

# LAS OLAS BOULEVARD CORRIDOR IMPROVEMENTS PROJECT

CITY COMMISSION - BRAB WORKSHOP  
MAY 11, 2016





## 60% DESIGN - LAS OLAS BLVD. CORRIDOR PROJECT

RECOMMENDED DESIGN

PROBABLE COST

## 60% DESIGN - FORT LAUDERDALE BEACH STREETSCAPES PROJECT

RECOMMENDED DESIGN

PROBABLE COST

## REVIEW REVISED CRA CIP BUDGETS

COST SAVINGS AND PRIORITIES

## PROJECT ALTERNATIVES AND ASSOCIATED COSTS

LAS OLAS VE OPTIONS

SR A1A VE OPTIONS

DC ALEXANDER PARK

## CONSENSUS ON DESIGN DIRECTION



HISTORIC PROCESS

| HISTORIC PLANNING   | SASAKI MASTER PLAN 2008-2009   | FEASIBILITY STUDIES 2011-2012  | DESIGN CONTRACTS 2013   |
|---|--|--|---|
| <ul style="list-style-type: none"><li>• 1982 Blue Ribbon Panel for City (Beach and Downtown) Redevelopment</li><li>• 1984 - “Best City of Its Size by 1994”</li><li>• 1986 Fort Lauderdale Bond Program</li><li>• 1989 Redevelopment Master Plan</li><li>• ULI Panel 1988 Public Meeting</li><li>• ULI Panel 2002 Public Meeting</li><li>• 2002 - Beach Streetscape Master Plan Public Meetings</li></ul> | <ul style="list-style-type: none"><li>• Oceanside Plaza Option A</li><li>• Enhanced Las Olas Plaza</li><li>• Channel Square / Water Taxi</li><li>• Almond Avenue Streetscape</li><li>• D.C. Alexander Park</li><li>• Las Olas Parking Structure</li><li>• Sunset Point</li><li>• Sebastian / Alhambra Site</li><li>• Intracoastal Park</li></ul> | <ul style="list-style-type: none"><li>• Oceanside Plaza</li><li>• Las Olas Beach Plaza</li><li>• Almond Avenue Streetscape</li><li>• A1A Streetscape (West Side)</li><li>• A1A Beachfront Promenade (East Side)</li><li>• Sebastian / Alhambra Site</li><li>• Intracoastal Promenade</li></ul> | <ul style="list-style-type: none"><li>• City Commission Acts to Move Projects Forward</li><li>• RFQ for Las Olas Boulevard Corridor Improvements</li><li>• Develop Photo-Realistic Renderings</li><li>• Preliminary Permit Outreach Meetings</li><li>• Public Outreach Consensus Building</li><li>• Progress Meetings with Staff / CRA / Beach Redevelopment Advisory Board / City Commission</li><li>• Refine Concept Plans &amp; Renderings</li><li>• Coordination with City CMRC</li></ul> |

CONSENSUS BUILDING

|   |   |  |   |
|---|---|--|---|
| <ul style="list-style-type: none"><li>• Public meetings held during the Blue Ribbon Panel, ULI Panel, and Beach Streetscape Master Plan</li></ul> | <ul style="list-style-type: none"><li>• (4) Public Meetings</li></ul> | <ul style="list-style-type: none"><li>• May 7, 2012<br/>BRAB Public Meeting - Preliminary Design Concepts</li><li>• June 18, 2012<br/>BRAB Public Meeting - Feasibility of Concepts</li><li>• July 16, 2012<br/>BRAB Public Meeting - Concept Refinement</li></ul> | <ul style="list-style-type: none"><li>• August / September 2013<br/>City Commission Workshop</li><li>• October 1, 2013<br/>Newspaper Article Regarding Workshop</li></ul> |
|---|---|--|---|

# PROCESS: LAS OLAS BOULEVARD CORRIDOR IMPROVEMENTS



## PHASE ONE 2014

STAGE 1

RECONNAISSANCE / UNDERSTANDING / OUTREACH

- Project Mobilization & Kickoff Meeting
- Review Existing Data
- Collect Additional Data
- Site Opportunities & Constraints
- Project Programming
- Public Information / Public Outreach
- Progress Meetings with Staff / CRA / Beach Redevelopment Advisory Board / City Commission

STAGE 2

CONCEPTUAL DESIGN / OUTREACH / PROGRAMMING

- Develop Conceptual Plans
- Develop Preliminary Budget
- Develop Photo-Realistic Renderings
- Preliminary Permit Outreach Meetings
- Public Outreach / Consensus Building
- Progress Meetings with Staff / CRA / Beach Redevelopment Advisory Board / City Commission
- Refine Concept Plans & Renderings
- Coordination with City CMRC

STAGE 3

SCHEMATIC DESIGN / DRC DRAWINGS / OUTREACH

- Develop Schematic Plans (DRC Drawings)
- Develop Preliminary Budget
- Develop Photo-Realistic Renderings
- Preliminary Permit Outreach Meetings
- Public Outreach / Consensus Building
- Progress Meetings with Staff / CRA / Beach Redevelopment Advisory Board / City Commission
- Refine Concept Plans & Renderings
- Coordination with City CMRC

## PHASE TWO 2015

DETAILED DESIGN

- Design Development and Final Construction Documents (60% / 90% / 100% Plans)
- Engineering Permits
- Public Meeting Updates
- Project Administration / Coordination with City Staff
- Sustainability
- Refine Concept Plans & Renderings
- Coordination with City CMRC
- Construction Cost Estimates

## CONSENSUS BUILDING

- July 14, 2014 - Stage One Deliverable
- April 8, 2014 - BRAB Special Meeting
- August 19, 2014 / CAM #14-0940  
Stage 1 Deliverable attached to CAM
- October 7, 2014 / CAM #14-1188  
BRAB recommends Las Olas Parking Garages

- October 27, 2014  
Stage Two Deliverable
- (2) Commission Meetings  
October 27, 2014  
November 10, 2014
- December 2, 2014 / CAM #14-1288  
Results of Stage Two Deliverable Meeting Discussed

