



LAKE DRIVE PARK & MARINA DESIGN REVIEW

for THE TOWN OF PALM BEACH, Florida

AUGUST 11, 2020



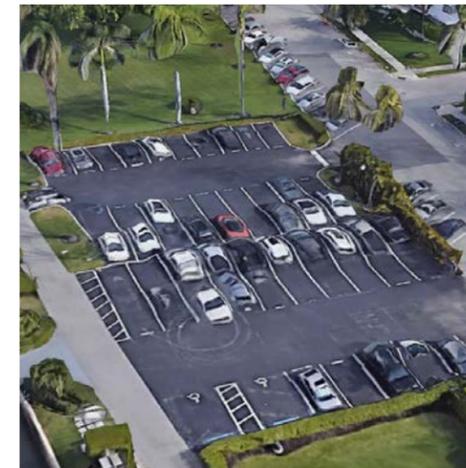
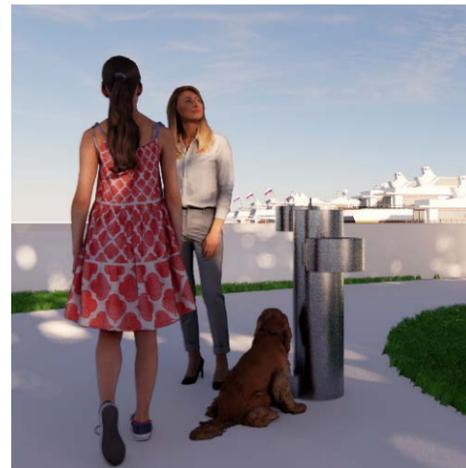
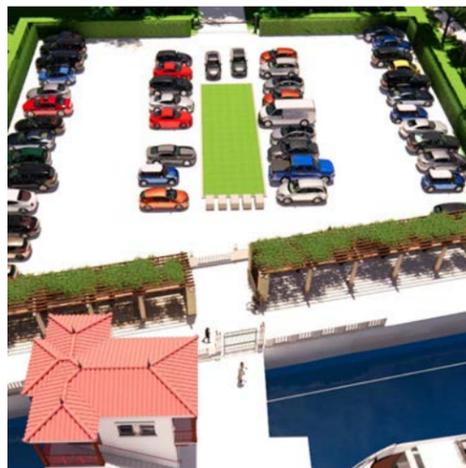
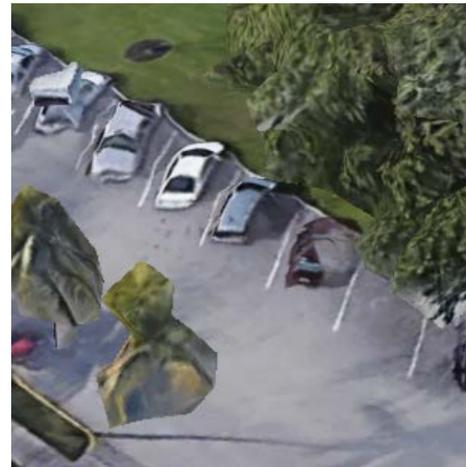
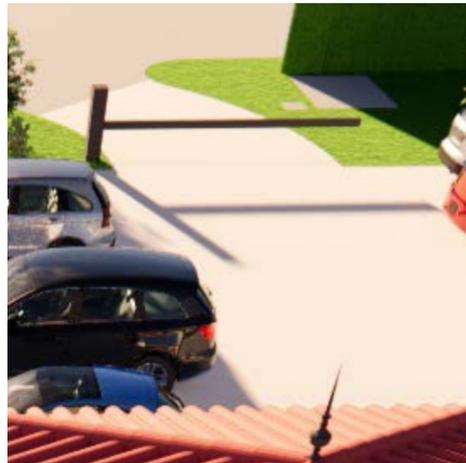
PROJECT PROCESS

- Gather and review all documents, prior meeting conclusions
- Interview Neighborhood Groups
- Coordinate Initial Concepts with Town of Palm Beach Public Works
- Review Design with all Town Council Members prior to formal presentation
- Review Final Design with Neighborhood Groups

INTEGRATE ALL ASPECTS OF THE PARK

All the various parts of the new town dock design were approached separately with no one firm given the directive to bring all the parts together into an aesthetic whole

PARKING BUILDINGS PARK AMENITIES ENGINEERING
INFRASTRUCTURE PATHS PLACE

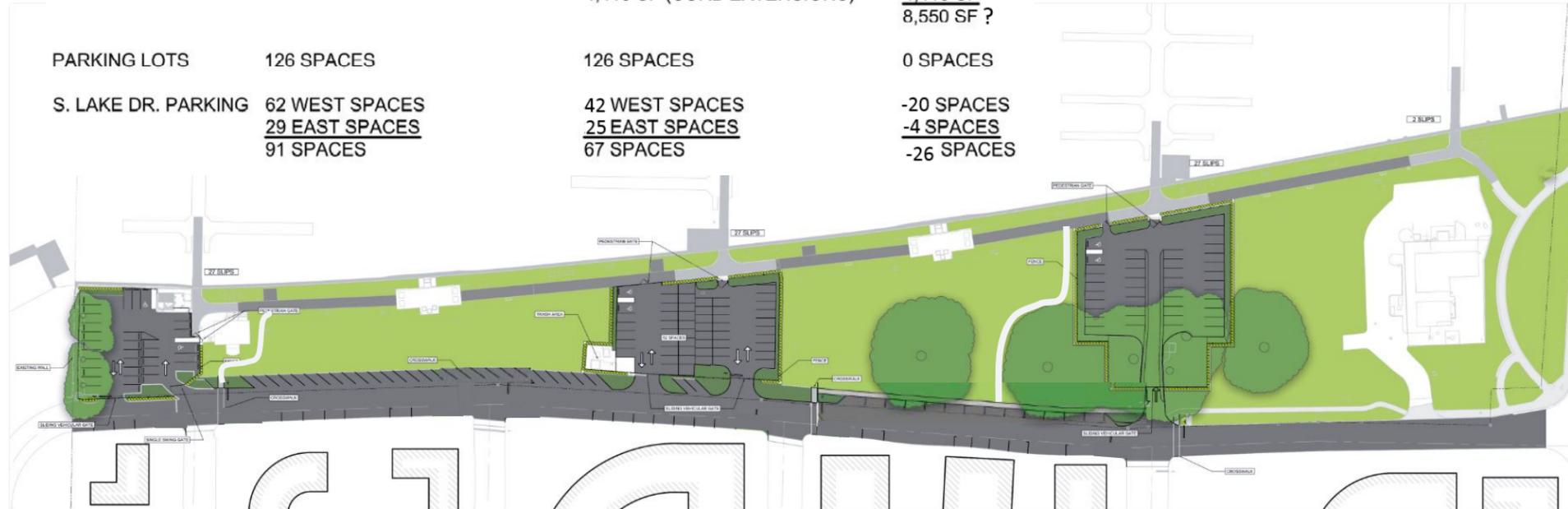


Final Recommendation: Concept A-1



<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 29 EAST SPACES 91 SPACES	42 WEST SPACES 25 EAST SPACES 67 SPACES	-20 SPACES -4 SPACES -26 SPACES

Cost Estimate: \$TBD



- No change to marina parking lot footprints or parking capacity.
- All 3 marina lots includes landscaping buffers to create barrier and soften edges.
- Vehicular and pedestrian gate access to/from marina parking lots.
- Two new crosswalks at Australian and Peruvian, and two access paths to Lake Trail.
- Angled parking reduced by 33 to create landscape islands for required set backs, 13 parallel spaces, sidewalk section between Australian and Brazilian to connect crosswalks to access path to Lake Trail.

TOWN COUNCIL APPROVED PLAN PROVIDED AS BLUEPRINT

DESIGN PRINCIPLES

FIRMNESS

Durability, Constructibility,
Maintenance

COMMODITY

Functionality, Ease of Use

DELIGHT

Is it beautiful? Does it enhance the park
experience?

SPECIFIC AREAS OF CONCERN

Vehicular Speed on South Lake Drive

Preservation of green space

Parking -not enough

Security

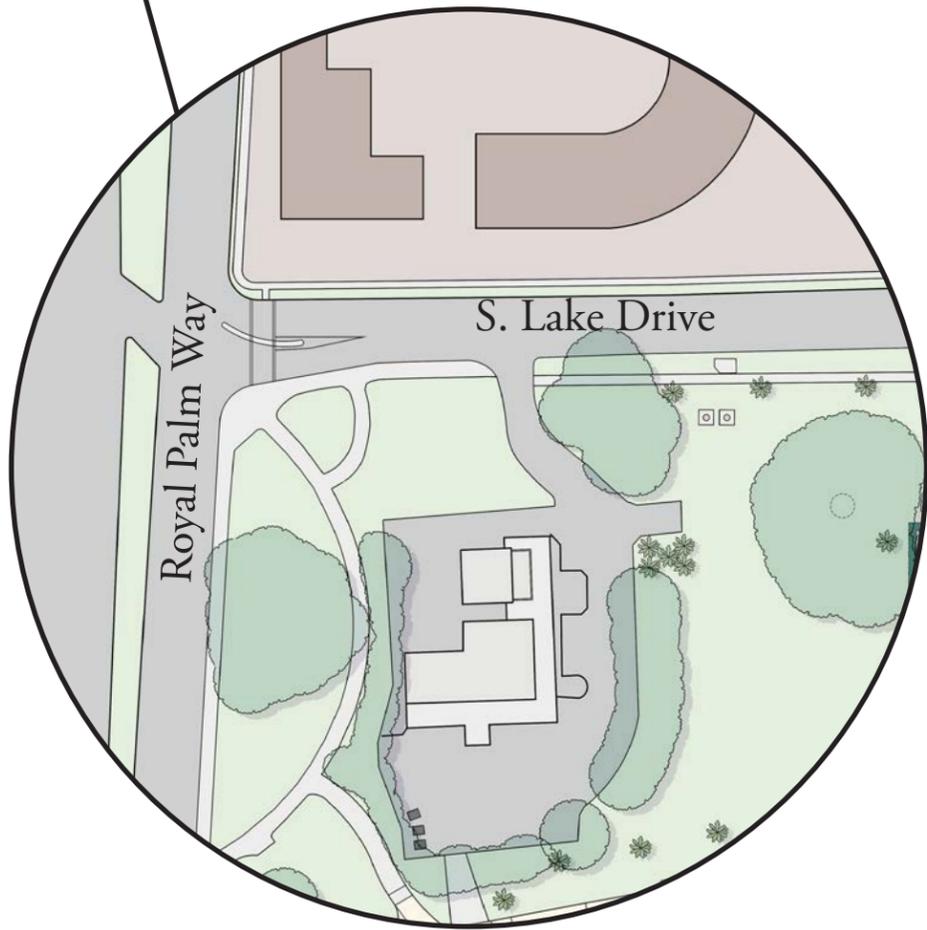
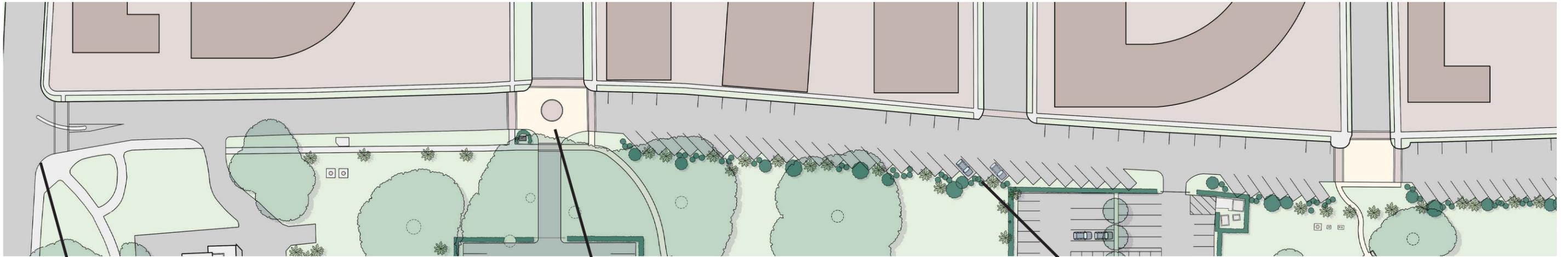
Enhancement of user experience



