



# AGENDA ITEM MEMORADUM

**Town Manager**

**Connie Hoffmann**

Department

Department Director

<b>COMMISSION MEETING DATE - 7:00 PM</b>	<b>Deadline to Town Clerk</b>
<input type="checkbox"/> <b>March 27, 2012</b>	Mar 16

- Presentation**   
 Reports   
 Consent   
 Ordinance  
 Resolution   
 Quasi-Judicial   
 Old Business   
 New Business

**FY2012 DESIGNATED HIGH PRIORITY ITEM - PRIORITY TOPIC:  
BOUGAINVILLA DRIVE STREETScape PROJECT**

**SUBJECT TITLE: DESIGN CONCEPT FOR BOUGAINVILLA DRIVE STREETScape PROJECT**

The presentation will be made by Jay Flynn (engineer) and Hugh Johnson (landscape architect).

The design team has prepared two design concepts for the Bougainvilla Drive Drainage and Streetscape Project for the Commission and public consideration. A public input meeting was held on Thursday, March 8, 2012 for area property owners and tenants. We also met with the 4627 Condominium Association members and explained the project. We will forward written input to the Commission as we receive it.

**Background**

Flynn Engineering was retained by the Town to prepare plans for drainage improvements and street beautification along a 2 block section of Bougainvilla that stretches from Pine Avenue on the north to the Fire Station on the south.

They first reviewed the various options that had been developed and studied in the past for this road segment. They then developed several concepts; the two most viable (Design A and Design C) are to be presented to the Commission tonight. Both design concepts introduce a traffic circle at the intersection of Bougainvilla and Washingtonia with enhanced landscape at the 4 corners of this intersection.

1. Scheme A (**Exhibit 1**) maintains the existing 90 degree backout parking, maintains the current sidewalk on both sides of the right-of-way (**ROW**) behind the backout parking (b/w the car and the paved swale/travel lane) and it shrinks the existing 10 ft. paved swale to 6 ft. Scheme A will introduce landscape islands at the lot lines where possible and the 6 ft. swale would be treated with a pervious pavement or paver with a different color than the asphalt travel lane. Scheme A would not allow for any substantial lighting improvements.
2. Scheme C (**Exhibit 2**) changes the existing 90 degree parking to angled parking, eliminates the paved swale on either side of the road, eliminates the sidewalk on both sides of the road and introduces a median sidewalk, parallel parking and landscape down the center of the ROW, and introduces landscape islands at the lot lines. Scheme C would also allow for lighting down the center of the road where the sidewalk is located.

While this concept achieves more of the goals of the Town, property owners and residents, it requires a level of cooperation between property owners that will be difficult to impossible to achieve. As will be explained in the presentation, the biggest hurdle is that angle parking requires cross-access easement



between property owners since there is no efficient way to keep 90-degree parking for some properties and build angle parking for other properties.

Both schemes eliminate “some” parking spaces directly on the landowner’s lot but the parking is compensated for elsewhere and becomes “shared parking” for the street. The summary of parking counts is as follows:

**Existing**

Parking count for project limits from Bougainvilla at the Town Park on the south to Pine Avenue on the north (entire project)

- Existing 90 degree parking
  - South end = 114
  - North end = 122
  - Total existing parking = 236

**Scheme A (Exhibit 1)**

- South end = 107
- North end = 123
- Total parking provided = 230
- Total spaces lost = 6

**Scheme C (Exhibit 2)**

- South end = 112
- North end = 122
- Total parking provided = 234
- Total spaces lost = 2

**RECOMMENDATION:** Provide direction on the preferred design concept.

**EXHIBITS:**

1. Scheme A
2. Scheme B

Reviewed by Town Attorney  
 Yes     No

Town Manager Initials

# SCHEME A

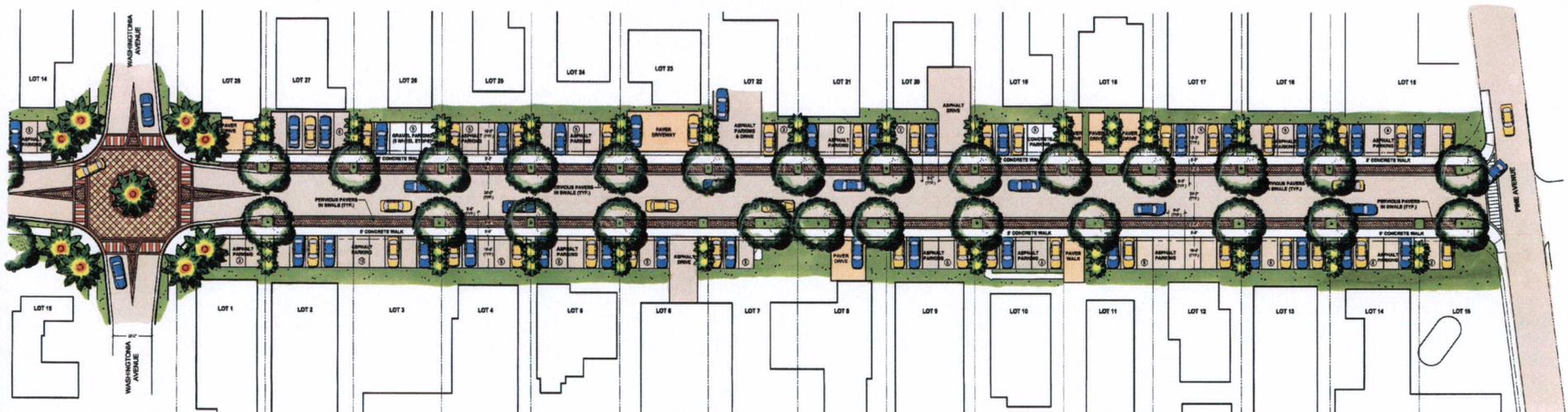


North  
Scale: 1" = 20'-0"