- February 25, 2015 / CAM #15-0289  
Commission Workshop
- June 8, 2015 - Joint presentation to BID/BRAB
- June 11, 2015 - Pre-DRC Drawing Review with City Staff
- September 21, 2015 - City Staff Meeting
- October 12, 2015 / CAM #15-1306  
City Commission / BRAB Workshop
- November 3, 2015 - DRC Submittal
- November 18, 2015 - Central Beach Alliance Presentation
- December 8, 2015  
Meeting with Development Review Committee

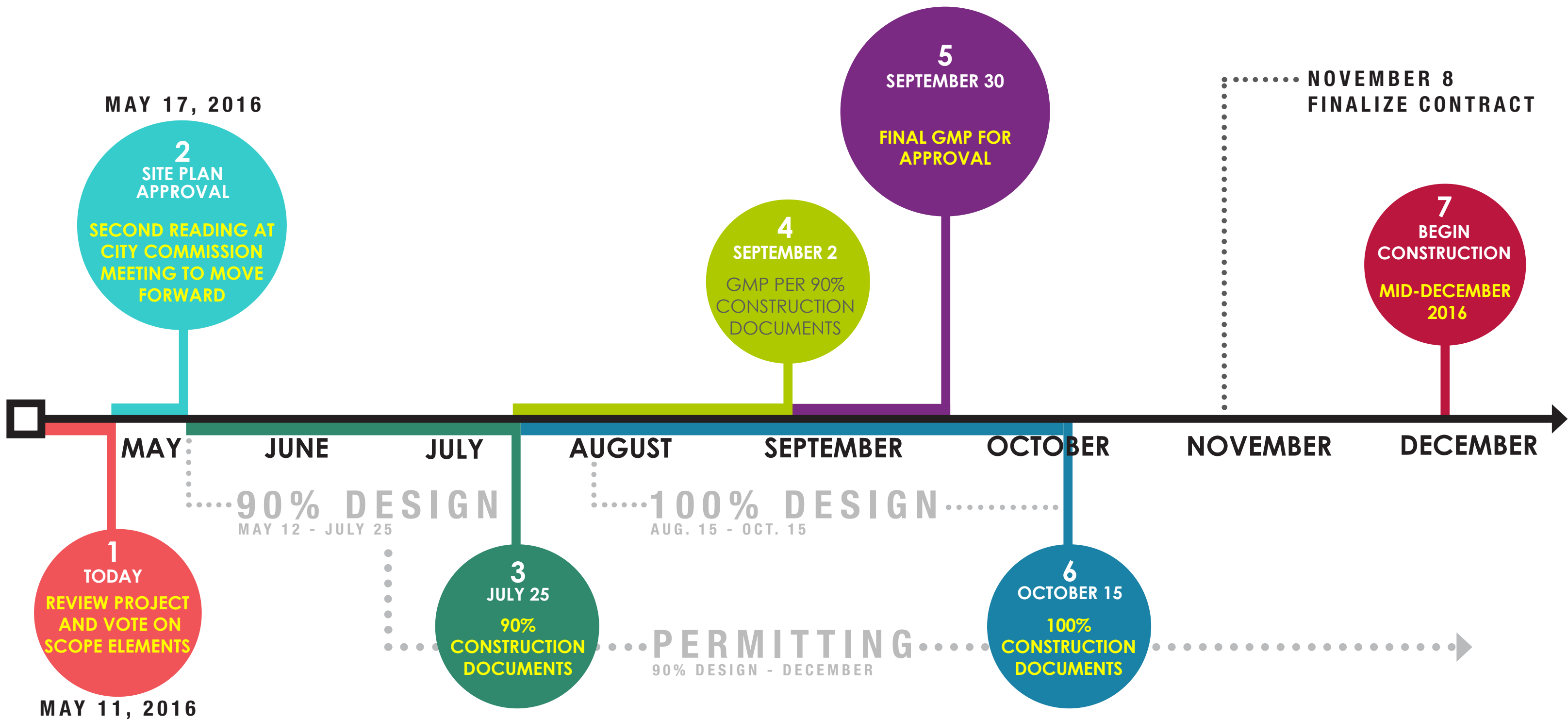
- January 15, 2016 - Public Participation Presentation
- February 17, 2016  
Planning and Zoning Board Hearing
- April 13, 2016 - Commission / BRAB Workshop
- April 19, 2016 - City Commission Meeting  
1st Reading for Site Plan Approval
- May 4, 2016 - Public Information Presentation