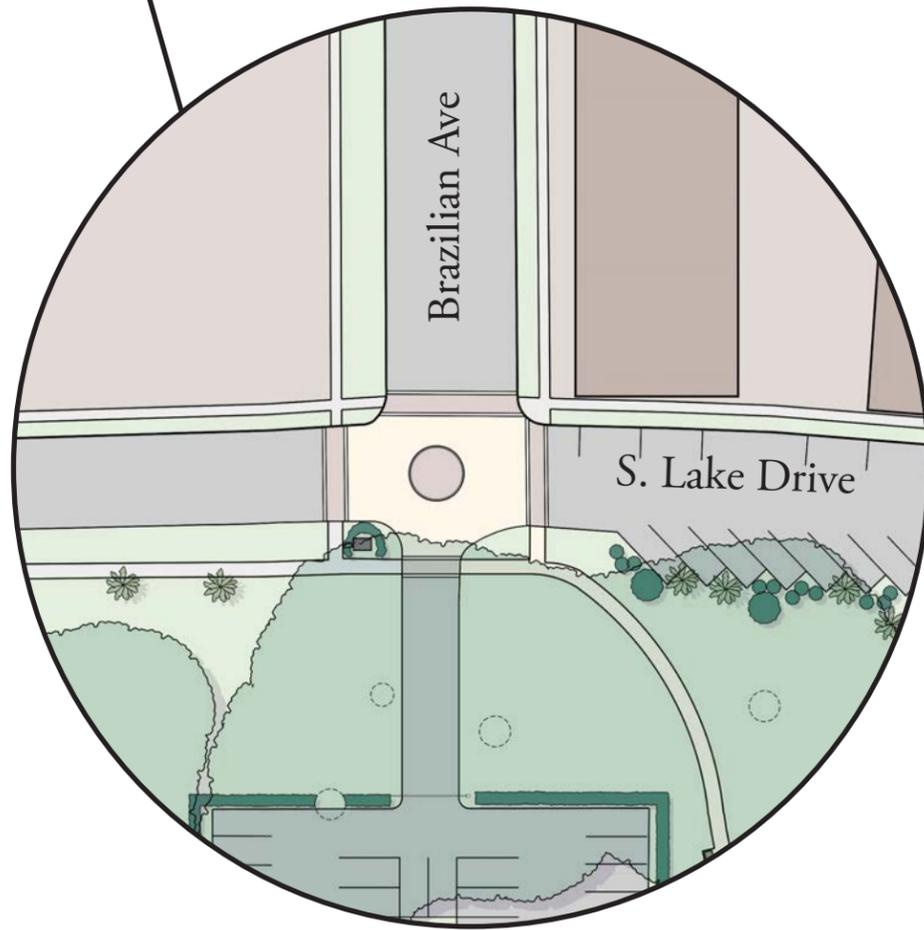
TRAFFIC CALMING

FAIRFAX, SAMMONS & PARTNERS LLC

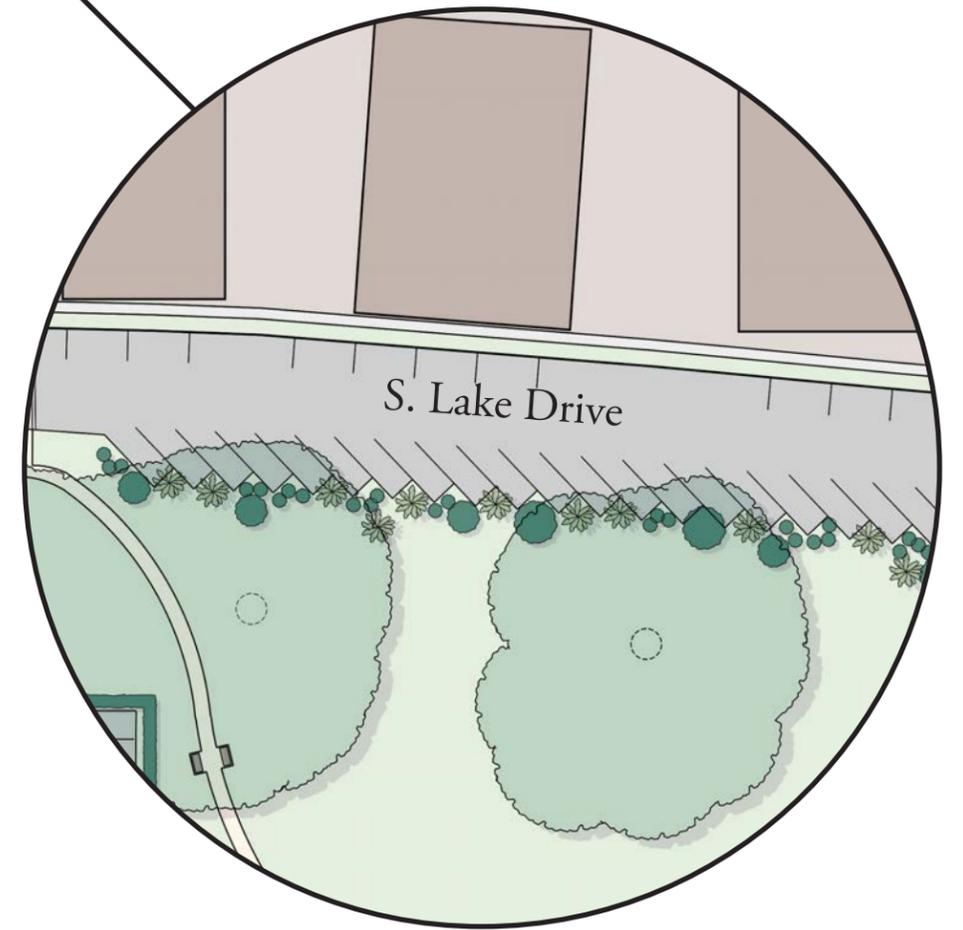
TOWN OF PALM BEACH MARINA & LAKE DRIVE PARK DESIGN REVIEW



Tightening Radius at Intersection

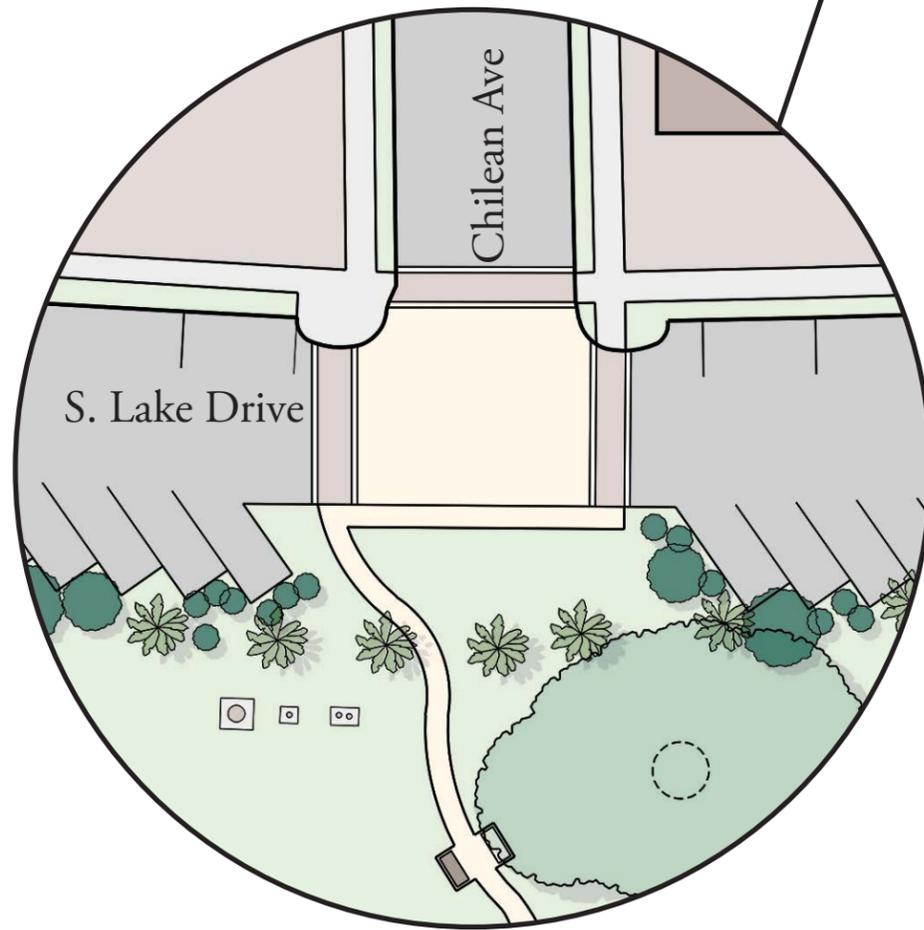
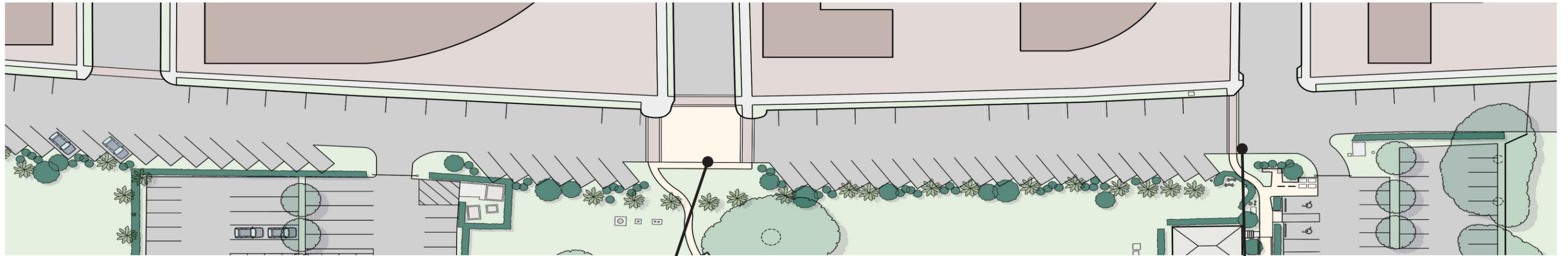


Roundabout at Brazilian Avenue

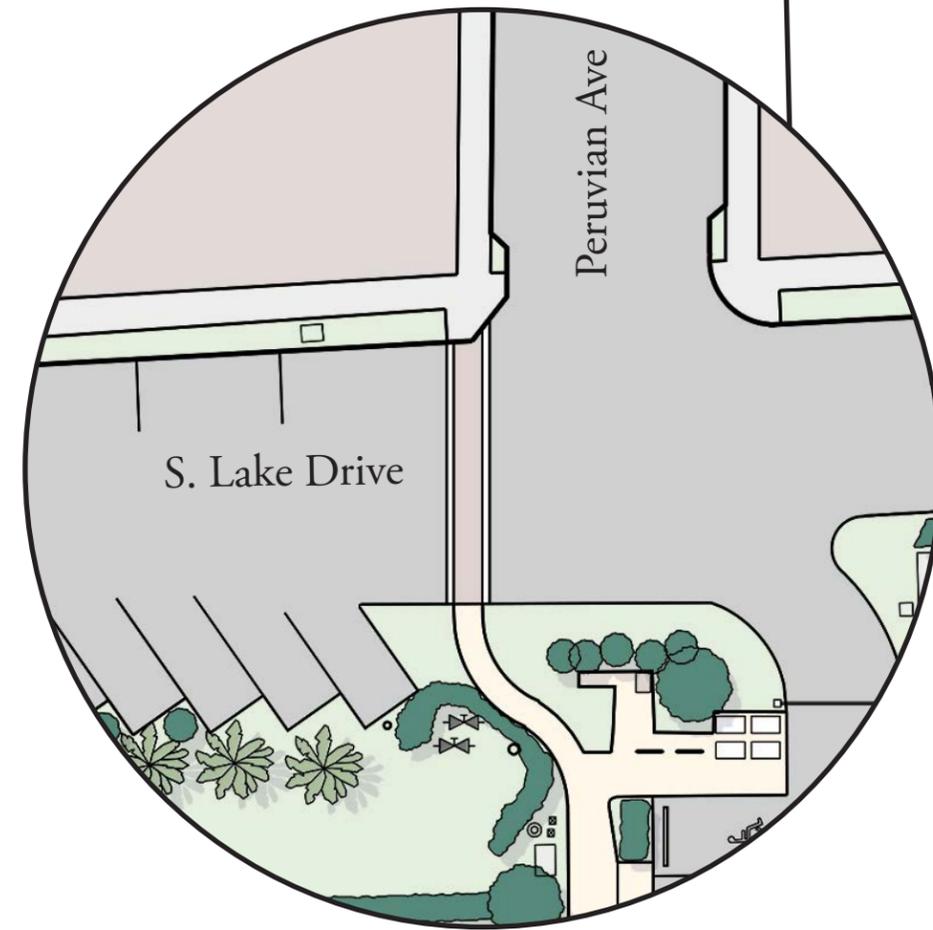


Diagonal Parking

TRAFFIC CALMING TECHNIQUES

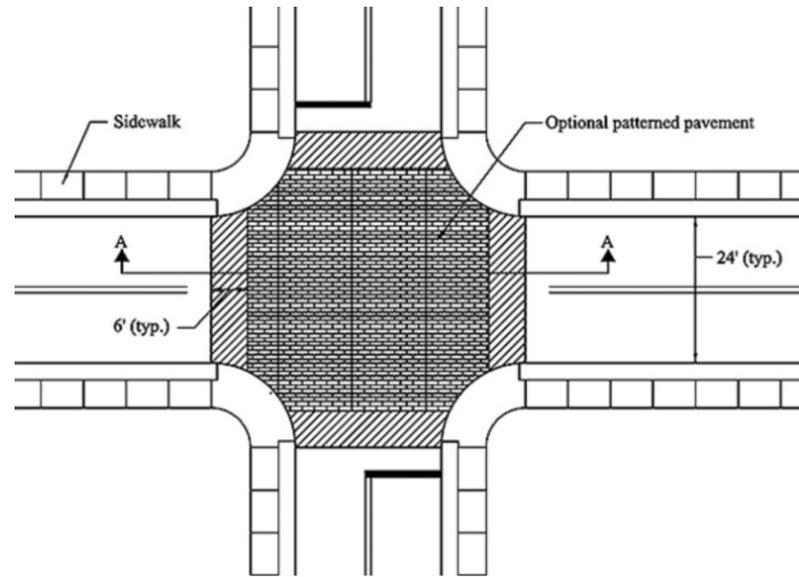


Speed Table at Chilean Ave



Raised Crosswalk at Peruvian Avenue

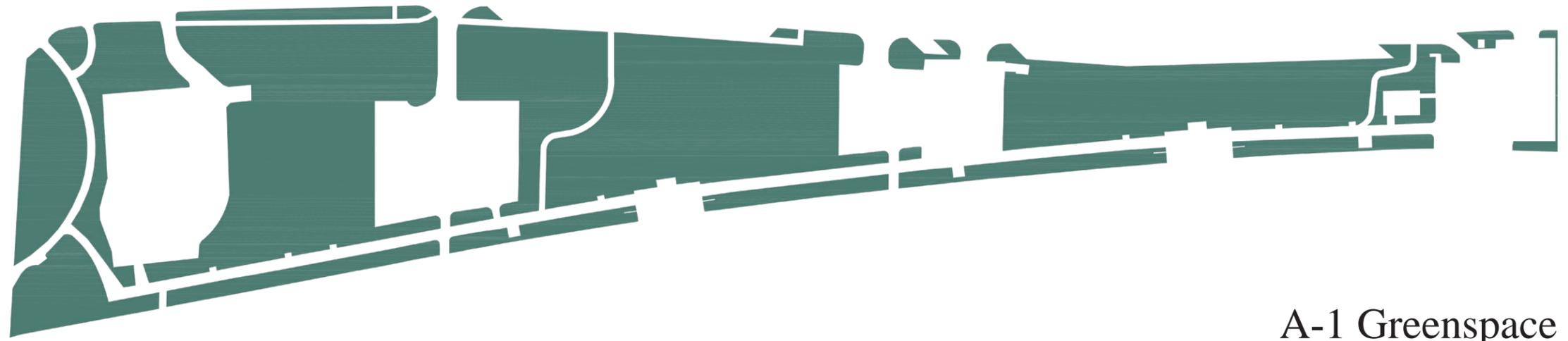
TRAFFIC CALMING TECHNIQUES



CROSSWALK & ROUNDABOUT



**PARK ENHANCEMENTS
&
PRESERVATION OF GREENSPACE**

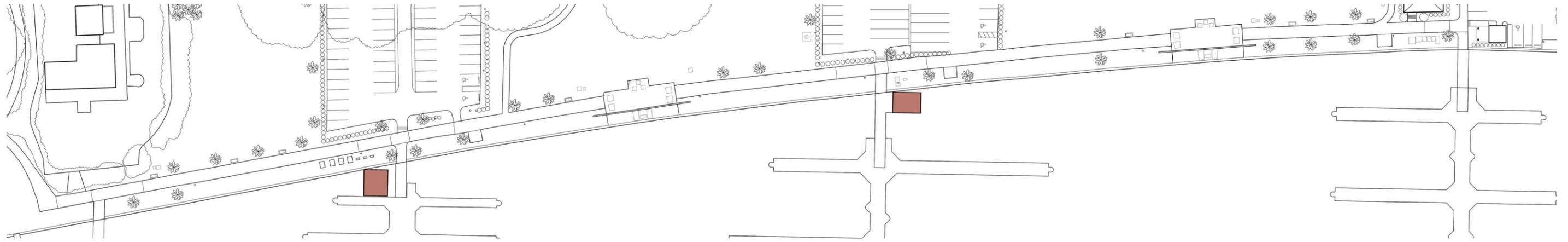


A-1 Greenspace



Proposed Greenspace

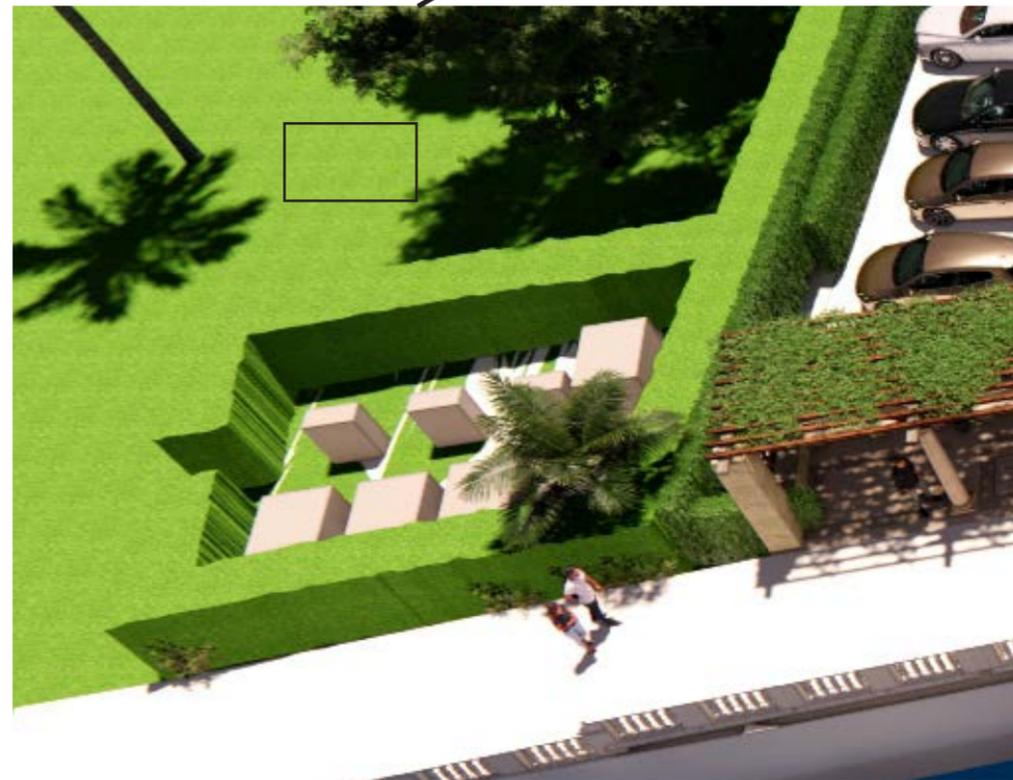
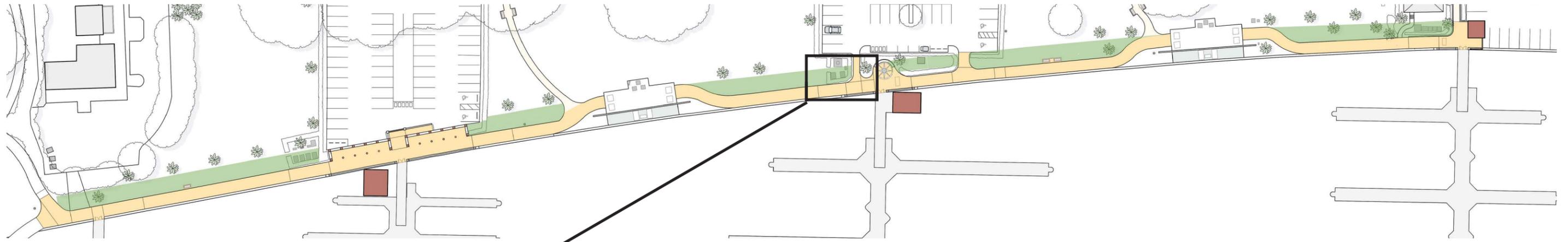
PARK GREENSPACE COMPARISON



