

Central Beach Public Workshop

March 29, 2016



Workshop Agenda

- 5:45 PM Sign-in and Light Refreshments
- 6:00 PM Welcome and Project Overview
- 6:15 PM Presentation
- 6:45 PM Table Exercises
- 7:45 PM Table Reports
- 8:15 PM Next Steps and Adjourn

Introduction

Project Team

City of Fort Lauderdale:

*Urban Design and Planning
Transportation and Mobility*

Consultant:

Redevelopment Management Associates (RMA)



Project History

- 2009 Sasaki Master Plan Report
- CRA Public Realm Improvements
- 2015 RFP Issued for Master Plan Update and Text amendments to LDRs

Project Scope

- Master Plan Update
 - Set clear building and streetscape design standards for future development
- LDRs
 - Streamline the code and improve predictability of the development process and outcome
- North Beach Village
 - Public realm survey
 - Impacts of sea level rise
 - Potential streetscape improvements
- Public Involvement
 - Confirm community preferences

Stakeholder Input



- Numerous stakeholder meetings (February 3 - March 24, 2015)
- Central Beach Alliance
- Development Community
- Beach Redevelopment Advisory Board
- City Commission
 - Individual meetings
 - 2015 development workshops provided policy input on guiding future growth throughout City including Central Beach
- City Staff
 - Sustainable Development
 - Transportation and Mobility
 - Public Works - Engineering / Sustainability

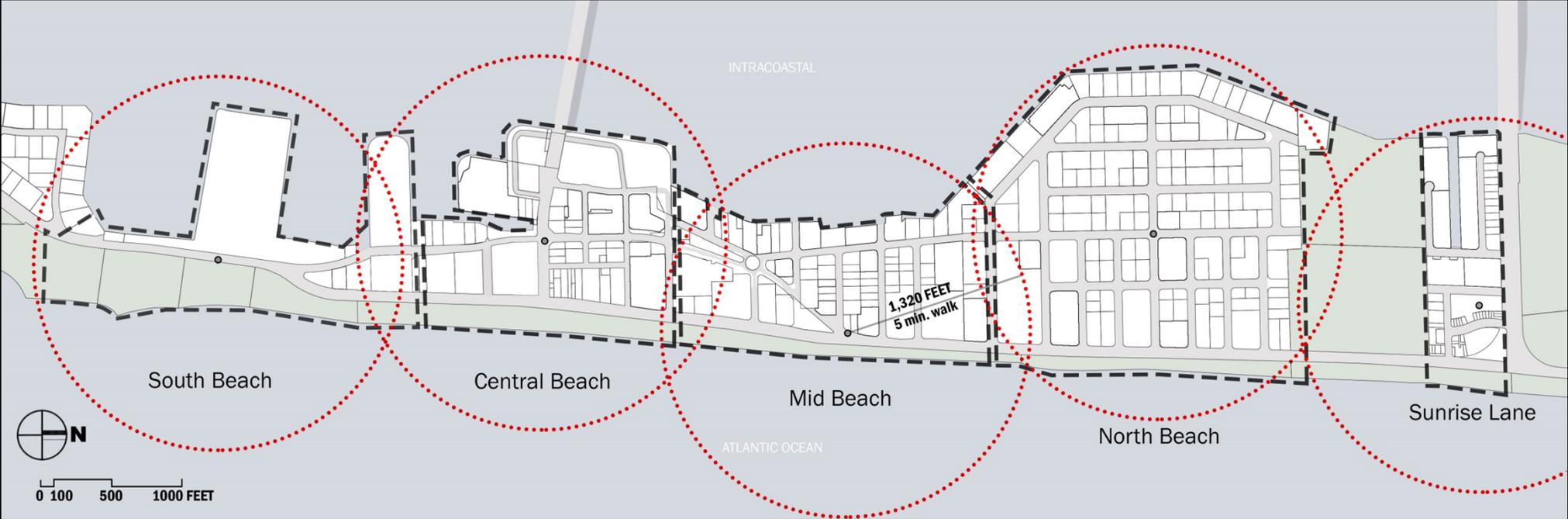
Presentation Outline

- Study Area
- Vision
- Land Use and Zoning Analysis
- Sustainability and Resiliency
- Urban Design and Streetscape Analysis
- Next Steps

Study Area



Central Beach Character Areas

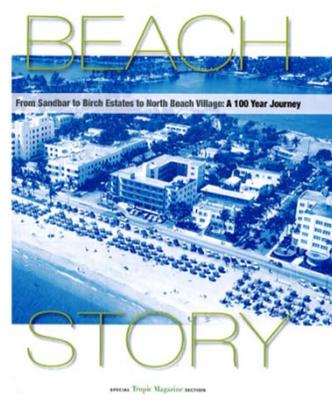
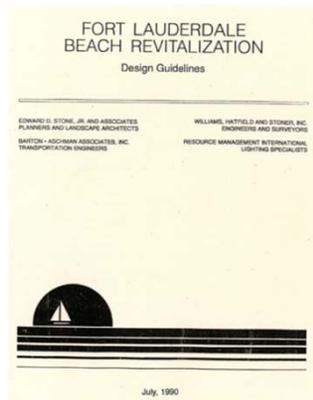


Central Beach Zoning Districts



Vision

- Previous efforts / Central Beach Master Plan (2009)
- Fast Forward Fort Lauderdale – 2035 Vision Plan
- Press Play Fort Lauderdale Strategic Plan 2018



City of Fort Lauderdale



Beach Streetscape Master Plan

Final Master Plan Report

November 5, 2002

Prepared By:



and



DRAFT
11.30.09



Central Beach Master Plan Goals and Objectives (2009)

1. Enhance connectivity to create a continuous Central Beach experience
2. Expand opportunities for pedestrians to experience the active edge of the Intracoastal waterway
3. Create a symbolic center/gathering place at Las Olas Boulevard and mark the other entries to Central Beach
4. Create a variety of usable public spaces for daily use as well as special events and performances.
5. Make streets more pedestrian oriented with attractive shaded sidewalks with cafes, restaurants, and shop
6. Create places for families and children
7. Preserve and enhance the architectural resources of the Central Beach
8. Promote a mix of uses and a mix of users
9. Establish a comprehensive identity and way finding system



Fort Lauderdale Plans

Fast Forward- 2035 Vision Plan
(long-term)



Press Play- 2018 Strategic Plan
(short-term)



Beach CRA Public Realm Projects

- \$70 million public improvement projects for the Central Beach CRA allocated in 2011



Public parking facilities and parks

Recent Developments



Under Construction

Residential Units - 204
 Hotel Rooms - 181
 Retail Square Ft. - 2,365

Approved

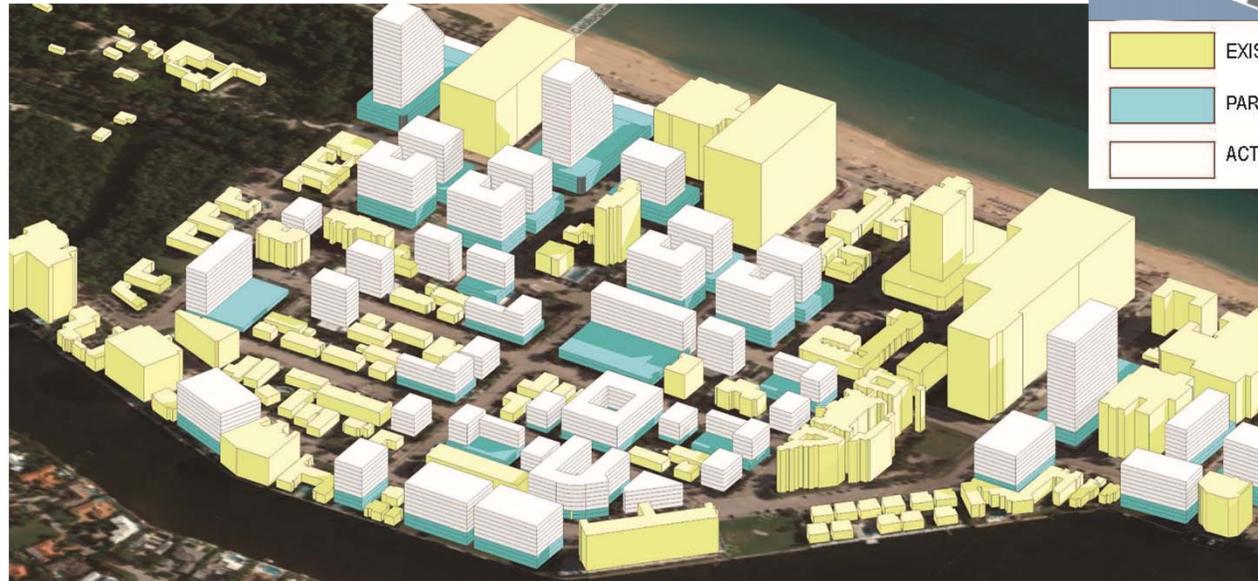
Residential Units - 344
 Hotel Rooms - 638
 Retail Square Ft. - 5,040

In Review

Residential Units - 625
 Hotel Rooms - 411
 Retail Square Ft. - 50,248
 Office Square Ft. - 44,725

Land Use and Zoning Analysis

- Comprehensive Plan Limitations
- Capacity Analysis
- Zoning Analysis



Active Building Facades



Undesired

- Vehicular use areas dominate the public realm
- No habitable space along the ground floor
- No eyes on the street
- Inconsistent landscaping along street edge



Desired

- Active uses such as storefronts and sidewalk cafés along the ground floor
- Continuous street trees along street edge
- Public, semi public and private spaces are clearly defined
- Maintains full visual and physical accessibility

Parking Garages

Poor Design Decisions

- Exposed Ramps
- View of parked vehicles from street
- Skin of garage is designed to imitate habitable space (fake windows, doors)

Good Design Principles

- Garages should fit in with overall composition of building in terms of scale, materials, colors etc.
- Architectural treatment is compatible but clearly distinct from habitable space



Poor

Good



Key Questions:

- Which key development standards need to be addressed in order to promote compatible development and create more certainty for neighbors and development community?
- Should building setbacks be standardized and if yes, what should new development be expected to provide in return?
- Should active uses at street level, podium step backs and parking garage treatments be required throughout the Central Beach?
- How important is it to maintain historic resources and what methods should be pursued to ensure their long-term success?
- Should existing and future development address resiliency in preparation of future increase in sea level rise?

Sustainability and Resiliency

Climate Change

- Global Issue
- 2015 Southeast Florida Regional Climate Leadership Summit
- Ft Lauderdale Adaptation Action Areas

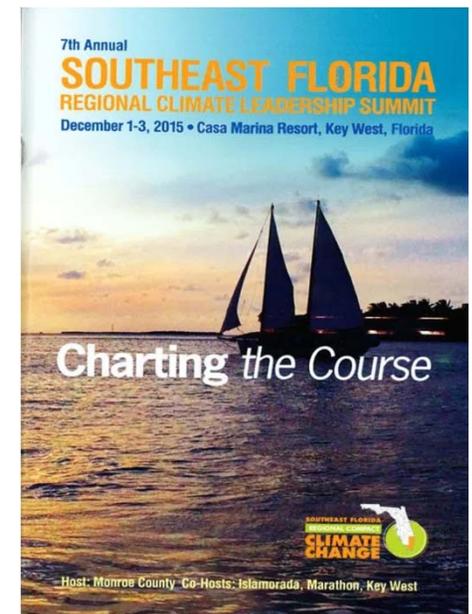


A Region Responds to a Changing Climate

Southeast Florida Regional Climate Change Compact Counties

Regional Climate Action Plan

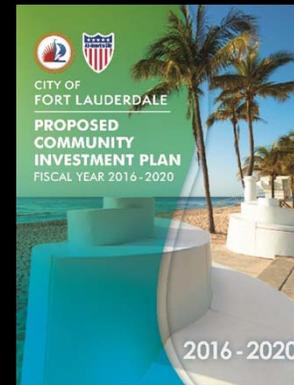
October 2012



Adaptation Action Areas

County and City policies supporting the adaptation of the North Beach area include:

- Priority area for flood resiliency and green infrastructure improvements
- Encouraging green construction and storm water management
- Requiring higher elevations for streets and higher finished floor elevations for new development
- Increasing pervious area with flood and salt tolerant landscaping



Adaptation Action Areas

Fort Lauderdale, FL



FAU

National
Endowment
for the Arts
arts.gov

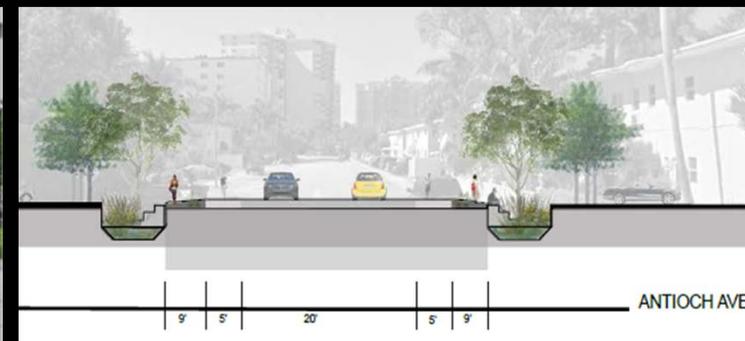
Landscaping and Tree Canopy

- Tree canopy coverage
 - Central Beach Area- 9.7% (2014)
 - City's 2018 Press Play Strategic Plan goal- 23.6%
- Saltwater tolerant landscaping should be considered in the Central Beach area.



NEA Grant: Botanizing North Beach Village

- Design stormwater gardens as public art in the North Beach Village area.
- Coordinated with future streetscape improvements.
- FAU School of Architecture will provide the City with design
- Added tree canopy, traffic calming and reduced heat island effect.

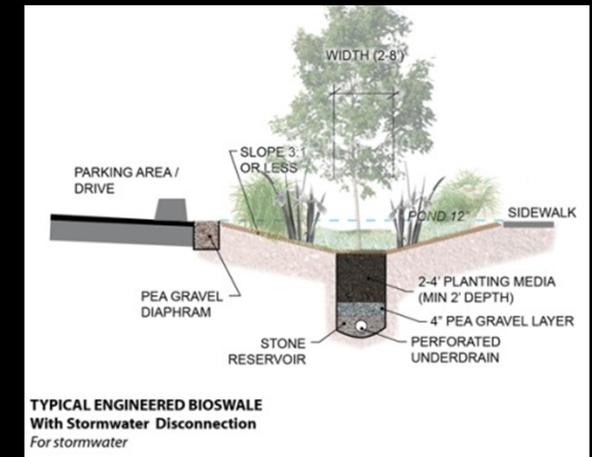


Adaptation Action Areas

Fort Lauderdale, FL

NOAA Florida Sea Grant

- Hydrological assessment and modeling of North Beach Village
- Assessment of *Green Infrastructure* and *Low Impact Development* technologies
- Development of *ADaPT*, an adaptation plan for North Beach Village
 - Coastal Resiliency
 - Urban Design Manual
 - Public Engagement



FAU



Urban Design & Streetscape Analysis

- Enhance connectivity throughout the Beach
- Enhance and provide access to public open spaces and waterfront
- Balance needs of pedestrians, bicycles and vehicles
- Provide a safe, comfortable, shaded and connected environment for pedestrians
 - Address existing back-out parking / Reduce pedestrian conflicts
 - Reduce curb cuts and curb radii at intersections
 - Reduce speeds around corners
- Address excess asphalt with landscape treatments and drainage improvements



