



# Town Council June 10, 2020

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

# Summary & Timeline



- Initial design concepts developed with focus on increasing off-street marina parking.
- Initial concepts presented on February 24, 2020, to public.
- Updated design concepts took into consideration input received from residents at February 24 meeting and operational needs of marina.
- Updated concepts presented on May 20, 2020.
- Staff recommended design concept is reflective of additional public input after May 20, along with operational needs of marina.
- Today's presentation begins with review of options presented on May 20 and ends with the staff recommendation.
- Council direction required after full presentation on all marina related matters at June 10 meeting.



# Review of 3 Design Concepts

- **Key Guiding Principles for Updated Design Concepts**
  - Protect the Banyans
  - Improve aesthetics
  - No loss of green space
  - Improve 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 (May 20)



## 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)	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)

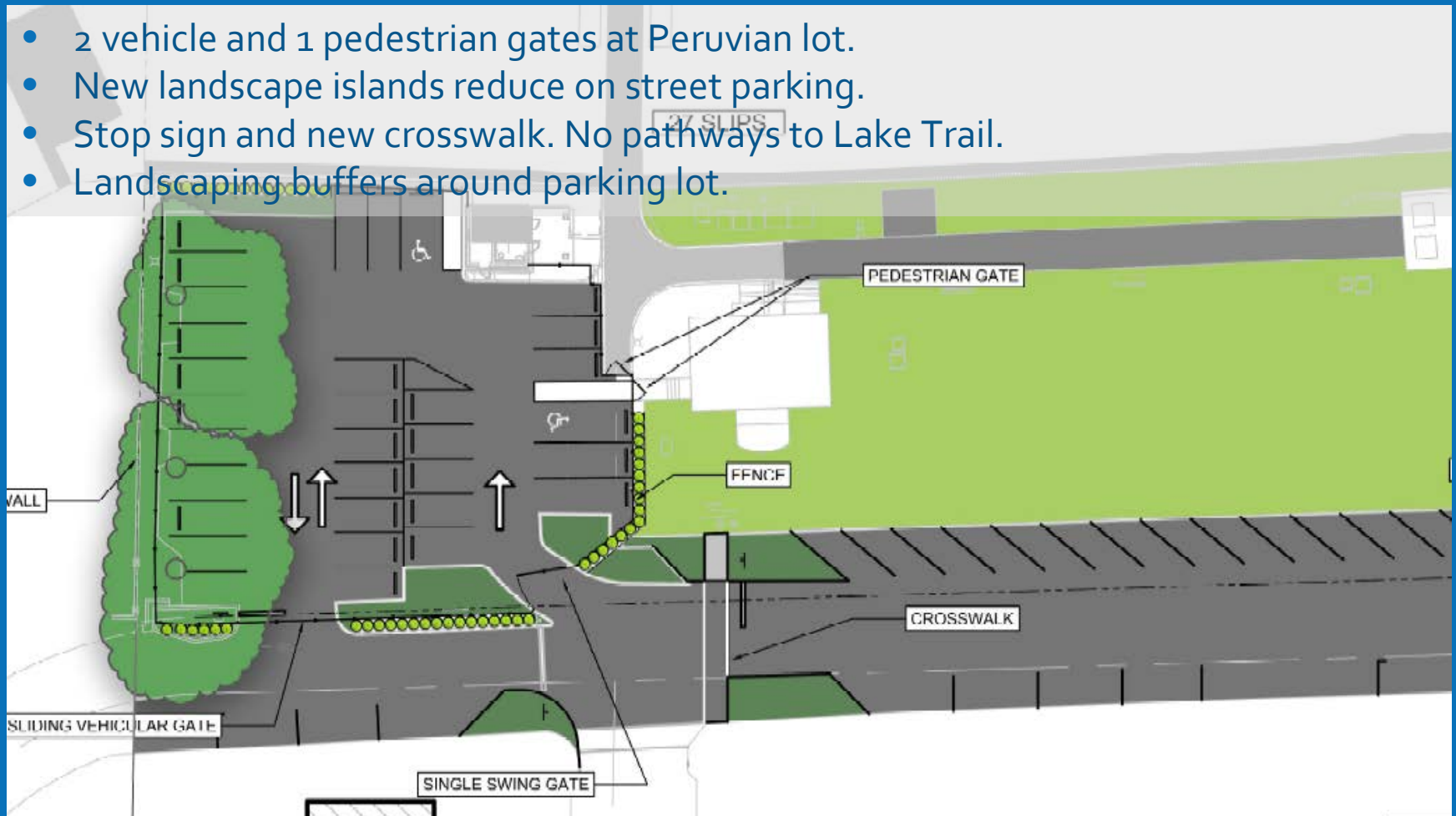


- Marina parking lots: Current 126, Proposed 126 (no change)
- Angled parking remains but reduced by 19 to build landscape islands for safer ingress/egress at parking lot entrances and crosswalks.
- All 3 marina lots fenced and gated with landscaping buffers to soften edges.
- Vehicular and pedestrian 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)