MOVE LAKE TRAIL NEXT TO SEAWALL

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TOWN OF PALM BEACH MARINA & LAKE DRIVE PARK DESIGN REVIEW



MORE EFFECTIVE SCREENING OF INFRASTRUCTURE

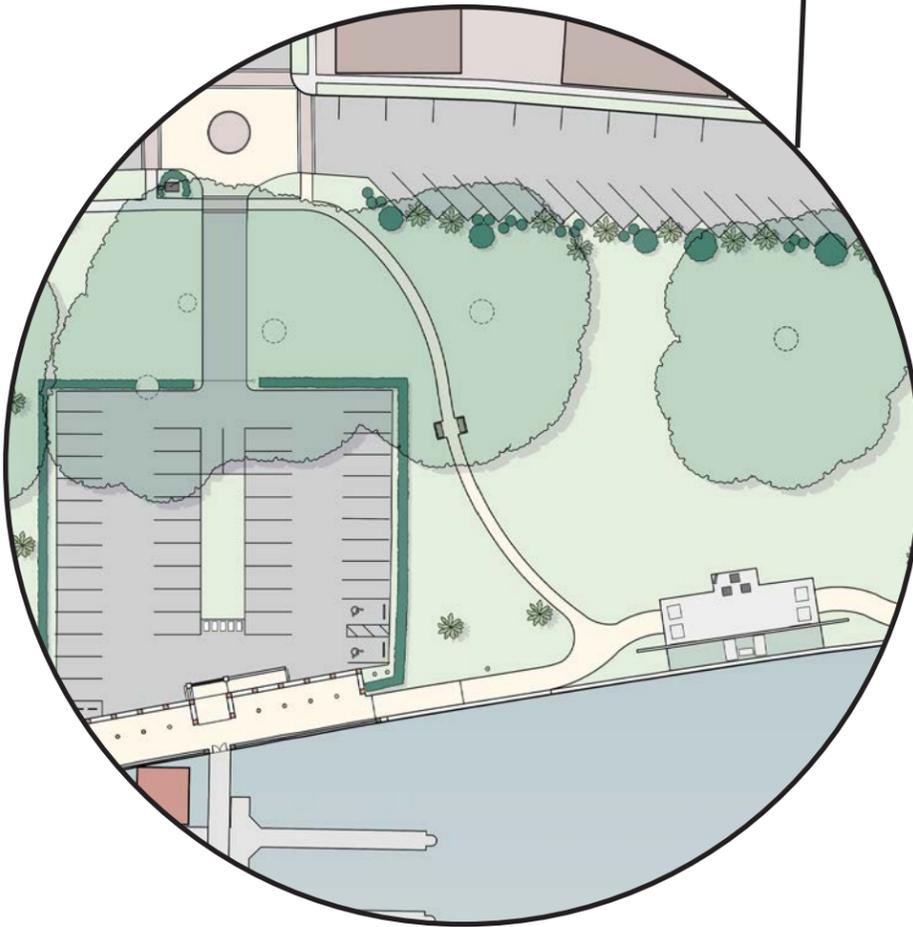
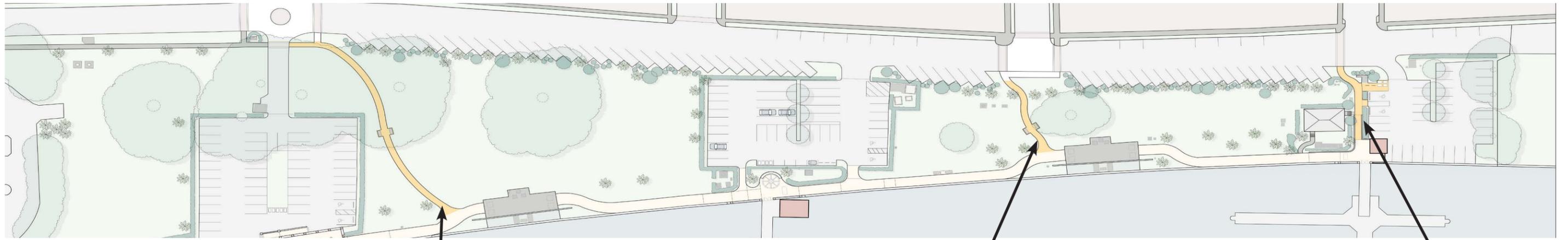
FAIRFAX, SAMMONS & PARTNERS LLC

TOWN OF PALM BEACH MARINA & LAKE DRIVE PARK DESIGN REVIEW

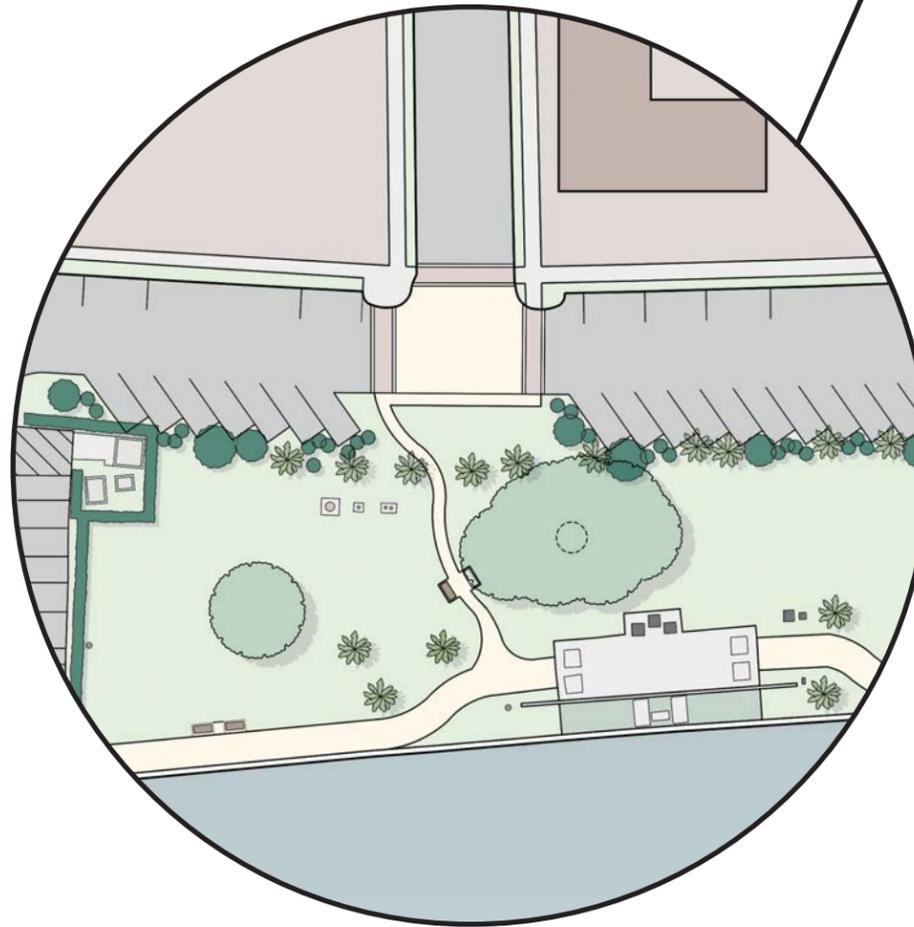


FAIRFAX, SAMMONS & PARTNERS LLC

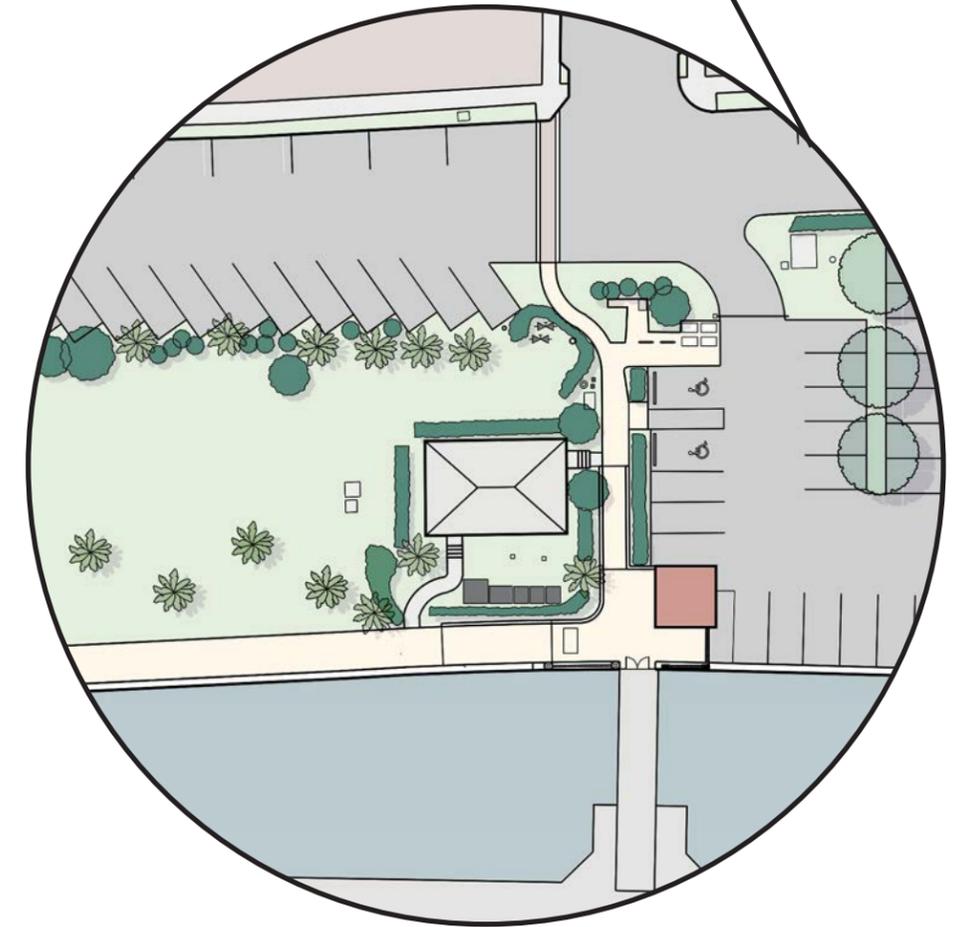
TOWN OF PALM BEACH MARINA & LAKE DRIVE PARK DESIGN REVIEW



Path linking Brazilian Intersection



Path linking Chilean Intersection



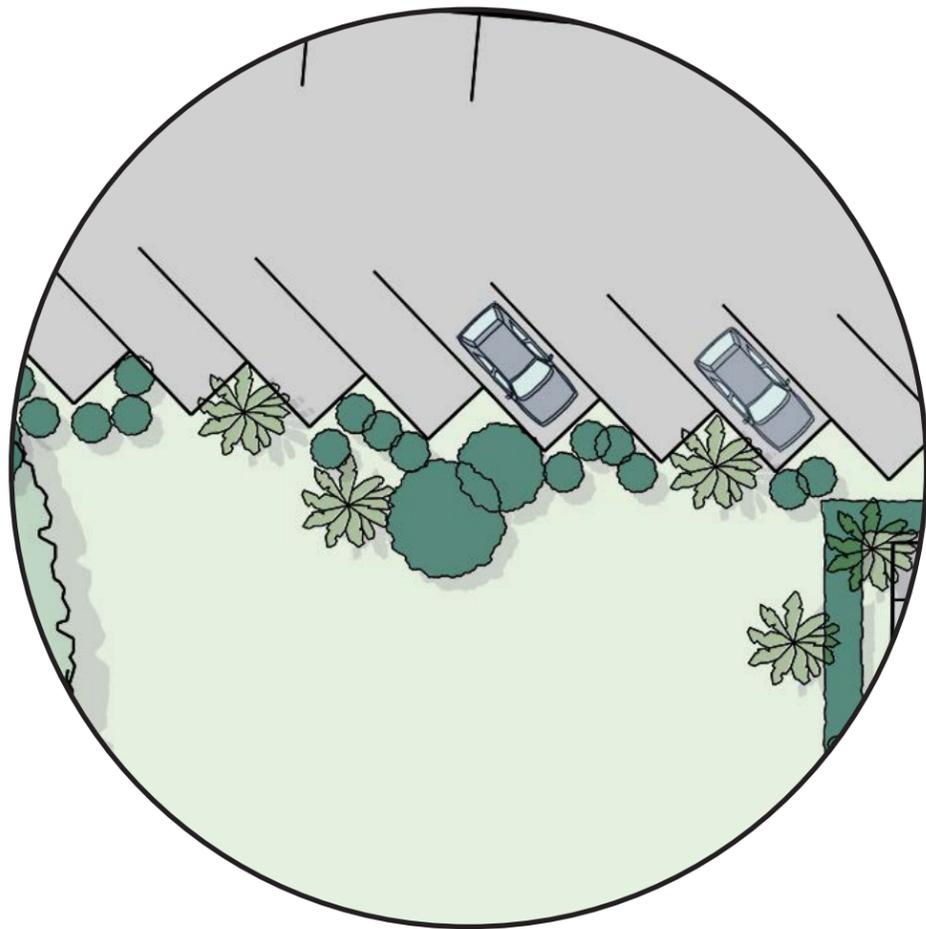
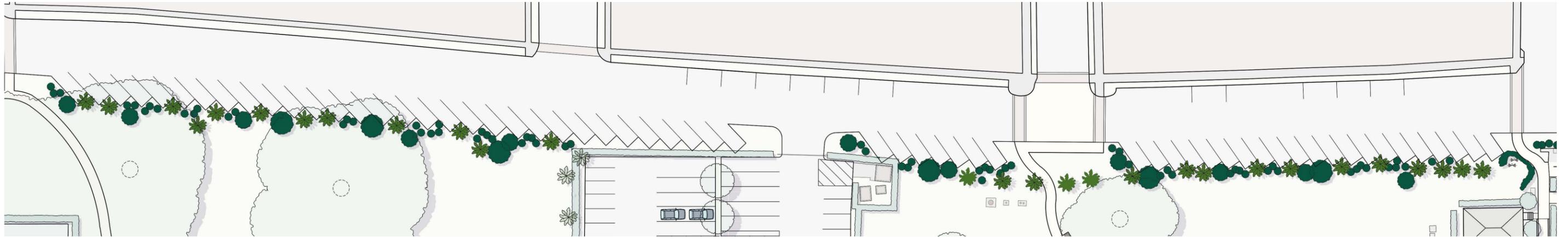
Path linking Peruvian Intersection

INTRODUCE NEW PATHWAYS THROUGH THE PARK



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TOWN OF PALM BEACH MARINA & LAKE DRIVE PARK DESIGN REVIEW



Diagonal Parking Planting



Existing Diagonal Parking

NEW PLANTING AREA NEXT TO DIAGONAL PARKING

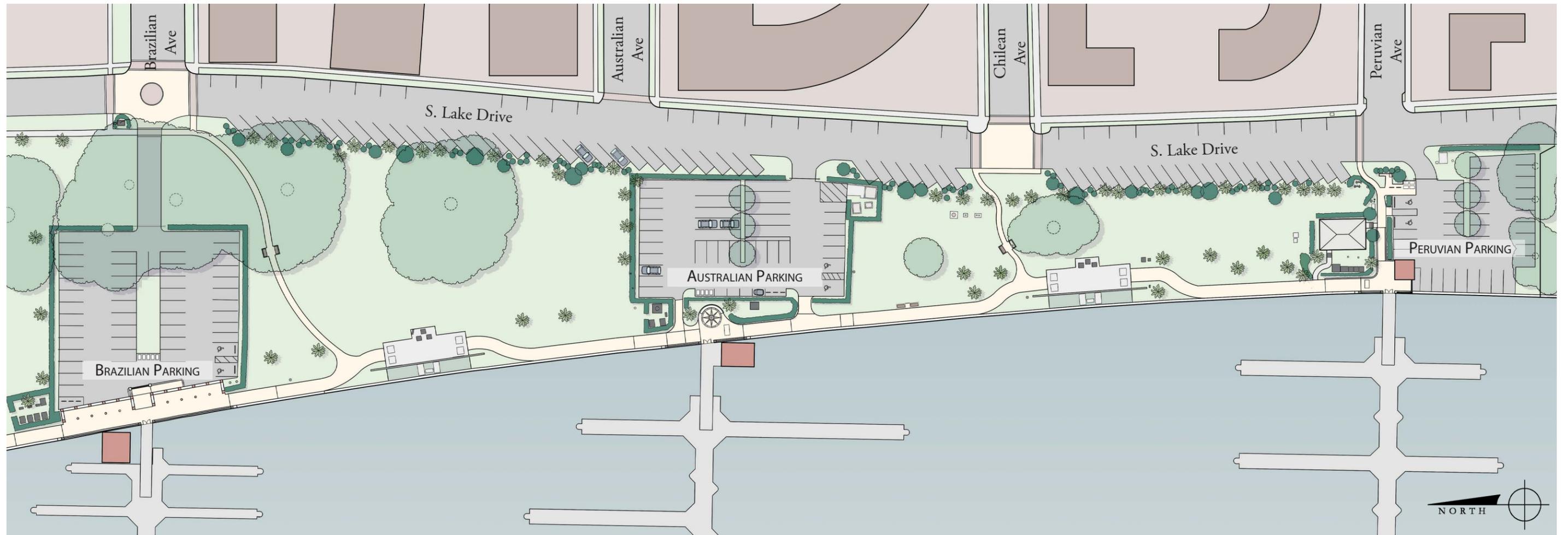
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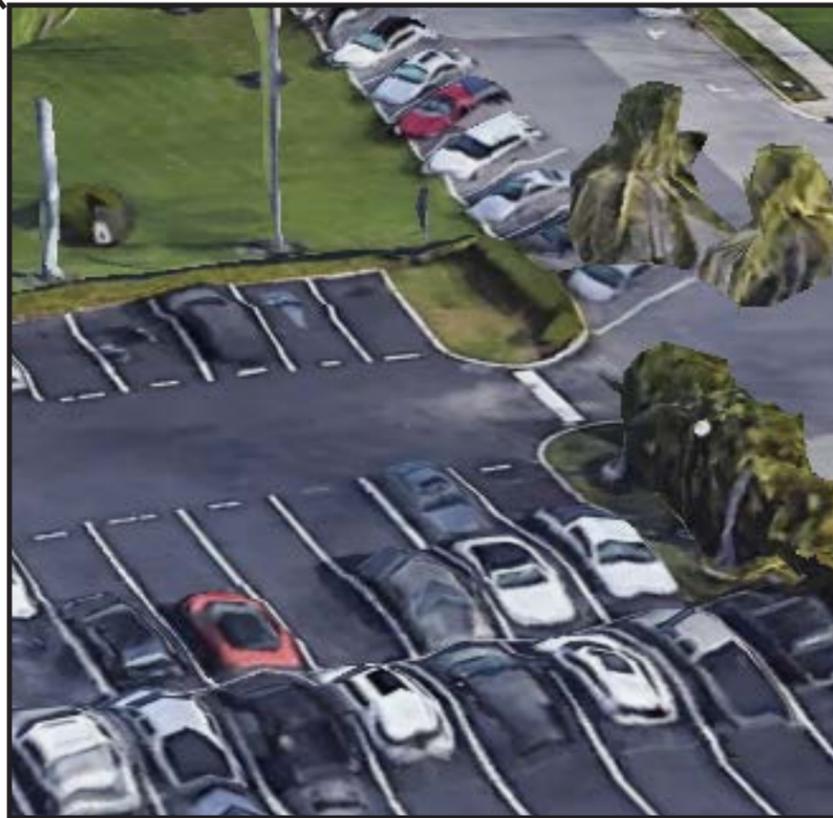
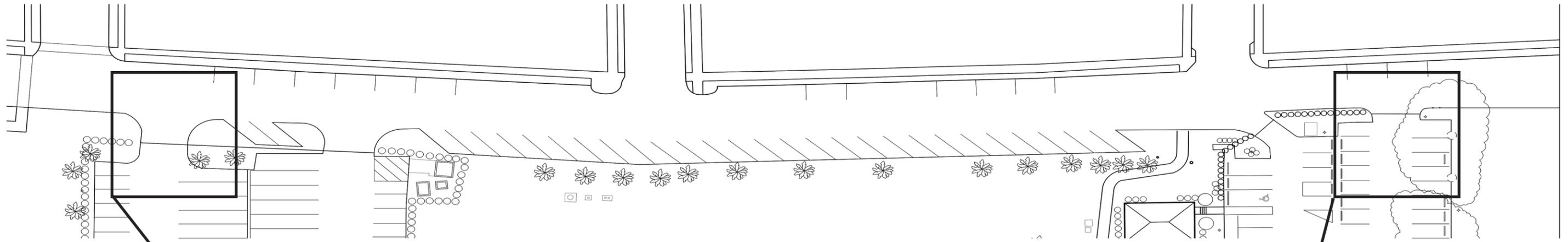
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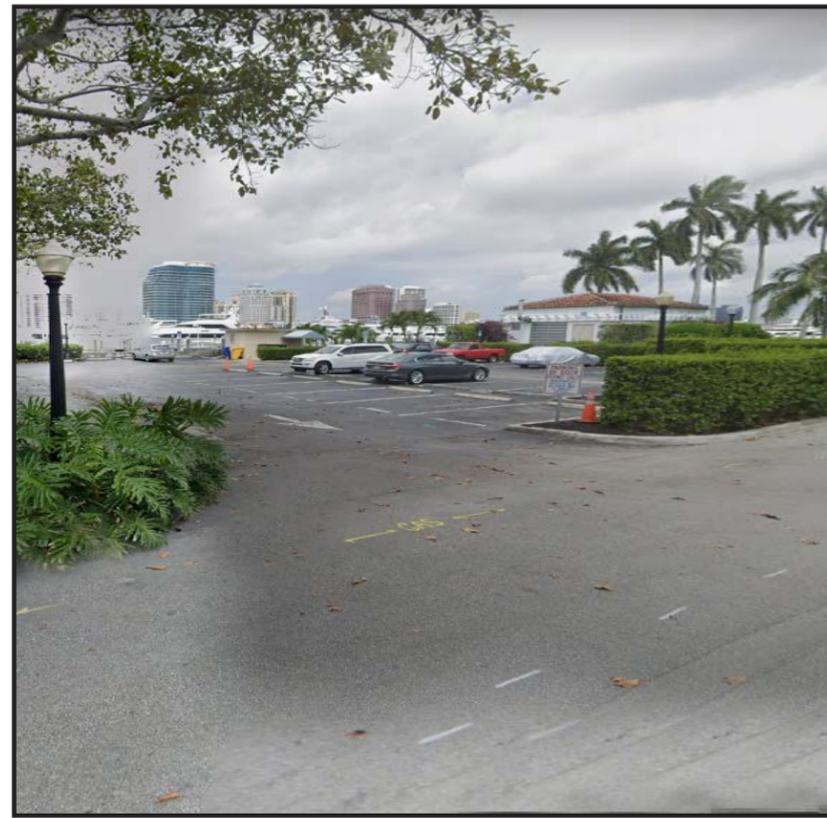