\*PUBLIC OUTREACH HAS ALSO INCLUDED MONTHLY / BI-MONTHLY COMMISSION UPDATES FOR THE LIFE OF THE PROJECT

# SCHEDULE AND CRITICAL THRESHOLDS



## 2016 SCHEDULE



STAGE 2: 15% CONCEPTUAL MASTER PLAN



OPTION A



OPTION B



# STAGE 3: 30% SCHEMATIC MASTER PLAN

30% DESIGN SUBMITTED TO DEVELOPMENT REVIEW COMMITTEE AND PLANNING AND ZONING BOARD



## DESIGN DIRECTION FROM CITY

- (1) GARAGE NORTH OF LAS OLAS BRIDGE
- PROVIDE FLEXIBLE GREEN SPACE IN OTHER INTRACOASTAL LOTS
- WAVE PATTERN CONCEPT

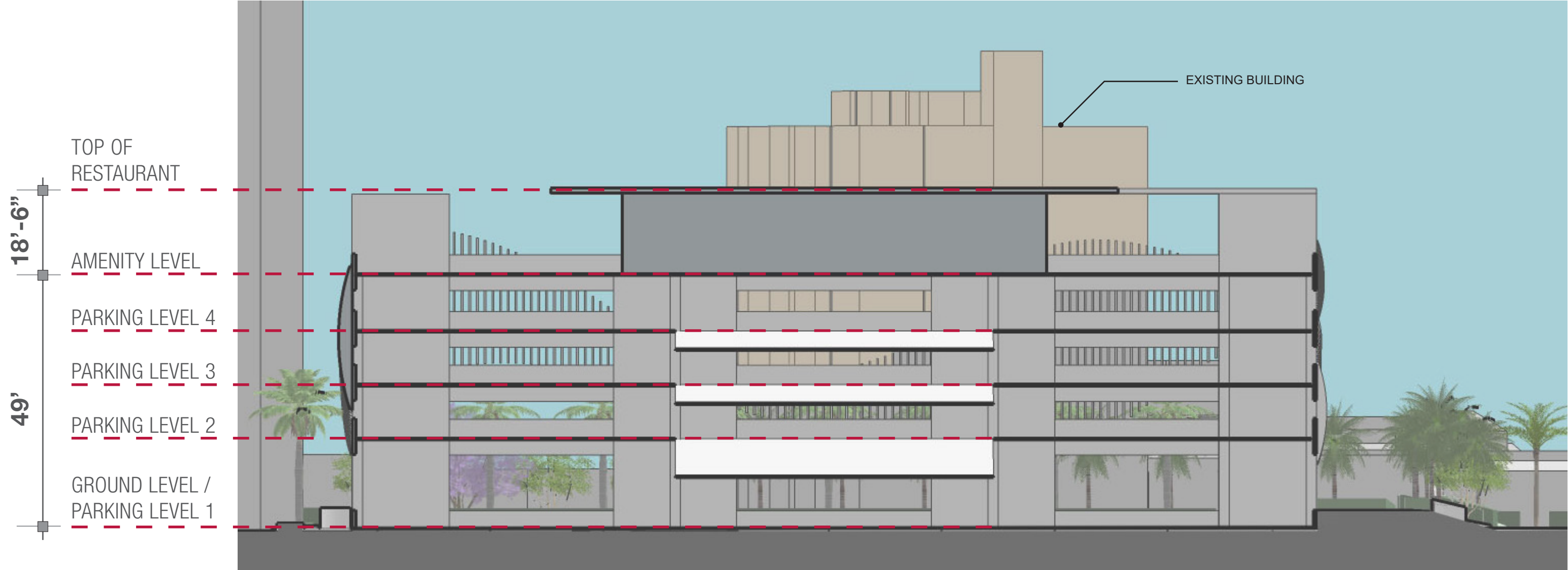


0' 50' 100'

0' 100' 200'



30% DESIGN - PARKING GARAGE  
SECTION



PARKING STRUCTURE: 4 LEVELS, 49'  
TOTAL HEIGHT WITH AMENITY DECK: 67'-6"  
PARKING SPACES: 428



SITE AERIAL  
WESTWARD VIEW TOWARD INTRACOASTAL WATERWAY



60% MASTER PLAN  
60% DESIGN





# OCEANFRONT PARK

## ENLARGEMENT



LEGEND:

- ① LAS OLAS BLVD. CURBLESS CONDITION, ASPHALT PAVING
- ② EXTENDED CAFE / RETAIL SPACE
- ③ CHILDREN'S INTERACTIVE WATER FEATURE
- ④ GROVE OF COCONUT PALMS
- ⑤ RESTROOMS AND POLICE SUBSTATION
- ⑥ ARCHITECTURAL SHADE CANOPY
- ⑦ MECHANICAL / EQUIPMENT ROOM
- ⑧ VEHICULAR DROP-OFF LANES
- ⑨ FLEXIBLE EVENT LAWN
- ⑩ DUNE LANDSCAPE AND INTERPRETIVE PATHWAY



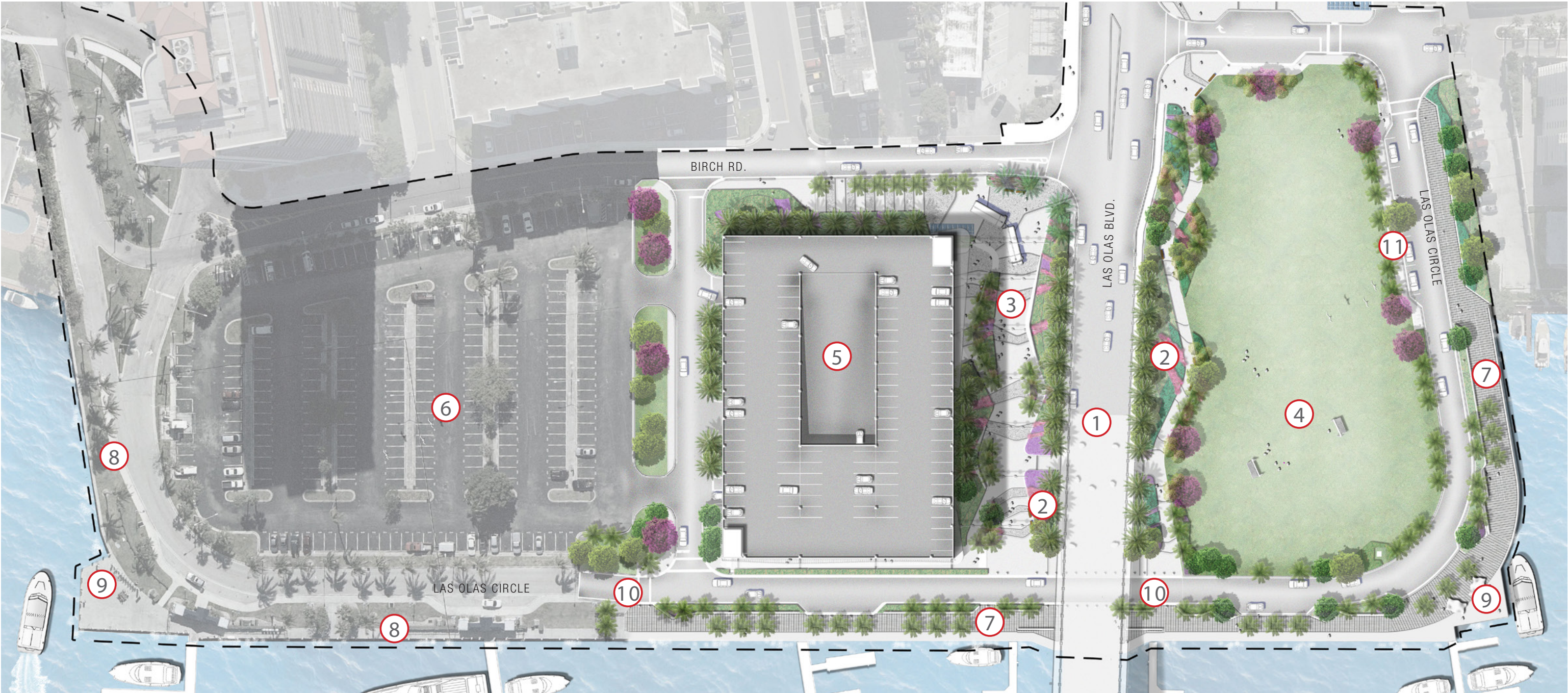
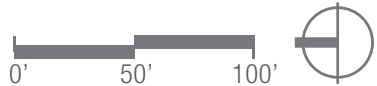
# PARKING GARAGE, SURFACE PARKING AND SOUTH INTRACOASTAL GREENSPACE

## ENLARGEMENT

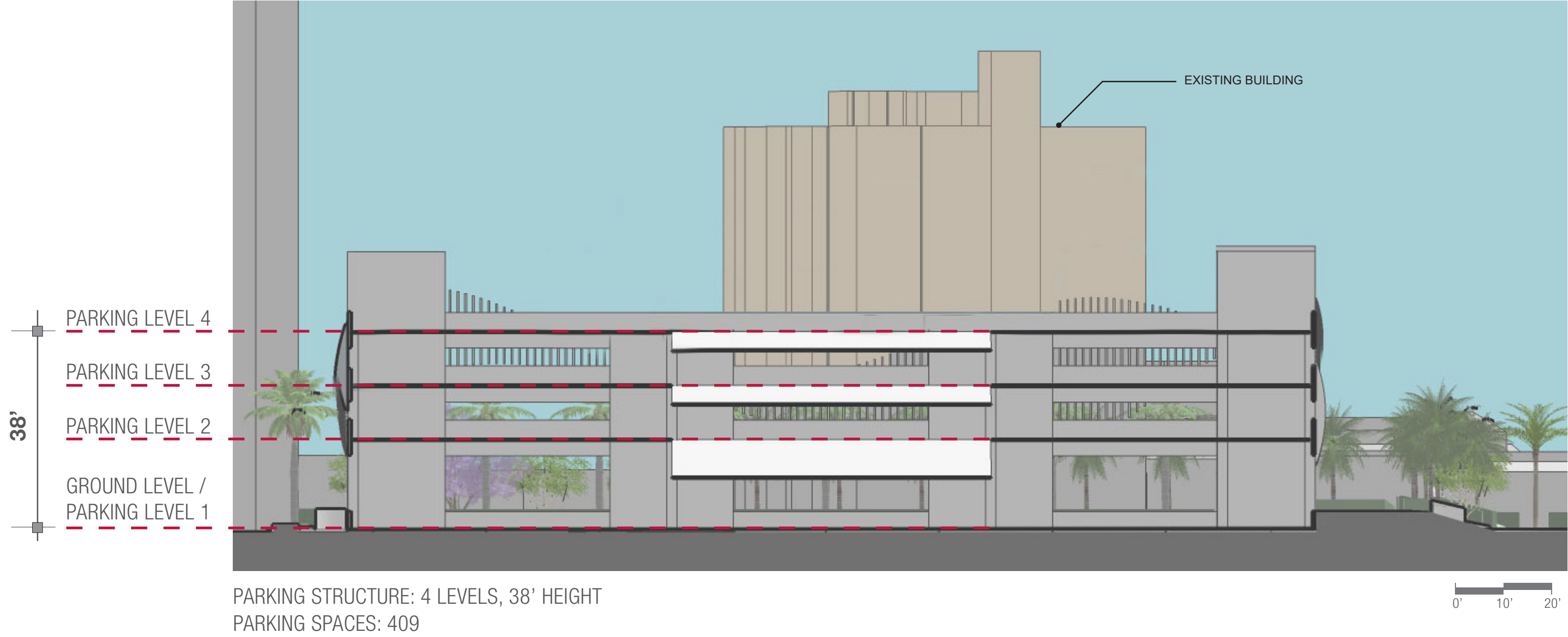


LEGEND:

- |                                    |  |  |
|------------------------------------|--|--|
| ① LAS OLAS BRIDGE                  | ⑤ (409 SPACE) PARKING GARAGE WITH EXPOSED 4th LEVEL PARKING DECK | ⑧ EXISTING MARINA SIDEWALK                           |
| ② LANDSCAPE BUFFER                 | ⑥ EXISTING SURFACE PARKING (241 SPACES)                          | ⑨ WATER TAXI STOP                                    |
| ③ TRAM LANE / DROP-OFF AND PICK-UP | ⑦ IMPROVED PEDESTRIAN PROMENADE                                  | ⑩ LAS OLAS CIRCLE CURBLESS CONDITION, ASPHALT PAVING |
| ④ FLEXIBLE GREEN SPACE             | ⑪ (5) ON-STREET PARKING SPACES                                   |  |



60% DESIGN - PARKING GARAGE  
SECTION



STAGE 3: 30% DESIGN  
AERIAL VIEW TO SOUTHWEST



STAGE 3: 30% DESIGN  
AERIAL VIEW TO NORTH



# GARAGE VALUE ENGINEERED RECOMMENDATION

## NO AMENITY DECK, EXPOSED PARKING, AND ALTERNATIVE GARAGE WRAP



# GARAGE VALUE ENGINEERED RECOMMENDATION

## NO AMENITY DECK, EXPOSED PARKING, AND ALTERNATIVE GARAGE WRAP



GARAGE ALTERNATIVE #1  
AMENITY DECK, COVERED PARKING, AND SIMPLIFY GARAGE WRAP









GARAGE ALTERNATIVE #1  
AMENITY DECK, COVERED PARKING, AND SIMPLIFY GARAGE WRAP



# LAS OLAS BOULEVARD CORRIDOR 60% PLANS COST ESTIMATE



## COST ESTIMATE KEY

-  OCEANFRONT PLAZA  
\$14,322,287
-  FESTIVAL STREET (LAS OLAS BLVD.)  
\$904,098
-  NORTH INTRACOASTAL LOT  
\$2,806,755
-  GARAGE  
\$23,310,754
-  SOUTH INTRACOASTAL LOT  
\$3,988,582
-  NORTH AND SOUTH PARK SIDEWALKS  
\$73,667