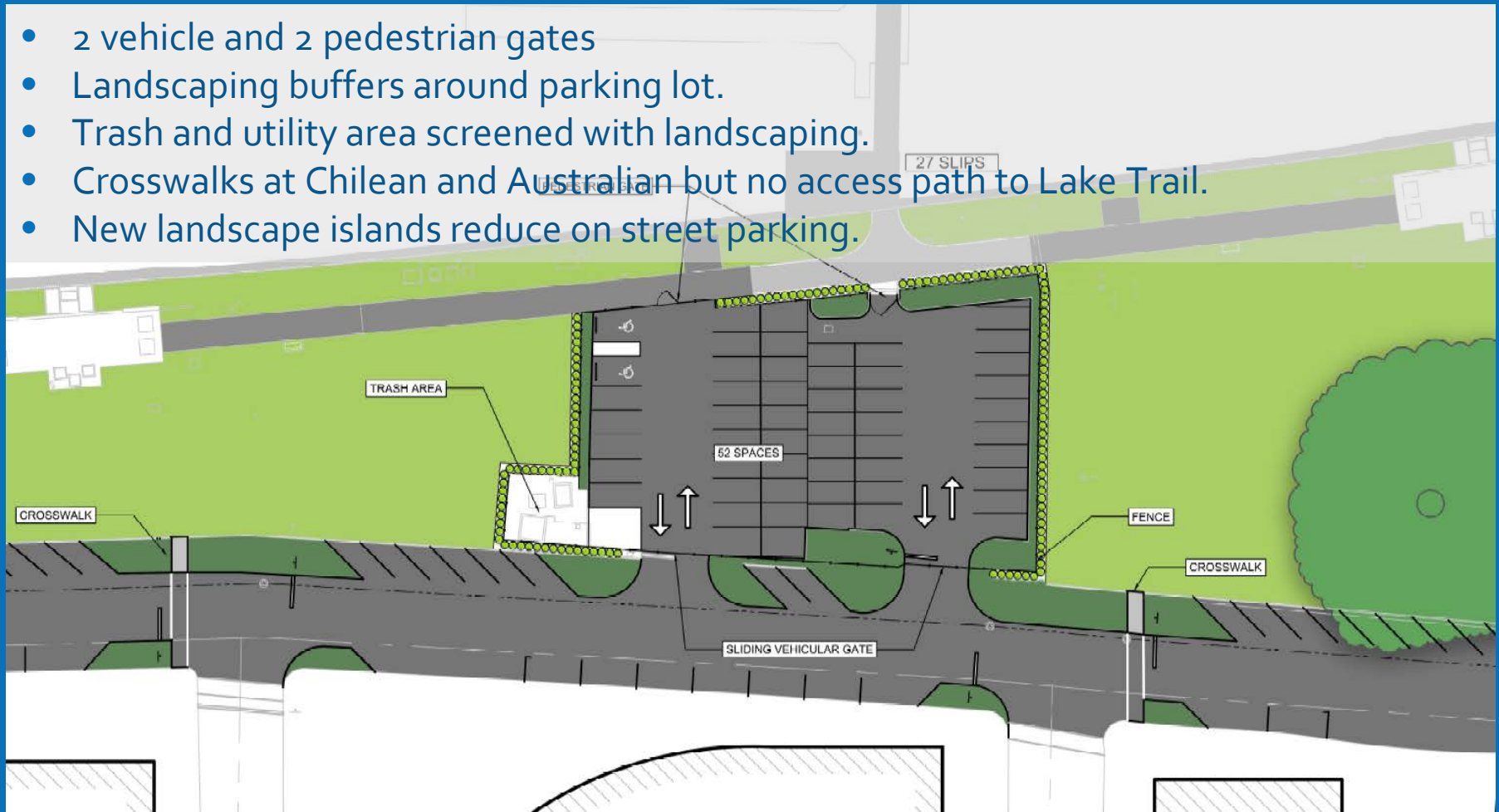
- 2 vehicle and 1 pedestrian gates at Peruvian lot.
- New landscape islands reduce on street parking.
- Stop sign and new crosswalk. No pathways to Lake Trail.
- Landscaping buffers around parking lot.



# 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 but no access path to Lake Trail.
- 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.
- No access path to Lake Trail.



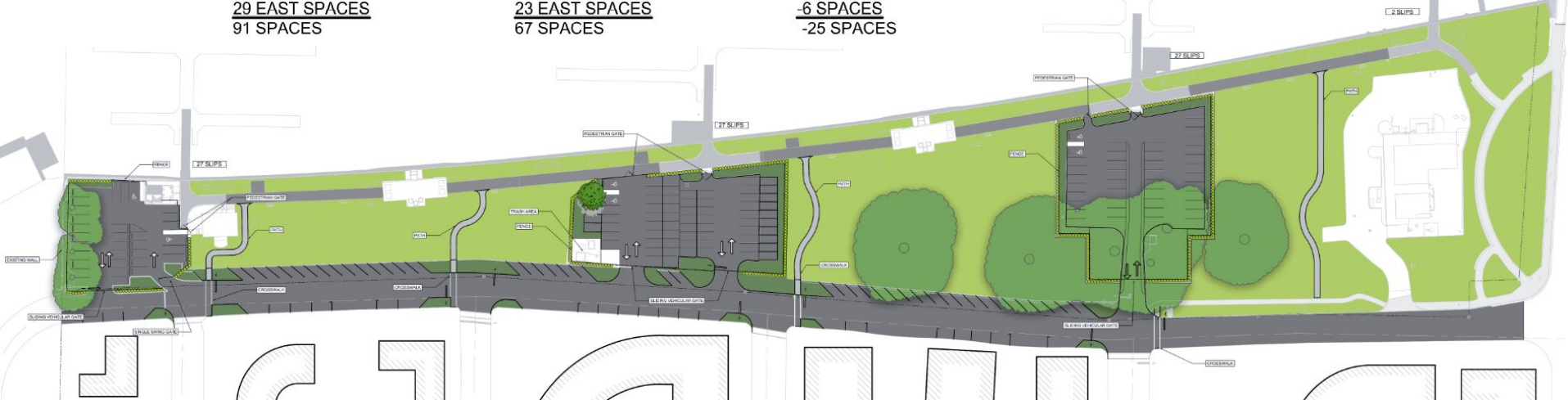
# Overview of Concept B (May 20)