Open Space Analysis



- Established a system of interconnected greenways and open spaces
- Analyzed potential for pedestrian connections between the Intracoastal Waterway and beach
- Analyzed potential for pedestrian access along Intracoastal Waterway



Transportation and Parking

Goal:

Improve mobility and accessibility throughout the Central Beach to encourage alternate modes of transportation

Strategies:

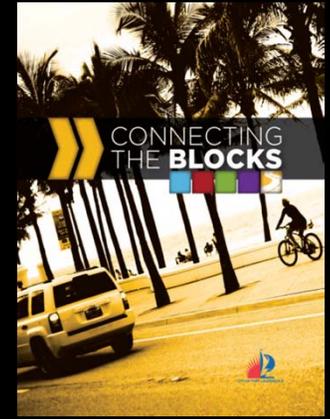
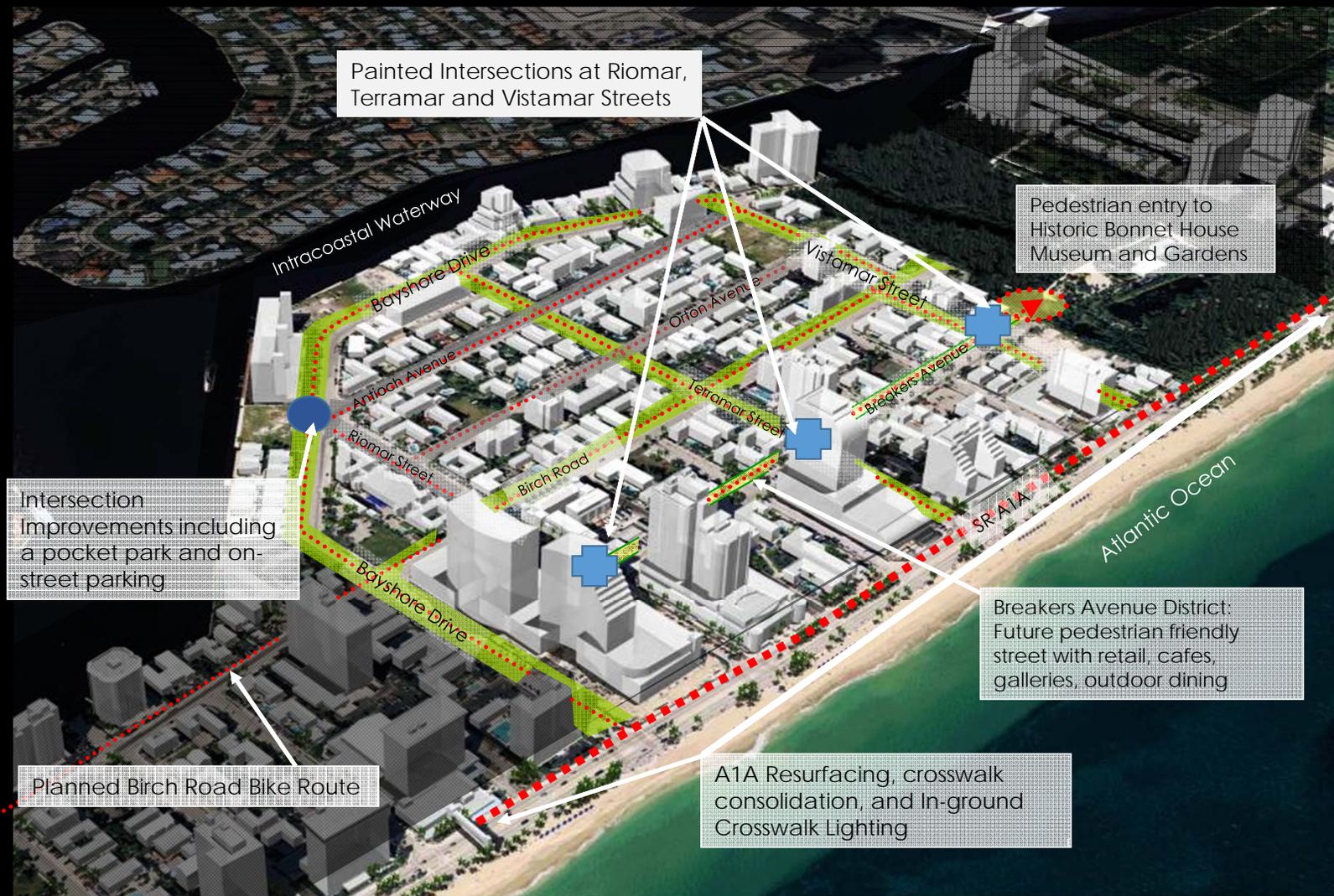
- Safer pedestrian ways
- Reduce traffic speed and pedestrian conflicts
- Improve pedestrian and bicycle connections between Intracoastal and Beach
- Improve North/South Connections
- Additional water taxi stops



Transportation and Street Network



Planned Street Improvements

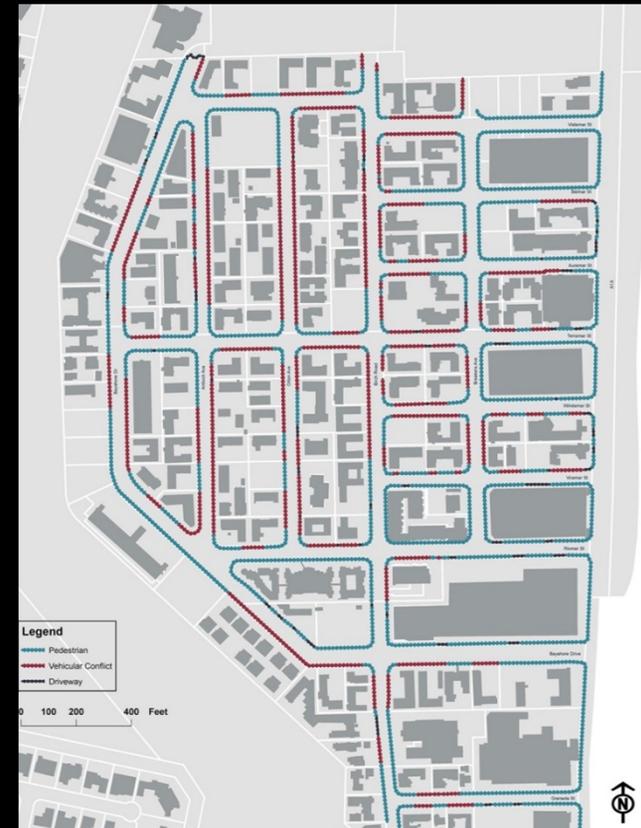


North Beach Village Street Conditions

Existing Sidewalk Conditions
(Red demonstrates poor conditions)



Existing pedestrian/vehicular conflicts
(Red demonstrates conflicts)



