



Virtual Community Presentation May 20, 2020

Conceptual Improvement Plans for
Marina Parking Lots, Lake Drive Park &
South Lake Drive

Welcome and Introductions



- Purpose of today's meeting is to review updated concepts for improving the safety, security and aesthetics of marina parking lots, the park and street.
- These concepts are the follow-up designs from the first drafts that were presented on February 24, 2020.
- Goal is to provide draft concepts to the Town Council for discussion and direction at their June 2020 meeting, with related feedback from the community.
- Our promise – ensure that whatever is ultimately selected, we will leave the park better than it was when the marina project was started.

Presentation Agenda



- ✓ WELCOME & INTRODUCTIONS
- ✓ PRESENTATION OF IMPROVEMENT ALTERNATIVES
 - Design Concept A
 - Design Concept B
 - Design Concept C
- ✓ NEXT STEPS & CLOSING COMMENTS

Review of Improvement Alternatives



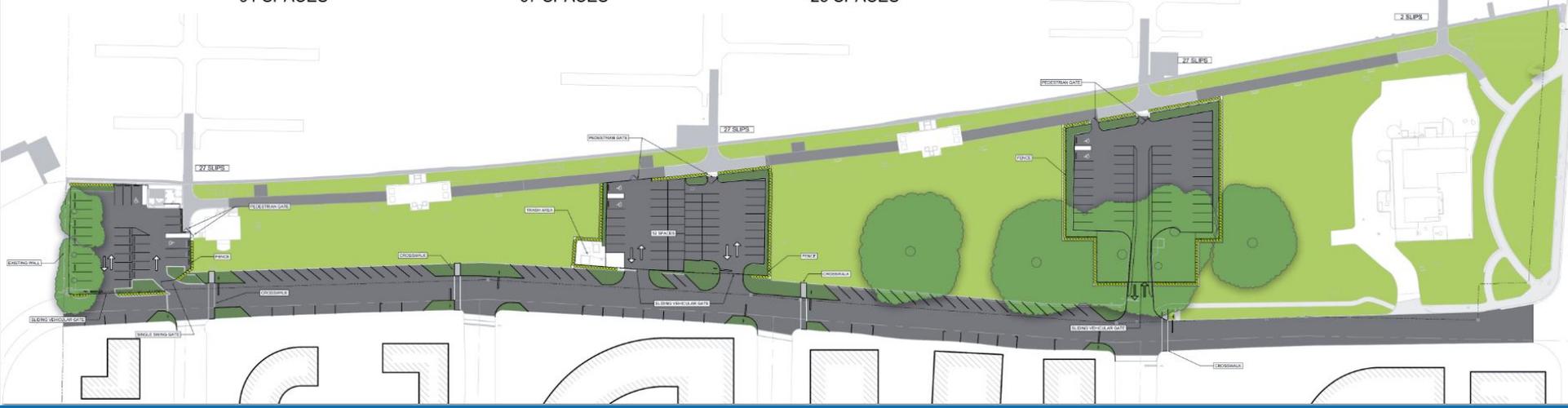
- **Key Guiding Principles for Updated Design Concepts**
 - Protect the Banyans
 - Improved aesthetics
 - No loss of green space
 - Improved access to park and Lake Trail
 - Safer access to park from neighborhood
 - Improved safety and security for both marina patrons and neighborhood residents
 - Consider benefits of angled vs. parallel parking on street
- **Conceptual Designs**
 - Details plans and specs come after concept is approved
 - Landmarks and Town Council approvals required

Overview of Concept A



<u>SITE DATA</u>	<u>EXISTING</u>	<u>PROPOSED</u>	<u>NET CHANGE</u>
GREEN SPACE	158,775 SF	158,775 SF 4,137 SF (SEAWALL) 4,413 SF (CURB EXTENSIONS)	0 SF 4,137 SF 4,413 SF 8,550 SF
PARKING LOTS	126 SPACES	126 SPACES	0 SPACES
S. LAKE DR. PARKING	62 WEST SPACES <u>29 EAST SPACES</u> 91 SPACES	43 WEST SPACES <u>23 EAST SPACES</u> 67 SPACES	-19 SPACES <u>-6 SPACES</u> -25 SPACES

Cost Estimate: \$1,347,000
(final design, construction and 30% contingency)