**TOTAL ESTIMATE: \$45,406,143**



# FORT LAUDERDALE BEACH STREETSCAPES

## 1. SAFETY AND FUNCTION

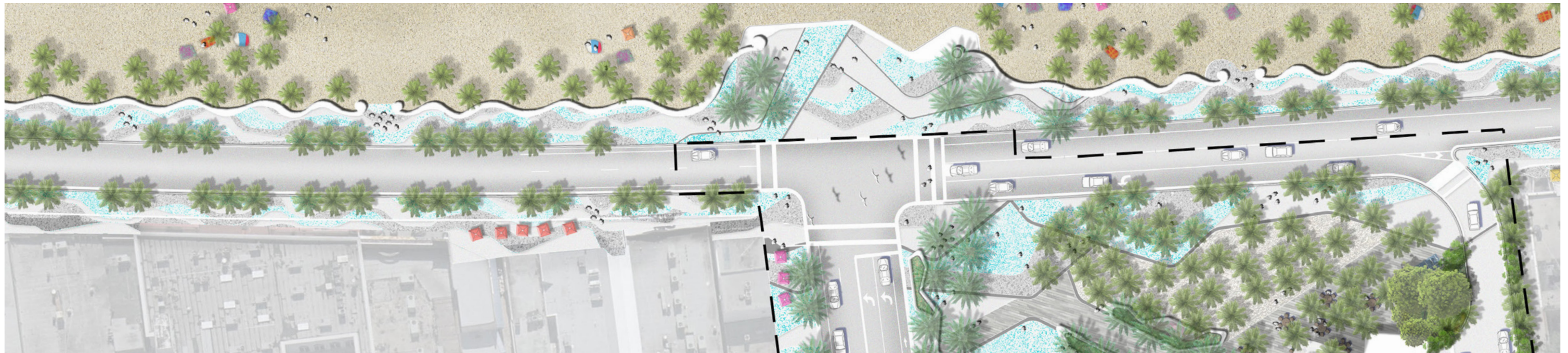
- LIGHTING IMPROVEMENTS TO THE WEST SIDE OF A1A AND RELAMP LIGHTS ON THE EAST
- DELINEATE THE CAFE ZONE ON THE WEST SIDE OF A1A

## 2. STAY TRUE TO THE BEACH MASTER PLAN

- RELOCATE COCONUT PALMS TO THE BACK OF CURB

## 3. AESTHETICALLY COMPLEMENT THE BRAND OF THE BEACH

- HARDSCAPE IMPROVEMENTS AND SITE FEATURES



NOT TO SCALE





 SR-A1A STREETSCAPE (EAST & WEST SIDES)

VALUE ENGINEERING TARGET REDUCTION OF +/- \$4 MILLION

NOT TO SCALE 

# CRA CIP BUDGET AND PROJECT VALUE ENGINEERING OPTIONS

# PROPOSED BEACH CRA CIP PROGRAM



## CRA CIP FUNDS

|  |            |
|--|------------|
| UNCOMMITTED CRA CIP FUND                                     | 41,328,353 |
| CRA CIP REVENUES FY2017 - FY2020 PROJECTED AT 5.6% INCREMENT | 26,547,487 |
| PROPOSED CRA PROJECT CLOSE-OUTS                              | 2,952,747  |
| CRA CIP AVAILABLE FUNDS                                      | 70,828,587 |

## PROPOSED CRA CIP PROJECT BUDGETS

| Project # | Project Title  | CRA CIP FUND | PARKING BOND | TOTAL      |
|-----------|--|--------------|--------------|------------|
| P10648    | RENOVATED AQUATICS CENTER (REDUCED SCOPE)<br>DESIGN, CONSTRUCTION, AND CONSTRUCTION MGMT | 17,000,000   | -            | 17,000,000 |
| P11900    | LAS OLAS BLVD CORRIDOR IMPROVEMENTS<br>CONSTRUCTION                                      | 30,000,000   | 13,000,000   | 43,000,000 |
| P11681    | SR A1A CORRIDOR IMPROVEMENT (REDUCED SCOPE)<br>CONSTRUCTION                              | 6,800,000    | -            | 6,800,000  |
|           | PROPOSED CRA CIP PROJECT RESERVE   | 3,000,000    |              |            |
|           | TOTAL PROPOSED CRA CIP PROJECT BUDGET  | 56,800,000   |              |            |