CONCEPTUAL STREETSCAPE PLAN A  
NORTH BOUGAINVILLE DRIVE PROJECT  
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA





  
 North  
 Scale: 1" = 20'-0"

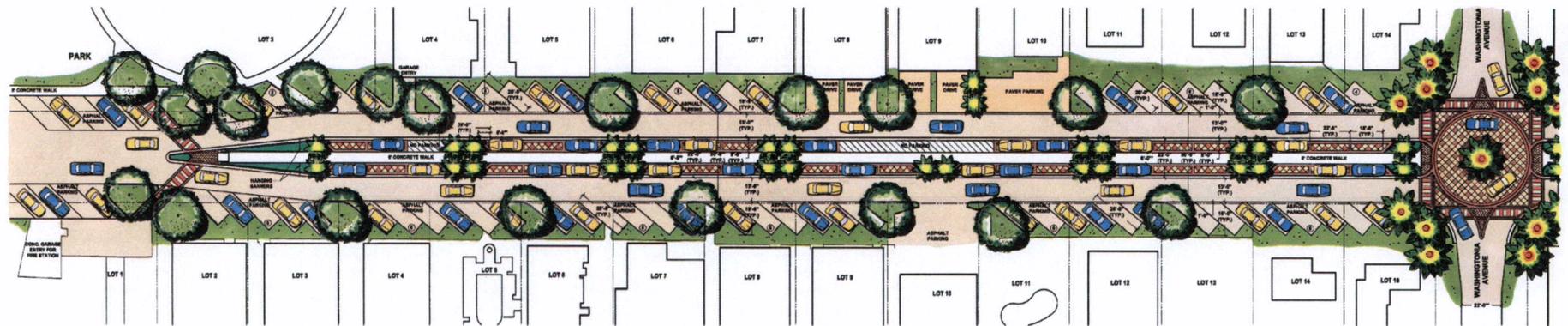


CONCEPTUAL STREETScape PLAN A  
 NORTH BOUGAINVILLEA DRIVE PROJECT  
 TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA



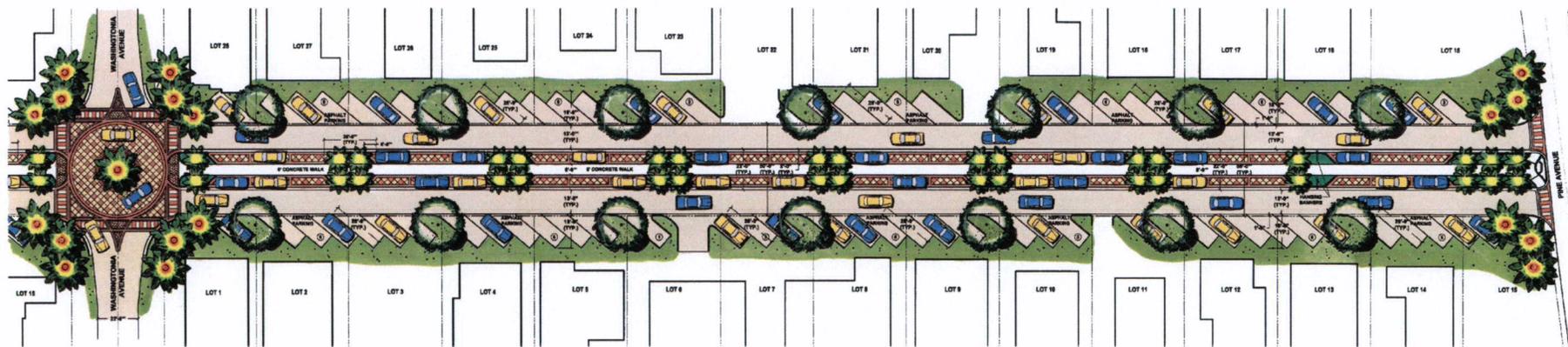
ARCHITECTURAL ALLIANCE  
 LANDSCAPE ARCHITECTURE  
 1400 N. STATE  
 SUITE 1000, LAUDERDALE, FL 33309

# SCHEME C



CONCEPTUAL STREETSCAPE PLAN C  
 NORTH BOUGAINVILLE DRIVE PROJECT  
 TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA





  
 North  
 Scale: 1" = 20'-0"



CONCEPTUAL STREETScape PLAN C  
 NORTH BOUGAINVILLE DRIVE PROJECT  
 TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA