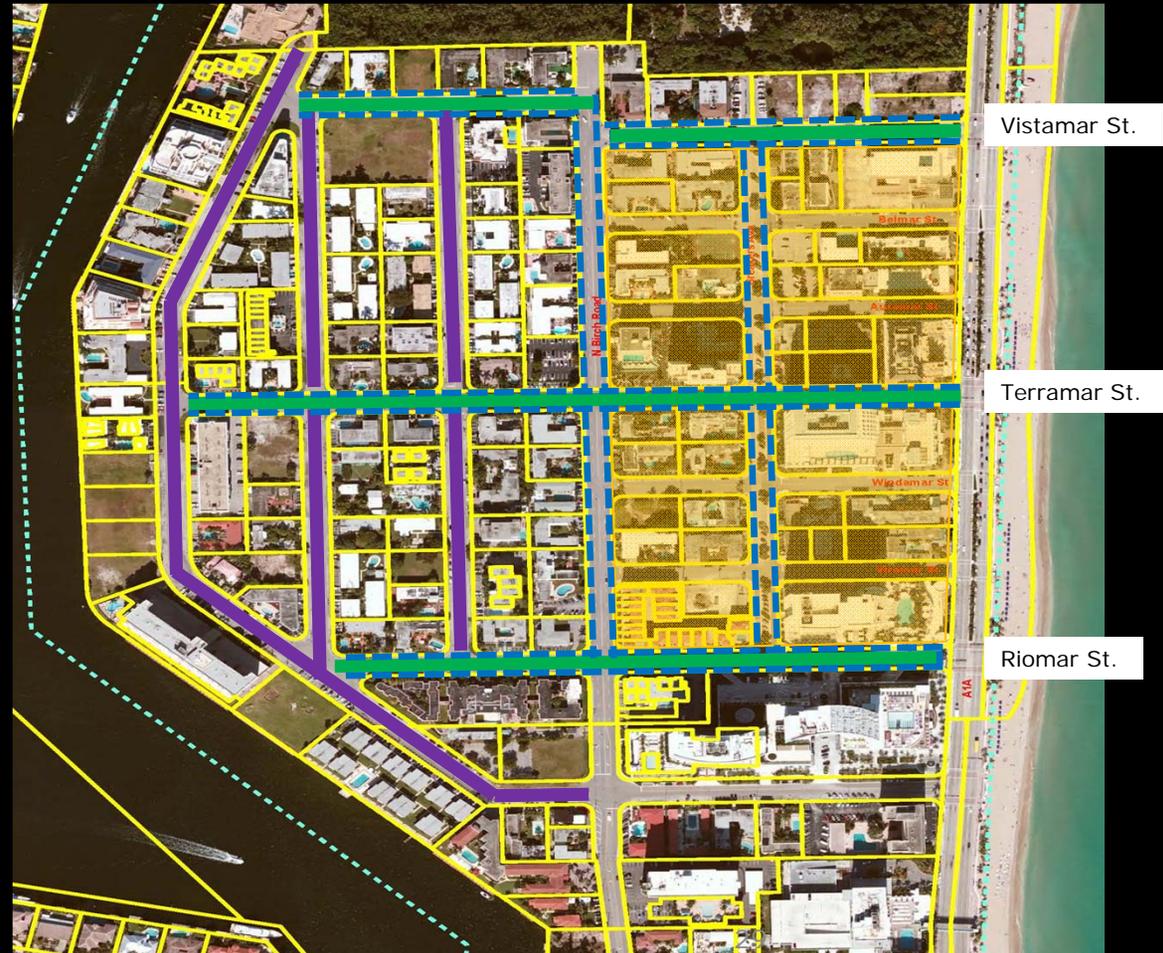
Streetscape Potential

Goal: Improve options for overall mobility and connectivity

1. *Safer pedestrian ways*
2. *Reduce traffic speed and pedestrian conflicts*
3. *Improved Pedestrian connections between Intracoastal and Beach*
4. *Improve North/South Connections*

Proposed Strategy:

- Remove central parking bay on Vistamar and Riomar Streets;
- Build central green along Terramar, Vistamar and Riomar Streets
- Replace parking in targeted streets.
- Parking becomes localized as certain sites potentially redevelop
- Neighborhood Street improvements



Menu of Complete Street Improvements



Bike lanes /
Parallel parking



Wide Sidewalks /
Shade Trees



Crosswalks



Lighting



Roundabouts



Rain Gardens



Median Improvements



Intersection Bulb-outs



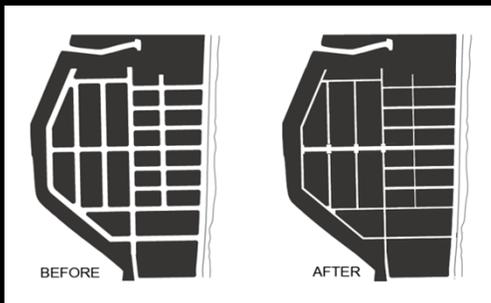
Paint Treatments /
Visually reduce asphalt

