
M E M O R A N D U M

TO: Randall Robinson
FROM: EDSA
DATE: June 8, 2016 (**Revised June 9, 2016**)
RE: Las Olas Boulevard Corridor Improvement Project #15602
Site Plan Approval Narrative

At the combined Community Redevelopment Agency (CRA) and Beach Redevelopment Advisory Board (BRAB), on May 11, 2016, EDSA presented the 60% drawings and cost estimates for the Las Olas Boulevard Corridor Enhancement Project. During this meeting, the 60% drawings were reviewed and the project included the following program elements:

- Oceanfront park and plaza with a children's interactive fountain, flexible open space, seating, drop off area, landscape plantings, bathrooms and police substation and an open view corridor to the beachfront, visible from the bridge
- Sidewalk improvements along Las Olas Boulevard, including a festival street condition from Seabreeze to AIA along Las Olas
- Pending FDOT approval, a minor roadway modification along Las Olas from AIA to Seabreeze that includes removing the dedicated turn lane to southbound Seabreeze.
- Landscape improvements on the south Intracoastal lot; creating a green space in the previously located surface parking lot
- An Intracoastal promenade along the Intracoastal lot (the entire south side of the bridge and approximately half of the north Intracoastal lot)
- A parking garage of 409 spaces and a decorative wrap that includes shell office space on the west side of the garage, a transit office, on the south side of the garage, 4 levels of parking and an amenity deck with a restaurant.

During the presentation, EDSA presented the costs and a series of alternatives related to the parking garage in an effort to increase parking and potentially reduce costs.

As a result of the meeting, the design direction provided by the CRA and BRAB and subsequent discussions with City Staff and City Commission action, the Las Olas Boulevard Corridor Enhancement drawings have been revised to reflect a series of changes. Due to the changes and the addition of a public purpose request along Birch, the City Attorney has deemed that the project should go through two (2) readings of the site plan at the Commission. The drawings include the following revisions:

- I. EDSA has been directed to move forward with the redesign of the parking garage that incorporates the following modifications:
 - A. The shell office space that was to house the City marina offices is to be eliminated from the garage. The City then will examine the need for space for the City marina

office options. We believe this office space will become a requirement of the potential marina developer

- B. Add another level of parking, so that there will be five (5) levels of parking. Parking will be on the top floor, for a portion of the top floor, exposed to the sky with no canopies or cover of the parking, unless funding through grants become available.
 - C. Provide for a flexible assembly space on the western section of the garage on Level 5. Assembly space to include landscape and potential shade canopies.
 - D. Examine if a pedestrian pathway or promenade on the East side or perimeter of Level 5 is possible.
- II. In addition to the modification of the parking garage, the CRA Board and BRAB recommended the following enhancements:
- o The CRA staff is to include a line item in the budget for \$2.75 million, which is a reserve funding for the future promenade around the proposed marina.
 - o Las Olas Boulevard Festival Street to be concrete paving.
- III. Due to the impending marina developer north of the garage, EDSA was directed to not include any improvements north of the garage.

Refer to memo attached.

The following narrative outlines the changes to the Las Olas drawings since the previous Planning and Zoning Board submittal dated 4/19/2016.

L000 Cover

Cover sheet labeled "Site Plan Approval – 1st Reading" and dated 06/08/2016.

L001 Sheet Index

Sheet index broken into (2) separate sheets; L001 and L001-A.

- Index indicates sheets previously submitted to Planning and Zoning Board (4/19/2016) and current sheets resubmitted for Site Plan Approval – 1st Reading and technical review (6/8/2016).

L022 Tree Disposition

While no longer in the proposed work limits, due to the proposed marina development on the Northern Intracoastal lot, all trees and palms will continue to be included in the disposition plan and in the scope of the Las Olas Project. The design within the revised limit of work will account for all future trees removed on the North Intracoastal parcel.

L101 Site Plan

Revisions to the site plan include:

- Revised garage
- Updated parking counts
- Improvements to North and South Pocket Parks eliminated. Perimeter sidewalk improvements only.
- Small, pedestrian shade canopy removed

- Las Olas water feature eliminated. Interactive water feature to remain.
- Revised limit of work, thus all improvements in the North Intracoastal Lot, north of the new LOW are eliminated.
- Updated site plan data table and required calculations

Further detail of changes to site plan are explained in the within this narrative.

L102 VUA Plan

Additional VUA has been added on the South Intracoastal Lot including (4) parallel parking spaces and (2) tram drop off zones. VUA has been expanded north of the garage to include surface lot access.

- VUA and net lot native tree requirements have been met (50% of total). Total number trees for the site exceed these requirements and include additional non-native species (primarily coconuts).
- The section of Las Olas Circle that does not have a right-of-way has been determined to be an internal driveway and therefore does not require VUA landscape or street trees.

L102-A Circulation and Mobility Plan

Circulation and mobility plan has been updated to reflect the scope reduction of the project, primarily north of the Las Olas Bridge.

- Existing circulation connecting Birch Road and Las Olas Circle to remain. Improvements to traffic islands eliminated from project.
- Locations and quantities of bike amenities revised to remain only within revised project limits.