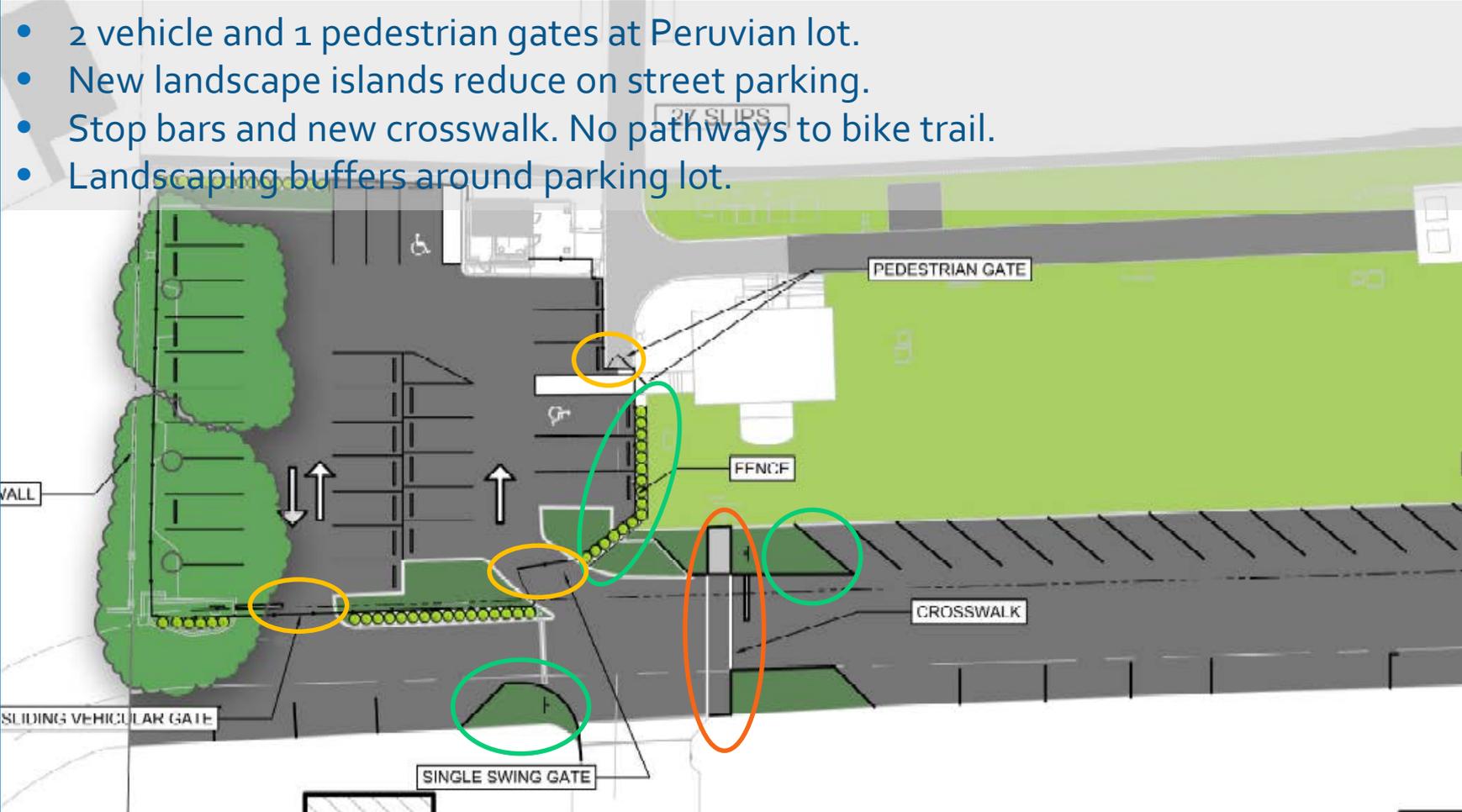


- Marina parking lots: Current 126, Proposed 126 (no change)
- Angled parking remains but reduced by 19 to build landscape islands for safer ingress/egress at parking lot entrances and crosswalks.
- All 3 marina lots fenced and gated with landscaping buffers to soften edges.
- Vehicular and pedestrian gate access to/from marina parking lots. Public will not be able to walk through parking lots to gain access to Lake Trail.
- Three new crosswalks on South Lake Drive.

Segment of Concept A (Peruvian)



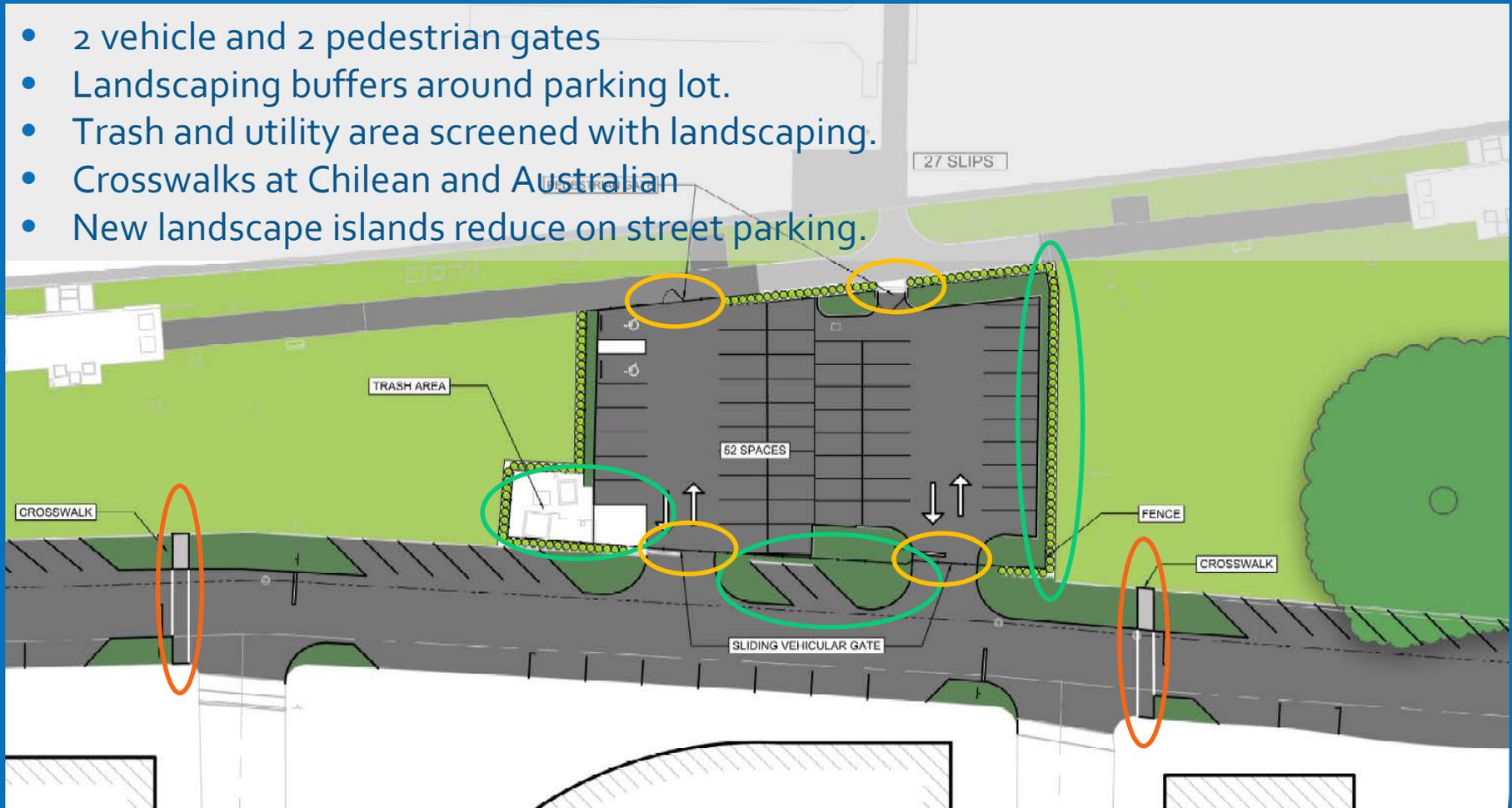
- 2 vehicle and 1 pedestrian gates at Peruvian lot.
- New landscape islands reduce on street parking.
- Stop bars and new crosswalk. No pathways to bike trail.
- Landscaping buffers around parking lot.