TOTALS		A-1 CONCEPT		F & S		NET CHANGE F & S	
Existing Conditions	217	Brazilian	40	Brazilian	46	Brazilian	+6
Kimley Horn A-1	193	Australian	53	Australian	46	Australian	-7
F & S	215	Peruvian	33	Peruvian	35	Peruvian	+2
		Street - West	42	Street - West	59	Street - West	+17
		Street - West	25	Street - West	25	Street - West	+4
		Total	193	Total	211	Total	+22

PARKING LOT IMPROVEMENTS

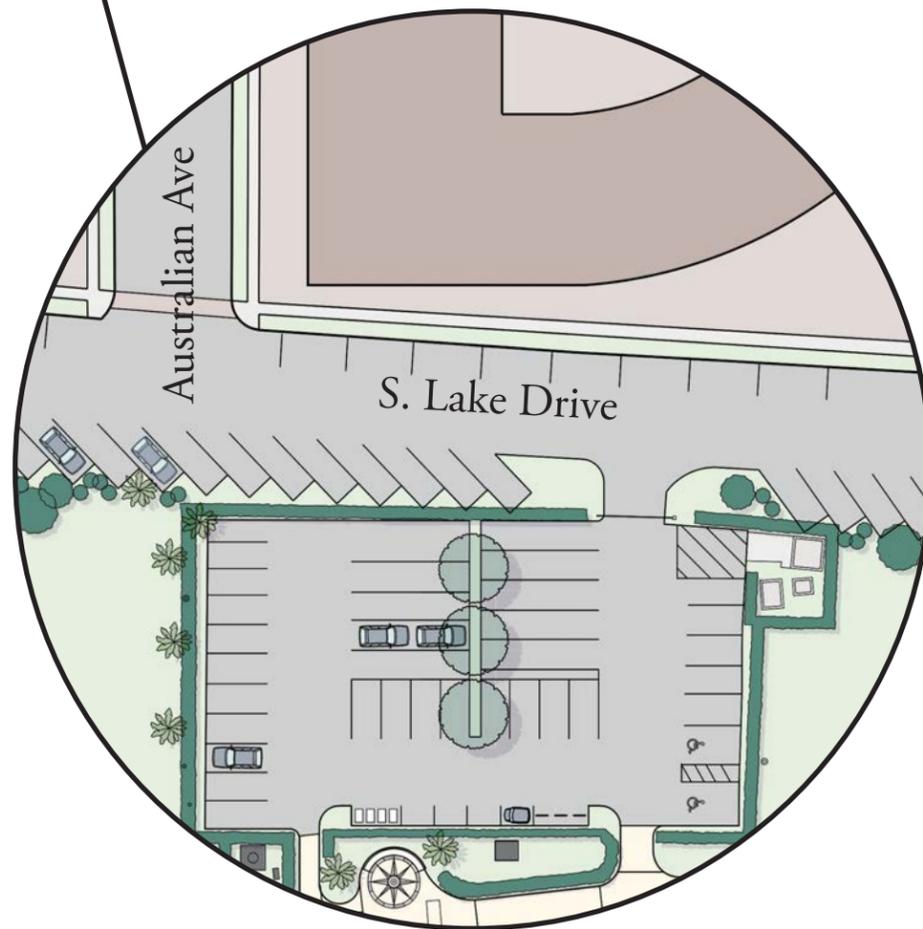
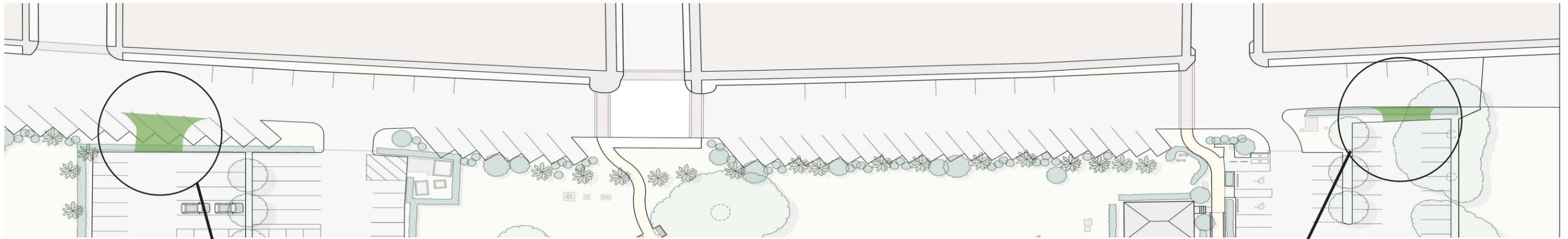


Australian Parking Entry

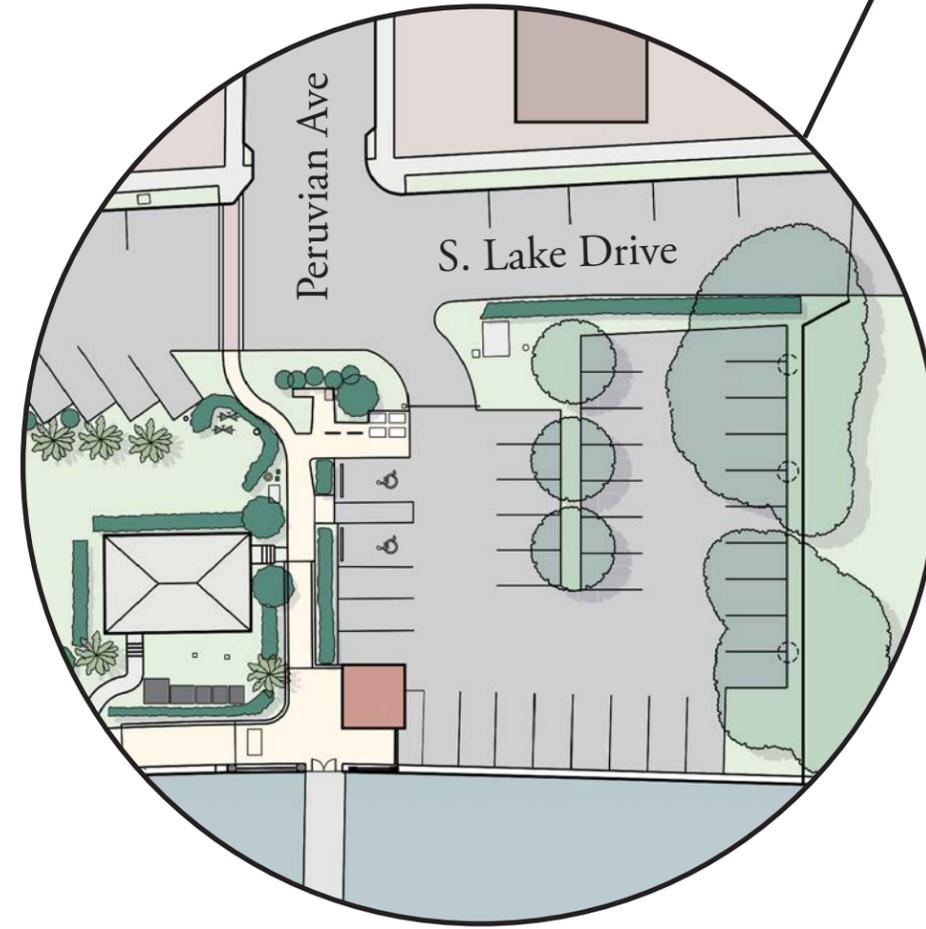


Peruvian Parking Entry

REMOVE REDUNDANT PARKING LOT ENTRIES



Australian Parking Entry

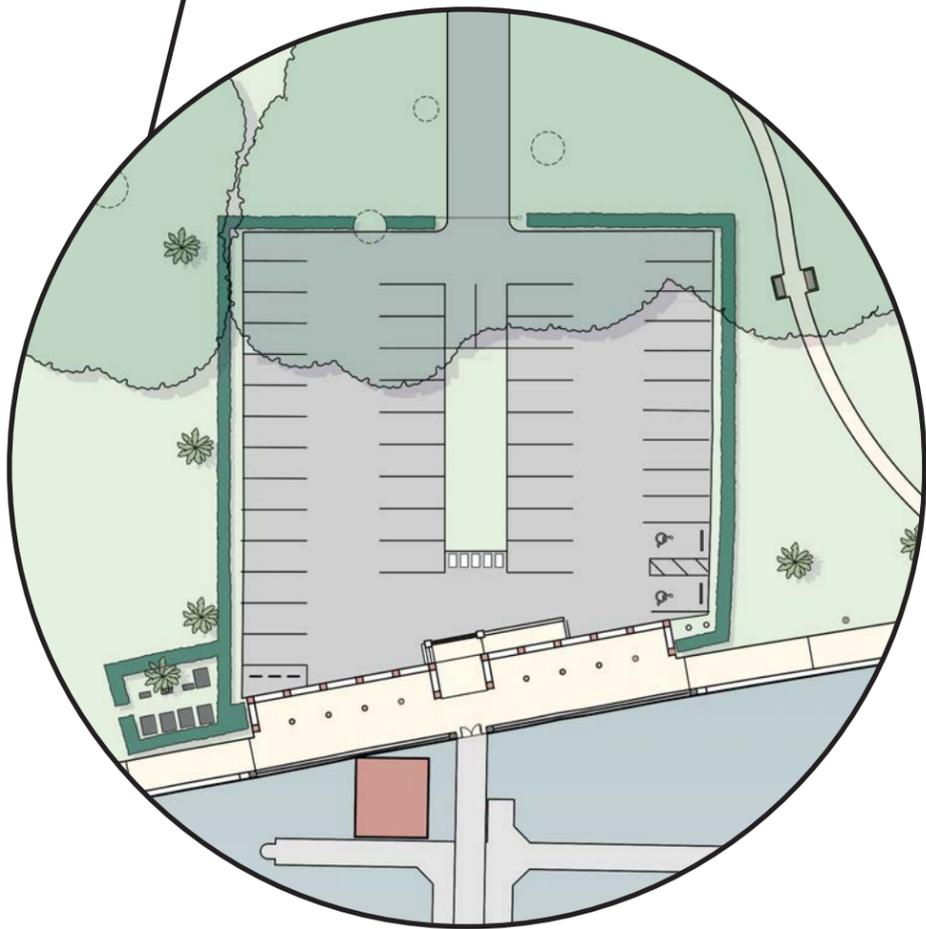
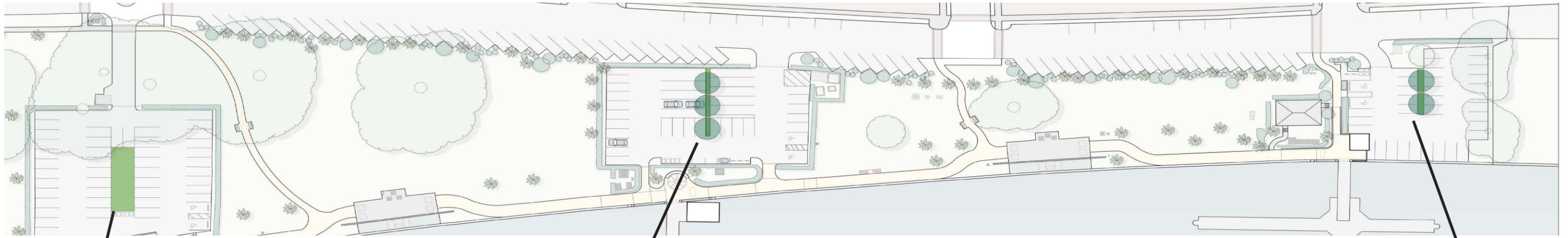