## 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 3,176 SF
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)



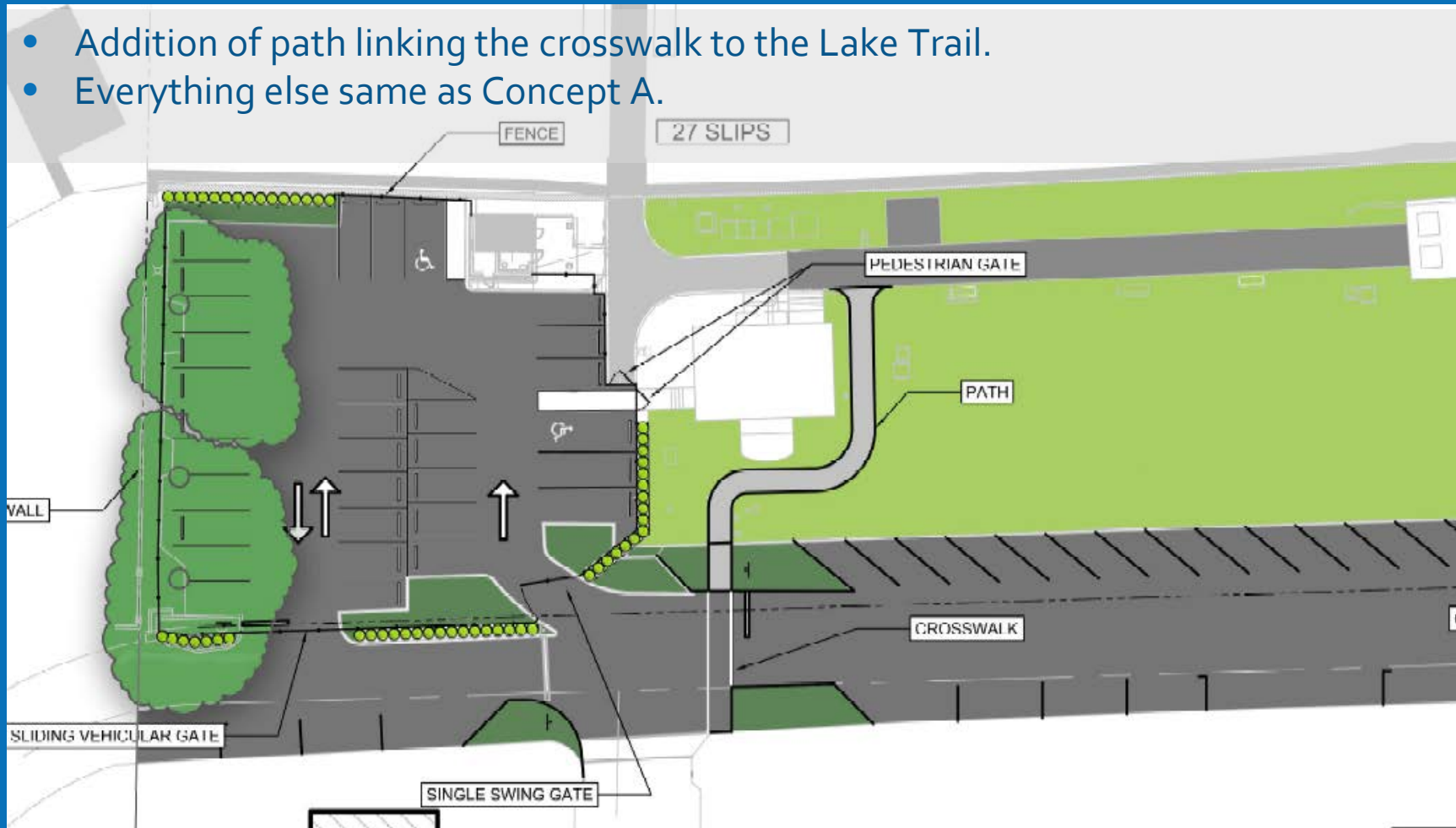
- Marina parking lots: Current 126, Proposed 139 (+13 in Australian).
- Angled parking remains but reduced by 19 to build landscape islands for safer ingress/egress at parking lots and crosswalks.
- All 3 marina lots fenced and gated with landscaping buffers to soften edges.
- Vehicular and pedestrian 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)



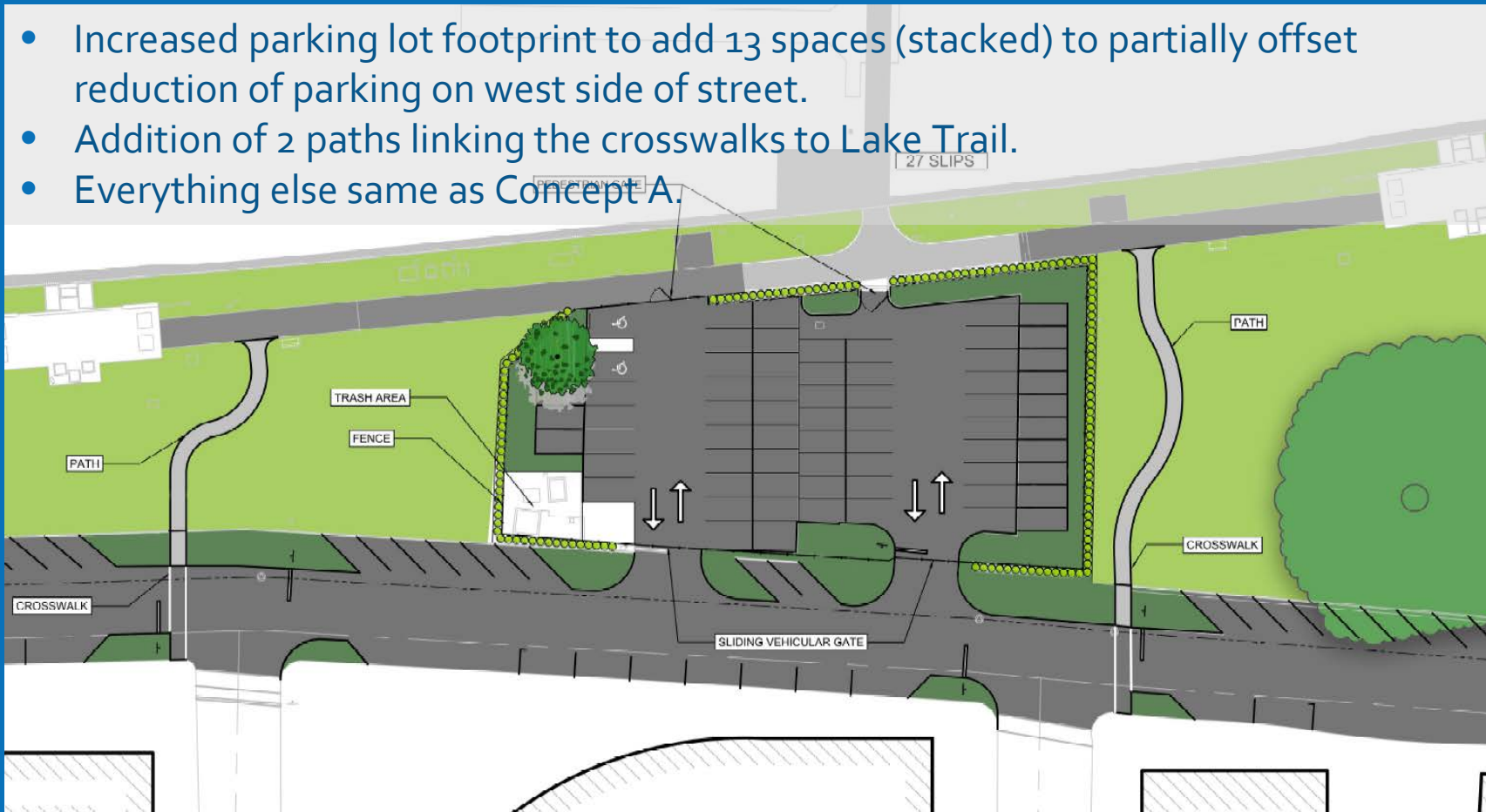
- Addition of path linking the crosswalk to the Lake Trail.
- Everything else same as Concept A.



