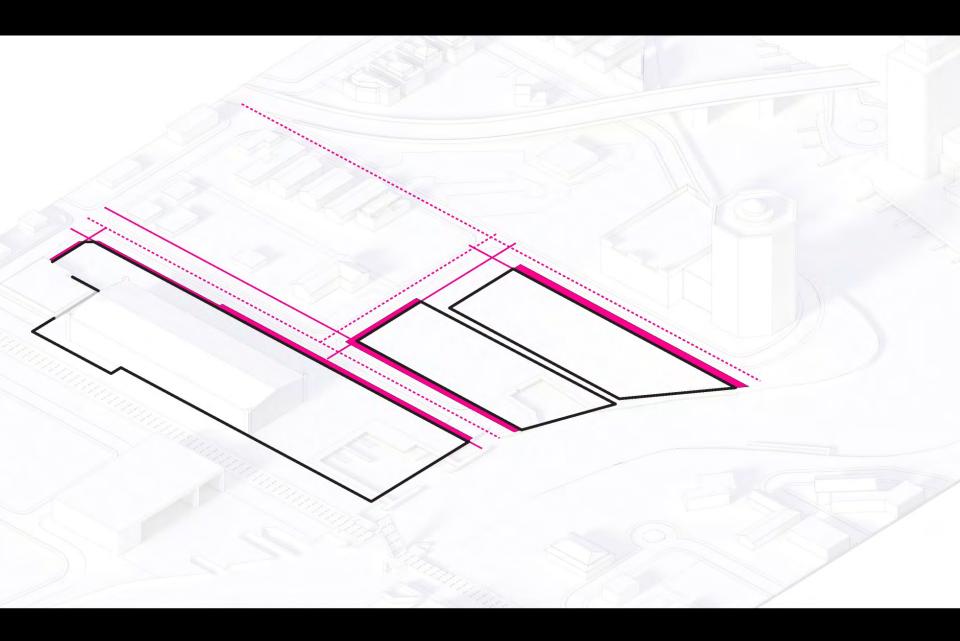
297' NEW RIVER YACHT CLUB

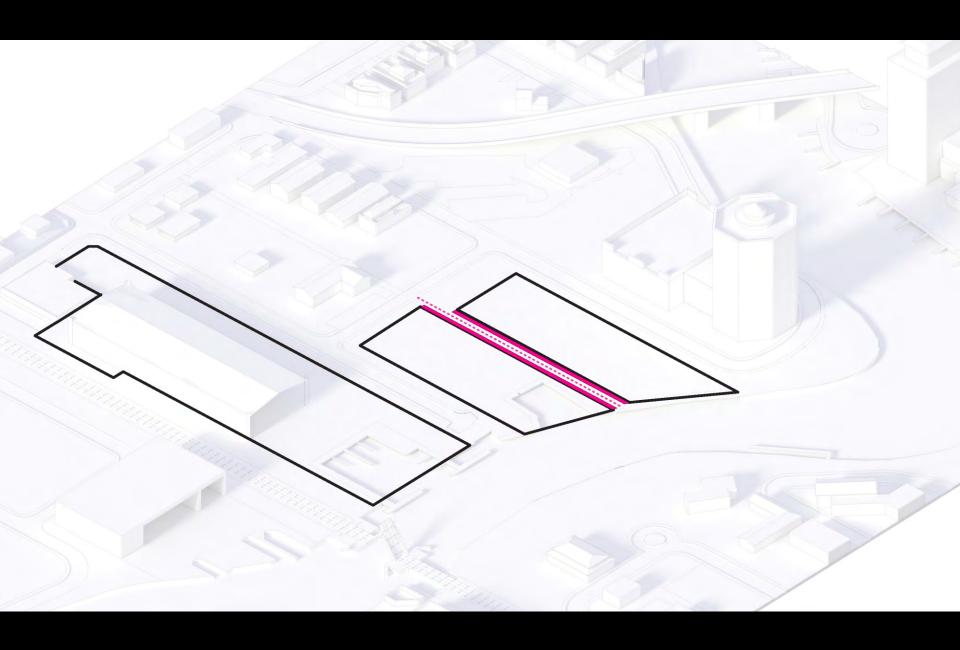
294' CYM LOT 2 AND 3

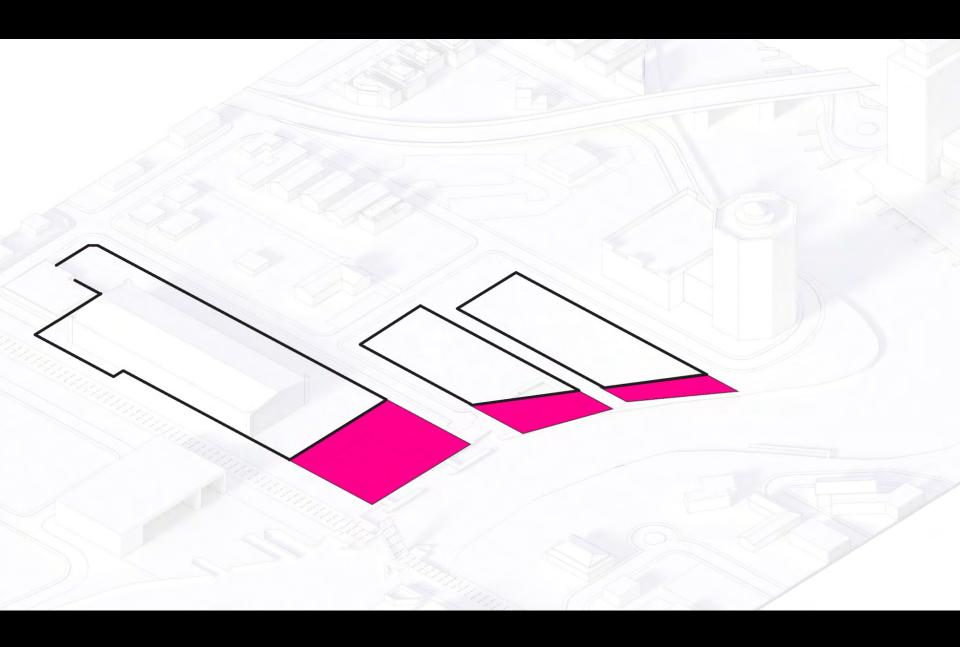
246' SYMPHONY CONDO

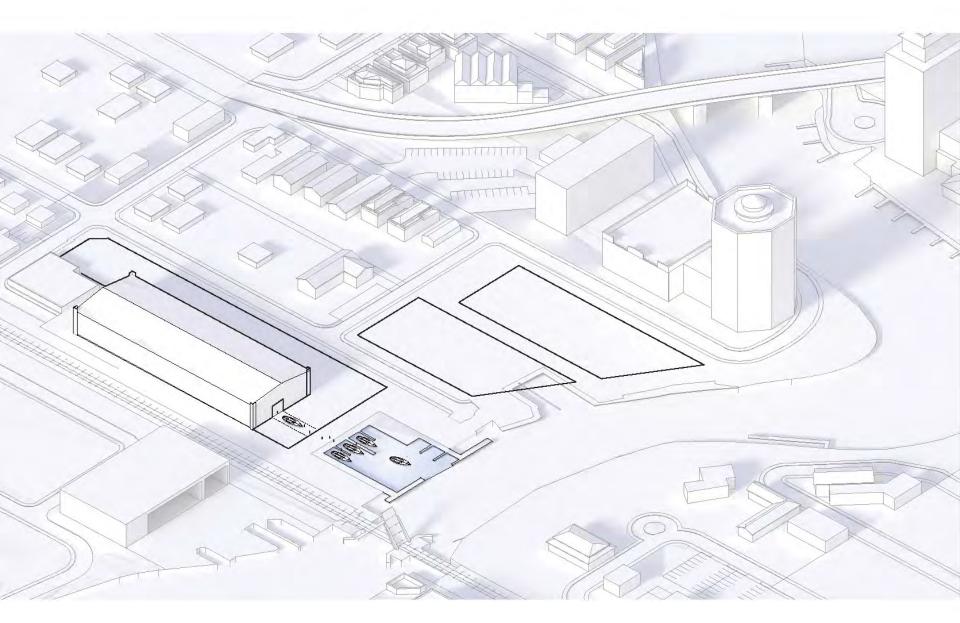
170' LA ESPLANADE



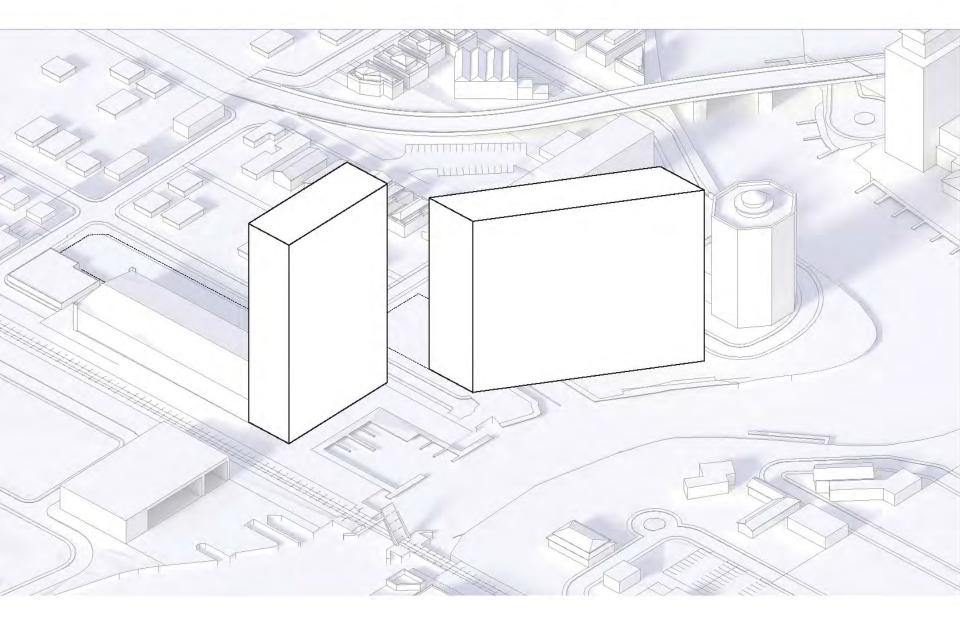




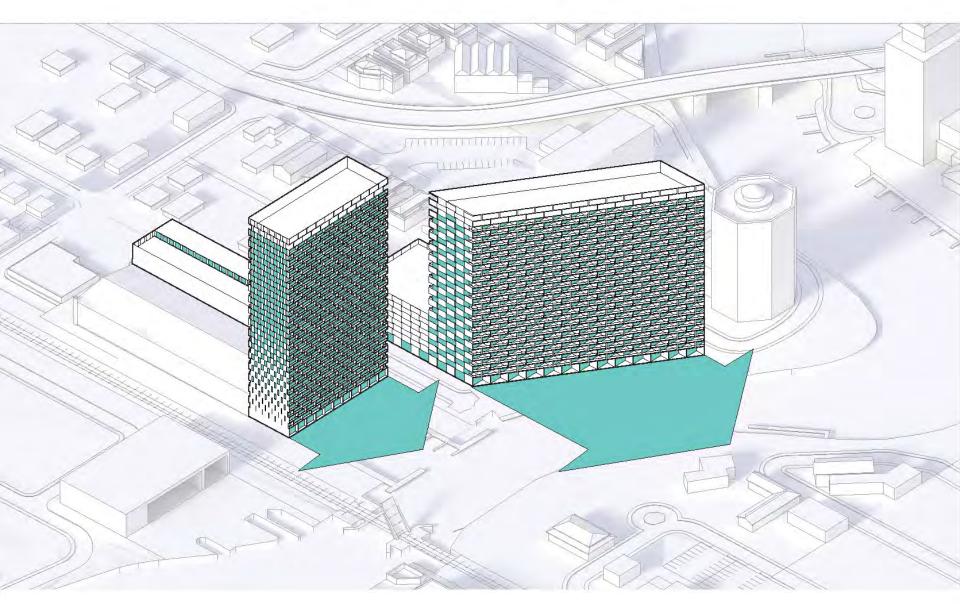




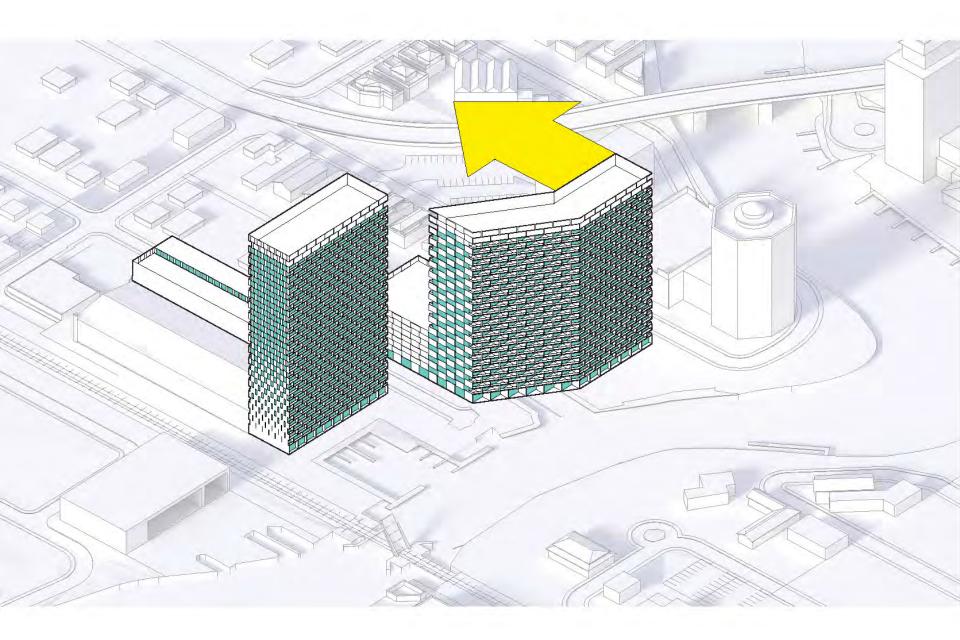
SITE BOUNDARIES

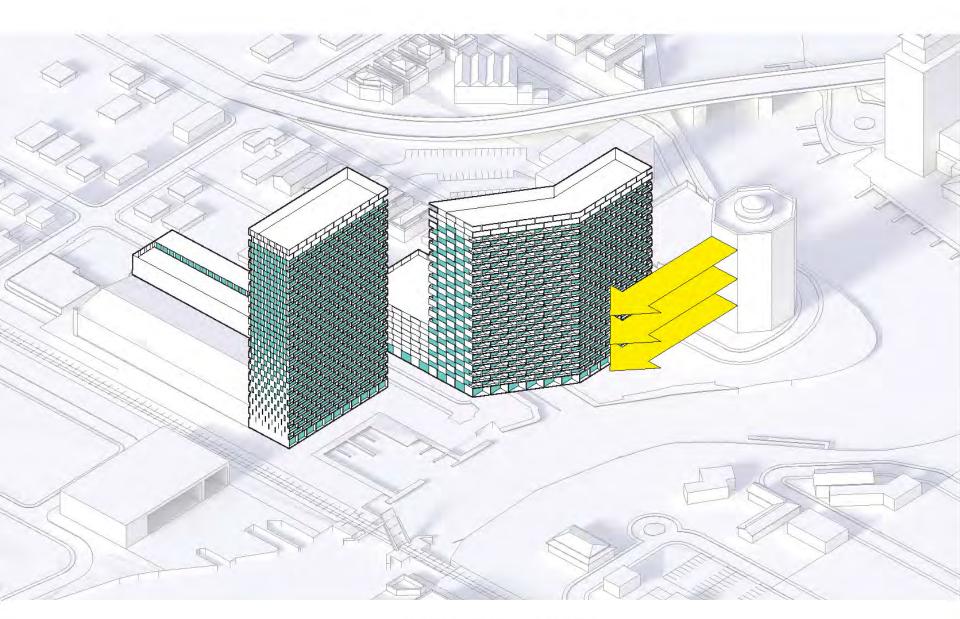


PRESERVE ON-SITE BOATING ACTIVITY



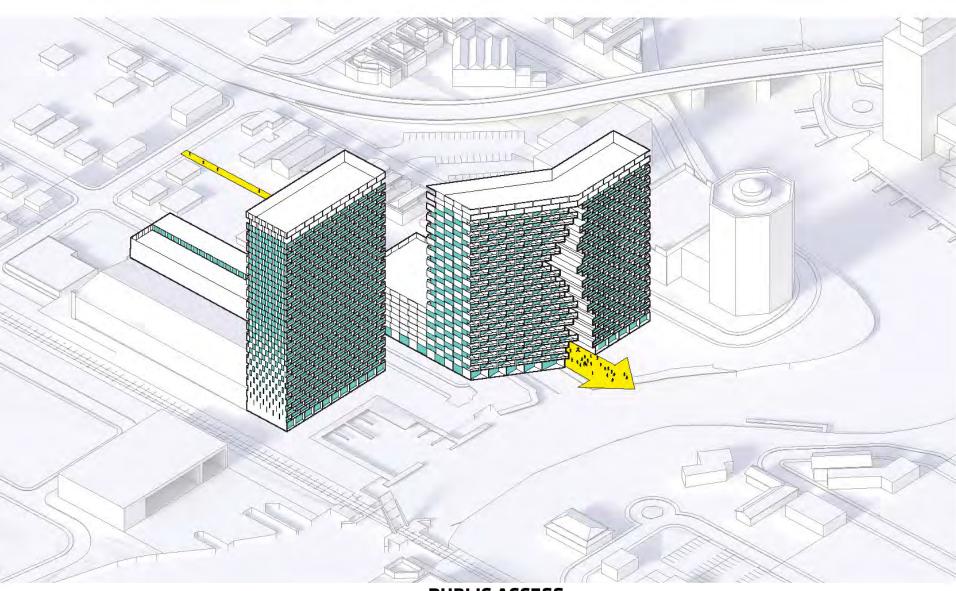
RIVER ORIENTED HOUSING





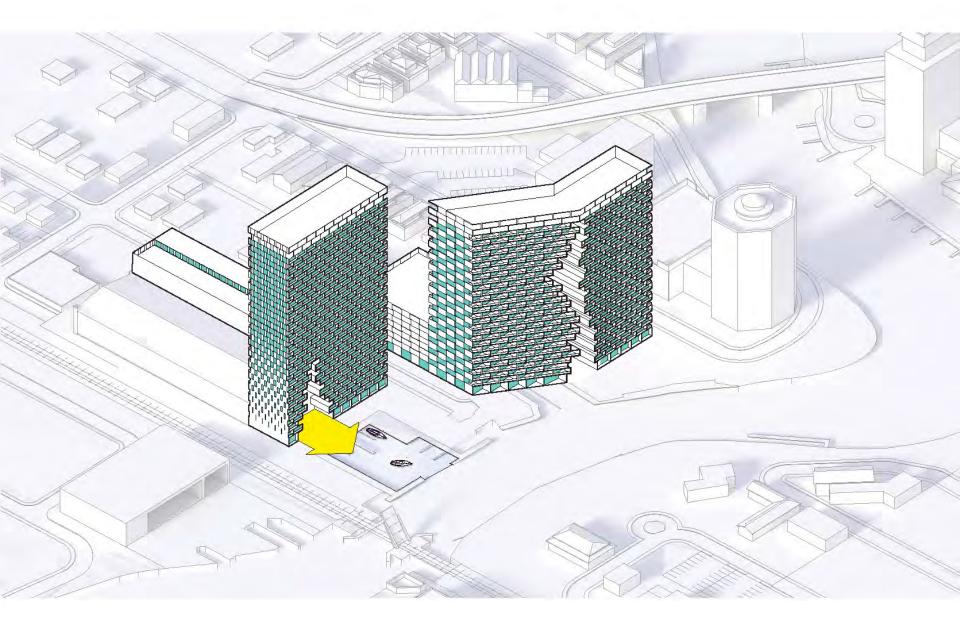
ADDITIONAL SETBACK

Respecting the views of neighbouring properties

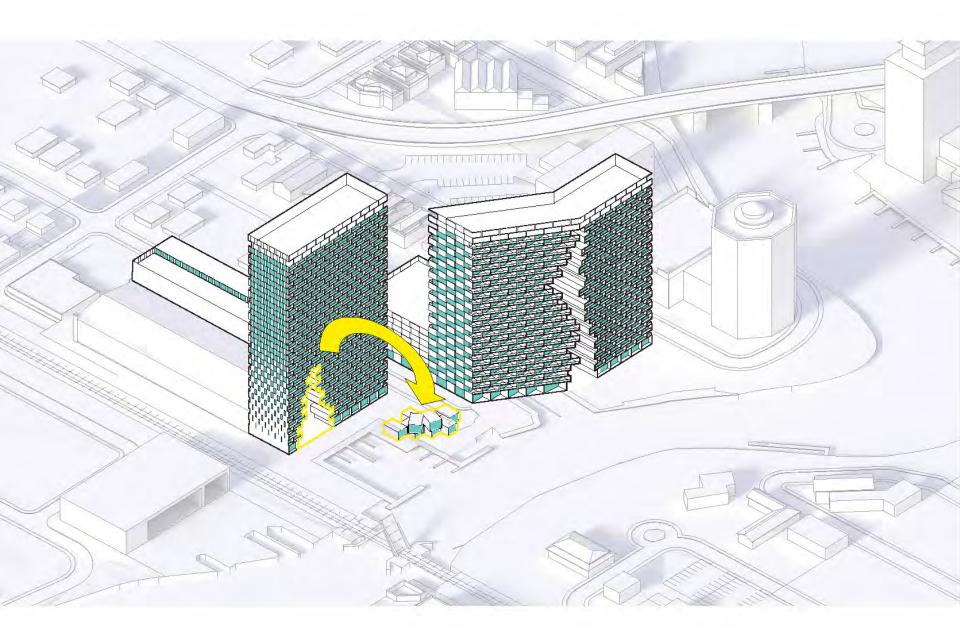


PUBLIC ACCESS

Parting the building to promote connectivity to the river front through the site.



ACCESS FOR BOAT STORAGE



















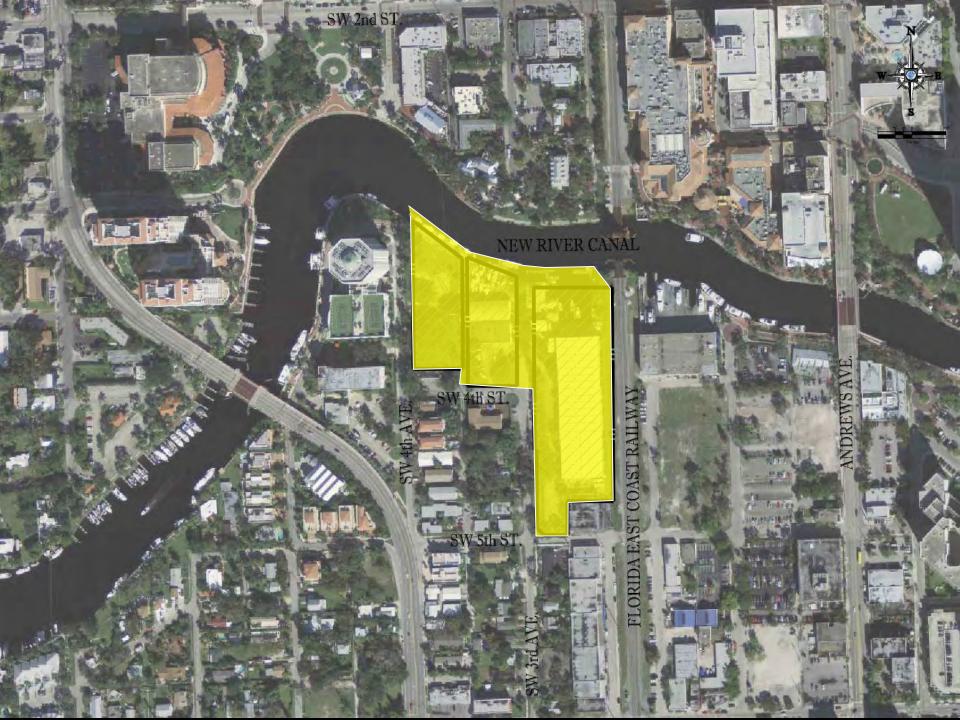


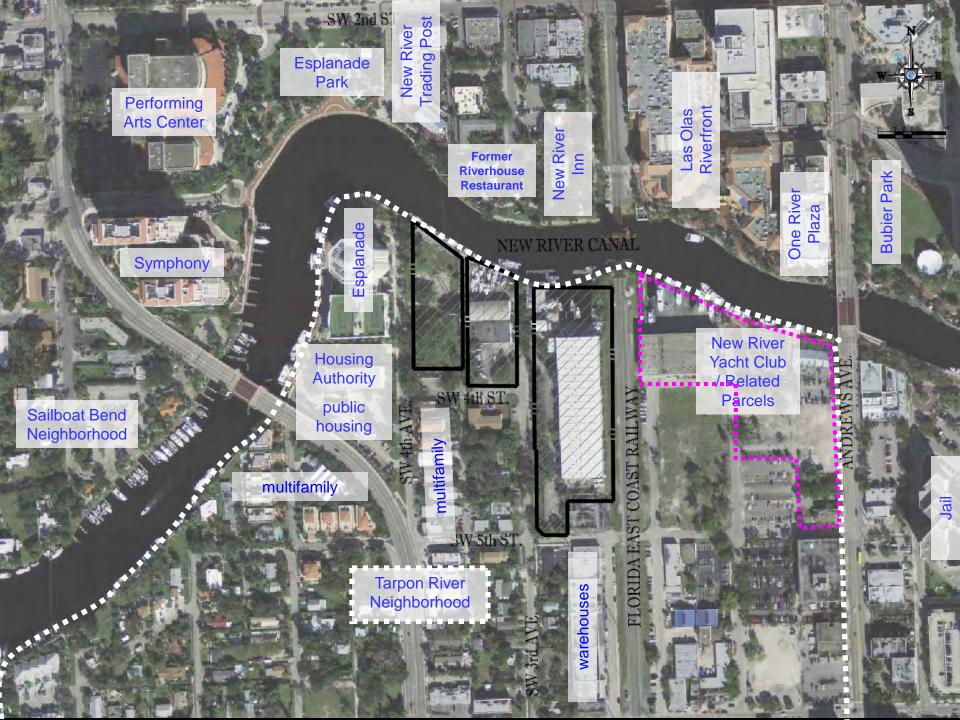






Project Details





Eastern Parcel



Eastern Perimeter of Project – Looking North along FEC Railway



Existing Boat Storage Operation



View of Eastern Parcel from water (looking south)



Existing Parking Area at Boat Storage (view from SW 5th Street, looking north)

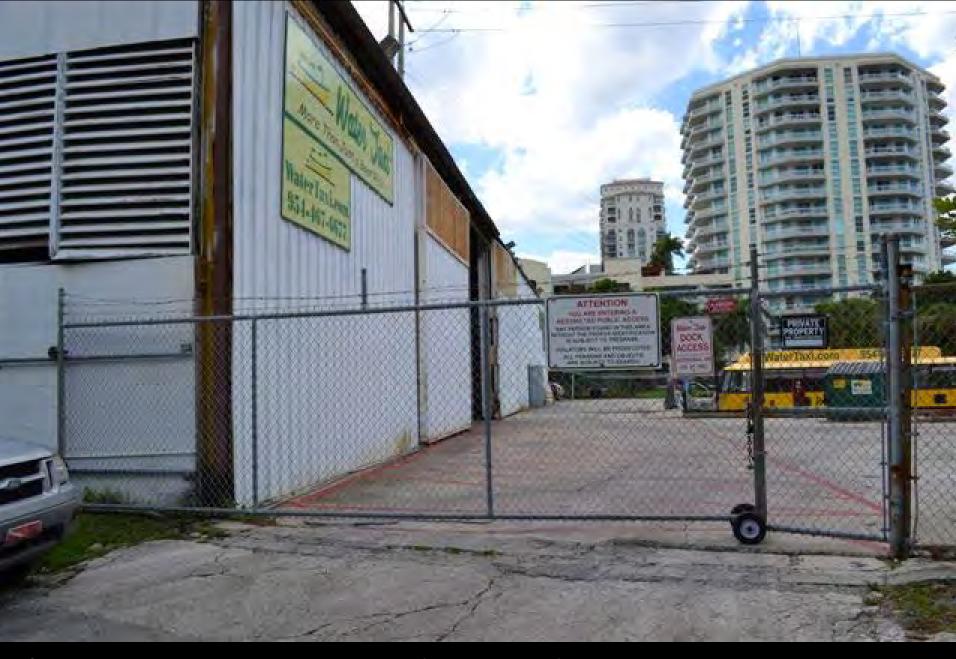


SW 3rd Avenue existing conditions (looking north)

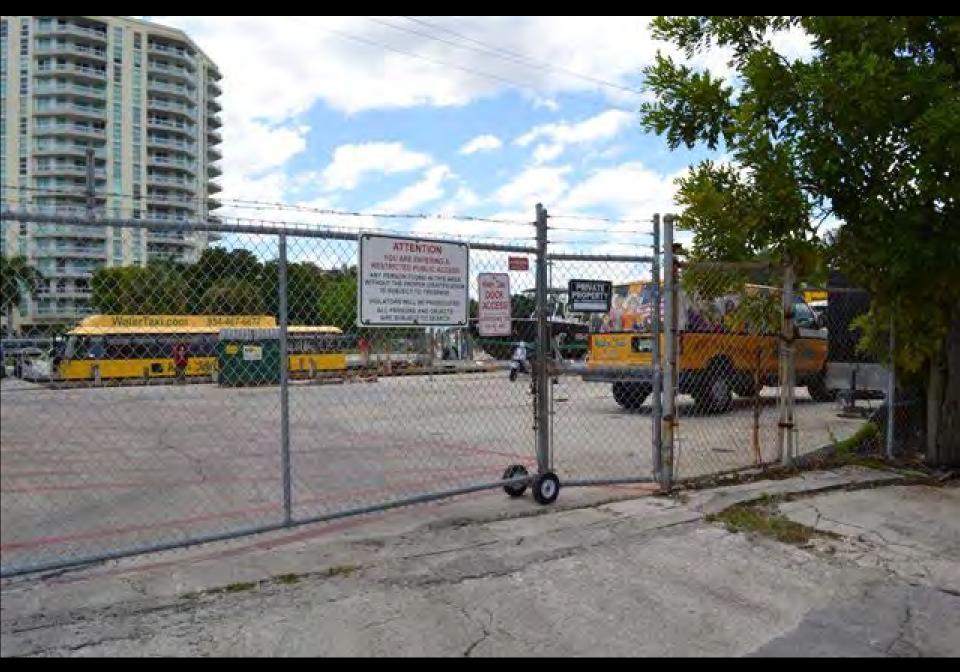


Current terminus of SW 3rd Avenue at riverfront (dumpsters and parking) (future pedestrian promenade to Riverwalk)

Central Parcel



Central Parcel – existing conditions (looking west)



Central Parcel – existing conditions



Western Parcel



Western Parcel – view from river (looking southwest)



Western Parcel – existing riverfront conditions (future Riverwalk area)



Western Parcel – mature trees to be relocated



Western Parcel – trees to be relocated (current location of Rain Tree)



Public Alley - future pedestrian promenade to Riverwalk

Marina Lofts



South Florida BUSINESS JOURNAL

Business community should counter tree protesters at Marina Lofts hearing

- "The biggest misinformation is the tree can't be successfully moved."
- "...I've talked to two independent tree experts and they both say the move can be done. Moreover, Cymbal has assembled a top-notch team to carry out the project."
- "My concern is that activists who are not being factual will overshadow what could be a key project in Fort Lauderdale's future. Members of the business community could balance that by turning out to support the project, which would help open up the waterfront on the south side of the New River and provide housing for young professionals."
- "George Fitzpatrick, professor emeritus at the University of Florida told me, "If the person doing it knows what he's doing, it's not hard to do."
- Fitzpatrick gave examples of a champion oak that was transplanted into what is now called Huizenga Park in downtown Fort Lauderdale in the 1970s. The move involved use of a barge when there were fears the tree was too heavy for the bridges over the new river.
- A champion mahogany tree in the 1400 block of East Broward Boulevard was moved subsequently when the Pavlik Design Team expanded.
- Both trees are thriving and going well, Fitzpatrick said.