Segment of Concept A (Australian)



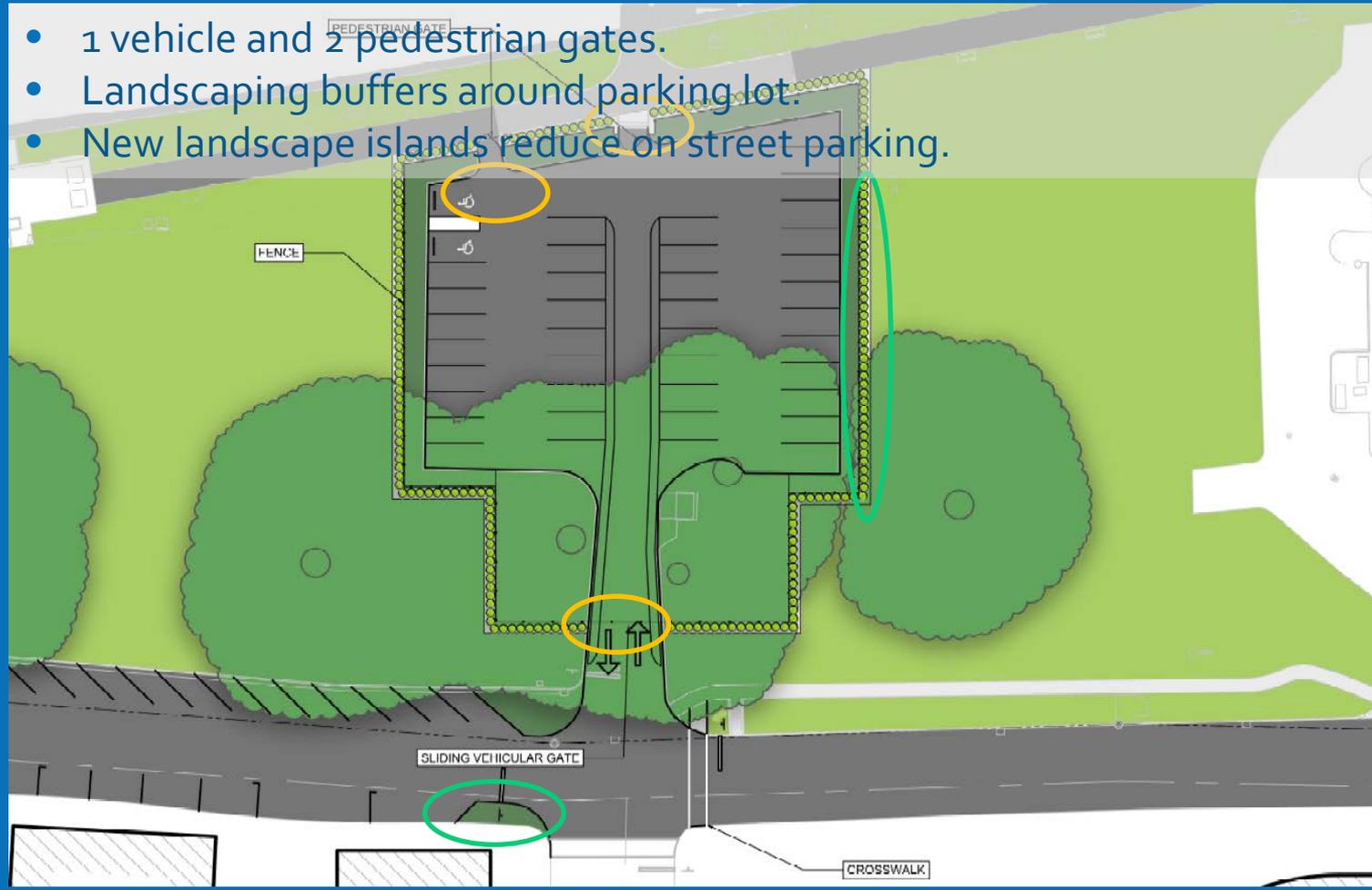
- 2 vehicle and 2 pedestrian gates
- Landscaping buffers around parking lot.
- Trash and utility area screened with landscaping.
- Crosswalks at Chilean and Australian
- New landscape islands reduce on street parking.