Peruvian Parking Entry

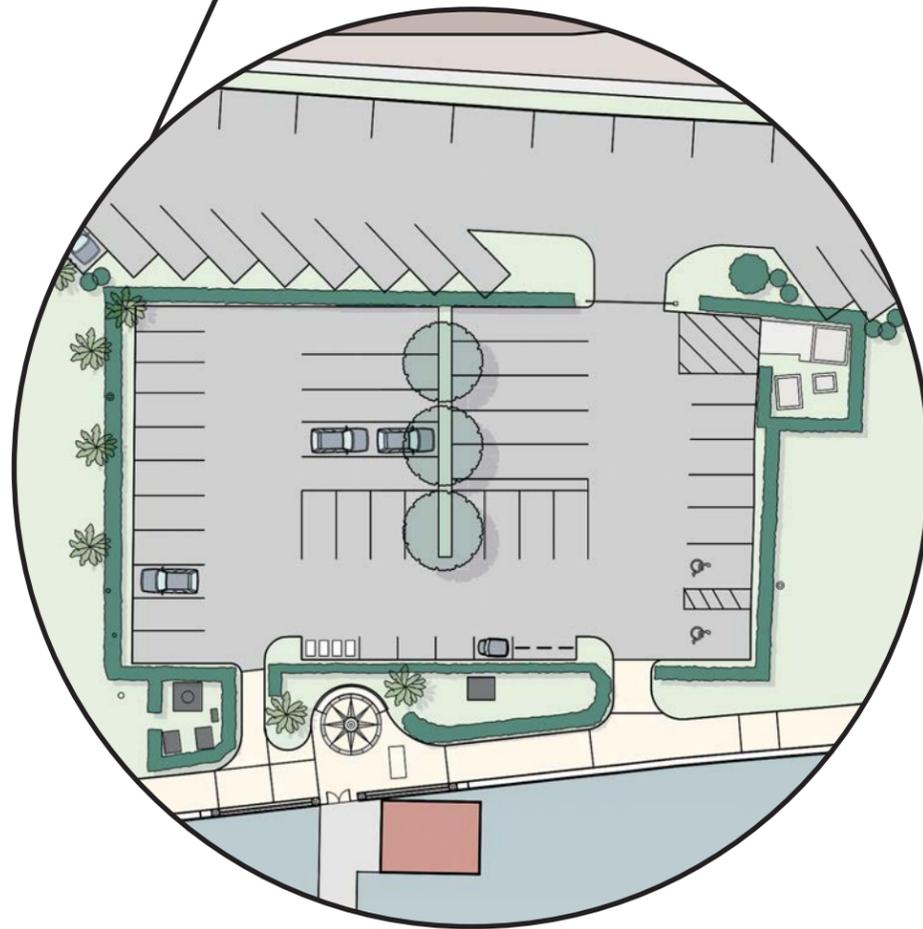
TO ADD GREEN SCREENING



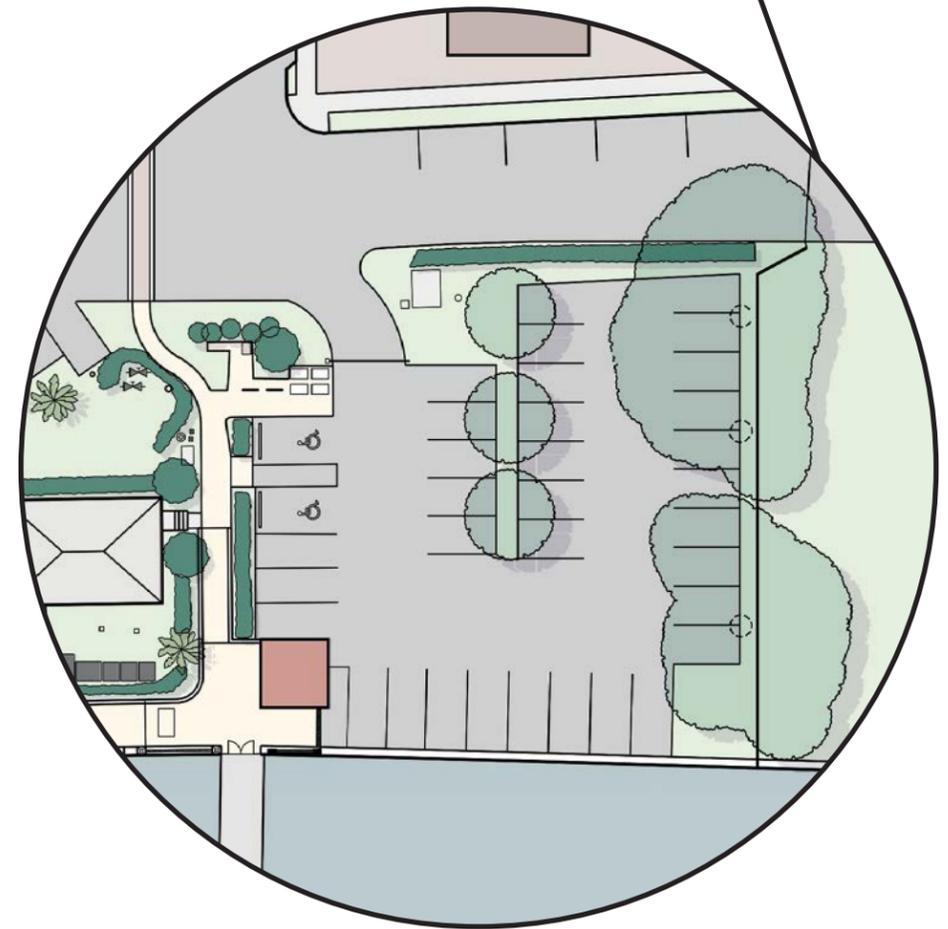
Google



Path linking Brazilian Intersection

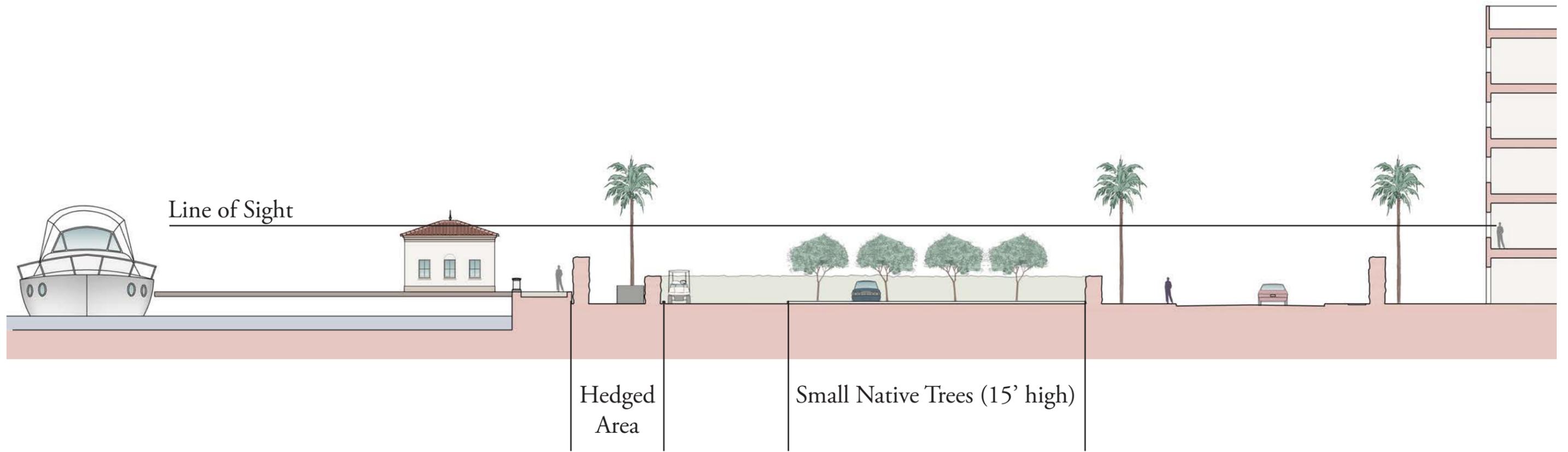


Path linking Chilean Intersection



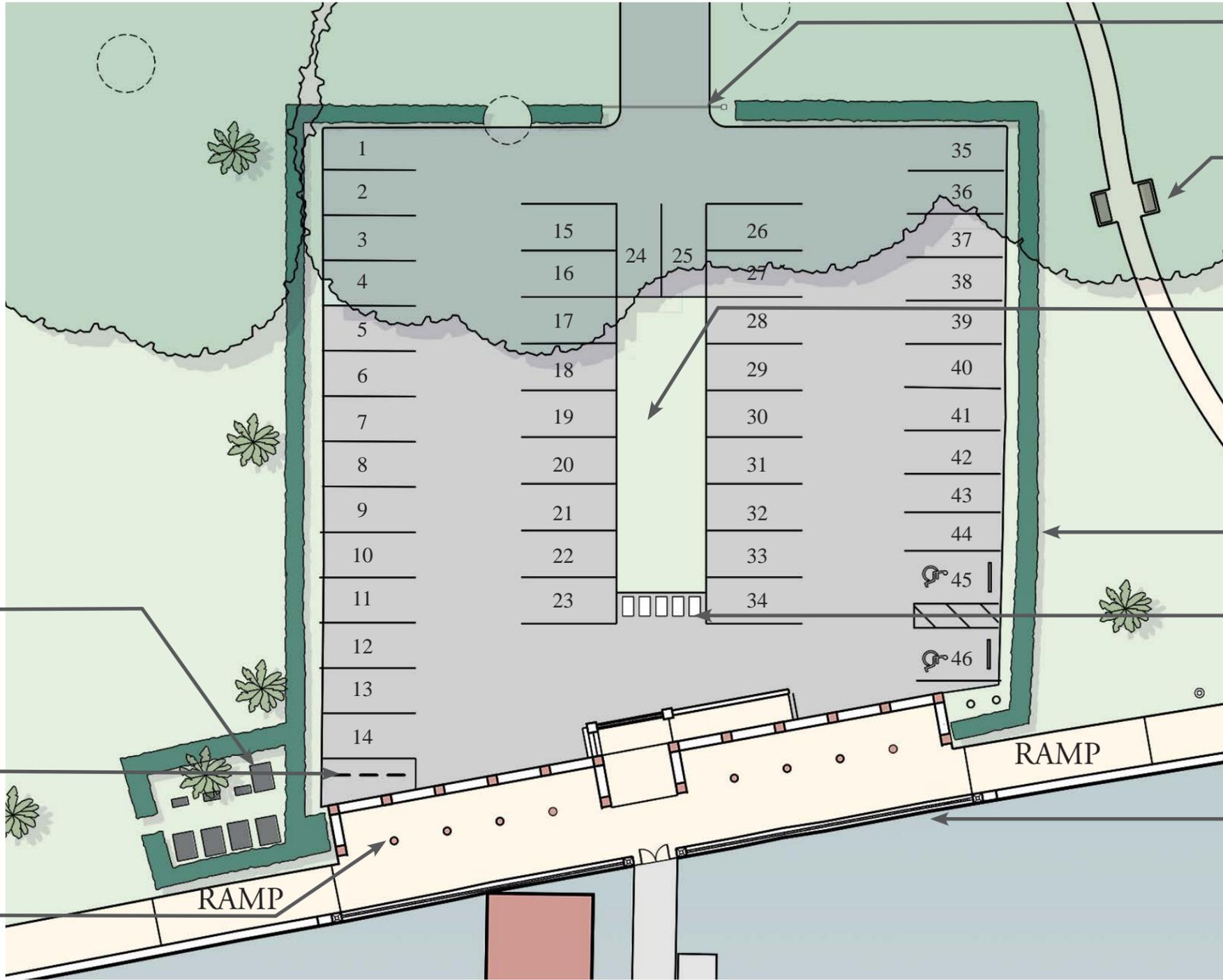
Path linking Peruvian Intersection

INTRODUCE MORE PERMEABLE AREAS INTO PARKING LOTS



AUSTRALIAN PARKING LOT SECTION

PARKING COUNT	
A-1 TOTAL	40
F&S PROPOSED	46



PROPOSED LOCATION OF TRANSFORMERS SCREENED BY HEDGES

BIKE STORAGE

PROPOSED PERGOLA WITH BENCHES

NEW PARKING LOT GATE

NEW BENCHES SHADED BY EXISTING TREE

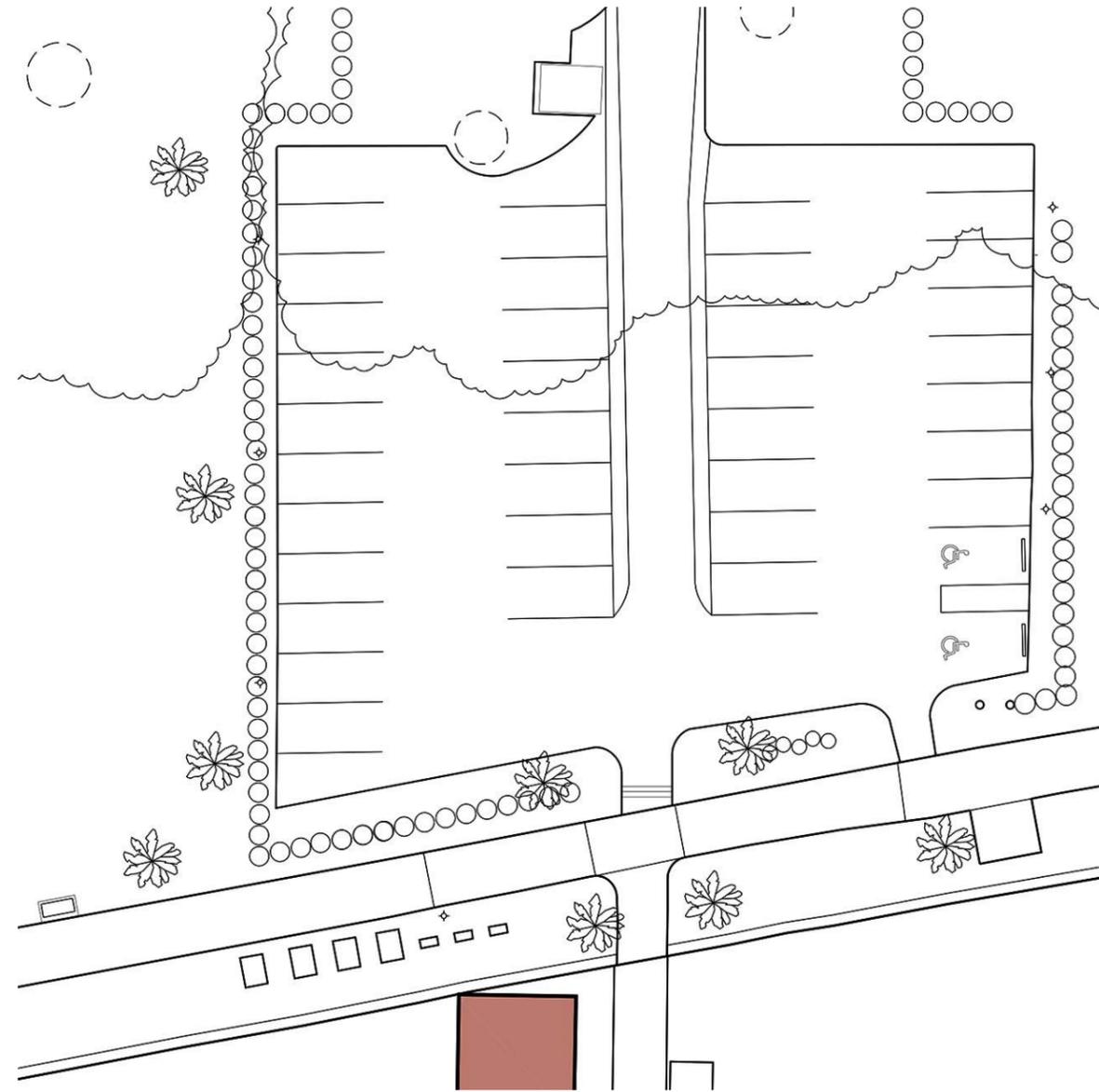
NEW GREENSPACE (1,182 ft²)

CONTIGUOUS 6' HEDGE

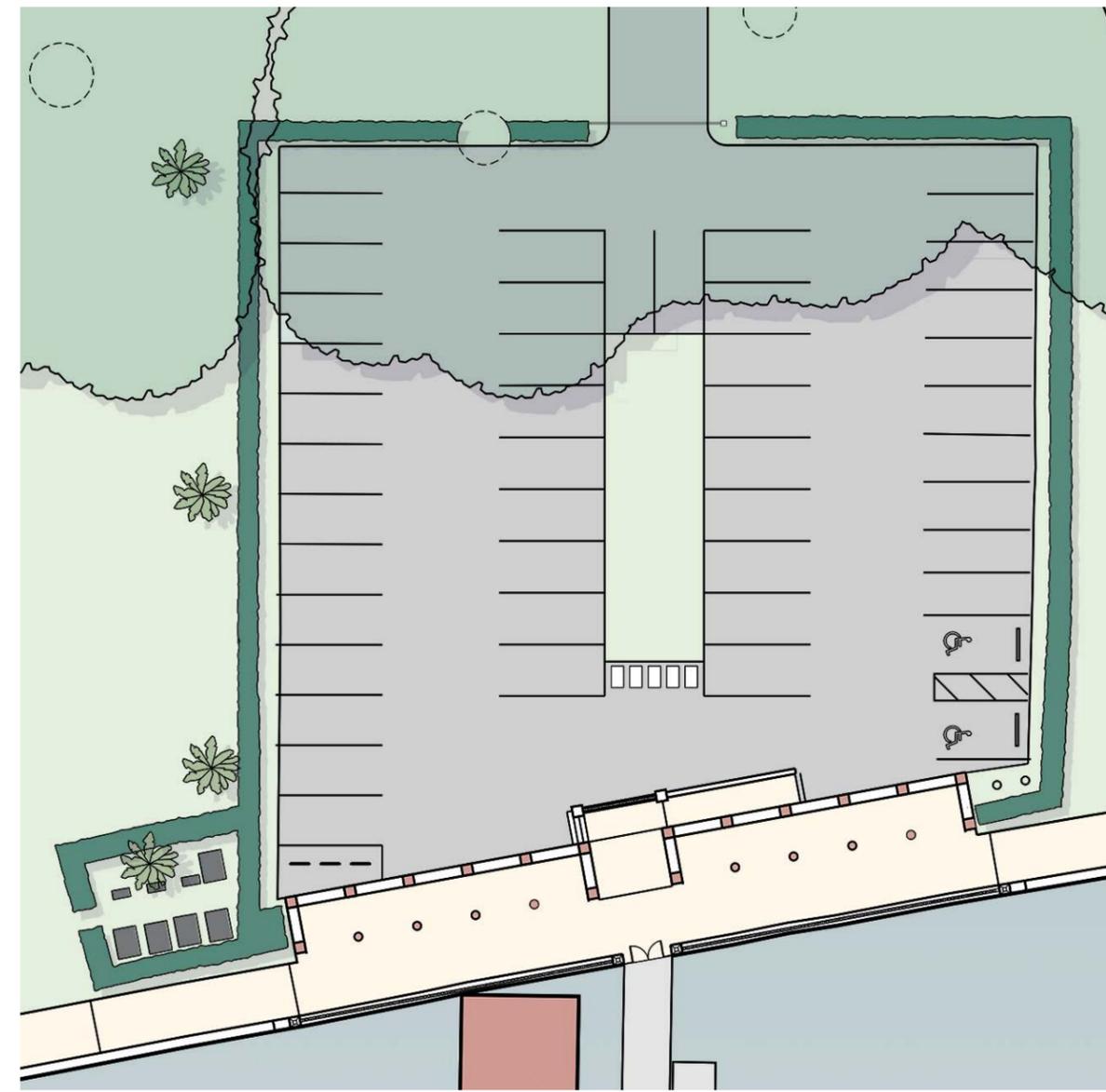
CART PARKING

PROPOSED BALUSTRADE TO SERVE AS SAFETY RAILING

BRAZILIAN PARKING LOT



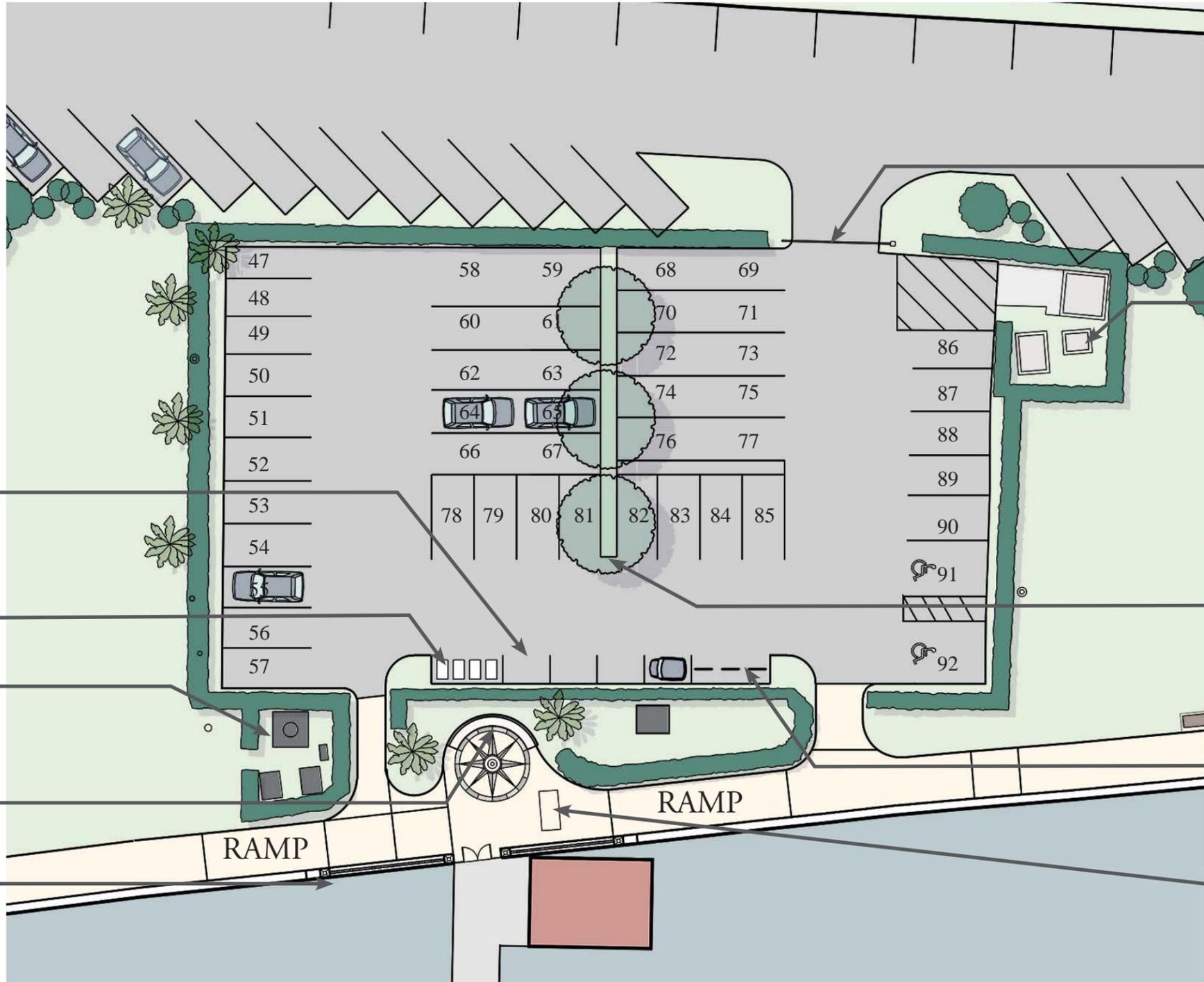
A-1 Parking



F & S Parking

BRAZILIAN PARKING LOT COMPARISON

PARKING COUNT	
A-1 TOTAL	53
F&S PROPOSED	46



PARKING FOR
FOUR GOLF CARTS

PARKING FOR
FOUR CARTS

MOVED
TRANSFORMERS

BENCH &
FLAGPOLE

PROPOSED
BALUSTRADE TO
SERVE AS SAFETY
RAILING

NEW PARKING LOT
GATE

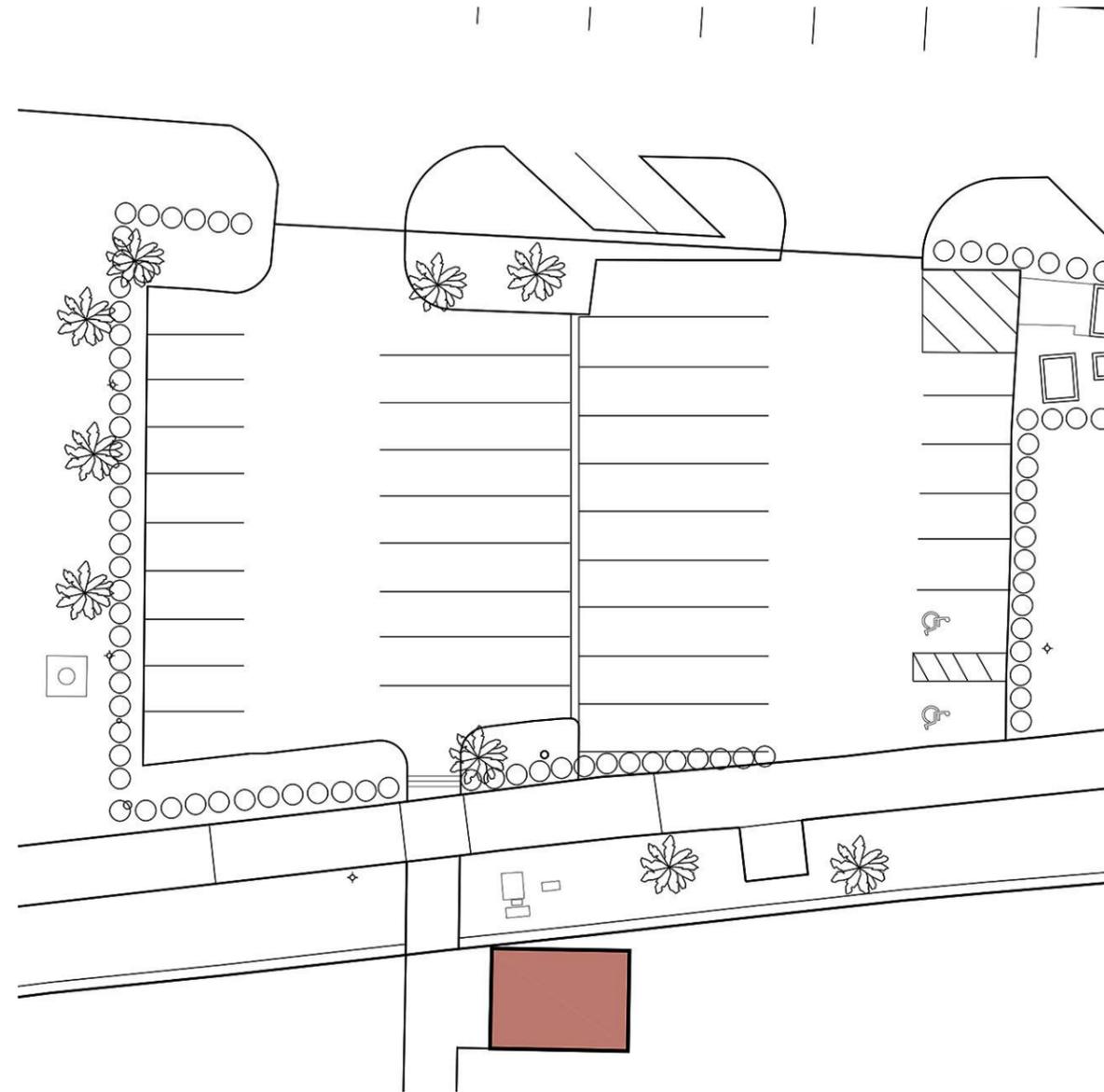
TRASH

PROPOSED SMALL
SHADE TREES IN
SWALE (161 ft²)