- We also have led in sustained growth in tourism, international trade and now, commercial real estate is coming back online with more than 4,000 multi-family units under construction in <u>Fort Lauderdale</u> — with another 5,000 under review — because of demand. However, demand is outpacing supply and that is one reason why the Marina Lofts project is needed.
- Their tempest-in-a-teapot arguments fall short of any compelling public health or welfare interests and are far outweighed by the overall community benefits this architectural icon will create. In fact, under this plan the tree is saved, creating a focal point for the project in a park-like setting. Boaters will be able to use an upgraded marina. Our Riverwalk and regional activity center blossoms. Ridership on our newly established mass transit systems, the Wave Streetcar and All Aboard Florida Miami to Orlando passenger rail, will flourish with higher density.

South Florida BUSINESS JOURNAL

- Tree Lovers want to kill Cymbal's Marina Lofts Project, by Kevin Gale
- Certainly, the protesters deserve to be heard, but hopefully the audience at the hearing will also balance the needs of the community from a broader sense. As I wrote in December, <u>Fort Lauderdale has a history of anti-growth factions that have derailed promising projects</u>. There are also occasions when it appears some vested interests don't want to see competition from another project.
- Cymbal's project would open up the New River to public access and help attract more young professionals. It would also be conveniently located to mass transit, such as the new Wave street car system coming to Fort Lauderdale.
- One of the points that I think is lost is that the tree is in a very obscure location at this point. It's tucked behind a chain link fence on a vacant lot, which makes it somewhat difficult to admire. Cymbal plans to move the tree to a more publicly prominent spot that won't be in the middle of a construction site.

FORT LAUDERDALE PEOPLE, POLITICS, BUSINESS & more

CINYMEN

Mar/Apr 2013



The Official Publication of the Downtown Fort Lauderdale Civic Association

TUESDAY, FERRUARY 5, 2013 - VOL. CCLX1 NO. 29

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Moving an Octogenarian Is Tough, Especially One That Put Down Roots

A Plan to Relocate Florida's Largest Rain Tree For Towers Has Fans Shaking Like a Leaf

By Arian Campo-Flores

FORT LAUDERDALE, Fla.-Developer Asi Cymbal thinks his proposed residential project here is just what this city needs to liven up a derelict stretch of its riverfront downtown.

The futuristic, threetower complex would include about 1,000 rental units, three restaurants and a marina.

There's just one problem: The tree standing right where one of the towers is supposed to sprout up. And not just any tree. It is a roughly 80-yearold, six-story-tall rain

tree, the largest of its kind in Florida. Mr. Cymbal has an elaborate plan, involving consultants and a mover of giant famous trees, to relocate it about 800 feet away at the entrance of the property and build a park

around it.

Even though Mr. Cymbal wants to save it and not chop it down, some of the city's tree lovers are upset. They believe that if the tree is moved, its days might be numbered, "It will die a slow, agonizing death," says

Charles Livio, an arborist in nearby Oakland Park.