# Segment of Concept B (Australian)



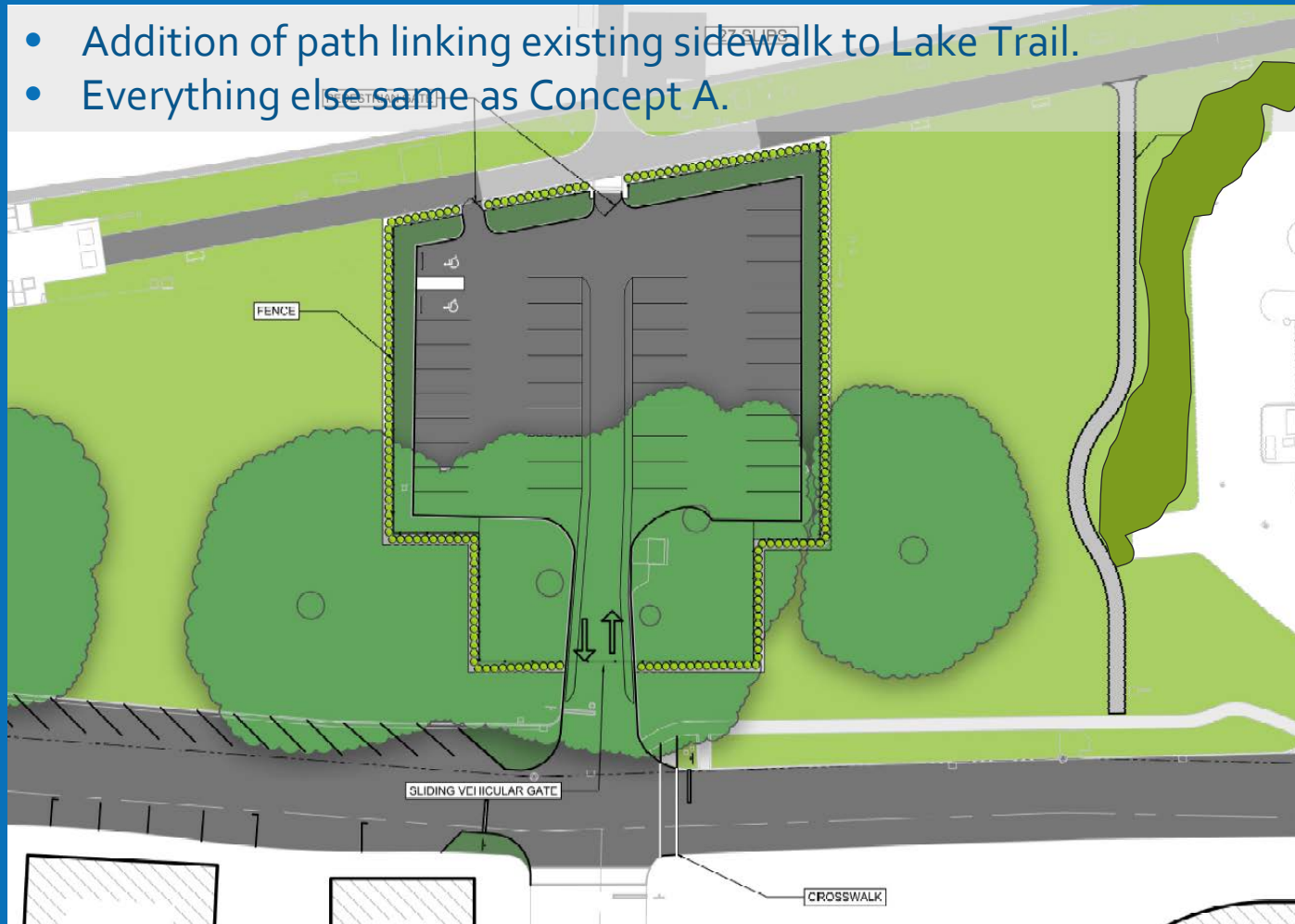
- Increased parking lot footprint to add 13 spaces (stacked) to partially offset reduction of parking on west side of street.
- Addition of 2 paths linking the crosswalks to Lake Trail.
- Everything else same as Concept A.



# Segment of Concept B (Brazilian)



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



# Overview of Concept C (May 20)



## SITE DATA

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>NET CHANGE</u>
GREEN SPACE	158,775 SF	158,775 SF	0 SF
		4,137 SF (SEAWALL)	4,137 SF
		3,277 SF (CURB EXTENSIONS)	3,277 SF
		-3,350 SF (PATHS)	-3,350 SF
		-3,968 SF (PARKING)	-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)