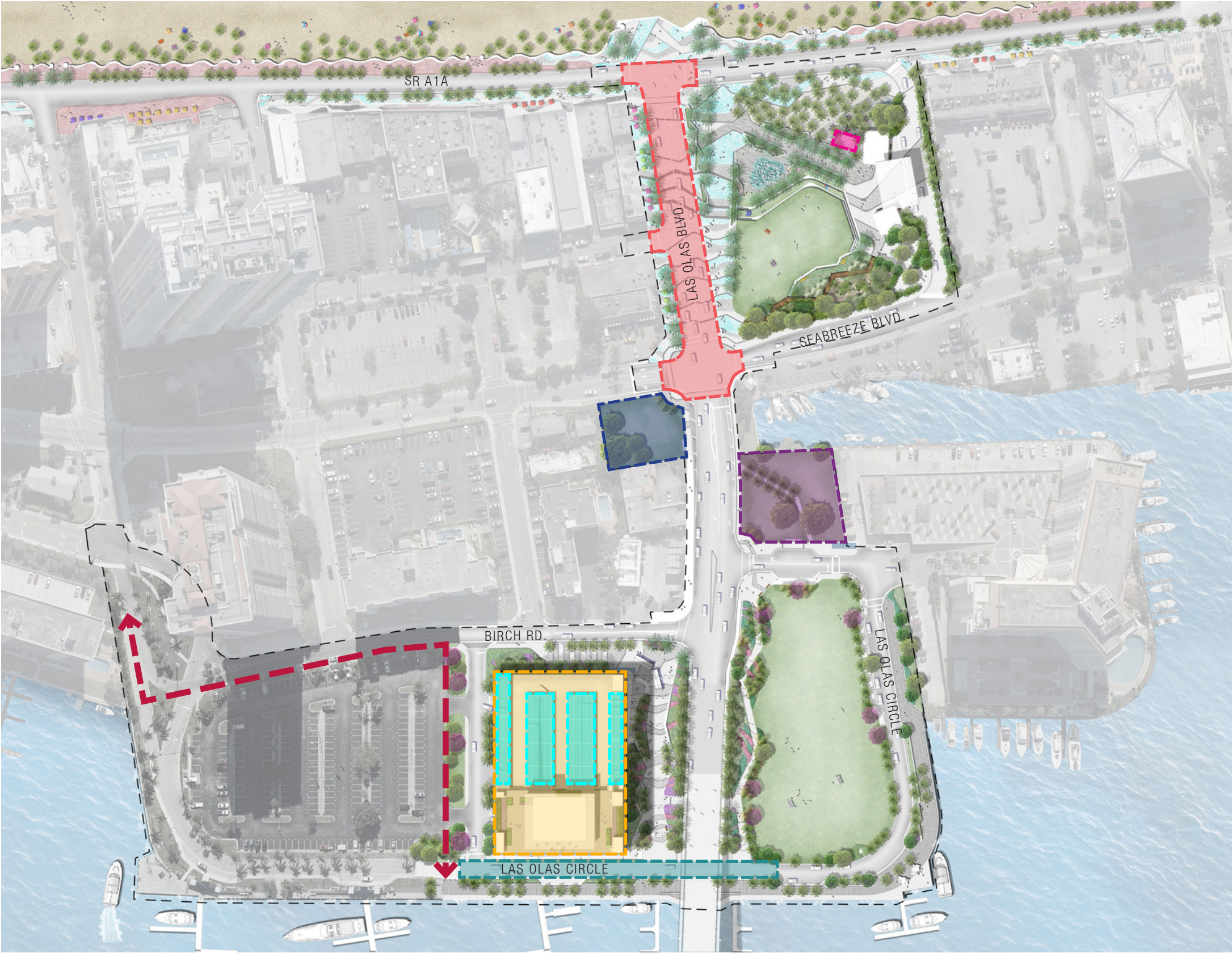
## PROPOSED CRA CIP SCOPE REDUCTION SAVINGS

| Project # | Project Title                               | CRA CIP FUND | PARKING BOND | TOTAL |
|-----------|---|--------------|--------------|-------|
| P10648    | RENOVATED AQUATICS CENTER (REDUCED SCOPE)   | 7,075,840.00 |              |       |
| P11681    | SR A1A CORRIDOR IMPROVEMENT (REDUCED SCOPE) | 4,000,000    |              |       |
|           | TOTAL SCOPE REDUCTION SAVINGS               | 11,075,840   |              |       |

## PROPOSED CRA CIP FUND BALANCE

|  |                               |            |  |  |
|--|-------------------------------|------------|--|--|
|  | SCOPE REDUCTION SAVINGS       | 11,075,840 |  |  |
|  | PROPOSED CRA PROJECT CLOSEOUT | 2,952,747  |  |  |
|  | PROPOSED CRA CIP FUND BALANCE | 14,028,587 |  |  |

# 60% MASTER PLAN - POTENTIAL ENHANCEMENTS



- AMENITY DECK**  
(RESTAURANT, STAIRS, ELEVATORS, AND PLANTING)  
\$3,617,465
- SHADE CANOPIES**  
\$3,363,250
- LAS OLAS BLVD. - CONCRETE PAVING**  
\$457,379
- PEDESTRIAN SHADE CANOPY**  
\$495,478
- LAS OLAS CIRCLE - CONCRETE PAVING**  
\$421,370
- NORTH POCKET PARK**  
\$272,599
- SOUTH POCKET PARK**  
\$249,464
- NORTH INTRACOASTAL PROMENADE**  
(TO BE RESERVED IF MARINA GOES FORWARD)  
\$2,750,000



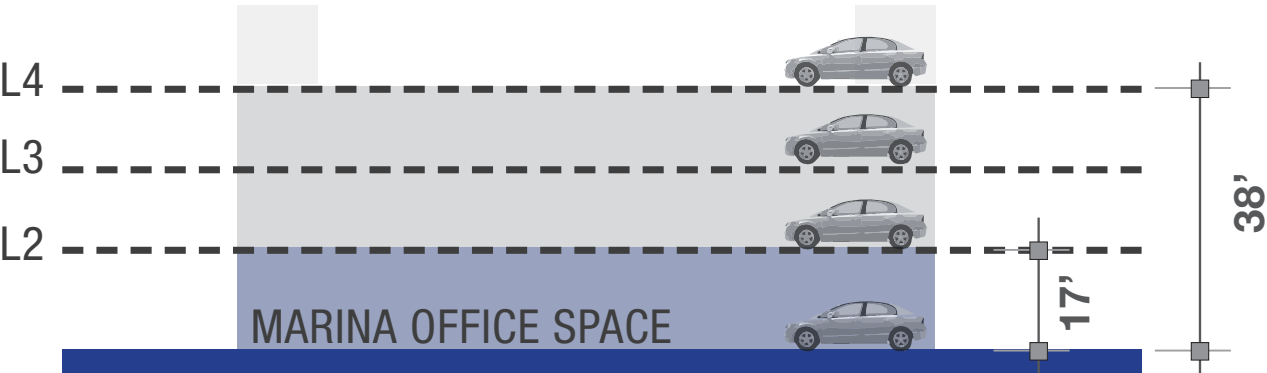
# 60% MASTER PLAN - INCLUDING ALL ENHANCEMENTS



60% GARAGE RECOMMENDATION  
SECTION DIAGRAMS



PROPOSED RECOMMENDATION



**HEIGHT:** 38'-0"  
**NUMBER OF SPACES:** 423  
**COST:** \$23,310,754

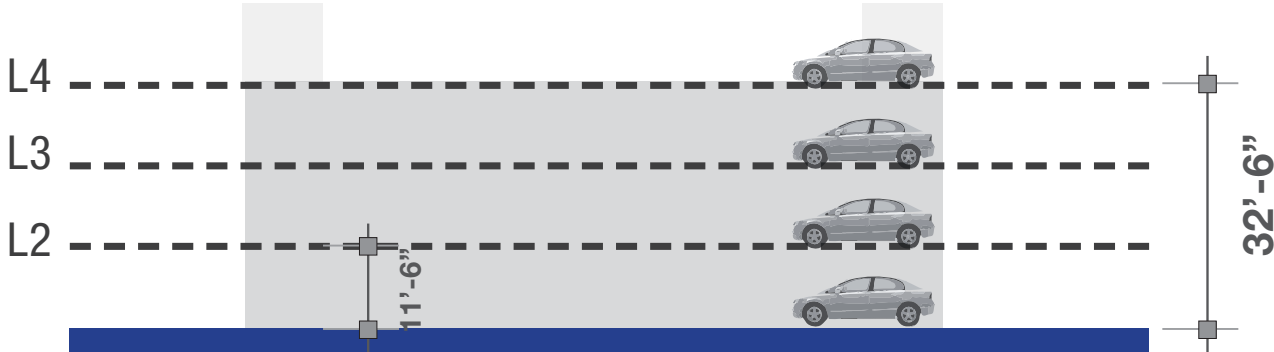
GARAGE WITH AMENITY DECK



**HEIGHT:** 49'-0"  
**HEIGHT WITH AMENITY:** 67'-6"  
**NUMBER OF SPACES:** 409  
**COST:** INCREASE OF \$3,617,465

60% GARAGE ALTERNATIVES  
SECTION DIAGRAMS (RELOCATED MARINA OFFICE)