He and others opposed to the relocation urged the Broward County Commission to pass a measure that would have declared the tree historic, an effort that failed in December. Now, they have turned their attention to the City Commission, which

has the authority to prevent the tree's relocation because a 1987 ordinance declares it protected. The commission is expected to take up the matter in the spring. Please turn to page A12

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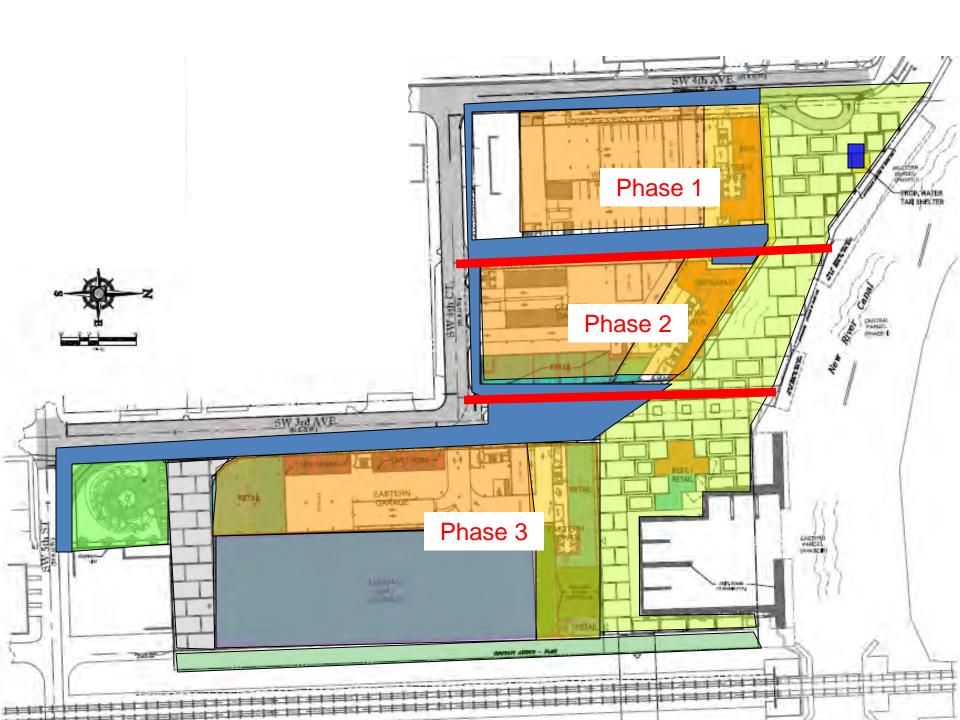
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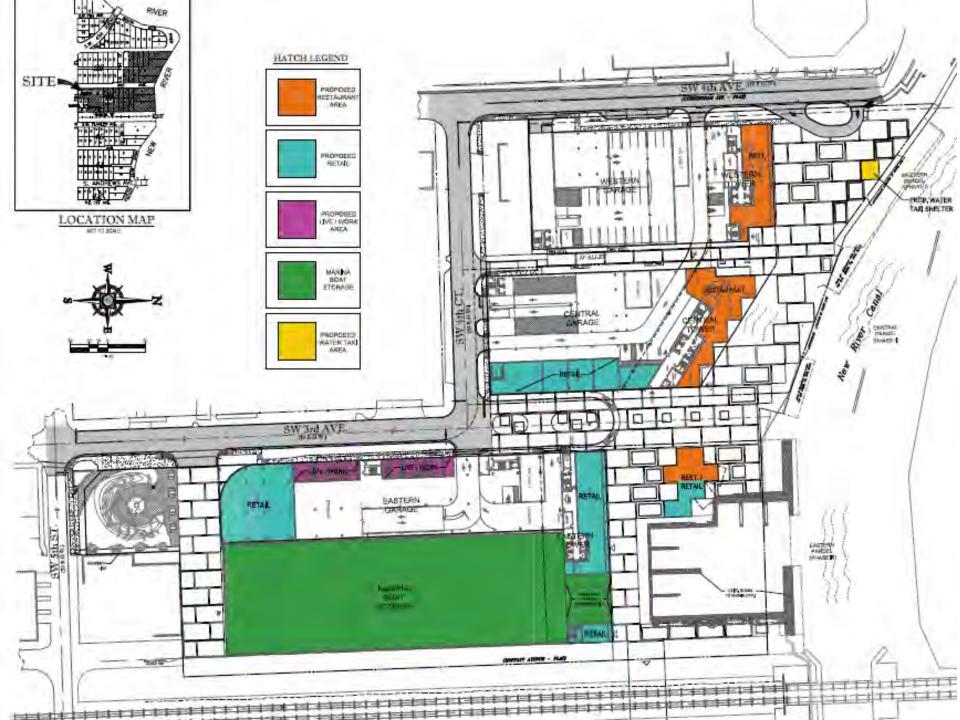
Witness and Property lies

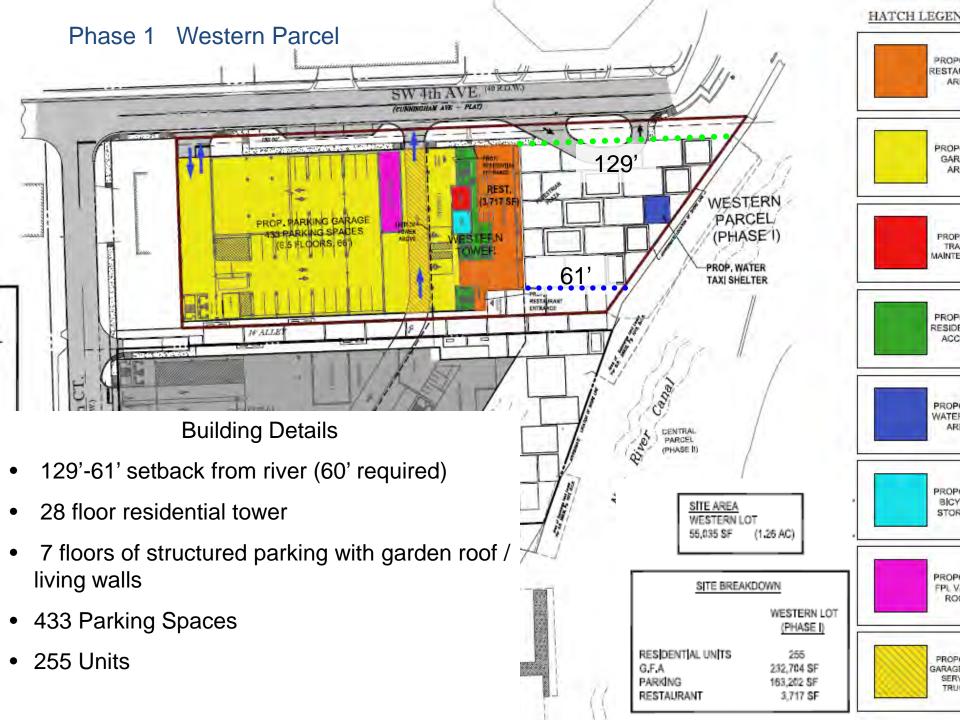
Witness Street

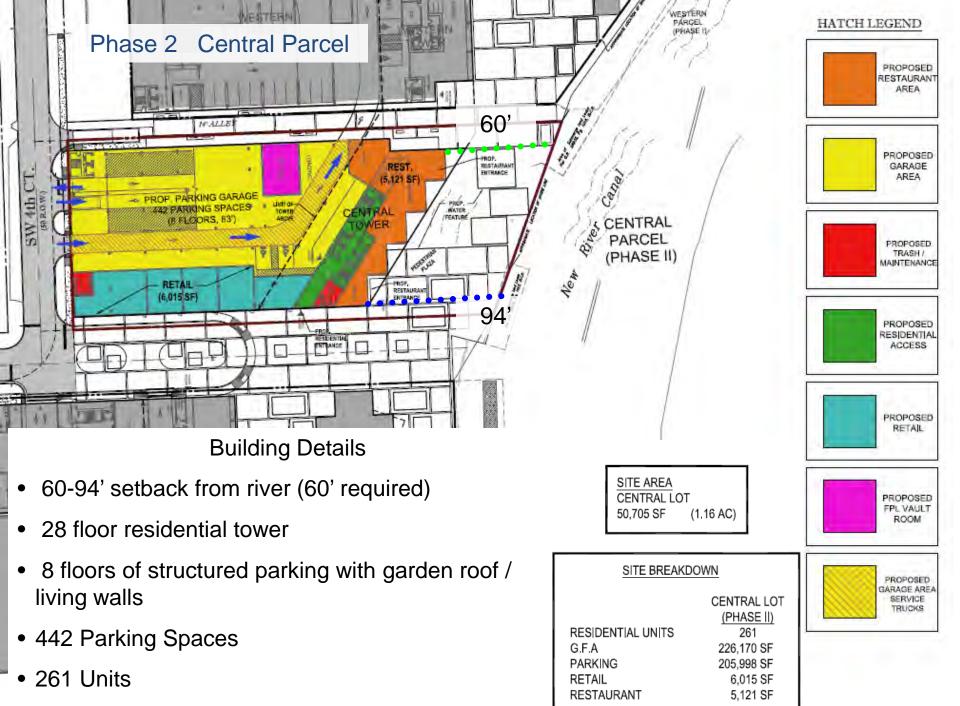
Moving an Octogenarian Is Tough, Especially One That Put Down Roots

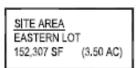
Asi Cymbal







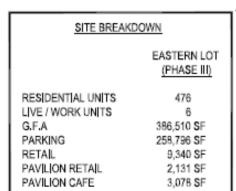


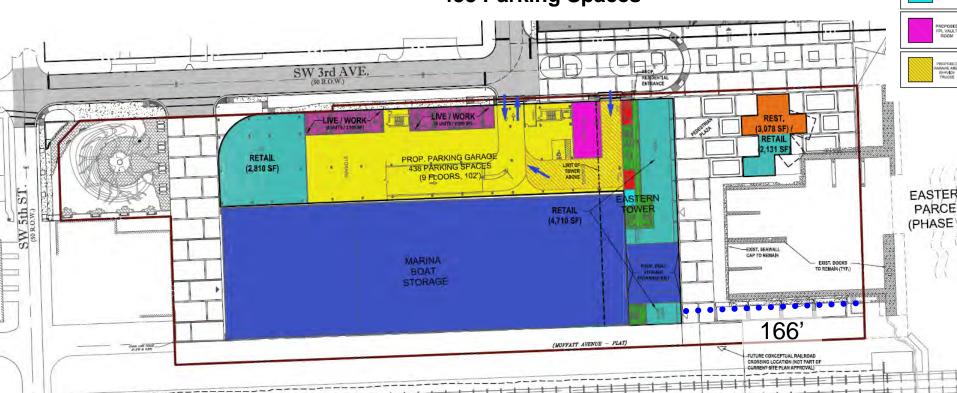


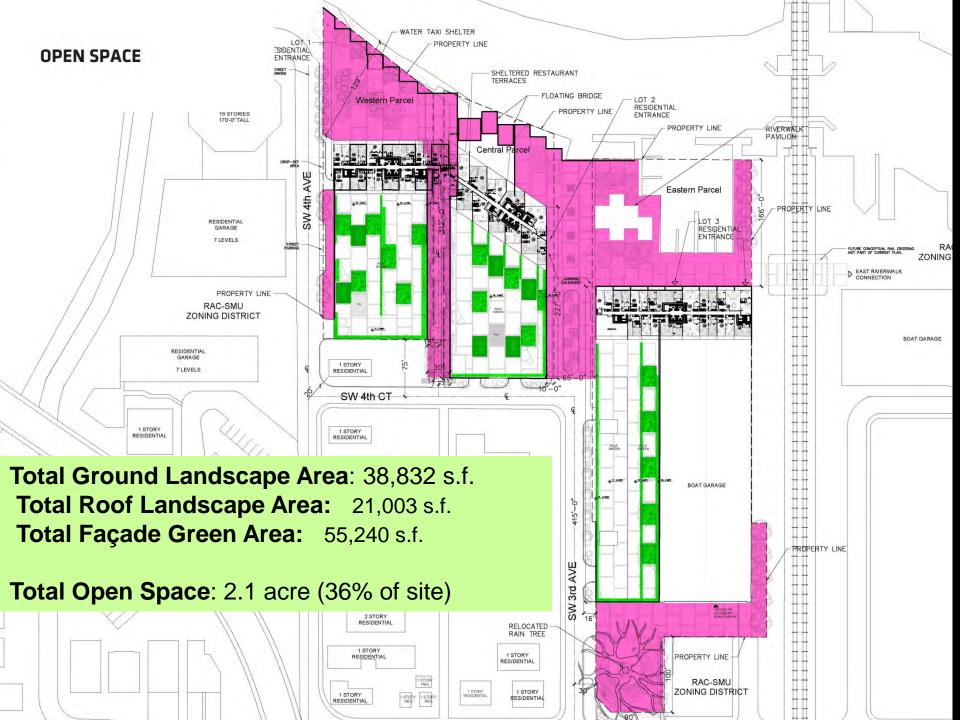
Phase 3 Eastern Parcel

Building Details

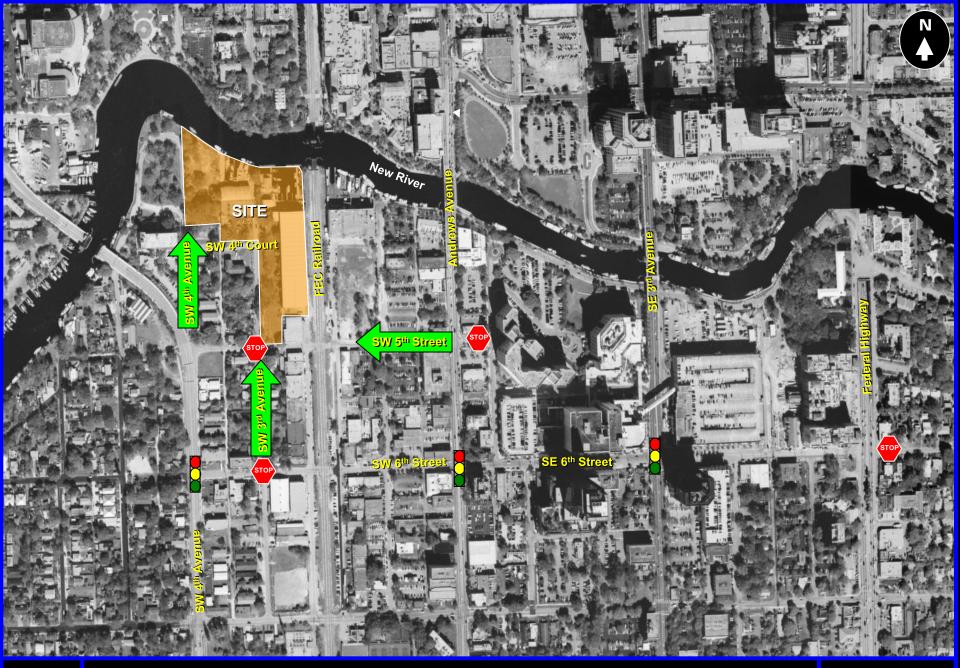
- 166' setback from river (60' required)
- 33 floor residential tower
- 9 floors of structured parking with garden roof / living walls
- 42,861 s.f. Dry Boat Storage
- 438 Parking Spaces