Segment of Concept A (Brazilian)



- 1 vehicle and 2 pedestrian gates.
- Landscaping buffers around parking lot.
- New landscape islands reduce on street parking.



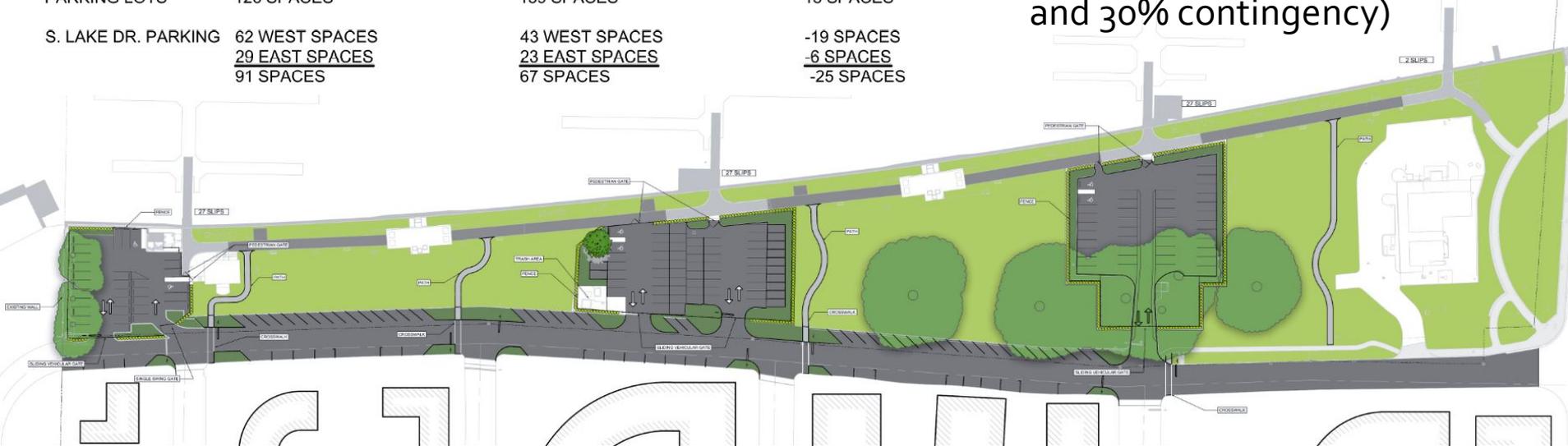
Overview of Concept B



SITE DATA

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>NET CHANGE</u>
GREEN SPACE	158,775 SF	158,775 SF 4,137 SF (SEAWALL) 4,413 SF (CURB EXTENSIONS) -3,350 SF (PATHS) -2,024 SF (PARKING)	0 SF 4,137 SF 4,413 SF -3,350 SF -2,024 SF <u>3,176 SF</u>
PARKING LOTS	126 SPACES	139 SPACES	13 SPACES
S. LAKE DR. PARKING	62 WEST SPACES <u>29 EAST SPACES</u> 91 SPACES	43 WEST SPACES <u>23 EAST SPACES</u> 67 SPACES	-19 SPACES <u>-6 SPACES</u> -25 SPACES

Cost Estimate: \$1,460,000
(final design, construction and 30% contingency)