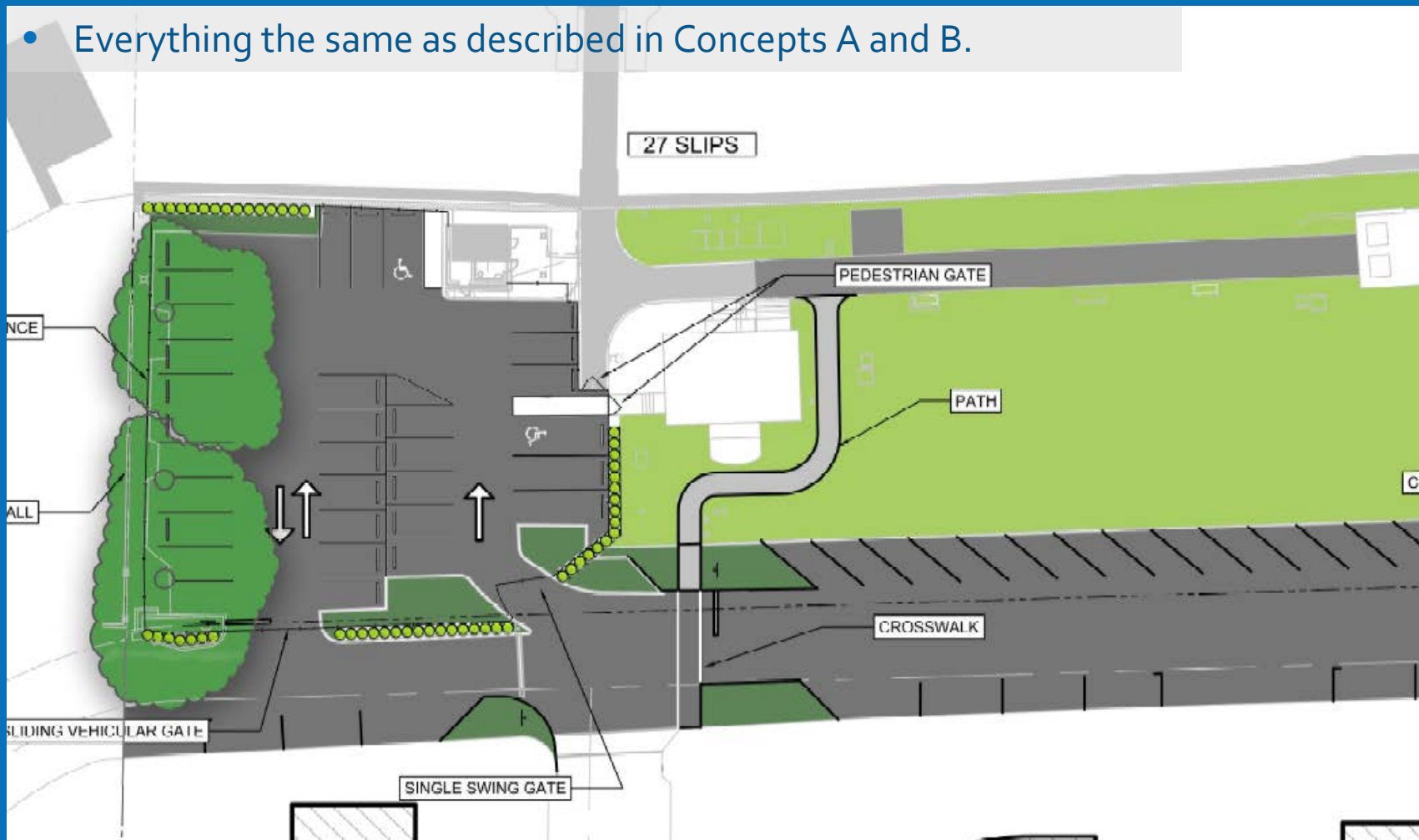
- Marina parking lots: Current 126, Proposed 151 (+13 in Australian, +12 in Brazilian).
- Some angled parking remains but reduced by 29 to build landscape islands at parking lots and crosswalks, adds a sidewalk and converts remaining angled spaces to parallel.
- All 3 marina lots fenced and gated with 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.