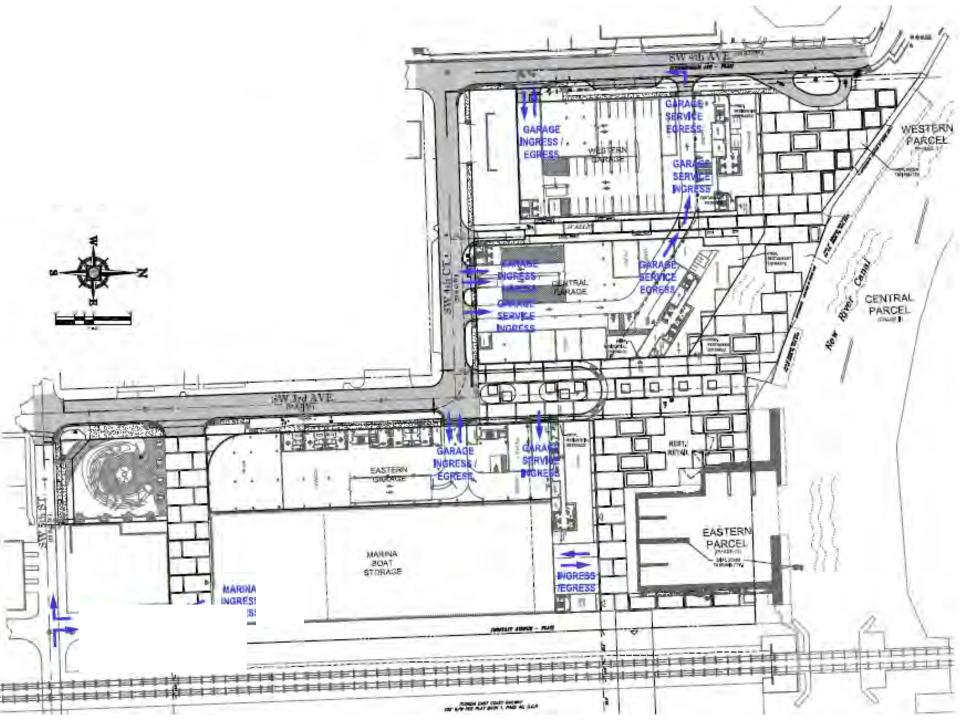


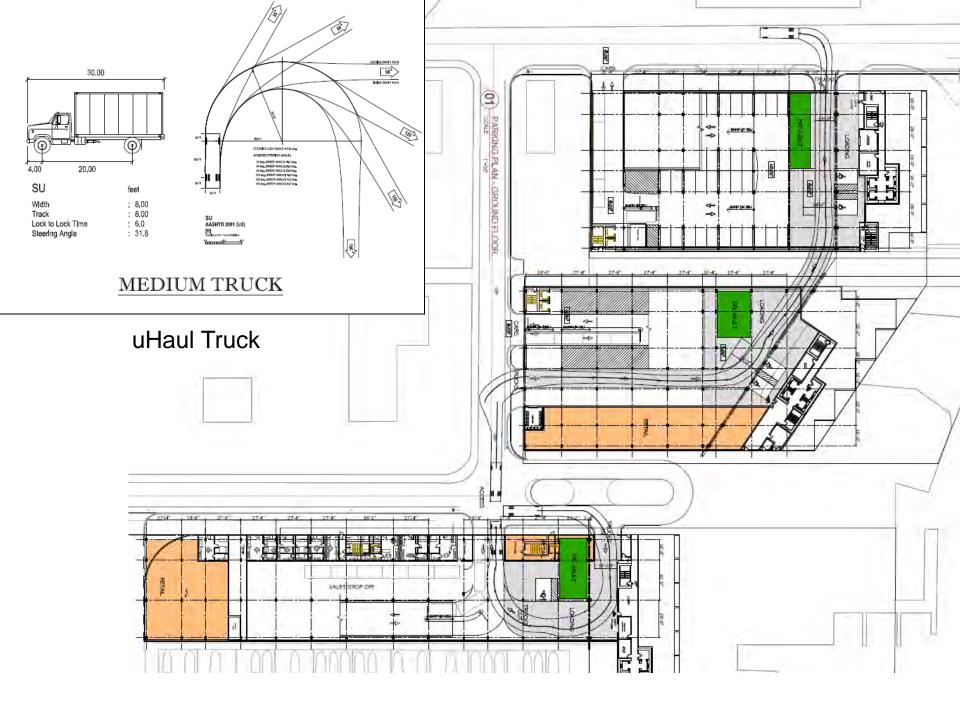


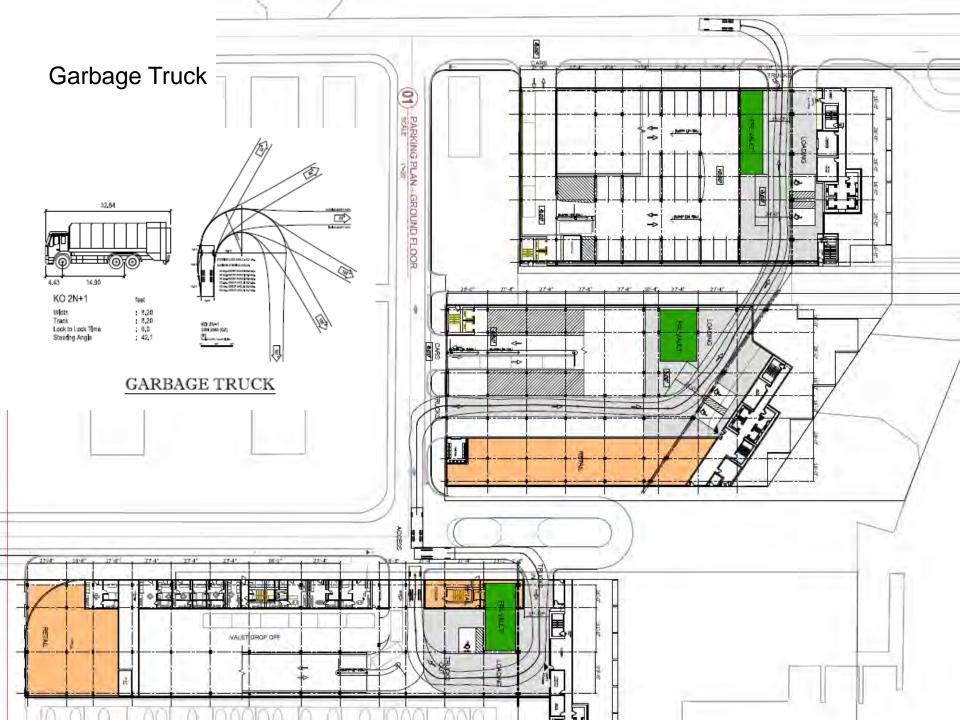
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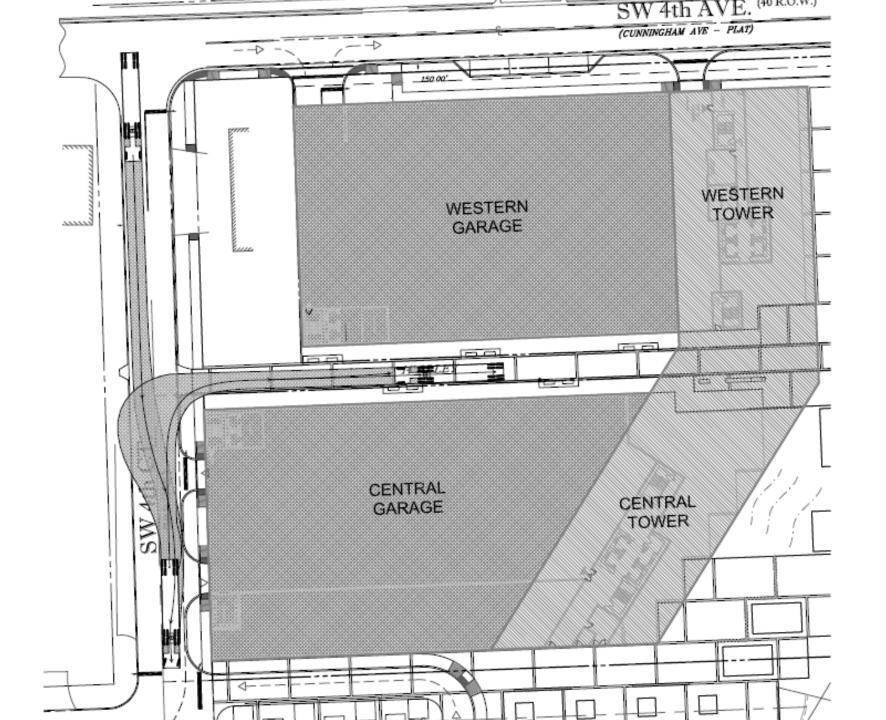


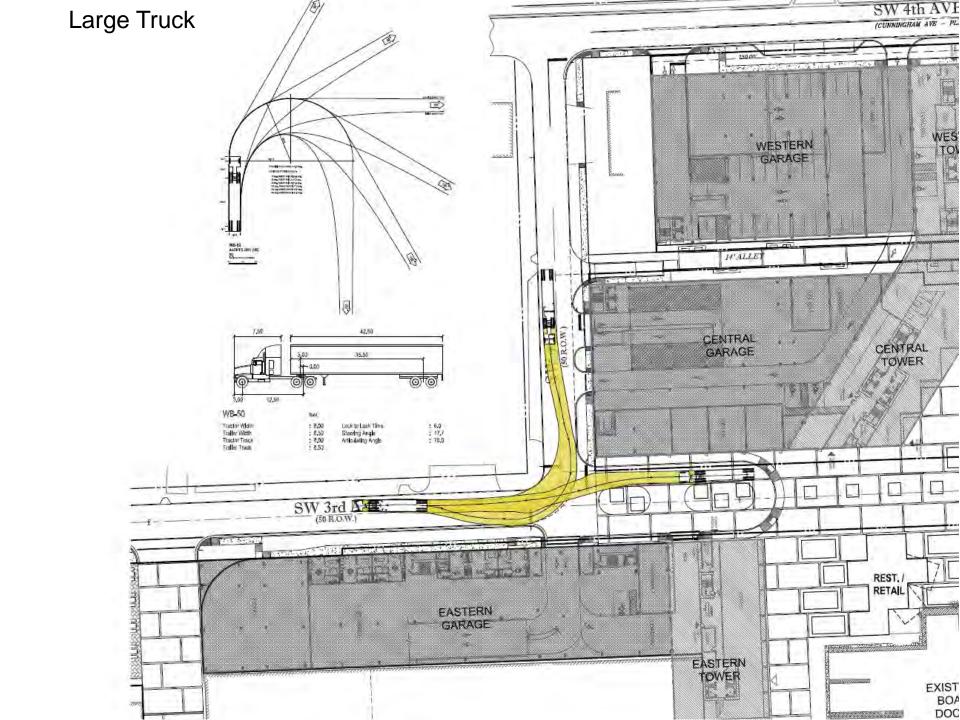




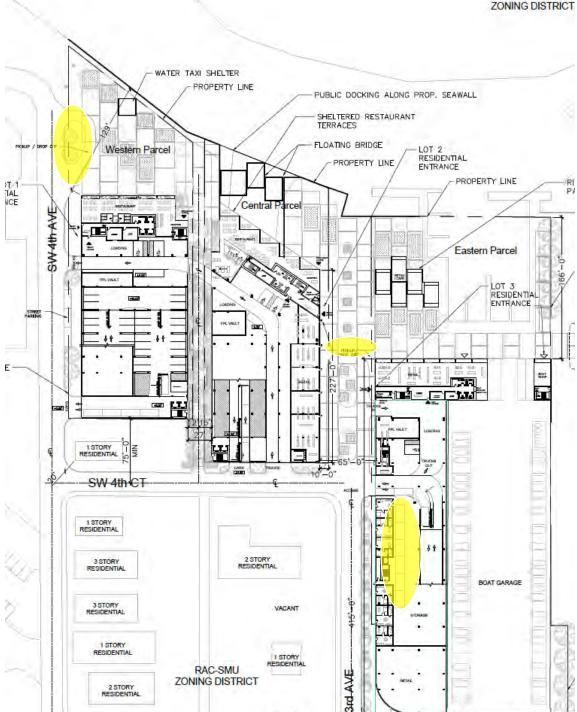








Drop-off Areas

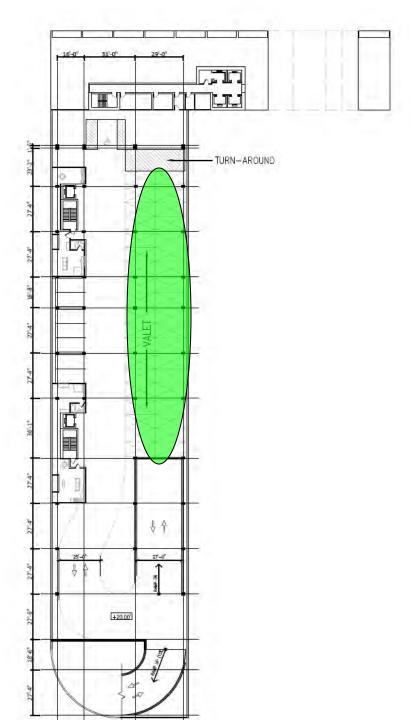


Eastern Garage

Valet Parking Stalls

Floors 2-9

386 spaces



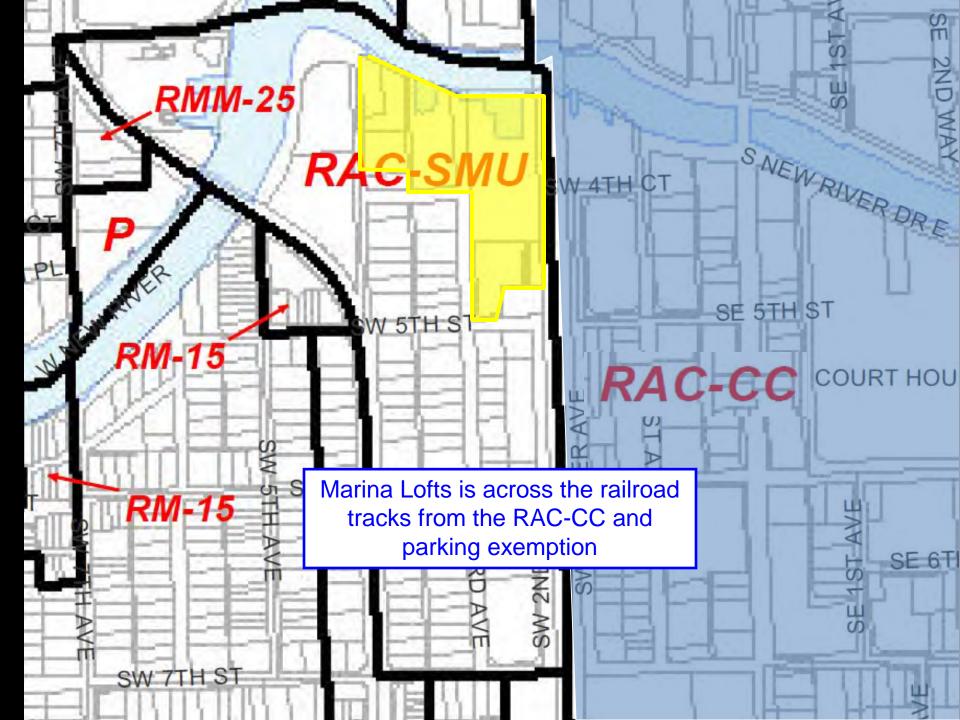
Fort Lauderdale Buildings HEIGHT / DENSITY COMPARISON¹

Project	Case #	# Towers	# Floors	Height	# Units ²	Acreage	Density	Massing on River Front ³
Riverhouse 333 Las Olas Way Riverhouse II 100 E. Las Olas	111R00 6R03	1	2 @ 42 1 @ 32	422'7" 317'4" 239'	280 du 95 du + mixed use	1.9 ac 0.88 ac	147 du/ac 108 du/ac	93%
Las Olas City Centre 401 E. Las Olas	40R00	1	23	408'	239,957 s.f. 408,064 s.f.	2,4 ac	1.44 FAR 3.9 FAR	35
Marina Lofts 400 SW 3 rd	51R12	3	2 @ 28 1 @ 33	294' 342'	960	5.92 ac	162.2 du/ac	85% ⁴
New River Yacht Club 400 SW 1 st Ave	55R11	1	26	297′	251 du	0,96 ac ⁵	261 du/ac	92%
Nu River Landing 511 SE 5 th Ave	41R07	1	24	249'	399 du	2.61 ac	152 du/ac	95%
Symphony 600 W. Las Olas	8R99	2	@ 22	208′	348 du	2.7 ac	129 du/ac	83%
Esplanade (fka Marshall's Point) 400 SW 4 Ave	73R01	1	16	175′	139 du	1.2 ac	115 du/ac	91%
Waverly 110 N. Federal Hwy	180-R-00 39-R-01	1	21	150′	304	2.6 ac	128 du/ac	100%
Camden Las Olas (fka Summit) 501 SE 2 nd St.	150R00	1	15	147′9″	420	3.15 ac	133 du/ac	85%

Parking & Traffic

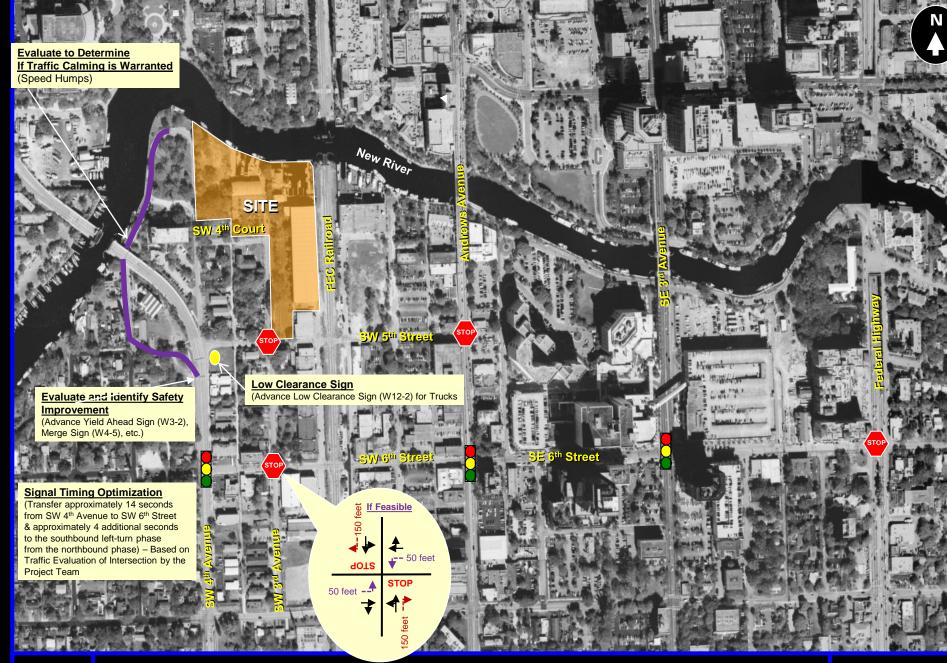
Parking Reduction

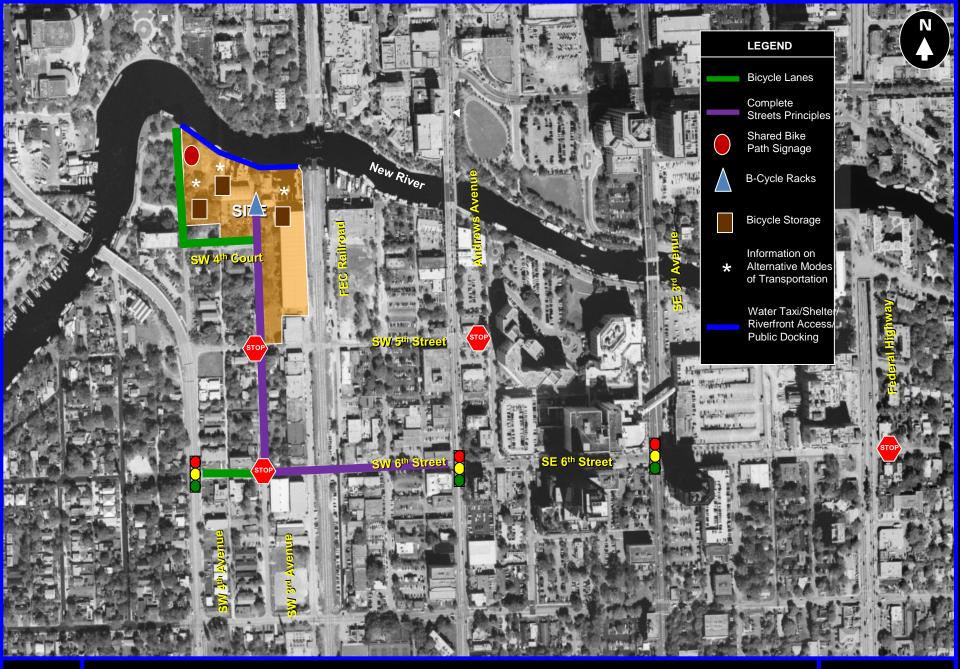
• If this property were within the Downtown RAC, no (0) parking would be required for this development project (Sec. 47-13.20.C.1.a)



Parking Reduction Considerations

- Parking Reduction Approved at P&Z
- 65% of units are efficiency, live-work, or 1bedroom
- Internal Capture
- Peak Hour (Shared) Parking Needs
- Multi-Modal Mobility Measures
- Marina Lofts is adequately parked
- Phases 1 and 2 are over-parked





Impact on Historic Resources & Shadows

Evaluation of Historic resources

US Department of the Interior, National Park Service (Bulletin 15, part VIII)
7 aspects of integrity

US Secretary of the Interior's Standards for Rehabilitation and Guidelines (36 CFR 67) 10 standards