L104 Site Elevations/Sections

Sections and elevations have been updated to reflect the modifications to the parking garage per direction from the City Commission.

- Stair towers have been relocated to accommodate circulation to the public amenity space on the 5th level roof deck.
- Open green space and pedestrian promenade north of the parking garage have been removed from the project scope. Refer to section 1/L104.

L105 Site Elevations/Sections

Sections and elevations have been updated to reflect the modifications to the parking garage per direction from the City Commission.

- The ground level marina offices have been removed from the garage and replaced with additional parking.
- Pedestrian canopy removed from 2/L105.

L107 Perspective Renderings

1/L107 Site Aerial:

- Parking garage revised to reflect changes in the amenity deck and garage skin.
- Pedestrian canopy on the Oceanfront Plaza eliminated.
- Northern Intracoastal Lot removed from scope of project.

2/L107 Westward View to Las Olas Bridge and Parking Garage:

- Parking garage revised to reflect changes in the amenity deck and garage skin.

3/L107 Site View from Las Olas Bridge- View to East:

- Parking garage revised to reflect changes in the amenity deck and garage skin.

L108 Perspective Renderings

3/L108 Las Olas Boulevard Festival Street:

- Revised hardscape for festival street.

L109 Perspective Renderings

1/L109 Intracoastal Promenade-View to South:

- Parking garage revised to reflect changes in the amenity deck and garage skin.
- Existing marina security buildings to remain. Structures included in rendering.

2/L109 Pedestrian Promenade/Tram Lane:

- Parking garage revised to reflect changes in the amenity deck and garage skin.

3/L109 Parking Garage with Amenity Deck and Intracoastal Promenade:

- Parking garage revised to reflect changes in the amenity deck and garage skin.
- Existing marina security buildings to remain. Structures included in rendering.
- Green space on North Intracoastal Lot has been removed from scope of project. Existing surface parking to remain.

L202 Hardscape Plan

All hardscape associated with improvements on the North Intracoastal Lot have been removed from the scope of the project. See revised limit of work.

- Specialty paving on Las Olas circle to be replaced with asphalt.
- Flush condition on Las Olas Circle, west of the garage, to remain as previously proposed.

L205 Hardscape- Garage Roof Enlargement

Parking garage has been revised per the direction from the City Commission. Refer to meeting notes.

- Hardscape improvements reduced to the public amenity space only.
- Standard grey concrete used for hardscape material.
- 4,686 square feet of artificial turf provided at the center of the amenity space.

L512 Landscape Plan- Trees/Palms

All trees and palms associated with improvements on the North Intracoastal Lot have been removed from the scope of the project. See revised limit of work.

- Tree plans revised to accommodate vehicular circulation into existing surface parking on North Intracoastal Lot.
- Proposed Coconut Palms along the east side of the garage have been replaced with Gumbo Limbos to meet street tree/VUA requirements.

L515 Landscape Trees- Garage Roof Enlargement

All landscape material on the roof deck of the garage reduced to public amenity space only.

- Raised planters included along the North, East, and South perimeter of the amenity space.
- (6) Medjool Date Palms proposed.

L522 Landscape Plan- Shrubs/Groundcover

All shrubs and groundcover associated with improvements on the North Intracoastal Lot have been removed from the scope of the project. See revised limit of work.

- Shrub plans revised to accommodate vehicular circulation into existing surface parking on North Intracoastal Lot.
- Shrub plans revised to accommodate proposed parking garage footprint.

L525 Landscape Shrubs- Garage Roof Enlargement

All landscape material on the roof deck of the garage reduced to public amenity space only.

- Raised planters included along the North, East, and South perimeter of the amenity space.
- Proposed plant material includes Clusia, Red Tip Cocoplum, Green Island Ficus and Gold Capella Arboricola.

LD102 Lighting Plan

All lighting fixtures associated with improvements on the North Intracoastal Lot have been removed from the scope of the project. See revised limit of work.

- Fixtures removed from North Intracoastal Lot north of the project boundary along Las Olas Circle and the pedestrian promenade.
- Pathway and roadway fixture locations adjusted per updated plan.

A101 Porte Cochere - Floor Plan

- Porte Cochere renamed Architectural Shade Canopy per City Staff recommendation.
- Architectural Shade Canopy reduced in size (approx. 72'-0" x 54'-0").
- Smaller Pedestrian Shade Canopy removed from design.
- Operations/Valet Office eliminated.
- Police Substation added per City Staff recommendation.
- Electrical Room added.

A102 Porte Cochere – Elevations

- Porte Cochere renamed Architectural Shade Canopy per City Staff recommendation.
- Architectural Shade Canopy reduced in size.
- Materials changed for Architectural Shade Canopy. A structural flat roof will provide structural support for a hanging shotcrete canopy.
- Restroom and Mechanical building walls have been straightened.
- Pedestrian Shade Canopy removed from design.

A103 Porte Cochere – Elevations

- Porte Cochere renamed Architectural Shade Canopy per City Staff recommendation.
- Architectural Shade Canopy reduced in size.
- Materials changed for Architectural Shade Canopy. A structural flat roof will provide structural support for a hanging shotcrete canopy.
- Restroom and Mechanical building walls have been straightened.
- Pedestrian Shade Canopy removed from design.