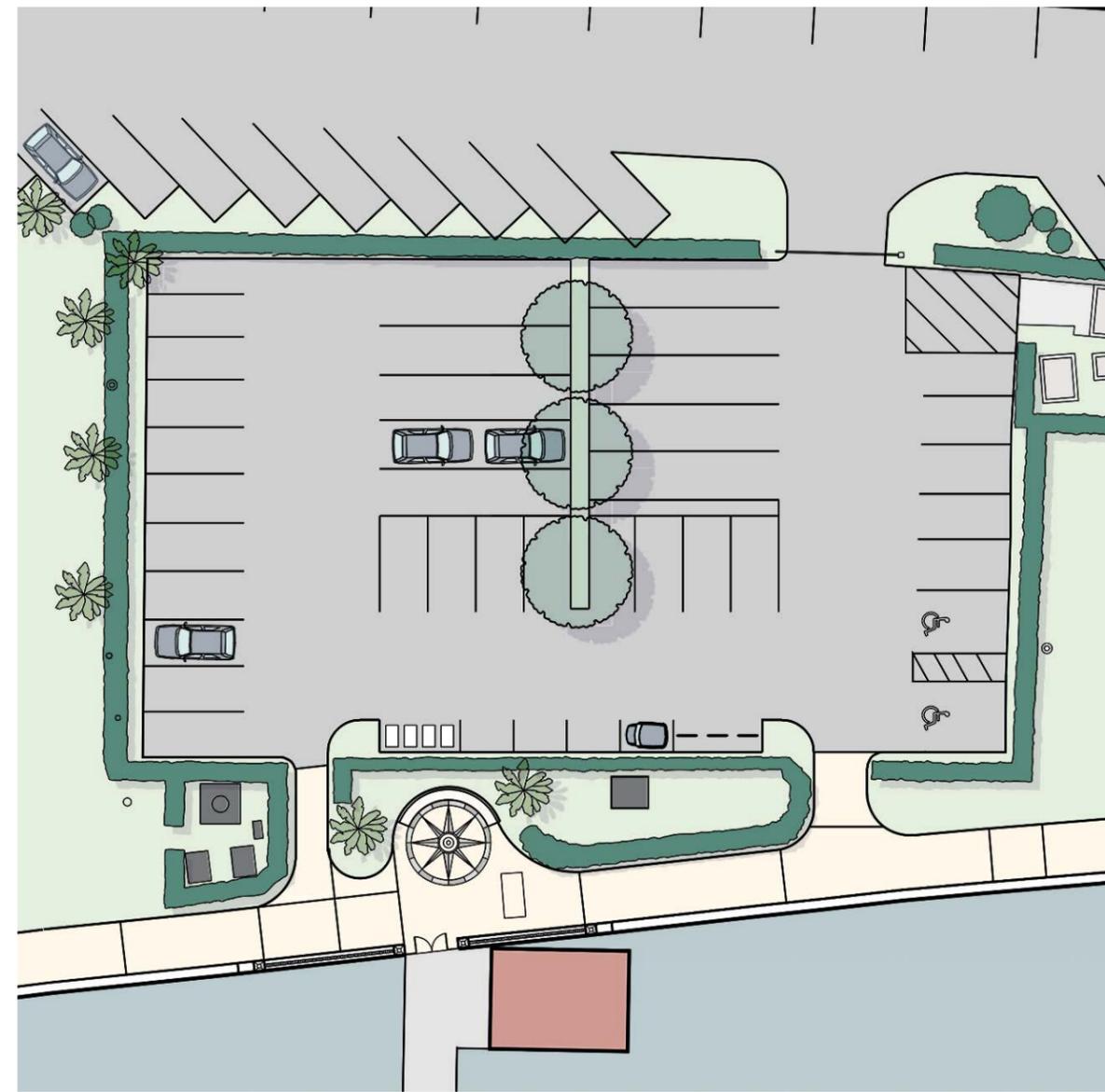
STORAGE FOR 15
BIKES

LIFT STATION

AUSTRALIAN PARKING LOT



A-1 Parking



F & S Parking

AUSTRALIAN PARKING LOT COMPARISON

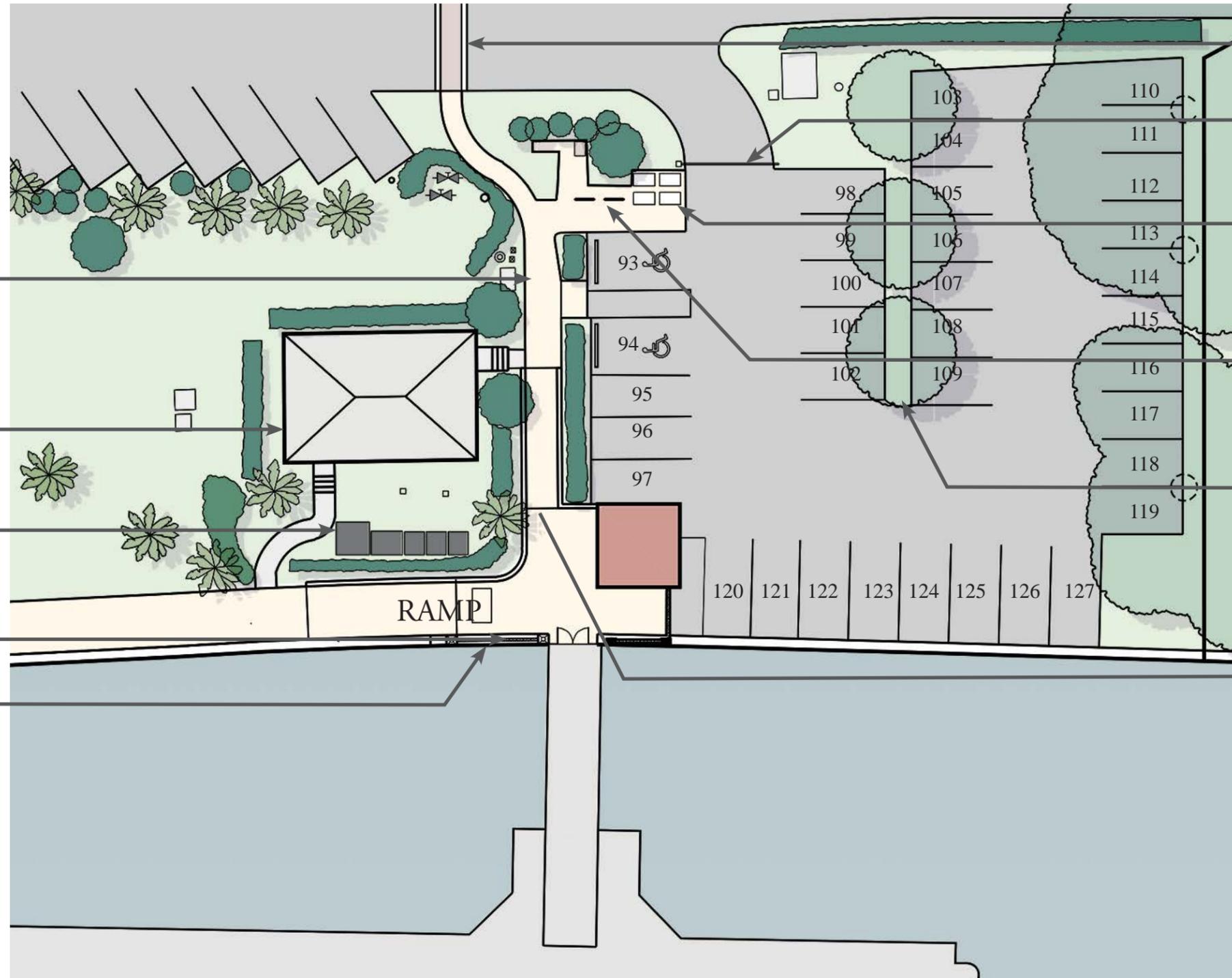
PARKING COUNT	
A-1 TOTAL	33
F&S PROPOSED	35

PATH TO
CONNECT PARK
WITH S. LAKE
DRIVE

EXISTING
BUILDING

NEW LOCATION
FOR
TRANSFORMERS
& EQUIPMENT

BALUSTRADE



SPEED TABLE
CROSSWALK

PARKING LOT GATE

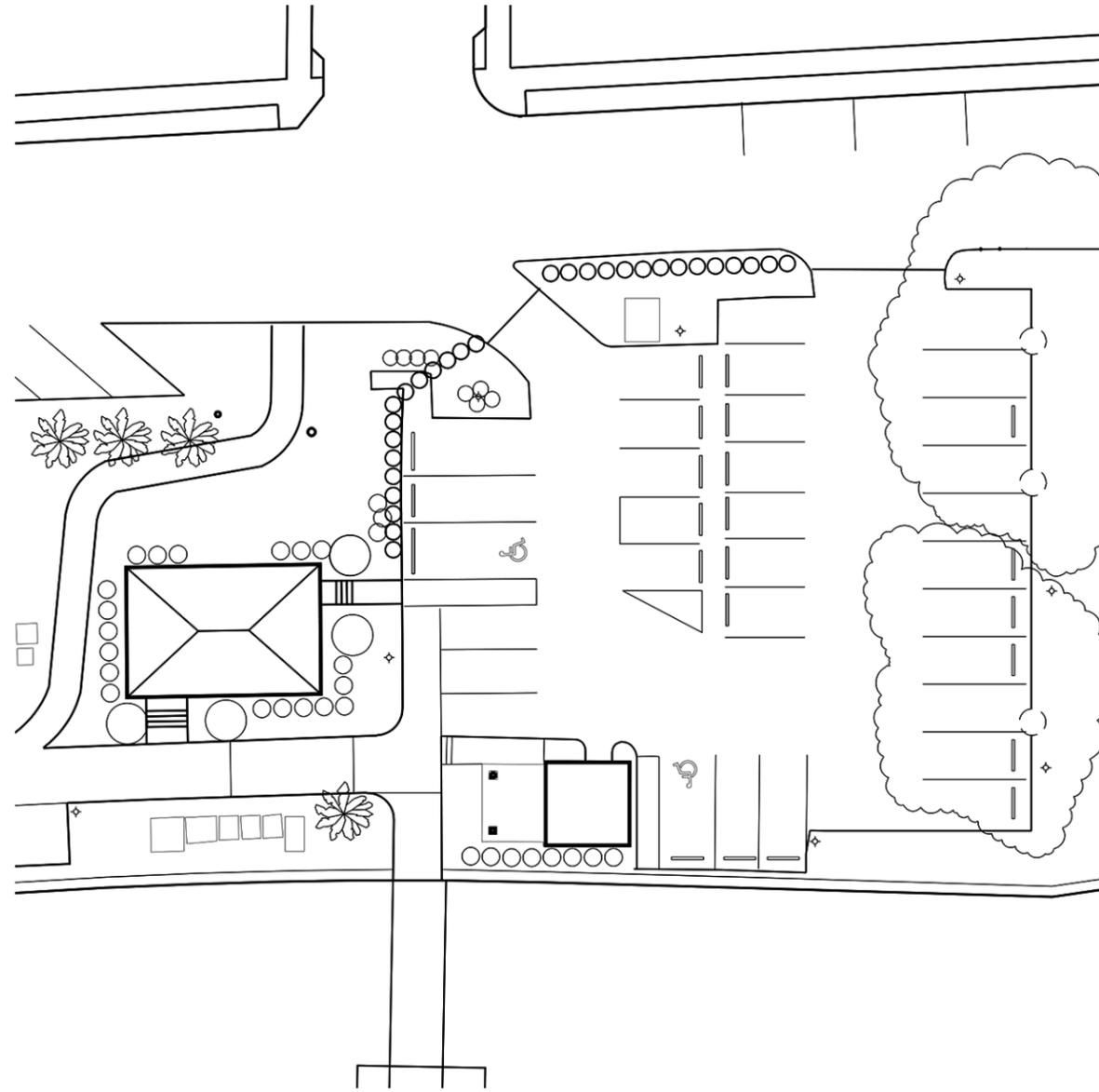
STORAGE FOR
FOUR CARTS

STORAGE FOR TEN
BIKES

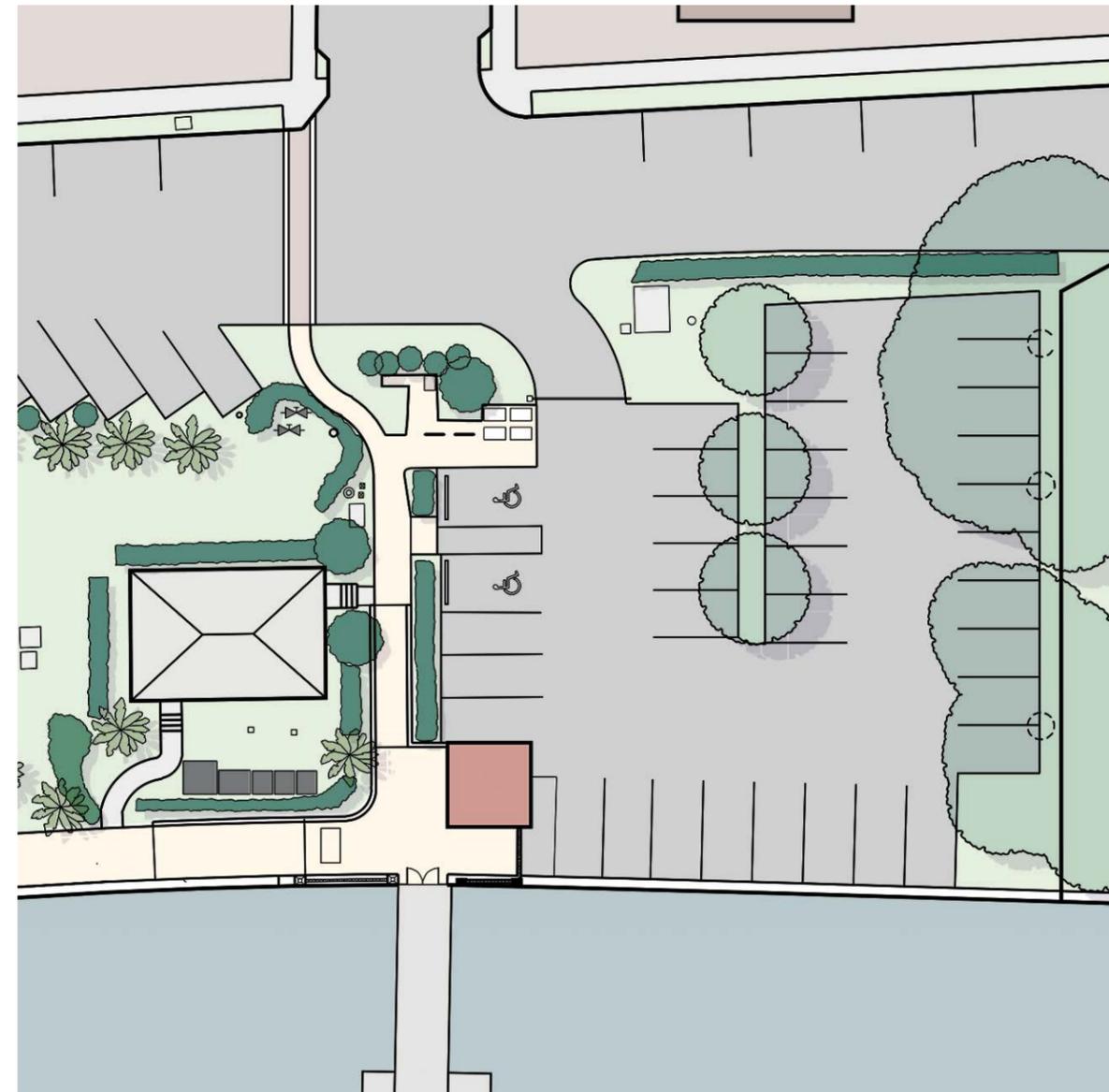
NEW SMALL SHADE
TREES AND SWALE
(677 ft²)

RAMP

PERUVIAN PARKING LOT

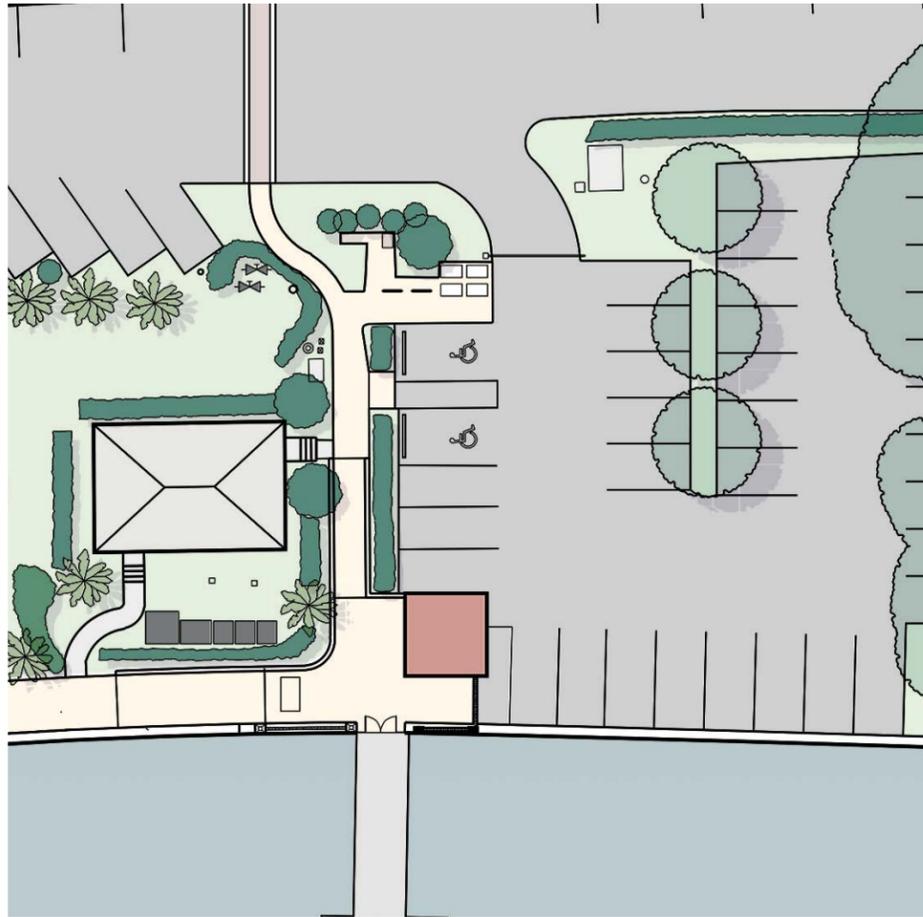


A-1 Parking



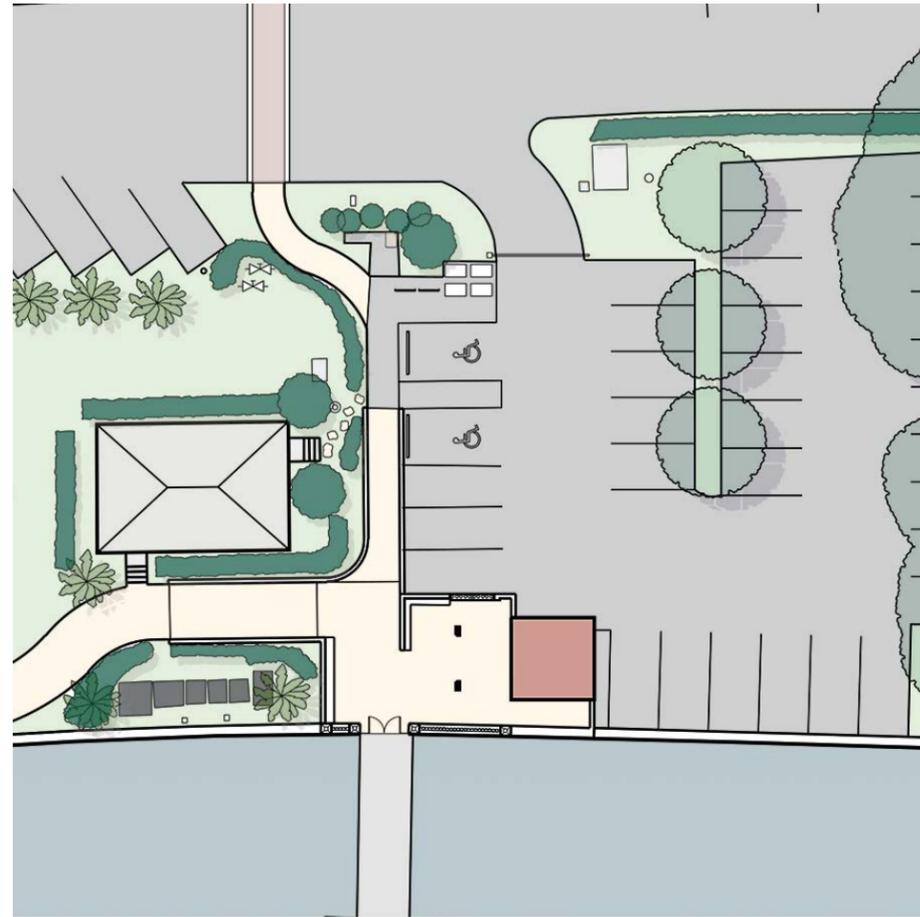
F & S Parking

PERUVIAN PARKING LOT COMPARISON



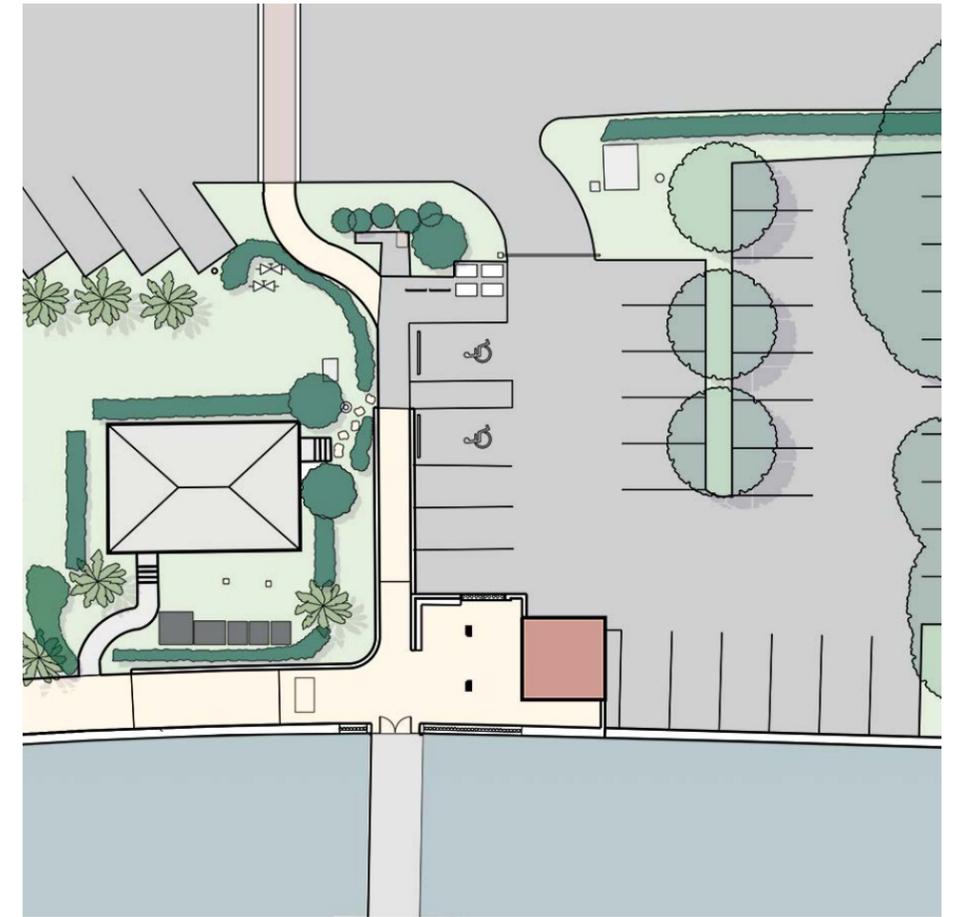
OPTION A

Rotated building, three additional parking spaces, moved transformers, screened parking, ease of installation of pedestrian gate



OPTION B

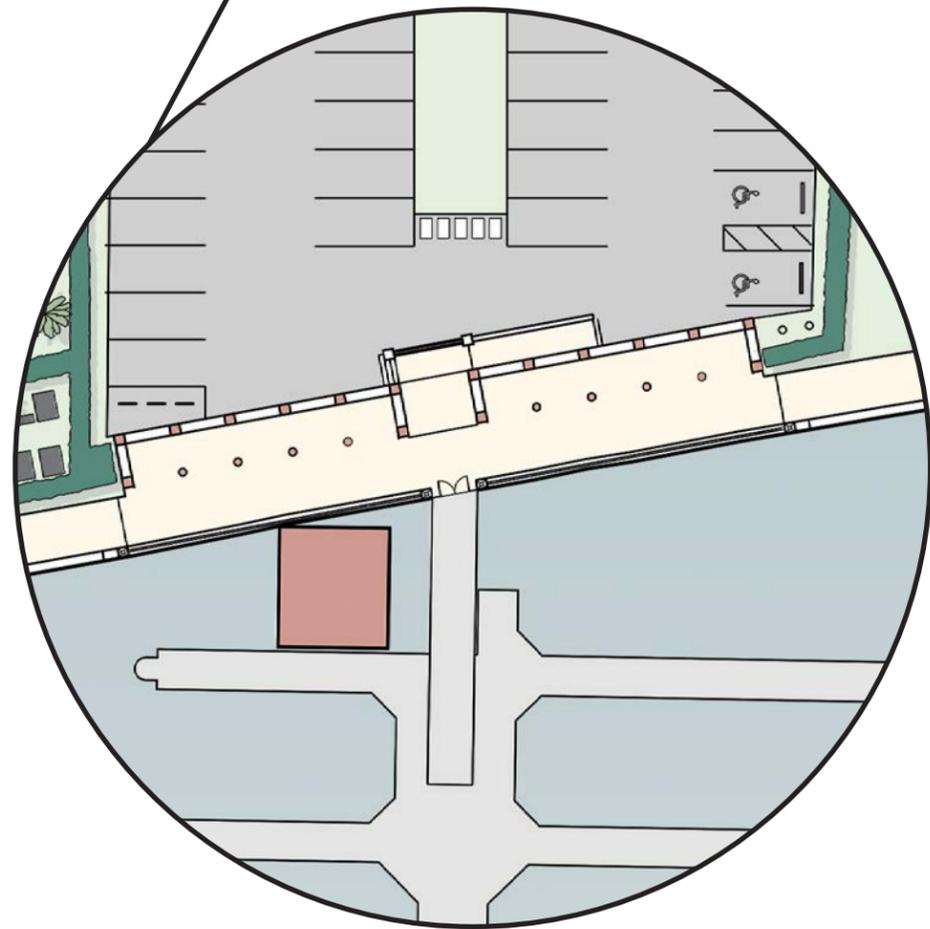
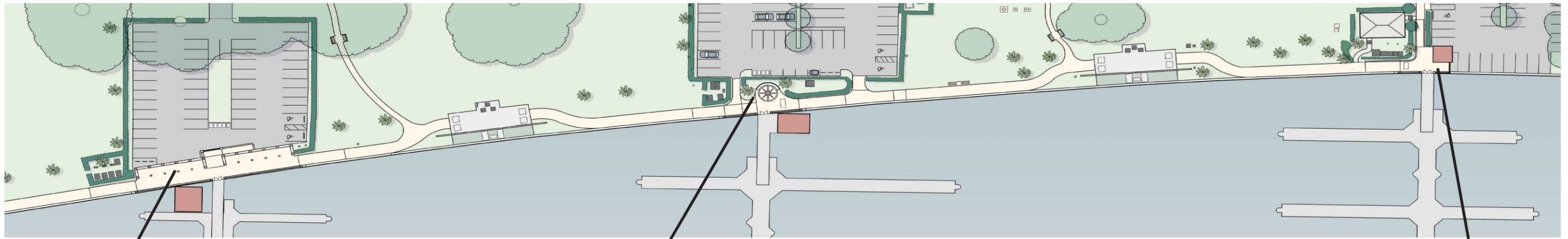
Large plaza, benches, building in original location, transformers kept in original location