Aspect of setting

Issue of shadows







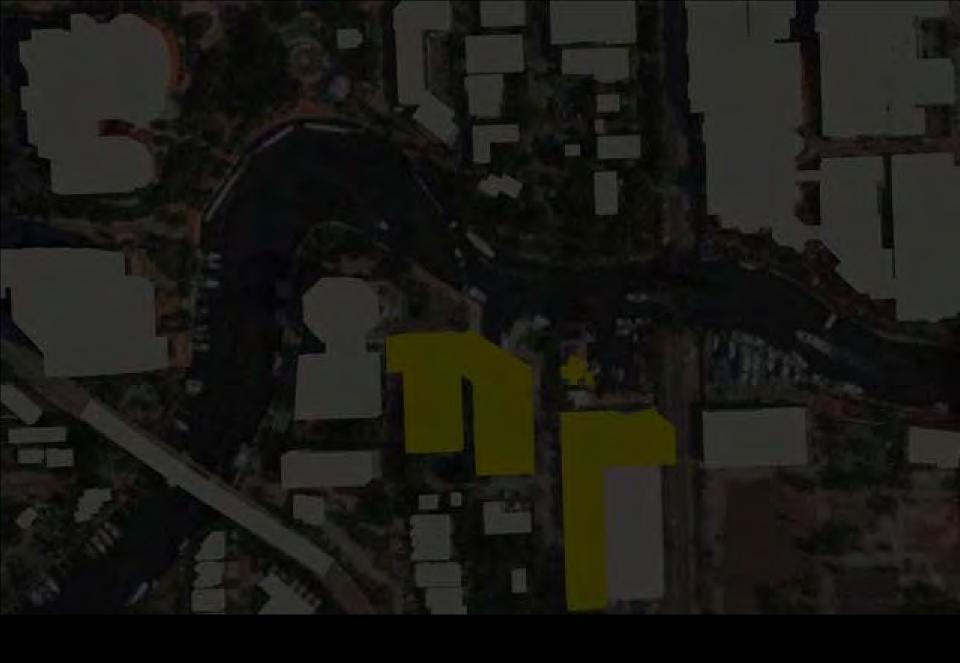


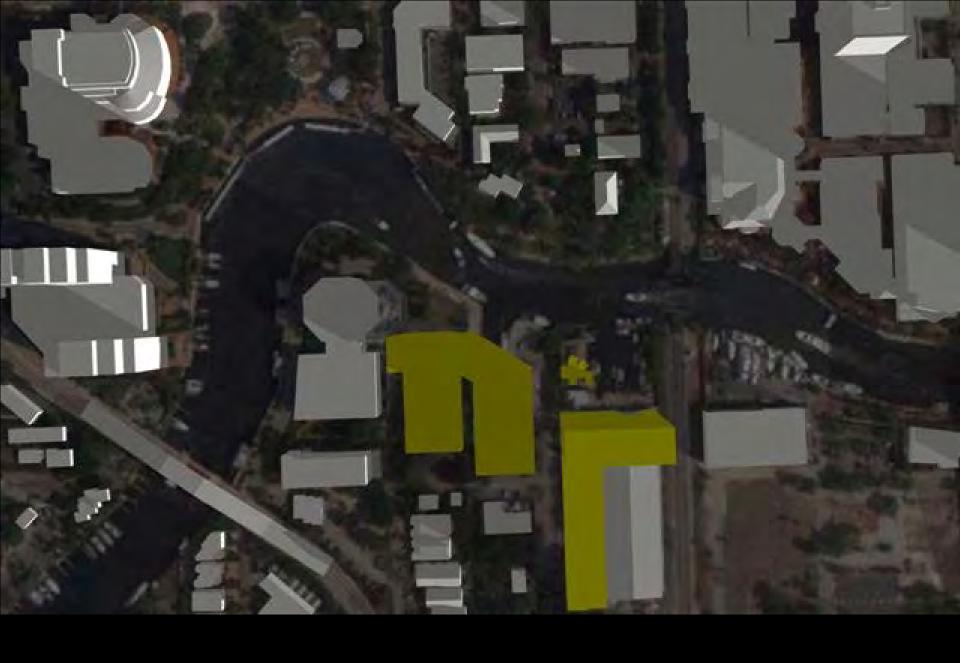


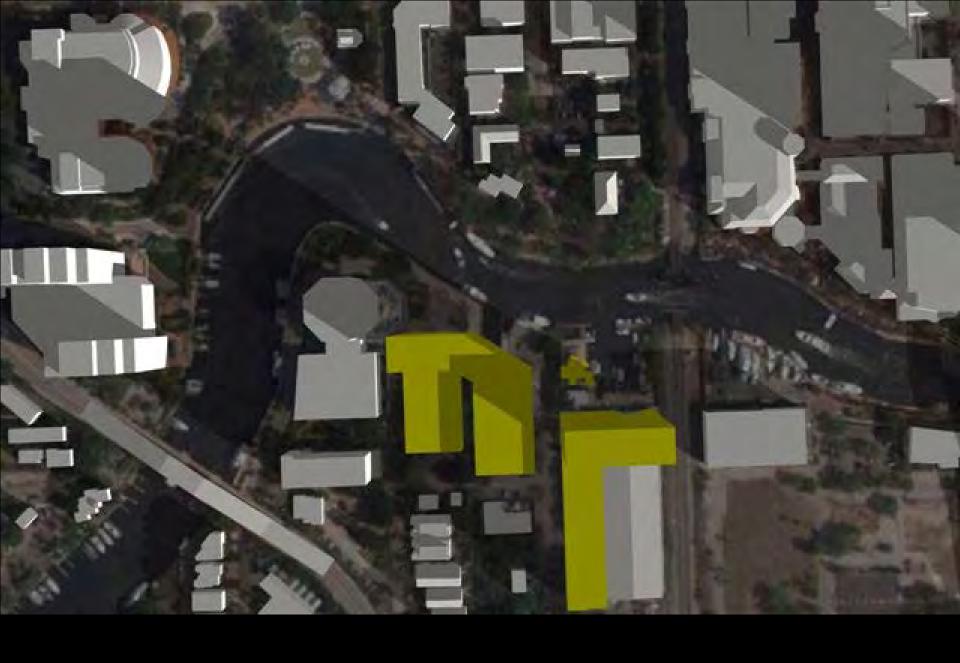


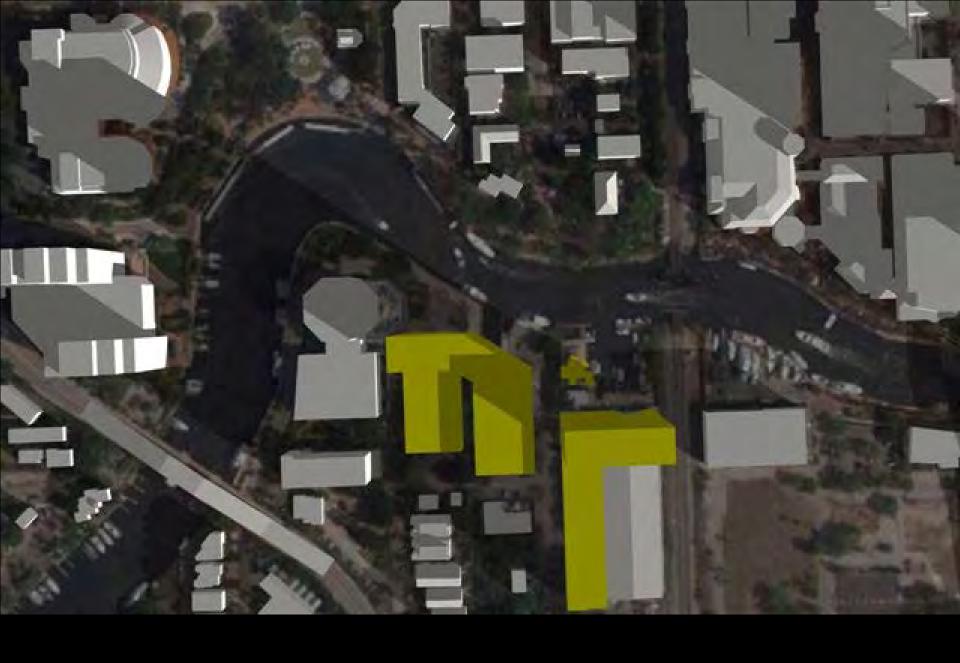
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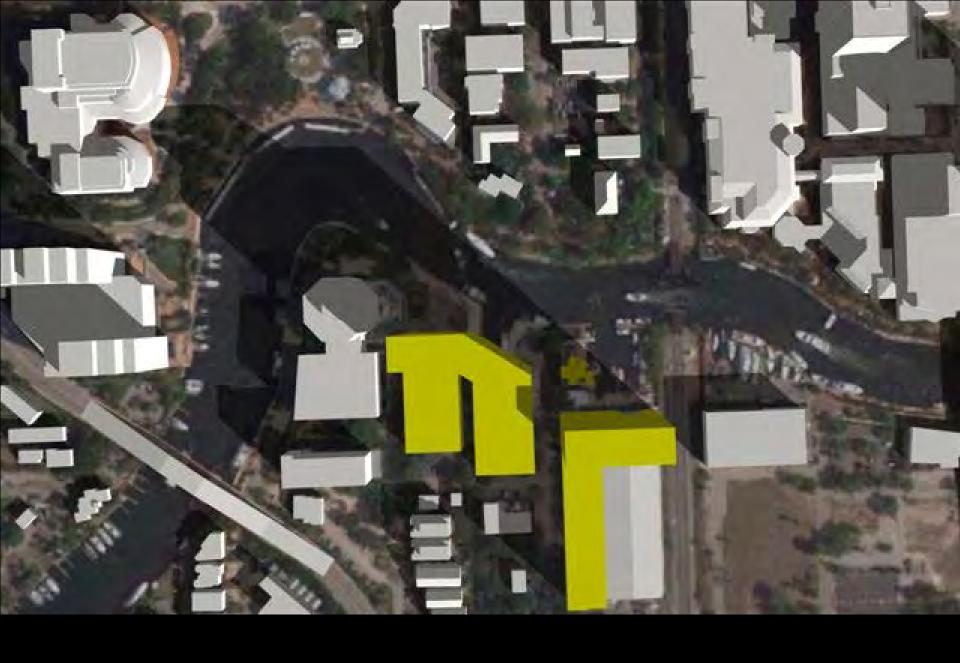
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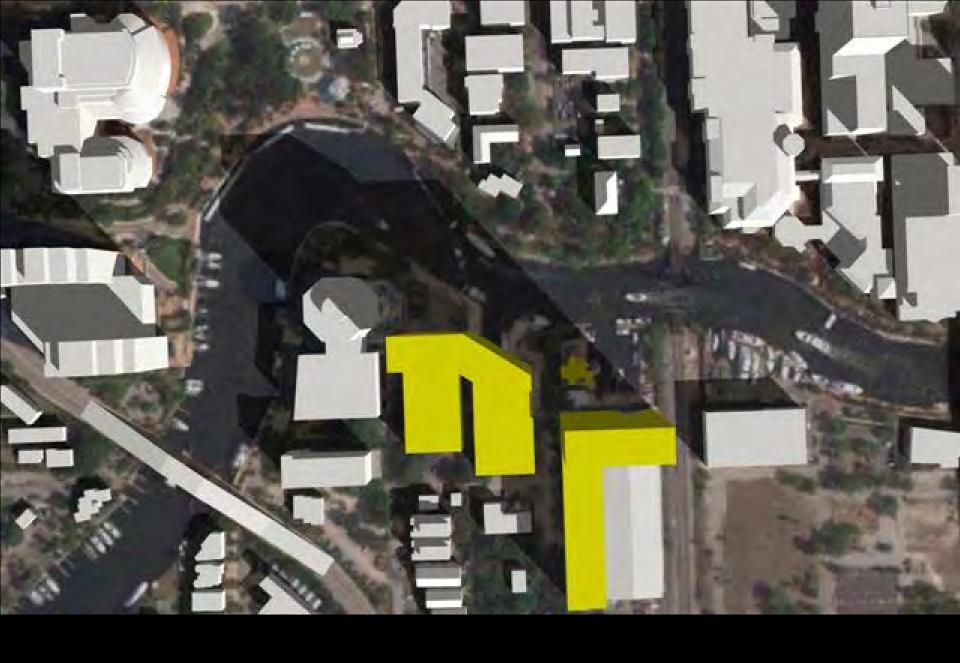