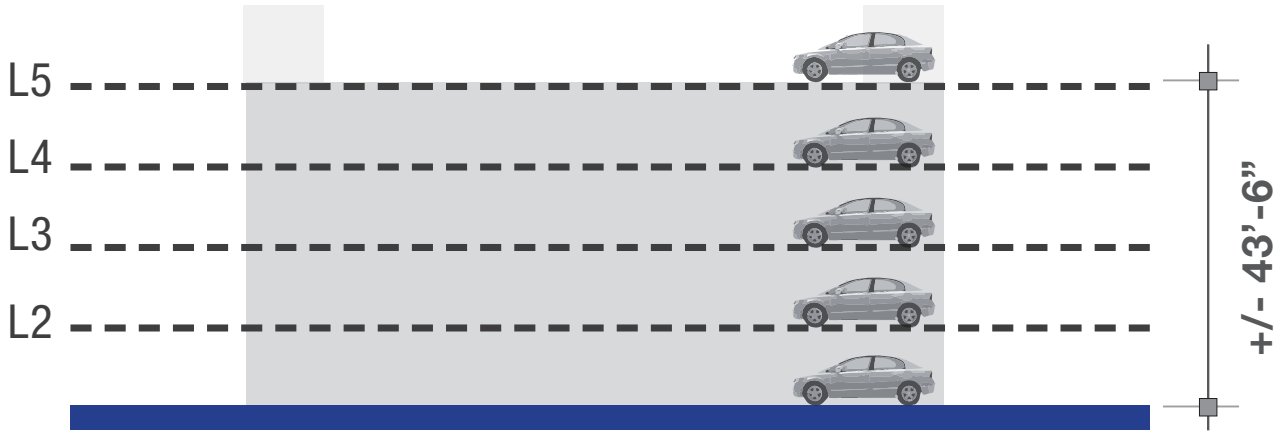
ALTERNATE A.



**HEIGHT:** 32'-6"  
**NUMBER OF SPACES:** +/- 525  
**COST:** APPROX \$8.3 MILLION

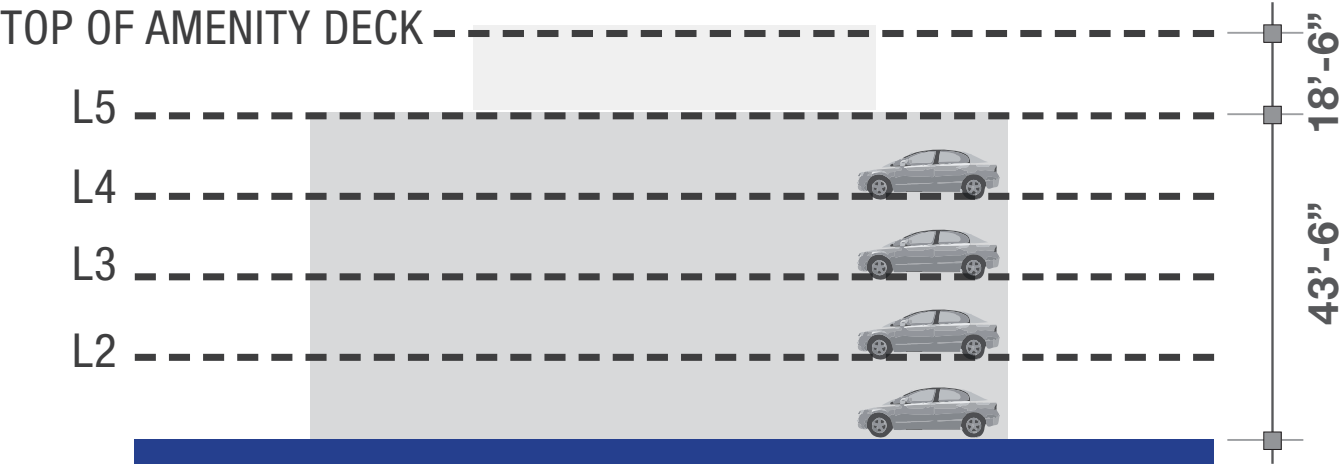
\*STAND ALONE MARINA OFFICE

ALTERNATE B. (ADD LEVEL OF UNCOVERED PARKING)



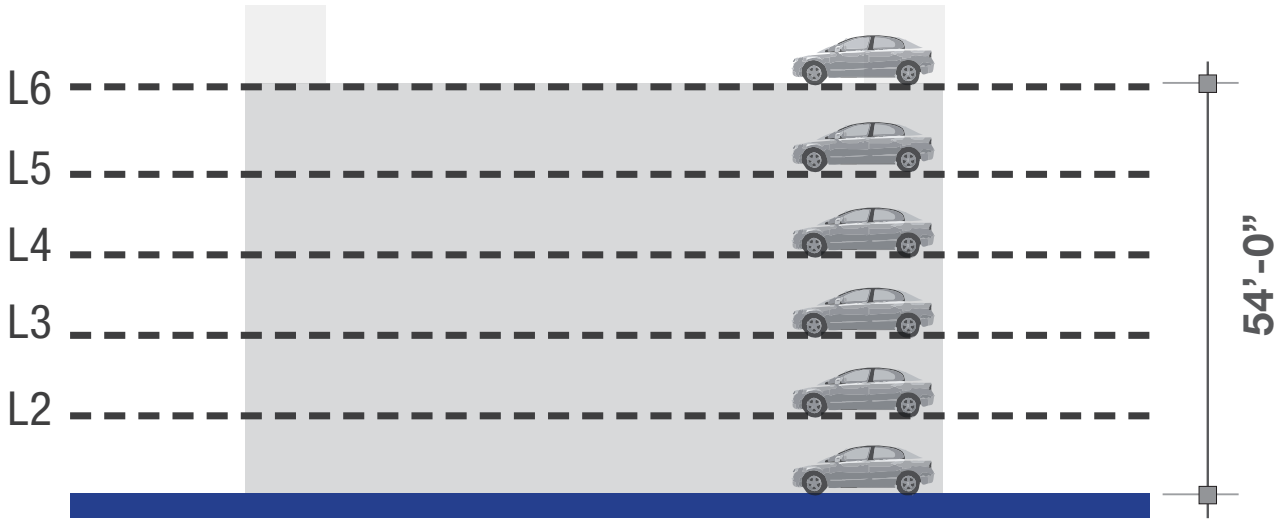
**HEIGHT:** 43'-6"  
**NUMBER OF SPACES:** +/- 670  
**COST:** INCREASE FROM ALTERNATE A.