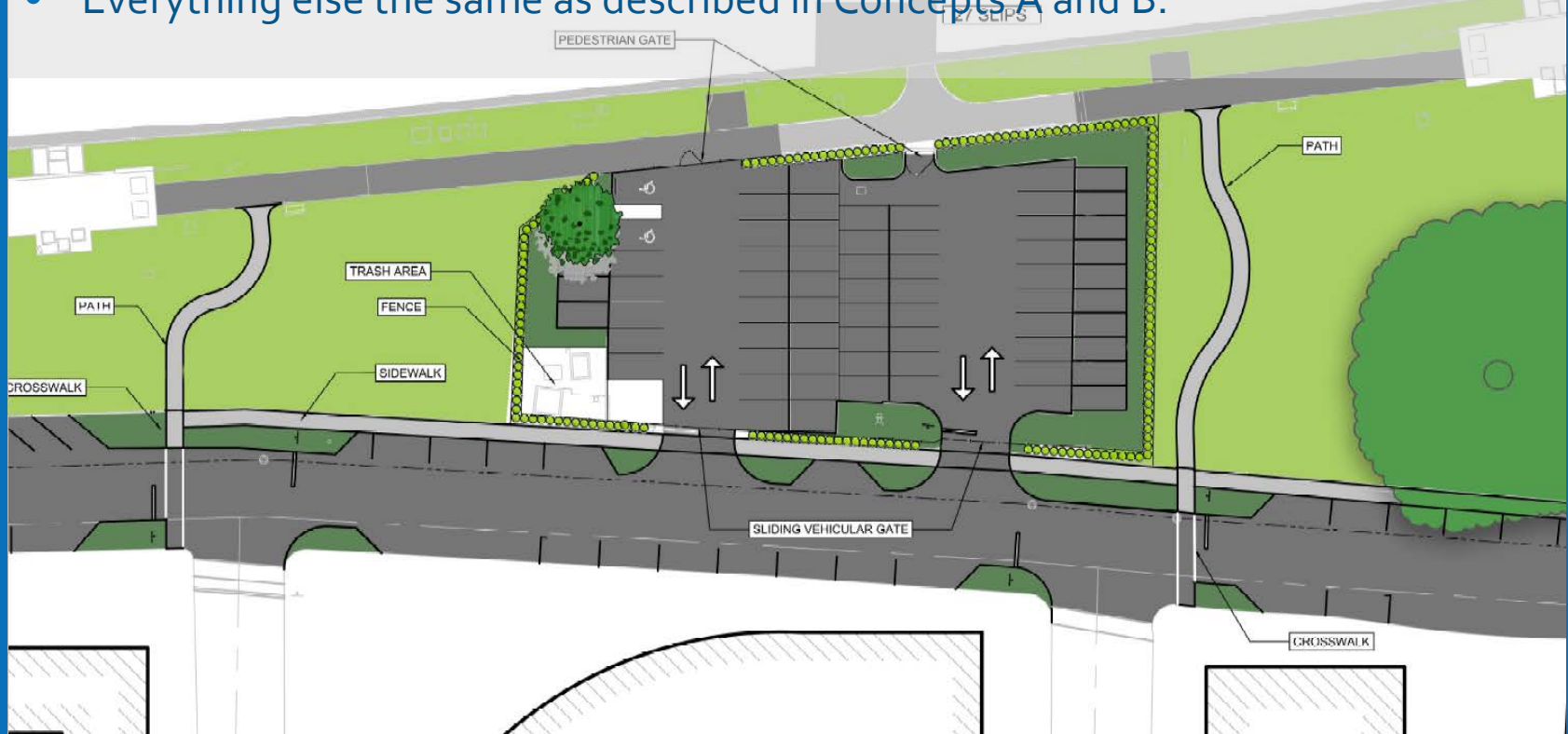




# Segment of Concept C (Australian)



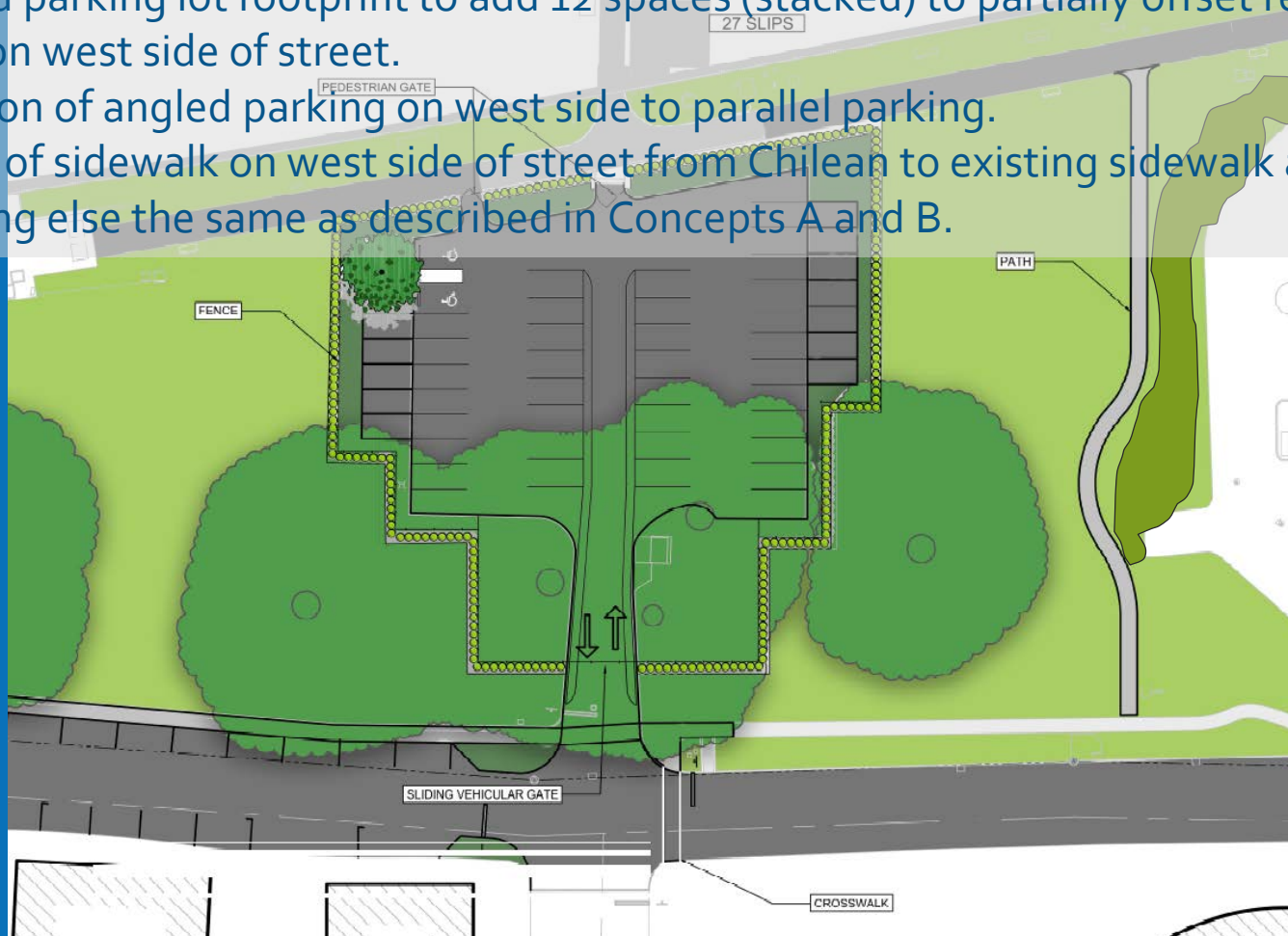
- Conversion of angled parking on west side of street to parallel parking.
- Addition of sidewalk on west side of street from Chilean to Brazilian.
- Everything else the same as described in Concepts A and B.



# 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 (May 20)

(from north side of Brazilian looking south)





# Street View of Concept (May 20)

(from south side of Brazilian Ave. looking south)



# Resident Feedback Summary from May 20-29



- Lots of favorability for Concept A due to no increase in footprint of existing marina parking lots
- Emphasis on protecting green space
- Preference for gated and landscaped parking lots
- Protect the Banyans
- Improve aesthetics (lighting, benches, screened utility boxes)
- Improve access to park and Lake Trail, but with limited number of paths across park)
- Addition of traffic safety measures (crosswalks and stop signs)
- Mixed comments on parallel vs. angled parking and the need/use of landscape islands
- Resident concerns about available parking on South Lake Drive



	<u>EXISTING</u>	<u>PROPOSED</u>	<u>NET CHANGE</u>
GREEN SPACE	158,775 SF	158,775 SF	0 SF
		4,137 SF (SEAWALL)	4,137 SF
		4,413 SF (CURB EXTENSIONS)	<u>4,413 SF</u>
			8,550 SF ?
PARKING LOTS	126 SPACES	126 SPACES	0 SPACES
S. LAKE DR. PARKING	62 WEST SPACES	42 WEST SPACES	-20 SPACES
	<u>29 EAST SPACES</u>	<u>25 EAST SPACES</u>	<u>-4 SPACES</u>
	91 SPACES	67 SPACES	-26 SPACES