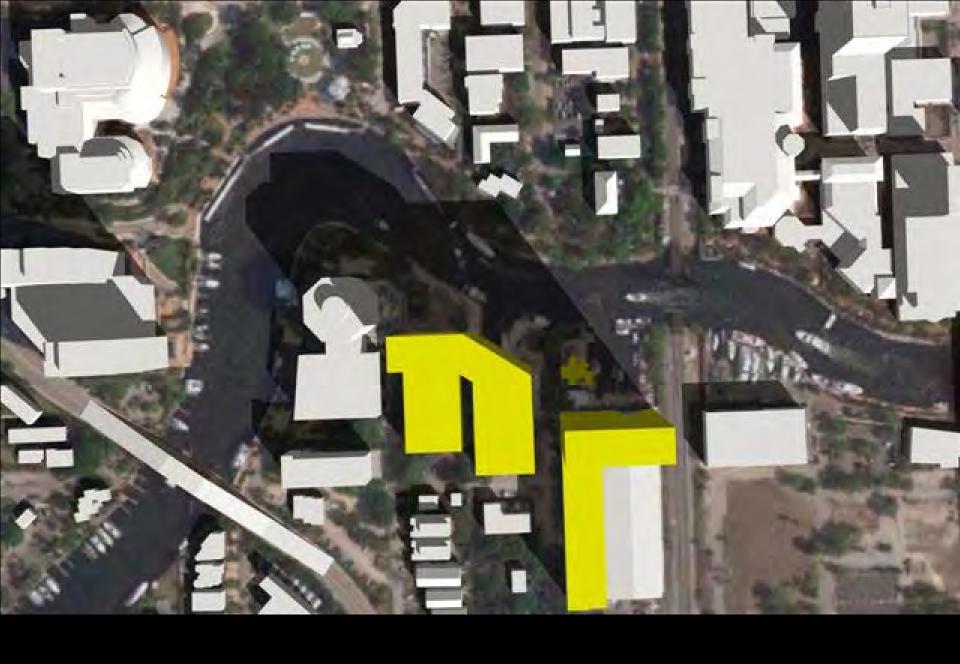


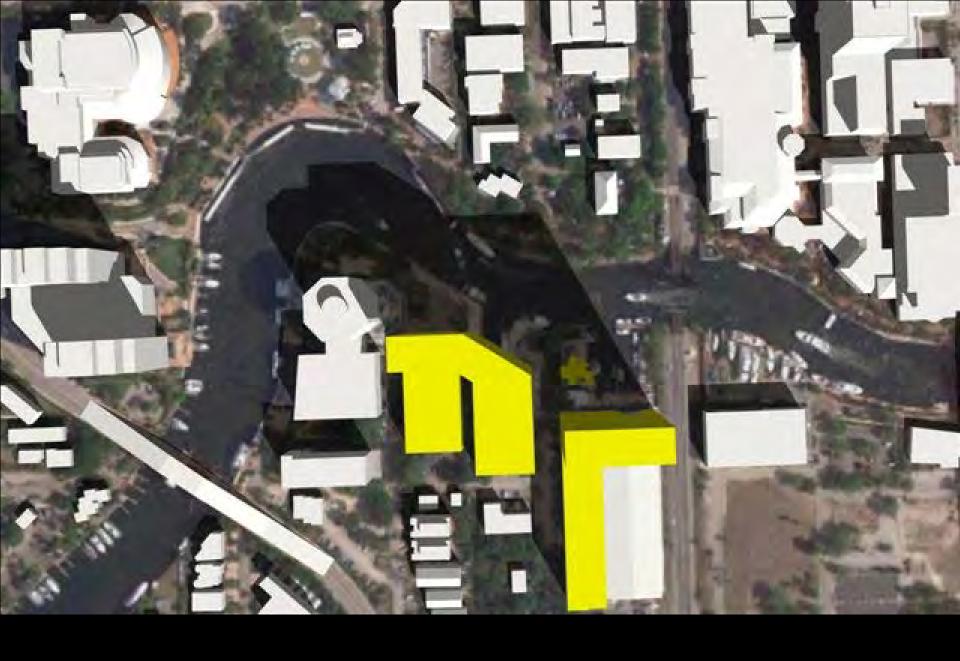


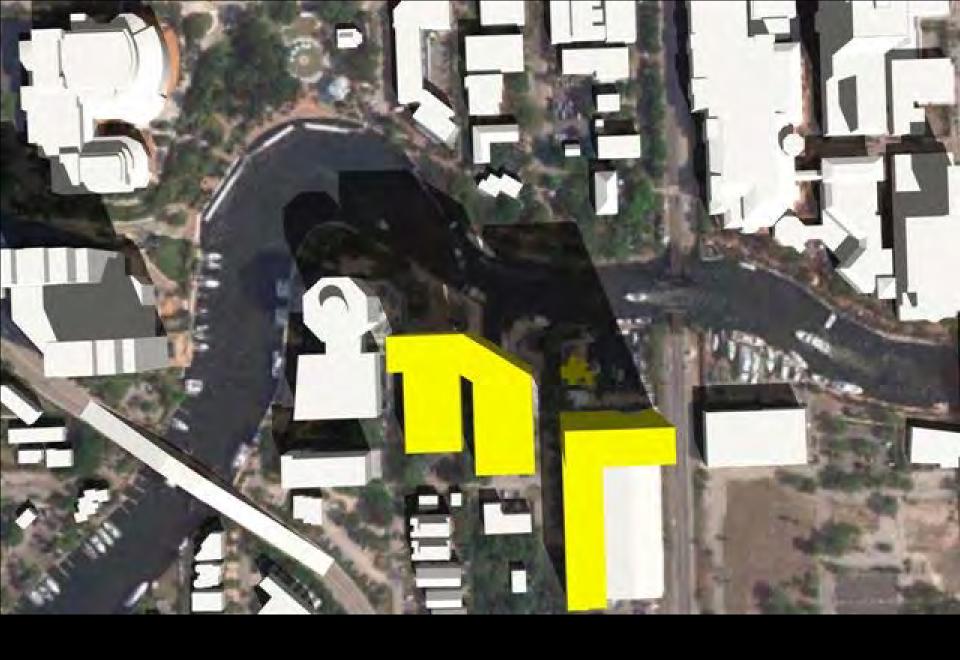


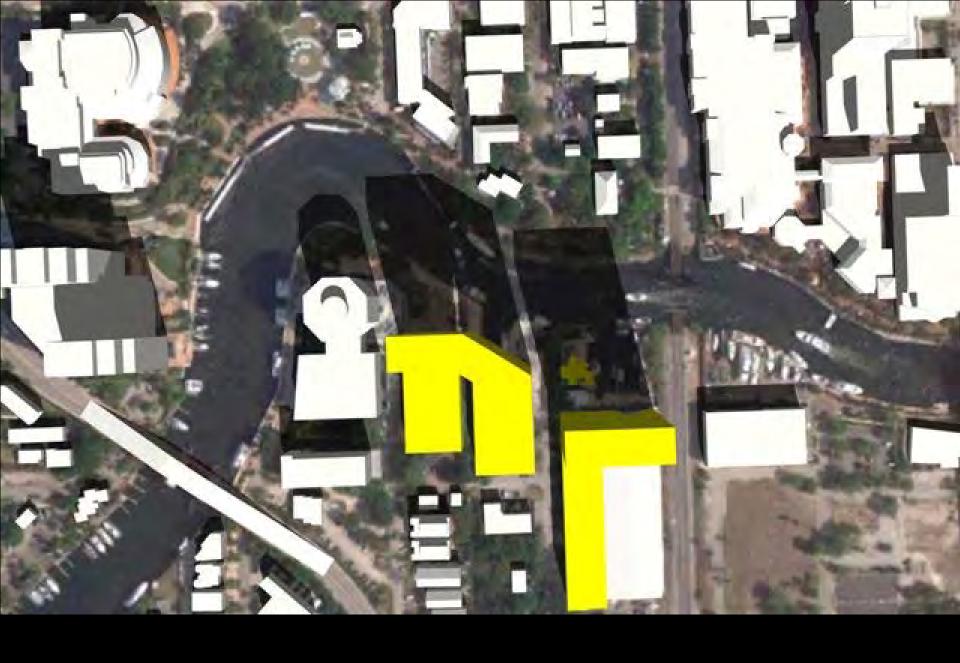


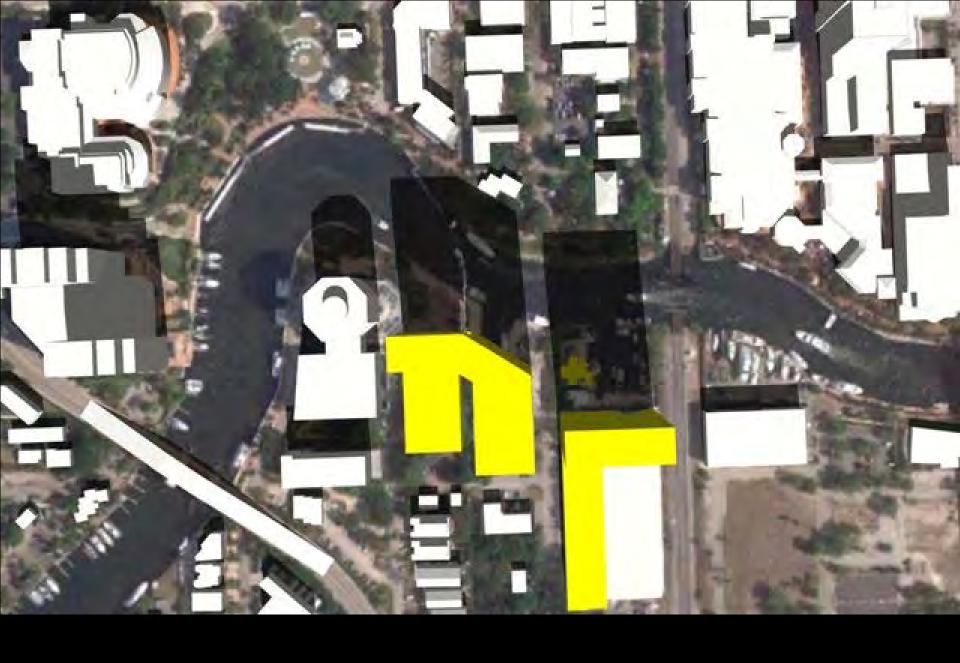




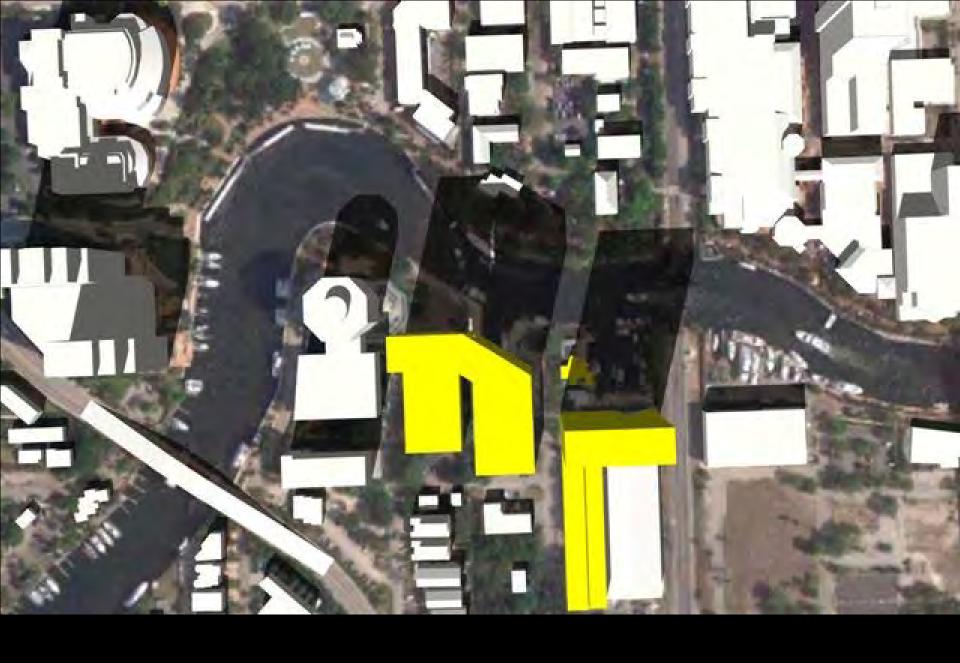


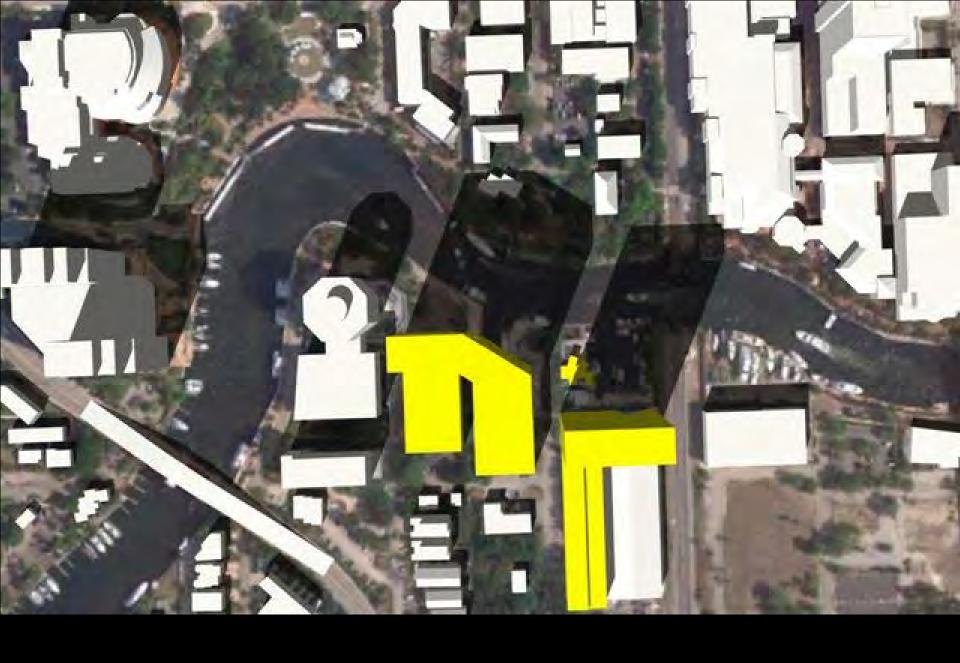


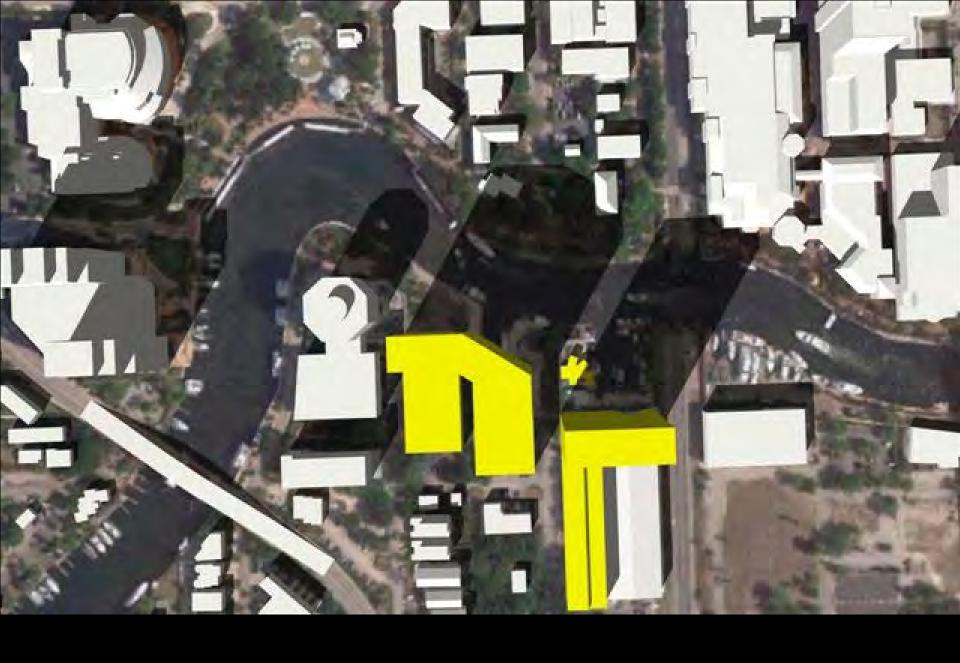


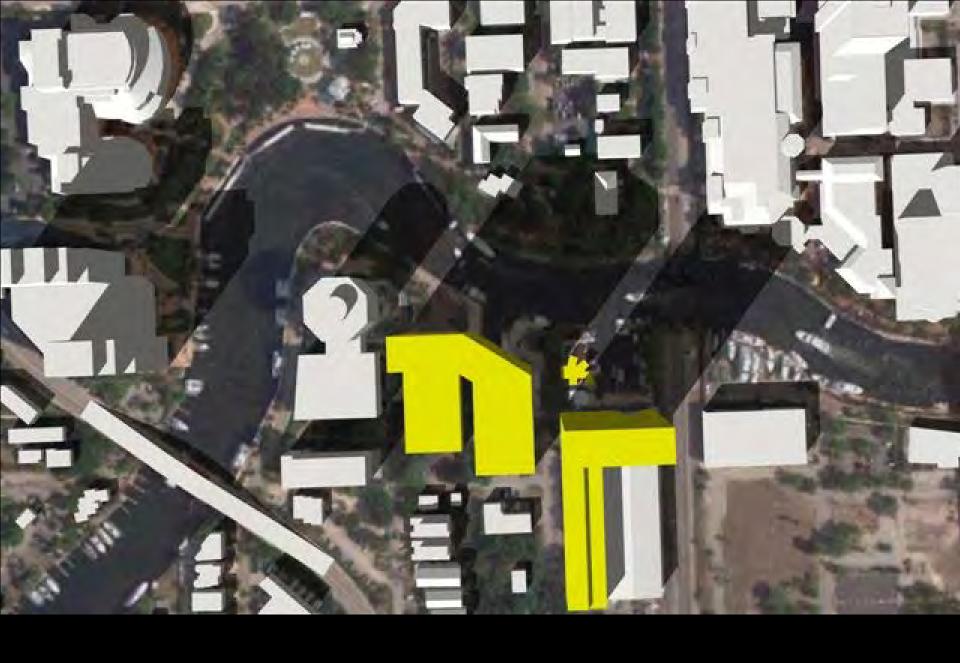


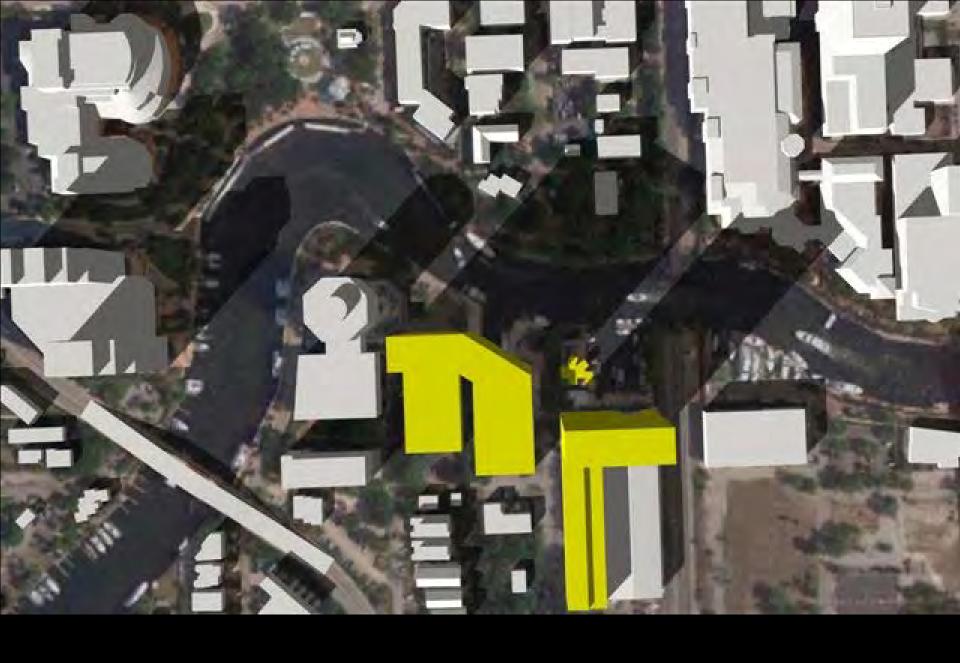


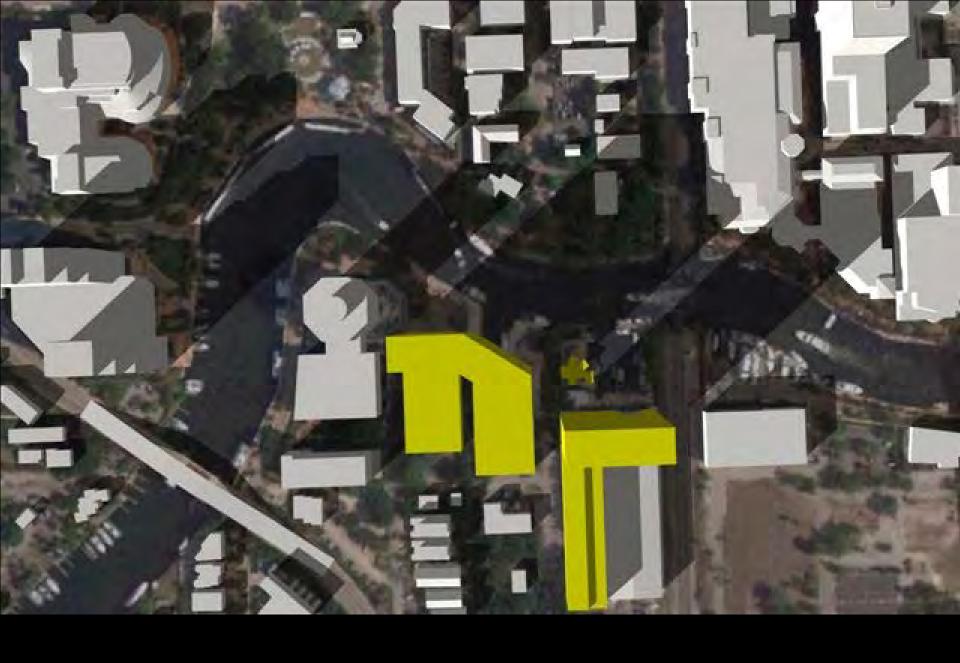


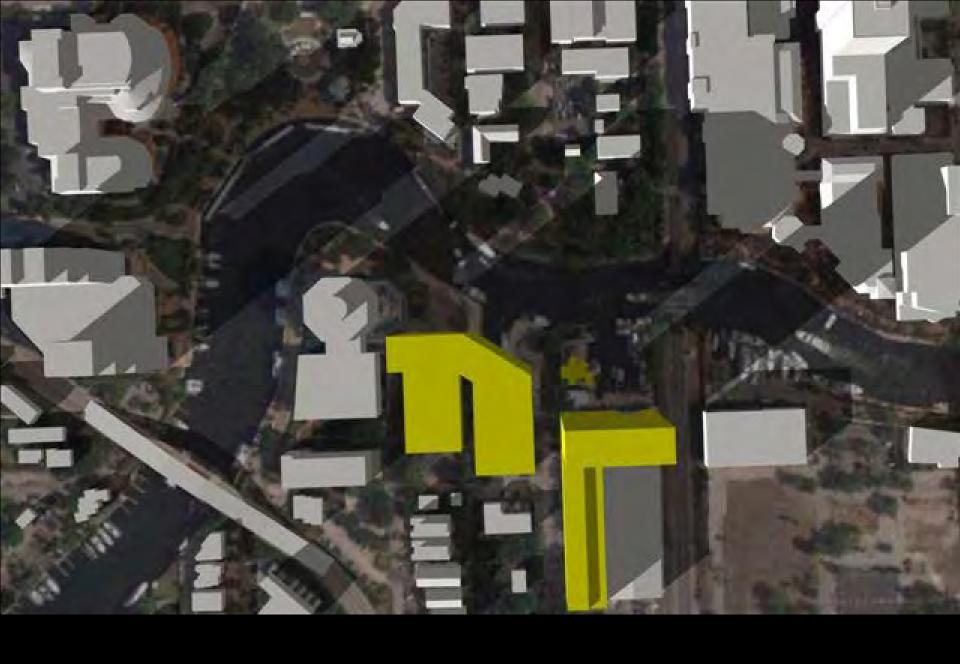




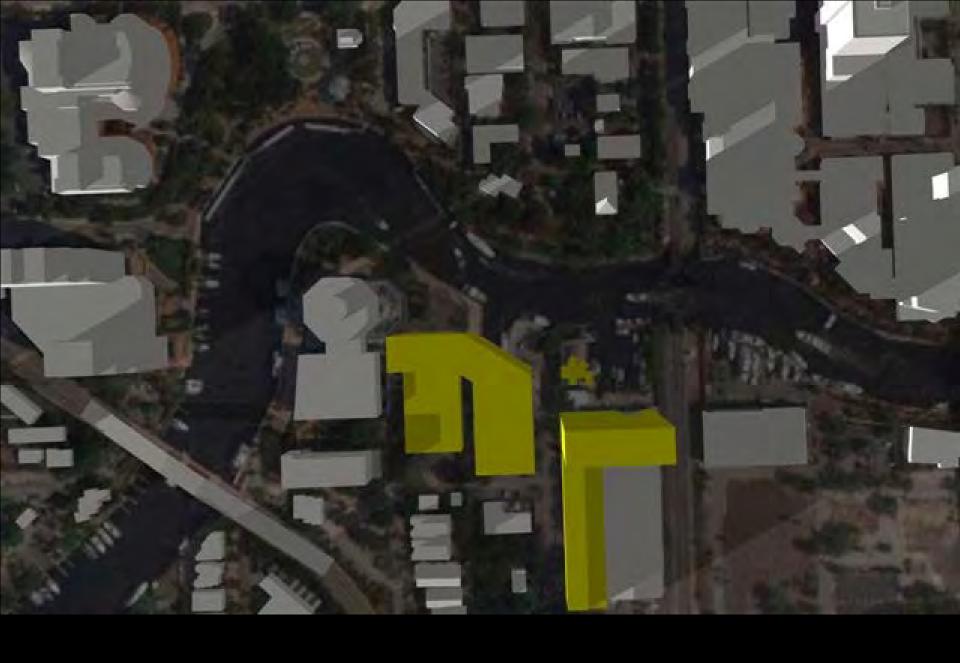


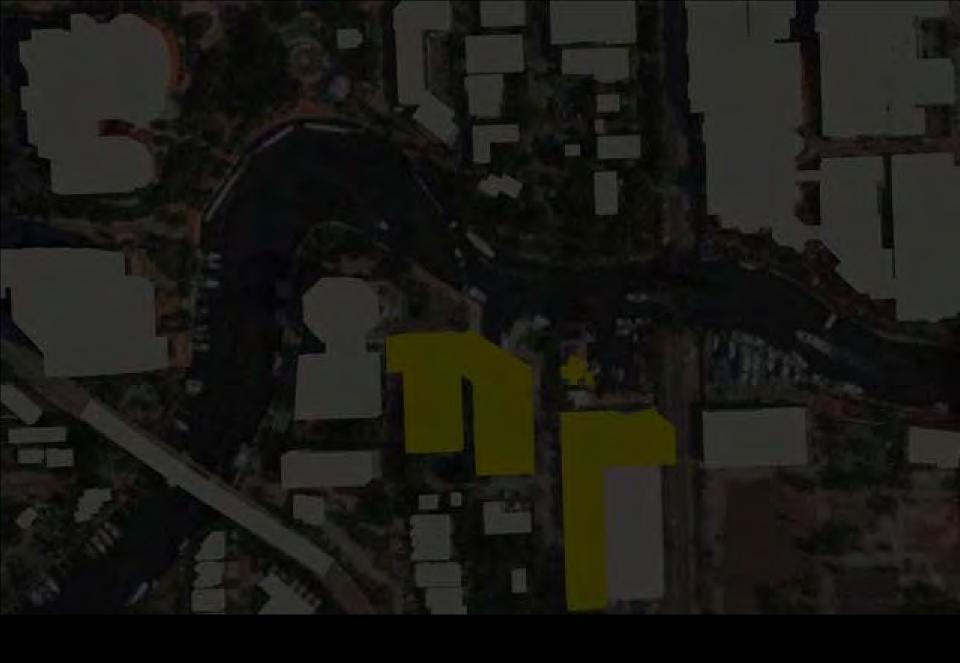












Consistency with
City's Comprehensive Plan,
Downtown Master Plan,
New River Master Plan, Riverwalk
District Plan & 2013 Visioning Plan

Consistency with City Comprehensive Plan

- "concentrate development, particularly large-scale, mixed-use development, in the Downtown-RAC" Objective 1.16
- "encourage higher densities" *Policy 1.18.2*
- "high quality development" Objective 1.22
- "protection for marine resources & marine industry"
 Objective 1.24





Consistency with City Comprehensive Plan

- "tourist destination" *Objective 1.35*
- "public plazas, urban open space/pocket park uses" Policy 1.42.7
- "mixed-use with a 'sense of place' and transit supportive"
 Objective 1.43
- "pedestrian and transit friendly environment" Objective 1.44
- "increase in affordable housing opportunities" Objective 6.1



Consistency with the City's Master Plans

- Marina Lofts meets the intent and vision of the City's Master Plans.
 - Complies with 11/12 of the Planning Principles of the Downtown Master Plan.
 - Complies with ALL of the Planning Principles of the New River Master Plan.
 - The Plans serve as "a blueprint for creating an active urban center....a flexible...document."





Riverwalk District Plan



April 04, 2013

Mayor John P. "Jack" Seiler City of Fort Lauderdale 100 N. Andrews Avenue 8th Floor Fort Lauderdale, FL 33301

Re: Marina Lofts

EXECUTIVE COMMITTEE

COURTNEY CALLAHAN CRUSH CHAIR

> GREGORY ORAM VICE CHAIR PAT DEMOS SECRETARY LACEY BRISSON

TREASURER

MARK BUDWIG
IMMEDIATE PAST CHAIR

DAVE DAWSON MEMBER AT LARGE CONNIE LOEWENTHAL MEMBER AT LARGE

MICHAEL WEYMOUTH MEMBER AT LARGE

BOARD OF DIRECTORS

CHUCK BLACK
ALEXANDRIA BROWN
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CATHY DAVIS DANIELLE
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FRANK HERHOLD
KEN KEECHL
MICHELLE KLYMKO
M, KEVIN LAWHON
LYNN MANDEVILLE
ELE SHEFFIELD
STEPHEN K. TILBROOK

JOSH VAJDA RANDALL VITALE JERRY VOGEL MICHAEL WILD CHRIS WREN

RIVERWALK TEAM

GENIA DUNCAN ELLIS PRESIDENT/CEO KIM SPELLACY

KATIE DRESSLER BUSINESS DEVELOPMENT

CRISTINA HUDSON EVENT COORDINATOR Dear Mayor Seiler:

I am writing on behalf of the Board of Riverwalk Fort Lauderdale to for the proposed Marina Lofts project in relation to how it meets Riverwalk Master Plan and the Downtown Master Plan. On April (unanimously to support submission of this letter. We look forwar addition to the Riverwalk.

The Riverwalk Fort Lauderdale Trust is made up of volunteers from community who serve as the primary advocates for the Riverwalk I 1988, the Riverwalk Trust has raised funds and support for Riverw beautification and enhancement of the Riverwalk Park.

Representatives of the development team for Marina Lofts met and discussed their project with our Executive Board and again with our full Board. They spent time with us, fully reviewing the development plans and addressing questions and comments. The project is a multi-family residential project with ground floor restaurant, retail and residential uses. These ground floor uses provide significant interaction with the Riverwalk while bringing new residents to the South side of the river.

As you know, we participated in the creation of the New River Master Plan and feel that it is applicable to this project. It is our understanding that the proposed development meets the guidelines and intent of the Master Plan and we are encouraged that the developer is working with the City to realize the goals of the plan.

The future success of the Riverwalk is dependent upon the continued investment in our waterfront and the addition of active uses along the Riverwalk. We are excited that the developer shares our vision and we look forward to welcoming the new residents of this project to the Riverwalk.

Vor truly yours,

Eugenia Duncan Ellis President/CEO

cc: Vias Mayor Bobby B. B. B.

Vice Mayor Bobby B. DuBose Commissioner Bruce G. Roberts Commissioner Dean Trantalis Commissioner Romney Rogers Lee R. Feldman, City Manager

Greg Brewton, Director, Department of Sustainable Development Randall Robinson, Planner, Department of Sustainable Development

305 South Andrews Avenue, Suite 410, Fort Lauderdale, Florida 33301 Telephone: 954.468.1541 Office 954.468.1542 Fax www.goriverwalk.com or info@goriverwalk.com GORIVERWALK MAGAZINE

"...provide a letter of support for the proposed Marina Lofts project in relation to how it meets the requirements of the Riverwalk Master Plan and the Downtown Master Plan."

Marina Lofts Compliance with the City Plans

- Transforms a blighted, inactive and underutilized area
- Mixed-use development
- Provides new housing opportunities
- Multi-modal development
- Sustains & improves local environment
- Downtown & tourist destination
- Iconic architecture



Marina Lofts has received...

- Recommendation for Approval by City Planning Staff
- 9-0 Approval by Planning & Zoning Board

Economic Impact

One-time Construction Impacts = \$67 million

\$6.75+ million in Fees to the City and County

Recurring Impacts = \$34 million

- \$3.5 million in total Ad Valorem Taxes