ALTERNATE C. (ADD AMENITY)



**HEIGHT:** 43'-6"  
**HEIGHT WITH AMENITY:** 62'-0"  
**NUMBER OF SPACES:** +/- 525  
**COST:** INCREASE FROM ALTERNATE B.

ALTERNATE D. (ADD TWO LEVELS OF UNCOVERED PARKING)



**HEIGHT:** 54'-0"  
**NUMBER OF SPACES:** +/- 815  
**COST:** INCREASE FROM ALTERNATE C.

## 1. SAFETY AND FUNCTION

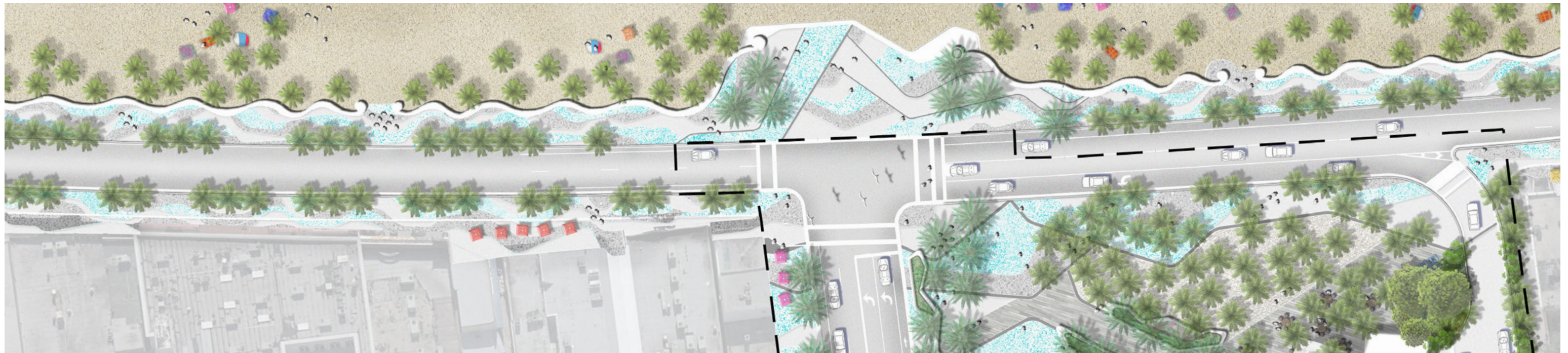
- LIGHTING IMPROVEMENTS TO THE WEST SIDE OF A1A AND RELAMP LIGHTS ON THE EAST
- DELINEATE THE CAFE ZONE ON THE WEST SIDE OF A1A

## 2. STAY TRUE TO THE BEACH MASTER PLAN

- RELOCATE COCONUT PALMS TO THE BACK OF CURB

## 3. AESTHETICALLY COMPLEMENT THE BRAND OF THE BEACH

- HARDSCAPE IMPROVEMENTS AND SITE FEATURES



NOT TO SCALE

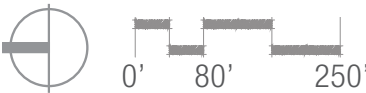


# FORT LAUDERDALE BEACH STREETSCAPES SR-A1A

## ALTERNATIVE 1



Kimley»Horn



### LEGEND

 **WAVE PATTERN HARDSCAPE**

 **EXISTING PAVERS TO REMAIN**

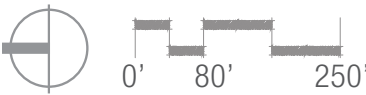
**TOTAL COST: \$5.8 MILLION**

# FORT LAUDERDALE BEACH STREETSCAPES SR-A1A

## ALTERNATIVE 2



Kimley»Horn



### LEGEND

-  **WAVE PATTERN HARDSCAPE**
-  **EXISTING PAVERS TO REMAIN**
-  **NEW RED PAVERS**

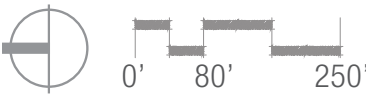
**TOTAL COST: \$7.1 MILLION**

# FORT LAUDERDALE BEACH STREETSCAPES SR-A1A

## ALTERNATIVE 3



Kimley»Horn



### LEGEND

-  **WAVE PATTERN HARDSCAPE**
-  **EXISTING PAVERS TO REMAIN**
-  **NEW RED PAVERS**

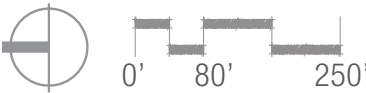
**TOTAL COST: \$6.8 MILLION**

# FORT LAUDERDALE BEACH STREETSCAPES SR-A1A

## ALTERNATIVE 4



Kimley»Horn



### LEGEND

-  **WAVE PATTERN HARDSCAPE**
-  **EXISTING PAVERS TO REMAIN**
-  **NEW RED PAVERS**

**TOTAL COST: \$6.6 MILLION**

# DC ALEXANDER PARK AND AQUATIC CENTER

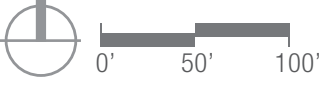
## 15% CONCEPTUAL PLANS



OPTION A



OPTION B





QUESTIONS