A104 Porte Cochere – Sections

- Porte Cochere renamed Architectural Shade Canopy per City Staff recommendation.
- Architectural Shade Canopy reduced in size.

- Materials changed for Architectural Shade Canopy. A structural flat roof will provide structural support for a hanging shotcrete canopy.
- Restroom and Mechanical building walls have been straightened.
- Pedestrian Shade Canopy removed from design.
- Dimensions revised to reflect changes in structures.

A105 Garage – Ground Floor Plan

- Marina offices and retail spaces have been removed from the western edge of the garage.
- Southwest stair tower has been added for egress from amenity space.
- Restaurant lobby and elevators have been removed.
- Northwest elevator has been removed.
- Southwest elevators have been added for per the reconfigured amenity space.
- Northeast service elevator and trash room have been removed per the elimination of the restaurant program.
- Single stall, unisex restroom included in transit office.

A106 Garage - Amenities Floor Plan

- Restaurant program and associated uses have been removed. Eliminated service elevator, restaurant lobby and elevators.
- Roof deck amenity space moved to western side of garage to overlook Intracoastal Waterway.
- Elevators and an enclosed elevator lobby has been added to the southwest side of garage.
- A solar canopy with photovoltaic panels above the parking spaces has been included in design pending grant approval. Recommend Solaire 360 S Plus or equivalent.

A107 Garage – Elevations

- Garage façade modified to match the new height of the garage.
- Façade system to use a continuous metal mesh with architectural fin system.
- Ground level floor to floor height reduced.
- Solar Canopy included in design pending grant approval.
- Building length extended additional 9' to the east.

A108 Garage – Elevations

- Garage façade modified to match the new height of the garage.
- Façade system to use a continuous metal mesh with architectural fin system.
- Ground level floor to floor height reduced.
- Solar Canopy included in design pending grant approval.
- Building length extended additional 9' to the east.

A109 Garage – Sections

- Garage façade modified to match the new height of the garage.
- Façade system to use a continuous metal mesh with architectural fin system.
- Façade system to utilize unitized panel construction for ease of install and efficiency.
- Ground level floor to floor height reduced.
- Solar Canopy included in design pending grant approval.
- Building length extended additional 9' to the east.
- Core and shell restaurant removed.

A201 Ground Level Striping Plan

- The garage footprint has been increased by nine feet in the east-west direction to improve the garage efficiency [SF/space].
- Marina office /retail areas have been eliminated.
- Column spacing adjusted to suit the new structural system, which uses precast prestressed concrete double tee system.
- The restaurant on the top level has been eliminated resulting in the elimination of freight elevator and trash collection areas.

A202 Level 2 Striping Plan

Striping and parking layout plan revised to reflect changes noted under A201 Ground Level Striping Plan.

A203 Level 3 Striping Plan

Striping and parking layout plan revised to reflect changes noted under A201 Ground Level Striping Plan.

A204 Level 4 Striping Plan

Striping and parking layout plan revised to reflect changes noted under A201 Ground Level Striping Plan.

A205 Amenities Deck Plan

A full floor has been provided at the fifth level, providing additional parking an amenities area of 10,000+ square feet.

S001 Garage – General Notes

Newly added sheet.

S200 Foundation Plan

Sheet not included in submittal. Per the change to a precast prestressed double tee system sheet is no longer applicable and drawings will be updated.

S201 Ground Level Plan

- The garage footprint has been increased by nine feet in the east-west direction to improve the garage efficiency [SF/space].
- Marina office /retail areas have been eliminated.
- Column spacing adjusted to suit the new structural system, which uses precast prestressed concrete double tee system.
- The restaurant on the top level has been eliminated resulting in elimination of freight elevator and trash collection areas.

S202 Level 2 Plan

The column grid layout has been revised and double tee layout added to reflect changes noted under S201Ground Level Plan.

S203 Level 3 Plan

The column grid layout has been revised and double tee layout added to reflect changes noted under S201Ground Level Plan.

S204 Level 4 Plan

The column grid layout has been revised and double tee layout added to reflect changes noted under S201 Ground Level Plan.

S205 Amenities Deck Plan

A full structural floor is provided at the fifth level. The column grid layout has been revised and double tee layout added to reflect changes noted under ground level plan. Amenities area is provided at the west end of the floor.

S511 Slab Details

Sheet not included in submittal. Per the change to a precast prestressed double tee system sheet is no longer applicable and drawings will be updated.

LS100 Typical Tier Lighting Plan

Typical Tier Lighting plan has been revised to reflect the revised dimensions of the footprint and the use of precast prestressed double tee floor system.

C201 Demolition Plan

Demolition limits have been updated per new scope of work.

- Existing parking lot north of the proposed garage access road, associated utilities and roadway improvements to Birch Road / Las Olas Circle are noted to remain.
- Facilities for the dock security buildings are noted to remain

C401 Pavement Marking Plan

Signage and pavement markings revised per the new limits of work.