- \$17.25 million in direct and indirect wages
- \$ 5 million in retail expenditures
- \$2.5± million in Goods and Services

Job Creation

600 Full Time Equivalent Jobs

Downtown Growth

- 500 new households moving into Downtown
- \$36 million growth in personal income to City/Downtown

Tree Preservation

- Preservation of over 78 mature trees
- The African Rain Tree
 - Recommend Relocation to Ensure Preservation
 - With the right team and long-term monitoring plan the African Rain Tree can be successfully moved
 - Applicant is sure that it can voluntarily posting a \$1 MILLION bond (City requiring approximately \$350,000)
 - Being Relocated to a Park Dedicated Specifically for the Rain Tree
 - Site Selected Specifically
 - Light
 - Air
 - Public Enjoyment & Access
 - Preservation and Relocation of the Rain Tree will be one of the Great Arboricultural Teaching Tools in our time.

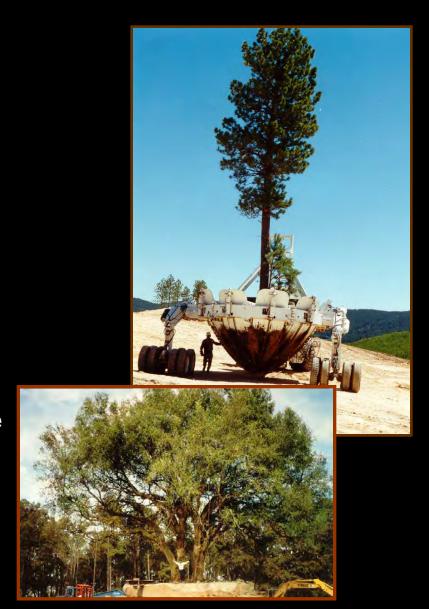
Environmental Design Tree Solutions Provider for the World Trade Center

Memorial



Company Overview/History

- EDI was founded in 1977
 - Original Sr. Management team remains in place
 - Headquartered in Houston, TX
 - Offices in Las Vegas, Atlanta, Sea Island, GA, Carmel CA, Austin and Dallas
- Designed and patented the world's largest onsite hydraulic tree spade
- Designed and patented the world's largest highway legal tree spade
- Developed and perfected the "roundball "tree transplanting technique used for giant tree transplanting, including the development of the pipe lifting platform, which is now industry standard
- Developed and perfected the Gantry Lift System for giant tree transplanting
- Transplanted the largest tree ever moved

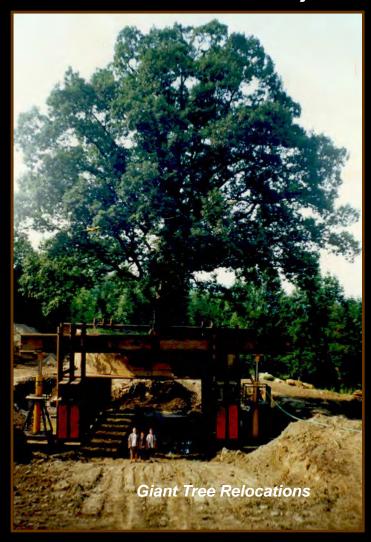


Our Techniques – "The Roundball"

- 3.5 to 4 foot of rootball is encapsulated, which preserves the essential root system responsible for hydrating and feeding the tree
- Rootball diameter is determined by the caliper size of the tree
- Steel pipe is pushed beneath the rootball
- A lifting platform is created beneath the tree, which provides the least intrusive method for relocating the tree
- A crane or specialized transporter is then employed to load the tree onto a trailer in either a vertical or horizontal position, dependent upon the transport method (onsite or off)



Our Techniques – Roundball Gantry Lift System

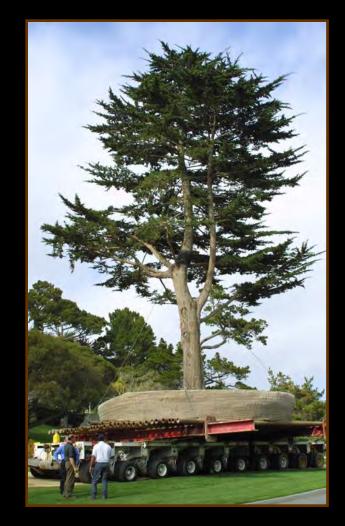






Experience – Pebble Beach Golf Links, CA

- When Pebble Beach Golf Links opened in 1918, the 18th green was guarded by a mature Monterey Pine that forced golfers to approach the green from the ocean side. When the pine succumbed to pine pitch canker and was removed, the play of the hole changed dramatically. The Pebble Beach Company asked us to find a tree to return the hole to its former glory.
- Environmental Design located a 200year old, 56" caliper Monterey Cypress on the side of the first fairway and presented a plan to move the tree across the golf course to 18th hole.



Experience – Pebble Beach Golf Links, CA



 After six months of pre-transplant preparations, the tree transplant was completed in 5 days, during which golf operations were never shut down.

Experience – Fallen Oak Golf Club, Biloxi, MS







Project Experience – Colleton River Plantation, SC

When a golf course was proposed for construction on the site of an historic southern plantation, concern was raised over the fate of 8 giant Live Oaks (Quercus virginiana) ranging in size from 28" to 44" caliper. Environmental Design was contacted to propose a plan to preserve these historic trees.



Project Experience — Colleton River Plantation, SC



Giant Multi Trunk Live Oak (90" Caliper)



LIVING HISTORY

A PICTORIAL HISTORY OF TREE TRANSPLANTING

ENVIRONMENTAL DESIGN INC





When the Pebble Beach golf course opened in 1919, a big Monterey pine guarded the right side of the green. After 80 years the tree finally succumbed to pitch canker disease and was removed. EDI was asked to move a spectacular Monterey Cypress into the same position at the 18th hole. The tree was root pruned in stages over a 6 month period and moved from its original position on the 1st fairway to its new home.

Year Moved: 2002

Location: Pebble Beach, California

Common Name: Monterey Cypress

Botanical Name Cupressus macrocarpa

Trunk Diameter 42 inches

Rootball Diameter 39 feet

Rootball Weight 450,000lbs







On moving day, a crew of 50 workers hopscotched turf protection matting in-front of the transporter carrying the 450,000-pound tree. The tree snaked up the 1st fairway, up the 2nd, across the 3rd, down the 17th and finally along the 18th fairway to a new home - and golf was played without interruption for the entire trip.



Tap to zoom

June, 2012







A high speed train project threatened this ancient tree in Holon, Israel. EDI was asked to provide expertise and to work along side E. Spivak Engineering to move this historic tree.

Year Moved: 2006

Location: Holon, Israel

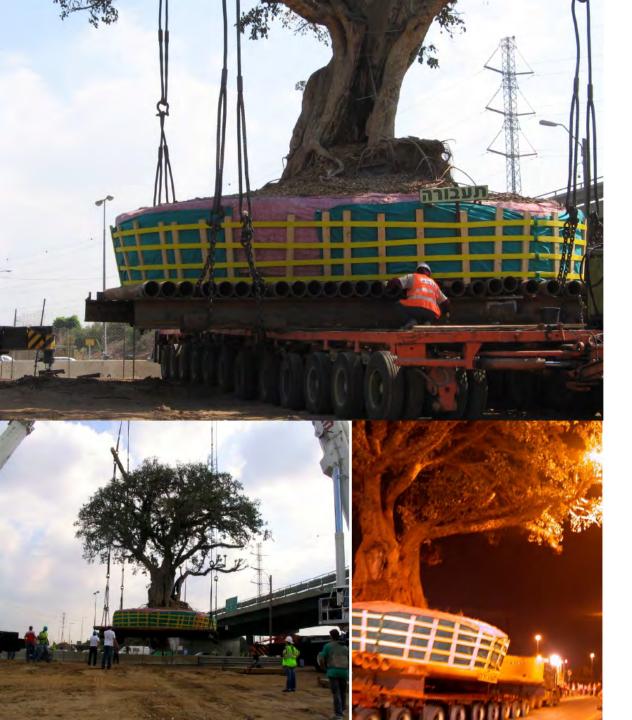
Common Name: Sycamore Fig

Botanical Name Ficus sycomorus

Trunk Diameter 76 inches

Rootball Diameter 39 feet

Rootball Weight 600,000lbs



The path to the tree's new home included a 1.6 kilometer drive on one of Tel Aviv's busiest highways. With the coordination and cooperation of many governmental agencies, the highway was closed and the tree took a midnight ride down the highway to the new home.

June, 2013







The expansion of US90 in New Iberia, Louisiana ran straight through a tree with a name - Mr. Al. The Louisiana Department of Transportation & Development asked EDI to move this monster to a new home 1.5 miles down the road.