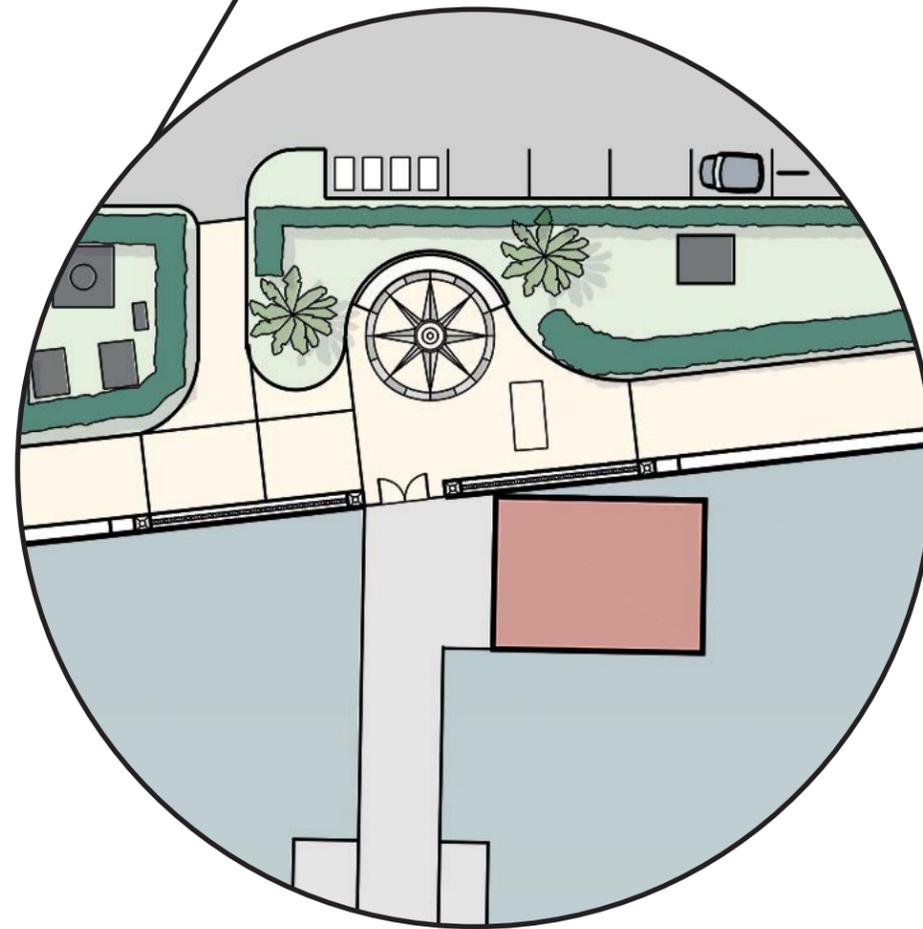
OPTION C

Large plaza, benches, building in original location, transformers moved and screened

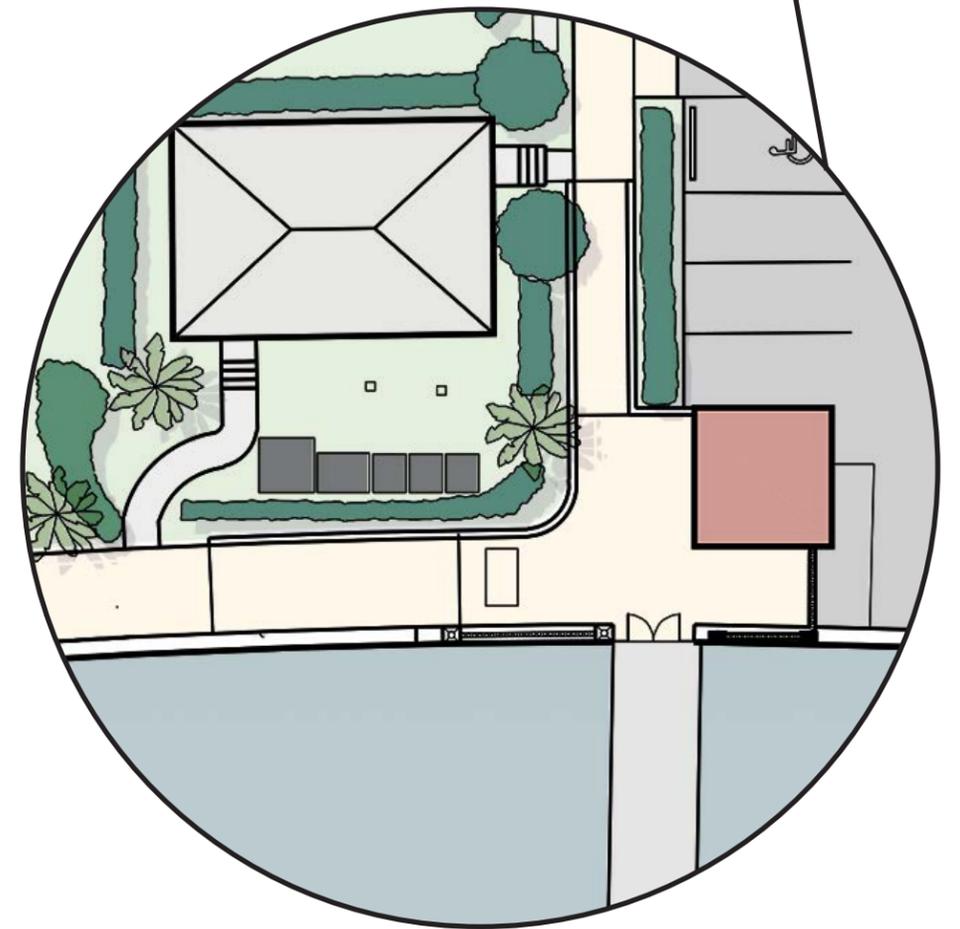
PERUVIAN DOCK ENTRY OPTIONS



Brazilian Dock



Australian Dock



Peruvian Dock

MAKE MORE PLACES ALONG THE PATHS



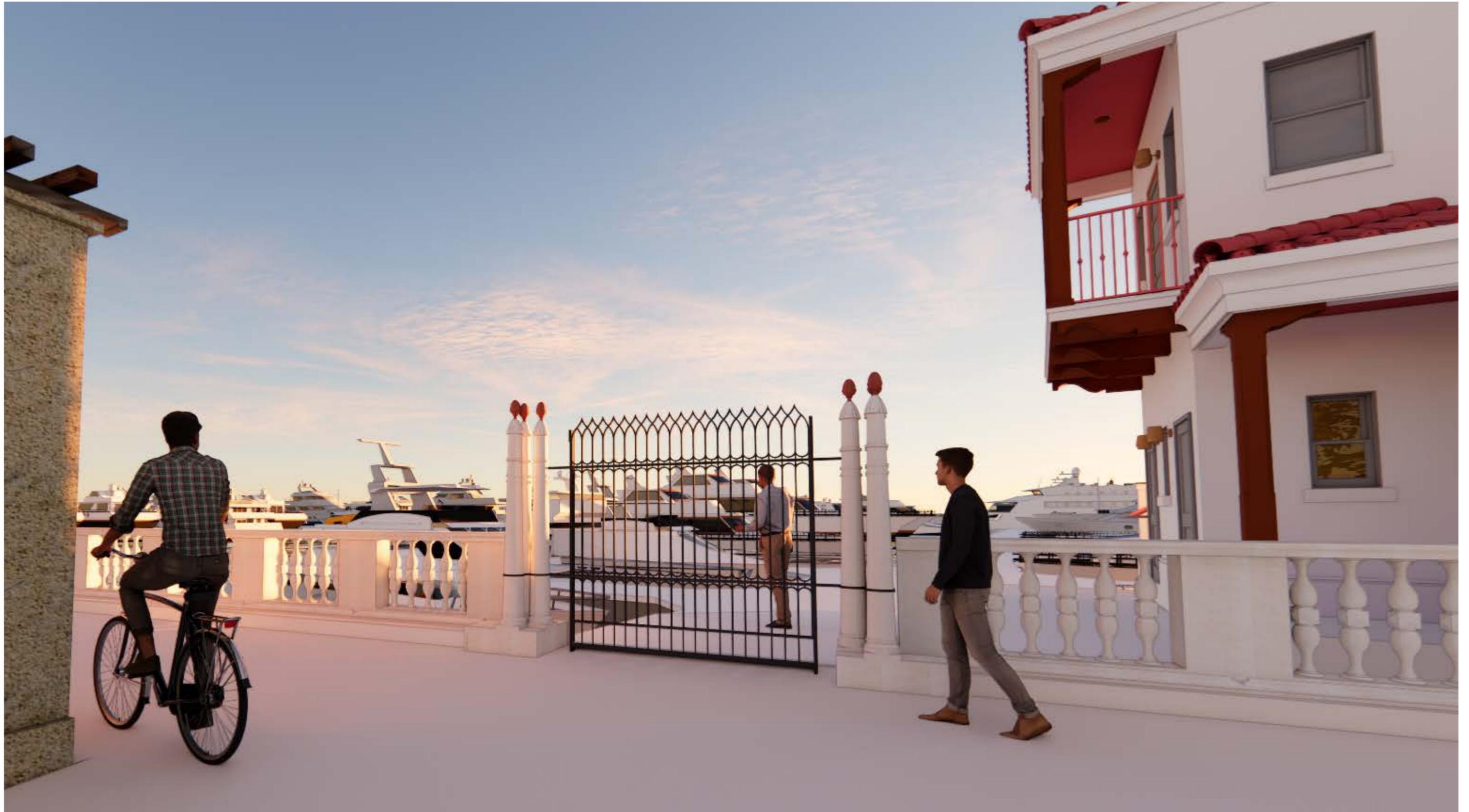
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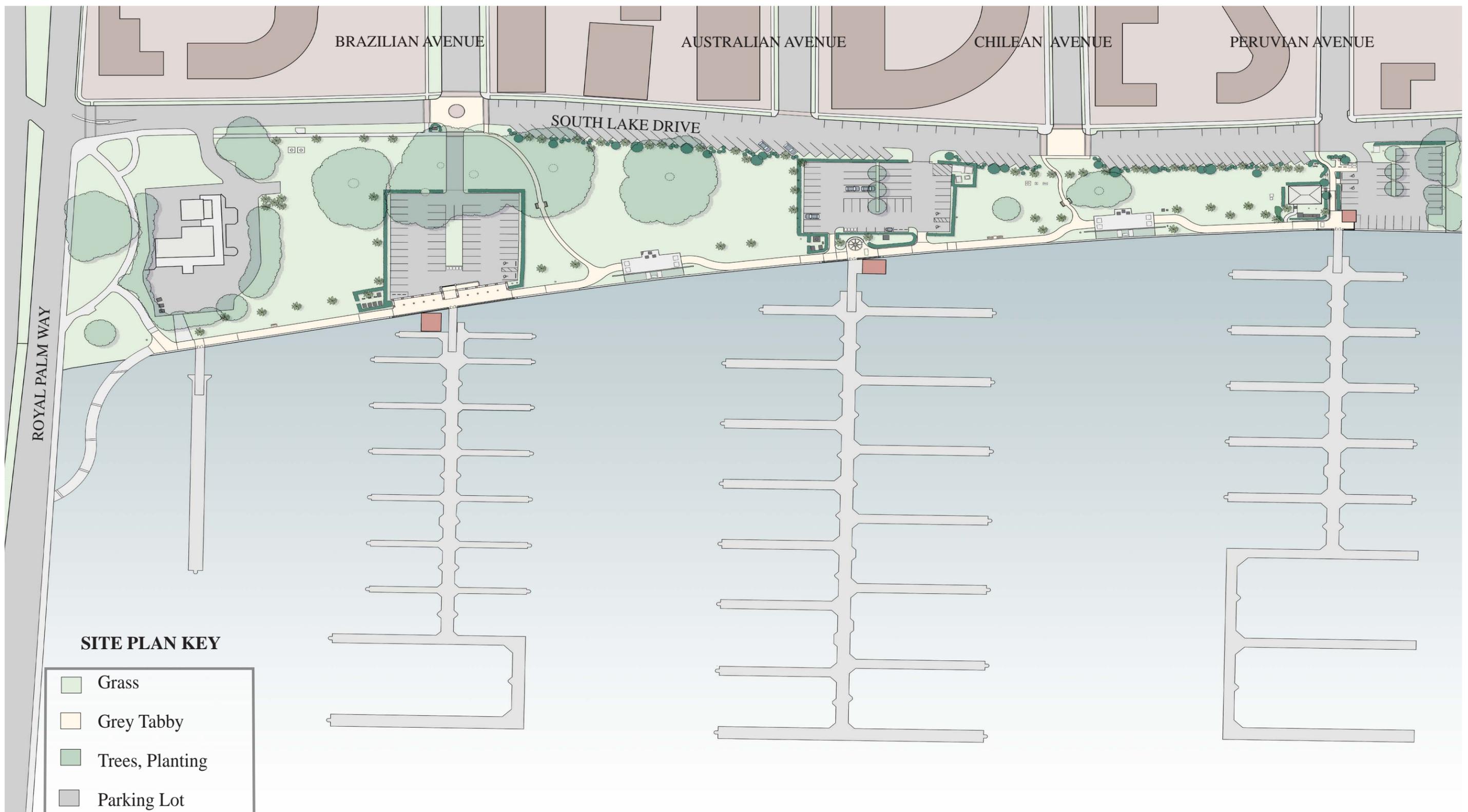
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TOWN OF PALM BEACH MARINA & LAKE DRIVE PARK DESIGN REVIEW



ITEM	UNIT	Unit Price	Quantity	Extended F & S Budget	Kimley Horn, Budget for "A" Plan	Difference
Park Items						
Curbs	LF	\$30	1105	\$33,000	\$25,950	\$7,050
Pathways in Park, Gray Tabby	SF	\$20	2834	\$56,680	Resurfacing of asphalt cost	\$5,668
Security gates at the street entrances to parking lots	Unit		3	10,800	\$37,500	-\$26,700
Water Fountain, Barrier -free with dog fountain	Unit	\$3,680	1	\$3,683	not included	\$3,683
Cast Stone Benches at Brazilian Dock	Unit	3500	7	\$24,500	not included	\$24,500
Cast Stone Benches at Australian Dock	Unit	14000	1 continuous	\$14,000	not included	\$14,000
Pergola at Brazilian Dock	Unit		1	\$392,000	not included	\$392,000
Decorative Cast Stone Balusters	LF	\$135	200	\$27,000	0	\$27,000
Decorative cast stone Volutes at seawall	Unit	\$500	5	\$2,500	\$2,500	\$2,500
Fencing	-	-	-	-	\$84,200	-\$84,000
Sidewalk	SY	\$60				
Professional Fees - to be provided by existing Consultant						
Landscape Architect Change Order to conform to new design						
Engineering design fee Change Order to conform to new design						
Civil Engineering for traffic calming design						
Traffic Calming Measures - to be provided by existing Consultant						
Roundabout at Brazilian Ave						
Raised crosswalk at Peruvian Ave						
Raised speedtable crosswalk at Australian Ave						
Lessening curb radius at Royal Palm Way						
New diagonal parking at removed parking entrances						
Parking Lots and Street Parking						
Removing asphalt entrances at Aust. & Peruv. park'g lots					not included	
New sod at Australian Parking Lot	SY	\$5	19	\$95	not included	\$95
New sod at Peruvian Parking Lot	SY	\$5	13	\$65	not included	\$65
New sod at Brazilian Parking Lot	SY	\$5	118	\$590	not included	\$590
New sod at "sawtooth" parking at S Lake Drive	SY	\$5	127	\$633	not included	\$633
New planting at "sawtooth" parking, parking lots	LUMP SUM			\$20,000	not included	\$20,000
Resurfacing parking lots	SY	\$3	4394	\$13,182.0	\$11,300	-6906
Pavement Marking	LF	\$2	3,350	\$6,700	6700	0

Budget



BRAZILIAN AVENUE AUSTRALIAN AVENUE CHILEAN AVENUE PERUVIAN AVENUE

SOUTH LAKE DRIVE

ROYAL PALM WAY

SITE PLAN KEY

- Grass
- Grey Tabby
- Trees, Planting
- Parking Lot
- Sidewalk
- Proposed Building

TOWN OF PALM BEACH
MARINA & LAKE DRIVE PARK