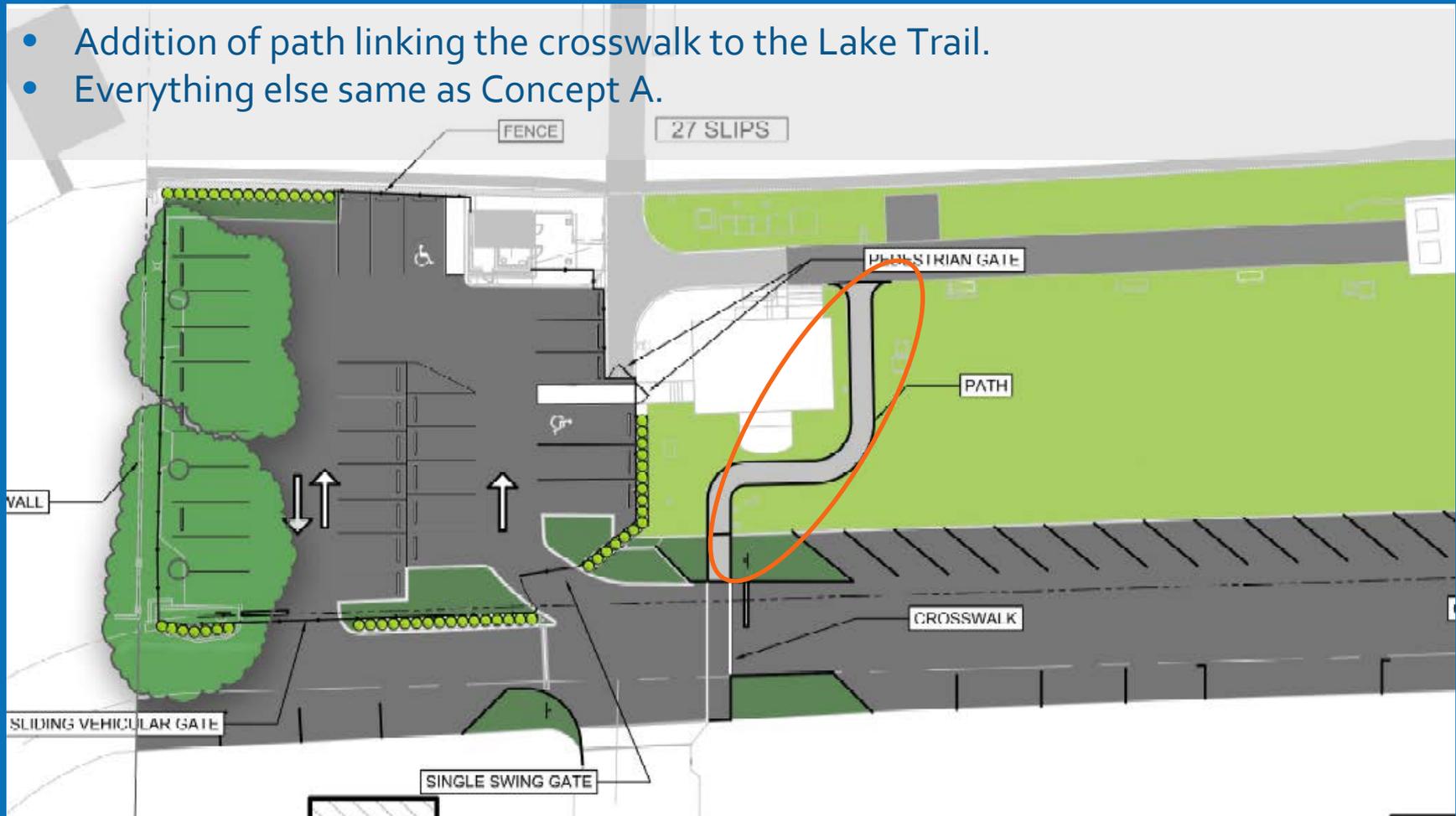


- Marina parking lots: Current 126, Proposed 139 (+13 in Australian).
- Angled parking remains but reduced by 19 to build landscape islands for safer ingress/egress at parking lots and crosswalks.
- All 3 marina lots fenced and gated with landscaping buffers to soften edges.
- Vehicular and pedestrian gate access to/from marina parking lots. Public will not be able to walk through parking lots to gain access to Lake Trail.
- Three new crosswalks on South Lake Drive and four connections to Lake Trail.

Segment of Concept B (Peruvian)



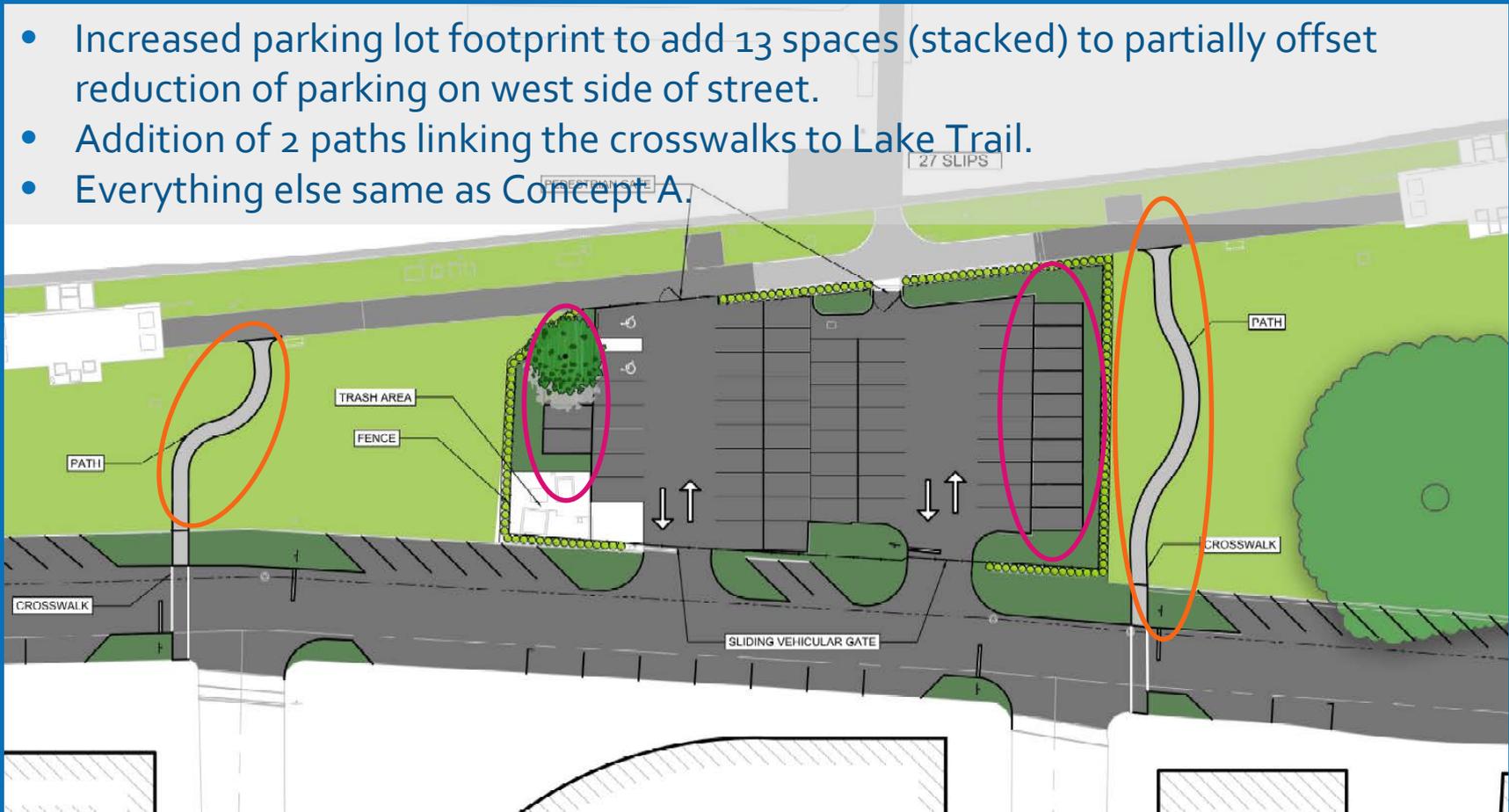
- Addition of path linking the crosswalk to the Lake Trail.
- Everything else same as Concept A.