Year Moved: 2010

Location: New Iberia, Louisana

Common Name: Live Oak

Botanical Name Quercus virginiana

Trunk Diameter 60 inches

Rootball Diameter 45 feet

Rootball Weight 880,000lbs

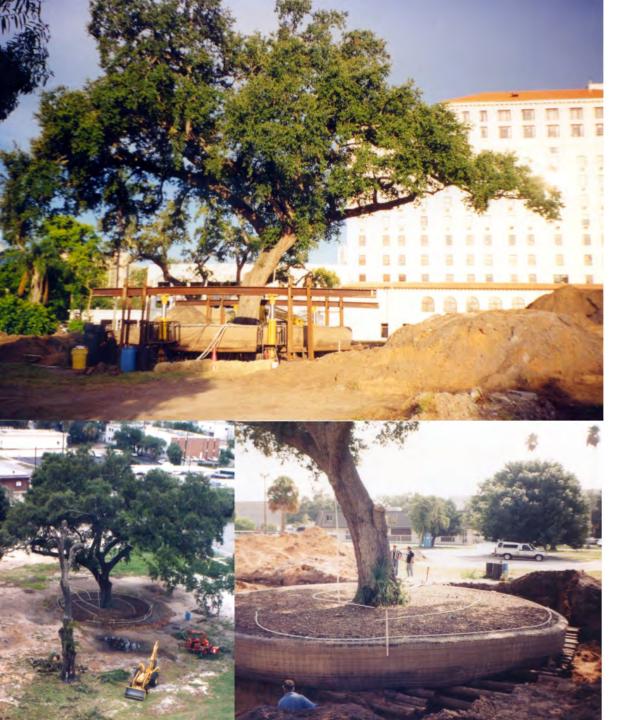


On moving day, the local residents lined the sides of the highway to watch the move while the local electric company temporarily took down 3 sets of high voltage overhead lines to clear the path. After a morning drive up the road, Mr. Al was transplanted to a new home overlooking US90.









The development of an adjacent property for the expansion of the Florida Church of Scientology was on hold due to a historic century-old live oak. EDI worked with the city, developer, and a local arborist to get release of permits to move this protected tree

Year Moved: 1998

Location: Clearwater, Fl

Common Name: Live Oak

Botanical Name Quercus virginiana

Trunk Diameter 54 inches

Rootball Diameter 40 feet

Rootball Weight 720,000lbs

The tree's move was short - from one side of the property to other, but allowed for the new building to be built and for the tree to have a new home overlooking Ft Harrison Ave. in downtown Clearwater.



March, 2013





In 2000, when Walmart mades plans to build a new Supercenter in Pompano Beach, Fl an historic Banyon tree sat in the middle of the new building's footprint. EDI worked with Walmart to root prune the tree 6-month in advance of transplanting. after a move of 400yards, the tree sits as a giant 'greater' in front of the new store.

Year Moved: 2000

Location: Pompano Beach, FL

Common Name: Banyon

Botanical Name Ficus benghalensis

Trunk Diameter 90 inches

Rootball Diameter 28 feet

Rootball Weight 250,000lbs

April, 2013







As part of the re-vitalization of downtown Houston, Texas, Discovery Green, a new park was created on a site that had been a 1930's residential neighborhood. The old neighborhood trees were preserved and planted in an allee at the park's south entrance.

Year Moved: 2008

Location: Houston, Tx

Common Name: Live Oak

Botanical Name Quercus virginiana

Trunk Diameter 35 inches

Rootball Diameter 32 feet

Rootball Weight 350,000lbs



The largest of the trees moved was a 350,000 pounder that got a chance to travel the streets of downtown Houston on an early Sunday morning on the way to its new home.

June, 2013







When Lance Armstrong built his new home In Austin, he call upon the exertise Of Environmental Design to Relocate this massive oak tree to make Room for construction.

Year Moved: 2005

Location: Austin, Texas

Common Name: Live Oak

Botanical Name Quercus virginiana

Trunk Diameter 60 inches

Rootball Diameter 45 feet

Rootball Weight 880,000lbs

June, 2013



Community Outreach

Asi Cymbal and his team has met with various groups and over 1,000 individuals

- Esplanade
- Tarpon River Civic Association
- Sailboat Bend Civic Association
- Flagler Village Civic Association
- Greater Fort Lauderdale Chamber of Commerce
- Greater Fort Lauderdale Alliance
- Riverwalk Trust
- Downtown Rotary Club
- Downtown Council Board of Governors
- U.S. Superyacht Association
- Marine Industries Association of South Florida
- Downtown Development Authority



Marina Lofts Design changes -- a result of community input

- Preservation of marina
- Enhance water taxi stop
- Preservation of waterfront dining (Pirate Republic)
- Footprint takes into account Esplanade views (air and light)
- Reduction in # of units in western and central buildings
- Reduction in height of western and central buildings
- Enhanced treatment of iconic Riverwalk bricks/pavement
- Removed loading zone from SW 4th Avenue
- Significant enhancement to pedestrian experience along SW 3rd Avenue, SW 4th Avenue, and public alley with green (living) walls

Consistency with
Downtown Master Plan,
New River Master Plan, Riverwalk
District Plan & 2013 Visioning Plan

Downtown Master Plan – Vision

The Vision is of a vibrant **mixed-use** Downtown, combining new homes with office space, shops and restaurants ... a Downtown with **destination**s, activities and places that appeal to both residents and to visitors...a great place to walk — with appealing and open **architecture**, lots of **activity**, and the **comfortable shade** of Florida's uniquely lush tree canopy....neighborhoods with **parks**, local shopping, and housing for many types of families and people of different incomes...an active and dynamic destination...with many reasons to stay...many ways to get around...so more people can leave their cars...a green Downtown, lushly landscaped, and promoting the health of the natural environment, especially the New River.

Marina Lofts meets 11 out of 12 of the Planning Principles identified in the DMP.

- Principle 1 Capture a greater share of regional development.
- Principle 2 Increase residential opportunities Downtown, with supporting amenities.
- Principle 3 Strengthen areas of varied neighborhood character and distinct identity.
- Principle 5 Surround the core with strong, walkable, mixed-income neighborhoods.
- Principle 6 Create extroverted, pedestrian friendly buildings.
- Principle 7 Get greater value from past investments and existing resources.

Marina Lofts evokes 11 out of 12 of the Planning Principles identified in the DMP.

- Principle 8 Make the Las Olas Riverwalk Corridor a top priority.
- Principle 9 Return the river to its central role and better connect the two sides.
- Principle 10 Green the Downtown with a connected system of parks, trails and streets.
- Principle 11 Provide alternatives to the car: walking, transit and cycling.
- Principle 12 Connect to the surrounding neighborhoods, the beach and regional destinations.

Marina Lofts meets ALL of the Planning Principles laid out in the NRMP.

- Principle 1 Envision the river as a center (and not as a barrier) by connecting clusters of uses/destinations to and across the river.
- Principle 2 Encourage daily life and activity to complement special events, serving both locals and tourists.
- Principle 3 Allow for a variety of experiences along the Riverwalk, balancing river-based activity (boating, maritime uses, and transportation) with land-based activity (culture, housing, recreation, entertainment, and commerce).
- Principle 4 Strengthen links to surrounding neighborhoods and destinations.
- Principle 5 Improve the visual experience with: exceptional architecture, landscape and streetscape design; water as a connecting design theme.

Riverwalk District Plan

- Focuses on <u>activation</u> of the public realm of the Riverwalk rather than physical improvements and design considerations.
- Creation of lively, safe, attractive and comfortable <u>public spaces</u>, along with programming and events held in one of four "activation centers" will <u>bring people and</u> <u>activity to the riverfront</u>.

2013 Visioning Plan

- Tropical Metropolis
- Sustainable Building Design
- Rooftop Garden
- Live, Work, Play
- Public Promenade
- Active Riverwalk
- Great Outdoor Room
- Neighborhood Parks
- Affordable/Workforce housing in close proximity to a variety of shops, restaurants, businesses and attractions

Marina Lofts Compliance with the City Plans

- Transforms a blighted, inactive and/or underutilized area
- Mixed-use
 - New Housing Opportunities in Downtown
 - 998 units rentals, live-work, corporate and crew housing
 - Affordable luxury mixed income
 - Marina, retail, and restaurants
- Multi-modal Development
 - Pedestrian
 - Bike
 - Boat
 - Water Taxi Hub
 - Wave
- Extension and expansion of the Riverwalk
- Improved connectivity to the River
- 2.1 acres of open space of which just ___ acres is green space (includes living walls, green roofs and Rain Tree Park)
- Extroverted, pedestrian friendly buildings

Riverwalk District Plan

- The Riverwalk District Plan focuses on activation of the public realm of the Riverwalk rather than physical improvements and design considerations.
- It is envisioned that the creation of lively, safe, attractive and comfortable public spaces, along with programming and events held in one of four "activation centers" will bring people and activity to the riverfront.

Compliance with Master Plans Design Guidelines

- Marina Lofts complies with most of the applicable design guidelines of the master plans.
- "Flexible and usable document...meets the intent...not prescriptive"
- City staff report finds that that the project meets the intent of the plans.

Building Orientation

- The NRMP calls for a preferred orientation parallel to the river's edge for the narrowest dimension of the towers
 - Meeting the preferred orientation would block east-west views of neighboring residential towers
 - The proposed orientation maintains satisfactory light and air to the streets and Riverwalk while maintaining the views and providing for a significant publicly-accessible area along the River's edge.
 - Plans also call for "original and self-confident design"

Height

- DMP calls for a preferred height of 30 floors in the Near Downtown area
 - From east to west the towers are 33, 28 and 28
 - Creates a stepping-down effect that offsets the higher Eastern Tower
 - Creates architectural interest which is preferable to three towers of the same height
 - The unique design would create an iconic element of the Downtown skyline and create the widest section of the Riverwalk

Massing and Form

- Western and Central Towers meet the DMP intent of limiting floor plates to 12,500 sq ft
- Eastern Tower exceeds the preferred floorplate of 12,500 sq ft by 2,000 to 4,000 sq ft above the eighth floor
 - The larger floor plates at the upper levels of the Eastern Tower are offset by the architectural "fissure" which provides access to existing boat storage

Tower Separation

- DMP calls for towers located on the same site to be separated by 60 feet or more
- Eastern Tower is separated from the Central Tower by more than 60 feet
- Western and Central Towers are less than 60 feet but the result is a building form that is exemplary of bold, selfconfident design called for in the plans

Setbacks and Stepbacks

- The Setbacks EXCEED the recommended setbacks
 - Preserves views to the New River with setbacks ranging from 60 feet to 166 feet
- NRMP also suggests varying shoulder heights and tower stepbacks, including a minimum 30-foot stepback above four stories.
 - Staff believes intent of this recommendation is met due to the variation in building setbacks and the orientation of each building which limit the towering "wall effect" that is commonly associated with buildings located parallel to a river.



April 04, 2013

Mayor John P. "Jack" Seiler City of Fort Lauderdale 100 N. Andrews Avenue 8th Floor Fort Lauderdale, FL 33301

Re: Marina Lofts

EXECUTIVE COMMITTEE

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BOARD OF DIRECTORS

CHUCK BLACK IENNIFER DESIR-BROWN CATHY DAVIS DANIELLI BOB DUGAN IEFE FALKANGER IACOUI HARTNET FRANK HERHOLD KEN KEECHL MICHELLE KLYMKO M. KEVIN LAWHON LYNN MANDEVILLE LEE SHEFFIELD ERIN SUTHERLAND STEPHEN K. TILBROOK DOUG TOBER JOSH VAJDA RANDALL VITALE IERRY VOGEL MICHAEL WILD

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CRISTINA HUDSON **EVENT COORDINATOR**

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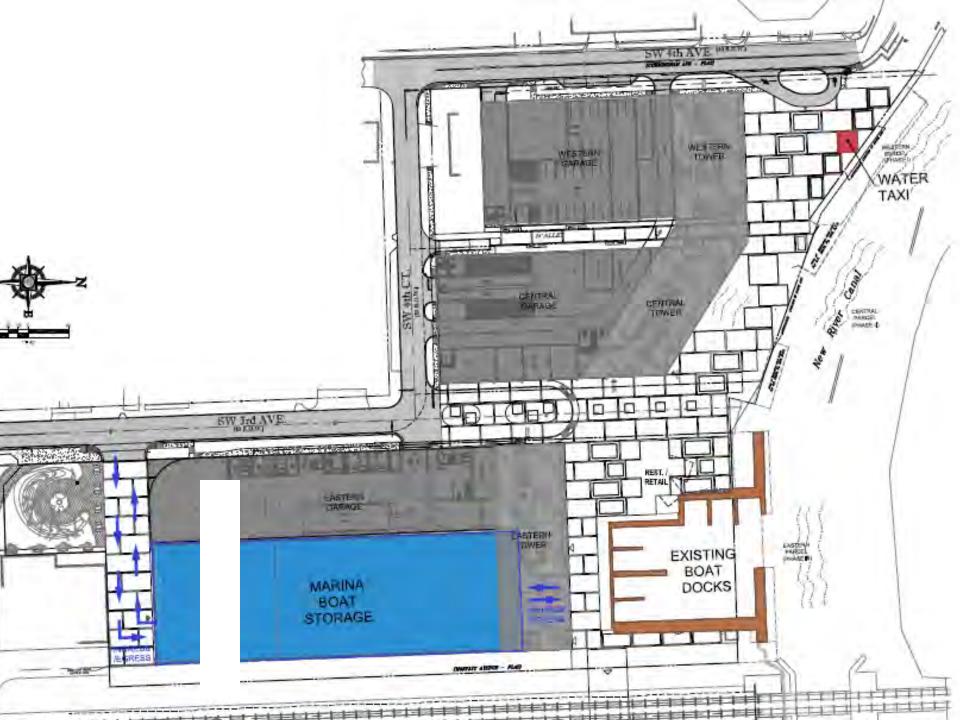
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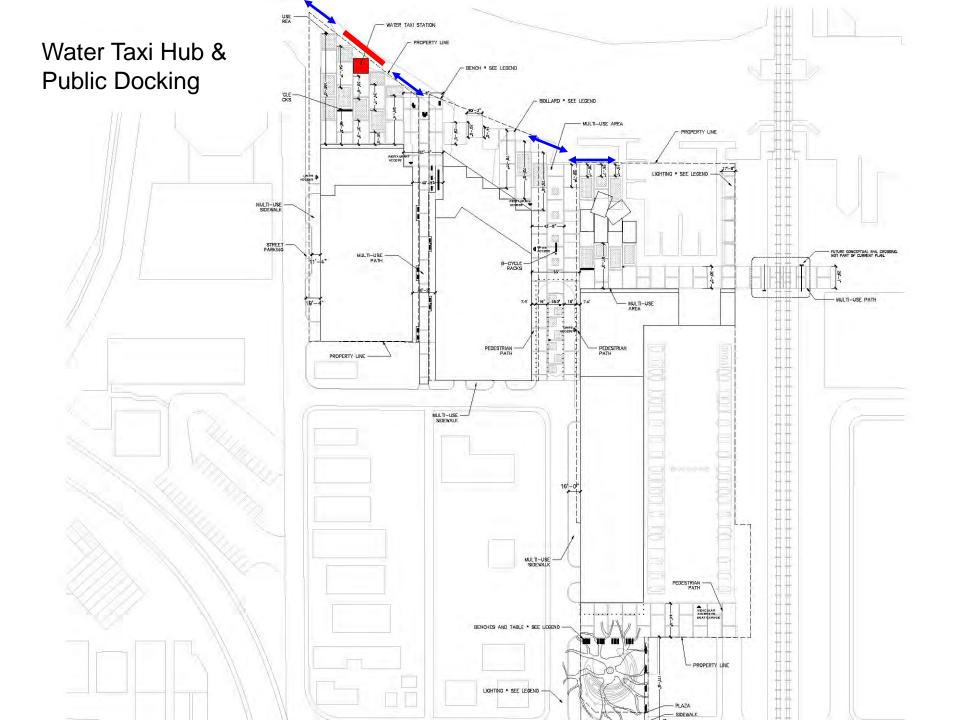
Telephone: 954.468.1541 Office 954.468.1542 Fax www.goriverwalk.com or info@goriverwalk.com GORIVERWALK MAGAZINE

Marina Lofts Impacts to the City

- Preserving & Improving the Marine Industry
- An Icon for Architectural Excellence
- Furthering the City's Vision for Downtown
- Affordable Luxury Residential Rentals
- Sustaining & Advancing Local Environment
- Providing Public Amenities & Benefits
- Urban Living for a Downtown & Design Driven Community in Fort Lauderdale
- Preserving our Local History
- Economic Impact

Preserving & Improving the Marine Industry





Providing Public Amenities & Benefits

Public Amenities

 All amenities of this project while located on private property is open to not just Marina Lofts residents and visitors to the commercial uses <u>but also to the public</u>.

Value of Off-Site Improvements to the Community

Off-Site Improvements	Cost
Preservation of the Rain Tree	\$750k
Creation of the Rain Tree Park	\$250k
Creation of Riverwalk on Phase 1	\$1 million
Water Taxi Transportation Hub	\$100k
Repair of Seawalls	\$250k
Relocation of transmission lines	\$5+ million
Additional Phase 1 public infrastructure improvements	\$1.5 million
TOTAL COST OF IMPROVEMENTS:	\$8.8 million

Marina Lofts meets 11 out of 12 of the Planning Principles identified in the DMP.

- Principle 5: Surround the core with strong, walkable, mixed-income neighborhoods.
- Principle 6: Create extroverted, pedestrian friendly buildings.
- Principle 7: Get greater value from past investments and existing resources.





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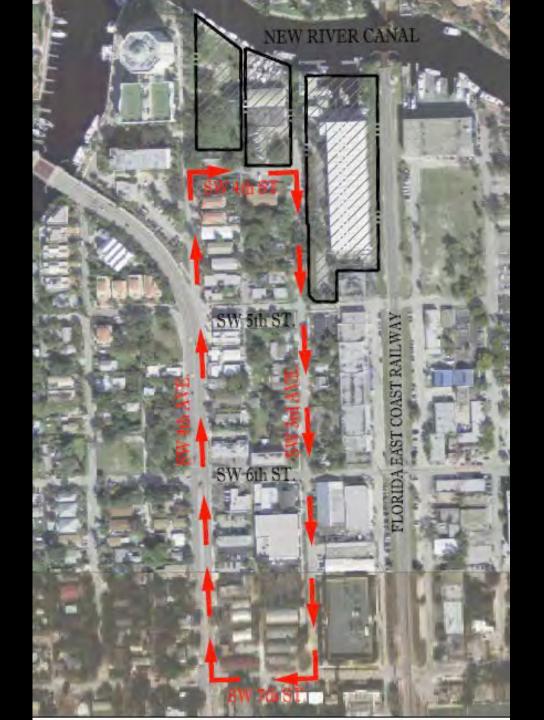
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Principle 4: Strengthen links to surrounding neighborhoods and destinations.

 Principle 5: Improve the visual experience with: exceptional architecture, landscape and streetscape design; water as a connecting

design theme.





Conceptual Alignment For Discussion Purposes Only (Quantity and Location of Structures Subject to Change)



the extent feasible, pursuant to agency approvals.