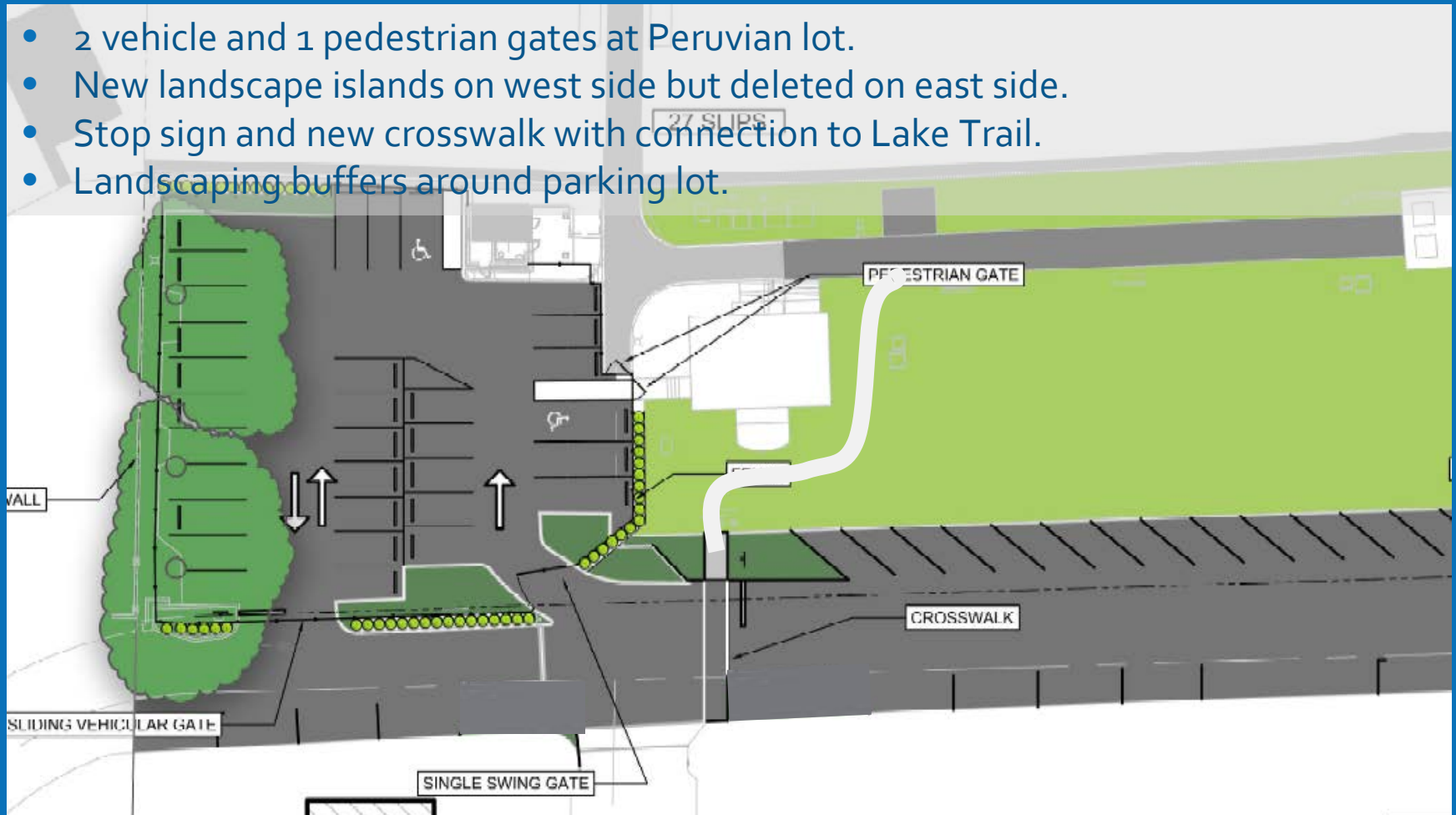
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- No change to marina parking lot footprints or parking capacity.
- All 3 marina lots includes landscaping buffers to create barrier and soften edges.
- Vehicular and pedestrian gate access to/from marina parking lots.
- Two new crosswalks at Australian 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.

# Concept A-1 (Peruvian)



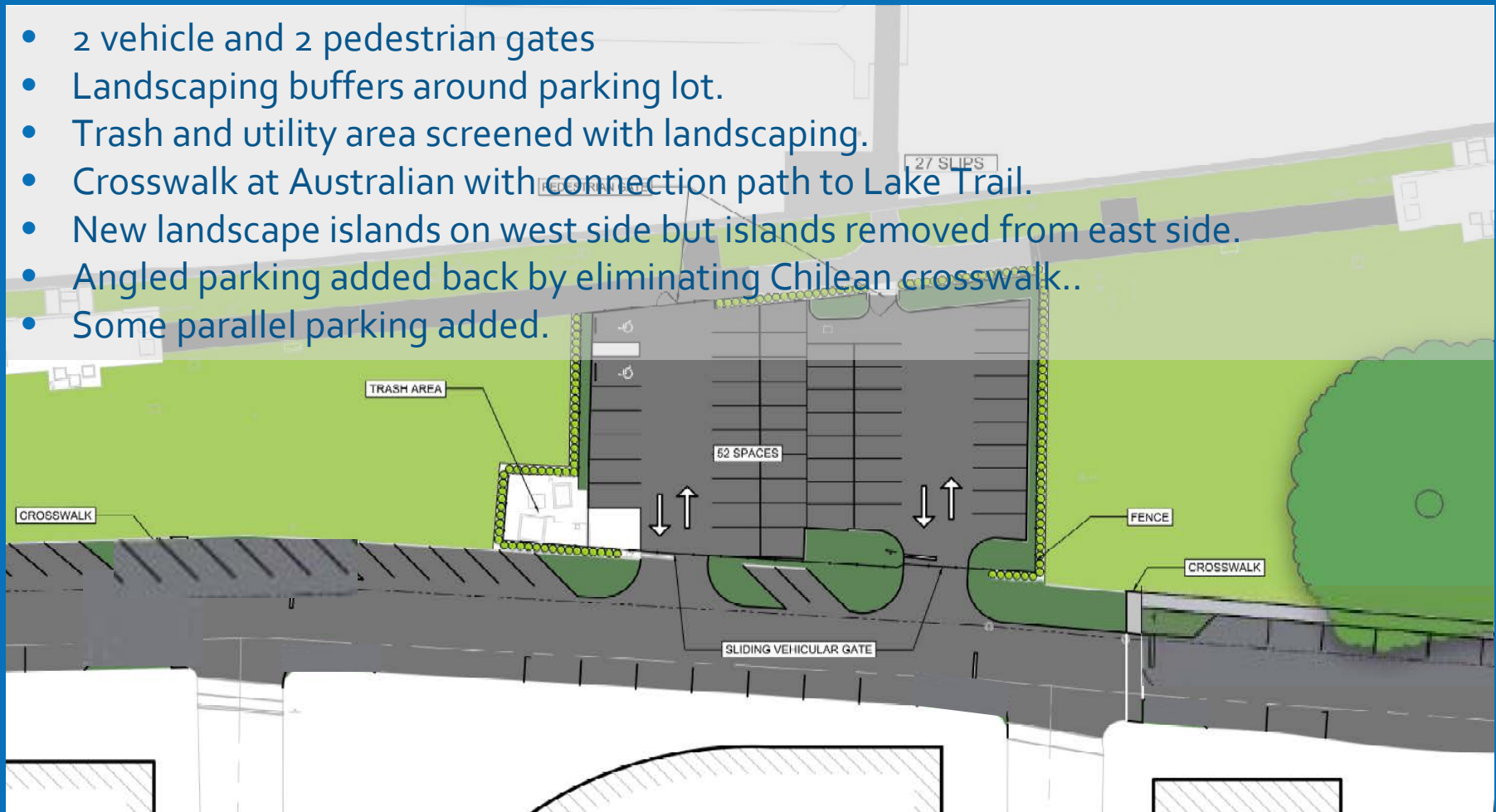
- 2 vehicle and 1 pedestrian gates at Peruvian lot.
- New landscape islands on west side but deleted on east side.
- Stop sign and new crosswalk with connection to Lake Trail.
- Landscaping buffers around parking lot.