Segment of Concept B (Australian)



- Increased parking lot footprint to add 13 spaces (stacked) to partially offset reduction of parking on west side of street.
- Addition of 2 paths linking the crosswalks to Lake Trail.
- Everything else same as Concept A.



Segment of Concept B (Brazilian)



- Addition of path linking existing sidewalk to Lake Trail.
- Everything else same as Concept A.



Overview of Concept C



SITE DATA

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>NET CHANGE</u>
GREEN SPACE	158,775 SF	158,775 SF 4,137 SF (SEAWALL) 3,277 SF (CURB EXTENSIONS) -3,350 SF (PATHS) -3,968 SF (PARKING)	0 SF 4,137 SF 3,277 SF -3,350 SF -3,968 SF 96 SF
PARKING LOTS	126 SPACES	151 SPACES	25 SPACES
S. LAKE DR. PARKING	62 WEST SPACES <u>29 EAST SPACES</u> 91 SPACES	33 WEST SPACES <u>23 EAST SPACES</u> 57 SPACES	-29 SPACES <u>-6 SPACES</u> -35 SPACES

Cost Estimate: \$1,666,000
(final design, construction
and 30% contingency)

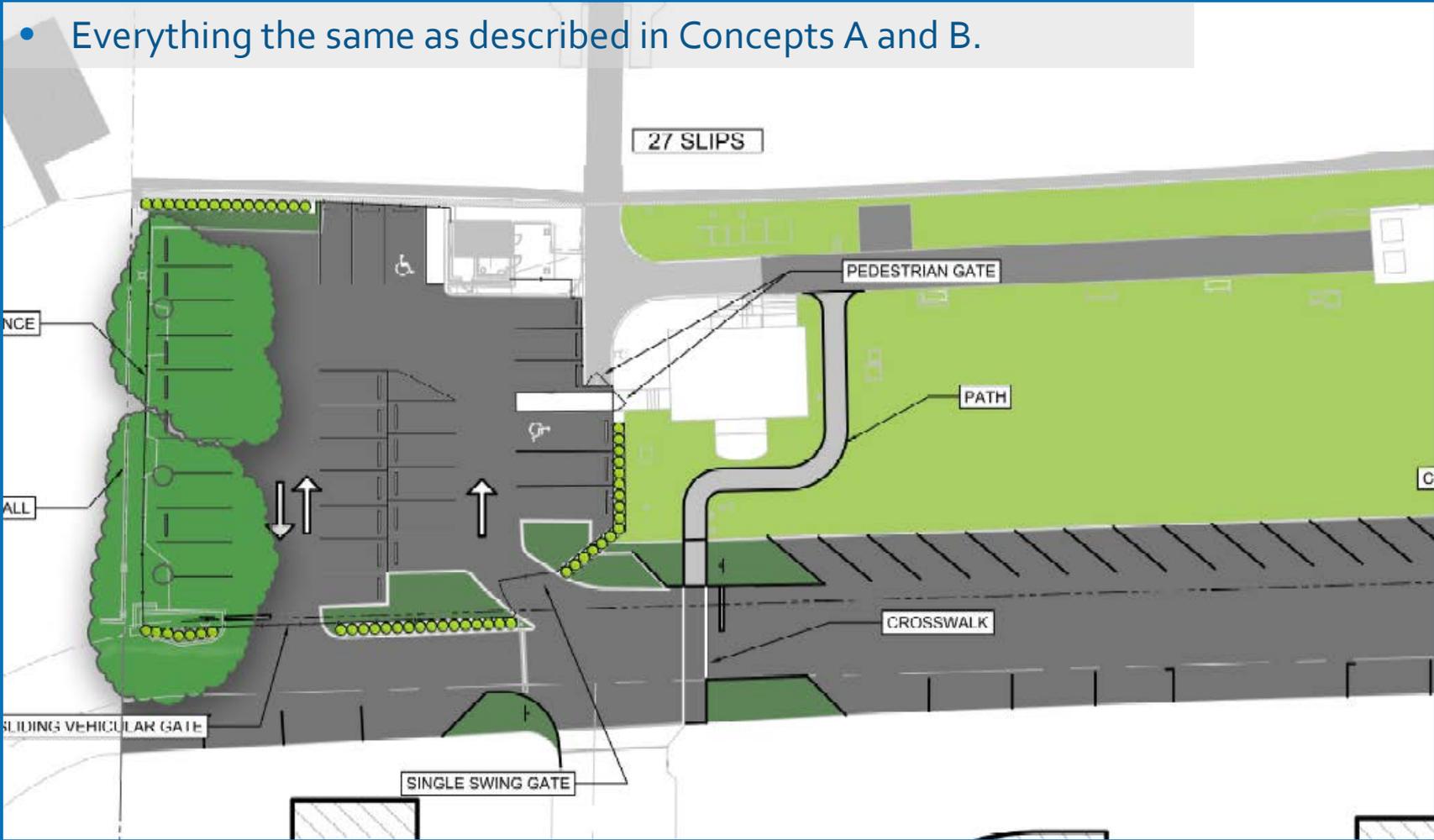


- Marina parking lots: Current 126, Proposed 151 (+13 in Australian, +12 in Brazilian).
- Some angled parking remains but reduced by 29 to build landscape islands at parking lots and crosswalks, adds a sidewalk and converts remaining angled spaces to parallel.
- All 3 marina lots fenced and gated with landscaping buffers to soften edges.
- Vehicular and pedestrian gate access to/from marina parking lots. Public will not be able to walk through parking lots to gain access to Lake Trail.
- Three new crosswalks on South Lake Drive, which connect to Lake Trail.

Segment of Concept C (Peruvian)



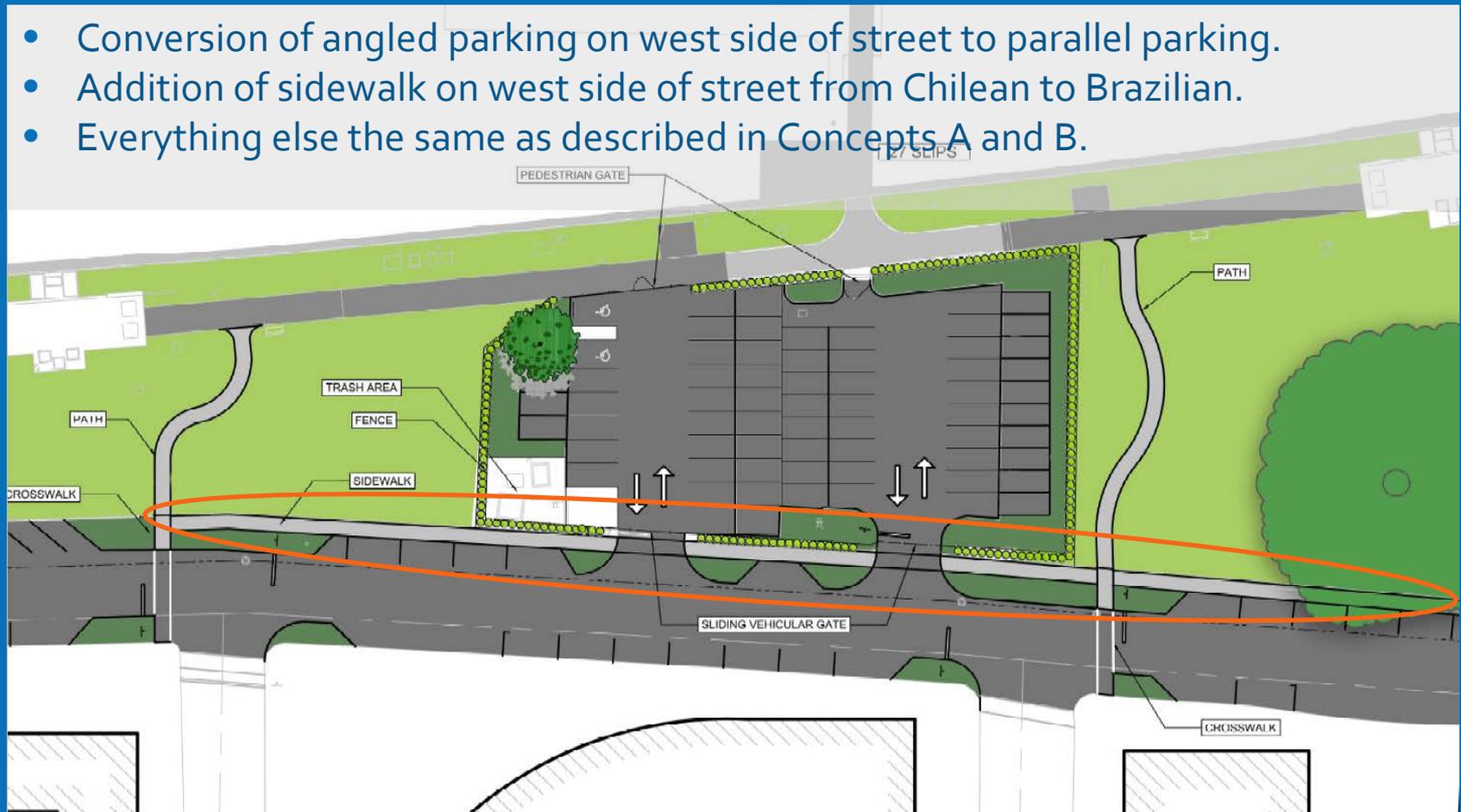
- Everything the same as described in Concepts A and B.