Complete Streets - Pavement Reduction Strategies

Incorporate landscape islands between parking areas and repurpose existing asphalt area by narrowing vehicle lanes and adding bicycle lanes

Benefits:

- Visually reduce width of road to slow traffic
- Increase tree canopy/shade
- Decrease runoff and pollution
- Decrease heat island effect



Complete Streets - Pedestrian Improvements

Phasing Options

Introduce Intersection Bulb-outs at key locations

Benefits:

- Reduces crossing distance for pedestrians
- Creates visually aesthetic entrances into neighborhood
- Slows cars down
- Provides opportunity for incorporating green areas



Example of higher cost



Example of lower cost



Complete Streets - Bicycle Improvements

Phasing Options

Introduce dedicated bicycle facilities

Benefits:

- Increases safety for bicyclists
- Provides connections for alternative transportation option
- Promotes healthy lifestyle and reduces carbon footprint



Example of short term improvement

Example of long term improvement

Complete Streets - Intersection Improvements

Phasing Options

Utilize special pavement treatments

Benefits:

- Signals pedestrian presence at crossings
- Slows down traffic
- Provides opportunity for incorporation of art and enhances sense of place

Example of
higher cost



Example of
lower cost



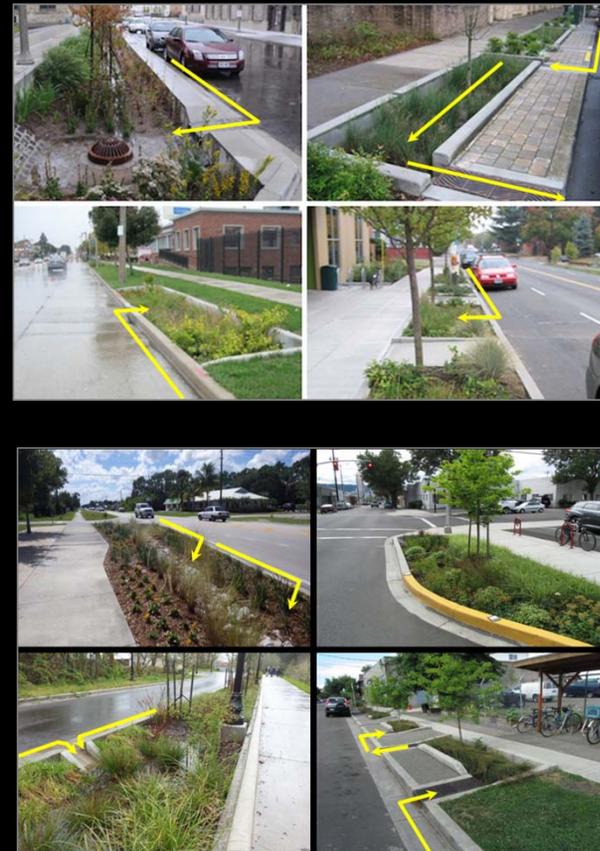
Complete Streets – Green Infrastructure Options

Long term improvements can include:

- Permeable Pavers
- Curb Extensions with infiltration (rain gardens)
- Vegetated Swales

Benefits:

- Reduces asphalt area
- Decreases run-off and pollution
- Enhances the pedestrian environment
- Adds visual and ecological value
- Increases resilience to increased frequency and intensity of precipitation events



Round Table Exercises



Exercise 1: Identify Desired Street Improvements and Locations

Exercise 2: Prioritize Street Improvements

Exercise 3: Identify Potential Amendments to Zoning Regulations

Next Steps

April-July:

Use Workshop Results to finalize:

- Streetscape Improvements
- Zoning Code Changes

Late Summer /Early Fall:

- Second Public Meeting - Present Draft Master Plan
- Adoption Process Begins

***Don't forget to complete your questionnaire!**

Tell your neighbors to complete the questionnaire online!