# Concept A-1 (Australian)



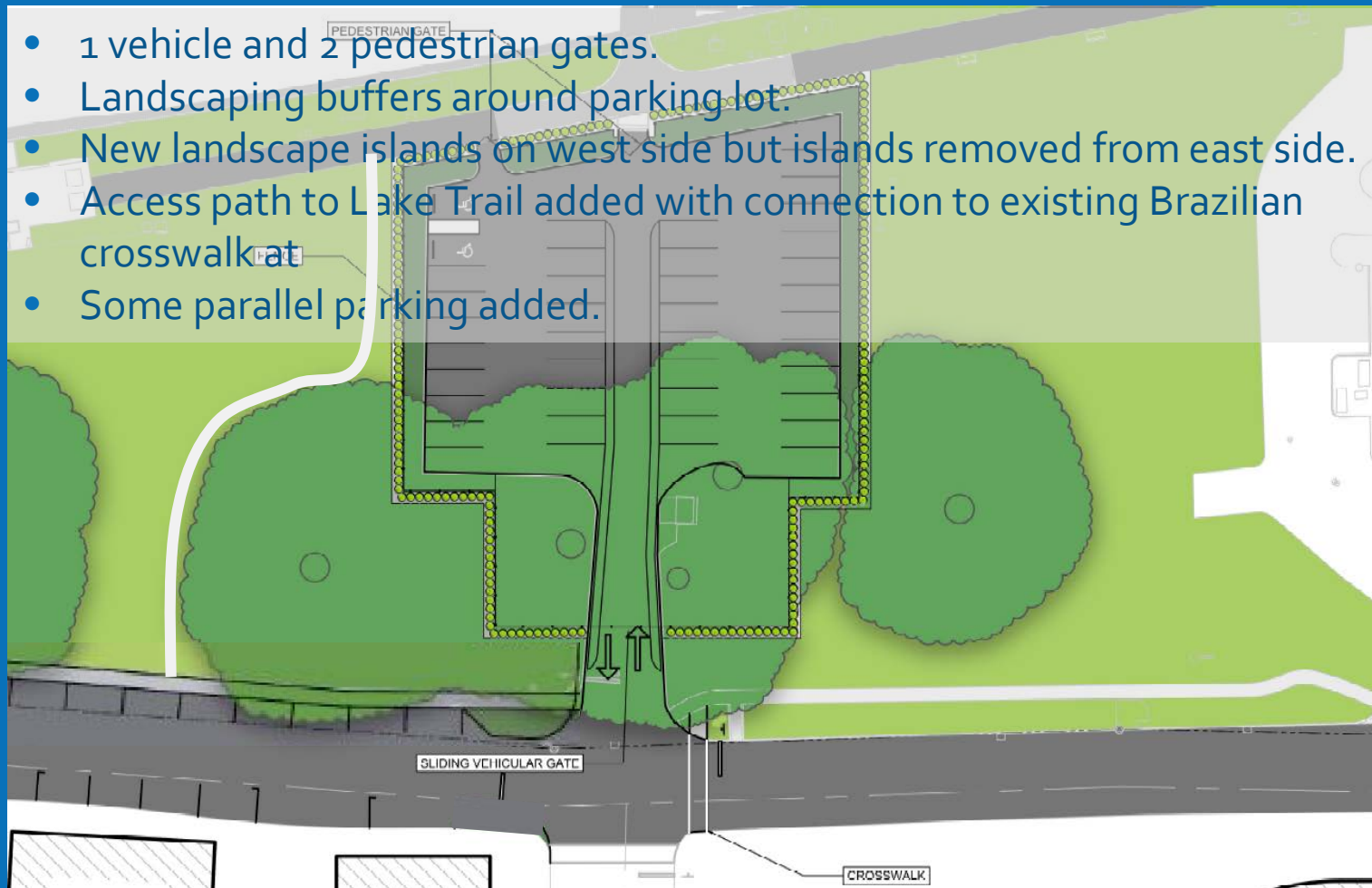
- 2 vehicle and 2 pedestrian gates
- Landscaping buffers around parking lot.
- Trash and utility area screened with landscaping.
- Crosswalk at Australian with connection path to Lake Trail.
- New landscape islands on west side but islands removed from east side.
- Angled parking added back by eliminating Chilean crosswalk..
- Some parallel parking added.



# Concept A-1 (Brazilian)



- 1 vehicle and 2 pedestrian gates.
- Landscaping buffers around parking lot.
- New landscape islands on west side but islands removed from east side.
- Access path to Lake Trail added with connection to existing Brazilian crosswalk at
- Some parallel parking added.





End of Presentation