Segment of Concept C (Australian)



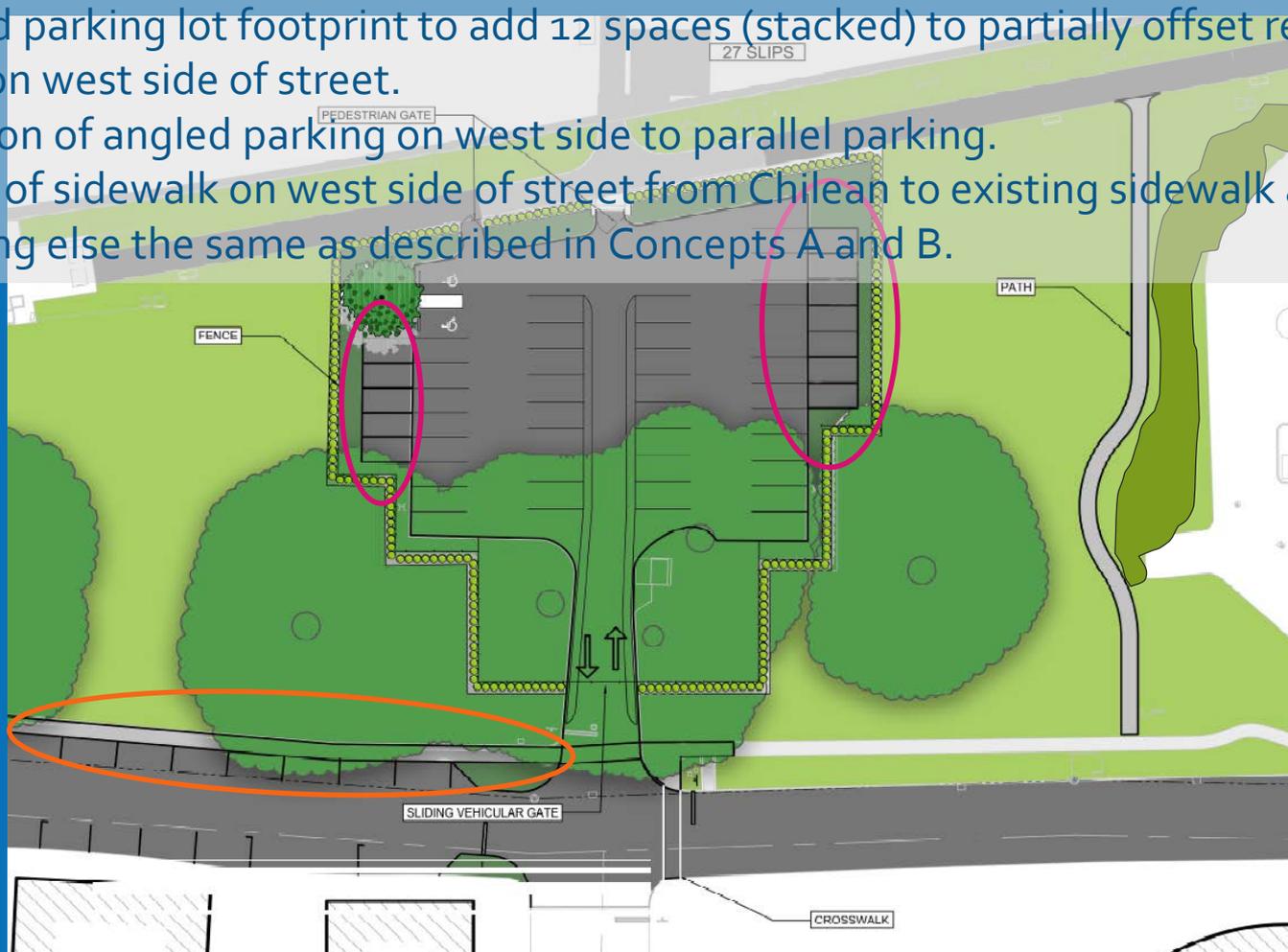
- Conversion of angled parking on west side of street to parallel parking.
- Addition of sidewalk on west side of street from Chilean to Brazilian.
- Everything else the same as described in Concepts A and B.



Segment of Concept C (Brazilian)



- Increased parking lot footprint to add 12 spaces (stacked) to partially offset reduction of parking on west side of street.
- Conversion of angled parking on west side to parallel parking.
- Addition of sidewalk on west side of street from Chilean to existing sidewalk at Brazilian.
- Everything else the same as described in Concepts A and B.



Street View of Concept C

(from north side of Brazilian looking south)



Street View of Concept C

(from south side of Brazilian Ave. looking south)



Closing Comments and Next Steps?



- Updated design concepts and today's presentation can be found on the Town website on the Marina Project page.
- Please email public comments to Carolyn Stone at cstone@townofpalmbeach.com by May 29. Please be sure to identify which concepts your comments pertain to.
- Staff will compile feedback and share updated design concepts to the Town Council at the June Council Meeting and seek direction on next steps.
- Project updates available on the Town Marina Website.



Thank you!